



Attachments

Ordinary Council Meeting
Wednesday 18 February 2026

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Date	Wednesday 18 February 2026
Time	3:30pm
Location	Shire of Wickepin Council Chambers 77 Wogolin Road, Wickepin WA 6370
Distribution Date	Friday 13 February 2026



7.1.1 Confirmation of Minutes of Previous Ordinary Council Meeting 17 December 2025



Minutes

Ordinary Council Meeting
Wednesday 17 December 2025

UNCONFIRMED

Date	Wednesday 17 December 2025
Time	3:30pm
Location	Shire of Wickepin Council Chambers 77 Wogolin Road, Wickepin WA 6370
Distribution Date	18 December 2025



Notice of Meeting

Please be advised that an Ordinary Council Meeting of the Council of the Shire of Wickepin has been held at 3:30pm on Wednesday 17 December 2025 at the Shire of Wickepin Council Chambers, 77 Wogolin Road, Wickepin WA 6370.

A handwritten signature in black ink, appearing to read "David Burton".

David Burton
Chief Executive Officer
17 December 2025

Disclaimer

No responsibility whatsoever is implied or accepted by the Shire of Wickepin for any act, omission or statement or intimation occurring during council / committee meetings or during formal / informal conversations with Shire of Wickepin employees or representatives. The Shire of Wickepin disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during council / committee meetings or discussions. Any person or legal entity who acts or fails to act in reliance upon any statement does so at that person's or legal entity's own risk.

In particular, and without derogating in any way from the broad disclaimer above, in discussion regarding any planning application or application for a licence, any statement or limitation of approval made by a member, employee or representative of the Shire of Wickepin during the course of any meeting is not intended to be, and is not to be, taken as notice of approval from the Shire of Wickepin. The Shire of Wickepin warns anyone who has an application lodged with the Shire of Wickepin must obtain, and only should rely on, written confirmation of the outcome of the application, and any conditions attaching to the decision made by the Shire of Wickepin in respect of the application.

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1 Declaration of Opening

The Presiding Member declared the meeting open at 3.50pm

The Presiding Member announced that the meeting is being recorded in accordance with section 14I of the Local Government Administrations Regulations 1996. The recordings will be made publicly available and serve as a public record of proceedings.

While section 9.57A of the Local Government Act 1995 provides the Local Government with limited protection from defamation liability for content published on its official website as part of a broadcast or recording of council proceedings, this does not extend to elected members or employees and I encourage all participants to ensure their contributions are respectful, professional, and consistent with the standards expected of Council meetings. Please remember that all comments will form part of the public record.

2 Attendance

2.1 Present

Councillors

J Russell
T Miller
W Astbury
F Allan
J Mearns
L Corke
D Gaul

President
Deputy President
Councillor
Councillor
Councillor
Councillor
Councillor

Employees

D Burton
E Clement
G Cross

Chief Executive Officer
Deputy Chief Executive Officer
Manager Works & Services

3 Public Question Time

3.1 Responses to Previous Public Questions Taken on Notice

Nil

3.2 Public Question Time

Nil

4 Apologies and Leave of Absence

4.1 Apologies

Nil

4.2 Previously Approved Leave of Absence

Nil

4.3 Requests for Leave of Absence

Nil

5 Petitions, Memorials and Deputations

5.1 Petitions

Nil

5.2 Memorials

Nil

5.3 Deputations

Nil

6 Declarations of Councillors and Officers Interest

A member or officer who has an impartiality, proximity or financial interest in any matter to be discussed at this meeting must disclose the nature of the interest either in a written notice given to the Chief Executive Officer prior to the meeting or at the meeting immediately before the matter is discussed.

A member who makes a disclosure in respect to an interest must not preside at the part of the meeting which deals with the matter, or participate in, or be present during, any discussion or decision-making process relative to the matter, unless the disclosing member is permitted to do so under Section 5.68 or Section 5.69 of the *Local Government Act 1995*.

The following declarations of interest have been disclosed -

Item	Item Title	Councillor/Officer	Interest	Reason
13.3	Australia Day Awards	Cr Ty Miller	Impartiality	Interest arriving from Kinship

7 Confirmation of Minutes of Previous Meetings

7.1 Minutes of the Ordinary Council Meeting held Wednesday 19 November 2025

Officer Recommendation

That Council confirms the minutes of the Ordinary Council Meeting held on Wednesday 19 November 2025, as included in Attachment 7.1.1, as a true and accurate record.

Council Decision

Resolution	OCM-171225-01
Moved	Cr Allan
Second	Cr Mearns

That Council confirms the minutes of the Ordinary Council Meeting held on Wednesday 19 November 2025, as included in Attachment 7.1.1, as a true and accurate record.

Carried	7/0
For	Cr J Russell, Cr T Miller, Cr F Allan, Cr J Mearns, Cr Astbury, Cr L Corke, Cr D Gaul
Against	Nil

8 Motions of Which Notice Has Been Given

9 Receipt of Committee Minutes or Reports and Consideration of Recommendations

9.1 Minutes of the RoeROC Meeting held Thursday 4 December 2025

Officer Recommendation

That Council accepts the Minutes of the RoeROC Meeting held Thursday 4 December 2025, as included in Attachment 9.1.1..

Council Decision

Resolution	OCM-171225-02
Moved	Cr Miller
Second	Cr Allan

That Council accepts the Minutes of the RoeROC Meeting held Thursday 4 December 2025, as included in Attachment 9.1.1.

Carried	7/0
For	Cr J Russell, Cr T Miller, Cr F Allan, Cr J Mearns, Cr Astbury, Cr L Corke, Cr D Gaul
Against	Nil

10 Report by the President

Farewell is in order for CSO Alyssa Burnane, who has resigned for a more relevant employment role for herself outside of Local Government.

Also farewell to ESO Jordyn Harvey, who is moving back to Perth.

Council wishes the girls all the best for their future endeavours, and Thanks them for their efforts and dedication to the Administrative Staff.

Friday 21st November saw CEO David and myself travel to Brookton for the Central Country Zone of WALGA meeting. The bi-annual elections of office bearers was held and I am proud to have been nominated once again to hold a seat for the next 2 years on the Executive Committee of the Central Country Zone.

Thursday 27th November the Board members of the Federal Grants Commission held a public meeting at Wickepin where they explained the Federal Assistance Grant Scheme, and how the funds were calculated annually for our Shire.

Tuesday 2nd December, I attended the Audit Exit Meeting with AMD Chartered Accountants and the OAG, via Teams, alongside CEO David and DCEO Erika where the finalisation of the audit of the Shire of Wickepin's 2024-25 financial year took place. Council will receive these reports at the December ordinary Council meeting and will be able to hold the annual elector's meeting in February 2026.

On Thursday 4th December, CEO David and I attended our inaugural RoeROC meeting at Narembeen.

Friday 5th December saw the annual Wickepin Shire sponsored event, the Senior Citizen's Christmas Lunch, held at the Wickepin Community Centre where approximately 70 guests celebrated the upcoming Festive Season with their friends and acquaintances.

Many Thanks to the Wickepin Community Resource Centre for organising a very festive event with a lovely meal and to the fantastic team of volunteers who assisted with their time to make the day a wonderful one for the older residents of our shire.

Along with CEO David, I attended the Wickepin Primary School end of year presentations on Wednesday 10th December.

Thank you to Cr Allan and Cr Corke who will be council representatives at the Yealering Primary School end of year presentations on Wednesday December 17th.

Congratulations to all of the Award Recipients, and to all of the school staff, students and parents on a wonderful year's work, and best of luck to those students who are moving on from primary school and into the secondary part of their schooling.

Thursday 18th December we will hold the annual year-end Christmas Celebration of Council and Staff, a great evening for all to reflect on the past year's achievements and to look forward to the challenges of the year to come.

A Huge Thank You goes to all of our Staff of the for accomplishing a wonderful year's work - to the girls and guys in the administration office, who have been wonderful supports to executive management, and to our fantastic team of outside crew who continue to work to their very high standard and have our Shire looking great.

Council is very proud to have a great staff to work alongside.

Thank You also to my fellow Councillors for your wonderful efforts and support throughout the year in what has been a relatively smooth and very productive year.

I am very proud to be a part of a great team of Community Leaders.

Merry Christmas and a Safe and Happy New Year to All.



11 Report by the Chief Executive Officer

21 st November	Central Country Zone – We raised several items as part of the discussion with regards to Regional Allowance for CEOs and WALGA Tourism Advocacy. We have been advised that some of our changes have been accepted at the WALGA State Council Meeting
25 th November	Fire Hazard Inspections, final notice given to remove hazards – Penalty will apply for no action.
26 th November	Meeting with Heather Tobin for Ignite Wicky – discussion on Shire assistance. Concerns with drainage near food vans and extra camping for the event. Also consideration of AstroTourism event as part of day.
27 th November	Grants Commission representation.
2 nd December	Meeting with HC Constructions for maintenance items at Wickepin and Yealering – awaiting quote. Audit Exit Meeting with Auditors.
3 rd December	Toolbox Meeting and Safety Meeting- Outside staff
4 th December	RoeROC Meeting – Minutes presented from first meeting with Wickepin.
5 th December	Meeting with P Stribling – Yealering Caravan Park Caretaker. Interview – ESO position
8 th December	Meeting with Cr Mearns and Cr Gaull – General Items – discussion on Caravan Park Meeting with CRC Exec Officer – General items.
10 th December	Wickepin Primary School Presentation. Interview – Customer Services Officer.
11 th December	Meeting with Local Police

Delegations exercised –

No.	Delegation Name	Delegation To	Delegation Exercised	When Exercised	Persons Affected
A1	Cheque Signing and Account Authorisation	CEO			CEO, DCEO
A2	Septic Tank Application Approvals	EHO			
A3	Building Approvals	BO			
A4	Roadside Advertising	CEO			
A5	Application for Planning Consent	CEO			
A6	Appointment and Termination of Staff	CEO			
A7	Rates Recovery – Instalment Payments	CEO			
A8	Issue of Orders	CEO			
A9	Legal Advice	CEO			
A10	Permits to Use Explosives	CEO			
A11	Street Stalls	CEO			
A12	Liquor Consumption on Shire Owned Property	CEO	Alcohol Consumption Approval – Wickepin Community Centre, 21 December 2025, WICKEPIN PLAYGROUP	6/11/2025	CEO
A13	Hire of Community Halls / Community Centre	CEO	Fee Waiver Approval – Wickepin Community Centre, Wickepin Community Christmas Tree 21 December 2025 WICKEPIN PLAYGROUP Fee Waiver Approval – Wickepin Community Centre, Sprayer Setup workshop 12 February 2026 FACEY GROUP	7/11/2025 7/11/2025	CEO CEO
A14	The Food Act 2008 and the Food Regulations 2009	CEO			
A15	The Public Health Act 2016	CEO			
A16	Sponsorship, contributions and donations to sporting and community groups	CEO			

12 Notices of Motions for the Following Meeting

13 Reports and Information

13.1 Monthly Schedule of Accounts Paid – November 2025

Submission to	Ordinary Council Meeting
Location / Address	-
Name of Applicant	-
File Reference	FM.FR.1212
Author	E Clement – Deputy Chief Executive Officer
Interest Disclosures	The author has no financial, proximity or impartiality interests in this item.
Report Written Date	4 December 2025
Attachments	Attachment 13.1.1 – Monthly Schedule of Accounts Paid – November 2025

Summary

Council is required to have a Schedule of Accounts Paid produced each month containing relevant information, as legislated.

The purpose of this report is to present the –

- Schedule of Creditor Accounts Paid, including Corporate Credit Card Reconciliations, for November 2025.

Council is requested to confirm the Monthly Schedule of Accounts Paid, as included in the attachments.

Background

The *Local Government (Financial Management) Regulations 1996* requires Shire officers to, monthly and within a prescribed timeframe, prepare a schedule of payments made from the Municipal Fund and the Trust Fund and present this to Council for confirmation.

Comments

Shire officers have prepared the Monthly Schedule of Accounts Paid, in accordance with legislative requirements, and is contained in **Attachment 13.1.1**.

The schedule of accounts, covering vouchers as listed below, have been checked and are fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices computation, and costings and the amounts shown have been remitted.

For the month under review the following summarised details are presented –

Municipal Fund	Vouchers	Amounts
Electronic Funds Transfer	EFT 15783-15853	\$371,861.18
Cheques	16029-16031	\$ 16,159.42
Direct Deductions	November 2025	\$238.00
Superannuation	November 2025	\$16,325.74
Credit Card	November 2025	\$2,601.05
BPay Payments	November 2025	\$ 1,719.80
Payroll	November 2025	\$97,450.00
Licensing	November 2025	\$29,706.75
Municipal Fund Total		\$535,521.94
Trust Fund		
Electronic Funds Transfer	EFT 15852	\$120.00
Cheques		\$
Trust Fund Total		\$120.00
Total		\$535,641.94

Statutory Environment

Local Government (Financial Management) Regulations 1996 – Regulation 13. Payments from municipal fund or trust fund by CEO, CEO's duties as to etc.

Where the local government has delegated to the Chief Executive Officer the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the Chief Executive Officer is to be prepared each month showing details for each account paid.

This list is to be presented to the council at the next ordinary meeting of the council and recorded in the minutes.

Policy Implications

Council Policy 3.1.7 – EFT Payment and Cheque Issue

Council has authorised the Chief Executive Officer to make payments from the municipal fund and the trust fund.

Financial Implications

Current Financial Year

Payments included on the Schedule of Accounts Paid have been undertaken in accordance with appropriate processes and the Annual Budget.

Future Financial Years

Nil

Strategic Implications

Goal - Governance

Objective:	11	We are proactive about collaboration and forward planning our future success
Strategy	11.2	Long Term Financial Plan is reviewed on a regular basis
	11.3	Ensure integrated planning documents remain current via regular reviews

Voting Requirement

Simple majority

Officer Recommendation

*That Council, pursuant to Regulation 13 of the Local Government (Financial Management) Regulations 1996 acknowledges payments from the Municipal Fund of \$535,621.94 and Trust of \$120.00 for November 2025, as included in **Attachment 13.1.1**.*

Council Decision

Resolution **OCM-171225-03**

Moved **Cr Astbury**

Second **Cr Gaul**

That Council, pursuant to Regulation 13 of the Local Government (Financial Management) Regulations 1996 acknowledges payments from the Municipal Fund of \$535,621.94 and Trust of \$120.00 for November 2025, as included in Attachment 13.1.1.

Carried 7/0

For Cr J Russell, Cr T Miller, Cr F Allan, Cr J Mearns, Cr W Astbury, Cr L Corke, Cr D Gaul

Against Nil

13.2 Statement of Financial Activity – November 2025

Submission to	Ordinary Council Meeting
Location / Address	-
Name of Applicant	-
File Reference	FM.FR.1212
Author	E Clement – Deputy Chief Executive Officer
Interest Disclosures	The author has no financial, proximity or impartiality interests in this item.
Report Written Date	4 December 2025
Attachments	Attachment 13.2.1 - Statement of Financial Activity – November 2025

Summary

Council is required to have a Statement of Financial Activity produced each month containing relevant information, as legislated.

The purpose of this report is to present the Statement of Financial Activity for the period ended November 2025.

Council is requested to accept the Statement of Financial Activity.

Background

The *Local Government (Financial Management) Regulations 1996* require Shire officers, monthly and within a prescribed timeframe, to prepare financial reports covering prescribed information and present these to Council.

Comments

Shire officers have prepared the Statement of Financial Activity, and supporting documentation, in accordance with legislative requirements, and is contained in **Attachment 13.2.1**.

Statutory Environment

Local Government Act 1995 – Section 6.4 Financial report

Local governments are required to prepare and present financial reports, on an annual basis and at any other time, and in any other format, as prescribed.

Local Government (Financial Management) Regulations 1996 – Regulation 34 Financial activity statement required each month (Act s. 6.4)

Shire officers are to prepare each month a statement of financial activity reporting on revenue and expenditure as set out in the annual budget. Each statement of financial activity is to be accompanied by information explaining the composition of net assets less committed and restricted assets, any material variances and any other supporting information considered relevant.

Policy Implications

Council Policy 3.1.14.2 – Monthly Financial Reporting

The Chief Executive Officer shall ensure a monthly statement of financial activity complies with all aspects of the Act and *Local Government (Financial Management) Regulations 1996*.

Financial ImplicationsCurrent Financial Year

Commentary on the current financial position is outlined within the body of the attached reports.

Future Financial Years

Nil

Strategic Implications**Goal - Governance**

Objective:	11	We are proactive about collaboration and forward planning our future success
Strategy	11.2	Long Term Financial Plan is reviewed on a regular basis
	11.3	Ensure integrated planning documents remain current via regular reviews

Voting Requirement

Simple Majority

Officer Recommendation

*That Council, pursuant to Regulation 34 of the Local Government (Financial Management) Regulations 1996, accepts the Statement of Financial Activity and associated documentation for the period ending November 2025, as included in **Attachment 13.2.1**.*

Council Decision

Resolution **OCM-171225-04**

Moved **Cr Mearns**

Second **Cr Allan**

That Council, pursuant to Regulation 34 of the Local Government (Financial Management) Regulations 1996, accepts the Statement of Financial Activity and associated documentation for the period ending November 2025, as included in Attachment 13.2.1.

Carried **7/0**

For **Cr J Russell, Cr T Miller, Cr F Allan, Cr J Mearns, Cr W Astbury, Cr L Corke, Cr D Gaul**

Against **Nil**

13.3 Australia Day Awards 2025

Submission to	Ordinary Council Meeting
Location / Address	Whole Shire
Name of Applicant	-
File Reference	CR.MEE.211
Author	D Burton – Chief Executive Officer
Interest Disclosures	The author has no financial, proximity or impartiality interests in this item.
Report Written Date	2 December 2025
Attachments	CONFIDENTIAL Attachment 13.3.1 – Citizen of the Year Nominations 2025

Summary

The purpose of this report is for the Council to endorse the selected winners for the Australia Day Awards 2025, based on the nominations received from the community. The Council is asked to formally approve the nominated individuals as winners for this year's awards.

Background

The Shire of Wickepin called for nominations for community members to be recognised for their individual and group for their community achievements within the district. The Awards acknowledge those individuals or groups who have made a marked contribution over the past year and celebrate those organisations who have given outstanding service to the community. Members of the public have submitted their nominations for the 2025 Awards.

Nominations closed on 7th November 2025. The following awards and selection guidelines are:

Citizen of the Year

Persons who have made a noteworthy contribution during the current year and/or given outstanding service to the community over a number of years, be it through commerce, tourism, sport, volunteer work etc, shall be eligible.

Senior Citizen of the Year

Persons who have made a noteworthy contribution during the current year and/or given outstanding service to the community over a number of years, be it through commerce, tourism, sport, volunteer work etc, shall be eligible, the person must be over 65 years of age on January 26, 2026.

Youth Citizen of the Year

Young persons who have achieved or received a significant honour, be it academic, commerce, tourism, sport, trade, volunteer work, etc or made a noteworthy contribution during the current year, and their primary place of residence is within the Shire of Wickepin, shall be eligible. To be eligible the person must not be more than 25 years of age on 26 January 2026.

Community Group of the Year

The award is available to community groups of four or more people who:

- Perform a service to the community;
- Raise funds for a community charity/event/project;
- Conduct a successful project, event or activity; or
- Bring credit/recognition to a community through a cultural, environmental or sporting achievement.

Comments

The Australia Day Awards are a way for the Shire to formally recognise individuals and Community Groups who contribute to the overall wellbeing and fabric of the Community through a significant contribution to the Shire in the preceding year. Names have been quarantined until the Australia Day Breakfast 2026 where the awards will be presented.

The following nominations were received at the Shire, 2 nominations for Citizen of the Year, 1 for Senior Citizen of the Year, 1 for Community Group of the Year. There were no nominations for the Youth Citizen of the Year. Therefore, with no nomination for this category, there will be no acknowledgment for 2025.

In determining the award recipients, it is recommended that the Council endorse the nominations presented. All nominations received are contained within **Confidential Attachment 13.3.1**.

Statutory Environment

There are no legislative/statutory implications relative to this report.

Policy Implications

There are no current policies that relate to this item.

Financial Implications

Any financial contribution is allocated in the current annual budget for the Australia Day celebrations.

Strategic Implications

Goal - Community

Objective: 9 Our communities are engaged, have a healthy lifestyle and are safe
Strategy 9.1 Advocate for quality health and community services

Voting Requirement

Simple majority

Officer Recommendation

That Council endorses the recipients (with names withheld) for the Australia Day Community Awards 2025 as reflected and listed below:

<i>Citizen of the Year</i>	<i>Name withheld until after event</i>
<i>Senior Citizen of the Year</i>	<i>Name withheld until after event</i>
<i>Community Group of the Year</i>	<i>Name withheld until after event</i>
<i>Youth Citizen of the Year</i>	<i>No nomination received – Nil</i>

Council Decision**Resolution** **OCM-171225-05****Moved** **Cr Allan****Second** **Cr Gaul**

That Council endorses the recipients (with names withheld) for the Australia Day Community Awards 2025 as reflected and listed below:

Citizen of the Year***Name withheld until after event******Senior Citizen of the Year******Name withheld until after event******Community Group of the Year******Name withheld until after event******Youth Citizen of the Year******No nomination received – Nil*****Carried** **7/0****For** **Cr J Russell, Cr T Miller, Cr F Allan, Cr J Mearns, Cr W Astbury, Cr L Corke, Cr D Gaul****Against** **Nil**

CR Miller declared an impartiality interest due to a family connection. While Cr Miller voted on the matter Cr Miller did not take part in the selection process.

13.4 Annual Report and Annual Financial Report 2024/2025

Submission to	Ordinary Council Meeting
Location / Address	-
Name of Applicant	-
File Reference	FM.FR.1211
Author	E Clement – Deputy Chief Executive Officer
Interest Disclosures	-
Report Written Date	2 December 2025
Attachments	Attachment 13.4.1 – Annual Report 2024/25

Summary

Following receipt of the Independent Audit Report from the Office of the Auditor General, the Annual Report including the Annual Financial Statements has been prepared in accordance with Section 5.53 of the Local Government Act.

The Annual Report is being presented to Council via Council's Audit and Governance Committee which is meeting prior to the Council Meeting. This agenda item has been prepared on the assumption the Audit and Governance Committee will be recommending to Council the acceptance of the Annual Report.

Council is requested to receive the Annual Report for the 2024/2025 financial year and set a date for the Annual General Meeting of Electors.

Background

The Local Government Act requires a local government to prepare each financial year an Annual Report that includes the Annual Financial Statements.

The Shire President (representing the Audit and Governance Committee), Chief Executive Officer and Deputy Chief Executive Officer met by teams meeting with the auditor and representative from the Office of the Auditor General on 2 December 2025.

The annual report is to contain –

- A report from the Mayor or President,
- A report from the Chief Executive Officer,
- An overview of the plan for the future of the district, including major initiatives which are proposed to commence or to continue in the next financial year,
- The financial report for the financial year,
- Such information as may be prescribed in relation to the payments made to employees,
- The auditor's report for the financial year,
- A report on *Disability Services Act 1993* matters,
- Details on complaints made associated with minor breaches, and
- Other matters which may be prescribed.

The annual report, which is presented to council, contains the required information, as legislated.

Comments

The final Audit Report was received on 4 December 2025. Section 5.54 of the Local Government Act requires a local government to accept the Auditor's report by 31 December with the exception being if

the report is not available in time for that date to be met, the annual report is to be accepted by the local government no later than 2 months after the auditor's report becomes available.

Assuming Council accepts the Auditor's Report and Annual Report it needs to determine a date for the Annual General Meeting of Electors. The CEO is required to provide sufficient public notice of the availability of the Auditor's Report and Annual Report, and the date of the Annual General Meeting of Electors.

Section 5.27 of the Local Government Act requires a general meeting to be held on a day selected by the local government not more than 56 days after the local government accepts the annual report for the previous financial year. Assuming Council accepts the annual report at its December meeting the latest date for the Annual General Meeting of Electors would be 11 February 2025.

Taking into account the above and it is recommended that the Annual General Meeting of Electors be held at Wednesday 4 February 2026 at 5.30pm. Holding the meeting at a later time of 5.30pm may encourage greater attendance by electors.

The Chief Executive Officer is to convene the annual general meeting of electors by providing at least fourteen (14) days' local public notice of the date, time, place and purpose of the meeting.

It is intended to advertise the meeting date via –

- Narrogin Observer
- Social media
- Noticeboards, and
- Shire Website.

The audit of the Shire's 2024/2025 Financial Statements has been conducted in accordance with Australian Auditing Standards and the Auditor has determined that:

Opinion

"I have audited the financial report of the Shire of Wickepin (Shire) which comprises:

- *the statement of financial position as at 30 June 2025, the statement of comprehensive income, statement of changes in equity, statement of cash flows and statement of financial activity for the year then ended*
- *notes comprising a summary of material accounting policies and other explanatory information.*

In my opinion, the financial report:

- *is based on proper accounts and records*
- *presents fairly, in all material respects, the results of the operations of the Shire for the year ended 30 June 2025 and its financial position at the end of that period*
- *is in accordance with the Local Government Act 1995 (the Act) and, to the extent that they are not inconsistent with the Act, Australian Accounting Standards."*

The Basis for Opinion was:

"I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under

those standards are further described in the Auditor's responsibilities for the audit of the financial report section below.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion."

Statutory Environment

Local Government Act 1995

s.5.27(2) calling of Annual General Meeting of Electors

s.5.53 contents of Annual Report

s.5.54 acceptance of Annual Report

s.5.55 and s.5.55A for notice and publication of Annual Report

Policy Implications

Nil

Financial Implications

Expenses associated with advertising and hosting the annual meeting of electors, and producing the annual report, are considered minor and are included in the annual budget.

Strategic Implications

Nil

Voting Requirement

Absolute Majority

Officer Recommendation

That Council:

- 1. Accepts the Annual Report including the Annual Financial Report and Audit Report for the 2024/2025 financial year and gives local public notice of its availability.*
- 2. Schedules the Annual General Meeting of Electors to be held on Wednesday 4 February 2026 in the Council Chambers, commencing at 5.30pm.*

Council Decision

Resolution OCM-171225-06

Moved Cr Mearns

Second Cr Gaul

That Council:

- 1. Accepts the Annual Report including the Annual Financial Report and Audit Report for the 2024/2025 financial year and gives local public notice of its availability.**
- 2. Schedules the Annual General Meeting of Electors to be held on Wednesday 4 February 2026 in the Council Chambers, commencing at 5.30pm.**

Carried 7/0

For Cr J Russell, Cr T Miller, Cr F Allan, Cr J Mearns, Cr W Astbury, Cr L Corke, Cr D Gaul

Against Nil

13.5 ROEROC PROJECTS

Submission to	Ordinary Council Meeting
Location / Address	Wickepin Shire
Name of Applicant	Shire of Wickepin
File Reference	
Author	D Burton - Chief Executive Officer
Interest Disclosures	Nil
Report Written Date	8 th December 2025
Attachments	Nil

Summary

This report is to request that the Shire of Wickepin consider participating in several RoeROC projects that are currently in progress or may be in progress soon, and how this participation can be funded.

Background

As a new member of RoeROC, the Shire of Wickepin has the opportunity to catch up on several RoeROC initiatives, which can have the benefit of being a multi-Shire project and may be more favorable to funding. However, for the Shire of Wickepin to participate in these opportunities, some work will be required to bring the Shire's information up to speed with the RoeROC Shires and also for inclusion in the future funding applications.

In the 2025/26 Annual Budget, an allocation of \$41,000 (\$30,000 joining fee and \$11,000 admin fee) was made for the participation of the Shire of Wickepin in RoeROC. Only \$13,766.85 was required for the Shire joining, leaving a surplus of \$27,233.15.

Comments

RoeROC currently has 3 projects that the Shire of Wickepin may be interested in joining. These include:

- Key Worker Housing
- Share Services – ERP Project
- Disaster Resilience Funding.

Key Worker Housing

RoeROC is submitting a joint application for housing funding under the current Regional Housing Support Fund with a full project application for a total of \$15,663,866 with a co-contribution of \$2,803,201. While the size of the grant may limit their chances as the total pool is only \$25million, RoeROC felt it was important to show the scale of the issue in regional areas. Advice from the RoeROC EO is that several ROC's are looking at making a similar application to push for more funding to be released in the future.

RoeROC has been working in the Key Worker Housing Project for several years and is well advanced in their submission and details of the project. For the Shire of Wickepin to 'catch up' we will be required to complete similar works and also have the final project plan adjusted to include Wickepin. A joint venture can allow for more options in regards to funding, especially when there are project minimums such as the three house requirement for the current funding.

Shared services – ERP Project

With the coming end to the current electronic accounting system used by many Shires, ITVision, local governments are looking at alternatives that can be implemented to replace the current services.

The staff will be looking into this project further, but as Shires' have different timeframes for the change in systems, it may be difficult to complete as a joint project.

Disaster Resilience Funding

RoeROC applied for funding through the Disaster Resilience funding program for multiple generators for evacuation centres. This funding had a minimal spend and single Shires would not likely reach the expenditure minimum. While RoeROC were not successful in receiving funding, further applications are likely to be made.

The Shire of Wickpin can look at joining this project for minimal input, as the application was done in-house by RoeROC. The benefit would be more generators at our evacuation centres, possibly the fuel depot area.

As there is currently excess funds from the joining of RoeROC compared to what was budgeted, \$27,233.15, this funding can be transferred to consultancy and used for drafting the information for Wickpin to join the RoeROC projects.

GOAL – Governance

Objective: 11. We are proactive about collaboration and forward planning our future success

Strategy: 11.1 Participate in regional groupings where value to the Shire of Wickpin can be demonstrated.

Voting Requirement

Absolute Majority

Officer Recommendation

That:

- *Council authorises the transfer of funds from the joining of RoeROC to Consultancy; and*
- *The Chief Executive Officer be authorised to prepare relevant documentation for the Shire to participate in the current RoeROC projects*

Council Decision

Resolution OCM-171225-07

Moved Cr Allan

Second Cr Miller

That Council:

- *Council authorises the transfer of funds from the joining of RoeROC to Consultancy; and*
- *The Chief Executive Officer be authorised to prepare relevant documentation for the Shire to participate in the current RoeROC projects*

Carried 7/0

For Cr J Russell, Cr T Miller, Cr F Allan, Cr J Mearns, Cr W Astbury, Cr L Corke, Cr D Gaul

Against Nil

13.6 Shire of Wickepin Growth Strategy

Submission to	Ordinary Council Meeting
Location / Address	Nil
Name of Applicant	Shire of Wickepin
File Reference	ED.PLA.1
Author	David Burton – Chief Executive Officer
Interest Disclosures	The author/s have no financial, proximity or impartiality interests in this item.
Report Written Date	3 December 2025
Attachments	Attachment 13.7.1 – Shire of Wickepin Growth Strategy

Summary

This report is for the Council to adopt the draft Growth Strategy for the Shire of Wickepin.

Background

Over the last few months, 150 Square has been assisting the Shire of Wickepin with the development of a Growth Strategy to consider opportunities for our towns to grow and take advantage of local resources and information on what is happening in the district.

This information has been collated, along with the Shire's desires for growth, into the Growth Strategy.

Comments

The Growth Strategy is a high-level strategic document that looks at the data of our region, along with the opportunities and desires of the Council for the expansion and growth of our area. It should be noted that the ideas and priorities considered are the larger projects or overall objectives Council is seeking to achieve, not the smaller projects and steps that may be required to assist or further enhance the towns.

7. Growth Strategy Priorities

GROWTH STRATEGY	PRIORITY	IMPACT	DETAILS	SHIRE ROLE	ENABLING PARTNERS
1. Unlock Shire owned residential land	High	High	a) Town Planning Scheme adoption b) Shire of Wickepin Housing Study and include shovel ready options to activate Shire owned land	Deliver	WA Planning Wheatbelt Development Commission
2. Accommodation options and development	High	High	a) Shire of Wickepin Housing Study	Deliver	Wheatbelt Development Commission CBH WA Kaolin
3. Unlock industrial land in Wickepin	High	High	a) Town Planning Scheme adoption b) Business case for industrial land headworks	Deliver	WA Planning
4. Secure investment in enabling infrastructure - digital connectivity	High	High	a) Telstra back up power to exchanges and towers	Advocate	Telstra
5. Enhance liveability - tourism	Medium	High	a) Astro-tourism international accreditation b) 'Dark sky' lamp investment c) Caravan Park development (all towns) d) Noctourism event plan e) Promote natural local attractions - Lake Yealering - Lake Toolibin (DBCA) - Seasonal Wildflowers	Deliver	WA Parks Foundation Astrotourism WA Western Power
6. Enhance liveability - enhance heritage and townscape	Medium	Medium	a) Public Open Space Strategy. b) Main street activation plan for each town for future townscape improvements and enhancing heritage buildings and places.	Deliver	Ignite Wicky and Town Team Movement
7. Enhance liveability	Medium	Low	a) Develop a Community Benefit Framework for Renewable Energy Projects	Deliver	WALGA

As part of the Growth Strategy, several priorities are listed for Council to consider. The shire has already started on several of these projects, and further plans, business cases and details need to be followed up on to take advantage of any funding that can assist the Shire in meeting these goals.

In the coming months, staff will be looking at options for items of the Growth Strategy to be included in forward budgets. This will need to be done over several years, as staffing resources and funding do not have the capacity to cover all projects.

It is recommended that an update on ideas and concepts be brought to the general public as part of the Ignite Wicky display to show how the Shire will be going forward with this project.

Statutory Environment

There are no statutory requirements to this report.

Policy Implications

There are no policy implications to this report.

Financial Implications

There is no cost associated with the adoption of this document; however, individual actions that come from driving the Growth Strategy will need to be costed in future budgets.

Strategic Implications

GOAL - Governance

Objective: 11 We are proactive about collaboration and forward planning our future success

Strategy: 11.3 Ensure integrated planning documents remain current via regular reviews.

Voting Requirement

Simple Majority

Officer Recommendation

That Council;

- 1. Adopts the Shire of Wickepin Growth Strategy; and*
- 2. The Chief Executive Officer develop opportunities and activities to support the Growth Strategy priorities and includes activation in future budgets.*

Council Decision

Resolution OCM-171225-08

Moved Cr Gaul

Second Cr Mearns

That Council:

- 1. Adopts the Shire of Wickepin Growth Strategy; and**
- 2. The Chief Executive Officer develop opportunities and activities to support the Growth Strategy priorities and includes activation in future budgets**

Carried 7/0

For Cr J Russell, Cr T Miller, Cr F Allan, Cr J Mearns, Cr W Astbury, Cr L Corke, Cr D Gaul

Against Nil

13.7 Alternative King's Birthday Public Holiday Date 2026

Submission to	Ordinary Council Meeting
Location / Address	Whole Shire
Name of Applicant	D Burton – Chief Executive Officer
File Reference	GR.SL.7
Author	D Burton – Chief Executive Officer
Interest Disclosures	Nil
Report Written Date	4 December 2025
Attachments	Nil

Summary

The purpose of this report is to inform Council of the option to nominate an alternative day for the King's Birthday public holiday, while recommending that the already declared date be retained. Maintaining the current date helps minimise potential confusion for the community.

Background

A letter was received from the Department of Local Government, Industry Regulation and Safety via their newsletter on 3 December 2025, advising that the Governor has declared the King's Birthday public holiday in 2026 will be observed on Monday, 28 September.

The correspondence also notes that local governments may request an alternative date for the holiday to be observed on a day of local significance within their district.

Comments

Under Section 8 of the Public Holidays Act 1972, local governments may request that a public holiday be observed on an alternative date within their district.

While this option is available, it is recommended that the currently declared date of Monday, 28 September 2026 be maintained. Retaining the state-wide date ensures consistency with neighbouring districts, avoids confusion for local businesses, schools, and community members, and supports coordinated planning for regional and statewide events. This report is provided to ensure Council is aware of the alternative nomination option, even if no change is proposed.

Statutory Environment

Public and Bank Holidays Act 1972

s.8.1 Power of Governor to alter day appointed for a public holiday or bank holiday

Policy Implications

There are no policies that relate to this item.

Financial Implications

There are no financial implications that relate to this item.

Strategic Implications

Nil stated as per email from Department of Local Government, Industry Regulation and Safety on the 3 December 2025.

Voting Requirement

Simple majority

Officer Recommendation

That Council,

Notes the option to nominate an alternative date for the King's Birthday public holiday as provided by the Governor but confirms that the public holiday will remain on Monday, 28 September 2026, to avoid potential confusion for the community.

Council Decision

Resolution OCM-171225-09
Moved Cr Allan
Second Cr Astbury

That Council:

Notes the option to nominate an alternative date for the King's Birthday public holiday as provided by the Governor but confirms that the public holiday will remain on Monday, 28 September 2026, to avoid potential confusion for the community.

Carried 7/0
For Cr J Russell, Cr T Miller, Cr F Allan, Cr J Mearns, Cr W Astbury, Cr L Corke, Cr D Gaul
Against Nil

14 Confidential Reports and Information

15 Urgent Business

15.1 Rescinding of Motion OCM191125-14

Submission to	Ordinary Council Meeting
Location / Address	Whole Shire
Name of Applicant	Shire of Wickepin
File Reference	GS.PRG.1554
Author	Shire of Wickepin
Interest Disclosures	Nil
Report Written Date	17 December 2025
Attachments	Nil

Comment:

Council received advice from the CEO that the preparation of the business case would be rushed and cost approx. \$30,000 and due to the heavy over conscription of the grant funds available, a likelihood of a rushed applicant being successful is extremely limited. A better use of funds would be to do a full business case for future applications.

That Council Motion OCM-191125-14 at the November Meeting as below

“Council Decision

Resolution	OCM-191125-14
Moved	Cr W Astbury
Second	Cr J Mearns

Alternative Motion.

- 1. That Council authorises the Chief Executive Officer to submit a funding application for the Regional Housing Support Fund for 3-4 units at Yarling Court with a contribution of 40% of costs from the Shire of Wickepin.***
- 2. The Ceo make a Loan Application of up to \$500,000 to the WATC to ensure Shire Contribution can be met, as per regulations***

Carried 7/0
For Cr J Russell, Cr T Miller, Cr F Allan, Cr J Mearns, Cr W Astbury, Cr L Corke, Cr D Gaul
Against Nil”

Voting Requirement

Absolute majority

The consideration to rescind the motion was supported by absolute majority of members.

Council Decision OCM-171225-10

Moved **Cr Corke**

Moved **Cr Allan**

Carried 7/0

For **Cr J Russell, Cr T Miller, Cr F Allan, Cr J Mearns, Cr W Astbury, Cr L Corke, Cr D Gaul**

Against **Nil**

16 Closure

With no further business, the Presiding Member declared the meeting closed at 4.07pm.



