



Ordinary Meeting of Council

Agenda

16 April 2026

Shire of Yilgarn NOTICE OF MEETING



Councillors:
Please be advised that the
April 2026
Ordinary Meeting of Council

Will be held at the Council Chambers on
Thursday, 16 April 2025
Commencing at **5pm**

**Council Meeting will be audio recorded as per Local Government
Administration Regulations 1996.**

COUNCILLORS PLEASE NOTE:

- *The Discussion Session will start at 3pm*
- *The Ordinary Meeting of Council will start at 5pm*



Peter Clarke
Acting Chief Executive Officer

10/04/2026

DISCLAIMER

Please note this agenda contains recommendations which have not yet been adopted by Council.

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RECORDS MANAGEMENT

Guidelines for Elected Members

Introduction

Elected members have a unique and pivotal role within the local government and the community. They represent the interests of electors, residents and ratepayers, participate in local government decision making at council and committee meetings, and facilitate communication between the community and the Council.

The State Records Commission policy regarding the records of local government elected members requires the creation and retention of records of the:

"...communications and transactions of elected members which constitute evidence affecting the accountability of the Council and the discharge of its business."

This policy applies regardless of a record's format or where it was received.

Under the *Local Government Act 1995*, the CEO of a local government is responsible for ensuring that all records of that local government are kept in accordance with relevant legislation. Accurately created and managed records provide reliable, legally verifiable evidence of decisions and actions.

Records created or received by elected members that relate to local government business must be captured as part of the local government's corporate memory in accordance with the local government's Recordkeeping Plan.

1 What is a record?

A **record** can be defined as any record of information, in any medium, including letters, files, emails, word processed documents, databases, photographs, text messages, and social media posts relevant to the business of the organisation. **Government records** are those records created or received by a government organisation, or by an employee or contractor in the course of their work for that organisation.

2 Why do I need to keep records?

Records provide evidence of what an organisation has done, and why. Keeping records of business activity enables an organisation to account for its actions, meet legislative requirements, and make informed and consistent decisions.

Government records include:

- Correspondence and communications
- File notes made after verbal communications, meetings, phone calls etc.

- Video and audio recordings
- Photographs
- Email
- Social Media posts (e.g. Facebook, Twitter)
- Databases
- Websites
- Messages from Apps (e.g. WhatsApp, Messenger)
- TXT messages

When to create and capture a record:

- Information is related to council business
- An action is required
- A decision or commitment is made
- Business need: for future reference by yourself or others
- Historical: identifies Council activity over time.

3 Which records should be captured?

YES – forward to your local government administration
<p>Communications, such as:</p> <ul style="list-style-type: none"> • complaints and compliments • correspondence concerning corporate matters • submissions, petitions and lobbying • information for Council's interest relating to local government business activity and functions
<p>Lobbying – correspondence or petitions, relating to lobbying matters</p>
<p>Telephone, meetings and other verbal conversations – regarding local government projects or business activities</p>
<p>Social Media – where the posts:</p> <ul style="list-style-type: none"> • create interest from the public or media • communicate decisions or commit the local government to an action • seek feedback • address issues of safety, and/or • relate to sensitive or contentious issues
<p>Work diaries / Appointment books – containing information that may be significant to the conduct of the elected member on behalf of the local government</p>
<p>Allowances, benefits and gifts records</p>
<p>Addresses / Speeches / Presentations – delivered as part of an elected member's official duties</p>

NO – do not need to be forwarded to your local government
Duplicate copies – of Council meeting agenda, minutes and papers
Draft documents or working papers – which are already captured at the local government
Publications – such as newsletters, circulars and journals
Invitations – to community events where an elected member is <i>not</i> representing Council or the local government
Telephone, meetings and other verbal conversations which: <ul style="list-style-type: none"> • convey routine information only; or • do not relate to local government business or functions
Electioneering – or party-political information
Personal records – not related to an elected member’s official duties

4 Confidential Documents / Records

Records held within an information management system (IMS) or on hard copy files can be restricted so that only the appropriate officers can access them. If the elected member believes that some of the documentation required for capture into the IMS is of a highly sensitive or confidential nature, the Elected Member should advise the CEO to treat the information as confidential and restrict access to those records.

5 What do I do with records once they are created?

Records of business activity should be entered into Councils official recordkeeping system by forwarding them to Councils Administrative Services Officer (ASO) for processing, confidential records should be forwarded to the CEO.

By doing this, records relating to particular work matters are kept together and are available for all relevant staff to refer to.

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1. DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

2. SWEARING-IN OF NEWLY ELECTED COUNCILLOR

Following the Extraordinary Election held on Thursday 26 March 2026, Mr. Dane Stephen was elected to the position of Councillor, a swearing-in ceremony to the position of Councillor of the Shire of Yilgarn is required.

In accordance with the *Oaths, Affidavits and Statutory Declarations Act 2005*, the Shire President is classed as an Authorised Witness for Statutory Declarations.

3. ANNOUNCEMENTS FROM THE PRESIDING MEMBER

4. ATTENDANCE

Members	Cr B Close Cr G Guerini Cr B Bradford Cr L Granich Cr D Newbury Cr L Rose Cr D Stephen	Shire President Deputy Shire President Councillor Councillor Councillor Councillor Councillor
Council Officers	P Clarke C Watson G Brigg T Prue T Beaton	Acting Chief Executive Officer Executive Manager Corporate Services Executive Manager Infrastructure Finance Manager Executive Assistant
Apologies:	K Chrisp	Asset and Projects Manager
Observers:		
Leave of Absence:		

5. DECLARATION OF INTEREST

6. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

At the March 2026 Ordinary Meeting of Council, the following question was posed by Mrs Kaye Crafter.

- 1. When are the shrubs, small trees, etc. going to be pruned to a safe level at the roundabouts between Great Eastern Highway and Canopus Street. Small cars, low Utes, mine included, are fair game for each other as visibility is very poor. The Sports Centre and The Bowling Club corner have a visibility problem also with shrubs. I understand that staffing levels are low, but it is a safety issue and should have been addressed even before Christmas. Please can this problem be rectified as soon as possible?**

The Executive Manager of Infrastructure emailed Mrs Crafter with the following response on 26th March 2026.

Thank you for raising your concerns regarding vegetation and visibility at the roundabouts on Antares Street as well as the areas near the Sports Centre and Bowling Club.

The Shire has inspected these locations and reviewed the available sight distance against relevant standards. While Antares Street is under the management of Main Roads WA, vegetation maintenance at these locations is the responsibility of the Shire.

Our staff have confirmed that some vegetation is impacting sight lines, and this will be addressed. The Shire's gardening team has been scheduled to undertake pruning works to restore appropriate visibility at the affected intersections as a priority.

In relation to the intersection near the Sports Club, it is important to note that Canopus Street is controlled by a give way sign. This requires drivers to slow down and give way to all traffic on the intersecting road, proceeding only when it is safe to do so.

That said, we acknowledge that vegetation can contribute to reduced visibility, and we will program maintenance to ensure it is kept to an appropriate standard to support the safe operations.

6.1 PUBLIC QUESTION TIME

7. CONFIRMATION OF MINUTES

7.1 Ordinary Meeting of Council Minutes, Thursday, 19th March 2026 - (Minutes Attached)

Recommendation

That the minutes from the Ordinary Council Meeting held on 19th March 2026 be confirmed as a true record of proceedings.

Voting Requirements: Simple Majority

7.2 LEMC, Tuesday, 24th February 2026 - (Minutes Attached)

Recommendation

That the minutes of the Local Emergency Management Committee Meeting held on Tuesday 24th February 2026 be confirmed and the recommendations contain therein be adopted.

Voting Requirements: Simple Majority

7.3 BFAC, Tuesday, 24th March 2026 - (Minutes Attached)

Recommendation

That the minutes of the Bush Fire Advisory Committee Meeting held on Tuesday 24th March 2026 be confirmed and the recommendations contain therein be adopted.

Voting Requirements: Simple Majority

8. PRESENTATIONS, PETITIONS, DEPUTATIONS

Covalent Lithium representative Mr Andrew Kozlowski, GM Health, Safety, Environment & Community, will be attending Council to provide a presentation on their proposed Predator Control and Offset Management Strategy plus upgrades to power lines and water booster station upgrades. **(Covalent advised the A/CEO that they would be unable to attend and will be rescheduling to address Council at the May OCM).**

Yilgarn Iron representative Mr Peter McBain will attending Council and will be providing a presentation on Yilgarn Iron's activities in the district.

9. DELEGATES' REPORTS

Cr Close

- SRRG Meeting - 8th April 2026

Cr Newbury

- Rural Health Funding Alliance (via zoom) - March 30th 2026

Cr G Guerini

- Bushfire AGM - 24th March 2026

Cr Bradford

- SRRG Meeting - 8th April 2026

Cr Rose

- Bush Fire Meeting - 24th March 2026

10.1 Officers Report - Acting Chief Executive Officer

10.1.1 Council Decision Status Report 2026

File Reference	2.1.2
Disclosure of Interest	Nil
Voting Requirements	Simple Majority
Author	Peter Clarke -Acting Chief Executive Officer
Attachments	Council Decision Status Report 2026

Purpose of Report

Council to note the Council Decision Status Report 2026.

Background

A Council Decision Status Report details the decisions of Council and provides a status as to whether the decisions have been completed or if they are still pending, an update as to their progress or reasoning as to why there is delays.

Comment

The Council Decision Status Report does not include decisions that do not require staff and/or Council actions, including:

- Confirmation of minutes
- Financial Reports
- Accounts for Payment
- Applications for Leave of Absence
- Decisions to close meetings to the public and to reopen meetings to the public

Confidential decisions or certain details may also be excluded to maintain confidentiality.

Statutory Environment

Nil.

Strategic Implications

Nil.

Policy Implications

Nil.

Financial Implications

Nil.

Risk Implications

Risk Category	Description	Rating (Consequence x Likelihood)	Mitigation Action
Health/People	Nil	Nil	Nil
Financial Impact	Nil	Nil	Nil
Service Interruption	Nil	Nil	Nil
Compliance	Nil	Nil	Nil
Reputational	Nil	Nil	Nil
Property	Nil	Nil	Nil
Environment	Nil	Nil	Nil

Risk Matrix						
Consequence Likelihood		Insignificant	Minor	Moderate	Major	Catastrophic
		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

Recommendation

That Council note the Council Decision Status Report 2026.