13.1.1 List of Accounts December 2025

List of Accounts Due & Submitted to Council

December-25

Chq/EFT	Date	Name	Trust	Muni
EFT15893	04/12/2025	Building Construction Industry Training Fund	\$ 63.09	
EFT15894	04/12/2025	SHIRE OF WICKEPIN	\$ 8.25	
		TOTALS TRUST	\$ 71.34	
EFT15854	02/12/2025	WET DECK POOLS		\$ 77,000.00
EFT15855	02/12/2025	DAIMLER TRUCKS		\$ 244,438.12
EFT15856	04/12/2025	AUSTRALIA POST		\$ 26.88
EFT15857	04/12/2025	AIR LIQUIDE WA PTY LTD		\$ 58.90
EFT15858	04/12/2025	AD ENGINEERING PTY LTD		\$ 616.00
EFT15859	04/12/2025	AUSTRALIAN INSTITUTE OF MANAGEMENT WA		\$ 1,175.25
EFT15860	04/12/2025	ASTROTOURISM WA PTY LTD		\$ 3,850.00
EFT15861	04/12/2025	AMD AUDIT AND ASSURANCE PTY LTD		\$ 2,970.00
EFT15862	04/12/2025	BKS ELECTRICAL		\$ 143.00
EFT15863	04/12/2025	COUNTRY PAINT SUPPLIES		\$ 83.56
EFT15864	04/12/2025	CONTRACT AQUATIC SERVICES		\$ 22,807.84
EFT15865	04/12/2025	COMMODINE FARMS - MICHAEL BURGESS		\$ 447.53
EFT15866	04/12/2025	LANDGATE		\$ 96.96
EFT15867	04/12/2025	DUFFY ELECTRICS		\$ 2,520.10
EFT15868	04/12/2025	ERIKA CLEMENT		\$ 79.99
EFT15869	04/12/2025	FULFORD EARTHMOVING & CIVIL		\$ 4,004.00
EFT15870	04/12/2025	DEPARTMENT OF FIRE AND EMERGENCY (DFES)		\$ 18,668.20
EFT15871	04/12/2025	GREAT SOUTHERN FUEL SUPPLIES		\$ 19,171.72
EFT15872	04/12/2025	HANCOCKS HOME HARDWARE		\$ 4.00
EFT15873	04/12/2025	HARRIS ZUGLIAN ELECTRICS		\$ 554.23
EFT15874	04/12/2025	HERSEY'S SAFETY PTY LTD		\$ 2,882.13
EFT15875	04/12/2025	BERYLE HOLM		\$ 454.05
EFT15876	04/12/2025	METAL ARTWORK CREATIONS		\$ 74.80
EFT15877	04/12/2025	MATHEW PHILLIP WEBB		\$ 256.10
EFT15878	04/12/2025	MACNAMARA GREYFIELDS PTY LTD		\$ 82.05
EFT15879	04/12/2025	MELINDA SMITH		\$ 64.10
EFT15880	04/12/2025	NARROGIN TOYOTA		\$ 199.98
EFT15881	04/12/2025	OWENS BUILDING		\$ 6,600.00
EFT15882	04/12/2025	PERFECT COMPUTER SOLUTIONS - PCS		\$ 835.00
EFT15883	04/12/2025	PARRYS		\$ 8,164.14
EFT15884	04/12/2025	PERTH ARBOR SERVICES		\$ 9,240.00
EFT15885	04/12/2025	RPM HIRE AUSTRALIA PTY LTD		\$ 2,046.00
EFT15886	04/12/2025	TANYA MARY SANDS		\$ 334.70
EFT15887	04/12/2025	SUPAGAS PTY LTD		\$ 99.00
EFT15888	04/12/2025	VIZONA PTY LTD		\$ 3,190.00
EFT15889	04/12/2025	WESTRAC EQUIPMENT		\$ 6,435.05
EFT15890	04/12/2025	WILSONS SIGN SOLUTIONS		\$ 66.00
EFT15891	04/12/2025	WEST AUSTRALIAN NEWSPAPERS		\$ 795.60
EFT15892	04/12/2025	YENER MAINTENANCE AND PLANT HIRE		\$ 10,560.00
EFT15895	18/12/2025	AIR RESPONSE		\$ 6,346.00
EFT15896	18/12/2025	BURGESS RAWSON (WA) PTY LTD		\$ 1,312.00
EFT15897	18/12/2025	BKS ELECTRICAL		\$ 974.60
EFT15898	18/12/2025	CONTRACT AQUATIC SERVICES		\$ 22,807.84
EFT15899	18/12/2025	DUFFY ELECTRICS		\$ 13,604.64
EFT15900	18/12/2025	EWEN RURAL SUPPLIES		\$ 9,426.13
EFT15901	18/12/2025	HINCO INSTRUMENTS		\$ 2,032.80
EFT15902	18/12/2025	HERSEY'S SAFETY PTY LTD		\$ 376.56
EFT15903	18/12/2025	HC CONSTRUCTION SERVICES		\$ 10,852.60

EFT15904	18/12/2025	INN RANGE REPAIRS		\$ 247.70
EFT15905	18/12/2025	GREAT SOUTHERN WASTE DISPOSAL		\$ 9,087.63
EFT15906	18/12/2025	NARROGIN HARDWARE MAKIT		\$ 332.20
EFT15907	18/12/2025	NARROGIN PACKAGING		\$ 300.00
EFT15908	18/12/2025	NARROGIN TOYOTA		\$ 22.56
EFT15909	18/12/2025	SHIRE OF NAREMBEEN		\$ 15,143.53
EFT15910	18/12/2025	NARROGIN & DISTRICTS PLUMBING SERVICE		\$ 6,136.90
EFT15911	18/12/2025	OFFICER OF THE AUDITOR GENERAL		\$ 39,572.50
EFT15912	18/12/2025	PROMPT SAFTEY SOLUTIONS		\$ 1,210.00
EFT15913	18/12/2025	SPARKS BUTCHERS		\$ 391.50
EFT15914	18/12/2025	TEAM GLOBAL EXPRESS PTY LTD		\$ 40.85
EFT15915	18/12/2025	TIMBER INSIGHT PTY LTD		\$ 12,333.84
EFT15916	18/12/2025	WICKEPIN NEWSAGENCY		\$ 360.30
EFT15917	18/12/2025	WICKEPIN MECHANICAL		\$ 1,322.20
EFT15918	18/12/2025	YEALERING PRIMARY SCHOOL		\$ 50.00
EFT15919	18/12/2025	YENER MAINTENANCE AND PLANT HIRE		\$ 10,560.00
EFT15920	19/12/2025	FRANCES ALLAN		\$ 2,149.83
EFT15921	19/12/2025	WES ASTBURY		\$ 1,336.68
EFT15922	19/12/2025	LG CORKE		\$ 1,077.80
EFT15923	19/12/2025	DARRYL GAULL		\$ 646.40
EFT15924	19/12/2025	JOHN RAYMOND MEARNS		\$ 1,442.80
EFT15925	19/12/2025	TYRON MILLER		\$ 2,257.80
EFT15926	19/12/2025	JULIE ALEXIA RUSSELL		\$ 7,267.80
EFT15927	19/12/2025	PETER THOMPSON		\$ 561.33
EFT15928	19/12/2025	COMMERCIAL TYRES		\$ 2,098.00
EFT15929	19/12/2025	LEANNE PETA BRANSBY		\$ 150.00
EFT15930	19/12/2025	STACEY EWEN		\$ 100.00
EFT15931	19/12/2025	SHANE NEL		\$ 250.00
		TOTALS EFT		\$ 635,278.30
16032	04/12/2025	WATER CORPORATION		\$ 690.66
16033	04/12/2025	SYNERGY		\$ 49.74
16034	04/12/2025	DMIRS - BOND ADMINISTRATOR		\$ 848.00
16036	18/12/2025	SYNERGY		\$ 3,094.27
		TOTALS CHEQUE		\$ 4,682.67
DD16309.1	10/12/2025	AWARE SUPER		\$ 5,612.02
DD16309.2	10/12/2025	PRIME SUPER		\$ 734.42
DD16309.3	10/12/2025	FIRSTCHOICE WHOLESALE PERSONALSUPERANNUATION		\$ 666.66
DD16309.4	10/12/2025	ESSENTIAL SUPER		\$ 130.10
DD16309.5	10/12/2025	AMP SIGNATURE SUPER		\$ 288.37
DD16309.6	10/12/2025	REST INDUSTRY SUPER		\$ 356.31
DD16309.7	10/12/2025	MLC SUPER FUND - PLUM SUPER		\$ 613.57
DD16309.8	10/12/2025	AUSTRALIAN SUPER		\$ 279.25
DD16309.9	10/12/2025	GESB SUPER		\$ 176.37
DD16328.1	24/12/2025	AWARE SUPER		\$ 5,209.26
DD16328.2	24/12/2025	PRIME SUPER		\$ 761.26
DD16328.3	24/12/2025	FIRSTCHOICE WHOLESALE PERSONALSUPERANNUATION		\$ 464.60
DD16328.4	24/12/2025	ESSENTIAL SUPER		\$ 130.10
DD16328.5	24/12/2025	AMP SIGNATURE SUPER		\$ 120.98
DD16328.6	24/12/2025	REST INDUSTRY SUPER		\$ 295.37
DD16328.7	24/12/2025	MLC SUPER FUND - PLUM SUPER		\$ 562.69
DD16328.8	24/12/2025	AUSTRALIAN SUPER		\$ 279.25
DD16328.9	24/12/2025	GESB SUPER		\$ 176.37
		TOTALS SUPERANNUATION		\$ 16,856.95
DD16316.1	01/12/2025	CRISP WIRELESS PTY LTD		\$ 238.00
DD16354.1	01/12/2025	3E ADVANTAGE PTY LTD		\$ 1,217.26
DD16359.1	24/12/2025	3E ADVANTAGE PTY LTD		\$ 1,217.26

DD16365.1	15/12/2025	SYNERGY		\$ 252.43
DD16279.1	02/12/2025	WA TREASURY		\$ 21,416.28
		TOTALS DIRECT DEBIT		\$ 24,341.23
631812225	18/12/2025	TELSTRA		\$ 1,717.61
		TOTALS BPAY		\$ 1,717.61
DD16361.1	22/12/2025	ANZ BANK		\$ 917.11
		TOTALS CREDIT CARD		\$ 917.11
98021225	02/12/2025	DEPARTMENT OF TRANSPORT AND MAJOR INFRASTRUCTURE		\$ 4,982.95
98031225	03/12/2025	DEPARTMENT OF TRANSPORT AND MAJOR INFRASTRUCTURE		\$ 48.20
98041225	04/12/2025	DEPARTMENT OF TRANSPORT AND MAJOR INFRASTRUCTURE		\$ 867.90
98051225	05/12/2025	DEPARTMENT OF TRANSPORT AND MAJOR INFRASTRUCTURE		\$ 1,592.35
98081225	08/12/2025	DEPARTMENT OF TRANSPORT AND MAJOR INFRASTRUCTURE		\$ 1,316.75
98091225	09/12/2025	DEPARTMENT OF TRANSPORT AND MAJOR INFRASTRUCTURE		\$ 943.25
98101225	10/12/2025	DEPARTMENT OF TRANSPORT AND MAJOR INFRASTRUCTURE		\$ 32.00
98121225	12/12/2025	DEPARTMENT OF TRANSPORT AND MAJOR INFRASTRUCTURE		\$ 621.45
		TOTALS LICENSING		\$ 10,404.85
10/12/2025	13/11/2025	PAYROLL		\$ 52,169.00
24/12/2025	26/11/2025	PAYROLL		\$ 51,051.00
		TOTALS PAYROLL		\$ 103,220.00
		ACCOUNT TOTALS	\$ 71.34	\$ 797,418.72
		TOTAL PAYMENTS DECEMBER 2025		\$ 797,490.06



13.2.1 List of Accounts January 2026

		Credit Card Payment Summary	
		23/11/2025 TO 23/12/2025	
	CARD ENDING XXXX224175		
	DATE	COMPANY	AMOUNT
	22/11/2025	OFFICEWORKS JANDACOT	86.75
	29/11/2025	COLES NARROGIN	105.95
	16/12/2025	COLES ONLINE HAWTHORNE EAST	223.91
		Total For This Card	\$ 416.61
	CARD ENDING XXXX244131		
	DATE	COMPANY	
	17/11/2025	SEEK	\$500.50
		Total For This Card	\$500.50
		TOTAL FOR SHIRE OF WICKEPIN	\$ 917.11
		<u>FUEL CARD</u>	
		<u>Nov-25</u>	
	Job	Job Description	Line total
	P1915	HINO 500 SERIES 1628 MEDIUM NINE TRUCK	\$ 1,236.67
	P1955A	FUSO CANTER 7.5T CREW CAB	\$ 5,925.99
	P2255	YEALERING RURAL FIRE TANKER	\$ 2.75
	P2283	TOYOTA FORKLIFT 1.4 TON - LRC1	\$ 343.63
	P237	TOYOTA COMMUNITY BUS	\$ 114.01
	P2433	HINO FG 1628 TRUCK	\$ 178.26
	P2473	HINO 300 SERIES 921 AUTO TRADE ACE	\$ 1,274.15
	P248	HINO 700 SERIES - FS 2848	\$ 1,877.71
	P2489	BOBCAT T650 TRACK LOADER	\$ 330.90
	P2495	TORO REELMASTER 5510	\$ 37.29
	P2567	ISUZU DMAX - WHITE CREW CAB CHASSIS SX 3.0L AUTO	\$ 599.85
	P342	HINO 700 SERIES FS2848	\$ 1,290.55
	P468	HOLDEN COLORADO 4X4 SINGLE CAB - GARDENER'S UTE	\$ 195.48
	P475	CAT 444F2 BACKHOE LOADER	\$ 266.90
	P632	ISUZZ D-MAX 4X4 SINGLE CAB CHASSIS SX AUTO	\$ 377.90
	P664	JOHN DEERE Z997 RIDE ON MOWER - GREEN	\$ 69.30
	P698	FUSO CANTER 815 7.5T TRUCK - GARDENERS	\$ 162.14
	P706	HOLDEN COLORADO 4X4 SINGLE CAB CHASSIS UTE -	\$ 288.50
	P813	CAT 12H GRADER 2017	\$ 2,826.27
	PCEO	ISUZU MU-X 4X4 LSU 3.0L AUTO MINERAL WHITE -CEO	\$ 361.94
	PMWS	ISUZU D MAX 4X4 MINERAL WHITE CREW CAB AUTO XT 3.0L	\$ 1,411.53
			\$ 19,171.72

List of Accounts Due & Submitted to Council

January-26

Chq/EFT	Date	Name	Trust	Muni
EFT15932	07/01/2026	PENDRAGON BUS SERVICE	\$ 240.00	
		TOTALS TRUST	\$ 240.00	
EFT15933	12/01/2026	AUSTRALIA POST		\$ 157.64
EFT15934	12/01/2026	AIR LIQUIDE WA PTY LTD		\$ 60.86
EFT15936	12/01/2026	AMD AUDIT AND ASSURANCE PTY LTD		\$ 3,080.00
EFT15937	12/01/2026	DUFFY ELECTRICS		\$ 18,537.20
EFT15938	12/01/2026	EFIRE & SAFETY		\$ 5,337.75
EFT15939	12/01/2026	GREAT SOUTHERN FUEL SUPPLIES		\$ 13,802.43
EFT15940	12/01/2026	INN RANGE REPAIRS		\$ 405.20
EFT15941	12/01/2026	ID RENT		\$ 10,009.18
EFT15942	12/01/2026	GREAT SOUTHERN WASTE DISPOSAL		\$ 9,164.95
EFT15943	12/01/2026	NARROGIN HARDWARE MAKIT		\$ 99.40
EFT15944	12/01/2026	NARROGIN PUMPS, SOLAR AND SPRAYING		\$ 399.18
EFT15945	12/01/2026	NARROGIN PACKAGING		\$ 375.00
EFT15946	12/01/2026	NARROGIN LIQUOR BARONS		\$ 347.93
EFT15947	12/01/2026	PERFECT COMPUTER SOLUTIONS - PCS		\$ 170.00
EFT15948	12/01/2026	RPM HIRE AUSTRALIA PTY LTD		\$ 822.80
EFT15949	12/01/2026	SHIRE OF NARROGIN		\$ 100.00
EFT15950	12/01/2026	TEAM GLOBAL EXPRESS PTY LTD		\$ 33.74
EFT15951	12/01/2026	WURTH AUSTRALIA PTY LTD		\$ 396.70
EFT15952	12/01/2026	WICKEPIN MECHANICAL		\$ 231.77
EFT15953	12/01/2026	YENER MAINTENANCE AND PLANT HIRE		\$ 11,220.00
EFT15954	15/01/2026	AQUATIC SERVICES WA		\$ 5,797.41
EFT15955	15/01/2026	GOODYEAR AUTOCARE NARROGIN		\$ 190.00
EFT15956	15/01/2026	BKS ELECTRICAL		\$ 7,462.40
EFT15957	15/01/2026	BARTCO TRAFFIC EQUIPMENT		\$ 33,033.00
EFT15958	15/01/2026	GRANT CROSS		\$ 11.60
EFT15959	15/01/2026	BERYLE HOLM		\$ 606.73
EFT15960	15/01/2026	IGNITE WICKY - WICKEPIN FESTIVAL		\$ 5,000.00
EFT15961	15/01/2026	MCINTOSH & SON NARROGIN		\$ 25.00
EFT15962	15/01/2026	NARROGIN TOYOTA		\$ 74.89
EFT15963	15/01/2026	REPCO		\$ 387.84
EFT15964	15/01/2026	PETER ROBERT STRIBLING		\$ 371.16
EFT15965	15/01/2026	TANYA MARY SANDS		\$ 31.90
EFT15966	22/01/2026	MARILYN MARSDEN		\$ 28.00
EFT15967	30/01/2026	BURGESS RAWSON (WA) PTY LTD		\$ 4,371.03
EFT15968	30/01/2026	COUNTRY PAINT SUPPLIES		\$ 454.25
EFT15969	30/01/2026	CONTRACT AQUATIC SERVICES		\$ 22,807.84
EFT15970	30/01/2026	DUFFY ELECTRICS		\$ 1,221.81
EFT15971	30/01/2026	EWEN RURAL SUPPLIES		\$ 11,545.94
EFT15972	30/01/2026	ERIKA CLEMENT		\$ 49.00
EFT15973	30/01/2026	FULFORD EARTHMOVING & CIVIL		\$ 9,724.00
EFT15974	30/01/2026	WM & CL GARDNER		\$ 973.50
EFT15975	30/01/2026	HANCOCKS HOME HARDWARE		\$ 219.80
EFT15976	30/01/2026	HITACHI CONSTRUCTION MACHINERY AUSTRALIA		\$ 4,467.69
EFT15977	30/01/2026	ID RENT		\$ 18,810.00
EFT15978	30/01/2026	JASON SIGNMAKERS		\$ 390.45
EFT15979	30/01/2026	METAL ARTWORK CREATIONS		\$ 93.06
EFT15980	30/01/2026	NARROGIN & DISTRICTS PLUMBING SERVICE		\$ 9,651.40
EFT15981	30/01/2026	NARROGIN CONSULTANCY SERVICES		\$ 5,890.00
EFT15982	30/01/2026	OFFICEWORKS SUPERSTORES PTY LTD		\$ 266.30
EFT15983	30/01/2026	PERFECT COMPUTER SOLUTIONS - PCS		\$ 212.50
EFT15984	30/01/2026	REPCO		\$ 24.48
EFT15985	30/01/2026	RHYS ANTHONY BARRON-ALLISON		\$ 205.00
EFT15986	30/01/2026	R J SMITH ENGINEERING		\$ 691.00
		TOTALS EFT		\$ 219,840.71

16038	12/01/2026	SYNERGY		\$ 5,237.00
16039	12/01/2026	WATER CORPORATION		\$ 18,027.26
16040	30/01/2026	SYNERGY		\$ 13,042.87
16041	30/01/2026	WATER CORPORATION		\$ 1,230.86
		TOTALS CHEQUE		\$ 32,300.99
63050126	05/01/2026	TELSTRA		\$ 1,950.54
63300126	30/01/2026	TELSTRA		\$ 2,251.25
		TOTALS BPAY		\$ 2,251.25
DD16377.1	23/01/2026	WA TREASURY		\$ 796.74
		TOTALS DIRECT DEBIT		\$ 796.74
DD16406.1	31/01/2026	ANZ Bank		\$ 903.00
		TOTALS CREDIT CARD		\$ 903.00
DD16340.1	07/01/2026	AWARE SUPER		\$ 4,597.69
DD16340.2	07/01/2026	CONSTRUCTION + BUILDING UNIONS SUPERANNUATION FUND (CBUS)		\$ 90.97
DD16340.3	07/01/2026	CARESUPER		\$ 105.72
DD16340.4	07/01/2026	PRIME SUPER		\$ 608.48
DD16340.5	07/01/2026	FIRSTCHOICE WHOLESALE PERSONALSUPERANNUATION		\$ 434.58
DD16340.6	07/01/2026	ESSENTIAL SUPER		\$ 130.10
DD16340.7	07/01/2026	REST INDUSTRY SUPER		\$ 291.37
DD16340.8	07/01/2026	MLC SUPER FUND - PLUM SUPER		\$ 562.69
DD16340.9	07/01/2026	AUSTRALIAN SUPER		\$ 227.36
DD16369.1	21/01/2026	AWARE SUPER		\$ 4,977.92
DD16369.2	21/01/2026	CONSTRUCTION + BUILDING UNIONS SUPERANNUATION FUND (CBUS)		\$ 303.32
DD16369.3	21/01/2026	CARESUPER		\$ 472.63
DD16369.4	21/01/2026	PRIME SUPER		\$ 655.30
DD16369.5	21/01/2026	FIRSTCHOICE WHOLESALE PERSONALSUPERANNUATION		\$ 622.11
DD16369.6	21/01/2026	ESSENTIAL SUPER		\$ 130.10
DD16369.7	21/01/2026	REST INDUSTRY SUPER		\$ 297.31
DD16369.8	21/01/2026	MLC SUPER FUND - PLUM SUPER		\$ 562.69
DD16369.9	21/01/2026	AUSTRALIAN SUPER		\$ 279.25
DD16340.10	07/01/2026	GESB SUPER		\$ 29.40
DD16369.10	21/01/2026	GESB SUPER		\$ 205.77
		TOTALS SUPERANNUATION		\$ 10,987.07
7/01/2026	07/01/2026	PAYROLL		\$ 43,319.00
21/01/2026	21/01/2026	PAYROLL		\$ 52,817.00
		TOTALS PAYROLL		\$ 96,136.00
		ACCOUNT TOTALS	\$ 240.00	\$ 363,215.76
		TOTAL PAYMENTS JANUARY 2026		\$ 363,455.76

	Credit Card Payment Summary			
	23/12/2025 TO 22/01/2026			
	CARD ENDING XXXX224175			
	DATE	COMPANY	AMOUNT	
	9/01/2026	DEMIRS	\$ 903.00	
		Total For This Card	\$ 903.00	
	CARD ENDING XXXX244131			
	DATE	COMPANY		
		Total For This Card	\$ -	
		TOTAL FOR SHIRE OF WICKEPIN	\$ 903.00	
		FUEL CARD		
		Dec-25		
	Job	Job Description	Line total	
	P0000	HIRE	\$ 232.39	
	P1915	HINO 500 SERIES 1628 MEDIUM NINE TRUCK	\$ 1,102.54	
	P1955A	FUSO CANTER 7.5T CREW CAB	\$ 2,731.83	
	P237	TOYOTA COMMUNITY BUS	\$ 196.26	
	P2433	HINO FG 1628 TRUCK	\$ 495.66	
	P2473	HINO 300 SERIES 921 AUTO TRADE ACE	\$ 950.40	
	P248	HINO 700 SERIES - FS 2848	\$ 183.06	
	P2489	BOBCAT T650 TRACK LOADER	\$ 452.16	
	P2567	ISUZU DMAX - WHITE CREW CAB CHASSIS SX 3.0L AUTO	\$ 662.06	
	P342	HINO 700 SERIES FS2848	\$ 630.74	
	P468	HOLDEN COLORADO 4X4 SINGLE CAB - GARDENER'S UTE	\$ 202.89	
	P475	CAT 444F2 BACKHOE LOADER	\$ 373.34	
	P518	JOHN DEERE 670G GRADER - CONSTRUCTION	\$ 411.70	
	P632	ISUZZ D-MAX 4X4 SINGLE CAB CHASSIS SX AUTO	\$ 228.93	
	P698	FUSO CANTER 815 7.5T TRUCK - GARDENERS	\$ 328.05	
	P706	HOLDEN COLORADO 4X4 SINGLE CAB UTE	\$ 146.69	
	P813	CAT 12H GRADER 2017	\$ 3,027.94	
	PCEO	ISUZU MU-X 4X4 LSU 3.0L AUTO MINERAL WHITE -CEO	\$ 1,445.79	
			\$ 13,802.43	



13.3.1 Monthly Financial Report December 2025



SHIRE OF WICKEPIN

MONTHLY FINANCIAL REPORT

For the Period Ended 31 December 2025

LOCAL GOVERNMENT ACT 1995

LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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Report Purpose

This report is prepared to meet the requirements of *Local Government (Financial Management) Regulations 1996*, Regulation 34 .

Overview

Summary reports and graphical progressive graphs are provided on page 3, 4 and 5.
No matters of significance are noted.

Statement of Financial Activity by reporting program

Is presented on page 6 and shows a surplus as at 31 December 2025 of \$753,635.

Note: The Statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary.

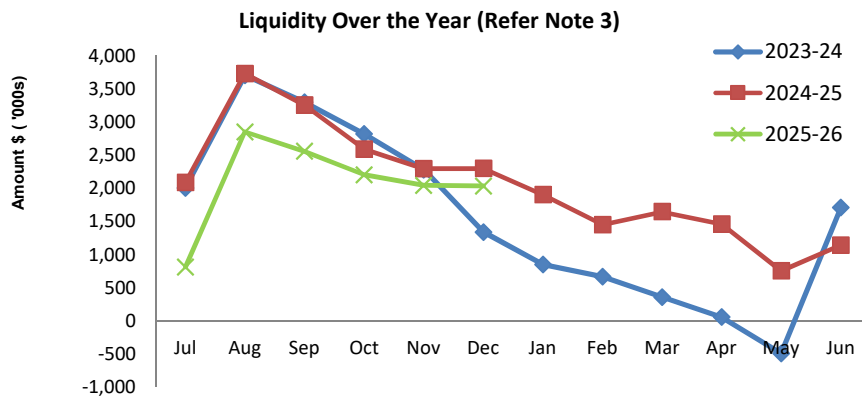
Preparation

Prepared by: E.Clement DCEO
Date prepared: 6-Jan-26
Reviewed by: David Burton CEO

Shire of Wickepin

Monthly Summary Information

For the Period Ended 31 December 2025

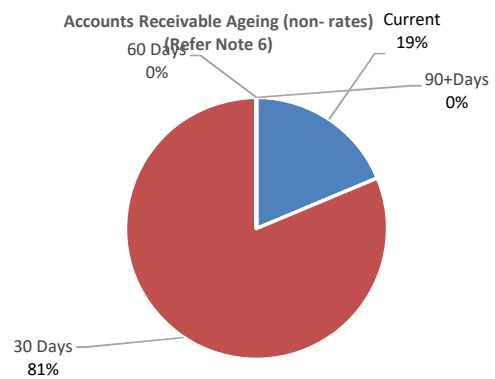
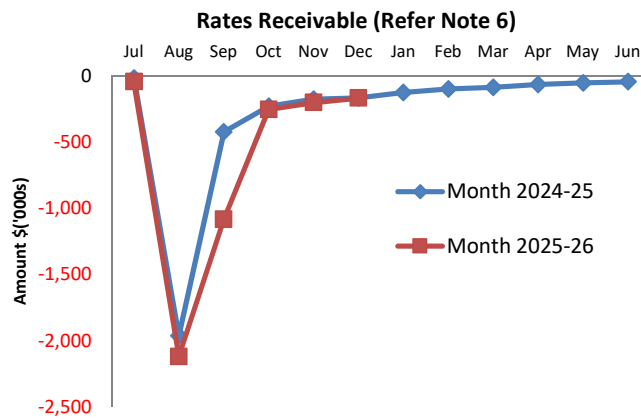


Cash and Cash Equivalents as at period end

Unrestricted	\$	2,162,006
Restricted	\$	3,681,298
	\$	5,843,304

Receivables

Rates	\$	168,332
Other	\$	62
	\$	168,394



Comments

Unrestricted cash includes the following payments in advance

25/26 Grants Commission - General	\$	622,862.00
25/26 Grants Commission - Roads	\$	386,093.00
Amounts paid in advance	\$	1,008,955.00

This information is to be read in conjunction with the accompanying Financial Statements and notes.

Shire of Wickepin

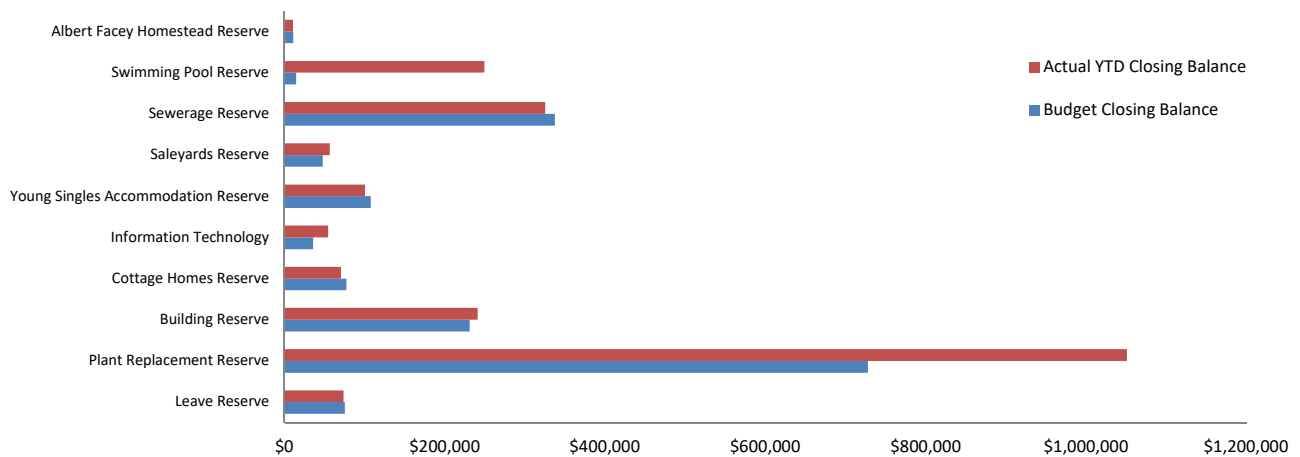
Monthly Summary Information

For the Period Ended 31 December 2025

Capital Expenditure Program YTD (Refer Note 13)



Year To Date Reserve Balance to End of Year Estimate (Refer Note 7)



Comments

This information is to be read in conjunction with the accompanying Financial Statements and notes.

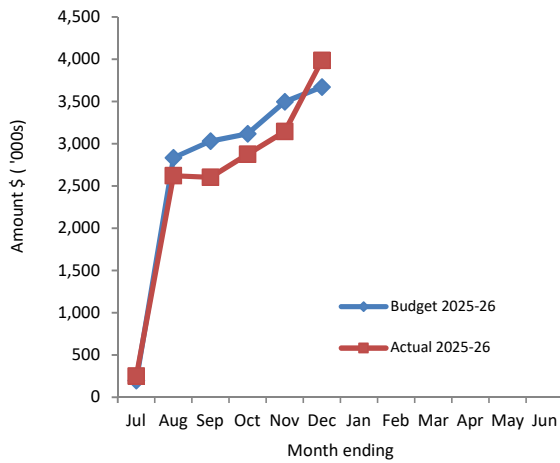
Shire of Wickepin

Monthly Summary Information

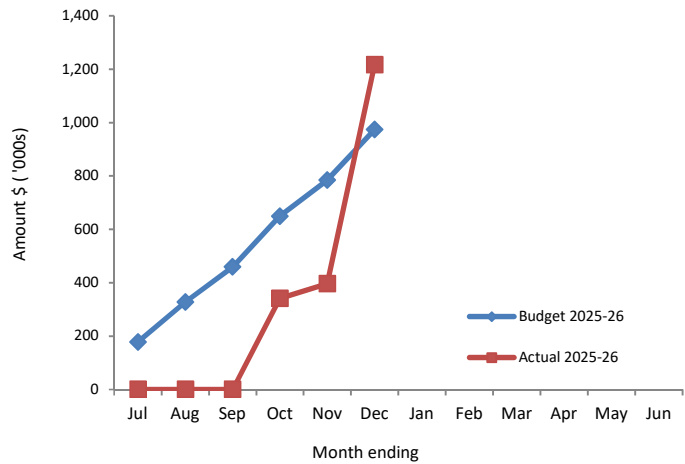
For the Period Ended 31 December 2025

Revenues

Budget Operating Revenues -v- Actual (Refer Note 2)

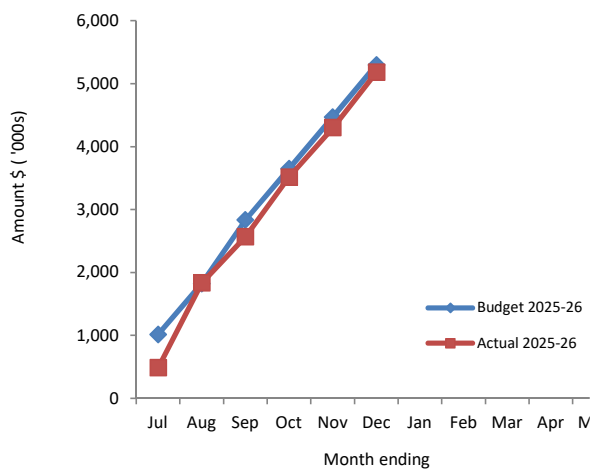


Budget Capital Revenue -v- Actual (Refer Note 2)

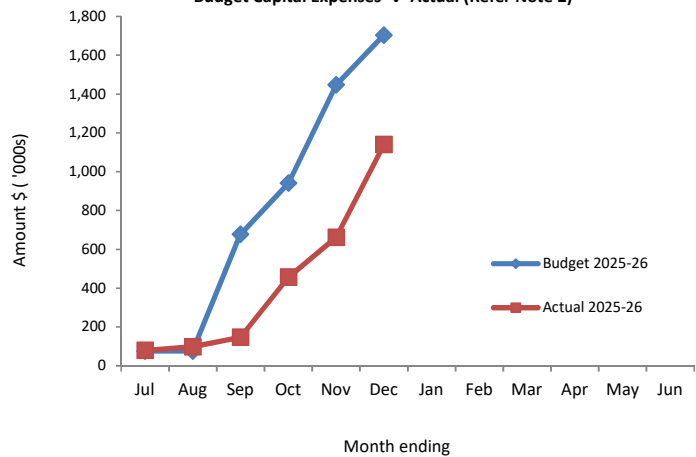


Expenditure

Budget Operating Expenses -v- YTD Actual (Refer Note 2)



Budget Capital Expenses -v- Actual (Refer Note 2)



Comments

This information is to be read in conjunction with the accompanying Financial Statements and notes.

SHIRE OF WICKEPIN
STATEMENT OF FINANCIAL ACTIVITY
(Statutory Reporting Program)
For the Period Ended 31 December 2025

	Note	Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
Operating Revenues							
Governance		\$ 2,005	\$ 996	\$ 8,458	\$ 7,462	% 749.23%	
General Purpose Funding - Rates	9	1,763,698	1,763,470	1,776,636	13,166	0.75%	
General Purpose Funding - Other		986,168	444,800	501,329	56,529	12.71%	▲
Law, Order and Public Safety		145,000	103,534	105,335	1,801	1.74%	
Health		220	108	234	126	116.33%	
Education and Welfare		300	144	555	411	285.11%	
Housing		116,850	58,404	64,364	5,960	10.20%	
Community Amenities		288,221	180,651	197,371	16,720	9.26%	
Recreation and Culture		201,943	9,498	309,355	299,857	3157.05%	▲
Transport		1,914,882	1,053,953	947,088	(106,866)	(10.14%)	▼
Economic Services		77,325	39,152	57,754	18,602	47.51%	▲
Other Property and Services		32,000	15,996	18,152	2,156	13.48%	
Total Operating Revenue		5,528,612	3,670,706	3,986,629	315,923		
Operating Expense							
Governance		(778,721)	(480,555)	(360,140)	120,415	25.06%	▼
General Purpose Funding		(115,118)	(57,732)	(48,994)	8,738	15.13%	▼
Law, Order and Public Safety		(365,208)	(202,278)	(145,562)	56,716	28.04%	▼
Health		(25,804)	(16,584)	(14,177)	2,407	14.52%	
Education and Welfare		(42,216)	(21,396)	(4,889)	16,507	77.15%	▼
Housing		(308,643)	(164,690)	(137,574)	27,115	16.46%	▼
Community Amenities		(692,590)	(348,076)	(314,077)	33,999	9.77%	
Recreation and Culture		(1,536,391)	(803,467)	(876,686)	(73,219)	(9.11%)	
Transport		(5,794,448)	(2,904,224)	(2,964,791)	(60,567)	(2.09%)	
Economic Services		(366,485)	(185,324)	(158,232)	27,092	14.62%	▼
Other Property and Services		(142,822)	(115,675)	(155,994)	(40,319)	(34.86%)	▲
Total Operating Expenditure		(10,168,446)	(5,300,001)	(5,181,115)	118,885		
Funding Balance Adjustments							
Add back Depreciation		6,125,360	3,062,646	3,083,687	21,041	0.69%	
Adjust (Profit)/Loss on Asset Disposal	8	(58,537)	(29,274)	(83,170)	(53,896)	184.11%	
Adjust Provisions and Accruals		0	0	0	0		
Adjust Rounding		0	0	0	0		
Net Cash from Operations		1,426,989	1,404,078	1,806,030	401,953		
Capital Revenues							
Proceeds from Disposal of Assets	8	323,872	161,936	262,832	100,896	62.31%	▲
Total Capital Revenues		323,872	161,936	262,832	100,896		
Capital Expenses							
Land and Buildings	13	(100,500)	(31,500)	(44,871)	(13,371)	(42.45%)	▲
Infrastructure - Roads	13	(1,909,630)	(728,783)	(287,485)	441,298	60.55%	▼
Infrastructure - Footpaths	13	(45,000)	(18,750)	0	18,750	100.00%	▼
Infrastructure -Other	13	(294,000)	(269,000)	(200,865)	68,135	25.33%	▼
Plant and Equipment	13	(937,000)	(624,000)	(605,841)	18,160	2.91%	
Furniture and Equipment	13	(56,000)	(32,000)	0	32,000	100.00%	▼
Total Capital Expenditure		(3,342,130)	(1,704,033)	(1,139,062)	564,971		
Net Cash from Capital Activities		(3,018,258)	(1,542,097)	(876,230)	665,867		
Financing							
Transfer from Reserves	7	616,100	0	0	0		
Repayment of Debentures	10	(40,785)	(20,435)	(20,345)	90	0.44%	
Transfer to Reserves	7	(185,000)	0	0	0		
Net Cash from Financing Activities		390,315	(20,435)	(20,345)	90		
Net Operations, Capital and Financing		(1,200,954)	(158,455)	909,455	1,067,909		
Opening Funding Surplus(Deficit)	3	1,200,954	1,200,954	1,127,309	(73,645)	(6.13%)	
Closing Funding Surplus(Deficit)	3	0	1,042,500	2,036,764	994,265		

Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.
Refer to Note 2 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying Financial Statements and notes.

SHIRE OF WICKEPIN
STATEMENT OF FINANCIAL ACTIVITY
(By Nature or Type)
For the Period Ended 31 December 2025

	Note	Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
Operating Revenues							
Rates	9	\$ 1,747,673.00	\$ 1,747,445	\$ 1,760,625	\$ 13,180	0.75%	
Rates excluding General Rates	9	16,025.00	16,025	16,011	(14)	(0.09%)	
Operating Grants, Subsidies and Contributions	11	1,098,711.00	645,877	712,773	66,896	10.36%	▲
Fees and Charges		530,421.00	377,729	431,484	53,755	14.23%	▲
Interest Earnings		152,000.00	27,718	20,640	(7,078)	(25.54%)	
Other Revenue		0.00	0	0	0		
Profit on Disposal of Assets	8	86,913.00	43,452	90,547	47,095		
Total Operating Revenue		3,631,743.00	2,858,246	3,032,079	173,833		
Operating Expense							
Employee Costs		(1,624,033.00)	(816,811)	857,939	(41,128)	(5.04%)	
Materials and Contracts		(1,810,357.00)	(983,120)	866,843	116,277	11.83%	▲
Utility Charges		(294,193.00)	(147,003)	83,794	63,209	43.00%	▲
Depreciation on Non-Current Assets		(6,125,360.00)	(3,062,646)	3,083,687	(21,041)	(0.69%)	
Interest Expenses		(2,047.00)	(1,024)	901	123	11.97%	▲
Insurance Expenses		(273,080.00)	(269,723)	262,996	6,727	2.49%	
Other Expenditure		(11,000.00)	(5,496)	17,578	(12,082)	(219.83%)	▼
Loss on Disposal of Assets	8	(28,376.00)	(14,178)	7,377	6,801	47.97%	
Total Operating Expenditure		(10,168,446.00)	(5,300,001)	5,181,115	118,885		
Funding Balance Adjustments							
Add back Depreciation		6,125,360.00	3,062,646	3,083,687	21,041	0.69%	
Adjust (Profit)/Loss on Asset Disposal	8	(58,537.00)	(29,274)	83,170	(53,896)	184.11%	
Adjust Provisions and Accruals		0.00	0	0	0		
Adjust Rounding		0.00	0	0	0		
Net Cash from Operations		(469,880.00)	591,618	851,480	259,863		
Capital Revenues							
Grants, Subsidies and Contributions	11	1,896,869.00	812,460	954,550	142,090	17.49%	▲
Proceeds from Disposal of Assets	8	323,872.00	161,936	262,832	100,896	62.31%	▲
Proceeds from Sale of Assets		0.00	0	0	0		
Total Capital Revenues		2,220,741.00	974,396	1,217,382	242,986		
Capital Expenses							
Land and Buildings	13	(100,500.00)	(31,500)	44,871	(13,371)	(42.45%)	▼
Infrastructure - Roads	13	(1,909,630.00)	(728,783)	287,485	441,298	60.55%	▲
Infrastructure - Footpaths	13	(45,000.00)	(18,750)	0	18,750	100.00%	▲
Infrastructure - Drainage	13	(294,000.00)	(269,000)	200,865	68,135	25.33%	▲
Plant and Equipment	13	(937,000.00)	(624,000)	605,841	18,160	2.91%	
Furniture and Equipment	13	(56,000.00)	(32,000)	0	32,000	100.00%	▲
Total Capital Expenditure		(3,342,130.00)	(1,704,033)	1,139,062	564,971		
Net Cash from Capital Activities		(1,121,389.00)	(729,637)	78,320	807,957		
Financing							
Transfer from Reserves	7	616,100.00	0	0	0		
Repayment of Debentures	10	(40,785.00)	(20,435)	20,345	90	0.44%	
Transfer to Reserves	7	(185,000.00)	0	0	0		
Net Cash from Financing Activities		390,315.00	(20,435)	20,345	90		
Net Operations, Capital and Financing		(1,200,954.00)	(158,455)	909,455	1,067,909		
Opening Funding Surplus(Deficit)	3	1,200,954.00	1,200,954	1,127,309	(73,645)	(6.13%)	
Closing Funding Surplus(Deficit)	3	0	1,042,500	2,036,764	994,265		

Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.
Refer to Note 2 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying Financial Statements and notes.

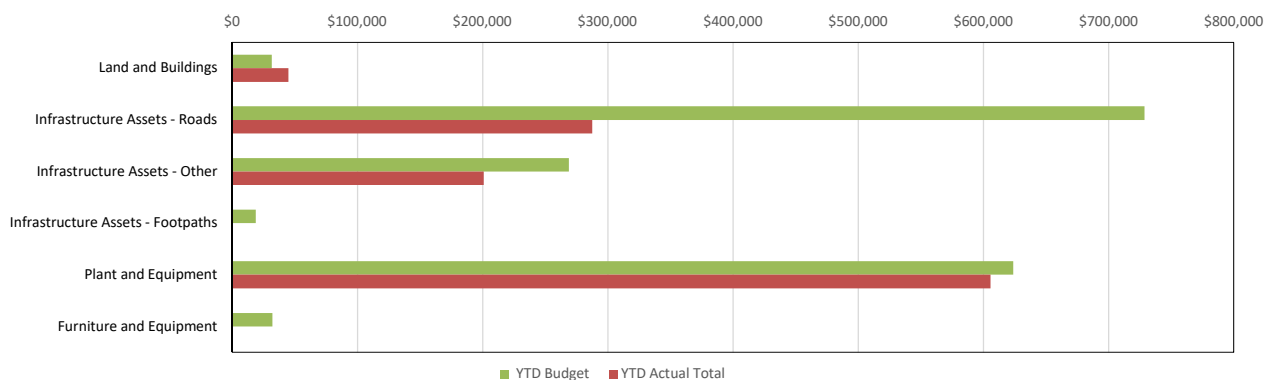
SHIRE OF WICKEPIN
STATEMENT OF CAPITAL ACQUISITIONS AND CAPITAL FUNDING
For the Period Ended 31 December 2025

		YTD 31 12 2025					
Capital Acquisitions	Note	YTD Actual New /Upgrade (a)	YTD Actual (Renewal Expenditure) (b)	YTD Actual Total (c) = (a)+(b)	YTD Budget (d)	Amended Annual Budget	Variance (d) - (c)
		\$	\$	\$	\$	\$	\$
Land and Buildings	13	44,871	0	44,871	31,500	100,500	13,371
Infrastructure Assets - Roads	13		287,485	287,485	728,783	1,909,630	(441,298)
Infrastructure Assets - Other	13	200,865	0	200,865	269,000	294,000	(68,135)
Infrastructure Assets - Footpaths	13	0	0	0	18,750	45,000	(18,750)
Plant and Equipment	13	605,841	0	605,841	624,000	937,000	(18,159)
Furniture and Equipment	13	0	0	0	32,000	56,000	(32,000)
Capital Expenditure Totals		851,577	287,485	1,139,062	1,704,033	3,342,130	(564,971)

Funded By:

Capital Grants and Contributions	0	1,896,869	1,896,619	1,896,869
Borrowings	0	0	0	0
Other (Disposals & C/Fwd)	262,832	161,936	(58,537)	100,896
Own Source Funding - Cash Backed Reserves	0	0	20,000	0
Own Source Funding - Operations	0	(354,772)	1,484,048	354,772
Capital Funding Total	262,832	1,704,033	3,342,130	(1,441,201)

Capital Expenditure Program YTD



SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2025

1. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Accounting

This statement comprises a special purpose financial report which has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 1995 and accompanying regulations. Material accounting policies which have been adopted in the preparation of this statement are presented below and have been consistently applied unless stated otherwise.

Except for cash flow and rate setting information, the report has also been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

Critical Accounting Estimates

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses. that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

(b) The Local Government Reporting Entity

All Funds through which the Council controls resources to carry on its functions have been included in this statement.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated.

All monies held in the Trust Fund are excluded from the statement, but a separate statement of those monies appears at Note 12.

(c) Rounding Off Figures

All figures shown in this statement are rounded to the nearest dollar.

(d) Rates, Grants, Donations and Other Contributions

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

(e) Goods and Services Tax

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable.

The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2025

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(f) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts.

Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.

(g) Trade and Other Receivables

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

(h) Inventories

General

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Land Held for Resale

Land held for development and sale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development. Finance costs and holding charges incurred after development is completed are expensed.

Gains and losses are recognised in profit or loss at the time of signing an unconditional contract of sale if significant risks and rewards, and effective control over the land, are passed on to the buyer at this point.

Land held for sale is classified as current except where it is held as non-current based on Council's intentions to release for sale.

(i) Fixed Assets

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead.

Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2025

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(j) Depreciation of Non-Current Assets

All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of the future economic benefits embodied in those assets.

Depreciation is recognised on a straight-line basis, using rates which are reviewed each reporting period. Major depreciation rates and periods are:

Buildings	30 to 50 years
Furniture and Equipment	4 to 10 years
Plant and Equipment	5 to 15 years
Roads	20 to 50 years
Footpaths	20 years
Sewerage Piping	100 years
Water Supply Piping and Drainage Systems	75 years
Infrastructure - Parks & Ovals	30 to 50 years

(k) Trade and Other Payables

Trade and other payables represent liabilities for goods and services provided to the Council prior to the end of the financial year that are unpaid and arise when the Council becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.

(l) Employee Benefits

The provisions for employee benefits relates to amounts expected to be paid for long service leave, annual leave, wages and salaries and are calculated as follows:

(i) Wages, Salaries, Annual Leave and Long Service Leave (Short-term Benefits)

The provision for employees' benefits to wages, salaries, annual leave and long service leave expected to be settled within 12 months represents the amount the Shire has a present obligation to pay resulting from employees services provided to balance date. The provision has been calculated at nominal amounts based on remuneration rates the Shire expects to pay and includes related on-costs.

(ii) Annual Leave and Long Service Leave (Long-term Benefits)

The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the project unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows. Where the Shire does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2025

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(m) Interest-bearing Loans and Borrowings

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs.

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

Borrowing Costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset.

(n) Provisions

Provisions are recognised when: The council has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one of item included in the same class of obligations may be small.

(o) Current and Non-Current Classification

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for resale where it is held as non current based on Council's intentions to release for sale.

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2025

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(p) Nature or Type Classifications

Rates

All rates levied under the Local Government Act 1995. Includes general, differential, specific area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts offered. Exclude administration fees, interest on instalments, interest on arrears and service charges.

Operating Grants, Subsidies and Contributions

Refer to all amounts received as grants, subsidies and contributions that are not non-operating grants.

Non-Operating Grants, Subsidies and Contributions

Amounts received specifically for the acquisition, construction of new or the upgrading of non-current assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

Profit on Asset Disposal

Profit on the disposal of assets including gains on the disposal of long term investments. Losses are disclosed under the expenditure classifications.

Fees and Charges

Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

Service Charges

Service charges imposed under Division 6 of Part 6 of the Local Government Act 1995. Regulation 54 of the Local Government (Financial Management) Regulations 1996 identifies the These are television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

Interest Earnings

Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

Other Revenue / Income

Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates etc.

Employee Costs

All costs associate with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

Materials and Contracts

All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

Utilities (Gas, Electricity, Water, etc.)

Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2025

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(q) Nature or Type Classifications (Continued)

Insurance

All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

Loss on asset disposal

Loss on the disposal of fixed assets.

Depreciation on non-current assets

Depreciation expense raised on all classes of assets.

Interest expenses

Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

Other expenditure

Statutory fees, taxes, provision for bad debts, member's fees or levies including WA Fire Brigade Levy and State taxes. Donations and subsidies made to community groups.

(r) Statement of Objectives

Council has adopted a 'Plan for the future' comprising a Strategic Community Plan and Corporate Business Plan to provide the long term community vision, aspirations and objectives.

Based upon feedback received from the community the vision of the Shire is:

A Collaborative Council, dedicated to maintaining and developing our community assets for the benefit of our residents whilst supporting a strong community, vibrant economy, successful businesses and a sound environment

The Strategic Community Plan defines the key objectives of the Shire as:

- (1) Social – This theme describes the social aspects of life in the Shire incorporating community safety, recreation and leisure, as well as arts, culture and heritage.*
- (2) Environmental – This theme relates to valuing the environment, including natural resource management; sustainable land use, waste management, and recycling.*
- (3) Economic – This theme describes infrastructure planning, transport infrastructure, facilities and services and asset management and inclusive community engagement*
- (4) Civic leadership – This theme describes how the Shire embraces a culture of leadership, customer service .*

Council operations as disclosed in this statement encompass the following service orientated activities/programs:

(s) GOVERNANCE

Expenses associated with provision of services to members of council and elections. Also included are costs associated with computer operations, corporate accounting, corporate records and asset management. Costs reported as administrative expenses are redistributed in accordance with the principle of activity based costing (ABC).

GENERAL PURPOSE FUNDING

Rates and associated revenues, general purpose government grants, interest revenue and other miscellaneous revenues such as commission on Police Licensing. The costs associated with raising the above mentioned revenues, eg. Valuation expenses, debt collection and overheads.

LAW, ORDER, PUBLIC SAFETY

Enforcement of Local Laws, fire prevention, animal control and provision of ranger services.

HEALTH

Health inspection services, food quality control, mosquito control and contributions towards provision of medical health services.

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2025

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(s) Reporting Programs (Continued)

HOUSING

Provision and maintenance of rented housing accommodation for pensioners and employees.

COMMUNITY AMENITIES

Sanitation, sewerage, stormwater drainage, protection of the environment, public conveniences, cemeteries and town planning.

RECREATION AND CULTURE

Parks, gardens and recreation reserves, library services, swimming facilities, walk trails, public halls and Community Centre.

TRANSPORT

Construction and maintenance of roads, footpaths, drainage works, parking facilities, traffic control, depot operations, plant purchase and cleaning of streets.

ECONOMIC SERVICES

Tourism, community development, pest control, building services, caravan parks and private works.

OTHER PROPERTY & SERVICES

Plant works, plant overheads and stock of materials.

SHIRE OF WICKEPIN
NOTES TO FINANCIAL ACTIVITY STATEMENT
For the Period Ended 31 December 2025

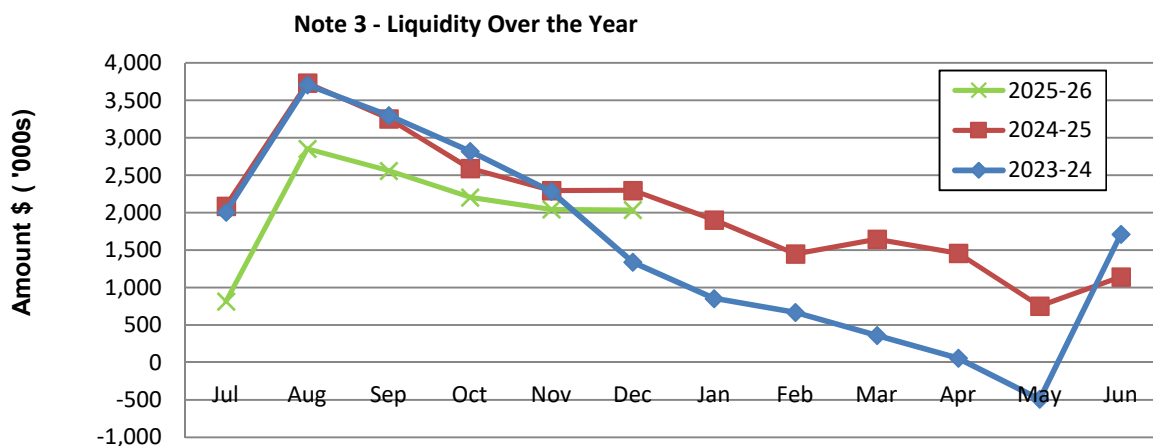
Note 2: EXPLANATION OF MATERIAL VARIANCES

Reporting Program	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Operating Revenues	\$	%			
Governance	7,462	749%			
General Purpose Funding - Other	56,529	13%	▲	Permanent	Grant funding increase
Law, Order and Public Safety	1,801	2%			
Health	126	116%			
Education and Welfare	411	285%			
Housing	5,960	10%			
Community Amenities	16,720	9%			
Recreation and Culture	299,857	3157%	▲	Permanent	LRCI Funding increase
Transport	(106,866)	(10%)	▼	Timing	Road funding not yet received
Economic Services	18,602	48%	▲	Timing	Caravan Park fees income up
Other Property and Services	2,156	13%			
Operating Expense					
Governance	120,415	25.06%	▼	Timing	Decrease in admin salaries, superannuation., subscriptions.
General Purpose Funding	8,738	15.13%	▼	Timing	Administration Allocation reduced to staff movements
Law, Order and Public Safety	56,716	28.04%	▼	Timing	Fire maintenance accounts not yet expended.
Health	2,407	14.52%			
Education and Welfare	16,507	77.15%	▼	Timing	CDO projects on hold. Playgroup maintenance not yet expended
Housing	27,115	16.46%	▼	Timing	Housing maintenance not yet expended
Community Amenities	33,999	9.77%			
Recreation and Culture	(73,219)	(9.11%)			
Transport	(60,567)	(2.09%)			
Economic Services	27,092	14.62%	▼	Timing	Area Promotion - not yet expended. Standpipe costs down
Other Property and Services	(40,319)	(34.86%)	▲	Timing	Parts & repairs costs up , Staff payouts of Leave on termination.
Capital Revenues					
Grants, Subsidies and Contributions	142,090	17.49%	▲	Timing	Capital Grants still to received (Roads)
Proceeds from Disposal of Assets	100,896	62.31%	▲	Timing	Increaese in Proceeds
Capital Expenses					
Land and Buildings	28,162	(42.45%)	▲	Timing	Building Projects still to be completed.
Infrastructure - Roads	12,744	60.55%	▼	Timing	Road Construction Projects not yet completed
Infrastructure - Footpaths	22,500	100.00%	▼	Timing	Not yet expended
Infrastructure - Other	29,057	25.33%	▼	Timing	Pool project Final invoice still to be received (Dec25)
Plant and Equipment	321,302	2.91%			
Furniture and Equipment	25,750	100.00%	▼	Timing	Computer equipment not yet purchased , CCTV project not yet expended- expected Dec 25
Financing					
Loan Principal	90	0.44%			

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2025

Note 3: NET CURRENT FUNDING POSITION

		Positive=Surplus (Negative=Deficit)		
		YTD 31 Dec 2025	30 June 2025	YTD 30 Dec 2024
		\$	\$	\$
Current Assets				
Cash Unrestricted	4	2,162,006	1,247,830	3,054,752
Cash Restricted	4	3,681,298	3,681,298	2,824,404
Receivables - Rates	6	168,332	44,991	157,827
Receivables -Other	6	62	287,679	5,929
Interest / ATO Receivable/Trust		65,865	42,308	25,304
		6,077,562	5,304,106	6,068,216
Less: Current Liabilities				
Payables	-	128,487	(264,315)	(210,020)
Contract Liabilities	-	-		(853,441)
Provisions	-	231,014	(231,184)	(227,654)
		359,501	(495,499)	(1,291,116)
Less: Cash Reserves	7	- 3,681,298	(3,681,298)	(2,824,404)
Net Current Funding Position		2,036,764	1,127,309	1,952,696



Comments - Net Current Funding Position

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2025

Note 4: CASH AND INVESTMENTS

	Interest Rate	Unrestricted \$	Restricted \$	Trust \$	Total Amount \$	Institution	Maturity Date
(a) Cash Deposits							
Municipal Account	0.00%	919,499			919,499	ANZ	At Call
Reserve Bank Account	0.00%		3,681,298		3,681,298	ANZ	At Call
Trust Bank Account	0.00%			2,689	2,689	ANZ	At Call
Cash On Hand	Nil	700.00			700	N/A	On Hand
(b) Term Deposits							
Municipal	4.27%				0	WA Treasury	11-Apr-25
Municipal					0		
Reserve	4.59%				0		03-Jun-25
Municipal	4.80%	1,240,685			1,240,685	WA Treasury	At Call
Reserve	4.53%				0		03-Jun-25
Trust	0.40%				0		
Total		2,160,884	3,681,298	2,689	5,844,871		

Comments/Notes - Investments

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2025

Note 5: BUDGET AMENDMENTS

Amendments to original budget since budget adoption. Surplus/(Deficit)

GL Account Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
	Budget Adoption		Opening Surplus	\$	\$	\$	\$
	Permanent Changes						0
	Yealering Tennis Club - Power		Capital Expenditure			(25,000)	(25,000)
	Transfer from Reserve		Operating Revenue		25,000		0
							0
							0
							0
				0	25,000	(25,000)	

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2025

Note 6: RECEIVABLES

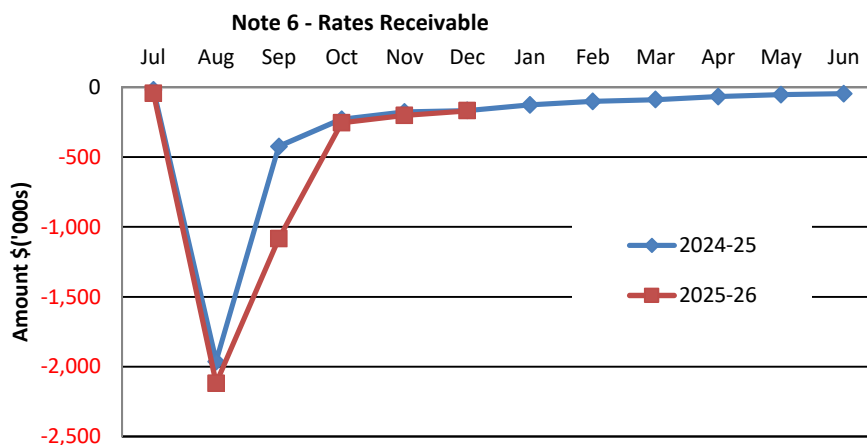
Receivables - Rates Receivable

Opening Arrears Previous Years
 Levied this year
Less Collections to date
 Equals Current Outstanding

Net Rates Collectable

% Collected

YTD 31 Dec 2025	30 June 2025
\$ 44,774	\$ 20,238
1,989,490	1,834,180
(1,865,932)	(1,809,644)
168,332	44,774
168,332	44,774
91.73%	97.59%



Comments/Notes - Receivables Rates

Receivables - General

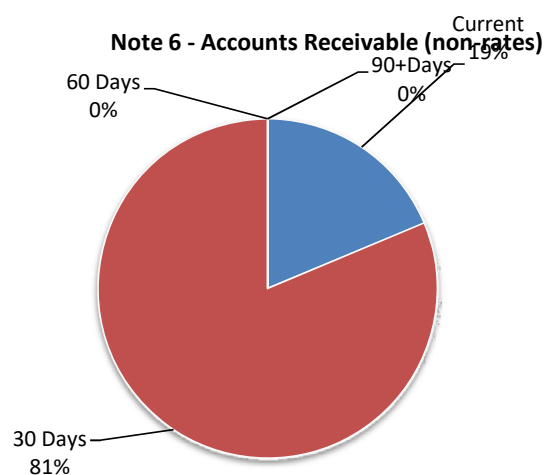
Receivables - General

Current	30 Days	60 Days	90+Days
\$ 12	\$ 50	\$ 0	\$ 0

Total Receivables General Outstanding

61.50

Amounts shown above include GST (where applicable)



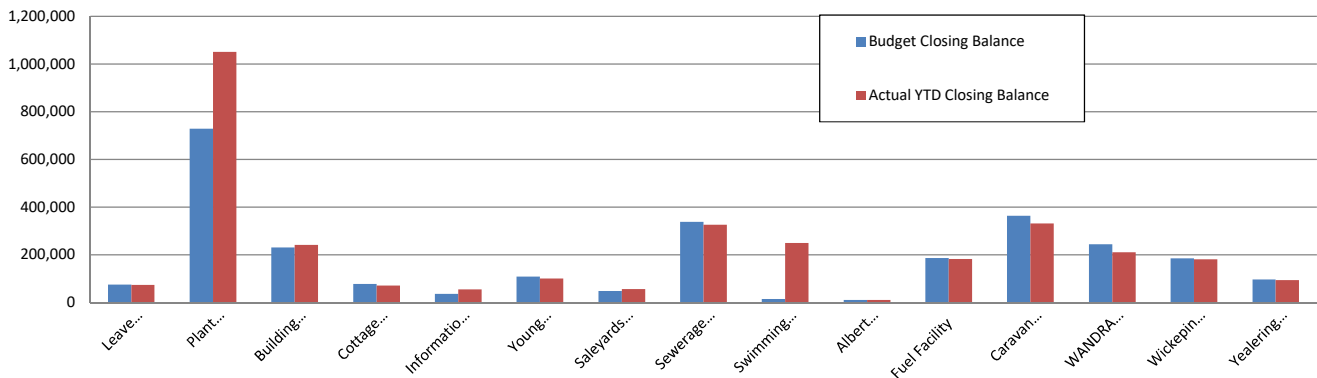
Comments/Notes - Receivables General

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2025

Note 7: Cash Backed Reserve

2025-26											
Name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Transfer out Reference	Budget Closing Balance	Actual YTD Closing Balance	
	\$	\$	\$	\$	\$	\$	\$		\$	\$	
Land Development Reserve	247,491	5,328		15,000					267,819	247,491	\$ 1.83
Waste Management Reserve	140,810	3,034							143,844	140,810	\$ 1.00
Leave Reserve	73,475	1,582							75,057	73,475	\$ 0.54
Plant Replacement Reserve	1,051,239	22,800				346,000			728,039	1,051,239	\$ 5.18
Building Reserve	240,703	5,181		10,000		25,000			230,884	240,703	\$ 1.78
Cottage Homes Reserve	70,419	1,626		5,000					77,045	70,419	\$ 0.52
Information Technology	54,202	1,167				20,000			35,369	54,202	\$ 0.40
Young Singles Accommodation Reserve	100,176	2,396		5,000					107,572	100,176	\$ 0.78
Saleyards Reserve	56,239	1,469				10,000			47,708	56,239	\$ 0.50
Sewerage Reserve	325,267	6,963		5,000					337,230	325,267	\$ 2.35
Swimming Pool Reserve	249,178	5,366				240,000			14,544	249,178	\$ 1.80
Albert Facey Homestead Reserve	10,487	223							10,710	10,487	\$ 0.08
Fuel Facility	182,323	3,925							186,248	182,323	\$ 1.34
Caravan Park & Accommodation Reserve	331,615	7,138		25,000					363,753	331,615	\$ 2.45
WANDRA events & Emergency Repairs Reserve	209,698	4,514		30,000					244,212	209,698	\$ 1.55
Wickepin Bowling Greens - Replacement	180,917	3,894							184,811	180,917	\$ 1.33
Yealering Bowling Green - Replacement	93,669	2,016							95,685	93,669	\$ 0.69
Future Projects Rerserve	63,391	1,378		10,000					74,769	63,391	\$ 0.32
	3,681,298	80,000	0	105,000	0	641,000	0	0	3,225,298	3,681,298	

Note 7 - Year To Date Reserve Balance to End of Year Estimate



SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2025

Note 8 CAPITAL DISPOSALS

Actual YTD Profit/(Loss) of Asset Disposal				Amended Current Budget		
				YTD 31 12 2025		
Cost	Accum Depr	Proceeds	Profit (Loss)	Amended Annual Budget Profit/(Loss)	Actual Profit/(Loss)	Variance
\$	\$	\$	\$	\$	\$	\$
185,000	174,254	95,455	84,709	78,408	84,709	6,301
			0	5,794	0	(5,794)
			0	1,965	0	(1,965)
41,358	18,968	26,364	3,974	(4,124)	3,974	8,098
47,050	12,168	31,818	(3,064)	(18,854)	(3,064)	15,790
71,350	12,491	54,545	(4,314)	746	(4,314)	(5,060)
56,073	3,288	54,650	1,865	(2,699)	1,865	4,564
			0	(2,699)	0	2,699
400,831	221,169	262,832	83,170	58,537	83,170.28	24,633

Comments - Capital Disposal/Replacements

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2025

Note 9: RATING INFORMATION

	Rate in \$	Number of Properties	Rateable Value \$	Rate Revenue \$	Interim Rates \$	Back Rates \$	Total Revenue \$	Amended Budget Rate Revenue \$	Amended Budget Interim Rate \$	Amended Budget Back Rate \$	Amended Budget Total Revenue \$
RATE TYPE											
Differential General Rate											
GRV	0.869500	261	1,543,428	135,462			135,462				134,196
UV	0.004310	308	378,123,945	1,631,037	13		1,631,050		500		1,631,550
Mining UV	0.004310						0				
Sub-Totals		569	379,667,373	1,766,499	13	0	1,766,512	0	500	0	1,765,746
Minimum Payment	Minimum \$										
GRV	600	111	389,968	66,000			66,000				66,600
UV	600	42	3,955,708	25,200			25,200				25,200
Mining UV	600										
Sub-Totals		153	4,345,676	91,200	0	0	91,200	0	0	0	91,800
Ex Gratia Rates							1,857,712				1,857,546
Discount							16,011				16,025
Rates Writeoffs							(97,047)				(110,000)
							(40)				(50)
Amount from General Rates							1,776,635				1,763,521
Specified Area Rates											
Totals							1,776,635				1,763,521

Comments - Rating Information

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2025

10. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 1-Jul-24	New Loans	Principal Repayments		Principal Outstanding		Interest Repayments		Loan Completion Date
			Actual \$	Budget \$	Actual \$	Budget \$	Actual \$	Budget \$	
Loan 103 -Staff House	229,102		20345	40,785	208,757	229,102	1017	2,047	2/12/2030
	229,102	0	20,345	40,785	208,757	229,102	1,017	2,047	

All debenture repayments were financed by general purpose revenue.

(b) New Debentures

No new debentures were raised during the reporting period.

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2025

Note 11: GRANTS AND CONTRIBUTIONS

Program/Details GL	Grant Provider	Approval	2025-26 Budget	Variations Additions (Deletions)			Recoup Status	
					Operating	Capital	Received	Not Received
GENERAL PURPOSE FUNDING		(Y/N)	\$	\$	\$	\$	\$	\$
Grants Commission - General	WALGGC	Y	530,348	0	530,348	0	304,791	225,557
Grants Commission - Roads	WALGGC	Y	298,320	0	298,320	0	174,439	123,882
GOVERNANCE								
Australia Day Grant	Aust Day Council	N	0	2,000			2,000	(2,000)
LAW, ORDER, PUBLIC SAFETY								
DFES Grant - Operating Bush Fire Brigade	DFES	Y	77,000	0	77,000	0	38,500	38,500 0
COMMUNITY AMENITIES								
Bus grant	Lotterywest	N	90,000			90,000	0	90,000
RECREATION AND CULTURE								
LRCI Phase 4	LRCI Stage 4	Y	181,943			181,943	226,332	(44,389)
Yealering Hall	Lotterywest	N	0			70,000	70,000	0
TRANSPORT								
Roads To Recovery Grant - Cap	Roads to Recovery	Y	1,053,342	0	0	1,053,342	429,685	623,657
RRG Grants - Capital Projects	Regional Road Group	Y	571,334	0		571,334	228,533	342,801
Direct Grant - Maintenance	Dept. of Transport	Y	193,043		193,043		193,043	0
TOTALS			2,995,330	2,000	1,098,711	1,966,619	1,667,323	1,398,008

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2025

Note 12: TRUST FUND

Funds held at balance date over which the Shire has no control and which are not included in this statement are as follows:

Description	Opening Balance 1 Jul 25	Amount Received	Amount Paid	Closing Balance 31-Dec-25
	\$	\$	\$	\$
Housing Bonds	0	1,108	-1,108	0
Master Key Deposits	1,122	2,464	-2,844	742
Nomination Deposits	0	500	-500	0
Building and BCITF	282	133	-415	0
Wickepin Community Harvest Fund	76,903	0	-76,903	0
Albert Facey Homestead	0	0	0	0
Miscellaneous Trust	2,449	1,080	-840	2,689
Yealering Bowling Club Greens	0	0	0	0
Licensing		112,924	-112,924	0
	80,755	118,209	-195,533	3,431

Level of Completion Indicators

0% ○
20% ○
40% ●
60% ●
80% ●
100% ●

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 December 2025

Note 13: CAPITAL ACQUISITIONS

31/12/2025						
		Annual Budget	Amended YTD Budget	YTD Actual	Variance (Under)/Over	Strategic Reference / Comment
Infrastructure Assets						
Land & Buildings						
Recreation and Culture						
○	Replace Roof and Ceiling Wickepin Tennis Club	15,000	0	0	0	
○	Netball Court Seating	5,000	0	0	5,000	
○	Wickepin Town Hall	8,000	8,000	6,000	2,000	
○	Wickepin Swimming Pool- Disable Toilet- LRCI Phase 4	XSP6 8,500	8,500	0	8,500	
○	Yealering Hall	CLPH2 29,000	10,000	0	29,000	
●	Lake Yealering Foreshore Ablution Building	LYFA2 0	0	7,696		
○	Yealering Tennis Club Power	XYTC 0	0	31,175		
	Recreation And Culture Total	65,500	26,500	44,871	44,500	
Transport						
○	Toolseum Restumping	5,000	0	0	0	
	Transport Total	5,000	0	0	0	
Land and Buildings Total						
		100,500	31,500	44,871	49,500	
Footpaths						
○	Transport					
	Footpaths	LFP1 45,000	18,750	0	18,750	
	Transport Total	45,000	18,750	0	18,750	
	Footpaths Total	45,000	18,750	0	18,750	
Furniture & Equipment						
Governance						
○	Various Locations - New CCTV System	XCTV 36,000	32,000	0	32,000	
○	Computer Server	XAB5 20,000	0	0	0	
	Governance Total	56,000	32,000	0	32,000	
	Furniture & Office Equip. Total	56,000	32,000	0	32,000	
Plant , Equip. & Vehicles						
Governance						
●	Ceo Vehicle 25/26 Trade 1	XCEO3 60,000	60,000	59,786	214	
○	Ceo Vehicle 25/26 Trade 2	XCEO4 60,000	0	0	0	
	Governance Total	120,000	60,000	59,786	214	
	Recreation And Culture Total				0	
Law, Order and Public Safety						
●	Weather Stations	XWS1 33,000	33,000	23,628	(9,372)	
●	Fast Fill Trailers x3	XFFT 0	0	28,725	28,725	
	Law, Order and Publis Safety Total	33,000	33,000	52,353	(9,372)	
Transport						
○	Truck WK342	XPM4 324,000	324,000	317,671	6,329	
○	Bus	XPM6 220,000	0	0	220,000	
○	Cherry Picker - P3570	XPM8 30,000	30,000	0	30,000	
●	Gardeners Ute WK468	XPM9 50,000	50,000	47,061	2,939	
●	Crew Cab WK2567	XPM10 55,000	55,000	50,796	4,204	
○	Traffic Lights	XPM11 25,000	25,000	0	25,000	
●	MWS Ute	XPW3 80,000	80,000	78,172	1,828	
	Transport Total	784,000	564,000	493,701	300,281	
	Plant , Equip. & Vehicles Total	937,000	624,000	605,841	300,495	
Infrastructure Other						
Recreation and Culture						
●	Harrismith Community Centre Playground- LRCI Phase 4	XHC1 25,000	25,000	25,750	(750)	
○	Yealering Niche Wall	XYC1 25,000	0	0	25,000	
●	Wickepin Swimming Pool	XSP8 234,000	234,000	171,591	62,409	
	Recreation and Culture Total	284,000	259,000	197,341	86,659	
Economic Services						
○	Saleyards Dust Suppression	CLSY1 10,000	10,000	3,525	6,475	
	Economic Services Total	10,000	10,000	3,525	6,475	
	Infrastructure Other Total	294,000	269,000	200,865	93,135	
Roads						
Transport Regional Road Group						
○	Wickepin Harrismith Rd	RG157 538,296	410,791	167,586.62	370,709	
○	Lomos South Road	RRG155 317,992	317,992	94,081.88	223,910	
	Regional Road Group Total	856,288	728,783	261,669	594,620	
Transport Roads to Recovery						
○	Yilliminning Road	R2R004 475,629	0	10,165	0	
○	Stock Route Road	R2R163 198,729	0	0	0	
○	Gilliminning Road	R2R035 189,492	0	10,200	0	
○	Wishbone Road	R2R040 189,492	0	0	0	
	Roads to Recovery Total	1,053,342	0	20,365	0	
Council Resources Construction						
●	Railway Road - Harrismith - Lrci 4- Layby	XH15 0	0	2,335	(2,335)	
●	Toolibin Rd, Toolibin - Lrci 4- Layby	XH16 0	0	3,116	(3,116)	
	Council Resources Construction Total	0	0	5,452	(2,335)	
	Roads Total	1,909,630	728,783	287,485	592,284.32	
○	Capital Expenditure Total	3,342,130	1,704,033	1,139,062.27	1,086,164	



13.4.1 Monthly Financial Report January 2026



SHIRE OF WICKEPIN

MONTHLY FINANCIAL REPORT

For the Period Ended 31 January 2026

LOCAL GOVERNMENT ACT 1995

LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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Shire of Wickepin

Compilation Report

For the Period Ended 31 January 2026

Report Purpose

This report is prepared to meet the requirements of *Local Government (Financial Management) Regulations 1996*, Regulation 34 .

Overview

Summary reports and graphical progressive graphs are provided on page 3, 4 and 5.
No matters of significance are noted.

Statement of Financial Activity by reporting program

Is presented on page 6 and shows a surplus as at 31 January 2026 of \$753,635.

Note: The Statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary.

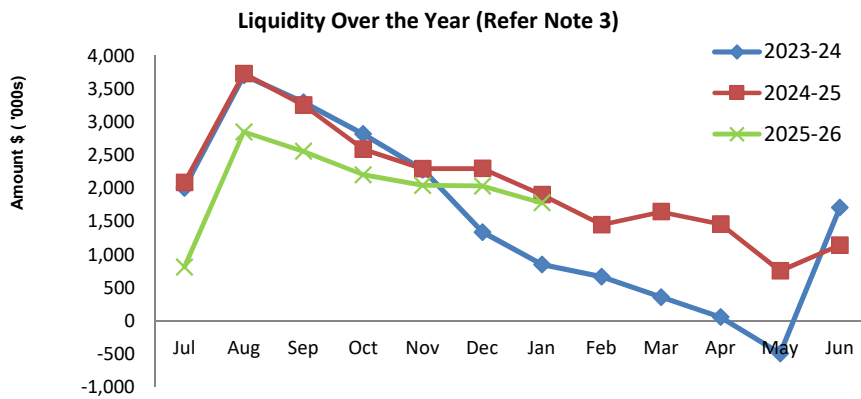
Preparation

Prepared by: E.Clement DCEO
Date prepared: 6-Feb-26
Reviewed by: David Burton CEO

Shire of Wickepin

Monthly Summary Information

For the Period Ended 31 January 2026

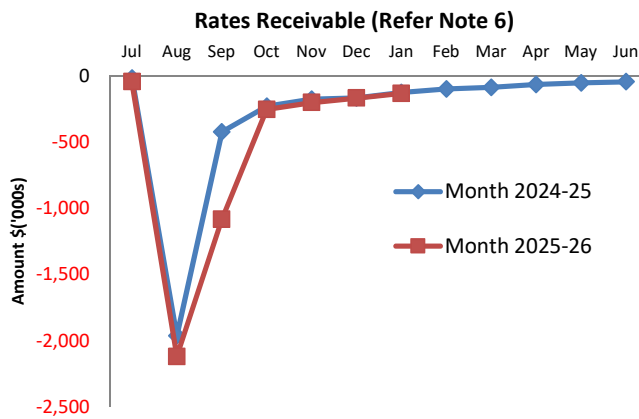


Cash and Cash Equivalents as at period end

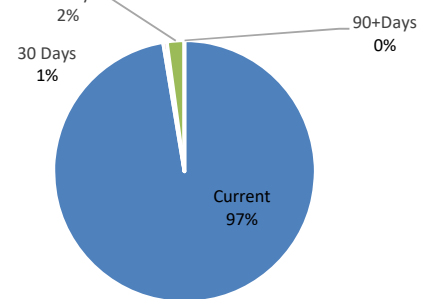
Unrestricted	\$	1,892,696
Restricted	\$	3,681,298
	\$	5,573,993

Receivables

Rates	\$	133,132
Other	\$	2,327
	\$	135,459



Accounts Receivable Ageing (non- rates) (Refer Note 6)



Comments

Unrestricted cash includes the following payments in advance

25/26 Grants Commission - General	\$	622,862.00
25/26 Grants Commission - Roads	\$	386,093.00
Amounts paid in advance	\$	1,008,955.00

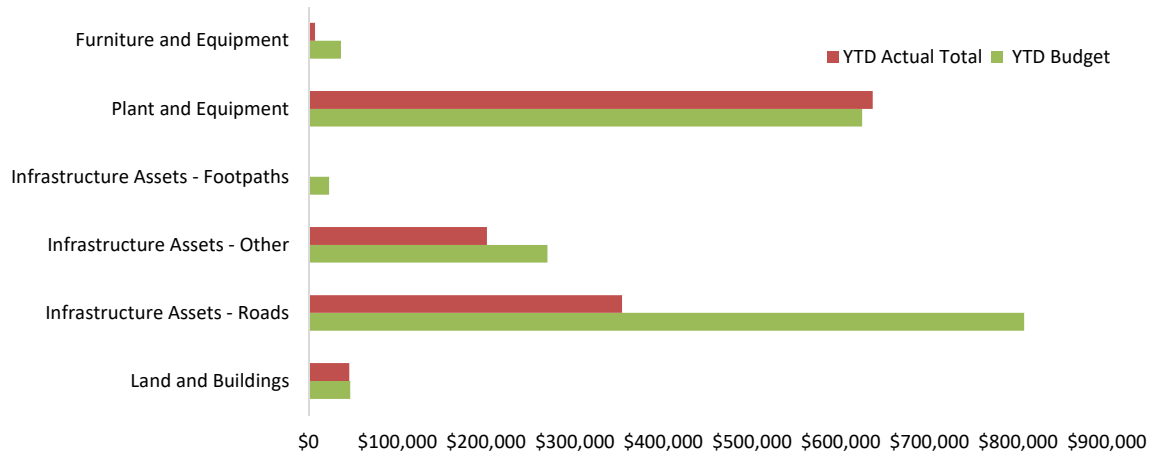
This information is to be read in conjunction with the accompanying Financial Statements and notes.

Shire of Wickepin

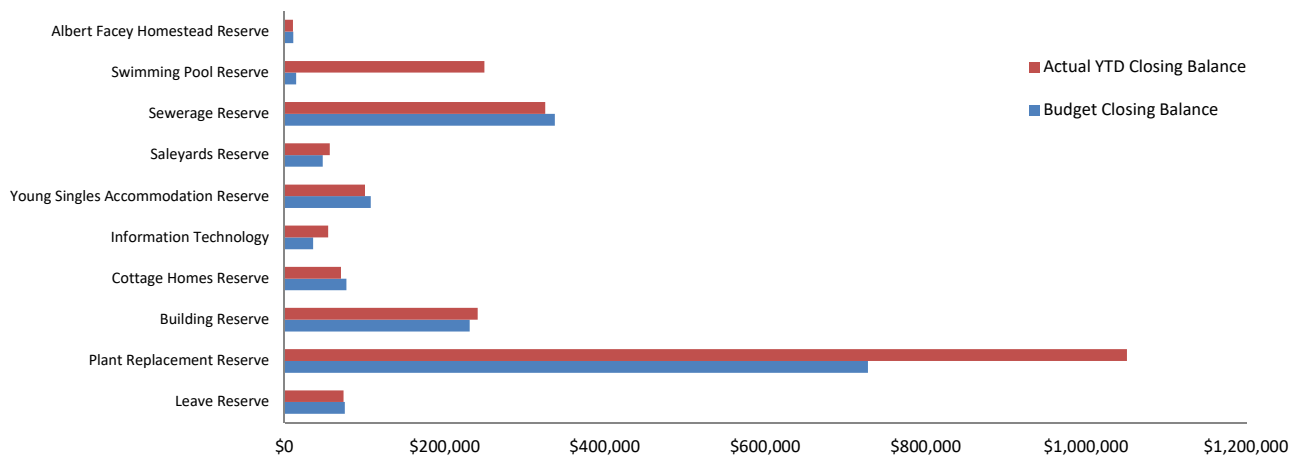
Monthly Summary Information

For the Period Ended 31 January 2026

Capital Expenditure Program YTD (Refer Note 13)



Year To Date Reserve Balance to End of Year Estimate (Refer Note 7)



Comments

This information is to be read in conjunction with the accompanying Financial Statements and notes.

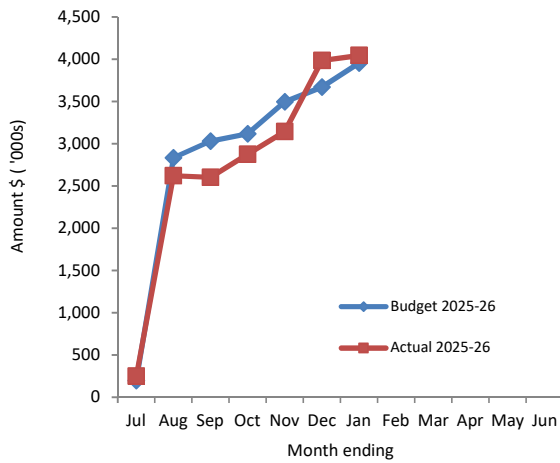
Shire of Wickepin

Monthly Summary Information

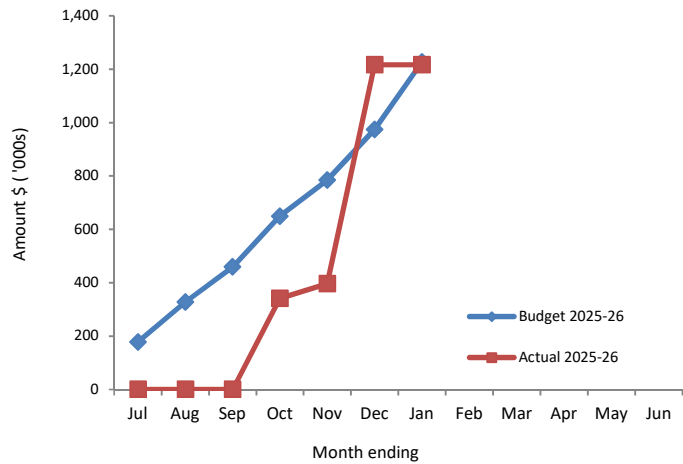
For the Period Ended 31 January 2026

Revenues

Budget Operating Revenues -v- Actual (Refer Note 2)

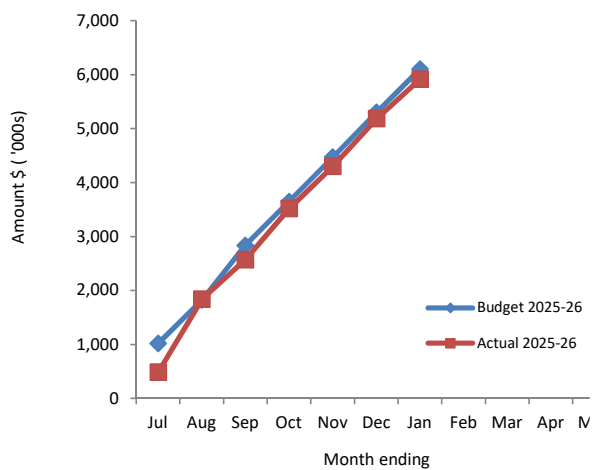


Budget Capital Revenue -v- Actual (Refer Note 2)

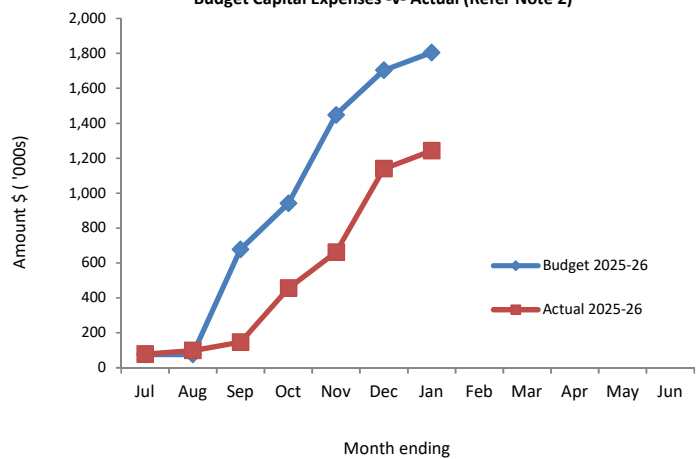


Expenditure

Budget Operating Expenses -v- YTD Actual (Refer Note 2)



Budget Capital Expenses -v- Actual (Refer Note 2)



Comments

This information is to be read in conjunction with the accompanying Financial Statements and notes.