10.1 Officers Report - Acting Chief Executive Officer

10.1.2 Southern Cross Golf Club

File Reference

Disclosure of Interest

None

Voting Requirements

Simple Majority

Author

Peter Clarke - Acting Chief Executive Officer

Attachments

Nil

Purpose of Report

To submit to Council a request from the Southern Cross Golf to assist it in financing the installation of CCTV at its Club house.

Background

At the March 2026 Discussion Session, it was raised that the Southern Cross Golf Club had expressed concern in relation to recent break-ins and incidents at the Club and were seeking the financial assistance from Council to install CCTV at strategic locations around the Clubhouse and Buggy Shed.

At the above meeting staff indicated that no provision had been made in the 2025/2026 Budget for the above request and that special approval would be required by Council to fund the CCTV installation in the current financial year, or alternatively, Council allocates funds in the 2026/2027 Budget for same.

Following discussions in relation to the above matter, it was recommended that the Southern Cross Golf Club forwards a formal letter to Council seeking financial support for the installation of CCTV at the Golf Club.

Comment

The A/CEO spoke with the Secretary of the Southern Cross Golf Club on Monday, 30 March as it had come to light that an attempted break-in had occurred at the Moorine Rock Tennis on Sunday, 29 March and an actual break-in at the Moorine Rock Primary School on the same date. This had heightened the concerns of a similar situation occurring at the Golf Club with their season opening in mid-April.

In view of the Club's concerns, the A/CEO suggested that the Golf Club proceeds with the installation of CCTV itself to ensure that it is installed prior to the Golf season opening. This would at least provide re-assurance to Golf Club members that a level of security is immediately provided for the Clubhouse and Buggy Shed.

The A/CEO also advised the Secretary that he could not guarantee whether Council would support the Club's funding request in the 2025/2026 Budget as no allowance had been made for such expenditure, and that the matter may have to be referred to the 2026/2027 Budget deliberations for consideration.

It is understood that when the Moorine Rock Tennis Club installed their CCTV, the Club funded the purchase of the equipment, with Council financially assisting with installation.

Statutory Environment

Local Government Act 1995

6.8. Expenditure from municipal fund not included in annual Budget

(1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure —

- (a) is incurred in a financial year before the adoption of the annual budget by the local government; or
- (b) is authorised in advance by resolution*; or
- (c) is authorised in advance by the mayor or president in an emergency.

** Absolute majority required.*

Strategic Implications

Nil.

Policy Implications

Nil.

Financial Implications

For Council to consider expenditure in the 2025/2026 financial year, as per Section 6.8 of the Local Government Act 1995 or alternatively, to submit same to the 2026/2027 Budget deliberations.

Risk Implications

Risk Category	Description	Rating (Consequence x Likelihood)	Mitigation Action
Health/People	Nil	Nil	Nil
Financial Impact	Nil	Nil	Nil
Service Interruption	Nil	Nil	Nil
Compliance	Nil	Nil	Nil
Reputational	Nil	Nil	Nil
Property	Nil	Nil	Nil
Environment	Nil	Nil	Nil

Risk Matrix						
Consequence		Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

Recommendation

That Council:

- Acknowledges the commitment by the Southern Cross Golf Club to install CCTV at the Clubhouse and Buggy Shed, initially at the Club's expense in order that the CCTV is installed prior to the Club's opening day in mid-April; and*
- Council considers contributing to the above costs during its 2026/2027 Budget deliberations, in line with the Shire of Yilgarn contribution made to the Moorine Rock Tennis Club with that Club's CCTV installation.*

10.1 Officers Report - Acting Chief Executive Officer

10.1.3 Beacon Minerals Limited - Mine Closure Planning Mt. Dimer Project

File Reference

Disclosure of Interest

None

Voting Requirements

Simple Majority

Author

Peter Clarke - Acting Chief Executive Officer

Attachments

See Attached Maps/Rehabilitation

Purpose of Report

For Council to consider potential long-term use of the Mt Dimer Access Road and airstrip as part of Beacon Minerals Limited Mine Closure Planning associated with the Mt. Dimer Project.

Background

The following correspondence was received from Beacon Minerals Limited on 30th March relating to the above matter:-

This letter has been prepared to inform you of the progress made with mine closure planning for the Mt Dimer Project (Project) owned and operated by Beacon Mining Pty Ltd (Beacon).

The Project is located approximately 50km north-east of Koolyanobbing and 165km north-west of Kalgoorlie-Boulder (Attachment 1). The Project is located in the Shire of Yilgarn within the ex. Jaurdi Station Unallocated Crown Land (LR3118/164) which is managed by DBCA for the purposes of conservation and mining under section 5(1)(H) of the Conservation and Land Management Act 1984.

Open cut mining of gold commenced at Mt Dimer in 1990 and ceased in 1997. Historically, production came from 6 pits (Karli West, Frodo, Golden Slipper, L01, L02 and L03), and two underground mines. It is understood that shallow, opportunistic mining of shallow, mineralised laterite deposits also occurred at various parts of M77/427 and M77/428, however this activity is poorly documented and the disturbance arising from the shallow mining is now largely revegetated, with the only remaining evidence of historic mining being a series of shallow depressions. Mining recommenced at the Mt Dimer in 2001, a low impact underground mining operation below the historic Frodo open pit was carried out between mid-2001 and early 2002. No mining or mineral processing has occurred since the completion of underground mining of the Frodo deposit. The total extent of mine disturbance within M77/427 and M77/428 is 111.21 ha including 28.77 ha of land under rehabilitation (Attachment 2). Further mining (pending approval) is proposed to be conducted at the Lighting and Golden Slipper deposit, with an estimated life of mine of approximately four years.

The historic waste landforms and open pits have been previously rehabilitated from 1996 to 2011 and site infrastructure (plant/ equipment, camp facilities etc.) has been removed. Images of rehabilitation progress of the waste landforms is provided in Attachment 3. Progressive

rehabilitation of remaining disturbed areas and proposed new mine developments will be undertaken where possible throughout the LOM. Further details on rehabilitation conducted and proposed is provided in the Mine Closure Plan (Version 5, March 2026) which can be made available on request.

The proposed post-mining land use, is to reinstate the pre-mining land use (ex. Jaurdi Station UCL).

To achieve this post-mining land use requires the return of all disturbed areas (except the open pit voids) to native bushland, including the constructed waste rock dump (WRD) landforms being physically and geochemically safe to humans and animals (i.e. safe, stable and non-polluting), hydrological patterns/flows not being adversely affected, and the vegetation in rehabilitated areas having self-sustaining and resilient revegetation that is representative of the surrounding vegetation type.

The open pit voids will be rendered safe, minimising risk to the public and fauna from accidental entry, by the installation of abandonment bunds in accordance with the “Safety Bund Walls Around Abandoned Open Pit Mines Guideline” (DoIR, 1997).

The WRLs and open pits will be permanent features of the landscape. However, the size and location of the final landforms may be altered subject to the nature and extent of future mining campaigns. Landform monitoring will be maintained on new landforms until relinquished, after which these landforms will be assessed for suitability and compatibility with the agreed post-mining land use with the relevant stakeholders.

The Mt Dimer access road and airstrip may have value in the long term, for use by Shire of Yilgarn (or others) post-mining (provides access to Helena-Aurora Range and may be of use in bushfire response). Retention of such facilities would be possible, pending formal acceptance by any interested parties.

L77/135 is a key access route within the area and encroaches M77/428. Should the Mt Dimer mine proceed to closure, L77/135 is likely to receive “expressions of interest” to acquire by third parties and stakeholders. Under such circumstances, third parties and stakeholders would be advised of the intent of sale and the successful purchaser would enter into a sale agreement and acquire the tenement and conditions.

The airstrip situated on both M77/427 and M77/428 is capable of landing ‘Dash-8 or Brazilar 30 seater’ aircraft and was upgraded to meet CASA standards in 2020 following approval by DMIRS under Mining Proposal (Reg ID 77503) and Clearing Permit Amendment (CPS 8291/1). The airstrip is also a suitable landing ground for the RFDS. It is currently utilised by Tellus Holdings Limited under an access agreement.

To facilitate mine closure planning, Beacon requests that the Shire of Yilgarn provide written confirmation that the Shire either accepts/ rejects the proposed post-mining land use (i.e. reinstate pre-mining land use ex. Jaurdi Station UCL). We would also welcome any discussion or expressions of interest for the retention of the Mt Dimer access road and airstrip for the Shire of Yilgarn’s use post-mining.

Comment

It is considered that the Mt Dimer Access Road and Airstrip would be an unwanted financial burden upon the Shire of Yilgarn if Council were to consider expressing an interest in retaining this infrastructure.

As stated in the correspondence, Tellus Holdings are still utilising the Airstrip under an Access Agreement and they may well seek to acquire a permanent arrangement in this regard. Whilst the Mt. Dimer Access Road does provide access to the Helena-Aurora Range, which is an important tourist attraction for the district, the imposition upon the Shire of Yilgarn should it take responsibility for the road would be at enormous cost.

Statutory Environment

Nil.

Strategic Implications

Nil.

Policy Implications

Nil.

Financial Implications

Significant on-going financial commitments should Council consider expressing an interest in the retention of the Airstrip and Mt. Dimer Access Road.

Risk Implications

Risk Category	Description	Rating (Consequence x Likelihood)	Mitigation Action
Health/People	Nil	Nil	Nil
Financial Impact	Nil	Nil	Nil
Service Interruption	Nil	Nil	Nil
Compliance	Nil	Nil	Nil
Reputational	Nil	Nil	Nil
Property	Nil	Nil	Nil
Environment	Nil	Nil	Nil

Risk Matrix						
Consequence		Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

Recommendation

That Council:

1. *Advises Beacon Minerals Limited that it accepts the proposed post-mining land use for the Mt. Dimer Mine Closure Planning Project i.e, the reinstatement of pre-mining land use ex. Jaurdi Station UCL; and*
2. *Further advises Beacon Minerals Limited that the Shire of Yilgarn has no interest in the retention of the Mt. Dimer Access Road and Airstrip post-mining however, Council would not oppose other stakeholders in pursuing an interest in this infrastructure.*

10.1 Officers Report - Acting Chief Executive Officer

10.1.4 Main Roads WA - Great Eastern Highway Upgrading Works Proposed Lay Down Area

File Reference

Disclosure of Interest

None

Voting Requirements

Simple Majority

Author

Peter Clarke - Acting Chief Executive Officer

Attachments

See Attached Maps

Purpose of Report

For Council to consider Main Roads WA's appointed contractor utilising a portion of Lot 36 Great Eastern Highway as a lay down area for plant, equipment and road materials.