SHIRE OF WICKEPIN
STATEMENT OF FINANCIAL ACTIVITY
(Statutory Reporting Program)
For the Period Ended 31 January 2026

	Note	Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
Operating Revenues							
Governance		\$ 2,005	\$ 1,162	\$ 8,458	\$ 7,296	% 627.91%	
General Purpose Funding - Rates	9	1,763,698	1,763,507	1,776,636	13,129	0.74%	
General Purpose Funding - Other		986,168	450,971	506,734	55,763	12.37%	▲
Law, Order and Public Safety		145,000	123,273	124,666	1,393	1.13%	
Health		220	126	234	108	85.43%	
Education and Welfare		300	168	555	387	230.10%	
Housing		116,850	68,138	73,719	5,581	8.19%	
Community Amenities		288,221	183,576	210,895	27,319	14.88%	▲
Recreation and Culture		201,943	102,802	309,641	206,839	201.20%	▲
Transport		1,914,882	1,197,438	947,764	(249,674)	(20.85%)	▼
Economic Services		77,325	44,844	63,693	18,849	42.03%	▲
Other Property and Services		32,000	18,662	20,901	2,239	12.00%	
Total Operating Revenue		5,528,612	3,954,667	4,043,894	89,227		
Operating Expense							
Governance		(778,721)	(522,045)	(378,759)	143,286	27.45%	▼
General Purpose Funding		(115,118)	(67,284)	(53,913)	13,371	19.87%	▼
Law, Order and Public Safety		(365,208)	(229,416)	(158,908)	70,508	30.73%	▼
Health		(25,804)	(18,113)	(14,660)	3,453	19.06%	
Education and Welfare		(42,216)	(24,852)	(7,378)	17,474	70.31%	▼
Housing		(308,643)	(188,451)	(149,936)	38,514	20.44%	▼
Community Amenities		(692,590)	(405,377)	(350,390)	54,987	13.56%	▼
Recreation and Culture		(1,536,391)	(925,459)	(1,022,812)	(97,353)	(10.52%)	▲
Transport		(5,794,448)	(3,385,876)	(3,416,542)	(30,666)	(0.91%)	
Economic Services		(366,485)	(215,483)	(177,587)	37,896	17.59%	▼
Other Property and Services		(142,822)	(118,685)	(178,727)	(60,042)	(50.59%)	▲
Total Operating Expenditure		(10,168,446)	(6,101,041)	(5,909,613)	191,428		
Funding Balance Adjustments							
Add back Depreciation		6,125,360	3,573,087	3,603,989	30,902	0.86%	
Adjust (Profit)/Loss on Asset Disposal	8	(58,537)	(34,153)	(83,170)	(49,017)	143.52%	
Adjust Provisions and Accruals		0	0	0	0		
Adjust Rounding		0	0	0	0		
Net Cash from Operations		1,426,989	1,392,561	1,655,101	262,540		
Capital Revenues							
Proceeds from Disposal of Assets	8	323,872	188,925	262,832	73,907	39.12%	▲
Total Capital Revenues		323,872	188,925	262,832	73,907		
Capital Expenses							
Land and Buildings	13	(100,500)	(46,500)	(45,533)	967	2.08%	
Infrastructure - Roads	13	(1,909,630)	(806,783)	(353,116)	453,667	56.23%	▼
Infrastructure - Footpaths	13	(45,000)	(22,500)	0	22,500	100.00%	▼
Infrastructure -Other	13	(294,000)	(269,000)	(200,865)	68,135	25.33%	▼
Plant and Equipment	13	(937,000)	(624,000)	(635,871)	(11,871)	(1.90%)	
Furniture and Equipment	13	(56,000)	(36,000)	(6,719)	29,281	81.34%	▼
Total Capital Expenditure		(3,342,130)	(1,804,783)	(1,242,104)	562,679		
Net Cash from Capital Activities		(3,018,258)	(1,615,858)	(979,272)	636,586		
Financing							
Transfer from Reserves	7	616,100	0	0	0		
Repayment of Debentures	10	(40,785)	(20,435)	(20,345)	90	0.44%	
Transfer to Reserves	7	(185,000)	0	0	0		
Net Cash from Financing Activities		390,315	(20,435)	(20,345)	90		
Net Operations, Capital and Financing		(1,200,954)	(243,732)	655,484	899,216		
Opening Funding Surplus(Deficit)	3	1,200,954	1,200,954	1,127,309	(73,645)	(6.13%)	
Closing Funding Surplus(Deficit)	3	0	957,222	1,782,794	825,572		

Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.
Refer to Note 2 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying Financial Statements and notes.

SHIRE OF WICKEPIN
STATEMENT OF FINANCIAL ACTIVITY
(By Nature or Type)
For the Period Ended 31 January 2026

	Note	Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
Operating Revenues							
Rates	9	\$ 1,747,673.00	\$ 1,747,482	\$ 1,760,625	\$ 13,143	0.75%	
Rates excluding General Rates	9	16,025.00	16,025	16,011	(14)	(0.09%)	
Operating Grants, Subsidies and Contributions	11	1,098,711.00	665,127	732,023	66,896	10.06%	▲
Fees and Charges		530,421.00	403,067	464,654	61,587	15.28%	▲
Interest Earnings		152,000.00	33,431	25,485	(7,946)	(23.77%)	
Other Revenue		0.00	0	0	0		
Profit on Disposal of Assets	8	86,913.00	50,694	90,547	39,853		
Total Operating Revenue		3,631,743.00	2,915,826	3,089,344	173,518		
Operating Expense							
Employee Costs		(1,624,033.00)	(952,567)	969,165	(16,598)	(1.74%)	
Materials and Contracts		(1,810,357.00)	(1,109,939)	931,953	177,986	16.04%	▲
Utility Charges		(294,193.00)	(171,195)	111,836	59,359	34.67%	▲
Depreciation on Non-Current Assets		(6,125,360.00)	(3,573,087)	3,603,989	(30,902)	(0.86%)	
Interest Expenses		(2,047.00)	(1,024)	903	121	11.80%	▲
Insurance Expenses		(273,080.00)	(270,276)	262,996	7,280	2.69%	
Other Expenditure		(11,000.00)	(6,412)	21,393	(14,981)	(233.65%)	▼
Loss on Disposal of Assets	8	(28,376.00)	(16,541)	7,377	9,164	55.40%	
Total Operating Expenditure		(10,168,446.00)	(6,101,041)	5,909,613	191,428		
Funding Balance Adjustments							
Add back Depreciation		6,125,360.00	3,573,087	3,603,989	30,902	0.86%	
Adjust (Profit)/Loss on Asset Disposal	8	(58,537.00)	(34,153)	83,170	(49,017)	143.52%	
Adjust Provisions and Accruals		0.00	0	0	0		
Adjust Rounding		0.00	0	0	0		
Net Cash from Operations		(469,880.00)	353,720	700,551	346,831		
Capital Revenues							
Grants, Subsidies and Contributions	11	1,896,869.00	1,038,841	954,550	(84,291)	(8.11%)	
Proceeds from Disposal of Assets	8	323,872.00	188,925	262,832	73,907	39.12%	▲
Proceeds from Sale of Assets		0.00	0	0	0		
Total Capital Revenues		2,220,741.00	1,227,766	1,217,382	(10,384)		
Capital Expenses							
Land and Buildings	13	(100,500.00)	(46,500)	45,533	967	2.08%	
Infrastructure - Roads	13	(1,909,630.00)	(806,783)	353,116	453,667	56.23%	▲
Infrastructure - Footpaths	13	(45,000.00)	(22,500)	0	22,500	100.00%	▲
Infrastructure - Drainage	13	(294,000.00)	(269,000)	200,865	68,135	25.33%	▲
Plant and Equipment	13	(937,000.00)	(624,000)	635,871	(11,871)	(1.90%)	
Furniture and Equipment	13	(56,000.00)	(36,000)	6,719	29,281	81.34%	▲
Total Capital Expenditure		(3,342,130.00)	(1,804,783)	1,242,104	562,679		
Net Cash from Capital Activities		(1,121,389.00)	(577,017)	24,722	552,295		
Financing							
Transfer from Reserves	7	616,100.00	0	0	0		
Repayment of Debentures	10	(40,785.00)	(20,435)	20,345	90	0.44%	
Transfer to Reserves	7	(185,000.00)	0	0	0		
Net Cash from Financing Activities		390,315.00	(20,435)	20,345	90		
Net Operations, Capital and Financing		(1,200,954.00)	(243,732)	655,484	899,216		
Opening Funding Surplus(Deficit)	3	1,200,954.00	1,200,954	1,127,309	(73,645)	(6.13%)	
Closing Funding Surplus(Deficit)	3	0	957,222	1,782,794	825,572		

Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.
Refer to Note 2 for an explanation of the reasons for the variance.

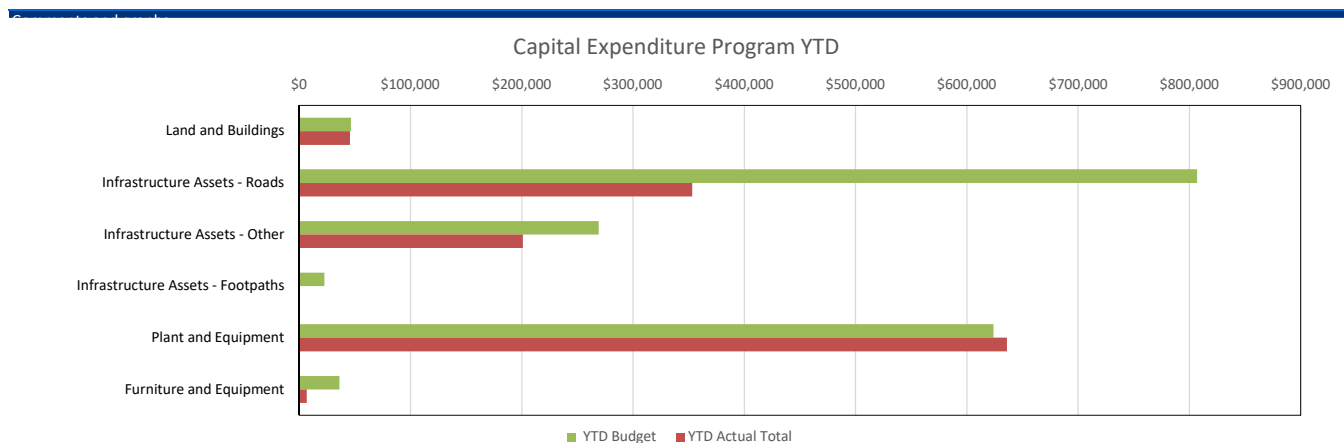
This statement is to be read in conjunction with the accompanying Financial Statements and notes.

SHIRE OF WICKEPIN
STATEMENT OF CAPITAL ACQUISITIONS AND CAPITAL FUNDING
For the Period Ended 31 January 2026

		YTD 31 01 2026					
Capital Acquisitions	Note	YTD Actual New /Upgrade (a)	YTD Actual (Renewal Expenditure) (b)	YTD Actual Total (c) = (a)+(b)	YTD Budget (d)	Amended Annual Budget	Variance (d) - (c)
		\$	\$	\$	\$	\$	\$
Land and Buildings	13	45,533	0	45,533	46,500	100,500	(967)
Infrastructure Assets - Roads	13		353,116	353,116	806,783	1,909,630	(453,667)
Infrastructure Assets - Other	13	200,865	0	200,865	269,000	294,000	(68,135)
Infrastructure Assets - Footpaths	13	0	0	0	22,500	45,000	(22,500)
Plant and Equipment	13	635,871	0	635,871	624,000	937,000	11,871
Furniture and Equipment	13	6,719	0	6,719	36,000	56,000	(29,281)
Capital Expenditure Totals		888,988	353,116	1,242,104	1,804,783	3,342,130	(562,679)

Funded By:

Capital Grants and Contributions	0	1,896,869	1,896,619	1,896,869
Borrowings	0	0	0	0
Other (Disposals & C/Fwd)	262,832	188,925	(58,537)	73,907
Own Source Funding - Cash Backed Reserves	0	0	20,000	0
Own Source Funding - Operations	0	(281,011)	1,484,048	281,011
Capital Funding Total	262,832	1,804,783	3,342,130	(1,541,951)



SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2026

1. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Accounting

This statement comprises a special purpose financial report which has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 1995 and accompanying regulations. Material accounting policies which have been adopted in the preparation of this statement are presented below and have been consistently applied unless stated otherwise.

Except for cash flow and rate setting information, the report has also been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

Critical Accounting Estimates

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses. that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

(b) The Local Government Reporting Entity

All Funds through which the Council controls resources to carry on its functions have been included in this statement.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated.

All monies held in the Trust Fund are excluded from the statement, but a separate statement of those monies appears at Note 12.

(c) Rounding Off Figures

All figures shown in this statement are rounded to the nearest dollar.

(d) Rates, Grants, Donations and Other Contributions

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

(e) Goods and Services Tax

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable.

The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2026

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(f) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts.

Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.

(g) Trade and Other Receivables

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

(h) Inventories

General

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Land Held for Resale

Land held for development and sale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development. Finance costs and holding charges incurred after development is completed are expensed.

Gains and losses are recognised in profit or loss at the time of signing an unconditional contract of sale if significant risks and rewards, and effective control over the land, are passed on to the buyer at this point.

Land held for sale is classified as current except where it is held as non-current based on Council's intentions to release for sale.

(i) Fixed Assets

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead.

Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2026

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(j) Depreciation of Non-Current Assets

All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of the future economic benefits embodied in those assets.

Depreciation is recognised on a straight-line basis, using rates which are reviewed each reporting period. Major depreciation rates and periods are:

Buildings	30 to 50 years
Furniture and Equipment	4 to 10 years
Plant and Equipment	5 to 15 years
Roads	20 to 50 years
Footpaths	20 years
Sewerage Piping	100 years
Water Supply Piping and Drainage Systems	75 years
Infrastructure - Parks & Ovals	30 to 50 years

(k) Trade and Other Payables

Trade and other payables represent liabilities for goods and services provided to the Council prior to the end of the financial year that are unpaid and arise when the Council becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.

(l) Employee Benefits

The provisions for employee benefits relates to amounts expected to be paid for long service leave, annual leave, wages and salaries and are calculated as follows:

(i) Wages, Salaries, Annual Leave and Long Service Leave (Short-term Benefits)

The provision for employees' benefits to wages, salaries, annual leave and long service leave expected to be settled within 12 months represents the amount the Shire has a present obligation to pay resulting from employees services provided to balance date. The provision has been calculated at nominal amounts based on remuneration rates the Shire expects to pay and includes related on-costs.

(ii) Annual Leave and Long Service Leave (Long-term Benefits)

The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the project unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows. Where the Shire does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2026

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(m) Interest-bearing Loans and Borrowings

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs.

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

Borrowing Costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset.

(n) Provisions

Provisions are recognised when: The council has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one of item included in the same class of obligations may be small.

(o) Current and Non-Current Classification

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for resale where it is held as non current based on Council's intentions to release for sale.

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2026

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(p) Nature or Type Classifications

Rates

All rates levied under the Local Government Act 1995. Includes general, differential, specific area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts offered. Exclude administration fees, interest on instalments, interest on arrears and service charges.

Operating Grants, Subsidies and Contributions

Refer to all amounts received as grants, subsidies and contributions that are not non-operating grants.

Non-Operating Grants, Subsidies and Contributions

Amounts received specifically for the acquisition, construction of new or the upgrading of non-current assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

Profit on Asset Disposal

Profit on the disposal of assets including gains on the disposal of long term investments. Losses are disclosed under the expenditure classifications.

Fees and Charges

Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

Service Charges

Service charges imposed under Division 6 of Part 6 of the Local Government Act 1995. Regulation 54 of the Local Government (Financial Management) Regulations 1996 identifies the These are television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

Interest Earnings

Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

Other Revenue / Income

Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates etc.

Employee Costs

All costs associate with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

Materials and Contracts

All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

Utilities (Gas, Electricity, Water, etc.)

Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2026

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(q) Nature or Type Classifications (Continued)

Insurance

All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

Loss on asset disposal

Loss on the disposal of fixed assets.

Depreciation on non-current assets

Depreciation expense raised on all classes of assets.

Interest expenses

Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

Other expenditure

Statutory fees, taxes, provision for bad debts, member's fees or levies including WA Fire Brigade Levy and State taxes. Donations and subsidies made to community groups.

(r) Statement of Objectives

Council has adopted a 'Plan for the future' comprising a Strategic Community Plan and Corporate Business Plan to provide the long term community vision, aspirations and objectives.

Based upon feedback received from the community the vision of the Shire is:

A Collaborative Council, dedicated to maintaining and developing our community assets for the benefit of our residents whilst supporting a strong community, vibrant economy, successful businesses and a sound environment

The Strategic Community Plan defines the key objectives of the Shire as:

- (1) Social – This theme describes the social aspects of life in the Shire incorporating community safety, recreation and leisure, as well as arts, culture and heritage.*
- (2) Environmental – This theme relates to valuing the environment, including natural resource management; sustainable land use, waste management, and recycling.*
- (3) Economic – This theme describes infrastructure planning, transport infrastructure, facilities and services and asset management and inclusive community engagement*
- (4) Civic leadership – This theme describes how the Shire embraces a culture of leadership, customer service .*

Council operations as disclosed in this statement encompass the following service orientated activities/programs:

(s) GOVERNANCE

Expenses associated with provision of services to members of council and elections. Also included are costs associated with computer operations, corporate accounting, corporate records and asset management. Costs reported as administrative expenses are redistributed in accordance with the principle of activity based costing (ABC).

GENERAL PURPOSE FUNDING

Rates and associated revenues, general purpose government grants, interest revenue and other miscellaneous revenues such as commission on Police Licensing. The costs associated with raising the above mentioned revenues, eg. Valuation expenses, debt collection and overheads.

LAW, ORDER, PUBLIC SAFETY

Enforcement of Local Laws, fire prevention, animal control and provision of ranger services.

HEALTH

Health inspection services, food quality control, mosquito control and contributions towards provision of medical health services.

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2026

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(s) Reporting Programs (Continued)

HOUSING

Provision and maintenance of rented housing accommodation for pensioners and employees.

COMMUNITY AMENITIES

Sanitation, sewerage, stormwater drainage, protection of the environment, public conveniences, cemeteries and town planning.

RECREATION AND CULTURE

Parks, gardens and recreation reserves, library services, swimming facilities, walk trails, public halls and Community Centre.

TRANSPORT

Construction and maintenance of roads, footpaths, drainage works, parking facilities, traffic control, depot operations, plant purchase and cleaning of streets.

ECONOMIC SERVICES

Tourism, community development, pest control, building services, caravan parks and private works.

OTHER PROPERTY & SERVICES

Plant works, plant overheads and stock of materials.

SHIRE OF WICKEPIN
NOTES TO FINANCIAL ACTIVITY STATEMENT
For the Period Ended 31 January 2026

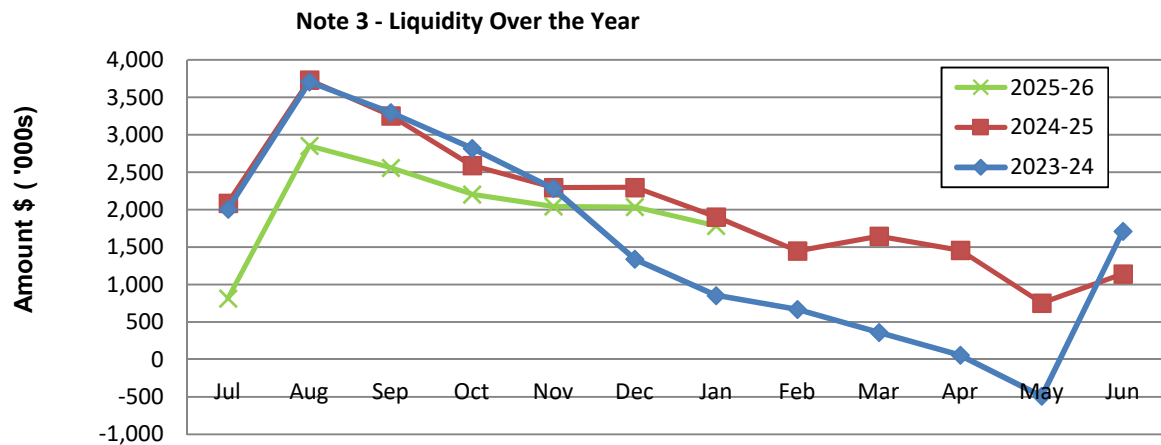
Note 2: EXPLANATION OF MATERIAL VARIANCES

Reporting Program	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Operating Revenues	\$	%			
Governance	7,296	628%			
General Purpose Funding - Other	55,763	12%	▲	Permanent	Grant funding increase
Law, Order and Public Safety	1,393	1%			
Health	108	85%			
Education and Welfare	387	230%			
Housing	5,581	8%			
Community Amenities	27,319	15%	▲	Timing	Increase in Bus Charges,Cemetery Charges
Recreation and Culture	206,839	201%	▲	Permanent	LRCI Funding increase
Transport	(249,674)	(21%)	▼	Timing	Road funding not yet received
Economic Services	18,849	42%	▲	Timing	Caravan Park fees income up
Other Property and Services	2,239	12%			
Operating Expense					
Governance	143,286	27.45%	▼	Timing	Decrease in admin salaries, superannuation., subscriptions.
General Purpose Funding	13,371	19.87%	▼	Timing	Administration Allocation reduced to staff movements
Law, Order and Public Safety	70,508	30.73%	▼	Timing	Fire maintenance accounts not yet expended.
Health	3,453	19.06%			
Education and Welfare	17,474	70.31%	▼	Timing	CDO projects on hold. Playgroup maintenance not yet expended
Housing	38,514	20.44%	▼	Timing	Housing maintenance not yet expended
Community Amenities	54,987	13.56%	▼	Timing	Invoices fro Waste Collection not yet received
Recreation and Culture	(97,353)	(10.52%)	▲	Timing	Insurance Claim Harrismith Golf Club
Transport	(30,666)	(0.91%)			
Economic Services	37,896	17.59%	▼	Timing	Area Promotion - not yet expended. Standpipe costs down
Other Property and Services	(60,042)	(50.59%)	▲	Timing	Parts & repairs costs up , Staff payouts of Leave on termination.
Capital Revenues					
Grants, Subsidies and Contributions	(84,291)	(8.11%)			
Proceeds from Disposal of Assets	73,907	39.12%	▲	Timing	Increase in Proceeds
Capital Expenses					
Land and Buildings	28,162	2.08%			
Infrastructure - Roads	12,744	56.23%	▼	Timing	Road Construction Projects not yet completed
Infrastructure - Footpaths	22,500	100.00%	▼	Timing	Not yet expended
Infrastructure - Other	29,057	25.33%	▼	Timing	Pool project Final invoice still to be received (Dec25)
Plant and Equipment	321,302	(1.90%)			
Furniture and Equipment	25,750	81.34%	▼	Timing	Computer equipment not yet purchased , CCTV project not yet expended- expected Dec 25
Financing					
Loan Principal	90	0.44%			

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2026

Note 3: NET CURRENT FUNDING POSITION

		Positive=Surplus (Negative=Deficit)		
		YTD 31 Jan 2026	30 June 2025	YTD 30 Jan 2025
		\$	\$	\$
Current Assets				
Cash Unrestricted	4	1,892,696	1,247,830	3,054,752
Cash Restricted	4	3,681,298	3,681,298	2,824,404
Receivables - Rates	6	133,132	44,991	157,827
Receivables -Other	6	2,327	287,679	5,929
Interest / ATO Receivable/Trust		15,611	42,308	25,304
		5,725,064	5,304,106	6,068,216
Less: Current Liabilities				
Payables	-	29,958	(264,315)	(210,020)
Contract Liabilities	-	-		(853,441)
Provisions	-	231,014	(231,184)	(227,654)
		260,972	(495,499)	(1,291,116)
Less: Cash Reserves	7	3,681,298	(3,681,298)	(2,824,404)
Net Current Funding Position		1,782,794	1,127,309	1,952,696



Comments - Net Current Funding Position

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2026

Note 4: CASH AND INVESTMENTS

	Interest Rate	Unrestricted \$	Restricted \$	Trust \$	Total Amount \$	Institution	Maturity Date
(a) Cash Deposits							
Municipal Account	0.00%	646,154			646,154	ANZ	At Call
Reserve Bank Account	0.00%		3,681,298		3,681,298	ANZ	At Call
Trust Bank Account	0.00%			2,929	2,929	ANZ	At Call
Cash On Hand	Nil	700.00			700	N/A	On Hand
(b) Term Deposits							
Municipal	4.27%				0	WA Treasury	11-Apr-25
Municipal					0		
Reserve	4.59%				0		03-Jun-25
Municipal	4.80%	1,244,717			1,244,717	WA Treasury	At Call
Reserve	4.53%				0		03-Jun-25
Trust	0.40%				0		
Total		1,891,572	3,681,298	2,929	5,575,799		

Comments/Notes - Investments

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2026

Note 5: BUDGET AMENDMENTS

Amendments to original budget since budget adoption. Surplus/(Deficit)

GL Account Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
	Budget Adoption		Opening Surplus	\$	\$	\$	\$
	Permanent Changes						0
	Yealering Tennis Club - Power		Capital Expenditure			(25,000)	(25,000)
	Transfer from Reserve		Operating Revenue		25,000		0
							0
							0
							0
				0	25,000	(25,000)	

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2026

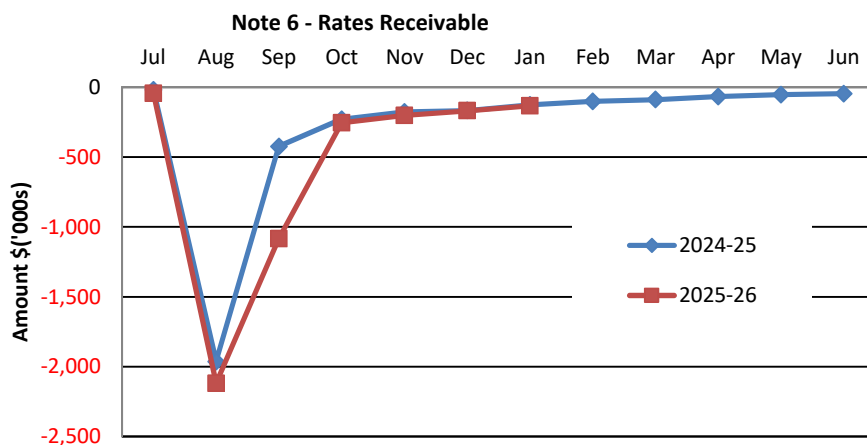
Note 6: RECEIVABLES

Receivables - Rates Receivable

Opening Arrears Previous Years
 Levied this year
Less Collections to date
 Equals Current Outstanding

Net Rates Collectable
 % Collected

YTD 31 Jan 2026	30 June 2025
\$ 44,774	\$ 20,238
1,990,380	1,834,180
(1,902,022)	(1,809,644)
133,132	44,774
133,132	44,774
93.46%	97.59%



Comments/Notes - Receivables Rates

Receivables - General

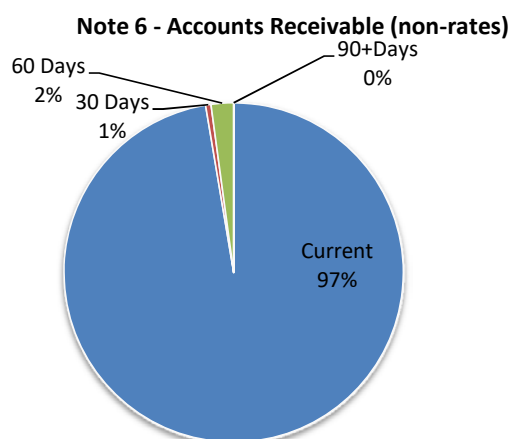
Receivables - General

Current	30 Days	60 Days	90+Days
\$ 2,266	\$ 12	\$ 50	\$ 0

Total Receivables General Outstanding

2,327.00

Amounts shown above include GST (where applicable)



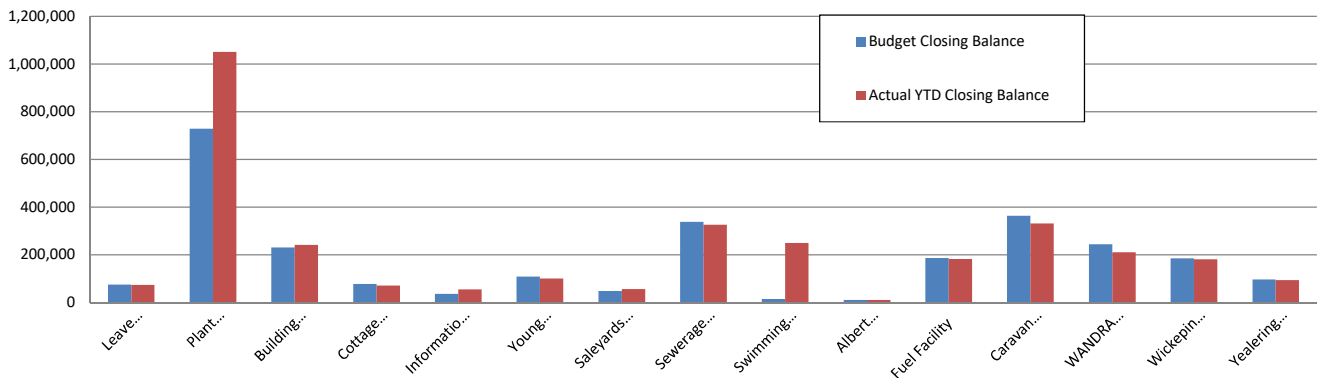
Comments/Notes - Receivables General

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2026

Note 7: Cash Backed Reserve

2025-26											
Name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Transfer out Reference	Budget Closing Balance	Actual YTD Closing Balance	
	\$	\$	\$	\$	\$	\$	\$		\$	\$	
Land Development Reserve	247,491	5,328		15,000					267,819	247,491	\$ 1.83
Waste Management Reserve	140,810	3,034							143,844	140,810	\$ 1.00
Leave Reserve	73,475	1,582							75,057	73,475	\$ 0.54
Plant Replacement Reserve	1,051,239	22,800				346,000			728,039	1,051,239	\$ 5.18
Building Reserve	240,703	5,181		10,000		25,000			230,884	240,703	\$ 1.78
Cottage Homes Reserve	70,419	1,626		5,000					77,045	70,419	\$ 0.52
Information Technology	54,202	1,167				20,000			35,369	54,202	\$ 0.40
Young Singles Accommodation Reserve	100,176	2,396		5,000					107,572	100,176	\$ 0.78
Saleyards Reserve	56,239	1,469				10,000			47,708	56,239	\$ 0.50
Sewerage Reserve	325,267	6,963		5,000					337,230	325,267	\$ 2.35
Swimming Pool Reserve	249,178	5,366				240,000			14,544	249,178	\$ 1.80
Albert Facey Homestead Reserve	10,487	223							10,710	10,487	\$ 0.08
Fuel Facility	182,323	3,925							186,248	182,323	\$ 1.34
Caravan Park & Accommodation Reserve	331,615	7,138		25,000					363,753	331,615	\$ 2.45
WANDRA events & Emergency Repairs Reserve	209,698	4,514		30,000					244,212	209,698	\$ 1.55
Wickepin Bowling Greens - Replacement	180,917	3,894							184,811	180,917	\$ 1.33
Yealering Bowling Green - Replacement	93,669	2,016							95,685	93,669	\$ 0.69
Future Projects Rerserve	63,391	1,378		10,000					74,769	63,391	\$ 0.32
	3,681,298	80,000	0	105,000	0	641,000	0	0	3,225,298	3,681,298	

Note 7 - Year To Date Reserve Balance to End of Year Estimate



SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2026

Note 8 CAPITAL DISPOSALS

Actual YTD Profit/(Loss) of Asset Disposal				Amended Current Budget		
				YTD 31 01 2026		
Cost	Accum Depr	Proceeds	Profit (Loss)	Amended Annual Budget Profit/(Loss)	Actual Profit/(Loss)	Variance
\$	\$	\$	\$	\$	\$	\$
185,000	174,254	95,455	84,709	78,408	84,709	6,301
			0	5,794	0	(5,794)
			0	1,965	0	(1,965)
41,358	18,968	26,364	3,974	(4,124)	3,974	8,098
47,050	12,168	31,818	(3,064)	(18,854)	(3,064)	15,790
71,350	12,491	54,545	(4,314)	746	(4,314)	(5,060)
56,073	3,288	54,650	1,865	(2,699)	1,865	4,564
			0	(2,699)	0	2,699
400,831	221,169	262,832	83,170	58,537	83,170.28	24,633

Comments - Capital Disposal/Replacements

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2026

Note 9: RATING INFORMATION

	Rate in \$	Number of Properties	Rateable Value \$	Rate Revenue \$	Interim Rates \$	Back Rates \$	Total Revenue \$	Amended Budget Rate Revenue \$	Amended Budget Interim Rate \$	Amended Budget Back Rate \$	Amended Budget Total Revenue \$
RATE TYPE											
Differential General Rate											
GRV	0.869500	261	1,543,428	135,462			135,462				134,196
UV	0.004310	308	378,123,945	1,631,037	13		1,631,050		500		1,631,550
Mining UV	0.004310						0				
Sub-Totals		569	379,667,373	1,766,499	13	0	1,766,512	0	500	0	1,765,746
Minimum Payment	Minimum \$										
GRV	600	111	389,968	66,000			66,000				66,600
UV	600	42	3,955,708	25,200			25,200				25,200
Mining UV	600										
Sub-Totals		153	4,345,676	91,200	0	0	91,200	0	0	0	91,800
Ex Gratia Rates							1,857,712				1,857,546
Discount							16,011				16,025
Rates Writeoffs							(97,047)				(110,000)
							(40)				(50)
Amount from General Rates							1,776,635				1,763,521
Specified Area Rates											
Totals							1,776,635				1,763,521

Comments - Rating Information

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2026

10. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 1-Jul-24	New Loans	Principal Repayments		Principal Outstanding		Interest Repayments		Loan Completion Date
			Actual \$	Budget \$	Actual \$	Budget \$	Actual \$	Budget \$	
Loan 103 -Staff House	229,102		20345	40,785	208,757	229,102	1071	2,047	2/12/2030
	229,102	0	20,345	40,785	208,757	229,102	1,071	2,047	

All debenture repayments were financed by general purpose revenue.

(b) New Debentures

No new debentures were raised during the reporting period.

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2026

Note 11: GRANTS AND CONTRIBUTIONS

Program/Details GL	Grant Provider	Approval	2025-26 Budget	Variations Additions (Deletions)			Recoup Status	
					Operating	Capital	Received	Not Received
GENERAL PURPOSE FUNDING		(Y/N)	\$	\$	\$	\$	\$	\$
Grants Commission - General	WALGGC	Y	530,348	0	530,348	0	304,791	225,557
Grants Commission - Roads	WALGGC	Y	298,320	0	298,320	0	174,439	123,882
GOVERNANCE								
Australia Day Grant	Aust Day Council	N	0	2,000			2,000	(2,000)
LAW, ORDER, PUBLIC SAFETY								
DFES Grant - Operating Bush Fire Brigade	DFES	Y	77,000	0	77,000	0	57,750	19,250 0
COMMUNITY AMENITIES								
Bus grant	Lotterywest	N	90,000			90,000	0	90,000
RECREATION AND CULTURE								
LRCI Phase 4	LRCI Stage 4	Y	181,943			181,943	226,332	(44,389)
Yealering Hall	Lotterywest	N	0			70,000	70,000	0
TRANSPORT								
Roads To Recovery Grant - Cap	Roads to Recovery	Y	1,053,342	0	0	1,053,342	429,685	623,657
RRG Grants - Capital Projects	Regional Road Group	Y	571,334	0		571,334	228,533	342,801
Direct Grant - Maintenance	Dept. of Transport	Y	193,043		193,043		193,043	0
TOTALS			2,995,330	2,000	1,098,711	1,966,619	1,686,573	1,378,758

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2026

Note 12: TRUST FUND

Funds held at balance date over which the Shire has no control and which are not included in this statement are as follows:

Description	Opening Balance 1 Jul 25	Amount Received	Amount Paid	Closing Balance 31-Jan-26
	\$	\$	\$	\$
Housing Bonds	0	1,108	-1,108	0
Master Key Deposits	1,122	2,464	-2,844	742
Nomination Deposits	0	500	-500	0
Building and BCITF	282	133	-415	0
Wickepin Community Harvest Fund	76,903	0	-76,903	0
Miscellaneous Trust	2,449	1,320	-840	2,929
Licensing		112,924	-112,924	0
	80,755	118,449	-195,533	3,671

Level of Completion Indicators

0% ○
20% ○
40% ●
60% ●
80% ●
100% ●

SHIRE OF WICKEPIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 January 2026

Note 13: CAPITAL ACQUISITIONS

31/01/2026						
		Annual Budget	Amended YTD Budget	YTD Actual	Variance (Under)/Over	Strategic Reference / Comment
Infrastructure Assets						
Land & Buildings						
Recreation and Culture						
○ Replace Roof and Ceiling Wickepin Tennis Club		15,000	0	0	0	
○ Netball Court Seating		5,000	0	0	5,000	
○ Wickepin Town Hall		8,000	8,000	6,000	2,000	
○ Wickepin Swimming Pool- Disable Toilet- LRCI Phase 4	XSP6	8,500	8,500	0	8,500	
○ Yealering Hall	CLPH2	29,000	20,000	0	29,000	
● Lake Yealering Foreshore Ablution Building	LYFA2	0	0	7,696		
○ Yealering Tennis Club Power	XYTC	0	0	31,837		
Recreation And Culture Total		65,500	36,500	45,533	44,500	
Transport						
○ Toolseum Restumping		5,000	0	0	0	
Transport Total		5,000	0	0	0	
Land and Buildings Total		100,500	46,500	45,533	54,500	
Footpaths						
○ Transport						
○ Footpaths	LFP1	45,000	22,500	0	22,500	
Transport Total		45,000	22,500	0	22,500	
Footpaths Total		45,000	22,500	0	22,500	
Furniture & Equipment						
Governance						
○ Various Locations - New CCTV System	XCTV	36,000	36,000	6,719	29,281	
○ Computer Server	XAB5	20,000	0	0	0	
Governance Total		56,000	36,000	6,719	29,281	
Furniture & Office Equip. Total		56,000	36,000	6,719	29,281	
Plant , Equip. & Vehicles						
Governance						
● Ceo Vehicle 25/26 Trade 1	XCE03	60,000	60,000	59,786	214	
○ Ceo Vehicle 25/26 Trade 2	XCE04	60,000	0	0	0	
Governance Total		120,000	60,000	59,786	214	
Recreation And Culture Total					0	
Law, Order and Public Safety						
● Weather Stations	XWS1	33,000	33,000	23,628	(9,372)	
● Fast Fill Trailers x3	XFFT			28,725	28,725	
Law, Order and Publis Safety Total		33,000	33,000	52,353	(9,372)	
Transport						
○ Truck WK342	XPM4	324,000	324,000	317,671	6,329	
○ Bus	XPM6	220,000	0	0	220,000	
○ Cherry Picker - P3570	XPM8	30,000	30,000	0	30,000	
● Gardeners Ute WK468	XPM9	50,000	50,000	47,061	2,939	
● Crew Cab WK2567	XPM10	55,000	55,000	50,796	4,204	
○ Traffic Lights	XPM11	25,000	25,000	30,030	(5,030)	
● MWS Ute	XPW3	80,000	80,000	78,172	1,828	
Transport Total		784,000	564,000	523,731	270,251	
Plant , Equip. & Vehicles Total		937,000	624,000	635,871	270,465	
Infrastructure Other						
Recreation and Culture						
● Harrismith Community Centre Playground- LRCI Phase 4	XHC1	25,000	25,000	25,750	(750)	
○ Yealering Niche Wall	XYC1	25,000	0	0	25,000	
● Wickepin Swimming Pool	XSP8	234,000	234,000	171,591	62,409	
Recreation and Culture Total		284,000	259,000	197,341	86,659	
Economic Services						
○ Saleyards Dust Suppression	CLSY1	10,000	10,000	3,525	6,475	
Economic Services Total		10,000	10,000	3,525	6,475	
Infrastructure Other Total		294,000	269,000	200,865	93,135	
Roads						
Transport Regional Road Group						
○ Wickepin Harrismith Rd	RG157	538,296	468,791	185,779.99	352,516	
○ Lomos South Road	RRG155	317,992	317,992	141,519.31	176,473	
Regional Road Group Total		856,288	786,783	327,299	528,989	
Transport Roads to Recovery						
○ Yilliminning Road	R2R004	475,629	20,000	10,165		
○ Stock Route Road	R2R163	198,729	0	0		
○ Gilliminning Road	R2R035	189,492	0	10,200		
○ Wishbone Road	R2R040	189,492	0	0		
Roads to Recovery Total		1,053,342	20,000	20,365	0	
Council Resources Construction						
● Railway Road - Harrismith - Lrci 4- Layby	XH15	0	0	2,335	(2,335)	
● Toolibin Rd, Toolibin - Lrci 4- Layby	XH16	0	0	3,116	(3,116)	
Council Resources Construction Total		0	0	5,452	(2,335)	
Roads Total		1,909,630	806,783	353,116	526,653.52	
Capital Expenditure Total		3,342,130	1,804,783	1,242,103.76	996,534	



13.5.1 Minutes Annual Electors' Meeting February 2026



Minutes

Annual General Meeting of Electors
Wednesday 4 February 2026

Date	Wednesday 4 February 2026
Time	5.30pm
Location	Shire of Wickepin Council Chambers 77 Wogolin Road, Wickepin WA 6370
Distribution Date	Friday 6 February 2026



Notice of Meeting

Please be informed the 2026 Annual General Meeting of Electors was held at 5.30pm on Wednesday 4 February 2026 at the Shire of Wickepin Council Chambers, 77 Wogolin Road, Wickepin WA 6370.

The purpose of the meeting is to –

- Receive the 2025/2026 Annual Report, and
- General Business.

A handwritten signature in black ink, appearing to read "David Burton".

David Burton
Chief Executive Officer

Disclaimer

No responsibility whatsoever is implied or accepted by the Shire of Wickepin for any act, omission or statement or intimation occurring during council / committee meetings or during formal / informal conversations with Shire of Wickepin employees or representatives. The Shire of Wickepin disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during council / committee meetings or discussions. Any person or legal entity who acts or fails to act in reliance upon any statement does so at that person's or legal entity's own risk.

In particular, and without derogating in any way from the broad disclaimer above, in discussion regarding any planning application or application for a licence, any statement or limitation of approval made by a member, employee or representative of the Shire of Wickepin during the course of any meeting is not intended to be, and is not to be, taken as notice of approval from the Shire of Wickepin. The Shire of Wickepin warns anyone who has an application lodged with the Shire of Wickepin must obtain, and only should rely on, written confirmation of the outcome of the application, and any conditions attaching to the decision made by the Shire of Wickepin in respect of the application.

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1 Declaration of Opening

The Presiding Member, Shire President J Russell, to declare the meeting open at 5.30pm.

2 Attendance

2.1 Present

Councillors

Cr Julie Russell – President
Cr Lindsey Corke
Cr Darryl Gaul
Cr John Mearns

Employees

D Burton	Chief Executive Officer
E Clement	Deputy Chief Executive Officer
G Cross	Manager of Works and Services

Electors

H Tobin
R Lewis
K Coxon
D Corke
Colin Hemley
P Milne
Clinton Hemley

Apologies

Cr T Miller
Cr W Astbury

3 Confirmation of Minutes

Attachment 1 – Minutes of AGM of Electors held 19 March 2025

A motion is required to confirm the minutes of the Annual General Meeting of Electors held on 19 March 2025

Officer Recommendation

That the minutes of the Annual General Meeting of Electors held on 19 March 2025 are confirmed as a true and correct record.

Resolution	AEM-040226-01
Moved	F Allan
Second	H Tobin

That the minutes of the Annual General Meeting of Electors held on 19 March 2025 are confirmed as a true and correct record.

CARRIED

4 2024/2025 Annual Report

Attachment 2 – Annual Report 2024/2025.

A motion is required to receive the Annual Report (including therein the Annual Financial Statements and Auditor's Report) for the year ending 30 June 2025, as presented.

Any questions on the content of the Annual Report can be asked at this time.

Officer Recommendation

That the Annual Report (including therein the Annual Financial Statements and Auditor's Report) for the year ending 30 June 2025, as presented in Attachment 2, be received.

Resolution AEM-040226-02

Moved H Tobin

Second D Gaull

That the Annual Report (including therein the Annual Financial Statements and Auditor's Report) for the year ending 30 June 2025, as presented in Attachment 2, be received.

CARRIED

5 General Business

Electors in attendance at the Annual General Meeting of Electors are invited to raise matters of general business

Yealering Townsite

Kevin Coxon requested that when the Gardening Crew are in Yealering they could drive around the town not just the foreshore area.

CEO advised that this has already been addressed.

Football oval Dam

Ray Lewis asked why his dam that is just before the Football dam keeps having the bank closed that does not allow water into his dam.

CEO advised he would take this on notice and get back to him.

English Land

Ray Lewis asked use of the English Land that is currently being lease by sporting clubs. Is he able to sublease – or lease to agist sheep.

CEO advised that he would take on notice and get back to him.

CBH

Ray Lewis enquired about the accommodation on CBH land.

As per last year Shire President responded that accommodation is on CBH land and cannot be used by people due to the responsibilities that CBH has.

Clinton Hemley advised that the accommodation is being used all year round by CBH.

Road Signs

Heather Tobin thanked the Shire for the installation of the Smiley face signs.

Phil Milne advised that they have had an impact.

Roads

Cr Darryl Gaull wanted to acknowledge the works crew, that the Wickepin Harrismith Road works was an excellent job. Well Done.

Clinton Hemley asked about the concrete floodways in the Shire and was there any plans to do repairs to them.

Wickepin North road has major potholes in the concrete that need repair.

Shire President suggested that a line may be put in the budget to address this.

Ray Lewis asked if there were any plans to extend the bitumen on Yarling Brook Road to the Railway line.

Shire President advised not at this stage.

Clinton Hemley enquired about trees in the roadside drains. Is there any plans to do more maintenance on these, especially Wickepin North Road?

Shire President advised that this would be looked. There are plans to purchase a new bobcat with the mulching attachment (similar to what Main Roads have) to do this work. Being mindful of the new laws relating to clearing.

Phil Milne enquired about tree limbs that are coming down on Wickepin Pingelly Road (responsibility of the Shire) and Williams Kondinin Road (responsibility of Main Roads). Especially because of the traffic that is coming through from Perth to Esperance.

Shire President advised that they would raise this issue with Main Roads at the next WALGA Zone meeting as Main Roads representatives would be there.

Wickepin Pool

Phil Milne stated that the Swimming Pool was going exceptionally well, 14 doing early morning swimming on Wednesday and Fridays.

Wickepin Community Centre

Ray Lewis asked about the Community centre kitchen as this had been discussed on many occasions.

Shire President advised that at this stage there was no plans to redo the kitchen as it was very functional. But may look at a Dishwasher in next year's budget.

Wickepin Town Hall

Heather Tobin advised that the tiles in the town hall are lifting and need to be repaired.

Is there any possibility of the Town hall being Air conditioned?

Shire President advised that the tile floor would be looked at, but at this stage there is no plans for air conditioning the hall.

Accommodation

Heather Tobin enquired about housing and any collaboration for development of housing. Shire President advised that Council had recently joined RoeRoc. In the future for opportunities may arise through RoeRoc for housing. Funding by RoeRoc would have greater leverage that the Council individually.

Phil Milne asked if there was any plans for the development of the land on the other side of Rintel St

Shire President advised that that this was a reserve and had been thought of. The local Planning Strategy that will be adopted by Council at the February or March meeting has identifies this area as potential housing.

There is a lengthy process that would require the land to be rezoned.

Bushfire Mitigation

Ray Lewis asked about the Fire Hazard on Railway Land, there is very high grasses that would be a major fire hazard in the event of anything happening.

Shire President advised that this land is Arc Infrastructure land and the Shire is not allowed to operate in these areas.

CEO advised that the Shire is currently in discussion with DFES regarding a Bushfire Mitigation Plan Officer.

Shire President advised that Letters would be written to Arc Infrastructure, PTA and Politicians advising of the lack of attention to these major fire hazards.

Ray Lewis enquired about Fire breaks at the Railway dam. Is it possible to have firebreaks put around the reserve?

CEO took this on notice and will investigate what options there are as it is a reserve.

Vehicles

Colin Hemley asked how many vehicles are allowed in residential yards?

Shire President advised this is being addressed by the CEO and Ranger. The new parking local laws will help in trying to solve this problem.

Ray Lewis commented that there a couple of yards in town that have old machinery on them can the Shire do anything about them

Shire President advised these were privately owned so no.

Heather Tobin commented that the back lane of Johnston St was now cleared and looked good.

Australia Day

Ray Lewis congratulated the Shire on a well-run Australia Day event for 2026. Thanks to the Councillors for putting on the day.

5.1 Questions from Electors

Nil

5.2 Motions from Electors

Motions made by Electors at an Annual General Meeting of Electors are presented to a meeting of Council for consideration per Section 5.33 of the Local Government Act 1995, which reads:

“All decisions made at an electors’ meeting are to be considered at the next ordinary council meeting, or if that is not practicable, at the first ordinary council meeting after that meeting or at a special meeting called for that purpose, whichever happens first.”

Nil

6 Closure

The Presiding Member to declare the meeting closed 6.20pm



13.6.1 Draft Lease - PTA

**LICENCE TO OCCUPY
L2663-3 – WICKEPIN**

PARTIES

**PUBLIC TRANSPORT AUTHORITY
OF WESTERN AUSTRALIA
(Licensor)**

**SHIRE OF WICKEPIN
(Licensee)**

Schedule

Item 1 **Licensor**

PUBLIC TRANSPORT AUTHORITY OF WESTERN AUSTRALIA (ABN 61 850 109 576) of PO Box 8125, Perth Business Centre, Perth, Western Australia, 6849 (**PTA**)

Item 2 **Licensee**

SHIRE OF WICKEPIN (ABN 95 583 688 034) of **PO Box 19, Wickepin Western Australia 6370 (Licensee)**

Item 3 **Grant of Licence to Occupy**

PTA grants a licence to the Licensee and the Licensee takes a licence of the Licensed Area on the terms set out in this Licence.

Item 4 **Licensed Area**

The Licensed Area the subject of this Licence is located within a portion of **Lot 50 On Plan 3307, under Certificate of Title 628/82**, and within a portion of the **Railway Reserve adjacent to Wogolin Road and Wickepin Street, Wickepin, Western Australia** identified on plan number **L2663 Rev D**.

The Licensed Area is shown coloured aqua on the plan attached to this Licence and is approximately **40,936 m2**

The Licensed Area includes any PTA's Property situated in the Licensed Area.

The PTA's Property includes the following specific items:

NIL

Item 5 **Term**

The term is 10 years commencing on **1 November 2025** and ending on **31 October 2035**

Item 6 **Licence fee**

The licence fee payable by the Licensee for this Licence is \$1.00 plus GST each year payable if and when demanded.

Item 7 **Outgoings**

The Licensee must pay to the relevant supplier or Authority or as otherwise directed by the PTA before they become overdue:

- all charges for services (including but not limited to electricity, gas water and sewerage and telephone and communication services) used by the Licensee in connection with the Licensed Area;

- any rates and taxes and similar charges and assessments levied in respect of the Licensed Area or the Licensee's use or occupation of the Licensed Area; and
- management and administration fees reasonably charged by the PTA in respect of this Licence,

as invoiced to the Licensee by the PTA. In the case of any amounts which are levied on other land as well as the Licensed Area, the Licensee must pay reasonable proportion of such charges, rates, and taxes relevant to the Licensed Area as reasonably determined by the PTA.

Item 8 Permitted Use

The Licensed Area may only be used for **Community Purpose - Parking and Drainage** subject to the Licensee obtaining all relevant written approvals from all Authorities for the use of the Licensed Area for this purpose.

Item 9 Insurance Requirements

The Licensee must take out the following insurances:

- (1) public risk insurance for an amount not less than \$20,000,000.
- (2) insurance for all buildings, structures and improvements comprised in the Licensed Area and all the PTA's Property to their full insurable value on a replacement or reinstatement basis against those risks which the PTA may reasonably require.
- (3) insurance for all Licensee's Property to its full insurable value on a replacement or reinstatement basis against those risks which the PTA may reasonably require.
- (4) employer's indemnity insurance against any liability under common law or statute to pay damages to an employee.

Without limiting clause 5 of the General Licence Terms the Licensee must no later than:

- (1) the Commencement Date; and
- (2) each anniversary of the renewal date as specified in the relevant insurance policy,

provide the PTA with a certificate of currency issued by the insurer and noting the interests of the PTA to confirm that each required policy of insurance has been taken out and is current as required by this Licence.

Item 10 Licensee's Obligations

The Licensee covenants with the PTA to comply with the Licensee's Obligations.

Item 11 Environmental Obligations

As stated in clause 11 of the Additional Terms to this lease

Item 12 PTA's General Licence Terms

The PTA General Licence Terms in the form attached to this Licence are incorporated in this Licence.

Item 13 Defined Terms

Words defined in the PTA General Licence Terms have the same meaning when used in this Licence and are shown with an initial capital letter.

Item 14 Additional Terms

The additional terms attached to this Licence are incorporated in this Licence.

Dated

2025

EXECUTED as a deed.

Signed for and on behalf of the **PUBLIC**)
TRANSPORT AUTHORITY OF)
WESTERN AUSTRALIA by)

an officer of the Authority duly)
authorised by the Authority pursuant to)
section 51(5) of the *Public Transport*)
Authority Act 2003 for that purpose in)
the presence of:

.....
Signature of Duly Authorised Officer

.....
Name (Please Print)

.....
Witness (signature)

.....
Position held

.....
Name (Please Print)

.....
Address

.....
Occupation

THE COMMON SEAL of)
SHIRE OF WICKEPIN)
Was hereunto affixed in the)
Presence of:)

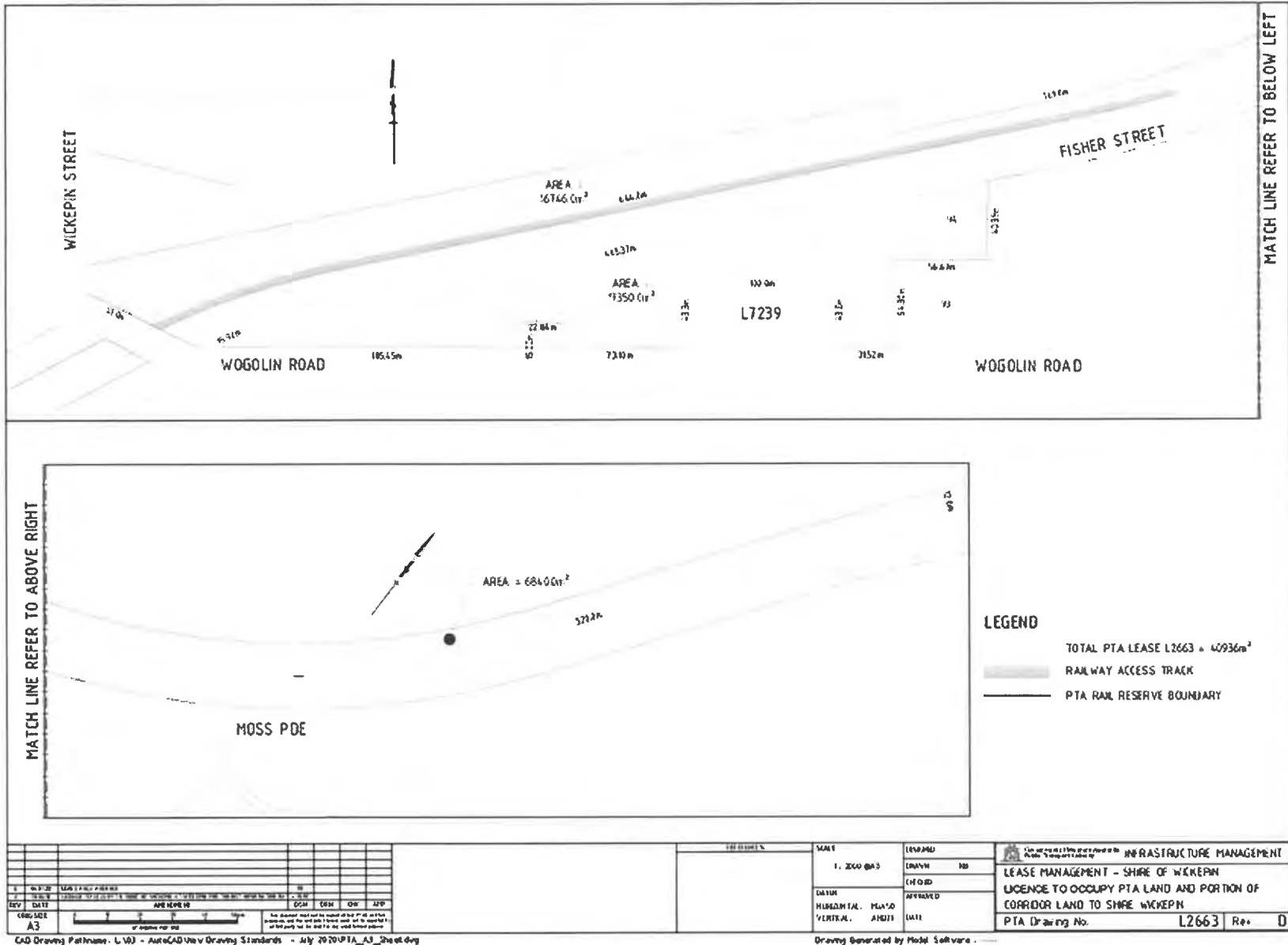
.....
Witness (signature)

.....
Name (Please Print)

.....
Chief Executive Officer (signature)

.....
Name (Please Print)

Plan



Additional Terms

1 Lights

The Licensee is to ensure that there is not at any time any light (white or coloured) on the Licensed Area in a position where it can affect any person on a train or other railway vehicle.

2 Plants and Trees

The Licensee is not to plant or allow any other person to plant a tree or shrub within the Licensed Area which is closer than 5 metres to any level crossing or which is within any area shown hatched black on the plan attached to the Licence as an area where trees or shrubs cannot be planted. The Licensee must maintain (including trimming and lopping) all plants and trees within the Licensed Area.

3 Licensee's Property and the PTA's Property

The Licensee is to ensure that at all times all items of Licensee's Property and the PTA's Property in the Licensed Area are:

- (1) kept in a good state of repair and well maintained;
- (2) properly painted or treated; and
- (3) otherwise kept in a presentable and tidy condition.

4 Stock

The Licensee is to ensure that at all times no stock or other animals stray on to the Licensed Area or through the Licensed Area on to other property owned by the PTA.

5 No building, stacking or obstruction of views

The Licensee is to ensure that at all times:

- (1) no building or other structure is constructed or allowed to remain; and
- (2) no property is stacked or otherwise stored; and
- (3) no other item of property is installed, positioned or located,

on any part of the Licensed Area if the result is to obstruct the view of any person driving a train or other railway vehicle.

6 Drainage System

If required by the PTA or any other person or Authority responsible for the condition of the railway, as soon as reasonably possible after the Commencement Date the Licensee is to construct a drainage system on the Licensed Area to prevent water damage to the railway line running through or near the Licensed Area. The Licensee is

to construct the drainage system in accordance with the design and specifications stipulated by the PTA. The cost of the drainage system, including the cost of complying with the PTA's reasonable directions, is to be paid by the Licensee. The Licensee is to properly maintain the drainage system after it is constructed and if it is damaged the Licensee is to repair the damage as soon as reasonably possible.

7 Firebreaks

The Licensee is to provide firebreaks to comply with the requirements of any Authority and all laws, including by-laws and regulations.

8 Telephone Pole

The Licensee is to do everything reasonably possible to prevent damage occurring to any telephone pole and associated equipment including aerial lines belonging to the PTA and located on or near the Licensed Area.

9 Telecommunications Cable

The Licensee is not to interfere with or disturb any telecommunications cable on the Licensed Area and is to prevent any other person interfering with or disturbing any such telecommunications cable.

10 Fences

If required by the PTA, the Licensee is to erect and maintain fences on the Licensed Area to the satisfaction of the PTA.

11 Environmental Obligations

11.1 Definitions

In this clause:

- (1) **Authorisation** includes a consent, declaration, authorisation, registration, agreement, certificate, permission, licence, approval, authority or exemption from, by or with a Government Agency, including any renewal or amendment.
- (2) **Baseline Audit** means a Site Environmental Investigation undertaken at the end of a previous tenancy, or the beginning of a new one, which is used to establish the condition of the Land with regard to any Contamination, Pollution or Environmental Harm existing on the Land at the Commencement Date.
- (3) **Clearance Audit** means a Site Environmental Investigation undertaken at the end of a current tenancy, which is used to establish the condition of the Land and provide details (if applicable) with regard to any Contamination, Pollution or Environmental Harm existing on the Land at the end of the Term.
- (4) **Contamination** means the presence of a substance in, on or under water or land at a concentration above the concentration at which the substance is normally present in the same locality, being a concentration that:

- (a) fails to comply with any Environmental Law;
 - (b) fails to comply with any standard prescribed for that matter by any Government Agency; or
 - (c) presents, or has the potential to present, a risk of harm to human health, the Environment or any Environmental Aspect.
- (5) **Environment** has the same meaning as that term as defined in the *Environmental Protection Act 1986* (WA) (as amended).
- (6) **Environmental Aspect** means in respect of any area:
 - (a) each interaction of any activity on the area or of the area itself within the Environment;
 - (b) each of the following aspects of that area;
 - (i) heritage items on the land within the area or heritage values or significance of the area or anything on it;
 - (ii) the flora and fauna in the area including threatened species, populations or ecological communities or their habitats in the area;
 - (iii) critical habitat in the area;
 - (iv) the propensity of the area to be affected by natural disasters such as bushfires, flooding or geotechnical characteristics of the area or any structures on it; and
 - (c) the zoning or permissible uses of the area.
- (7) **Environmental Expert** means a suitably qualified, experienced and reputable person who is either a member of the Australian Contaminated Land Consultants Association or is a panel contractor of, or pre-qualified supplier to, PTA, who is suitable to identify and advise on remediating Contamination, Pollution and Environmental Harm.
- (8) **Environmental Harm** means any serious or material harm, damage or detriment to the Environment or an Environmental Aspect which is not Pollution or Contamination.
- (9) **Environmental Law** means any law relating to any aspect of the Environment or health or having as its objective the protection or enhancement of the Environment or any Environmental Aspect.
- (10) **Environmental Notice** means any notice, direction, order, demand or other requirement to take any action or refrain from taking any action from any

Government Agency, whether written, oral or otherwise and in connection with any Environmental Law.

- (11) Government Agency means:
- (a) a government or government department or other government body;
 - (b) governmental, semi-governmental, or judicial person, entity or authority; or
 - (c) a person (whether autonomous or not) who is charged with the administration of any law.
- (12) **Pollution** means any unauthorised alteration of the Environment or an Environmental Aspect to its detriment or degradation which involves the release of any substance, the discharge of waste, an emission of noise, odour or electromagnetic radiation or the transmission of electromagnetic radiation.
- (13) **Remedial Action Plan** means a plan created by an Environmental Expert, in accordance with relevant guidelines of the Department of Water and Environmental Regulation and with industry best practice to ensure that any Contamination, Pollution or Environmental Harm is remediated to the required standard having regard to all Environmental Laws, the requirements of all Government Agencies and the reasonable requirements of PTA. It describes the reasons remediation is required, the goals of the planned remediation, the methods of remediation, the controls required and the methods of validating that the goals have been achieved.
- (14) **Remedial Clearance Audit** means a Site Environmental Investigation undertaken following Remedial Work, in accordance with the Remedial Action Plan, in order to determine whether the Remedial Work achieved the stated goals of the Remedial Action Plan.
- (15) Remediation Date means:
- (a) the earlier of:
 - (i) the date on which the Term of this Lease expires;
 - (ii) 60 days after this Lease is terminated; or
 - (b) any other date agreed by the parties in writing.
- (16) **Remedial Work** means any work required to restore the Land affected by Contamination, Pollution or Environmental Harm, to at least the condition the Land was in at the Commencement Date as evidenced in the Baseline Audit, having regard to the Permitted Use. If there is no Baseline Audit, the remedial work required must be in accordance with relevant guidelines of the Department of Water and Environmental Regulation and with industry best practice to ensure that any Contamination, Pollution or Environmental Harm is remediated to the required standard having regard to all Environmental Laws, the requirements of all Government Agencies and the reasonable requirements of

PTA. The remedial work must be conducted in accordance with a Remedial Action Plan.

- (17) **Site Environmental Investigation** means an investigation of the Land conducted by an Environmental Expert, in accordance with relevant guidelines of the Department of Water and Environmental Regulation, in order to identify any Contamination, Pollution or Environmental Harm of the Land.
- (18) **Surrounding Land** means any land adjacent to or in the vicinity of the Land.

11.2 Tenant's obligations

The Tenant must:

- (1) obtain any Authorisation required for any conduct, activity or use undertaken by the Tenant on the Land, including the Permitted Use, before that conduct, activity or use is undertaken and to keep all such Authorisations in full force and effect throughout the Term;
- (2) use the Land in a manner which complies with each Environmental Law and each Authorisation held by the Tenant in accordance with clause 11.2(1)~~13.2(1)~~ and any other Authorisation provided to the Tenant by PTA;
- (3) not do or omit to do any act which might directly or indirectly result in the revocation, suspension or modification of:
 - (a) an Authorisation relating to:
 - (i) the Land; or
 - (ii) any conduct or activity relating to the use of the Land, including the Permitted Use, or
 - (b) any Authorisation from time to time relating to the Land when a copy of such Authorisation is provided by PTA to the Tenant;
- (4) not cause or allow Pollution, Contamination, or Environmental Harm to occur, and if any of those do occur the Tenant must minimise and remediate any resultant damage and harm to the reasonable satisfaction of the Department of Water and Environmental Regulation and PTA, acting reasonably having regard to Environmental Laws and the requirements of relevant Government Agencies. Depending on the extent of the Pollution, Contamination or Environmental Harm caused or allowed to occur, the Tenant must, if required by PTA, develop a Remedial Action Plan for PTA's approval, and perform the Remedial Work to the reasonable satisfaction of the Department of Water and Environmental Regulation and PTA (acting reasonably);
- (5) notify PTA immediately on becoming aware of:
 - (a) the existence of any Contamination affecting the Land;
 - (b) any Pollution affecting the Land;

- (c) the making of a complaint to any person (including but not limited to the Tenant) or the commencement of proceedings against the Tenant, relating to an alleged failure by the Tenant to comply with an obligation under an Environmental Law or Authorisation; or
 - (d) an Environmental Notice being served on the Tenant or any other person which relates to or arises from the Tenant's use of the Land;
- (6) allow PTA and its employees, contractors and consultants access to the Land to conduct an inspection or investigation if any of the things in clause 13.2(5)(a) to (d) occurs;
 - (7) at the Tenant's cost, comply with every Environmental Notice issued in respect of, arising from or relating to, the Tenant's use of the Land, whether the notice is served on PTA or the Tenant, unless caused by PTA or PTA's employees, agents or contractors. For the avoidance of doubt, PTA must provide a copy of any Environmental Notice served on PTA to the Tenant within 48 hours of receipt; and
 - (8) provide to PTA on demand, copies of all Authorisations relating to the Tenant's use of the Land.

Without limiting any other provision of this Lease the Tenant must no later than two (2) months before the expiry of the Term (or any extension of the Term) provide to PTA a Clearance Audit.

11.3 **No representation or warranty in respect of Contamination, Pollution or Environmental Harm**

PTA makes no warranties or representations concerning the existence or non-existence of Contamination, Pollution or Environmental Harm on the Land. The Tenant relies on its own investigations and the Baseline Audit concerning the existence or non-existence of Contamination, Pollution or Environmental Harm on the Land.

11.4 **Baseline Audit**

- (1) The parties acknowledge and agree that if on or before the Commencement Date:
 - (a) PTA has provided a Baseline Audit to the Tenant, that will be used as the Baseline Audit for the Land as at the Commencement Date; or
 - (b) PTA has not provided a Baseline Audit to the Tenant, the Tenant must within 60 days after the Commencement Date (or such longer period as PTA agrees) cause to have completed a Site Environmental Investigation which shall be used as the Baseline Audit. The Tenant must give PTA a copy of the Site Environmental Investigation as soon as practicable after receiving it.
- (2) If the Baseline Audit under clause 13.4(1) reveals any Pollution, Contamination or Environmental Harm on the Land, then:

- (a) the Tenant must, within one month of receipt or preparation of the Baseline Audit, notify PTA that the Tenant elects to:
 - (i) surrender this Lease;
 - (ii) remediate the Land at the Tenant's cost to a state that, in the opinion of the Tenant, is suitable; or
 - (iii) continue in possession of the Land in accordance with the terms of this Lease at its own risk;
 - (b) if the Tenant does not notify PTA in accordance with paragraph 11.4(2)(a)~~13.4(2)(a)~~, the Tenant is deemed to have elected paragraph 11.4(2)(a)(iii)~~13.4(2)(a)(iii)~~;
 - (c) if the Tenant elects to surrender this lease in accordance with paragraph 11.4(2)(a)(i)~~13.4(2)(a)(i)~~, the Tenant shall have no further claims against PTA whatsoever, including, without limitation, any relocation or associated costs; and
 - (d) if the Tenant elects or is deemed to have elected paragraph 11.4(2)(a)(iii)~~13.4(2)(a)(iii)~~, PTA may, at its sole discretion, terminate this Lease with 30 days' notice, and the Tenant has no claim whatsoever against PTA in relation to the early termination of this Lease.
- (3) If the Tenant assigns this Lease to a party which is not a Related Tenant, then:
- (a) a Clearance Audit must be undertaken which, either alone or together with the Baseline Audit obtained by the Tenant under clause 11.4(1)(b)~~13.4(1)(b)~~, shall be the Baseline Audit for the purposes of clauses 11.3~~13.3~~, 11.5~~13.5~~ and 11.6~~13.6~~;
 - (b) the Tenant must give PTA a copy of the Clearance Audit as soon as practicable after receiving it;
 - (c) for the avoidance of doubt, if the Tenant wishes the assignee to assume any obligations to remediate the Land, and this has first been approved in writing by PTA, the Tenant must:
 - (i) obtain written agreement from the assignee accepting that obligation, and that agreement must be approved in writing by the CEO of the Department of Water and Environmental Regulation;
 - (ii) the Tenant must satisfy PTA that the above conditions have been met, and that the assignee has the financial capacity to remediate any contamination on the Land or emanating from the Land, and that they can reasonably be expected to retain that financial capacity; and
 - (d) if the transfer of the obligations to remediate the Land by the Tenant to the assignee is not approved by PTA or by the CEO of the Department

of Water and Environmental Regulation, the Tenant must develop a Remedial Action Plan for PTA's approval, and perform the Remedial Work to the reasonable satisfaction of the Department of Water and Environmental Regulation and PTA (acting reasonably).

11.5 Tenant to Remediate at end of Term

- (1) If a Baseline Audit was provided to, or prepared on behalf of, the Tenant, and the Clearance Audit indicates that Remedial Work is required, the Tenant must, by the Remediation Date and at its cost: develop a Remedial Action Plan, obtain PTA's approval to the Remedial Action Plan, perform the Remedial Work, and obtain a Remedial Clearance Audit to the satisfaction of the Department of Water and Environmental Regulation and PTA acting reasonably, unless the Tenant can prove, to the reasonable satisfaction of PTA, that the Pollution, Contamination or Environmental Harm was caused by PTA or PTA's employees, agents or contractors while on the Land. The Tenant must give PTA a copy of the Remedial Clearance Audit as soon as practicable after receiving it.
- (2) If PTA did not provide to the Tenant, and the Tenant did not obtain a Baseline Audit and the Clearance Audit indicates that there is Pollution, Contamination or Environmental Harm whether caused by the Tenant or not, the Tenant must, by the Remediation Date and at its cost, develop a Remedial Action Plan, obtain PTA's approval to the Remedial Action Plan, perform the Remedial Work and obtain a Remedial Clearance Audit to the satisfaction of the Department of Water and Environmental Regulation and PTA acting reasonably, unless the Tenant can prove, to the reasonable satisfaction of PTA, that the Pollution, Contamination or Environmental Harm was caused by PTA or PTA's employees, agents and contractors while on the Land. The Tenant must give PTA a copy of the Remedial Clearance Audit as soon as practicable after receiving it.
- (3) If PTA terminates this Lease due to a Tenant default, or the Tenant fails to comply with this clause ~~11.513.5~~, PTA may engage an Environmental Expert to do those things outlined in this clause ~~11.513.5~~ at the Tenant's reasonable expense and the Tenant indemnifies PTA under clause ~~11.713.7~~.
- (4) The Tenant's obligations in this clause ~~11.513.5~~ survive termination of this Lease.

11.6 Environmental Release

The Tenant releases PTA from all claims, actions, loss, damage, liability, costs and expenses arising from or connected with (directly or indirectly) any Contamination, Pollution or Environmental Harm caused by the Tenant (or any of the Tenant's predecessors in title) at any time throughout the Term whether or not identified in a Baseline Audit undertaken by the Tenant in accordance with clause ~~11.413.4~~, except to the extent caused or contributed to by PTA or PTA's employees, agents or contractors.

11.7 Environmental Indemnity

Without limiting clause 9 of the PTA General Lease Terms, the Tenant indemnifies PTA in respect of all claims, judgments, orders, costs (including legal costs on a full indemnity basis), losses, expenses and any obligation, duty or liability for which PTA is or may become liable, including claims by third parties, but excluding always Consequential Loss, in respect of or arising from (directly or indirectly):

- (1) the Tenant's breach of this clause 1143;
- (2) any Pollution, Contamination or Environmental Harm in, on or under the Land during the Term; or

to the extent caused by the Tenant or a person authorised by the Tenant to use the Land, any Pollution, Contamination or Environmental Harm in, on or under the Surrounding Land during the Term except to the extent caused or contributed to by PTA or PTA's employees, agents or contractors.

12 Termination before end of Term

12.1 Notice of Termination

Notwithstanding any other provision of this Licence if a party wants to terminate this Licence before the end of the Term for any reason, that party may terminate this Licence by giving the other party written notice. The termination is to take effect on the date specified in the notice. That date must be at least 6 months after the notice is given unless the other party agrees to a shorter period. If no date is specified in the notice, the termination is to take effect 6 months after the notice is given.

12.2 On termination

On the termination date, this Licence will terminate and the Licensee, and any sub-Licensee or occupier of the Licensed Area, is to give up vacant possession of the Licensed Area to the PTA.

12.3 Liability for payment and obligations

The Licensee remains liable for the payment of all money due under this Licence and to comply with its other obligations under this Licence until the termination date, and in the case of obligations which are expressed to survive the termination of this Licence, until they have been met.

12.4 Liquidated damages

For each day after termination of the Licence that the Licensee does not comply with any obligation in the Licence to:

- (1) vacate the Licensed Area;
- (2) remove the Licensee's Property from the Licensed Area; or
- (3) make good to the satisfaction of PTA any damage caused by the removal of the Licensee's Property from the Licensed Area,

the Licensee must pay to PTA as liquidated damages an amount equal to 1/365th of all money payable by the Licensee under the Licence during the year ending on the date the Licence terminates. This clause does not affect any other right or remedy of PTA.

13 Increase in Licence fee on Change in Use

If at any time the Licensee requests the PTA to allow the Licensee to change the Permitted Use, the PTA may, as a condition of agreeing to that request, require that the Licence fee be increased from a date (after the Licensee's request) stipulated by the PTA and that this Licence be otherwise varied in the manner required by the PTA. The Licensee is responsible for and must pay the PTA's reasonable costs incurred as a result of any change of the Permitted Use and anything required under this clause.

14 Access to Services

The Licensee is to allow any Authority (including its employees, contractors, agents, consultants or other authorised representatives) access to any Services on the Licensed Area for any purpose lawfully required by the Authority.

15 Goods and Services Tax

15.1 Definitions

Unless otherwise stated, in this clause:

GST means a tax levied on the value of a good or service or property supplied, including but not limited to the value represented by the Licence fee and Outgoings or other money payable to the PTA for goods or services or property.

Supply means a good or service or property supplied under this Licence, including but not limited to the Licensed Area, and other goods or services or property the cost of which comprises part of the Outgoings.

15.2 Licensee must pay GST

The Licensee must pay to the PTA the amount of any GST the PTA pays or is liable to pay on a Supply.

15.3 Licensee must pay GST at same time

The Licensee must pay to the PTA the amount of the GST that the Licensee is liable to pay at the same time and in the same manner as the Licensee is obliged to pay for that Supply, including in relation to Licence fee, Operating Expenses and Rates and Taxes, at the time the Licensee is obliged to pay those amounts.

15.4 Prices do not include GST

The price for each Supply, including Licence fee, fixed or determined under this Licence does not include GST on that Supply and the Licensee must pay the amount of GST in addition to the price for that Supply fixed or determined under this Licence.

15.5 Apportionment of GST

Where a Supply is not separately supplied to the Licensee, the liability of the Licensee for any amount for GST in relation to that Supply is determined on the same basis as the Licensee's Contribution to Operating Expenses is determined.

15.6 Statement of GST paid is conclusive

A written statement given to the Licensee by the PTA of the amount of GST that the Supplier pays or is liable to pay is conclusive as between the parties except in the case of an obvious error.

16 Electrical Work

16.1 Landlord's consent

The Licensee must not carry out any electrical work in or upon the Licensed Area without the prior written consent of the PTA, such consent not to be unreasonably withheld.

16.2 Licensed Electrical contractor

The Licensee must ensure that any electrical work carried out in or on the Licensed Area:

- (1) is performed by an electrical contractor who is duly qualified and licensed as required by all relevant acts, regulations and by-laws; and
- (2) complies with all requirements of any statute (State or Federal) regulation or by-law relating to the work and is carried out in accordance with best industry practice.

17 Holding over

If the Licensee continues to occupy the Licensed Area after the end of the Term with the consent of the PTA:

- (1) the Licensee is a monthly Licensee of the Licensed Area: and
- (2) the monthly licence may be terminated by either party giving to the other at least 1 month's notice which may expire on any day; and
- (3) all the provisions of this Licence apply to the monthly tenancy except any option to extend the Term.

18 Graffiti

The Licensee must remove all graffiti appearing on the Licensed Area after the Licensee becomes aware of it, or is made aware of it by the PTA, within the following periods:

- (1) in the case of offensive or obscene graffiti – 1 hour;

- (2) in the case of other graffiti – 24 hours.

18.2 Report to PTA

The Tenant must report as soon as is practicable to PTA in writing and in the case of emergency, verbally:

- (1) any damage to or defect or malfunction in the Premises, including PTA's Property or the Services in the Premises of which the Tenant is aware;
- (2) any event or circumstance which is likely to give rise to a claim by any person against PTA;
- (3) any notice, demand or claim made by or issued by any person in relation to the Premises or the land which concerns PTA or of which PTA should be aware, including any improvement, prohibition or non-disturbance notice under the WHS Act or WHS Regulations, in so far as they relate to the Premises or the Common Areas; and
- (4) any circumstance likely to:
 - (a) be a danger; or
 - (b) cause any damage or danger,

to the Premises, or any person on or in the Premises or the land of which the Tenant is aware.

PTA General Licence Terms

These terms may be incorporated in any licence granted by the PTA.

Words which are defined at the end of these the PTA General Licence Terms have an initial capital letter.

1 Term

1.1 Term Specified in the Schedule

The Licence is granted for the Term specified in Item 5 of the Schedule, subject to clause 1.2.

1.2 Immediate Termination by the PTA

Without limitation, the PTA may terminate the Licence by notice to the Licensee at any time that:

- (1) the PTA determines in the PTA's discretion that the Licensed Area is required for the provision of services or other use or uses for the benefit of the general public; or
- (2) the Licensee does not comply with the Licensee's Obligations in the Licence.

1.3 No compensation

No compensation is payable by the PTA to the Licensee if the PTA terminates the Licence under clause 1.2.

2 Licence fee and Outgoings

The Licensee is to pay the Licence fee and the Outgoings to the PTA as specified in the Schedule.

3 Assignment and sub-letting

3.1 No interest to be created without consent

The Licensee must not assign, transfer, sub-licence or otherwise part with or give any person any right or interest in the Licence or the Licensed Area or allow any person to use or occupy the Licensed Area without the PTA's consent in writing, and then only subject to any conditions on which consent is given.

3.2 Requirements

If the PTA consents to a proposed assignment or sub-licence, then the Licensee is to, before the proposed date of change in possession deliver to the PTA a deed executed by the proposed assignee or sub-licensee in a form prepared by or approved by the PTA, by which the proposed assignee or sub-licensee agrees to be bound by the Licence from the date that the assignment or sub-licence takes effect.

If the Licensee is a corporation the shares in which are not quoted on the Australian Stock Exchange, any change in ownership or control of the shares is deemed to be an assignment of the Licence and clause 3.1 applies accordingly.

3.3 Exclusion of statutory provisions

The provisions of sections 80 and 82 of the Property Law Act 1969 do not apply to the Licence.

3.4 Costs and expenses

The Licensee is to pay to the PTA on demand all fees and expenses incurred by the PTA in connection with a proposed assignment or sub-licence.

4 Use of Licensed Area

4.1 Permitted Use

The Licensee must use the Licensed Area only for the Permitted Use and the Licensee must not use the Licensed Area for any other purpose unless the PTA consents.

4.2 Licensee's own enquiries

The Licensee acknowledges that it has relied on its own enquiries as to how the Licensed Area may be used and not on any representation from the PTA.

4.3 Approval for Use

The Licensee must obtain all approvals required from all Authorities for the Permitted Use and if requested must give a copy of any such approval to the PTA.