Background

Main Roads WA has been progressively upgrading Great Eastern Highway and is now planning for works associated with the upgrade between Moorine Rock and Southern Cross.

As part of the planning, Main Roads WA has identified Lot 36 (see attached plans) as a potential lay down area for their contractor's equipment etc., and has estimated an area of 2.467ha being required.

Main Roads WA is seeking Council approval for the use of the land for the above purpose.

Comment

The Shire of Yilgarn leases this land from the Department for Planning, Land and Heritage and over the years has sub-leased the land to private individuals and also to community groups for cropping purposes.

For Councillors information, Main Roads WA under Section 185 of the *Land Administration Act 1997* can impose the following:-

185. Land may be occupied temporarily to construct etc. public work

(1) The Minister may authorise a person to occupy and use any land temporarily for the purpose of constructing or repairing any public work, and a person so authorised may —

- (a) take stone, gravel, earth and other materials from the land; and*
- (b) deposit any such material on the land; and*
- (c) make and use temporary roads; and*
- (d) manufacture bricks or other materials; and*
- (e) erect temporary workshops, sheds and other buildings.*

(2) Property in anything deposited, made or erected under this section remains with the Minister.

(3) Subject to subsection (4), the Minister or person authorised must, before the land is used or occupied under this section, give to the principal proprietor or occupier of the land, and to the holders of any native title rights and interests in the land, not less than 7 days notice in writing, and must state in the notice the use proposed to be made of the land and an approximate period during which the use is expected to continue.

(4) If the Minister is satisfied that the situation is sufficiently urgent, the notice period may be shortened or the land may be occupied before notification has been given section remains with the Minister.

Whilst Main Roads has indicated that it is unlikely to impose Section 185, it will encourage their contractor to negotiate with the Shire of Yilgarn for the use of the land requested.

Statutory Environment

Land Administration Act 1997.

Strategic Implications

Nil.

Policy Implications

Nil.

Financial Implications

Potential to receive a lease fee for use of the land subject to negotiation.

Risk Implications

Risk Category	Description	Rating (Consequence x Likelihood)	Mitigation Action
Health/People	Nil	Nil	Nil
Financial Impact	Nil	Nil	Nil
Service Interruption	Nil	Nil	Nil
Compliance	Nil	Nil	Nil
Reputational	Nil	Nil	Nil
Property	Nil	Nil	Nil
Environment	Nil	Nil	Nil

Risk Matrix						
Consequence Likelihood		Insignificant	Minor	Moderate	Major	Catastrophic
		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

Recommendation

That Council:

- 1. Advises Main Roads WA that it has no objections to a section of Lot 36 Great Eastern Highway (approx., 2.467ha) being utilised as lay down area for their contractor undertaking the upgrading works to the section of Great Eastern Highway between Moorine Rock and Southern Cross; and*
- 2. Authorises the A/CEO to negotiate with Main Roads WA's contractor regarding an associated lease fee for the land in question.*

10.1 Officers Report - Regulatory Services Officer

10.1.5 Referral of a Licence Amendment L9326/2022/1, Under the Environmental Protection Act 1986 - Request for Comment

Disclosure of Interest	None
Voting Requirements	Simple Majority
Author	Kelly Watts - Regulatory Services Officer
Attachments	APP-0034108_L9326_ Covalent Direct interest stakeholders-LGA Attachment 3_L9326 Covalent Updated figures Redacted Attachment 4_L9326 Covalent _Pit dewatering _Memo Redacted

Purpose of Report

For Council to provide comment on Covalent Lithium Pty Ltd for an amendment to licence L9326/2022/1 under Division 3 Part V of the *Environmental Protection Act 1986* (EP Act) at Earl Grey Lithium Project within multiple mining tenements at Mount Holland.

Summary of proposed activities

Category1	Summary of proposed activity2
Category 5 Processing and beneficiation of metallic or non-metallic ore	<ul style="list-style-type: none"> Increase from 1.2 to 1.6 million tonnes of tailings per annual period into IWL/TSF. The Concentrator reached nameplate capacity (261dtpa) in late 2025 and has further production upside potential (up to 275dtpa), resulting in additional volume of tailings produced.
Category 6 Mine dewatering	<ul style="list-style-type: none"> Include additional category to dewater 7000,000 tonnes per annum. Add evaporator use and dewatering activities constructed and operating under time limited operations under W6919/2024/1
Category 64 Class II or III putrescible landfill site	<ul style="list-style-type: none"> Use new constructed cell 3 constructed under W2889/2025/1. No changes to existing production capacity of 700 tonnes per annual period.
Other	<ul style="list-style-type: none"> Inclusion of mining tenements with the premises details to include M77/1065, G77/132, G77/133, G77/130, G77/134, L77/208 and L77/295. No change to existing premises boundary. Add monthly spot monitoring of reverse osmosis brine for disposal monitoring. New daily and monthly infrastructure inspections.

Background

Covalent Mt Holland Mining Operations (MTH) is currently dewatering the Earl Grey Lithium Pit (EGLP) in Time Limited Operations (TLO) in accordance with DWER Works Approval W6919/2024/1. Extracted mine pit water is stored in the Earl Grey Gold Pit (EGGP).

The EGLP pit recharge rate was modelled at a median (P50) of 18 L/s for 2025, however, the actual average recharge rate was 20 L/s over the period. The recharge rate of groundwater into the pit is variable and has exceeded the modelled quantity. To improve the accuracy of the groundwater model, MTH has initiated a groundwater investigation which commenced in early 2026.

The mechanical evaporators, currently in the TLO phase at the EGGP, support management of the EGLP water balance. The evaporators have demonstrated effective performance over short periods of operation and the water balance illustrates sufficient capacity and freeboard will be maintained prior to approval and construction of the Twinings Pit dewatering system.

Comment

Nil.

Statutory Environment

Nil.

Strategic Implications

Nil.

Policy Implications

Nil.

Financial Implications

Nil.

Risk Implications

Risk Category	Description	Rating (Consequence x Likelihood)	Mitigation Action
Health/People	Spills & Leaks	4	Corrective actions to be taken to ensure no escape of water
Financial Impact	Nil	Nil	Nil
Service Interruption	Nil	Nil	Nil
Compliance	Nil	Nil	Nil
Reputational	Spills & Leaks	4	Ensure controls are implanted to manage any potential impact to environment, Flora and Fauna, and groundwater.
Property	Nil	Nil	Nil
Environment	Spills & Leaks	4	Corrective actions to be taken to ensure no escape of water

Risk Matrix						
Consequence Likelihood		Insignificant	Minor	Moderate	Major	Catastrophic
		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

Officer Recommendation

Council endorses the application from Covalent Lithium Pty Ltd for an amendment to licence L9326/2022/1 under Division 3 Part V of the Environmental Protection Act 1986 (EP Act) at Earl Grey Lithium Project within multiple mining tenements at Mount Holland.

10.1 Officers Report - Regulatory Services Officer

10.1.6 Request for Exemption to Place Sea Container in Rear Yard – 2 Altair Street, Southern Cross

Disclosure of Interest	None
Voting Requirements.	Simple Majority
Author	Kelly Watts – Regulatory Services Officer
Attachments	Planning and Development (Local Planning Schemes) Regulations 2015 Site Map

Purpose of Report

For Council to consider allowing a 20ft Sea Container to be placed in the rear yard, containing household goods and furniture.

Background

The homeowner is requesting an exemption from the requirement for planning approval for "temporary works" in order to place a 20-foot sea container in the rear yard. This container will hold household goods and furniture and will be situated for only three months while the occupants move in. The homeowner also has a buyer lined up for the sea container once the goods have been moved into the house.

Comment

Planning and Development (Local Planning Schemes) Regulations 2015 - extract attached.

Planning and Development (Local Planning Schemes) Regulations 2015
Schedule 2 Deemed provisions for local planning schemes
Part 7 Requirement for development approval
cl. 61

	Column 1 Works	Column 2 Conditions
		(e) The works are not located in a heritage-protected place.
15.	The installation of solar panels on the roof of a building.	(a) The solar panels are parallel to the angle of the roof. (b) The works are not located in a heritage-protected place.
16.	Maintenance and repair works.	Either — (a) the works are not located in a heritage-protected place; or (b) the maintenance and repair works are of a kind referred to in the <i>Heritage Regulations 2019</i> regulation 41(1)(b) to (i).
17.	Temporary works	The works are in existence for less than 48 hours, or a longer period agreed by the local government, in any 12-month period.
18.	Works that are urgently necessary for any of the following — (a) public safety; (b) the safety or security of plant or equipment; (c) the maintenance of essential services; (d) the protection of the environment.	The works are not located in a heritage-protected place of a kind referred to in clause 1A(1)(a), (b) or (d).



Site Plan.

Statutory Environment

Nil.

Strategic Implications

Nil.

Policy Implications

Nil.

Financial Implications

Nil.

Risk Implications

Risk Category	Description	Rating (Consequence x Likelihood)	Mitigation Action
Health/People	Nil	Nil	Nil
Financial Impact	Nil	Nil	Nil
Service Interruption	Nil	Nil	Nil
Compliance	Nil	Nil	Nil
Reputational	Nil	Nil	Nil
Property	Nil	Nil	Nil
Environment	Nil	Nil	Nil

Risk Matrix						
Consequence Likelihood		Insignificant	Minor	Moderate	Major	Catastrophic
		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

Officer Recommendation

That Council endorse the following request for exemption from the need for planning approval for 'temporary works' for the placement of a sea container to be placed in the rear yard of 2 Altair Street, Southern Cross for 3 months.

11.2 Reporting Officer - Executive Manager Corporate Services

11.2.1 Financial Reports - March 2026

File Reference	8.2.3.2
Disclosure of Interest	Nil
Voting Requirements	Simple Majority
Author	Travis Prue - Finance Manager
Attachments	Financial Reports

Purpose of Report

To consider the Financial Reports.

Background

Enclosed for Council's information are various financial reports that illustrate the progressive position of Council financially on a month-by-month basis.

The following reports are attached and have been prepared as at the 31 March 2026.

- Rates Receipt Statement
- Statement of Investments
- Monthly Statement of Financial Activity

Councillors will be aware that it is normal practice for all financial reports to be indicative of Council's current Financial Position as at the end of each month.

Comment

Nil.

Statutory Environment

Local Government (Financial Management) Regulations 1996

34. Financial activity statement required each month (Act s. 6.4)

(1A) In this regulation —

committed assets means revenue unspent but set aside under the annual budget for a specific purpose.

- (1) A local government is to prepare each month a statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget under regulation 22(1)(d), for that month in the following detail —
 - (a) annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c); and
 - (b) budget estimates to the end of the month to which the statement relates; and
 - (c) actual amounts of expenditure, revenue and income to the end of the month to which the statement relates; and
 - (d) material variances between the comparable amounts referred to in paragraphs (b) and (c); and
 - (e) the net current assets at the end of the month to which the statement relates.
- (2) Each statement of financial activity is to be accompanied by documents containing —
 - (a) an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets; and
 - (b) an explanation of each of the material variances referred to in subregulation (1)(d); and
 - (c) such other supporting information as is considered relevant by the local government.
- (3) The information in a statement of financial activity may be shown —
 - (a) according to nature and type classification; or
 - (b) by program; or
 - (c) by business unit.
- (4) A statement of financial activity, and the accompanying documents referred to in subregulation (2), are to be —
 - (a) presented at an ordinary meeting of the council within 2 months after the end of the month to which the statement relates; and
 - (b) recorded in the minutes of the meeting at which it is presented.
- (5) Each financial year, a local government is to adopt a percentage or value, calculated in accordance with the AAS, to be used in statements of financial activity for reporting material variances.

Strategic Implications

Nil.

Policy Implications

Nil.

Financial Implications

Nil.

Risk Implications

Risk Category	Description	Rating (Consequence x Likelihood)	Mitigation Action
Health/People	Nil	Nil	Nil
Financial Impact	Monthly snapshot of Councils financial position	Moderate (6)	Ongoing review of Councils operations
Service Interruption	Nil	Nil	Nil
Compliance	LG (Financial Management) Regulations 1996	Moderate (6)	Adherence to statutory requirements
Reputational	Nil	Nil	Nil
Property	Nil	Nil	Nil
Environment	Nil	Nil	Nil

Risk Matrix						
Consequence		Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

Officer Recommendation

That Council endorse the various Financial Reports as presented for the period ending 31 March 2026.

11.2 Reporting Officer - Executive Manager Corporate Services

11.2.2 Accounts for Payment - March 2026

File Reference	8.2.1.2
Disclosure of Interest	Nil
Voting Requirements	Simple Majority
Author	Steven Chilcott - Finance Officer
Attachments	Accounts for Payment

Purpose of Report

To consider the Accounts Paid under delegated authority.

Background

- Municipal Fund - Cheque 41368 to 41369 totalling \$240.50
- Municipal Fund - EFT 17842 to 17953 totalling \$1,236,052.15
- Municipal Fund - Cheques 2802 to 2818 totalling \$313,026.31
- Municipal Fund - Direct Debit Numbers:
 - 20366.1 to 20366.14 totalling \$28,876.39
 - 20396.1 to 20396.14 totalling \$29,806.48

The above are presented for endorsement as per the submitted list

Comment

Nil.

Statutory Environment

Local Government Act 1995

5.42. Delegation of some powers and duties to CEO

- (1) A local government may delegate* to the CEO the exercise of any of its powers or the discharge of any of its duties under —
 - (a) this Act other than those referred to in section 5.43; or
 - (b) the *Planning and Development Act 2005* section 214(2), (3) or (5).

* Absolute majority required.

- (2) A delegation under this section is to be in writing and may be general or as otherwise provided in the instrument of delegation.

Local Government (Financial Management) Regulations 1996

12. Payments from municipal fund or trust fund, restrictions on making

- (1) A payment may only be made from the municipal fund or the trust fund —
 - (a) if the local government has delegated to the CEO the exercise of its power to make payments from those funds — by the CEO; or
 - (b) otherwise, if the payment is authorised in advance by a resolution of the council.
- (2) The council must not authorise a payment from those funds until a list prepared under regulation 13(2) containing details of the accounts to be paid has been presented to the council.

13. Payments from municipal fund or trust fund by CEO, CEO's duties as to etc.

- (1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —
 - (a) the payee's name; and
 - (b) the amount of the payment; and
 - (c) the date of the payment; and
 - (d) sufficient information to identify the transaction.
- (2) A list of accounts for approval to be paid is to be prepared each month showing —
 - (a) for each account which requires council authorisation in that month —
 - (i) the payee's name; and
 - (ii) the amount of the payment; and
 - (iii) sufficient information to identify the transaction;and
 - (b) the date of the meeting of the council to which the list is to be presented.
- (3) A list prepared under subregulation (1) or (2) is to be —
 - (a) presented to the council at the next ordinary meeting of the council after the list is prepared; and
 - (b) recorded in the minutes of that meeting.

Strategic Implications

Nil.

Policy Implications

Council Policy 3.11 – Timely Payment of Suppliers.

Financial Implications

Drawdown of Bank funds.

Risk Implications

Risk Category	Description	Rating (Consequence x Likelihood)	Mitigation Action
Health/People	Transactions require two senior managers to approve.	Moderate (8)	Transactions require two senior managers to sign cheques or approve bank transfers.
Financial Impact	Reduction in available cash.	Moderate (5)	Nil
Service Interruption	Nil	Nil	Nil
Compliance	Local Government (Financial Management) Regulations 1996	Moderate (6)	Adherence to statutory requirements
Reputational	Non or late payment of outstanding invoices and/or commitments	Moderate (9)	Adherence to Timely Payment of Suppliers Policy
Property	Nil	Nil	Nil
Environment	Nil	Nil	Nil

Risk Matrix						
Consequence		Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

Officer Recommendation Background

- *Municipal Fund - Cheque 41368 to 41369 totalling \$240.50*
- *Municipal Fund - EFT 17842 to 17953 totalling \$1,236,052.15*
- *Municipal Fund - Cheques 2802 to 2818 totalling \$313,026.31*
- *Municipal Fund - Direct Debit Numbers:*
 - *20366.1 to 20366.14 totalling \$28,876.39*
 - *20396.1 to 20396.14 totalling \$29,806.48*

The above are presented for endorsement as per the submitted list

11.2 Reporting Officer - Executive Manager Corporate Services

11.2.3 2026/27 - 2030/31 Corporate Business Plan

File Reference	1.1.12.4
Disclosure of Interest	Nil
Voting Requirements	Absolute Majority
Author	Cameron Watson - Executive Manager Corporate Services
Attachments	2026/27 - 2030/31 Corporate Business Plan

Purpose of Report

To consider the modified Shire of Yilgarn 2026/27 - 2030/31 Corporate Business.

Background

The 2026/27 - 2030/34 Corporate Business Plan (CBP) includes a service delivery plan comprising 35 key services provided by Council. Each of these key services includes links to Councils Strategic Community Plan, a background on the service to be provided, expected service level and any anticipated issues that may impact the service being provided and any significant actions necessary to provide/maintain the expected service level or required due to statutory obligations.

The CBP also includes the projected operational income / expenditure necessary to provide the service for the coming budget year and estimates for the next four years.

Comment

The CBP is based on the current year's budget figures and a long-term historical average (adjusted for any anomalous instances) for the subsequent four years. An anticipated year on year Local Government Cost Index (LGCI) increase is then factored in. For the presented CBP the LGCI rate used is 2.9% as provided by WALGA in their December 2025 economic forecast.

Statutory Environment

Local Government Act 1995

5.56. Planning for the future

- (1) A local government is to plan for the future of the district.
- (2) A local government is to ensure that plans made under subsection (1) are in accordance with any regulations made about planning for the future of the district.

Local Government (Administration) Regulations 1996

19DA. Corporate business plans, requirements for (Act s. 5.56)

- (1) A local government is to ensure that a corporate business plan is made for its district in accordance with this regulation in respect of each financial year after the financial year ending 30 June 2013.
 - (2) A corporate business plan for a district is to cover the period specified in the plan, which is to be at least 4 financial years.
 - (3) A corporate business plan for a district is to —
 - (a) set out, consistently with any relevant priorities set out in the strategic community plan for the district, a local government’s priorities for dealing with the objectives and aspirations of the community in the district; and
 - (b) govern a local government’s internal business planning by expressing a local government’s priorities by reference to operations that are within the capacity of the local government’s resources; and
 - (c) develop and integrate matters relating to resources, including asset management, workforce planning and long-term financial planning.
 - (4) A local government is to review the current corporate business plan for its district every year.
 - (5) A local government may modify a corporate business plan, including extending the period the plan is made in respect of and modifying the plan if required because of modification of the local government’s strategic community plan.
 - (6) A council is to consider a corporate business plan, or modifications of such a plan, submitted to it and is to determine* whether or not to adopt the plan or the modifications.
- *Absolute majority required.
- (7) If a corporate business plan is, or modifications of a corporate business plan are, adopted by the council, the plan or modified plan applies to the district for the period specified in the plan.

Strategic Implications

Contained within the Corporate Business Plan.

Policy Implications

Nil.

Financial Implications

The Corporate Business Plan is an informing document for current and future budgets.

Risk Implications

Risk Category	Description	Rating (Consequence x Likelihood)	Mitigation Action
Health/People	Service delivery benefits the residents of the district.	Moderate (6)	Nil
Financial Impact	Funding deficit leads to cuts in service level provision.	Moderate (9)	Maintain adequate reserve funds for high-risk services such as sewers and waste disposal sites.
Service Interruption	Variable from minor inconvenience to significant health issue.	High (12)	For high-risk services such as sewerage and transport infrastructure, continue to maintain to a suitable standard.
Compliance	Local Government (Administration) Regulations 1996	Low (1)	Nil
Reputational	Service delivery not meeting community expectations.	Moderate (9)	Ensure services are adequately resourced.
Property	Various significant community buildings identified.	Moderate (6)	Ensure buildings are adequately maintained and resourced.
Environment	Effluent and putrescible waste treatment/disposal.	Moderate (6)	Well managed effluent treatment systems and waste management sites.