4.4 No Warranty by the PTA

The PTA does not warrant that the Licensed Area is suitable for any purpose for which the Licensee intends to use it. To the extent permitted by law, any warranty in relation to the Licensed Area which is implied by law is excluded and does not apply to the Licence.

5 Insurances

In respect of insurances required by the Licence, the Licensee must:

- (1) give the PTA a certificate of currency whenever requested by the PTA;
- (2) pay each premium on an annual basis before the due date; and
- (3) give notice to the PTA immediately if an event occurs which may give rise to a claim under any of the insurances or which could adversely affect any of them or if any insurance is cancelled.

Without limitation, if the Licensee does not comply with the obligation to take out and maintain any insurance required by the Licence, the PTA may take out and maintain

that insurance and the Licensee must pay all costs incurred by the PTA in doing so on demand.

6 Indemnity

6.1 By the Licensee

The Licensee indemnifies the PTA against any cost, expense, loss or other liability resulting from:

- (1) any loss or damage to the Licensed Area or other property; or
- (2) the death of or injury to or illness of any person,

caused by:

- (3) any act, negligence or default of the Licensee or the Licensee's Employees, Agents and Visitors; or
- (4) any danger created by the Licensee or the Licensee's Employees, Agents and Visitors.

6.2 PTA not liable

The PTA is not liable for any cost, expense, loss or other liability resulting from any accident, loss of life, injury, damage, malfunction or other event in or affecting the Licensed Area unless caused by the negligence of the PTA or any employee or agent of the PTA.

7 Compliance with laws and requirements

The Licensee must comply with all requirements of any Authority and all laws in connection with the Licensed Area, the Licensee's Property and the Licensee's Activities.

8 Maintenance, repair and alteration

8.1 Maintenance and repair

The Licensee must at all times:

- (1) keep and maintain the Licensed Area in a clean and tidy condition and promptly remove any rubbish or waste;
- (2) maintain all authorised signs in or attached to the Licensed Area in good condition;
- (3) maintain any drains and pipes on the Licensed Area in a clean and free flowing condition; and
- (4) keep the Licensee's Property in good repair and condition.

8.2 No interference with Services

The Licensee must not modify or interfere with the Services serving the Licensed Area or any equipment connected to those Services.

8.3 Alterations to the Licensed Area

The Licensee must not make any alteration or addition to the Licensed Area unless the PTA consents.

8.4 Damage to the Licensed Area

The Licensee must not cause or allow damage to the Licensed Area.

8.5 Building work

In carrying out its obligations to maintain the Licensed Area in good condition and to redecorate and if making any alterations, additions or improvements to or on the Licensed Area:

- (1) the Licensee must:
 - (a) before carrying out any of that work, submit detailed plans and specifications of the proposed work to PTA and obtain PTA's approval to the plans and specifications for the work;
 - (b) obtain all Authority approvals that may be required in respect of the work, and comply with the requirements of any Authority and all laws and standards which apply to the work; and
 - (c) ensure that the work is carried out and completed:
 - (i) in accordance with the plans and specifications approved by PTA;
 - (ii) in a safe, proper and workmanlike manner; and
 - (iii) in accordance with PTA's requirements and directions and to PTA's satisfaction, acting reasonably; and
- (2) the Licensee acknowledges that the Licensee has management and control of the Licensed Area for the purposes of WHS Laws, and must:
 - (a) comply with all of the Licensee's obligations under WHS Laws;
 - (b) ensure, so far as is reasonably practicable, the safety of all persons on the Licensed Area;
 - (c) have systems in place to identify hazards and assess and manage risks on the Licensed Area as required under the WHS Laws;
 - (d) notify PTA as soon as possible of any WHS Incident in connection with the Licensed Area;

- (e) cooperate with and provide any information PTA requires to undertake its own investigation in relation to any WHS Incident and/or to respond to any prosecution, investigation or like proceeding brought under WHS Laws.
- (3) In this clause, "WHS Laws" means *Work Health and Safety Act 2020* (WA) and associated Regulations, and "WHS Incident" means any incident which requires notification to an Authority under WHS Laws.

9 Licensee's general obligations

9.1 Positive obligations

The Licensee must:

- (1) carry out all Licensee's Activities in the Licensed Area in a safe and proper manner;
- (2) install and maintain in safe working order residual current free devices to all fixed electricity supply sockets in the Licensed Area which may be used for portable or hand held electrical equipment in accordance with the Occupational Safety and Health Regulations 1996;
- (3) immediately comply with the PTA's directions for the purpose of protecting property or persons in the Licensed Area;

9.2 Negative obligations

In connection with the Licensed Area, the Licensee must not:

- (1) do anything which is offensive or a nuisance;
- (2) interfere with or obstruct access to the Services;
- (3) use facilities in or near the Licensed Area, including the toilets and drains, for any improper purpose;
- (4) put up any signs, notices or advertisements without the PTA's consent.

10 PTA's Entry Rights

The PTA may at any reasonable time and without the need for prior notice enter the Licensed Area with or without workmen, plant, equipment and materials to:

- (1) inspect the state of repair of the Licensed Area;
- (2) verify that the Licensee is complying with the Licensee's Obligations;
- (3) maintain, repair or alter the Licensed Area or the Services;
- (4) carry out structural alterations or other works to the Licensed Area required by the PTA or an Authority; and

- (5) remove harmful substances.

11 Termination for Default

If at any time:

- (1) any money payable by the Licensee remains unpaid for 14 days after becoming due; or
- (2) the Licensee is in breach of any other Licensee's Obligation for more than 14 days after notice has been given to the Licensee of the breach;
- (3) a judgment, order or an encumbrance is enforced, or becomes enforceable against the Licensee's interest in the Licence or the Licensee's Property; or
- (4) an Insolvency Event occurs in respect of the Licensee,
- (5) the Licensee abandons the Licensed Area or otherwise repudiates the Licence,

the PTA may terminate the Licence by re-entering the Licensed Area without notice or by notice to the Licensee.

12 Licensee's Obligations on termination

12.1 Licensee to vacate

Immediately on the termination of the Licence for any reason, the Licensee must vacate the Licensed Area, remove the Licensee's Property and make good to the satisfaction of the PTA any damage caused by that removal.

12.2 Non-removal

The obligation to remove the Licensee's Property in clause 12.1 does not apply to any buildings, improvements or other fixtures which the PTA requires, by notice to the Licensee, not to be removed.

12.3 Removal of Licensee's Property

If the Licensee does not comply with clause 12.1, the PTA may remove the Licensee's Property from the Licensed Area and dispose of it in any manner.

13 Costs, expenses, duties and fees

The Licensee must pay or reimburse the PTA on demand for all the PTA's costs and expenses, including legal costs and expenses and consultants and agents fees, in relation to the preparation of the Licence.

14 Interpretation

14.1 Definitions

In these PTA General Licence Terms and in the Licence:

- (1) **Authority** means any governmental or other public body, local authority or other authority of any kind.
- (2) **Commencement Date** means the commencement date of the Term stated in the Licence.
- (3) **Insolvency Event** means the happening of any of the following events in relation to the Licensee:
 - (a) an application is made to a court for it to be wound up or for the appointment of a provisional liquidator;
 - (b) it becomes an externally-administered body corporate (within the meaning of the Corporations Act 2001);
 - (c) the appointment of a controller, as defined by the Corporations Act 2001, in respect of any of its assets;
 - (d) it is wound up or dissolved;
 - (e) it proposes to enter into or enters into any form of arrangement (formal or informal) with its creditors or any of them;
 - (f) it is, or is deemed to be or is presumed by law to be insolvent or unable to pay its debts; or
 - (g) it becomes an insolvent under administration as defined in section 9 of the *Corporations Act 2001*.
- (4) **Licence** means any licence which incorporates these PTA General Licence Terms.
- (5) **Licensed Area** has the meaning given in Item 4 of the Schedule.
- (6) **Outgoings** means the outgoings referred to in Item 7 of the Schedule.
- (7) **Permitted Use** means the use of the Licensed Area stated in the Licence.
- (8) **PTA's Property** means all the plant and equipment, fixtures, fittings, furniture including curtains, blinds and lights in or fixed to the Licensed Area that are not the Licensee's Property, including any items specified in the Schedule.
- (9) **Licence fee** means the annual licence fee stated in the Licence.
- (10) **Services** means services running through or servicing the Licensed Area including air conditioning equipment, power, water, sewerage, drainage, gas, telecommunications and fire sprinkler system.
- (11) **Licensee** means the person stated in the Licence as the Licensee including successors and any assignee or sub-Licensee.
- (12) **Licensee's Activities** any activities of the Licensee in connection with the Licensed Area.

- (13) **Licensee's Employees, Agents and Visitors** means each of the Licensee's employees, agents, contractors, service suppliers, sub-lessees, licensees, other visitors, and any other person who at any time is on the Licensed Area with the consent of the Licensee.
- (14) **Licensee's Obligations** means the obligations of the Licensee in the Licence.
- (15) **Licensee's Property** means any buildings, improvements, other fixtures, and any plant or equipment, fittings, furniture and furnishings or other property which the Licensee constructs on or installs in or fixes to the Licensed Area or brings on to the Licensed Area.
- (16) **Schedule** means the Schedule in the Licence.
- (17) **Term** means the term specified in the Licence.

14.2 Interpretation Rules

In these PTA General Licence Terms and the Licence, unless otherwise stated:

- (1) a reference to a statute, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them occurring at any time before or after the date of the Licence;
- (2) the singular includes the plural and vice versa;
- (3) the word person includes a firm, a body corporate, an unincorporated association or an Authority;
- (4) an obligation, representation or warranty on the part of two or more persons binds them jointly and severally;
- (5) where a period of time is expressed to be calculated from or after a specified day, that day is included in the period, and
- (6) a reference to a month is to a calendar month;
- (7) where the word 'including' or 'include' is used, it is to be taken to be followed, where the context permits, by the words: 'but not limited to'; and
- (8) a reference to the PTA includes any person authorised by the PTA to represent the PTA in connection with the Licence.



13.7.1 Wickepin Community Shed

MEMBERS
WICKEPIN COMMUNITY SHED
WICKEPIN

COPY

TO
WICKEPIN SHIRE
77 Wogolin Road
Wickepin WA 6370

Dear Sir/Madam

I am writing on behalf of the members of the Community Shed.

RE: the attached letter from Mrs Carolyn McDougall.

Mrs McDougall has outlined the fact that the mentioned 'Donda' was purchased and relocated at her expense of \$4,500.

To avoid losing this facility, we are requesting that the Shire reimburse Mrs McDougall and thus, investing this facility in the Shire's equity.

Hoping this is possible

Kind regards

Members of Community Shed

27th January 2026.

MEMBERS WICKEPIN COMMUNITY SHED

I would like to make you all aware that the donga, used for morning tea, lunch and meetings, was purchased by me, Carolyn McDougall.

I did this as there were no facilities available at the time when I joined the Shed.

I have made this known on several occasions, that if the Shed ceases to operate, I will be removing the donga.

There was no financial contribution towards the purchase of the building by the He Shed She Shed. I funded the entire cost of the building plus the re-location.

- (1) In the event of my demise, my daughters, Monique D'Alton and Natalee Johnston, will then become the owners and be responsible for the donga.
- (2) A decision will be made by them as to what happens to the building.
- (3) If Wickepin Shire Council take back complete control of buildings and land in this location, the donga will be removed by either myself or my family members.
- (4) The building was purchased by Carolyn McDougall for \$4,000 and re-location cost was \$500 for a combined total of \$4,500

Signed: Carolyn McDougall

Dated 20th October, 2025



13.8.1 Camping Application C Sumariarta

Application for Approval to Camp other than at a Caravan Park

PART A – Applicant Details

Applicant Name:	Carolyn Sumadiarta		
Business/Organisation:			
Address:	c/o 20 Stadamy st		
Town:	Oakford	Postcode:	6121
Email:	csumadiarta@optusnet.com.au	Mobile:	0409295354

PART B – Property Details

House/Street Number:	4	Lot Number:	31
Street Name:	Curlew Way	Town:	Wickepin 6370
Zoning	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Industry <input type="checkbox"/> Park/Recreation		
Other (please specify)			

PART C – Previous Application(s) and Approvals

To your knowledge, has an application been lodged for this property before?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
If yes, please indicate the date of the application approval:					
Number of Caravans:		Tents:		People:	

PART D – New Application Details

Requesting to stay from:		To:	2 year permit		
Number of ^{Self contained} Caravans:	1	Tents:		People:	3
^{Motor home} Please indicate the distance between each caravan and the closest:					
Road abounding property:					
Property boundary:					
Vehicle access areas on property:					
Other caravan/tent on property:	No				
Building on property:	No				
If you prefer, you can submit a site plan indicating the above distances instead.					
Site Plan attached?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
PART E – Sanitary Facilities					
Will sanitary facilities be provided for campers to use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
If yes, location of facilities:	In self contained motor home				
Number available for use for people camping:					

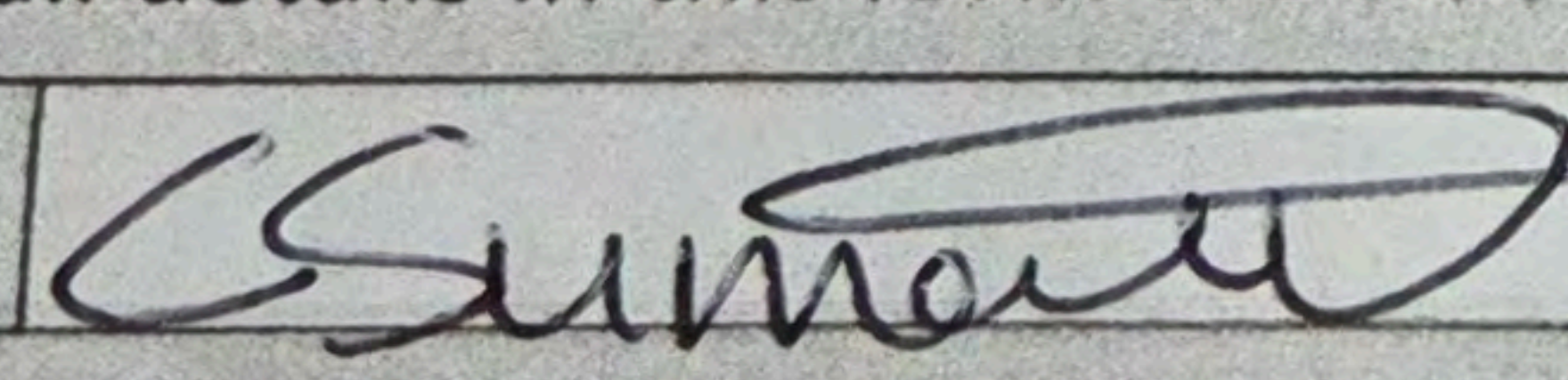
If the applica
who manage
Roadside en
A person ma
For this exer
ther

	Unisex	Male	Female
WC's/Toilets			
Showers			
Hand Wash Basin(s)			
Are these facilities shared with anyone else (i.e. workers)?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are these new facilities or existing facilities?			<input type="checkbox"/> Yes <input type="checkbox"/> No

PART F – Laundry Facilities			
Will laundry facilities be provided for camper's use?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, location of facilities:			
Number of	Washing Machines:	Drying Facilities:	
Are these new facilities or existing facilities?			<input type="checkbox"/> Yes <input type="checkbox"/> No

PART G – Waste Disposal	
How will waste be disposed of?	
If the caravan is self-contained with a toilet, how will this waste be disposed of?	
Taken to dump point at caravan park	

PART H – Further Details	
Have the occupiers of adjacent properties been notified in writing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
List any further details that you would like the Shire to take into consideration:	
I am considering putting up a colourbond privacy screening around my motorhome.	

PART I - Declaration			
Applicant Name:		Carolyn Sumadiarta	
<input checked="" type="checkbox"/> We declare that all details in this form are true and correct.			
Signature:		Date:	06/01/2026

PART J – Property Owner Details and Approval			
They can either sign this application form or send a signed letter of approval. A copy of the outcome of this application will be sent to the owner.			
Owner Name:	Carolyn Sumadiarta		
Address:	44 Glenview Way Wickham	Postcode:	6121
Email:	csumadiarta@optus.net.au	Mobile:	0409295354

c/o 20 Stodamy St Oakford 6121

If the applicant is seeking to camp on a state or federal reserve, approval may also be required from the authority who manages that land.

Roadside emergency

A person may use a caravan on a roadside if their vehicle has broken down or they are unable to drive safely.

For this exemption to apply:

- there must be a legitimate emergency
- the vehicle must not cause a road hazard
- the vehicle must be moved as soon as it is safe to do so (if it is immobile, it should be towed away).

Overnight rest stop

Many local governments and state highways provide clearly marked overnight rest stops for convenience and public safety.

No approval is required to use these rest stops for up to 24 consecutive hours only.

Approval conditions

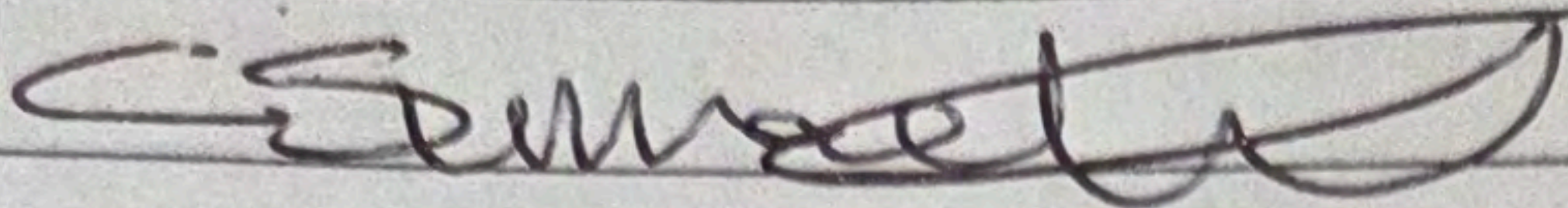
If a local government grants an approval to camp, they may make it subject to health and safety conditions. For example, the local government may require the applicant to have sufficient power, water, sewage, and cooking facilities.

The duties, approvals and exemptions that may apply are outlined in the Caravan Parks and Camping Grounds Regulation 1997.

The Minister for Local Government has the power to consider camping approvals in instances where a local government does not provide approval or revokes an approval. If the Minister provides an approval to camp, this cannot be revoked by the local government.

Office Use Only

Officer Name:		Date:	
Application Fee	\$		
Record Number:		File Number:	

Signature:		Date:	06/01/2026
------------	--	-------	------------

PLEASE NOTE: The property owner's signature is required prior to submission of this application.

How to lodge your application

Lodging your application (Please allow for up to 14 days for applications to be processed).

In Person: Shire of Narrogin Administration Office, 89 Street, NARROGIN WA 6312

By Mail: Shire of Narrogin, PO Box 1145, NARROGIN WA 6312

By Email: enquiries@narrogin.wa.gov.au

Should you have any queries regarding any of the above, please don't hesitate to contact the Shire of Narrogin on (08) 9890 0900.

What is temporary accommodation?

Under the Caravan Parks and Camping Grounds Regulations 1997, a local government can consider applications to occupy a caravan or camp on private land.

Usually, a caravan or tiny home on wheels is the easiest form of temporary accommodation to place on the land under these approvals. Caravans or tiny homes on wheels are easily removable if need be.

The construction of a building or permanent structure on the land is generally subject to planning or building approval and cannot be approved under these regulations.

Reasons for use

Caravans and tiny homes on wheels are used by many people in WA for a variety of reasons including:

- temporary housing following a natural disaster
- staying in a caravan or tiny home on wheels while building or renovating a permanent home
- for seasonal worker housing
- to support someone ageing-in-place
- for holiday-makers
- other personal circumstances.

It is important that caravans and tiny homes on wheels are used in a safe and healthy manner. That's why WA legislation generally restricts the use of caravans to licensed caravan parks, where a certain level of services and utilities must be supplied.

If a person uses a caravan or tiny home on wheels outside a licensed park without approval or exemption, they risk committing an offence, regardless of whether the land is private or public.

What are the exemptions?

Approved short-term stay

- up to 5 nights approval required from the property owner
- up to 24 months approval required from the property owner and the local government
- re-applying after 24 months — approval required from the property owner and the local government.



CONFIDENTIAL

**13.9.1 Letter of Agreement
King Rock Wind Farm**



CONFIDENTIAL

13.9.2 King Rock Wind Farm Road Condition Report



13.10.1 Local Planning Strategy Submissions



Department of Mines,
Petroleum and Exploration

Your ref LD.D0.3 - OBP20252103
Our ref DMS13927/2023
Enquiries Steven Batty — 9222 3104
Steven.BATTY@dmpe.wa.gov.au

David Burton
Chief Executive Officer
Shire of Wickepin
Sent by Email — admin@wickepin.wa.gov.au
77 Wogolin Road, PO Box 19 WICKEPIN WA 6370

Dear David Burton

SHIRE OF WICKEPIN - OPPORTUNITY TO COMMENT - DRAFT LOCAL PLANNING STRATEGY 2025

Thank you for your letter dated 4 August 2025 inviting comment on the Shire of Wickepin, draft Local Planning Strategy 2025.

The Department of Mines, Petroleum and Exploration (DMPE) has assessed this proposal with respect to mineral and petroleum resources, geothermal energy, and basic raw materials and makes the following comments.

- We are satisfied that access to BRM and resources within the Shire are well considered and supported within the draft Local Planning Strategy 2025.
- DMPE provides information on geology and mineral deposits in various [publications](#), State wide spatial datasets that can be downloaded free of charge from the [Data and Software Centre](#) or viewed interactively using [GeoView](#). Maps can be produced directly by using this software, or by downloading the digital data for use in GIS software.
- Basic raw materials (BRM) are defined as a mineral when on Crown land, and hence the need for mining leases under the *Mining Act 1978* for basic raw material extraction in Crown reserves. On private property, basic raw material extraction and sale is authorised by the Shire through grant of Extractive Industry Licenses. Extraction of basic raw materials is required for all new infrastructure (roads, telecommunications etc) to be built in the Shire.
- Information on Mining Act tenements and Petroleum and Geothermal Energy Resources Act titles is available from the DMIRS website [Tengraph](#) and [GeoView](#).

We hope the links to geological and tenement information are of some use and DMPE lodges no objections to the above Local Planning Strategy 2025.

Yours sincerely

Steven Batty | Senior Geologist
Resource Security Directorate
08 September 2025

From: Jarrad Filinski <eso@corrigin.wa.gov.au>
Sent: Tuesday, 30 September 2025 8:09 AM
To: Alyssa Burnane
Subject: IPP2025544 - LD.DO.3 - Draft Local Planning Strategy Opportunity to Comment

Good Morning

I am writing to advise you of our Council's resolution regarding the opportunity to comment on the Shire of Wickepin Local Planning Strategy.

Council's resolution was as follows:

That Council thank the Shire of Wickepin for referring the draft Shire of Wickepin Local Planning Strategy 2025 for consideration and advise that the Shire of Corrigin has no objections to the strategy and therefore does not wish to make a submission.

Kind Regards



Jarrad Filinski
Executive Support Officer

Address: 9 Lynch Street Corrigin WA 6375
Postal Address: PO Box 221 Corrigin WA 6375
Phone: 08 9063 2203
Email: eso@corrigin.wa.gov.au
Website: www.corrigin.wa.gov.au

This information contained in this email communication may be confidential. You should only read, disclose, re-transmit, copy, distribute, act in reliance on or commercialise the information if you are authorised by the Shire of Corrigin to do so. If you are not the intended recipient of this email communication, please notify us immediately by email to shire@corrigin.wa.gov.au or reply by email direct to the sender and then destroy any electronic or paper copy of this message. Any views expressed in this email communication are those of the individual sender, except where the sender specifically states them to be the views of the Shire of Corrigin. While every effort has been made to ensure the integrity of this email the Shire of Corrigin does not represent, warrant or guarantee that the integrity of this communication has been maintained nor that the communication is free of errors, virus or interference.

From: Darren Wallace <darren.wallace@mainroads.wa.gov.au>
Sent: Tuesday, 4 November 2025 10:12 AM
To: Alyssa Burnane
Subject: IPP2025546 - LD.DO.3 - Shire of Wickepin Draft Local Planning Strategy 2025

OFFICIAL

David Burton

Chief Executive Officer

Shire Of Wickepin

Thank you for the opportunity to comment on the Shire of Wickepin Draft Local Planning Strategy 2025.

While not having any direct comments on the Local Planning Strategy, Main Roads offers the following comments for consideration and possible inclusion.

- The Shire could consider developing an integrated traffic study to guide development and coordination of transport and associated infrastructure in the shire.
- For new development proposals abutting or impacting upon the Narrogin Kondinin Road, it is recommended that a Transport Impact Assessment (TIA) be undertaken (as part of development applications) and referred to Main Roads. This TIA will enable Main Roads to assess the implications to Main Roads assets.
- To preserve the efficiency of the movement and transport network, Main Roads seeks to minimise the number of intersections and vehicle access points to the State Road Network. Wherever possible, direct access from individual lots to the Narrogin Kondinin road should be avoided. Instead, access should be rationalised through shared driveways, parallel service roads or access from side roads. This approach aligns with State Planning Policy DC 5.1 – Regional Roads (Vehicular Access), which supports coordinated access management to protect the function and safety of regional roads.

Kind Regards

Darren Wallace (he/him/his)
Acting Asset Manager
Wheatbelt Region
Regional Operations
Tel: +61 8 9622 4720 Mob: 0417707478



Main Roads acknowledges the traditional custodians throughout Western Australia and their continuing connection to the land, waters and community. We pay our respects to all members of the Aboriginal communities and their cultures; and to Elders both past and present.



Your Ref: LD.DO.3
Our Ref: F-AA-90537-2
Contact: John Coles 9222 2000

Mr David Burton
Chief Executive Officer
Shire of Wickepin
PO Box 19
WICKEPIN WA 6370

Via email: admin@wickepin.wa.gov.au

Dear David

PROPOSED SHIRE OF WICKEPIN LOCAL PLANNING STRATEGY 2025

Thank you for your letter dated 04 August 2025, requesting comment from the Department of Health (DoH) on the above proposal.

DoH position

- ☐ No objection – no comments or advice to provide.
- ☒ No objection – with comments and/or recommended conditions and advice notes provided below.
- ☐ Do not support – reasons provided below, i.e. additional reports, studies, plans or other information that should be provided to determine public health risk / legislative compliance.

DoH advice

1. Water supply and wastewater disposal

Connection to drinking water and sewage services provided by a licensed service provider in accordance with the *Water Services Act 2012*.

2. Amenity

Public health must be considered during early planning stages to ensure developments do not negatively impact on the health and wellbeing of future populations living in or around the area. Including public health considerations in the planning stages will also enhance the human health benefits of these developments.

(For urban development)

The DoH recommends the incorporation of healthy design elements into urban development to encourage healthy active living. The DoH publication 'Evidence supporting the creation of environments that encourage healthy active living' is a document providing a summary of evidence-based literature and key components of urban development. The document provides a rationale and suggested design elements for mixed land use, activity centres, movement networks, public open space, housing diversity, and schools. A copy may be downloaded from: <https://www.health.wa.gov.au/~media/Files/Corporate/general-documents/Environmental-health/Health-risk-assesment/Evidence-statement-BE-Health.pdf>

(For all residential development)

Public health factors to be considered are provided on the DoH webpage 'Residential estates precincts and urban developments' (accessible from: https://www.health.wa.gov.au/Articles/N_R/Residential-estates-precincts-and-urban-developments). These factors include air quality, water quality, land and hazard management, radiation safety, and communities. Early consideration of health and wellbeing is a cost-effective way of minimising future health implications and associated health-related costs that may be imparted onto State and Local Governments and private developers and businesses.

(Mosquito management)

In order to protect the health and lifestyle of communities, land use planning decisions must include consideration of mosquitoes and whether mosquito management, if required, will be

- effective,
- appropriately resourced; and
- be approved by the relevant environmental agencies.

Mosquito breeding sites may be either natural wetlands or constructed water bodies. For this reason, careful planning and consideration must be given to the design and location of 'liveable communities' and social infrastructure, such that there are buffer zones between water bodies and developments that reflect mosquito dispersal distances.

3. Industrial / agricultural interface

The Environmental Protection Authority's (2005) guideline "Separation Distances between Industrial and Sensitive Land Uses" should be considered when land use is being diversified to support non-residential land uses in residential areas. The Separation Distance Guideline addresses generic separation distances between industrial and sensitive land uses to avoid conflicts between these land uses and to focus on protecting sensitive land uses from unacceptable impacts on amenity from the result of industrial activities, emissions and infrastructure. Potential off-site impacts require consideration to ensure appropriate separation/buffer distance between sensitive landuses and kaolin mining and quarries. A default separation/buffer

distance of 1000m should be established for extractive industries to mitigate noise, dust and risk of impacts to air quality.

DoH advise that the proponent consider guidelines in relation to sensitive land uses set out in [Planning considerations for sensitive land uses \(health.wa.gov.au\)](https://www.health.wa.gov.au/Planning-considerations-for-sensitive-land-uses).

Whilst odour alone may not result in any physical health impacts or risks, exposure to persistent nuisance odours often causes individual and community stress and anxiety, which may give rise to physical illness. As such, a default separation/buffer distances of 500-1000m (size dependent) should be established around intensive rural industries involving animal husbandries to address significant noise, dust and odour impacts. The management of odour from any proposed animal husbandry facility will depend on the effectiveness of proposed animal waste Effluent Management Plan & Odour Assessment. The proponent should undertake a comprehensive odour assessment model to ascertain whether impact of odour on surrounding sensitive users will be minimal under typical operational conditions and capacities. The proponent should also provide contingencies measures and immediate response actions in the event of facility malfunction and commits to ongoing monitoring, reporting and stakeholder engagement.

4. Contaminated sites

The site has not been classified as a C-RR¹, CRU², RRU³ as recorded on the Department of Water and Environmental Regulation's (DWER) Contaminated Sites database (*Contaminated Sites Act 2003*). However, although this site does not appear on [DWER's public access database](#), it may be subject to other important classifications [not recorded](#) on that database. The proponent should obtain a Basic Summary of Records relating to the land and its surroundings to complete their assessment of the site's suitability for a rezoning to a more sensitive land use: [Schedule 1 — Forms](#). A guide to contaminated sites is available here: [Guideline: Identification, reporting and classification of contaminated sites](#).

The storage and use of agricultural chemicals, fuels and wastes are associated with contaminated sites, and other hazardous materials including asbestos should be safely removed from buildings prior to demolition and clearance to avoid the creation of new contaminated sites. Under section 11 of the *Contaminated Sites Act 2003*, if a site is 'known or suspected' of being a contaminated site, it should be Reported to DWER.


¹ C-RR - Contaminated – Remediation Required

² CRU – Contaminated – Restricted Use

³ RRU – Remediated for Restricted Use

Should you have any queries or require further information, please contact System Performance on 9222 2000 or eh.eSubmissions@health.wa.gov.au.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Jane Cook', with a stylized, cursive script.

Jane Cook
A/EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE

10 November 2025



Department of
**Primary Industries and
Regional Development**

Your reference: LD.DO.3
OBP20253298
Our reference: LUP 2245
Enquiries: Greg Doncon

David Burton
Chief Executive Officer
77 Wogolin Road, PO BOX 19
Wickepin WA 6370

Email: admin@wickepin.wa.gov.au

Date: 18 November 2025

Dear David

Shire of Wickepin Draft Local Planning Strategy

Thank you for inviting the Department of Primary Industries and Regional Development (DPIRD) to comment on the above proposal.

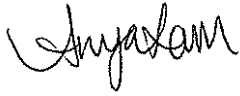
DPIRD considers the strength of the agricultural sector for the Shire is well recognised in this strategy. The Strategy identifies that the Shire contains considerable prime agricultural land, supported by a reliable climate, and the Shire and the States's economy benefit from the agricultural production from this area. The objectives to "*Promote agriculture as a key economic and social driver within the district*", combined with "*Protect and enhance the environmental values and natural resources of the Shire and promote ecologically sustainable land use and development*" should ensure that agricultural production is protected for the benefit of future generations.

DPIRD acknowledges the Strategy's need to provide flexibility for the development of additional rural living subdivision/development in case there is demand.

Detailed comments on the Strategy are provided in Attachment 1.

For more information, please contact Greg Doncon on 90813117 or greg.doncon@dpird.wa.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Anyal', with a stylized flourish at the end.

Anya Lam

**Director Agriculture Resource Management and Assessment
Fisheries and Sustainability**

Attachment 1: Detailed comments on Draft Local Planning Strategy

3.2.3 Rural living

The creation of new Rural Smallholding lots outside areas identified as 'Future Rural Smallholdings' by this Strategy should be prevented, unless associated with a boundary realignment.

DPIRD supports the use of boundary realignment to manage the retirement of farmers who wish to retain their link to the land.

DPIRD agrees that the “creation of new Rural Smallholding lots outside areas identified as 'Future Rural Smallholdings' by this Strategy should be prevented.” DPIRD is aware of the problems that have arisen in other shires where these areas have been located ad hoc within a shire.

4.3.2 Rural living

New rural living subdivisions which are remote from facilities represent an inefficient means of accommodating people and will have an impact on the resources and social vitality of the Wickepin townsite.

DPIRD acknowledges the need to provide rural living options. If these areas are well planned, they can provide an effective buffer between general farming activities and the townsite.

DPIRD recommends that all Rural Smallholdings and Rural Residential zoned areas should be located close to an existing townsite.

DPIRD recommends that the town boundary is expanded to include these areas.

4.4.2 Agriculture

The Shire's economy is predominantly based on agriculture, which is likely to remain the dominant investment and capital industry in the long term.

The shire's main economic driver is agriculture. And while it is important to prevent the introduction of incompatible land uses into the rural landscape which could affect agricultural production, there are risks if the local economy is too dependent upon a single sector, especially one influenced by seasonal rainfall. A focus on increasing the level of diversification, within the local economy, will improve the resilience the local economy has to poor seasons and minimise the risk of services being lost during periods of drought. Diversification, as the strategy captured, includes value-adding to agricultural products, agri-tourism, renewable energy and carbon projects. The Mid-West Agricultural region has seen industrial facilities being positioned in rural areas. DPIRD would prefer these facilities are only located in industrial areas and not ad hoc across the landscape. DPIRD supports the Shire's plan to consider investigate an industrial area away from the Wickepin townsite if the current industrial area cannot be expanded.

4.5.1 Natural areas

Due to historical clearing within the Shire to support agricultural production, much of the native vegetation outside of Reserve land is highly fragmented.

It is likely that the focus of agriculture in the shire will transition towards cropping and current practices may see the continued removal of individual trees within paddocks. The shire should encourage the farming sector to consider offsetting these losses by planting other areas which are not suitable for cropping due to the increasing size of machinery. The Shire may wish to seek advice from the Department of Water and Environmental Regulation and the Department of Biodiversity, Conservation and Attractions, about mechanisms to achieve improved native vegetation cover and offset the continued losses of native vegetation from agricultural land. The Shire may also wish to consider setting measurable targets for the management and improvement of the natural environment so that the Shire can quantifiably determine whether it is meeting the goals it has set out in the strategy.

4.5.2 Water resources – salinity

The strategy outlines that *“moving towards a lower carbon future, there may be increased interest in undertaking revegetation”* as a mechanism to address salinity. The shire has identified *“a preference that this is focused on lower capability soils rather than on higher quality agricultural land.”*

Saline soils have a lower productivity and a low potential to capture carbon due to the difficulty of establishing most vegetation, including eucalypts (typically used for carbon storage), on saline soil. Soils which have a low level of salinity, but are not prone to waterlogging, may be suited to solar projects.

4.5.7 Landuse Management

Local Biodiversity Strategy (LBS) - *given the large scale of historic clearing of native vegetation, and the need for an integrated approach to address rising groundwater and spread of salinity*

DPIRD supports the preparation and implementation of a LBS, which would include the use of native trees, to manage the risk of future saline area in areas of rising groundwater in addition to the inherent benefits of improving native vegetation coverage.

4.6.7 Energy - Renewable energy

The Strategy encourages investigation of alternative electricity sources in the Shire

Renewable energy facilities have the potential to assist diversify income streams for local landholders, allowing them to become more resilient to drought conditions. While wind turbines are best located along ridges to optimise energy generation, there are more options for the location of the solar renewable energy facilities. These could be directed towards the less productive agricultural areas, retaining the more productive land for agriculture.

Your Ref: LD.DO.3 - OBP20252110
Our Ref: 199442043 - LPS425391
Enquiries: Luke Gabriel
Direct Tel: 9420 2099
Email: land.planning@watercorporation.com.au

28 November 2025

Chief Executive Officer
Shire Of Wickepin
PO BOX 19
WICKEPIN WA 6370

Attention of: David BURton

Re: Local Planning Strategy

Thank you for your letter dated 6 August 2025. We offer the following comments regarding this proposal.

Water

Map 3 - Wickepin townsite

The current additional area is outside the existing Water Zone Boundary. Due to the increase in development density and area, upgrading of the current system may be required to prevent existing customers being affected by the proposed development. When the proposed demands are provided, we will need to review the proposed development again.

Map 4 - Yealering townsite

The current additional area is outside the existing Water Zone Boundary. Due to the increase in development density and area, upgrading of the current system may be required to prevent existing customers being affected by the proposed development. When the proposed demands are provided, we will need to review the proposed development again.

General Comments

The information provided above is subject to review and may change. If the proposal has not proceeded within the next 12 months, please contact us to confirm that this information is still valid.

Please provide the above comments to the landowner, developer and/or their representative.

Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact the Enquiries Officer.

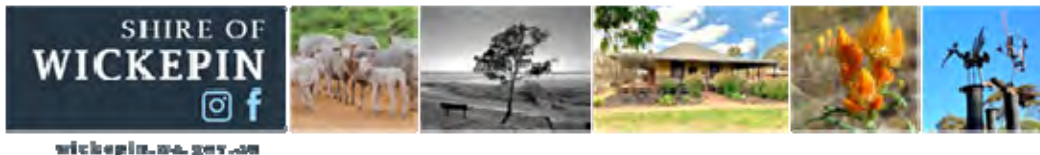
Luke Gabriel
Senior Planner
Development Services

From: David Burton
Sent: Tuesday, 2 December 2025 11:17 AM
To: Steve Thompson (steve@edgeplanning.com.au); Jordyn Harvey
Subject: IPP2025554 - LD.DO.3 - FW: Submission for Local Planning Strategy.

Follow Up Flag: Follow up
Flag Status: Completed

Another submission for the local planning strategy.

Kind Regards
David Burton
Chief Executive Officer



PO Box 19, Wickepin WA 6370
Phone: (08) 9888 1005 m: 0429 207 855
e: ceo@wickepin.wa.gov.au
www.wickepin.wa.gov.au

Please consider our environment before printing this email

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Hi David

Forgot to "sign"

Regards

John Mearns

[Yahoo Mail: Search, organise, conquer](#)

I would like to submit the following for consideration for the Local Planning Strategy.

Consideration of increasing the Residential Zoning Density to R25

Allowing access to properties through the back lanes.

Supporting considerations

Wickepin has large properties for town lots and also deep sewerage, which will allow a greater density of housing and allow more development of land in the townsite. This will have several benefits to the town.

Currently vacant town blocks are limited, and the land releases by the Shire will only allow for limited blocks through grant-funded projects or from Shire funds at a considerable cost. This type of development is likely to cost more than the recovery costs from property sales. Increasing the density of the zooming in town will allow for large blocks to be subdivided, making more land available for housing.

For forward planning, it is noted that Wickepin has an ageing population. The larger blocks provide additional space for a property owner, but often this is too large for a person to maintain. Residents generally prefer a small block that is easier to maintain. Allowing subdivisions will allow for more smaller blocks to cater for this.

Allowing access to properties through the current back lanes will allow great access opportunities for subdivided properties and eliminate the need for battleaxe developments requiring a driveway alongside the front property. This would be more amenable to most residents rather than having access alongside the current house.

The increase in density will also allow for 'granny flat' developments on properties, which may assist in catering for our ageing population, while still keeping the family close to care for the aged person. This will assist families in our town.

I hope that the Shire will consider these items as part of the Local Planning Strategy.

Yours Sincerely

John Mearns

Latisha Fraser

From: DFES Land Use Planning <advice@dfes.wa.gov.au>
Sent: Tuesday, 12 August 2025 3:08 PM
To: Alyssa Burnane
Subject: ICR20258484 - LD.DO.3 - OBP20252099 - Draft Local Planning Strategy 2025 - DFES Response

SynergySoft: ICR20258484 - LD.DO.3

DFES Ref: D40295

Dear Sir/Madam,

I refer to your letter dated 8 August 2025 in relation to the referral of the Draft Local Planning Strategy.

It is unclear from the documentation provided if the Shire has applied *State Planning Policy 3.7 –Bushfire* (SPP 3.7) to this proposal.

DFES acknowledge the commentary within the strategy referencing SPP 3.7, and requiring compliance at future stages of planning, however it is unclear if a review of the proposed development areas has taken place at this stage to best guide development within the shire to ensure that it does not result in the introduction or intensification of development or land uses in an area that has or will, on completion, have an extreme BHL and/or BAL-40 or BAL-FZ.

SPP 3.7 seeks to reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process.

A Bushfire Management Plan (BMP) is required to accompany strategic planning proposals designated on the Map of Bushfire Prone Areas as Area 2 that has or will have a bushfire hazard level above low (refer to policy measure 7.1 of SPP 3.7). A BMP should include an assessment of the broader landscape, identification of any environmental, biodiversity or conservation values on the subject site, identification of the bushfire hazard issues arising from the relevant assessment and a clear demonstration that compliance with the bushfire protection criteria contained within the Guidelines, is or can be achieved.

The BMP should be prepared as early as possible in the planning process and progressively refined or reviewed as the level of detail increases. The level of detail provided within a BMP should be commensurate with the applicable planning stage and scale of the proposal or application.