Risk Matrix						
Consequence Likelihood		Insignificant	Minor	Moderate	Major	Catastrophic
		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

Officer Recommendation

That, by absolute majority, Council adopts the 2026/27 - 2030/34 Corporate Business Plan as presented.

11.2 Reporting Officer - Executive Manager Corporate Services

11.2.4 2026/2027 Differential Rates - Objects & Reasons

File Reference	8.1.1.5
Disclosure of Interest	Nil
Voting Requirements	Simple Majority
Author	Cameron Watson-Executive Manager Corporate Services
Attachments	Attachment 1 - 2026/2027 Rating Strategy Attachment 2 - 2026/2027 Rating Objects & Reasons

Purpose of Report

Council is requested to endorse the 2026/2027 Rating Strategy and Objects & Reasons.

Background

It is proposed to impose Differential Rates for the year ending 30th June 2027 under the various rating categories within the Shire of Yilgarn.

Under Section 6.33 (3) of the Local Government Act 1995, a Local Government is not, without the approval of the Minister, to impose a differential general rate which is more than twice the lowest differential general rate imposed by it.

With the Differential General Rates being proposed in the 2026/2027 Rating Strategy and Objects & Reasons, Council falls under the umbrella of this section of the Act. Note however that it is only applicable to UV Mining. Accordingly, Ministerial approval is required and the proposal to impose this rate must be advertised for a period of not less than 21 days with any submissions received subsequently being presented to Council for consideration.

Comment

The Rates in the dollar being recommended are a result of efficiency measures being implemented and continued over the previous years. As a result of these measures, Council has significantly reduced the burden on its Ratepayers, in some categories, to the effect of as much as a 61% reduction in the rate in the dollar.

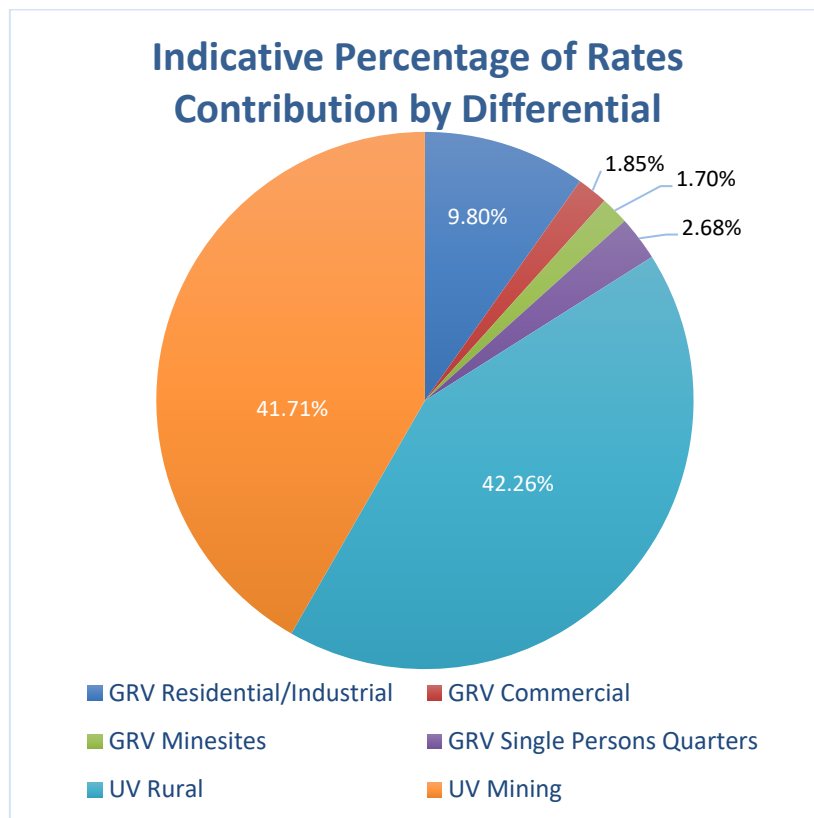
Due to the current economic uncertainties, it will be proposed to recommend that a small 2.5% increase in the Rate in the Dollar and no increase in the minimums be proposed for the 2026/27 financial year.

2026/2027 Proposed Differential Rates

The proposed Differential Rate for each rating category are as follows:

Land Category	Rate – Cents in the Dollar	Minimum Payment
GRV - Residential/Industrial	9.1523	\$600
GRV - Commercial	8.1996	\$450
GRV - Minesites	16.3879	\$450
GRV -Single Persons Quarters	16.3879	\$450
UV - Rural	1.0699	\$450
UV - Mining	15.5988	\$450

The proposed Rates in the dollar for 2026/2027 represents a 2.5% increase over those imposed in 2025/2026. It is proposed to leave the minimums the same as those imposed in 2025/2026.



The recommended Rate in the dollar increase of 2.5% is less than the WA Local Government Cost Index (WALGCI) forecast for 2026/27 of 2.9% and December 2025 Perth CPI of 4.4%. The WALGCI is similar in principle to the Consumer Price Index (CPI) but is weighted towards expenditure types more relevant to Local Governments.

The CPI is based on actual household expenditure data, which is principally derived from the Household Expenditure Survey conducted by the ABS and includes expenditure on areas such

as food and non-alcoholic and alcoholic beverages, tobacco products and clothing & footwear; all of which are not expenditure areas for a Local Government.

The WALGCI is a combination of certain cost items from the CPI and others from the General Construction Index WA (GCIWA). The WALGCI offers an indication of those changes in the WA economy that relate more closely to the functions of Local Government.

Statutory Environment

Attachment 1 - 2026/2027 Rating Strategy, contains a detailed listing of the Local Government Act rating provisions with the addition of:

Local Government Act 1995

1.7. Local public notice

Where under this Act local public notice of a matter is required to be given, notice of the matter must be —

- (a) published on the official website of the local government concerned in accordance with the regulations; and
- (b) given in at least 3 of the ways prescribed for the purposes of this section.

[Section 1.7 inserted: No. 16 of 2019 s. 5.]

6.36. Local government to give notice of certain rates

- (1) Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.
- (2) A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1).
- (3) A notice referred to in subsection (1) —
 - (a) may be published within the period of 2 months preceding the commencement of the financial year to which the proposed rates are to apply on the basis of the local government's estimate of the budget deficiency; and
 - (b) is to contain —
 - (i) details of each rate or minimum payment the local government intends to impose; and
 - (ii) an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days (or such longer period as is specified in the notice) of the notice; and
 - (iii) any further information in relation to the matters specified in subparagraphs (i) and (ii) which may be prescribed;

and

- (c) is to advise electors and ratepayers that the document referred to in subsection (3A) —
 - (i) may be inspected at a time and place specified in the notice; and
 - (ii) is published on the local government's official website.
- (3A) The local government is required to prepare a document describing the objects of, and reasons for, each proposed rate and minimum payment and to publish the document on the local government's official website.
- (4) The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.
- (5) Where a local government —
 - (a) in an emergency, proposes to impose a supplementary general rate or specified area rate under section 6.32(3)(a); or
 - (b) proposes to modify the proposed rates or minimum payments after considering any submissions under subsection (4),

it is not required to give local public notice of that proposed supplementary general rate, specified area rate, modified rate or minimum payment.

[Section 6.36 amended: No. 16 of 2019 s. 62.]

[Section 6.36 modified: SL 2020/57^{1M}.]

Local Government (Administration) Regulations 1996

3A. Requirements for local public notice (Act s. 1.7)

- (1) For the purposes of section 1.7(a), notice of a matter must be published on the local government's official website for —
 - (a) the period specified in or under the Act in relation to the notice; or
 - (b) if no period is specified in relation to the notice — a period of not less than 7 days.
- (2) For the purposes of section 1.7(b), each of the following ways of giving notice of a matter is prescribed —
 - (a) publication in a newspaper circulating generally in the State;
 - (b) publication in a newspaper circulating generally in the district;
 - (c) publication in 1 or more newsletters circulating generally in the district;
 - (d) publication on the official website of the Department or another State agency, as appropriate having regard to the nature of the matter and the persons likely to be affected by it, for —
 - (i) the period specified in or under the Act in relation to the notice; or
 - (ii) if no period is specified in relation to the notice — a period of not less than 7 days;

- (e) circulation by the local government by email, text message or similar electronic means, as appropriate having regard to the nature of the matter and the persons likely to be affected by it;
- (f) exhibition on a notice board at the local government offices and each local government library in the district for —
 - (i) the period specified in or under the Act in relation to the notice; or
 - (ii) if no period is specified in relation to the notice — a period of not less than 7 days;
- (g) posting on a social media account administered by the local government for —
 - (i) the period specified in or under the Act in relation to the notice; or
 - (ii) if no period is specified in relation to the notice — a period of not less than 7 days.

[Regulation 3A inserted: SL 2020/213 r. 15.]

Strategic Implications

There are no strategic implications as a result of this report.

Policy Implications

There are no policy implications as a result of this report.

Financial Implications

The outcome of this recommendation will ultimately inform the direction for the 2026/2027 Income Budget as it relates to the raising of Rates.