Should you apply SPP 3.7 then, we request the relevant information pursuant to this policy be forwarded to DFES to allow us to review and provide comment prior to the Shire endorsement of the strategy.

Land Use Planning staff are available to discuss planning proposals and provide general bushfire advice at any stage of the planning process. Please do not hesitate to contact me on the number below, should you require clarification of any of the matters raised.

Kind regards

Michael Ball
Senior Land Use Planning Officer

20 Stockton Bend, Cockburn Central, Perth WA 6164
T: 08 9395 9819 | **E:** advice@dfes.wa.gov.au | **W:** dfes.wa.gov.au



13.10.2 Local Planning Strategy Submissions Schedule

Shire of Wickepin Local Planning Strategy Schedule of Submissions

No.	Name and Address of Submitter	Summary of Submissions	Local Government Comments	Local Government Recommendation
1	Department of Mines, Petroleum and Exploration Locked Bag 100 East Perth WA 6892	<p>The draft Local Planning Strategy 2025 effectively supports access to basic raw materials (BRM) in the Shire.</p> <p>Geological and mineral data are available through DMPE publications and free spatial datasets via GeoView.</p> <p>BRM extraction on Crown land requires Mining Act leases, while extraction on private land is regulated by Shire-issued Extractive Industry Licenses. BRM are essential for new infrastructure, and information on mining and energy titles is accessible through DMIRS' Tengraph and GeoView.</p>	That the submission is noted.	No modification to the Strategy is required.
2	Shire of Corrigin PO Box 221 Corrigin WA 6375	That Council thank the Shire of Wickepin for referring the draft Shire of Wickepin Local Planning Strategy 2025 for consideration and advise that the Shire of Corrigin has no objections to the strategy and therefore does not wish to make a submission.	That the submission is noted.	No modification to the Strategy is required.
3	Main Roads Western Australia Wheatbelt Operations	<p>The Shire could consider preparing an integrated traffic study to guide transport planning.</p> <p>New developments affecting Narrogin Kondinin Road should include a Transport Impact Assessment for Main Roads' review.</p> <p>To maintain an efficient and safe road network, Main Roads seeks to limit direct property access onto the State Road Network, instead promoting shared or</p>	<p>That the submission is noted.</p> <p>Most matters can be suitably considered and addressed at the subdivision or development application stages.</p>	No modification to the Strategy is required.

		alternative access routes in line with State Planning Policy DC 5.1.		
4	Department of Health 189 Royal Street East Perth WA 6004	The Department of Health has no objection to the draft Local Planning Strategy and provides comments regarding water supply and wastewater disposal, amenity, industrial–agricultural interfaces, and contaminated sites.	That the submission is noted. Most matters can be suitably considered and addressed at the subdivision or development application stages.	No modification to the Strategy is required.
5	Department of Primary Industries and Regional Development 1 Nash Street, East Perth 6000	<p>Supports the draft Strategy with comments:</p> <p><u>3.2.3 Rural living</u> Supports restricting new Rural Smallholding lots to areas designated as ‘Future Rural Smallholdings,’ except where created through boundary realignments. They support boundary realignments to assist retiring farmers and note that allowing smallholdings outside designated areas has caused issues in other shires.</p> <p><u>4.3.2 Rural living</u> Notes that remote rural living subdivisions are inefficient and can detract from the vitality of Wickelbin. While supporting well-planned rural living as a buffer between farming and the townsite, DPIRD recommends locating all Rural Smallholding and Rural Residential areas near existing townsites and expanding the town boundary to include them.</p> <p><u>4.4.2 Agriculture</u> Agriculture is the Shire’s primary economic driver and will likely remain so, but overreliance on a single, climate-affected sector poses risks. DPIRD supports economic diversification such as value-adding, agri-tourism, renewable energy and carbon projects to strengthen resilience. DPIRD caution against industrial facilities being placed ad hoc in rural areas, preferring they be located in designated industrial zones. DPIRD also supports the</p>	<p>That the submission is noted.</p> <p>In relation to sections 4.5.1 and 4.5.2, revegetation and tree farms associated with carbon capture are expected to increasingly occur. This is encouraged provided it is located on lower capability agricultural land or where an environmental corridor is strengthened or provided.</p>	No modification to the Strategy is required.

Shire’s plan to investigate a new industrial area if the current one cannot be expanded.

4.5.1 Natural areas

Much of the Shire’s native vegetation is highly fragmented due to historical clearing for agriculture. As cropping expands, further tree loss may occur. The Shire should encourage farmers to offset these losses by revegetating non-cropping areas and seek guidance from relevant environmental agencies. Setting measurable targets for managing and improving native vegetation could help track progress toward the Shire’s environmental goals.

4.5.2 Water resources – salinity

The strategy highlights revegetation as a tool to address salinity and support a lower-carbon future, preferably on lower-capability soils rather than high-quality agricultural land. Saline soils are less productive and have limited potential for carbon capture, as establishing vegetation like eucalypts is difficult.

4.5.7 Land use management

DPIRD supports the development of a Local Biodiversity Strategy (LBS) to address historic vegetation clearing, rising groundwater, and salinity. The LBS would promote the use of native trees to reduce future salinity risks while enhancing native vegetation coverage.

4.6.7 Energy - Renewable energy

The Strategy promotes exploring alternative electricity sources in the Shire. Renewable energy, particularly wind and solar, can diversify landholder income and improve drought resilience. Solar facilities can be sited on less productive land,

		preserving prime agricultural areas for farming.		
6	Water Corporation 629 Newcastle Street Leederville WA 6007	<p><u>Water</u> Map 3 - Wickepin townsite The proposed development lies outside the current Water Zone Boundary, and system upgrades may be needed to avoid impacting existing customers. The development will be reassessed once proposed water demands are provided.</p> <p>Map 4 - Yealering townsite The proposed development is outside the current Water Zone Boundary, and system upgrades may be needed to protect existing customers. The development will be reassessed once water demand details are provided.</p>	That the submission is noted.	No modification to the Strategy is required.
7	John Mearns Wickepin resident	Increasing residential zoning to R25 in Wickepin would enable subdivision of large town lots, creating more housing and smaller, easier-to-maintain blocks to suit the ageing population. Back lane access would improve subdivided lot layouts and reduce the need for long driveways. Higher density also supports “granny flat” developments, helping families accommodate and care for older residents.	<p>That the submission is noted.</p> <p>There are opportunities to increase residential densities in the Wickepin townsite to R25 or R30 where connected to reticulated sewerage. Agree that utilising and upgrading laneways results in a preferred urban design outcome than relying on battleaxe access to subdivisions.</p> <p>R10 is the highest residential density possible for other towns given the lack of reticulated sewerage.</p>	No modification to the Strategy is required.
8	Department of Fire and Emergency Services 20 Stockton Bend Cockburn Central WA 6164	<p>Unclear whether SPP3.7 Bushfire has been applied to the proposal.</p> <p>A Bushfire Management Plan is required to accompany strategic planning proposals designated on the Map of Bushfire Prone Areas as Area 2 that has or will have a bushfire hazard level above low (refer to policy measure 7.1 of SPP 3.7).</p>	<p>That the submission is noted.</p> <p>The draft Strategy focuses most residential, rural living and industrial development in or near the Wickepin townsite on land with moderate bushfire risks which can be appropriately serviced. Much of this land, including immediately south of the Wickepin townsite, is already zoned for urban and related development. The draft Strategy is not proposing rezonings in high bushfire risk areas.</p>	No modification to the Strategy is required.

			<p>The proposed Rural Smallholding area, east of the Wickepin townsite (corner Williams-Kondinin Road and Yarling Brook Road) is largely outside the designated bushfire prone area. New dwellings can be created outside of the designated bushfire prone area.</p> <p>Accordingly, no bushfire management plan has been prepared to support the draft Strategy. There will however be a requirement for a bushfire management plan to support, for instance, subdivision of Shire owned land to the south of the Wickepin townsite.</p>	
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13.10.3 Publicly Advertised Draft Strategy

SHIRE OF WICKEPIN

Local Planning Strategy

DRAFT FOR
PUBLIC COMMENT
August 2025



Prepared by Edge Planning & Property, in association with Land Insights,
for the Shire of Wickepin

www.edgeplanning.com.au

August 2025

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7	HAZARDS/BUSHFIRE RISKS
8	INFRASTRUCTURE

PART 1

LOCAL PLANNING STRATEGY

1.0 INTRODUCTION

The Shire of Wickepin Local Planning Strategy comprises:

- Part 1 – Strategy and
- Part 2 – Background Information and Analysis.

The Local Planning Strategy applies to the area shown in Map 2 - Local Planning Strategy Map.

This Local Planning Strategy comes into operation on the day on which it is endorsed by the Western Australian Planning Commission (WAPC) and **revokes the Shire's preceding** Local Planning Strategy, endorsed by the WAPC on 27 March 2007.

As required by Regulation 11 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the purpose of the Local Planning Strategy is to:

- a) set out the long-term planning directions for the local government;
- b) apply any State or regional planning policy that is relevant to the Local Planning Strategy; and
- c) provide the rationale for any zoning or classification of land under the Local Planning Scheme.

The Local Planning Strategy forms the strategic basis for the preparation, implementation and review of the *Shire of Wickepin Local Planning Scheme No. 4 (LPS4)*.



Image: CBH receival facility

2.0 VISION

The vision of the Local Planning Strategy outlines the 15-year vision for how land use change and development will occur within the Shire of **Wickepin**. The vision has regard to the Shire's *Strategic Community Plan 2023 - 2033* but recognises that any community aspirations for future land use change and development is balanced with the requirements of planning legislation and policy. The Local Planning Strategy will provide for the expression of how broader State planning requirements can be applied and ultimately implemented at a local level.

The vision of the Local Planning Strategy is:

'A collaborative Council, dedicated to maintaining and developing our community assets for the benefit of our residents whilst supporting a strong community, a vibrant economy, successful businesses and a sound environment.'

Where possible and practical, this Strategy will be guided by the overarching values within the Strategic Community Plan that are relevant to the land use planning framework.



Table 1: Planning Areas – Strategic Community Plan Outcomes

SCP GOALS	DETAILS	LOCAL PLANNING STRATEGY RESPONSE
1	Roads are a key economic driver across the Shire.	Recognition of the importance of a good transport network and support for upgrading key roads.
2	Improve the amenities and aesthetics along the main street of townsites.	Support townscape improvements and appropriate planning and design responses.
3	The Shire of Wickepin Caravan Park amenities are of a high standard.	Support the enhancement of the Shire's caravan parks as affordable tourist accommodation.
4	Maintain Shire owned facilities in a strategic manner and also to meet community needs.	Focus development in the Wickepin and Yealering townsites to assist with service delivery.
5	We are an agricultural hub that innovates and leverages opportunities.	Conserve agricultural land and support economic diversification.
6	New businesses are attracted and existing businesses grow.	Provide suitably zoned land to facilitate housing and industrial growth.
7	Residents and visitors can access reliable telecommunication services.	Promote improved telecommunications solutions.
8	Tourism opportunities create value to our communities.	Promote tourist development and attractions if relevant issues/impacts are appropriately addressed.
9	Our communities are engaged, have a healthy lifestyle and are safe.	Promote good design that considers health and safety.
10	Our organisation is well positioned and has capacity for the future.	Support for strategic thinking and good governance.
11	We are proactive about collaboration and forward planning our future success.	Support for strategic thinking and good governance.
12	Our communities are informed via multiple channels at regular intervals.	The Local Planning Strategy will be subject to community and stakeholder consultation. Various future planning proposals will be subject to consultation.

In achieving this vision, the Council's key planning objectives are to:

- (a) Manage the district's growth by developing a long-term land use planning strategy that contributes to the lifestyle enjoyed by residents;
- (b) Formulate a strategy that provides for a co-ordinated approach to land use planning throughout the Shire within a framework that has regard to the environmental, social and economic values;
- (c) Provide strategic guidance on the use and development of all land within the Shire which will address issues of competing land uses and economic, social and environmental objectives;
- (d) Encourage sustainable development and the expansion of the Wickepin and Yealering townsites, to improve service viability while conserving or enhancing a strong sense of community;
- (e) Promote and manage a sustainable settlement pattern to avoid unnecessary duplication of resources;
- (f) Ensure that future subdivision and development within and near the Wickepin and Yealering townsites provides a broad range of housing and lifestyle choices that enhance the character, environment and amenity of the townsites;
- (g) Assist with growing the district's economic and employment base by encouraging greater diversification and promoting a resilient and increasingly robust economy;
- (h) Promote agriculture as a key economic and social driver within the district;
 - (i) Encourage increased tourism activity;
 - (j) Protect and enhance the environmental values and natural resources of the Shire and promote ecologically sustainable land use and development;
- (k) Set aside or designate land required for public and community purposes and provide for land uses that will facilitate the health and well-being of residents;
- (l) Ensure a sufficient supply of serviced land for housing, commercial and industry, agriculture and other rural pursuits, community facilities, open space and recreation and tourist infrastructure; and
- (m) Recognise and protect places of natural beauty and of historic and scientific interest which are considered important to the heritage of the Shire.

3.0 ISSUES/OPPORTUNITIES

3.1 Overview

Consistent with the State Planning Framework, planning issues of relevance to the Shire of Wickpin are presented under the following themes:

- Community, urban growth and settlement
- Economy and employment
- Environment
- Infrastructure

For each planning issue identified, planning directions and actions have been outlined.

Planning directions are short statements that specify what is to be achieved or desired for the issue/opportunity. Each planning direction is supported by an action(s), that clearly and concisely outlines what is proposed and how it is to be undertaken, rationale, timeframe and responsible party.

Arising out of a consideration of the vision, objectives and State and regional policies and the Shire context in Part 2, the key planning issues that need to be addressed through the Local Planning Strategy are:

- There are constant changes. Rural communities and businesses face ongoing financial, social, environmental challenges.
- The potential threat of climate change, impact on the viability of the traditional broadacre agriculture, including a drying climate, and more extreme weather events.
- A potential decline in population due to farm amalgamations and improvement in efficiencies requiring less employees and

families, which reduces demand for services and threatens their provision.

- Trends for services to be rationalised and centralised in larger regional centres.
- Changing demographics including a loss of population aged between 14 - 24 and persons aged 70 years or over.
- Extensive historical clearing of the Shire resulting in some areas experiencing environmental degradation and salinity.
- Water availability for potable, non-potable and agricultural supplies.
- Diversifying land uses due to loss of agricultural land to salinity impacts.
- Loss of biodiversity values and conserving remnant vegetation.
- The need to sustainably manage water resources.
- Ensuring development suitably addresses hazards including bushfire, potential flooding, storm events and drought.
- Ensuring an adequate land supply for community needs.
- Being development ready and having flexibility to capitalise on opportunities that will provide for economic development and population attraction and retention.

The Local Planning Strategy Maps show key elements of the Strategy, and they provide a broad overview of intended land use, the major transport networks and key planning constraints. The Strategy Maps should not be seen as determining land use permissibility, but as broad land use areas relating to planning opportunities and constraints. The Strategy Maps are not a zoning map, as zoning and land use permissibility's are set out in the Local Planning Scheme and in Structure Plans.

The Land Use Areas on the Strategy Maps in part reflect the longer term anticipated zoning for the land. Rezoning of land will only be considered where the proposal is consistent with the Strategy and Strategy Map requirements to the satisfaction of the Council and the WAPC.

Where the Strategy identifies rezoning opportunities, proponents will be responsible for justifying any rezoning proposal, including any associated planning, environmental and servicing investigations.

3.2 Community, urban growth and settlement

3.2.1 Overview/key issues

The community, urban growth and settlement theme seeks to ensure that a Local Planning Strategy promotes diverse, affordable, accessible and safe communities. This theme is supported by various State and regional planning policies.

This theme considers the needs of existing and future communities through the provision of suitably zoned and serviced land for housing, open space and community facilities. The Local Planning Strategy will set out how it intends to respond to forecasted population changes, anticipated housing needs along with demand for education, health and community facilities. Background information is outlined in Part 2.

Some of the key population issues are summarised below with further details in Part 2:

- The district's population has essentially remained constant over the past two decades and the Shire is planning for modest growth.
- The average household size is likely to decline in the period to 2038.
- To accommodate the district's modest population growth and to facilitate economic development, a range of lot sizes will be required including residential, rural residential and rural smallholding.
- A need to ensure the Shire can service and support its ageing population through housing diversity and medical services, including aged care and accommodation into the future.

3.2.2 Settlements

Wickepin is the principal centre of the Shire and a district centre in the Wheatbelt. It is located just over 200 km to the south-east of Perth, 39 km east of Narrogin and 30 km to the south-west of Yealering. Future urban expansion and housing development should be concentrated in Wickepin and to minimise larger scale pressures on other settlements within the Shire. As the principal centre, Wickepin should be appropriately serviced and provide a range of lot sizes/lifestyle choices and housing. This includes housing for younger workers and retirement housing.

There is a need for greater housing diversity on infill and 'greenfield' sites in the Wickepin townsite and to take advantage of the town's reticulated sewerage system. This will have various benefits including improving liveability by allowing more people to live in high amenity locations, increase opportunities for housing diversity and contributing to a reduction in urban sprawl and impacting agricultural land.

Yealering is the next largest settlement in the Shire. Yealering has modest growth potential due to environmental constraints including wetlands and remnant vegetation. Other settlements are Harrismith, Tincurrin and Toolibin which are hamlets (small settlements or local service centres) for surrounding farming areas. They should be supported by appropriate land, infrastructure, facilities and services to meet economic and community needs recognising the Shire is well connected by road to larger centres. Minor expansion is supported in these other settlements.

There are opportunities in Wickepin, Yealering and in other settlements to maintain or improve built form and character outcomes.

There are also opportunities to investigate sites for the provision of workforce accommodation to ensure Wickepin and the Shire have

enough housing for essential workers and staff during peak periods which could double as tourist farm-stay or similar at other times.

The land use areas classified as 'Existing urban footprint', 'Existing rural living footprint', 'Future Urban' and 'Future Rural Smallholdings' on the Strategy Map – Wickepin townsite (Map 3) are potentially suitable for a range of uses and associated subdivision. This is subject to appropriate zoning and gaining necessary approvals. There are also

opportunities for a range of uses and associated subdivision in Yealering based on Strategy Map – Yealering townsite (Map 4).

The Shire's residential areas, largely focused on the Wickepin townsite, contain zoned but vacant or unserviced housing land which needs to target the likely on-going needs of the district's residents. The lack of reticulated sewerage limits opportunities for residential lots usually below 1000m².



Image: Harrismith entry statement

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Wickepin townsite: settlement hierarchy	Recognise Wickepin as a 'Local Centre' (rural town) which is the Shire's cultural, recreation, business, social hub and administrative centre where the majority of new population and subdivision will occur.	Identify areas to expand the Wickepin townsite. Provide residential and industrial expansion areas for the Wickepin townsite.	There is a need to allow for further growth within the townsite to maximise the use of the existing facilities and limit the potential infrastructure costs that would be placed on the Shire. Focus development in and near the Wickepin townsite to provide a range of lifestyle opportunities and enhance service delivery.	Ongoing
Yealering townsite: settlement hierarchy	Recognise Yealering as a 'Rural Village' where moderate urban development is expected.	Introduce a 'Rural Townsite' zone in the new Local Planning Scheme.	Provide a range of residential and some service delivery opportunities suitable for small rural townsites (Townsite zone).	Ongoing
Harrismith, Tincurrin and Toolibin: settlement hierarchy	Recognise Harrismith, Tincurrin and Toolibin as a 'Settlement' where modest development is supported.	Retain the 'Rural Townsite' Zone in the new Local Planning Scheme.	Focus development and population in the Wickepin townsite and to a lesser extent in the Yealering townsite.	Ongoing
Wickepin townsite: housing/density	Support infill development and increases in housing density in the Wickepin townsite where the land is considered suitable and capable.	Review residential densities in the Wickepin townsite including opportunities to provide a wide range of housing. Review possible residential densities as R20-R30 fringing the town centre zone area and R15 for the remainder subject to access to the townsite wastewater disposal network.	Provide opportunities for a range of housing and lifestyles. Infill development is likely to be more feasible than other forms of subdivision given the land is already serviced.	Short term

Other settlements: housing/density	Retain Residential R10 as the highest residential density (smallest lot size) in the Yealering, Harrismith, Tincurrin and Toolibin townsites due to the lack of reticulated sewerage.	Impose an appropriate residential density coding including opportunities to support infill development to R10 where the land is suitable and capable.	Government Sewerage Policy	Short term
Wickepin townsite: development footprint	Contain residential subdivision and development within the development footprint outlined on the Strategy Map and where appropriately zoned.	Scheme amendment requests and subdivision applications to reflect the Strategy Map. Support the subdivision and development of greenfield areas identified by this Strategy as likely to be suitable for residential development, generally shown as 'Existing Urban Footprint' or 'Future Urban' on the Strategy Maps subject to the proponent appropriately addressing relevant considerations (e.g. zoning, structure planning, environmental impact, servicing, landscape and bushfire management).	Focus development near the Wickepin townsite and conserve agricultural land.	Ongoing
Promoting sustainable growth	Attracting growth to the Wickepin and Yealering townsites will require maintaining elements of the existing townsite character, improving services and infrastructure, and achieving a high level of residential amenity, including protection from non-compatible land uses.	Implement through Scheme amendments and addressing subdivision applications.	Promotes efficient servicing and enhanced amenity.	Ongoing
Facilitate employment in residential and rural living areas	Promote appropriate employment uses where compatible with existing uses and nearby development.	Assess through Development Applications.	Support job creation where amenity is addressed.	Ongoing

3.2.3 Rural living

Overview

Rural living provides an alternative form of lifestyle within the Shire. There is however a lack of rural living options and lot sizes available in the Shire. Diversity of lifestyle choices can assist with attraction and retention of population which is important for the Shire. The Strategy has a role in setting the strategic direction for land use needs in the future, and a key need of the Shire is to provide flexibility for the development of additional rural living subdivision/development if there is demand for its development.

Rural residential

Rural residential lots (1 – 4 hectares) provide opportunities for lower-density residential development in a rural setting, which is compatible with nearby land uses and the capability, landscape and environmental attributes of the site. Rural residential areas should facilitate the creation of lots of various sizes given different sizes present different lifestyle opportunities.

There is considerable existing Rural Residential zoned land near the Wickepin townsite, however limited available Rural Residential lots. There is some existing Rural Residential zoned land near the Yealering townsite. There is no existing Rural Residential zoned land near the other townsites.

Rural smallholdings

There is no Rural Smallholding zoned land in the Shire. There are however various lots between 4 – 40 hectares in the Shire, not associated with larger farming operations, which are used for rural smallholding purposes.

Rural smallholding areas can provide semi-rural and rural opportunities, provided those activities facilitate the conservation of native vegetation and are compatible with nearby land uses, as well as the environmental and landscape values of the land. The semi-rural and rural pursuits may present opportunities to generate income, support local businesses and employ local people.

A Rural Smallholding area is proposed to the north-east of the Wickepin townsite.

Rural enterprise

At this stage, no rural enterprise area is identified in the Shire. This can later be reviewed. Rural enterprise provides scope for rural living and industrial uses to co-exist on the same lot to facilitate economic activity, alternative forms of housing and promotes affordability.

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Rural Residential	Prevent the creation of new rural residential lots outside of the area shown on the Strategy Maps.	Support requests to amend the Local Planning Scheme where the land is identified for urban growth and settlement by this Strategy, subject to the proponent appropriately addressing relevant considerations (e.g. zoning, structure planning, environmental impact, servicing, landscape and bushfire management).	Supports settlement Strategy and minimises impacts on agricultural land. The development of rural living areas needs to be properly planned and provided for in the Strategy and in the Local Planning Scheme.	Ongoing
Rural Residential: subdivision and possible resubdivision	Use existing rural residential areas more efficiently, by increasing the density of lots where access to a reticulated potable water supply is available and development constraints (such as bushfire management, land capability and any potential environmental impacts) have been appropriately addressed.	Encourage the preparation of structure plans that provide for lot sizes ranging between one and four hectares.	More efficient use of land.	Ongoing
Rural Residential: land supply	Ensure an adequate supply of rural residential zoned land.	To ensure a high level of amenity is maintained. Impose a limitation of one dwelling per lot in the Rural Residential zone (does not include ancillary dwelling) under the new Local Planning Scheme.	Rural residential areas are low density developments that meet a lifestyle choice.	Ongoing
Rural Residential: design considerations	Promote appropriate design responses.	Set out development standards in the new Local Planning Scheme and/or in local planning policies to ensure subdivision and development is consistent with rural character landscape qualities and amenity.	Enhance amenity	Ongoing

Rural Smallholding	The creation of new Rural Smallholding lots outside areas identified as 'Future Rural Smallholdings' by this Strategy should be prevented, unless associated with a boundary realignment.	Support requests to amend the Local Planning Scheme where the land is identified as 'Future Rural Smallholdings' by this Strategy, subject to the proponent appropriately addressing relevant considerations (e.g. zoning, structure planning, environmental impact, servicing, landscape and bushfire management).	The introduction of a Rural Smallholdings Zone and associated implementation can assist to provide population growth and economic development in the district. Ensure consistency with State planning framework.	Ongoing
Rural Smallholding: design considerations	Support, where appropriate, innovative design and the clustering of houses and other structures to minimise the impacts on adjacent land, to provide for on-going use of land for rural pursuits and protect landscape and environmental values.	Encourage the preparation of structure plans that provide for lots ranging in size from four to forty hectares.	Ensure consistency with State planning framework.	Ongoing
Rural Smallholding	Ensure an adequate supply of rural smallholding land. To provide alternative lifestyles opportunities (rural living) based on community needs.	Introduce a Rural Smallholding Zone in the new Local Planning Scheme. Ensure any future investigation for rezoning of rural smallholding areas is consistent with <i>SPP 2.5 Rural Planning</i> .	The introduction of a Rural Smallholding Zone and associated implementation can assist to provide population growth and economic development in the district.	Ongoing

3.2.4 Housing

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Promote a mix of lot sizes and promote housing choice	Encourage a mix of lot sizes and promote affordability and choice in housing by encouraging a mix of housing types.	Review residential densities throughout the Scheme review. Review possible residential densities as R20-R30 fringing the town centre zone area and R15 for the remainder subject to access to the townsite wastewater disposal network.	Assists to accommodate the housing diversity needs of current and future population.	Ongoing
Non-residential development	Support non-residential land uses in residential areas, provided they complement (and are compatible with) residential development and are of a scale and design that respects the area's amenity.	Assess through development applications.	Promote job creation and services subject to addressing amenity.	Ongoing
Residential amenity	Prevent commercial or industrial development which is better suited to the town centre or industrial areas, from occurring in residential and rural living areas.	Assess through development applications.	Conserve residential or rural living amenity.	Ongoing
Structure planning	Review the concept subdivision plan to the south of the Wickepin townsite to address land use compatibility, environmental, servicing and access matters. Seek to facilitate a range of residential lot sizes and types of dwellings.	Review the existing concept subdivision plan. Refer to Planning Area A for more detail.	Consider if structure planning over Planning Area A is required.	Medium term

Urban renewal: Wickepin and Yealering townsites	Support the implementation of urban renewal within the Wickepin and Yealering townsites to improve liveability and counteract social issues. To be progressed in partnership with Department of Communities / DevelopmentWA.	Provide support to the Department of Communities / DevelopmentWA to implement the urban renewal strategy to improve community safety and support attraction and retention of the population.	Some public housing stock needs enhancement while there is a need for additional fit-for-purpose and well-designed social housing.	Short term
Adequate land for housing / accommodation and access to essential services and community services.	Ensure that future plans reflect existing and future growth patterns, including capacity to manage increased economic growth.	Plans should ensure adequate housing land to support economic development and correspondingly appropriate community services and infrastructure to support increased population growth.	Part 2 identifies the opportunities and challenges associated with future growth and development of other settlements.	Medium term
Workforce accommodation	Provide opportunities for workforce accommodation in appropriate locations to address the housing requirements of various sectors. Workforce accommodation can be provided through higher density developments with smaller dwellings.	Include workforce accommodation as a land use within the Scheme and allow the Shire appropriate discretion to determine permissibility across various zones, consistent with the WAPC's Workforce Accommodation Position Statement.	Workforce accommodation is an important issue in the Shire due to the presence of seasonal workers. Workforce accommodation is considered critical infrastructure and may be required within the short term.	Ongoing

3.2.5 Built form and character

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Built form	Promote quality built form outcomes that address cultural, built and environmental heritage.	Engage with the community and stakeholders to prepare a Local Planning Policy.	High-quality design outcomes.	Short term
Amenity and design	Provide for a high level of amenity including in public spaces, which reflects a rural lifestyle.	Review Scheme provisions and local planning policies.	Seek to retain and enhance townsite amenity, heritage and uniqueness.	Ongoing
Climate and resources	Promote energy efficient and climate responsive urban design.	Review or develop Local Planning Policy.	Consistent with State planning framework.	Short term

3.2.6 Public open space

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Existing public open space and reserves	Review community needs, location of public open space and opportunities.	Review existing parks and recreation reserves and public open space in the townsites including tenure, usage and management. This could include a fit-for-purpose Public Open Space Strategy.	Possible scope to better utilise public open space. The Council seeks to consolidate its recreational resources in fewer, but better serviced areas of public open space.	Ongoing
Public Open Space: future requirements	Support population growth and retention through provision of community infrastructure and public open space.	Ensure that new residential subdivisions either incorporate appropriately sized, located and useable public open space or provide a cash-in-lieu payment to improve existing public open space.	Seek to focus public open space and facilities in appropriate locations.	Ongoing



Image: Wickepin recreation centre

3.2.7 Community facilities

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Community infrastructure	Ensure the suitable provision of community infrastructure.	Prepare and review as required, the Community Profile to ensure that community infrastructure is provided to match social needs and in line with likely location of population growth.	Part 2 adopts a position of population modest growth over the life of the Strategy. Community Profile outcomes can have implications on land use planning.	Medium term
	Healthy active and socially engaged communities. Retain and enhance local health services	Work in partnership with Healthy WA programs, service providers and the community.	Redesign towns to promote walking and cycling within the town centres and between schools and open spaces. Match community health services to demographic profiles and State programs.	Ongoing
Retain elder citizens through ageing in place and aged care planning	Promote the provision of focussed and appropriate additional aged care.	Focus on Wickepin as the district's key centre for aged and frail accommodation and aged care facilities.	Rural residents have built lifetime social networks in the Shire. Age in place will retain elder population.	Ongoing

3.2.8 Cultural heritage

Aboriginal heritage

Aboriginal residents are to be respected as part of the Shire planning and community services program.

The DPLH's Registered Aboriginal Sites outlines various places that are of historical and cultural significance. These should be protected. The cultural heritage values and contemporary Aboriginal values should be given due consideration when reviewing future development proposals.

Increasing knowledge and importance of Aboriginal cultural heritage areas assists in the preservation of significant values.

Research and retelling of historic events and practices of this district is an important step in reconciliation and can boost tourism interest in authentic and place related experiences.

Historic heritage

The Shire's historic heritage should be celebrated and recognised.

The Wickepin Nursing Post (Wickepin District War Memorial Hospital) is on the State Heritage Register, while there are a number of places on the local heritage list including Albert Facey House.

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Identify and protect Aboriginal and non-Aboriginal culture and places of heritage value.	Consider and report the significance of planning to deliver outcomes for the Aboriginal community, and to protect and conserve all sites of significant heritage and cultural value.	Address the ethnographic and archaeological implications of development proposals. Have due regard for policies relating to the protection and conservation of heritage sites when assessing and determining development proposals.	Consistent with State planning framework. Aboriginal and historic heritage sites need to be protected and their meaning respected in the context of plans and policies.	Ongoing
Aboriginal heritage	Recognise sites of Aboriginal heritage significance.	Address the potential heritage implications of a development proposal when assessing and determining the proposal.	It is important that Aboriginal heritage sites or areas of Aboriginal cultural significance are identified and there is appropriate engagement with Traditional Owners. Continued adoption of the policy framework for engaging during key future planning decisions within the Shire is appropriate.	Ongoing
Respect Native Title	Support actions to implement the Native Title Settlement Agreements.	Work in partnership with Native Title owners and other stakeholders.	Finalisation of the Native Title agreement should assist to promote social and economic benefits to Traditional Owners along with increasing land administration certainty.	Ongoing
Aboriginal centre for arts, culture and reconciliation	Celebrate and promote Wickepin's history through art, culture and stories.	Collaborate with the State Government and key stakeholders to review opportunities and feasibility to establish a centre for Aboriginal arts and culture.	Establishing an Aboriginal Centre for Arts and Culture or similar is an opportunity that could become a gateway to the region that forms a core celebration and promotion of cultural initiatives.	Long term (10-15 years)

Heritage character area: conserve and curate places of heritage value to the community	Town and district heritage plans to support and enhance designated character areas.	Investigate the provision of a Special Character Area (Special Control Area) in portions of the Wickepin and Yealering townsites and if proposing such, ensure suitable community consultation occurs.	Conserve and enhance special character areas and retain relics and heritage related materials for interpretive experiences.	Short term
Heritage and townscape	Promote heritage as part of creating a high-quality townscape experience.	Work with the community to investigate opportunities to enhance heritage and townscape.	Promote local attractiveness, the farming life story and related amenity. The need to undertake a main street study of each town and settlement as the basis for future townscape improvements, and enhancing heritage buildings and places.	Ongoing
Document and report local social heritage values and evidence	Support the protection of important heritage places and sites.	Maintain and, where required, review and update the heritage survey and the heritage list. Review the need for a Heritage Area covering relevant portions of the Wickepin town centre.	Statutory requirements	Short term
Local cultural and material heritage	Ensure future development proposals consider cultural heritage values to protect and preserve identified places of heritage value.	The Shire to complete and maintain a Local Heritage Survey and adopt a Heritage List in the Local Planning Scheme to provide understanding of the history by classification and identification of sites, places or buildings with heritage or cultural significance.	Continued and increased recognition of cultural heritage values in land use planning is important to maintaining and protecting the unique places and stories that relate to the community of the Shire.	Ongoing

3.2.9 Hazards

These are set out in section 3.4.6.

3.2.10 Crown Land

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Crown land: review community benefit opportunities	Review opportunities for use and tenure of Crown land to benefit the community.	Review Crown Land in the Shire and assess if the lands may be excess to their respective vesting authorities. If so, review whether it is advantageous for the Shire to acquire these properties for future uses as determined by the Council.	Support development in appropriate locations and consider appropriate use and tenure.	Ongoing
Crown land: land release / development	Promote land release in townsites.	Negotiate with State Government agencies for assistance in creating a variety of lot sizes in and around the townsites.	Support development in appropriate locations.	Ongoing
Crown land: protect environmental values	Protect key environmental values on Crown land.	Support protection of the environmental values of Crown reserves, and where managed by the Shire, maintain and protect the reserves' environmental values where possible.	Consistent with State planning framework.	Ongoing

3.3 Economy and employment

3.3.1 Overview/key issues

The Shire contains considerable prime agricultural land.

The Shire enjoys high accessibility to Perth and is near the regional centre of Narrogin. While noting this, the Shire has its own economy and commercial networks with adjoining Shires and rural towns.

The Shire is located a short drive from Perth and the port of Fremantle which makes it an attractive distance for producers and processors of local products to access metropolitan and export markets.

The economy theme seeks to ensure that the Local Planning Strategy facilitates existing trade, attracts investment, innovation, sustained employment and community betterment for the Shire.

Local planning strategies support local economic development by matching the supply of zoned and serviced land with the likely demand for businesses, employment and wealth generating activities. Fringes of rural town sites are generally retained as a transition area to limit off-site impacts to more sensitive residential areas. New business opportunities are encouraged to diversify the current economic base yet avoid land use conflicts through considered Scheme zoning and development controls.

Should large new businesses be attracted to Wickepin or the Shire, the Strategy will direct these to identified sites most likely to complement the town and the economy.



Image: Wheat crop

3.3.2 Agriculture

This Strategy adopts standardised terminology consistent with WAPC planning framework formats. It supports the continuation and protection of farming uses across the Shire. As noted in Part 2, there are opportunities for value adding where relevant planning considerations are suitably addressed.

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
The protection of agricultural land is an important economic and employment base for the district.	<p>Protect and support the use of land for agricultural production.</p> <p>Support existing agriculture pursuits, while encouraging the establishment and adoption of new farming practices.</p> <p>Recognise the primacy of rural land within the Shire of Wickepin for agricultural production.</p>	<p>Identify undesirable land uses as not permitted in the Rural zone, to protect agricultural land from inappropriate development.</p> <p>Rename the 'General Agriculture' zone to 'Rural' in the new Local Planning Scheme.</p>	Consistent with State planning framework.	Ongoing
Rural and complementary uses	Promote a range of rural and associated uses compatible with the capability of the land and where it appropriately addresses off-site impacts.	In the new Local Planning Scheme, review the permissibility of uses based on State Planning Policy 2.5 and Policy DC 3.4.	Consistent with State planning framework.	Ongoing
Animal husbandry – intensive / rural industries	Support animal husbandry – intensive and rural industries where relevant site-specific matters are addressed, and appropriate buffers are provided.	In the new Local Planning Scheme, review the permissibility of uses based on State Planning Policy 2.5 and Policy DC 3.4.	Reliance on one industry is not preferable and there is support to diversify the district economy.	Ongoing

Dwellings in rural areas	Control the number of dwellings on rural lots.	<p>In the new Local Planning Scheme, include provisions to restrict the development of second/multiple houses on rural land and provisions requiring a development application for land with no legal or constructed road access. Second/multiple houses on rural lots will typically only be approved where it can be demonstrated as being necessary for management of agricultural production (i.e. farm workers, extended family).</p> <p>Provide advice to the WAPC on subdivision applications which is guided by WAPC policy.</p>	Focus development within townsites and separate houses from land which might generate dust, noise and smell associated with usual rural business uses.	Ongoing
Diversify rural economy	Investigate opportunities to add value to the Shire's agricultural industry	Facilitate agricultural activities on rural land through appropriate zoning and land use designations in the Scheme.	Statutory planning processes need to be flexible enough to allow a range of appropriate uses and development in rural areas.	Ongoing
Tourism	Facilitate diversification on rural land including tourism where it does not impede agricultural production.	Identify relevant forms of tourism as incidental, permitted or discretionary land uses within the Rural zone.	Assists to diversify the district economy.	Ongoing
Subdivision	Rural land needs to be protected from unnecessary fragmentation.	Subdivision to be as per <i>State Planning Policy 2.5 Rural Planning</i> and <i>WAPC Development Control Policy 3.4 Rural Subdivision</i> .	Address State planning framework.	Ongoing



Image: Wickepin main street

3.3.3 Activity centres

Towns and smaller settlements provide consumer goods, administrative and other human services as well as support for farming operations. They are the historic and the social lifeblood of the local community and a social focus for Shire residents.

Retail and commercial activity is primarily concentrated in the Wickepin townsite. There are opportunities to ensure there is sufficient land to meet future commercial floorspace demand. A key objective is to consolidate commercial activity and to achieve development which improves the quality of town experience.

In most smaller towns and settlements, local retail and service goods businesses are under pressure from larger centres and on-line suppliers. Although there is a desire to broaden the role and function of other settlements, outside of the Wickepin townsite, there are few opportunities for smaller scale convenience retailing than perhaps a petrol station roadhouse or niche farm-store. Tourism related businesses may be a viable addition to smaller settlements, especially where they have an appeal to residents as well as tourists.

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Consolidate commercial development into town centres	Encourage the consolidation of commercial uses in town centres to create a compact and attractive environment.	Ensure there is adequate land identified and zoned for commercial development to meet the future needs of the projected population. Work with the business community to lift the quality of retail experience.	Promote sustainable town centres.	Ongoing
Enhance town centres by improving their street amenity and appeal.	Support and enhance business and commercial activity in the town centres.	Prioritise the development of the town centre through favourable assessment of development proposals in the town centre that enhance street amenity and appeal. Scheme objectives and zoning to be updated to reflect this.	Promote sustainable town centres including promoting principles of healthy active by design.	Ongoing
Enhance the experience of visiting the town centres	Enhance townscapes.	Commit funds to complete and maintain main street studies and then improve the town centre streetscape including landscaping, paving, drainage and building repairs and renovation improvements.	Enhance amenity and attractiveness of town centres by enhancing accessibility and promoting good design.	Ongoing
Smaller townsites: commercial areas	Promote flexible uses in town centres in smaller townsites.	To continue to provide flexibility for proposed land uses within the Rural Townsite zone.	Need for flexibility to provide opportunities for development and change.	Ongoing
Encouraging new and revitalised businesses and activities in retail, commercial and service centres	Retail and commercial activity to be consolidated in key precincts to support activation, and seek to ensure effective vehicle, walking and cycling links.	Include a Commercial zoning designation in the Scheme.	Retail activity to ideally be consolidated. Land use planning should assist with determination of future development proposals.	Short term

3.3.4 Industry

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Protect existing industry from sensitive and incompatible land uses	<p>Strategic industrial areas identified and protected to minimise land use conflict.</p> <p>Existing industrial development to be protected from the encroachment of sensitive land uses.</p>	<p>The new Scheme to align with requirements of SPP 4.1 to ensure adequate protection of key industrial areas.</p> <p>Liaise with relevant stakeholders to identify and provide suitably located and serviced industrial land within the Shire.</p> <p>Require proponents of industrial development to demonstrate that impacts/emissions (including noise, dust and other impacts) meet the relevant environmental and regulatory standards.</p>	<p>Better land use planning practice.</p> <p>Address State planning framework.</p>	Ongoing
Currently there is limited industrial zoned land. There is a need to identify additional industrial land.	<p>Local strategic planning should identify a preferred industrial areas for Wickepin.</p> <p>Based on reviewing opportunities in and around the Wickepin townsite, landowner advice, feasibility considerations and land suitability, an area to the south of Wickepin townsite plus formalising the current use of land east of Dumbleyung Road are the preferred new light industrial areas. Additionally, there are opportunities for general industrial development to the south-west of the Wickepin townsite (east and south of the CBH facility).</p>	<p>Support investigations to identify, secure and develop industrial areas to the south and south-west of the Wickepin townsite.</p>	<p>Industrial and light industrial areas are focused on the Wickepin townsite.</p> <p>Landowners near the current industrial area in Wickepin do not support expanding the industrial estate.</p> <p>The site selection process reveals Shire owned land to the south of the Wickepin townsite, adjoining the Wickepin-Harrismith Road plus land to the east of Dumbleyung Road (used by the Shire) are suitable for industry-light uses.</p> <p>Land to the east and south of the CBH facility is well suited for general industry uses.</p>	Short term

Industrial demand	Industrial land demand identified and then monitored to ensure there is land suitable for further development.	Demand for industrial land will be monitored.	Support economic development. Address the demand for industrial land supply within quick timeframes.	Ongoing
Industrial land supply	Ensure there is sufficient and suitable zoned industrial land which considers the types of industries to be attracted.	Research local industry and monitor both general and light industrial land supply to ensure a ready supply. The Shire will seek to ensure that industrial zones are protected against the encroachment of incompatible land uses.	It is essential that supply is maintained across the Wickepin townsite and in the Shire.	Short – Medium term
Industry on Rural zoned land	Adopt a flexible approach to industrial uses on Rural zoned land subject to addressing relevant planning considerations.	Support a range of industrial uses on Rural zoned land in the new Scheme including industry-rural, industry and industry – light.	Promote and diversify the district economy.	Ongoing



Image: Albert Facey's Homestead

3.3.5 Tourism

Tourism represents a modest component of the Shire's economy although there is potential for increased tourism activity. The Shire has undertaken considerable investment, including enhancing the Wickepin town centre to drive tourism growth.