Risk Implications

Risk Category	Description	Rating (Consequence x Likelihood)	Mitigation Action
Health/People	Nil	Nil	Nil
Financial Impact	Non or late payment of Rates by Ratepayers.	High (12)	If funding not received, projects and/or services can't be provided or undertaken.
Service Interruption	Non or late payment of Rates by Ratepayers.	Moderate (8)	Effective and efficient collection action.
Compliance	Act and Ministerial Policy differential rating requirements.	Moderate (9)	Ensure all requirements undertaken.
Reputational	Nil	Nil	Nil
Property	Nil	Nil	Nil
Environment	Nil	Nil	Nil

Risk Matrix						
Consequence		Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

Officer Recommendation

That Council:

1. *Endorse the Differential Rating - Objects and Reasons for the 2026/2027 rating years as presented;*
2. *Endorse the following proposed Differential General Rates Categories, Rates in the Dollar and Minimum amounts for the Shire of Yilgarn for the 2026/2027 financial year:*

<i>Land Category</i>	<i>Rate - Cents in the Dollar</i>	<i>Minimum Payment</i>
<i>GRV - Residential/Industrial</i>	<i>9.1523</i>	<i>\$600</i>
<i>GRV - Commercial</i>	<i>8.1996</i>	<i>\$450</i>
<i>GRV - Minesites</i>	<i>16.3879</i>	<i>\$450</i>
<i>GRV - SPQ</i>	<i>16.3879</i>	<i>\$450</i>
<i>UV - Rural</i>	<i>1.0699</i>	<i>\$450</i>
<i>UV - Mining</i>	<i>15.5988</i>	<i>\$450</i>

3. *Endorse a public notice and consultation process on the proposed Differential General Rates and General Minimum Rates as follows:*
 - *Local public notice being placed on Councils website on Friday, 1st May 2026 with ancillary notices being published as soon as practicable after this, as per the requirements of section 6.36 of the Local Government Act 1995.*
 - *Individual ratepayer consultation for all ratepayers in General Rate Categories with less than 30 ratepayers.*

11.2 Reporting Officer - Executive Manager Corporate Services

11.2.5 2026/27 - 2035/36 Long Term Financial Plan

File Reference	8.2.5.6
Disclosure of Interest	Nil
Voting Requirements	Absolute Majority
Author	Cameron Watson–Executive Manager Corporate Services
Attachments	2026/27 - 2035/36 Long Term Financial Plan

Purpose of Report

For Council to consider adopting the revised Long-Term Financial Plan 2026/27 - 2035/36.

Background

In February 2009, the Minister for Local Government announced a package of wide-ranging local government reform strategies that were aimed at achieving greater capacity for local government to better plan, manage and deliver services to their communities with a focus on social, environmental, and economic sustainability.

One of the requirements was to develop and review a long-term financial plan (LTFP) that is a ten-year rolling plan that informs the Corporate Business Plan to activate Strategic Community Plan priorities. From these planning processes, annual budgets that are aligned with the strategic objectives can be developed.

Comment

The operating income and expenditure aspects of the LTFP are primarily developed utilising a Local Government Cost Index (LGCI) increase of 2.9% for the life of the plan, however the historic percentage increase/decrease of a given income or expense item could be utilised if appropriate. All estimates can be manually adjusted where necessary to reflect a realistic valuation for the specific income or expenditure item.

Rate income is calculated utilising a 2.5% increase for the first 5 years with the remaining 5 years being calculated on a LGCI % Increase.

The Forward Capital Works aspect of the LTFP has been developed in consultation with the senior management team and with Councils Asset & Projects Manager.

Statutory Environment

Local Government Act 1996

5.56. Planning for the future

- (1) A local government is to plan for the future of the district.

- (2) A local government is to ensure that plans made under subsection (1) are in accordance with any regulations made about planning for the future of the district.

[Section 5.56 inserted: No. 49 of 2004 s. 42(6).]

Local Government (Administration) Regulations 1996

19DA. Corporate business plans, requirements for (Act s. 5.56)

- (1) A local government is to ensure that a corporate business plan is made for its district in accordance with this regulation in respect of each financial year after the financial year ending 30 June 2013.
- (2) A corporate business plan for a district is to cover the period specified in the plan, which is to be at least 4 financial years.
- (3) A corporate business plan for a district is to —
- (a) set out, consistently with any relevant priorities set out in the strategic community plan for the district, a local government’s priorities for dealing with the objectives and aspirations of the community in the district; and
 - (b) govern a local government’s internal business planning by expressing a local government’s priorities by reference to operations that are within the capacity of the local government’s resources; and
 - (c) develop and integrate matters relating to resources, including asset management, workforce planning and long-term financial planning.

The recommendation that follows is consistent with the legislative requirements.

Strategic Implications

This report is informed by and influences the outcome of most, if not all of the strategies within the current Community Strategic Plan.

Policy Implications

There are no policy implications as a result of this report.

Financial Implications

There are no immediate financial implications because of this report however if adopted will inform in the setting of the 2026/2027 Budget.

Risk Implications

Risk Category	Description	Rating (Consequence x Likelihood)	Mitigation Action
Health/People	Nil	Nil	Nil
Financial Impact	Nil	Nil	Nil
Service Interruption	Nil	Nil	Nil
Compliance	Compliance with the Local Government Act and associated Regulations.	Low (2)	Ensure Long Term Financial Plan Reviewed.
Reputational	Nil	Nil	Nil
Property	Nil	Nil	Nil
Environment	Nil	Nil	Nil

Risk Matrix						
Consequence		Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

Committee Recommendation

That Council endorses the Long-Term Financial Plan 2026/27 - 2035/36 as presented.

12.3 Reporting Officer - Executive Manager Infrastructure

12.3.1 Bitumen Full Service Reseals (Bodallin North Road & Marvel Loch Forrester Road)

File Reference

Disclosure of Interest

Nil

Voting Requirements

Simple Majority

Author

Glen Brigg - Executive Manager Infrastructure

Attachments

Nil

Purpose of Report

To seek Council approval to accept a tender under the WALGA Preferred Supplier Panel for full, service resealing works on Bodallin North Road and Marvel Loch Forrester Road.

Background

Council has endorsed the delivery of resealing works on Bodallin North Road and Marvel Loch Forrester Road as part of the 2025/2026 Roads Program. These works are funded under the Regional Road Group (RRG) Program, which operates on a 2/3 State Government and 1/3 Local Government contribution basis.

The reseal program forms part of the Shire's ongoing asset preservation strategy, targeting key sections of the sealed road network to extend pavement life, maintain safety, and avoid significantly higher future maintenance costs.

The RRG program is subject to strict funding timeframes, requiring projects to be delivered within the allocated financial year. Failure to expend allocated funds within this period presents a significant risk to the Shire, including:

- Potential loss or reallocation of funding
- Reduced confidence in the Shire's ability to deliver funded programs
- Increased future financial pressure due to deferred renewal works

Given current constraints across the industry, including bitumen supply pressures and contractor availability, it is critical that the Shire secures a contractor and commits to delivery within the current funding window.

To ensure compliance with procurement requirements and maintain program momentum, pricing was sought through the WALGA Preferred Supplier Panel, with submissions received from four (4) prequalified contractors capable of delivering the works.

Comment

The WALGA Preferred Supplier Panel ensures that all contractors are prequalified, compliant, and experienced in delivering bitumen surfacing works under Western Australian conditions.

Submissions were received from:

- Fulton Hogan Industries Pty Ltd
- Colas Western Australia Pty Ltd
- Boral Resources (WA) Ltd
- Bitutek Pty Ltd

All suppliers are recognised industry providers with the capability to deliver full service reseals.

A summary of submitted pricing is as follows,

Supplier	Total (incl. GST)
Fulton Hogan Industries Pty Ltd	\$1,913,085
Colas Western Australia Pty Ltd	\$1,026,714
Boral Resources (WA) Ltd	\$672,217
Bitutek Pty Ltd	\$801,757

While pricing varies between submissions due to methodology, assumptions, and scope interpretation, all tenders are considered conforming under the panel.

Bitutek Pty Ltd has an established working relationship with the Shire of Yilgarn and has consistently delivered high-quality outcomes on previous reseal programs.

Importantly:

- Bitutek is responsive to direction from the Shire
- Seal design can be tailored to suit local conditions (traffic, pavement condition, material performance)
- They demonstrate flexibility in delivery and strong understanding of Wheatbelt conditions

Given the nature of reseal works, the ability to adjust seal types (e.g. single/single, double/double, PMB treatments) and respond to on the ground conditions is critical to achieving optimal outcomes and whole, of life value.

Although the WALGA panel process satisfies procurement requirements, due to the scale and importance of the program it is considered appropriate to seek formal Council approval.

All tenderers have confirmed capacity to supply bitumen and deliver works within the required timeframe, noting the current supply constraints and fuel availability issues being experienced across the region.

Importantly, all contractors have indicated they can mobilise and complete the reseal program in early May. While this is slightly outside the ideal resealing window due to cooler temperatures, it is considered manageable.

To mitigate seasonal risk:

- A heavier application rate will be applied where required to account for reduced binder flexibility and potential shrinkage during the winter period
- Seal design will be adjusted to suit prevailing conditions (including binder selection and spray rates)
- Works will be programmed to maximise daytime temperatures and minimise risk of early life seal distress

Undertaking the works within this window is preferred over delaying, as:

- Current contractor availability and bitumen supply can be secured
- Deferral would expose the Shire to further price escalation and potential supply uncertainty
- Pavement condition will continue to deteriorate if resealing is delayed

On balance, the approach represents a controlled and acceptable delivery risk, with appropriate engineering adjustments in place to ensure performance outcomes are achieved.

This is considered preferable to the significantly higher risk associated with not delivering the works within the RRG funding timeframe, which may result in loss or reallocation of funding and increased future renewal costs.

Statutory Environment

Procurement has been undertaken through the WALGA Preferred Supplier Panel in accordance with:

- Section 3.57 of the Local Government Act 1995
- Regulation 11(2) of the Local Government (Functions and General) Regulations 1996

The panel was established through a compliant public tender process; therefore, no separate tender process is required.

Strategic Implications

The reseal program aligns with:

- Roads and Transport Asset Management Plan
- Long-Term Financial Plan
- 10 - 15 Year Road Renewal Program

These works are essential to:

- Preserve existing sealed assets
- Avoid significantly higher maintenance costs
- Maintain freight and community access
- Improve network reliability and safety

Policy Implications

Consistent with:

- Shire Purchasing Policy
- Asset Management Policy and Strategy
- Road Asset Management Plan
- WALGA Procurement Framework

Financial Implications

The reseal program is funded within the approved 2025/2026 Roads Program budget and forms part of the Regional Road Group (RRG) Program, which operates on a 2/3 State Government and 1/3 Local Government contribution basis.

The Shire's contribution has been allocated within the current financial year budget, with RRG funding approved for delivery within the same period.

Final costs will be subject to:

- Confirmed treatment areas
- Actual quantities (m² and spray rates)
- Rise and fall provisions (bitumen pricing)
- Aggregate will be supplied by the Shire.

It is noted that RRG funding is subject to strict expenditure timeframes, and any inability to deliver the program within the current financial year may result in:

- Reallocation or loss of funding
- Carry forward uncertainty
- Increased financial exposure to the Shire for deferred works

Accordingly, timely delivery of the reseal program is critical to ensure full utilisation of available external funding and to avoid additional unfunded renewal liabilities.

Risk Implications

Risk Category	Description	Rating (Consequence x Likelihood)	Mitigation Action
Health/People	NIL		NIL
Financial Impact	Delay leading to increased deterioration and higher maintenance costs	Moderate	Project funded and scheduled within current financial year
Service Interruption	Temporary traffic delays during sealing works	Low	Traffic management and staged delivery
Compliance	Procurement non-compliance	Low	Procurement undertaken via WALGA Panel
Reputational	Community concern if road condition declines	Low	Proactive asset preservation strategy
Property	Nil		Nil
Environment	Nil		Nil

Risk Matrix						
Consequence		Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

Officer Recommendation

That Council:

- 1. Accept the tender from Bitutek Pty Ltd under the WALGA Preferred Supplier Panel for full, service resealing works on Bodallin North Road and Marvel Loch Forrestania Road; and**
- 2. Authorise the Chief Executive Officer to enter into a contract for the delivery of these works within the approved 2025/2026 budget.**

11. APPLICATIONS FOR LEAVE OF ABSENCE

12. MOTIONS FOR WHICH PREVIOUS NOTICE HAS BEEN GIVEN

13. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING

Recommendation:

That Council introduces a late items as presented.

13. Reporting Officer - Executive Manager Infrastructure

13.1 House Construction 10 Leo Street, Southern Cross

File Reference

Disclosure of Interest

Nil

Voting Requirements

Absolute Majority

Attachments

Nil

Purpose of Report

To update Council on the delivery approach for the construction of the staff house at 10 Leo Street and to seek direction to proceed with negotiations with modular suppliers following reassessment of in, house delivery costs.

Background

Council previously considered the construction of a new 3x2 staff house at 10 Leo Street through a tender process conducted via the WALGA Preferred Supplier Panel.

Two conforming tenders were received, both based on modular construction. Council resolved to reject all tenders and pursue an in, house kit home build to maintain employment for Council staff and local trades while delivering the project within budget.

Following this decision, and informed by recent experience with the Executive House project, staff undertook a more detailed review of the full cost to deliver a completed dwelling. This review identified that the total project cost is driven largely by site establishment works rather than the dwelling itself.

Based on this assessment, staff found that modular construction provides a more cost, effective and lower, risk delivery option compared to an in, house kit home build.

Comment

Based on this assessment, proceeding with an in, house build presents an increased risk of cost overruns and extended delivery timeframes.

Accordingly, staff have reconsidered the modular construction option originally tendered. While modular construction has a shorter asset life and reduced internal labour requirements, it provides:

- greater cost certainty
- reduced site risk
- shorter construction timeframe
- improved delivery certainty for staff housing

As Council previously rejected all tenders, the procurement process is now closed. As the original process was undertaken through a WALGA Preferred Supplier Panel, staff are able to enter into direct negotiations with the original tenderers (Modular WA and Evoke Living Homes) to refine scope, pricing and delivery without the need to re-tender.

Council has an available budget allocation of approximately \$523,000 for the project to commence works in the current financial year. Staff propose to utilise this allocation to progress procurement and progress procurement and advance the delivery of the project

Due to the timing of the project, any shortfall between the available budget and final project cost will be incorporated into the 2026/2027 budget, ensuring the dwelling can be completed to Council's required standard.

Accordingly, staff are seeking Council's support to proceed with the project under this delivery approach, rather than approval of a fixed contract sum at this stage.

Statutory Environment

- Local Government Act 1995: Section 3.57 (Tenders for providing goods and services)
- Local Government (Functions and General) Regulations 1996
- WALGA Preferred Supplier Panel PSP012: Construction and Building Environments

As the original tender process has been formally rejected, Council may proceed with an alternative procurement approach. Engagement with pre-qualified suppliers under the WALGA panel allows direct negotiation while maintaining compliance with procurement requirements.

Strategic Implications

The provision of suitable staff housing remains critical to:

- attracting and retaining staff
- supporting service delivery across the Shire
- maintaining a modern and functional housing portfolio

Timely delivery of staff housing is considered a priority to support ongoing operations.

Policy Implications

- Finance Policy 3.5: Purchasing and Tendering
- Asset Management Policy

The proposed approach remains consistent with Council policy and procurement frameworks through use of the WALGA Preferred Supplier Panel.

Financial Implications

Funding for the construction of a staff house at 10 Leo Street was previously allocated within the 2025/2026 budget.

Based on quotations received and further assessment of the full project scope, the in, house kit home build option is considered to be well beyond the current budget provision once all site establishment works are included.

The primary cost pressures relate to site works, including retaining, drainage, earthworks, access, and external establishment, rather than the dwelling structure itself.

Council has an available budget allocation of approximately \$523,000, which staff propose to utilise to progress procurement and commence delivery of the project in the current financial year under a modular construction approach.

Due to the timing of the project, any additional funding required to complete the dwelling will be incorporated into the 2026/2027 budget process for Council consideration.

Risk Implications

Risk Category	Description	Rating	Mitigation Action
Financial Impact	Total project cost exceeding budget due to site establishment requirements	Moderate (6)	Confirm full scope and external works prior to commitment; negotiate fixed pricing where possible
Service Interruption	Delay in delivery of staff housing impacting recruitment and service delivery	Moderate (8)	Progress negotiations and confirm delivery timeframe to minimise delay
Compliance	Procurement process not aligned with legislation following tender rejection	Low (2)	Document tender rejection and proceed via WALGA Preferred Supplier Panel negotiation
Reputational	Perception of project delays or change in delivery approach	Low (3)	Provide clear justification and transparent reporting to Council
Property	Reduced asset life for modular construction compared to in-situ build	Moderate (6)	Consider lifecycle cost in decision making and future renewal planning
Environment	Nil		Nil

Risk Matrix						
Consequence		Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

Officer Recommendation

That Council:

1. *Notes the updated assessment of costs associated with the construction of a staff house at 10 Leo Street.*
2. *Supports staff proceeding with procurement and delivery of the project utilising the current budget allocation of approximately \$523,000.*
3. *Authorises the Chief Executive Officer to enter into negotiations with Modular WA and Evoke Living Homes to finalise scope, pricing, and delivery of a modular dwelling.*
4. *Any budget shortfall required to complete the project will be incorporated into the 2026/2027 budget process for Council consideration.*

13. Reporting Officer - Regulatory Services Officer

13.2 Proposed Outbuilding - Lot 19 (No 56) McInnes Street, Moorine Rock

File Reference

Author	Kelly Watts
Disclosure of Interest	Nil
Voting Requirements	Simple Majority
Attachments	1. Revised site plan 2. Site photos

Purpose of Report

Council is to consider a planning application for an outbuilding on Lot 19 (No 56) McInnes Street, Moorine Rock.

Background

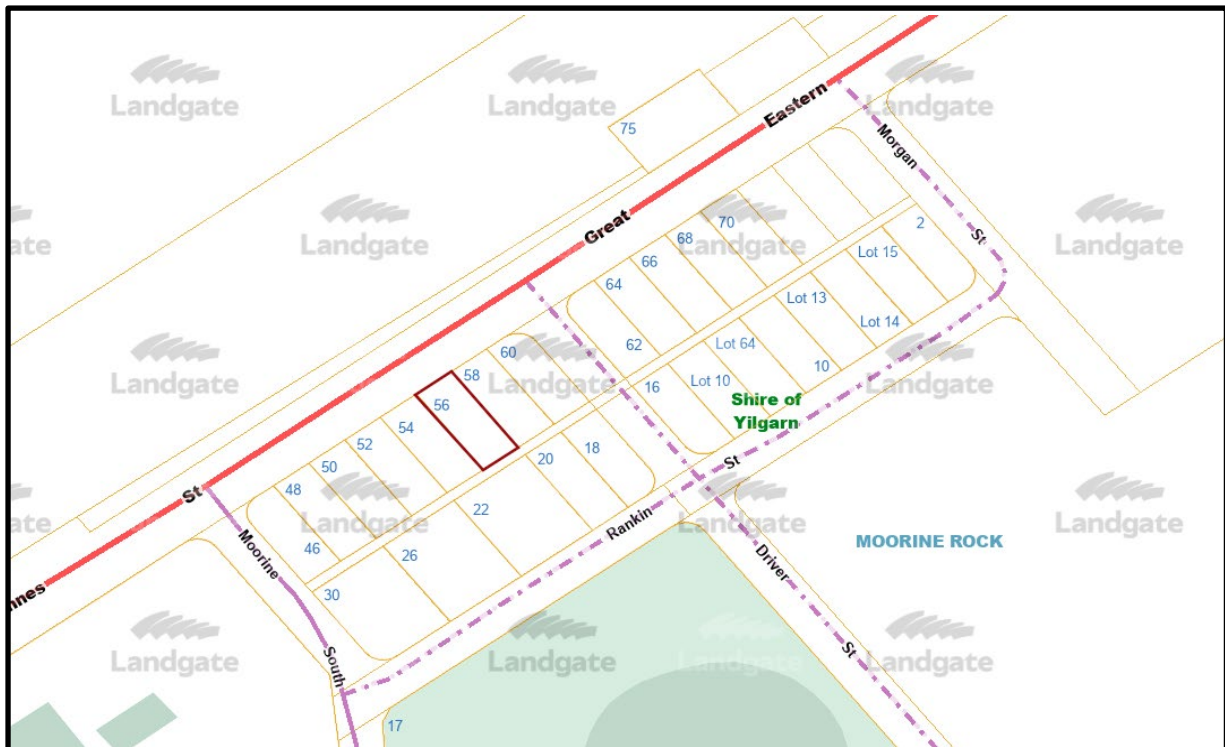
- **Location and Existing Development**

Lot 19 is a vacant block. It has an area of 1012m².

The lot is located McInnes Street/ Great Eastern HWY in the Moorine Rock townsite.

The lot to the East (of Lot 19) is the Moorine Rock hotel. The property to the West is owned by the Shire of Yilgarn and contains the Moorine Rock Bush Fire Shed and Public Toilets. The property that shares a rear boundary with Lot 19 is vacant land in private ownership.

A location plan is included **over page** for ease of reference.



Above: Location Plan



Above: Aerial Plan

Comment

- **Zoning and Scheme requirements**

Lot 19 is zoned Townsite under the Shire of Yilgarn Town Planning Scheme No 2 (the Scheme). Stating;

- To be used primarily for residential development, different forms of accommodation and public recreation.
- The local government may consider uses in accordance with Table 1-Zoning Table where they may benefit the community and / or will not result in a negative impact on amenity

The proposed outbuilding requires planning approval as it entails variations to the Residential Design Codes.

- **Description of Application**

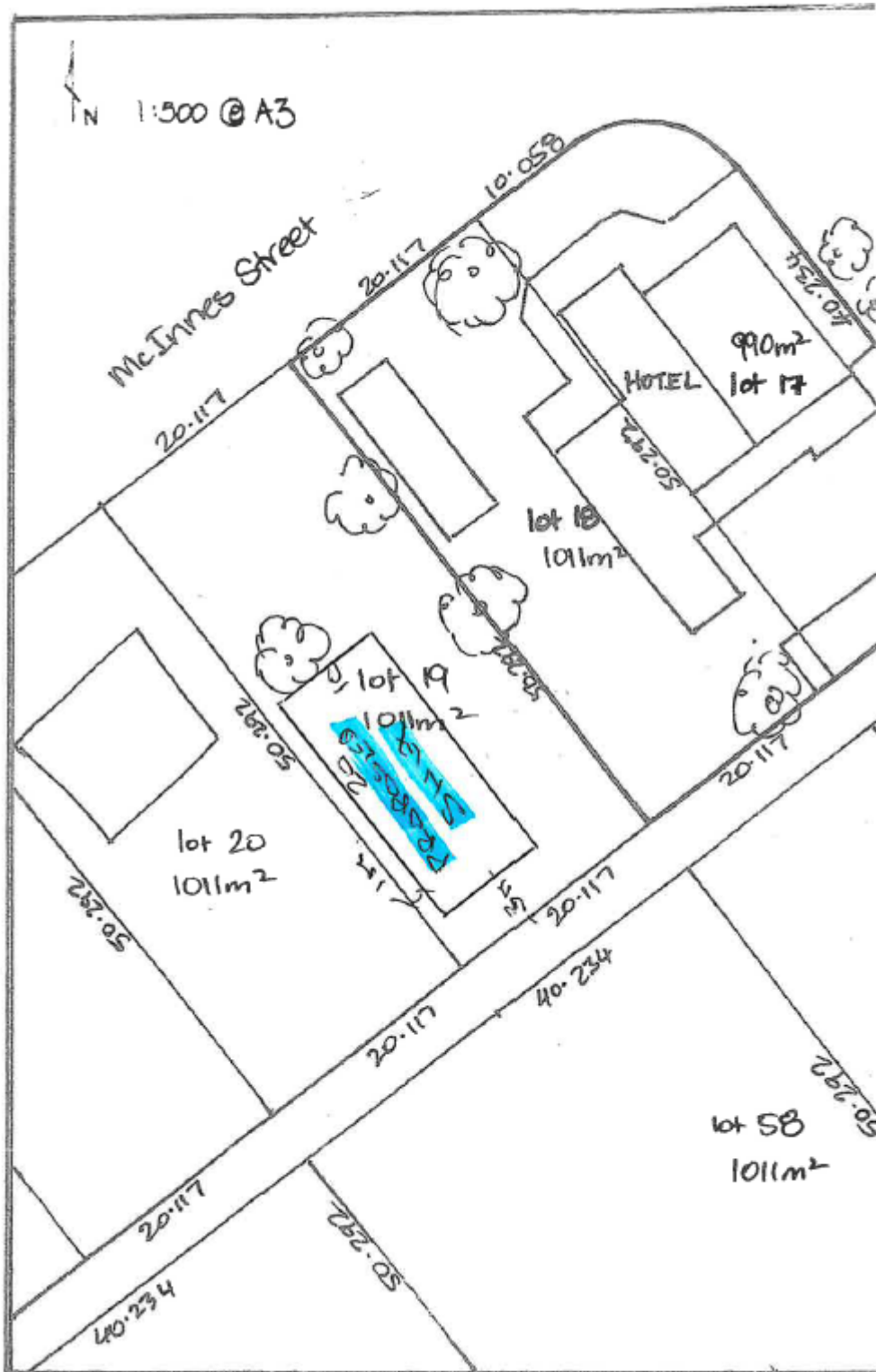
The outbuilding is proposed to the rear of the existing dwelling in the south east portion of Lot 19.

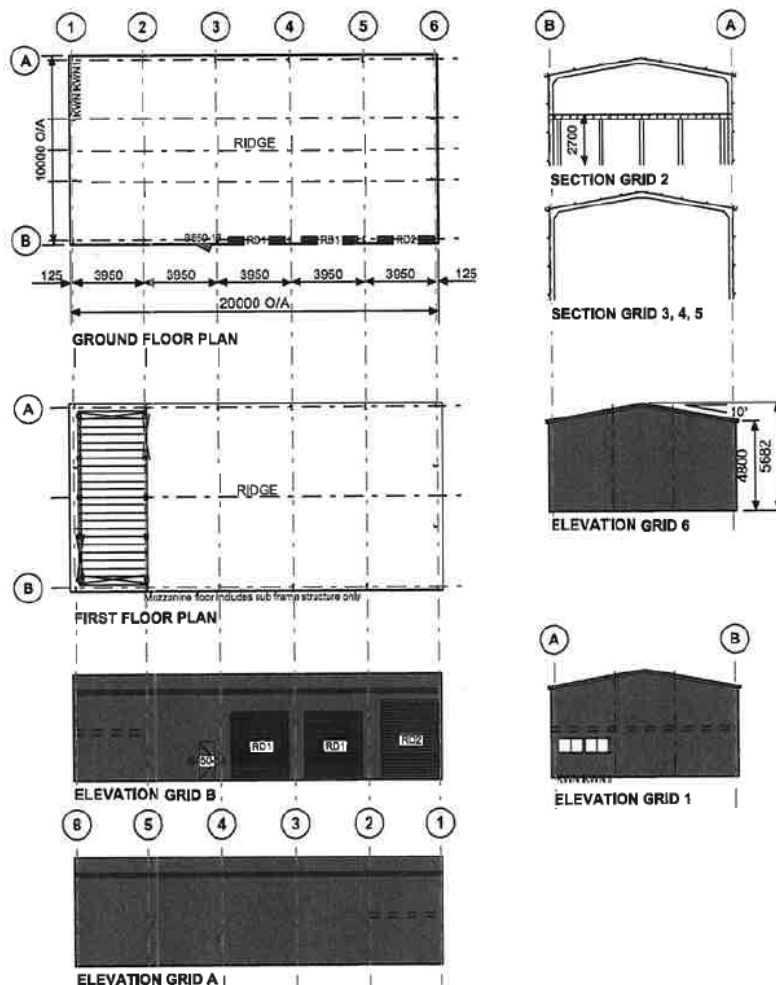
The outbuilding will have a total floor area of 200m². Proposed to have a wall height of 4.8 metres and a height of 5.682 metres to the roof.

The owner has advised that the building will be used to store his own personal cars.

A site plan is included below for ease of reference. - refer [Attachment 1](#).

Attachment 1: Site Plan





Statutory Environment

Planning and Development (Local Planning Schemes) Regulations 2015 - The *Planning and Development (Local Planning Schemes) Regulations 2015* were gazetted on 25 August 2015, and became effective on 19 October 2015.

The Regulations include 'Deemed Provisions' that automatically apply and override parts of the Shire of Yilgarn Town Planning Scheme No 3.

Clause 61 lists development that is exempt from the need for planning approval, including outbuildings that are ancillary to a dwelling and comply with the 'deemed to comply' requirements of the Residential Design Codes. This application requires planning approval as it entails variations to the Residential Design Codes.

Clause 67 outlines 'matters to be considered by Council' including and not limited to the aims and provisions of the Scheme, orderly and proper planning, any approved state policy, a local planning strategy, a local planning policy, the compatibility of the development with its setting

including to development on adjoining land, amenity, loading, access, traffic and any submissions received on a proposal.

Shire of Yilgarn Town Planning Scheme No 2 – explained in the body of this report.

Clause 1.8.2: Where a word or term is defined in the Residential Planning Codes then notwithstanding anything else in the Scheme that word or term when used in respect of residential development has the meaning given to it in the Residential Planning Codes

Strategic Implications

Approval of the development will set a precedent for similarly sized outbuildings on larger lots in the Residential zone.

Policy Implications

Nil.

Financial Implications

Nil.

Risk Implications

There are no known risks associated with the proposed development.

Risk Category	Description	Rating (Consequence x Likelihood)	Mitigation Action
Health/People	Nil	Nil	Nil
Financial Impact	Nil	Nil	Nil
Service Interruption	Nil	Nil	Nil
Compliance	Nil	Nil	Nil
Reputational	Nil	Nil	Nil
Property	Nil	Nil	Nil
Environment	Nil	Nil	Nil

Risk Matrix						
Consequence		Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

Recommendation

That Council approve the application for an outbuilding on Lot 19 (No 56) McInnes Street, Moorine Rock subject to the following conditions and footnote:

- 1. All stormwater from roofed and paved areas shall be collected and disposed of on-site and any associated drains and soak wells shall be maintained in a clean and clear condition. All drainage to be fully contained within the property boundaries with no water discharge into adjacent land or the rear laneway.*
- 2. The outbuilding is approved for non-habitable purposes only and not for any commercial use or activities.*
- 3. If the development the subject of this approval is not substantially commenced within a period of 2 years, the approval shall lapse and be of no further effect.*

Footnote:

- (i) This is a planning consent only and owners need a separate building permit approval prior to commencing any site works or construction.*

14. MEETING CLOSED TO THE PUBLIC - CONFIDENTIAL ITEMS

15. CLOSURE