The Shire of Wickepin is an agricultural area which also includes unspoiled natural areas. The Shire can promote its clean and sustainable production via agri-tourism. There is scope to offer adventure, farm based, eco-tourism as well as Indigenous tourism experiences. This should be done in a way that ensures that the very attractions and experiences that tourists seek are carefully considered and conserved as part of assessing future development proposals.

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Promote appropriately located and designed tourist development.	Support the development of a range of tourist facilities and accommodation in appropriate locations subject to the proponent appropriately addressing relevant considerations (e.g. environmental impact, landscape, land use compatibility, the provision of services and bushfire risk management considerations).	Include provisions in the new Local Planning Scheme, which allow for well-designed and located tourist facilities and accommodation.	Consistent with State planning framework.	Ongoing
Landscape	Encourage development which is sympathetic with the district's architectural style.	Assess through development applications and other proposals.	The design of tourism related development should be sympathetic to the landscape.	Ongoing
Natural and cultural assets	Support tourism based on the district's natural and cultural assets.	Assess through development applications and other proposals.	The Shire's environmental assets offer further economic and employment potential and accordingly requires effective management.	Ongoing
Trails	Promote appropriate trails throughout the district.	Examine opportunities to develop trails in the district.	Promote economic development and healthy communities.	Ongoing
Tourism nodes	Protect and expand tourism nodes.	Zone existing and future caravan parks as 'Special Use - Tourism' zone.	'Special Use' zone is a more appropriate mechanism for managing growth and development in tourist nodes.	Short term
Crown land	Support the development of tourist attractions and accommodation on Crown land where appropriate.	Work with State Government agencies.	Promote economic development.	Ongoing
Tourist facilities and streetscapes	Maintain attractive townsites and provide high amenity facilities.	Maintain and develop high-quality tourist facilities such as public toilets, parks, reserves and streetscapes.	Promote economic development and enhance amenity.	Ongoing

Short term rental accommodation	There is scope for increased accommodation and tourist activities.	Ensure the Scheme aligns with recommendations of DPLH's Tourism Position Statement.	Diversity of accommodation is important. The general preference is to regulate and manage, rather than prohibit short term rental accommodation.	Ongoing
Iconic events and attractions	Promote the Shire as a tourist destination.	Investigate opportunities to develop an iconic tourist event and/or attraction within the district.	Promote economic activity	Medium - Long term

3.3.6 Mining and basic raw materials

The Shire contains valuable mineral and basic raw materials. The Kaolin mine is a significant investment in the Shire. Kaolin is a white clay derived from the mineral, Kaolinite. The mine is an ASX listed operation that exports cleaned kaolin around the world for use in paper ceramics, fibreglass, paints and coatings, plastics and concrete, among others.

There may be opportunities for mineral and basic raw material resources to be processed prior to export. It is expected that downstream processing may only be attractive where there is sufficient land available and serviced for development. Mining and basic raw materials are reliant on transport routes as well as stockpile and sometimes preliminary processing (crushing etc).



Image: Kaolin mine

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Existing mines / extractive industries	Operating mines, extractive industries and quarries are protected from hindrance of operation by the encroachment of sensitive adjacent development or uses.	Review Scheme to replace 'P' uses where these may introduce a sensitive use (such as dwellings / Special Control Areas) in the new Scheme.	Protects strategic resources and economic activity.	Ongoing
Protection of basic raw materials	Key basic raw materials resource areas are identified and protected from sterilisation by development.	The Shire to identify and protect substantial basic raw material sites to support the future of the local construction industry. This will include appropriate provisions for extractive industries in the Scheme.	Part 2 identifies the importance of basic raw materials sites in supporting construction and growth in the district.	Ongoing
Land use compatibility	Require suitable buffers between mining/extraction operations and sensitive land uses.	Require proponents of minerals and basic raw material to identify and secure suitable buffers. Proponents to design and manage operations to minimise off-site impacts including on sensitive uses. Proponents to prepare and implement management plans.	Consistent with State planning framework.	Ongoing
Staging	Support the extraction of minerals and basic raw materials in areas that are suitable in terms of existing land use, environmental considerations where vehicular access is appropriate. Encourage the extraction of minerals and basic raw materials prior to the land being developed for other purposes.	Work with the Department of Mines, Industry Regulation and Safety to safeguard areas of high mineral prospectively.	The extraction of mineral resources/basic raw materials and development of the land for other purposes needs to occur in a staged manner, to ensure mineral resources/basic raw materials can be extracted in the longer term. Known resources and areas of identified high resource potential should not be unnecessarily sterilised by inappropriate zoning or development.	Ongoing

Mining exploration	Access to land for exploration and possible development should be maintained as much as possible, except where such activities could cause significant environmental harm and clearing of native vegetation.	Work with the Department of Mines, Industry Regulation and Safety.	Potential for economic activity.	Ongoing
Extractive industries	Facilitate the protection and use of basic raw materials in accordance with <i>State Planning Policy 2.5 Rural Planning</i> .	Identify appropriate land use permissibility for extractive industries to facilitate social and environmentally responsible extractive industries within the Shire.	Address State planning framework.	Ongoing

3.3.7 Regional facilities

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Regional facilities	Generally support regional facilities where relevant site specific matters are addressed and appropriate buffers are provided.	In the new Local Planning Scheme, review the permissibility of uses based on State Planning Policy 2.5 and Policy DC 3.4.	Support diversification of local economy subject to addressing relevant planning considerations.	Ongoing

3.4 Environment

3.4.1 Overview/key issues

The Shire of Wickepin has an abundance of natural assets which are valued by both residents and tourists alike. This includes unique plants and several important wetlands. There are however, significant vulnerabilities or risks, along with some areas requiring additional protection and rehabilitation. The invasion of feral animals and **weeds and uncontrolled wildfires** all threaten the Shire's considerable environmental values.

The Shire's natural assets provide for biodiversity and habitat and have a number of values.

The Shire has areas with regionally significant vegetation, threatened and priority fauna habitat, wetlands, waterways, threatened and priority flora and ecological communities and hydrological processes. These areas hold a high value for eco-tourism.

The Strategy supports the conservation of the Shire's natural assets through appropriately located and sustainable development.

The Strategy seeks to protect and conserve natural resources, recognise regionally significant natural areas, with significant scientific, aesthetic and cultural values, ecological linkages and to avoid facilitating unacceptable environmental damage via poor development. The suitability of land use and development within areas containing environmental values, needs to have regard to effective management and mitigating impacts.

It is important the Shire continues its effective partnership agreements with various stakeholder agencies. The Strategy identifies opportunities for environmental corridors to link environmentally significant areas to enhance fauna habitat.



Image: Lake Toolibin

3.4.2 Natural areas/vegetation

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Identify and conserve environmental assets	<p>Protect, conserve and enhance the environmental characteristics of the Shire.</p> <p>Encourage and support measures and actions that will improve the natural environment.</p>	<p>Avoid further clearing of native vegetation of significance in the Shire by accommodating land use and development within existing cleared areas where feasible to do so.</p> <p>Ensure that the environmental qualities of the land and/or water are maintained or improved, such as through revegetation and water-sensitive stormwater management.</p>	Consistent with State planning framework.	Ongoing
Protect areas of remnant vegetation, significant conservation, landscape and biodiversity values.	Encourage the retention of native vegetation and restrict inappropriate clearing of native vegetation on privately owned land to protect, maintain and enhance the Shire's biodiversity and landscape values.	Condition subdivision and development applications to ensure that native vegetation is retained, and revegetation is promoted.	Consistent with State planning framework.	Ongoing
Endangered fauna habitat, including nesting and food sources for the Carnaby's Black Cockatoo, are protected.	Support the restoration and protection of links between native vegetation areas (environmental corridors), to provide connections for a range of fauna species.	Have regard to the environmental impact of development proposals near key environmental assets.	Consistent with State planning framework.	Ongoing

Protect environmental assets for biodiversity and habitat	Protect areas of environmental significance from inappropriate development.	Investigate and liaise with government and environmental agencies to identify the feasibility of undertaking local biodiversity planning (at either a local or regional level) to identify, retain, protect and manage significant remnant vegetation on public and private land. Identify priority areas and incentives for environmental rehabilitation.	Consistent with State planning framework.	Ongoing
Conservation lots	Examine measures to share the cost of protecting native vegetation areas on private land. Support the creation of conservation lots where it would be justified by the conservation value of the native vegetation and the proponent has appropriately addressed relevant planning considerations (e.g. land use compatibility, landscape protection and bushfire management).	Encourage the formulation of management plans, the creation of conservation lots and the provision of development exclusion areas to protect areas of significant native vegetation. Apply the 'Environmental Conservation' reserve to land in Scheme maps where it is desirable to retain native vegetation. Promote conservation lots in areas shown as 'Indicative Environmental Corridor' on the Strategy Maps and where consistent with WAPC policy. Support subdivision and development where it results in beneficial natural environment outcomes (i.e. conservation lots).	Key environmental assets require protection through relevant management practices which are complemented by planning policies and strategies. The promotion of effective farming practices on properties containing and/or adjoining key environmental assets are essential to the long-term sustainability of the area.	Ongoing

Crown land and Shire managed reserves	Encourage effective sustainable management of sites of natural significance.	Subject to resourcing opportunities and constraints, progressively prepare and implement management plans for reserves vested with the local government which have significant biodiversity values. Work with the Department of Biodiversity, Lands and Attractions and appropriate government agencies to ensure appropriate management of reserves.	Assists to deliver effective land management.	Medium term
Revegetation and rehabilitation	Support revegetation and rehabilitation of vegetation including where an area of native vegetation has become degraded.	Work in partnership with the community and agencies.	Consistent with the State planning framework.	Ongoing

3.4.3 Water resources

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Protect quality and quantity of water resources	Surface and groundwater resources need to be protected.	Work with partner agencies and the community and assess impacts through planning proposals.	Consistent with the State planning framework.	Ongoing
Conservation and sustainable use of water	Preserve and sustainably manage water resources to meet the community needs without compromising the health of water systems.	Prepare a Local Planning Policy relating to water usage and stormwater management.	Consistent with the State planning framework.	Medium term

Stormwater management	Consider and implement effective water quality and water quantity outcomes.	Address through assessing planning proposals in accordance with Water Sensitive Urban Design (WSUD) principles.	Part 2 identifies that there is a need for a coordinated approach to stormwater management throughout the Wickepin townsite and other settlements. This is related to addressing flooding and water quality.	Ongoing
Water re-use and recycling	Maintain Shire managed community and recreation facilities to a high standard by continuing to re-use water on ovals and recreational facilities.	Identify further opportunities for water re-use and recycling in public areas to protect long term potable supply for the Shire.	Promotes environmental best practice.	Medium term
Salinity is a major rural land management challenge.	Ensure activities that may raise salinity levels (that may jeopardise cropping or pasture vegetation growth) are restricted.	Support 'best practice' management strategies to improve salinity levels, soil acidity levels, soil water repellence levels, and reduce wind erosion susceptibility and subsoil compaction susceptibility. Consider natural resource management plans in the assessment of proposals.	Consistent with State planning framework.	Ongoing
Wetlands and watercourses	Encourage protection and enhancement of water quality entering wetlands, watercourses and riparian vegetation.	Address through assessing planning proposals and opportunities to work in partnership.	Consistent with State planning framework.	Ongoing

3.4.4 Hazards

There are various natural hazards which may influence future planning and development in the Shire. These include bushfire risk, localised flooding and earthquakes. To the extent where these can be anticipated and managed via location and design of development and uses, this Strategy encourages an informed and precautionary approach to mitigate likely and significant impacts on property and infrastructure. Responsive implementation measures to mitigate bushfire risks and other hazards for existing and new development are to be an ongoing priority for the Shire.

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Hazards	Consider and seek to mitigate hazards.	Identify suitable areas for subdivision in the Strategy and assess proposals for hazards.	Consistent with the State planning framework.	Ongoing

3.4.5 Flooding

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Flood management and protection in the context of variable climate and rainfall	<p>Ensure protection from and responsible management of flood risks.</p> <p>The development of land near rivers and watercourses should be carefully managed, to avoid creating and/or increasing the risk of flood damage.</p>	<p>When assessing proposals to subdivide or develop land near rivers and watercourses, decision makers should ensure that the risk of flooding is given due consideration when considering subdivision or development proposals. This includes considering State and local planning policies and adopting a precautionary approach to flood risk.</p> <p>The local government may impose conditions to reduce flood risk including relating to development location, building floor level height and the form of construction.</p>	Consistent with State planning framework.	Ongoing

Consider flood impacts on other properties.	<p>Not support further development within flood risk areas which could adversely affect the flow of floodwaters or where upstream, downstream, adjoining and nearby flood levels will increase, or where the risk to people and property could be increased.</p> <p>The local government expects proponents of development adjacent to a river or waterway to demonstrate that the proposed development would be safe from flood risk and would not increase the risk further upstream or on nearby properties.</p>	<p>Seek the Department of Water and Environmental Regulation's advice in respect of proposals within flood risk land where the proposal:</p> <ul style="list-style-type: none"> (i) could increase the risk or impact from major river flooding; (ii) could be adversely affected by flooding; or (iii) could adversely affect the natural flood carrying capacity of floodplains. 	Consistent with State planning framework.	Ongoing
Wickepin Flood Study	Identify the extent of flood risk to land in Wickepin as an input to inform the location and design of new development/subdivision.	Seek Department of Water and Environmental Regulations support to prepare a flood study for Wickepin.	Part 2 identifies that there is a need for a coordinated approach to stormwater management throughout the Wickepin townsite. This is related to both flooding and potential contamination of natural water resources.	Medium term

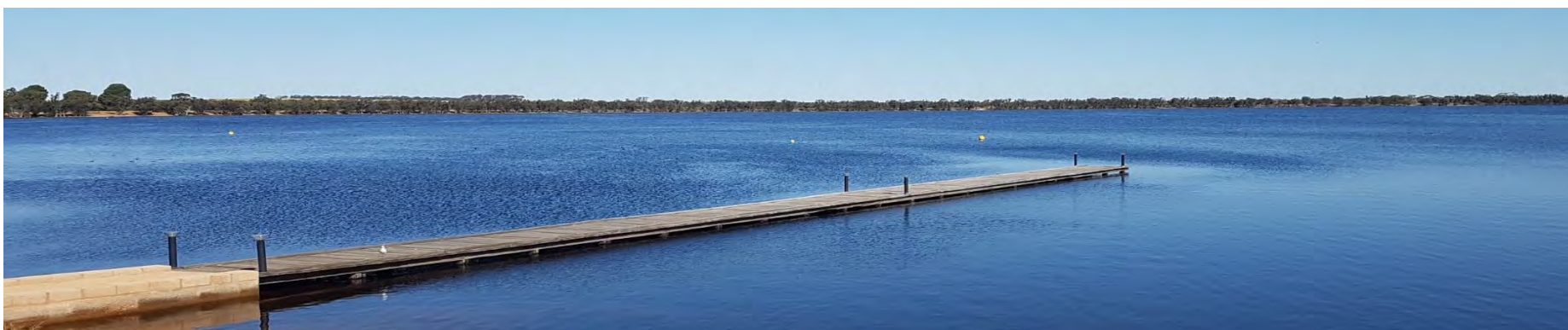


Image: Lake Yealering

3.4.6 Bushfire

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Bushfire management	Ensure protection from and responsible management of bushfire threats.	Ensure future planning including structure planning, subdivision and development applications address the requirements of <i>State Planning Policy No. 3.7 Bushfire</i> .	Large parts of the Shire are designated as bushfire prone and therefore the policy requirements of SPP 3.7 need to be explained and addressed where a proposal is located within a bushfire prone area.	Ongoing
Precautionary approach in the context of climate change	Adopt a precautionary approach when assessing planning proposals (including subdivision or development) that may be vulnerable to bushfire.	Use broad-scale bushfire risk mapping prepared by the Department of Fire and Emergency Services. Only support subdivision and development if the proponent can demonstrate the proposal is consistent with <i>State Planning Policy No. 3.7 Bushfire</i> and any associated guidelines and regulations.	The bushfire risk within the Shire needs to be appropriately managed at each stage of the planning process by decision making authorities, landowners and applicants.	Ongoing
Bushfire protection and balanced decision making	Ensure suitable protection from bushfire threats along with addressing other planning considerations.	Consider the risk of bushfire in the context of other considerations including environmental impact, vegetation retention and landscape protection.	Seek a balanced approach to new development.	Ongoing
Achieve appropriate location of development	Assess and control the location of development and use of land to avoid placing inappropriate developments in areas of extreme fire risk.	Implement <i>State Planning Policy No. 3.7 Bushfire</i> and any related guidelines and regulations when assessing and determining proposals to develop the land. Do not support proposals where there is an 'extreme' risk of bushfire occurring, unless permanent and realistic hazard level reduction measures have been (or can be) implemented.	Consistent with State planning framework to achieve best design and planning practice to manage risk.	Ongoing

3.4.7 Landscape

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Conserve distinctive and valued landscape character	<p>Ensure that the district's landscape and scenic qualities are identified, conserved and maintained through the use of appropriate development policy and Scheme controls.</p> <p>Ensure that development reflects and enhances the district's natural, cultural, visual and built character.</p>	Include provisions in the new Local Planning Scheme that require development to demonstrate it has been designed and located so that it does not detrimentally impact on the landscape values of the area.	Consistent with State planning framework.	Ongoing
Landscape impact	Protect and enhance valued and identified landscapes and their visual amenity, as well as the character of land viewable from main roads and tourist routes.	<p>Do not support development and land use intensification that will have an unacceptable detrimental impact on the views from main roads and tourist routes.</p> <p>Require, where appropriate, that proponents prepare a visual impact assessment appropriate to the project and consistent with the Visual Landscape Planning Manual.</p>	Retain and enhance local landscape character.	Ongoing
Rehabilitation and revegetation of natural and vacant/cleared areas	Promote the rehabilitation, revegetation and restoration of denuded areas to achieve ecological and aesthetic benefit.	Work with the community and partners and consider through assessing planning approvals.	Addresses landscape and environmental impacts of clearing and loss of vegetation.	Ongoing

3.4.8 Climate change

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Responsive design and planning to climate change and associated risks	Consider opportunities to mitigate or create net climate change benefits by considering the latest information and research for the area.	Recognise the likely predicted climatic changes, including reduced winter rainfall trends and increasing summer temperature trends, at all stages of the planning and development assessment process.	Mitigate or seek to positively influence climate change impacts.	Ongoing



Image: local wildflowers

3.4.9 Land use management

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Land use management to reinforce character and amenity	Generally, not support the introduction of land uses that are inconsistent with Strategy and Scheme objectives or may adversely impact upon existing land uses.	<p>Support land uses where consistent with the Land Use Areas shown on the Strategy Maps and supported by the Scheme.</p> <p>Require appropriate buffers for hazard and amenity considerations as determined by the appropriate authorities for those land uses.</p> <p>Buffer distances are guided by the standards recommended by the Environmental Protection Authority (EPA) including <i>Guidance for the Assessment of Environmental Factors No. 3 - Separation Distances between Industrial and Sensitive Land Uses</i>, unless appropriately justified by the proponent to the satisfaction of the local government.</p>	Consistent with State planning framework and local planning objectives	Ongoing
Land use compatibility to DBCA/Crown land	Promote land use and land management compatibility across tenure boundaries.	Require habitable buildings to be setback from DBCA managed land or other Crown/local government managed land in accordance with applicable bushfire guidelines and generally be based on advice from DBCA.	Promotes 'good neighbour' management to reduce hazard and nuisance risk.	Ongoing

3.5 Infrastructure

3.5.1 Overview/key issues

Existing and proposed infrastructure is to support development and respond to State, regional and local strategic infrastructure planning.

To accommodate sustainable growth within the Shire, the existing and future utility infrastructure provision needs to be considered to accommodate environmentally responsible and cost-effective delivery. This includes promoting opportunities to implement renewable energy, water recovery and re-use and nature informed engineering principles.

The district's population means that the provision of public services needs to be carefully assessed and placed in locations where they can be of most benefit and sustainable cost to the majority of the population.

The Strategy seeks to protect key infrastructure, existing and future strategic sites, such as airstrips, major servicing infrastructure (including sewerage treatment plants), road and rail corridors.

3.5.2 Roads

There are increasing road transport demands, particularly in the number of heavy haulage (freight) vehicles and their impact on the State and regional road network. Road safety is a key State priority and so it is important to manage conflict between heavy haulage vehicles and local traffic to achieve transport efficiency, safety and amenity outcomes.

An effective road transport network is essential to facilitate the wide range of activities and development which occurs within the Shire. Road upgrading will need to be planned according to demand and economic activities as well as aiming to provide effective linkages for harvesting and mining operations. There may be a need to review freight laydown and assembly areas in the Shire.



Image: Rural gravel road

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Safe and efficient network.	Transport infrastructure to be managed and maintained within and around the Shire to support the economy and population needs.	Support the design of transport infrastructure and access routes for new developments and subdivisions that are safe and direct heavy traffic to primary and distributor roads.	A safe and efficient movement network (for all modes) is essential in allowing the Shire to provide for the transport needs of its residents.	Ongoing
Road infrastructure design	Provide and maintain an effective road network that sets out an appropriate hierarchy to cater adequately for the movement of goods and services to support the economic and population growth of the Shire of Wickepin.	Work with State Government and other partners to maintain the road network, design and speed zones.	Assists in creating safer roads and supporting economic development.	Ongoing
State and regional roads	State and regional / secondary roads (significant local government roads) need to be protected.	<p>Support the sealing and/or upgrading of secondary roads (shown as significant local government roads on the Strategy Maps).</p> <p>Work with Main Roads Western Australia (MRWA) to make Williams-Kondinin Road, in the Wickepin townsite, safer, increase amenity and add to its attractiveness.</p> <p>Seek MRWA support to investigate and bring forward the provision of passing lanes in the district to reduce the incidence of road trauma and improve amenity.</p>	<p>Assists in creating safer roads and supporting economic development.</p> <p>The Shire together with Main Roads and Department of Transport are jointly tasked with planning for a road network that provides appropriate access and where possible all-weather connection between centres within the Shire enabling safe and efficient travel.</p>	Ongoing
Road upgrading	Seek on-going improvements and upgrading of the Williams-Kondinin Road.	Support the State Government in undertaking investigations for the sealing and management of key roads.	Identify roads that are of strategic significance to the community.	Ongoing

3.5.3 Walking and cycling

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Walking and cycling	Promote walking and cycling especially for short trips within the townsites and in other parts of the Shire.	Review opportunities in new subdivisions, redevelopment and enhancement projects in established areas. Promote opportunities for a network of safe crossings and signed cyclist and pedestrian refuges near schools and connections to schools.	Promotes healthy active communities by design along with tourism benefits of appealing town centres.	Ongoing
Active transport	Provide safe and convenient routes for walking and cycling connections to town centres.	Audit the provision of a comprehensive active transport network throughout the townsites, to improve the outcomes of the walking/cycling strategy.	Part 2 notes cycling and walking path improvements are needed in townsites. A strategic assessment of future connections needs to be undertaken to achieve continuity of an adequate active transport network.	Medium term
Trails network	Improve the trail network via upgraded or new trails.	Audit and identify opportunities for improved trails to provide recreation and link with tourism activities.	Promotes healthy communities along with promoting recreation and tourism benefits.	Ongoing

3.5.4 Rail

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Railway provision and railway reserves	Support the reopening of the Tier 3 railway line for freight purposes.	Continue to lobby government to maintain and upgrade the rail network and link to major regional projects where possible.	Improves road safety, lowers the carbon footprint for transport and supports economic development.	Medium term

3.5.5 Public transport

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Public transport	Support public transport in the Shire and investigate ways of increasing its appeal and patronage.	<p>Monitor as to whether a bus service is required linking Kulin to Narrogin via Wickepin and liaise with the Public Transport Authority and TransWA.</p> <p>Consider seeking expressions of interest for a private operator trial to expand from school bus services to provide local public transport services.</p>	<p>There is no public transport or taxi service in the Shire other than school buses which disadvantages and isolates people without a car.</p>	<p>Ongoing</p> <p>Medium term</p>
Community transport	<p>Investigate the need for a community bus service in the Wickepin townsite.</p> <p>Improve and provide for mobility for a range of groups in the community.</p>	<p>Preparation of business case to investigate opportunities and assist with securing of funds (from State Government) to provide a community bus service to better cater for all residential areas in the Wickepin townsite.</p> <p>Consult with not-for-profits, institutional groups, tourism and advocacy groups to establish partnerships to test and define the business case.</p>	<p>It is appropriate that the Public Transport Authority and Shire work collaboratively to review public and community transport. This is appropriate to address: youth and seniors needs, economic disadvantage, increase access to education and other services and reduce household's high cost of living pressures of which owning and running a vehicle is a contributor.</p> <p>The provision of a community bus service in the Wickepin townsite can provide a reliable alternative to private car travel, or access for those without motorised transport and addresses cost of living pressures.</p> <p>Improve access to services and facilities and address economic and social disadvantage for those who are unable to drive.</p> <p>There is no local bus service.</p>	<p>Start-up project</p> <p>Medium term (5-10 years)</p>

3.5.6 Airstrips

The Harrismith Airstrip is located approximately 700 metres south of the Harrismith townsite. The airstrip is located on Reserve 37382 and the land is a Public Purposes: Airport Reserve in Local Planning Scheme No. 4.

There are opportunities to upgrade the Harrismith airstrip for safety and economic development reasons.

It is essential that the airstrip be protected from the encroachment of any incompatible or sensitive land uses.

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Harrismith Airstrip	Protect the airstrip site from encroachment by incompatible land uses. Scope potential for alternative aviation uses.	Retain the Public Purpose: Airport Reserve in the new Planning Scheme.	As noted within Part 2 the airstrip is a strategic asset and requires protection from incompatible land uses and structures.	Ongoing

3.5.7 Telecommunications

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Improved telecommunications and data links	Support telecommunications infrastructure where consistent with <i>State Planning Policy 5.2 Telecommunications Infrastructure</i> .	New Scheme to reflect State Planning Policy 5.2.	Consistent with State planning framework.	Ongoing
Improved access to radio and television free to air	Improve the access to free to air television and radio.	Support study to improve TV and radio coverage throughout the Shire to identify dead-spots and propose remedy.	Consistent with State planning framework	Ongoing

3.5.8 Energy

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Balancing network and off-grid energy to improve access throughout the Shire	Encourage and facilitate the adoption of renewable energy generation and use across the Shire.	Investigate appropriate locations within the Shire requiring improved reliability of energy supply. Shire-wide survey of areas containing high environmental or landscape values which should not be impacted by utility infrastructure. Planning for appropriate locations to give regard to the Renewable Energy Facilities Position Statement.	Reliability of energy supply coupled with resilience to impacts from bushfires and storm events will improve security of businesses and households in the Shire. Adoption of renewable energy in households and businesses can be advanced via opportunities for solar, wind and other forms of energy to complement traditional electricity generation and supply network in the Shire.	Ongoing
Energy	Allow for and promote the establishment of renewable energy facilities and operations within the district.	Assess through Development Applications.	Supports transitioning to a low carbon economy and reducing climate change impacts.	Ongoing
Renewable energy generation, storage and distribution	Promote establishment of renewable energy generation and networks within the Shire. Provide for additional industrial land uses as required for permanent or temporary use to accommodate equipment laydown and assembly areas associated with renewable energy construction.	Meet with potential suppliers and identify locations and corridors for generation, transmission and storage plant. Ensure land use permissibility's allow for storage and logistics in rural zones.	Promote a diverse and resilient mix of renewable and grid power suitable for local business and industries.	Ongoing

Possible land demand for high transmission line upgrades and duplication of South West to Goldfields 220kV line	Recognise the possible need for upgraded and/or new transmission lines.	Work with servicing agencies to proactively identify key transmission lines. This with a goal of minimising impact on local communities and landowners. Where transmission lines are required, advocate for appropriate compensation.	Federal and State Government policies to decarbonise the economy, along with direction set out in the SWIS Demand Assessment 2023 may result in transition lines traversing the Shire in coming decades.	Ongoing
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3.5.9 Wastewater Treatment and Re-use

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Reticulated sewerage schemes	Require new development and redevelopment to connect to town reticulated sewerage scheme (where feasible).	Assess and condition through Development Application approvals.	Achieves better environmental and health outcomes.	Ongoing
On-site wastewater systems outside of the Wickepin townsite restricts residential density to R10 and requires business and industry to install and manage wastewater treatment to meet Government Sewerage Policy requirements.	Require new development outside the Wickepin townsite to be appropriately serviced with on-site sewerage disposal.	New Scheme to set zoning and residential density (R-Coding) to cope with soil and hydrology conditions for on-site sewerage capability.	Government Sewerage Policy	Ongoing
Sustain the operation of the Wickepin Wastewater Treatment Plant to meet environmental standards.	Ensure the functioning of the wastewater treatment plant is not compromised by encroachment of sensitive (e.g. residential) land uses.	Appropriate buffers to be observed surrounding the wastewater treatment plant to minimise land use conflicts.	Consistent with State planning framework.	Ongoing
Fit-for-purpose water recovery and re-use, reduce pressure on environmental water regime.	Encourage the appropriate re-use of treated wastewater.	Identify opportunities at different planning and design stages to make use of treated wastewater on-site.	State Water Strategy	Ongoing

3.5.10 Potable water

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Potable water	Require new developments to be appropriately serviced with potable water, and to promote climate resilient back-up sources.	Require that new development has a sufficient supply of potable water (with Scheme and/or back-up storage) with quality addressing the <i>Australian Drinking Water Quality Guidelines 2004</i> (or any updates).	Consistent with State planning framework and the State Water Strategy.	Ongoing
Water conservation	Promote and enhance water management and conservation in land use, development and environmental management.	Require, as appropriate, a water use and conservation statement and assess through Development Applications.	Consistent with State planning framework.	Ongoing



Image: water pipeline

3.5.11 Stormwater management

New subdivisions and developments are to incorporate water sensitive urban design features in response to soil, salinity, slope and other considerations.

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Stormwater management	Promote the integration of land and water planning in accordance with the framework identified in <i>Better Urban Water Management</i> (WAPC 2008).	Promote water harvesting and water reuse wherever possible into the Shire's projects and operations. Assist private development to design better on-site management of stormwater to prevent discharge of sediment and other gross pollutants.	Consistent with State planning framework.	Ongoing
Water re-use and recycling	Promote re-use and recycling of stormwater.	Develop a Stormwater Management Policy to ensure adequate onsite retention of stormwater (and re-use where appropriate) or to be adequately directed to Shire infrastructure for re-use.	Consistent with State planning framework.	Medium term
Understanding drainage and climate change	Support a strategic approach to stormwater in the townsites.	Prepare a drainage study within townsites including considering waterways, wetland, urban areas and major development sites.	Proactively address issues.	Medium term

3.5.12 Servicing – general utilities

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Service provision	<p>New development should demonstrate adequate provision of access, power, telecommunications, water supply and wastewater disposal.</p> <p>Request that servicing authorities plan ahead to ensure that potable water, electrical and telecommunication infrastructure are adequate, reliable and well maintained.</p>	Lobby for enhanced network infrastructure, or feasible off-grid alternatives to implement the Strategy.	<p>The provision of appropriate infrastructure is essential to enable planned growth and be more climate resilience.</p> <p>Servicing and regulatory authorities need to plan ahead to ensure that potable water, and electrical infrastructure is adequate, reliable and well maintained.</p>	Ongoing
Infrastructure capacity	Ensure there is adequate capacity in utility infrastructure to support future growth and development in the townsites.	Collaborate with utility providers to make forward plans to ensure Wickpin and other settlements have well maintained facilities to support existing and future growth.	The vision for the district is to support sustained growth and climate resilient development.	Medium term



Image: Yealering shops

3.5.13 Waste management and recycling

Waste management facilities are necessary for the district's continued growth and development, however their offsite impacts need to be minimised wherever possible.

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Waste management and recycling	Provide for best practice waste management and recycling to service both the Wickepin townsite and other settlements.	Shire to support implementation of the Wagin Group of Councils Strategic Waste Management Plan.	<p>There are waste sites at Wickepin, Yealering and Harrismith.</p> <p>The waste facilities in the townsites have a lifespan of 100 years.</p> <p>The Shire of Wickepin to prepare a strategic waste management plan.</p>	Long term
Smart greener production	Encourage smart and greener production techniques throughout the Shire to reduce resource consumption and waste production.	Shire to lead discussion with industry and producers to explore and adopt cleaner production cycles, recycle waste and conserve the use of non-renewable energy.	State Sustainability Strategy	Start-up project

3.5.14 Basic raw materials and resources

The Shire has areas with deposits of basic raw materials. These resources are an important and fundamental pre-requisite for the economy to be based on production rather than consumption. Basic raw materials require environmental assessment and may require licencing as part of their operation. Planning assessment needs to consider the economic, social and environmental merits of a proposal. The cost of building, processing and maintaining industry and standards of living in settlements requires access to basic raw materials. Therefore, the presumption is to approve these projects if appropriately sited and address relevant planning considerations.

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Access to basic raw materials and resources	Acknowledge the strategic economic importance of basic raw materials and facilitate extraction through assessment of proposals/applications which are supported by relevant supporting information and/or studies.	<p>Shire to lead discussion with industry to identify resource areas, agree a framework standard for development assessment and approvals management.</p> <p>Compliment the environmental assessment and licence procedures to ensure basic raw materials enterprises can operate beneficially within the locality and social context.</p>	State Planning Strategy	Ongoing

4.0 PLANNING AREAS

4.1 Overview

This section outlines in greater detail planning directions and actions for specific planning areas. Planning Areas that have been identified in this Strategy are identified on the Strategy Maps (Map 2, Map 3 and Map 4).

The Strategy identifies planning areas that warrant individual recognition. Planning areas are spatially defined. The planning areas outline planning directions and actions to manage the land use change and development of that area.

Table 2: Planning Areas – Planning Directions and Actions

PLANNING AREA	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
A	Wickepin industrial and residential expansion	<p>Explore opportunities for additional industrial and residential development at Wickepin. The following technical studies to be considered in any applications for structure planning and/or rezoning:</p> <ul style="list-style-type: none"> • Drainage and water management; • Movement and access arrangements; • Land use compatibility; • Bushfire risks; • Environmental (fauna) impacts; and • Utilities and servicing capacity. 	<p>There is limited industrial land for development within the Wickepin townsite.</p> <p>The land directly to the south-east of the Wickepin townsite is freehold. This land is strategically important for the growth of the town and providing additional industrial and residential lots.</p>	Short term
B	Yealering residential expansion	<p>Retain residential zoning of unallocated Crown lots on western edge of town (fronting Connor Street and Baxter Street) and on northern edge of town (fronting Hill Street).</p> <p>Extend residential zoning east of Baxter Street (fronting Connor Street).</p> <p>Technical studies to be considered in applications for rezoning or subdivision include examples as follows:</p> <ul style="list-style-type: none"> • Flora and fauna; • Bushfire risk; and • Utility servicing. 	<p>There is limited land for residential expansion in the Yealering townsite.</p> <p>The unallocated Crown lots are adjacent to existing residential lots and can be easily serviced.</p>	Medium term

5.0 STRATEGY MAPS

The Local Planning Strategy Maps are provided in Map 2, Map 3 and Map 4.

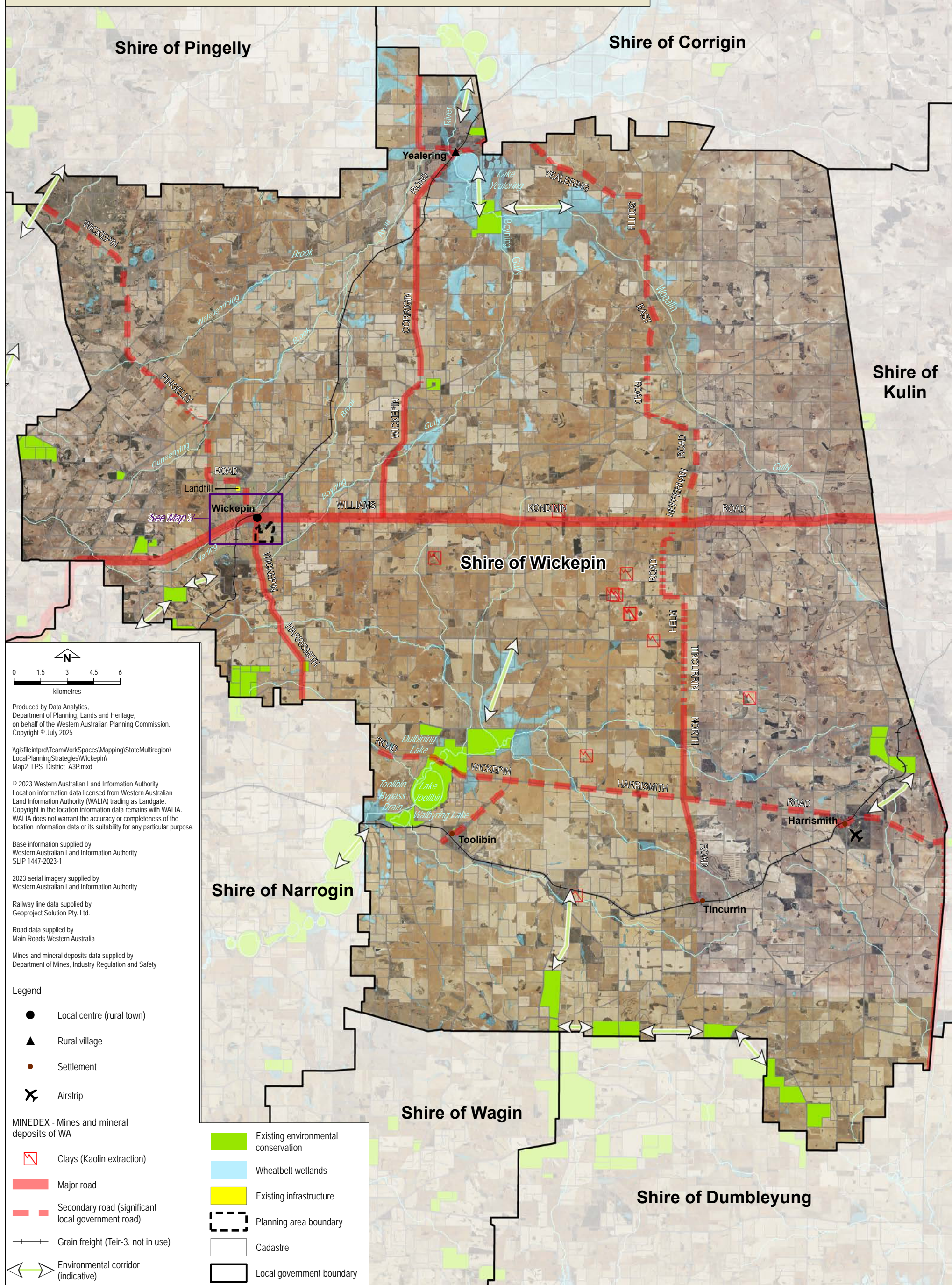
6.0 PLANNING AREA MAPS

There are no planning area maps.

Shire of Wickepin Local Planning Strategy

NOTES:

1. Support economic growth and diversification in rural areas, including animal husbandry and intensive agricultural uses, subject to the proponent suitably addressing planning, environmental, landscape, amenity, servicing, risk and management considerations.
2. Opportunities to enhance and extend environmental corridors. The identified environmental corridors are indicative and subject to detailed assessment.
3. Support upgrading Williams Kondinin Road and secondary roads (significant local government roads).



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kilometres

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\\gisfileintprd\TeamWorkSpaces\Mapping\State\Multiregion\LocalPlanningStrategies\Wickepin\Map3_LPS_Wickepin townsite_A3L.mxd

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Legend

Cadastre

Planning areas

Planning area boundary

A

 Planning area identification

Urban growth and settlement

Activity Centre – Local

Existing rural living footprint

Existing urban footprint

Future rural smallholdings

Future urban

Economy and employment

Existing industrial

Future industrial

Rural

Environment and recreation

Future environmental conservation

Regional Parks and recreation

Infrastructure

Existing regional infrastructure and public purposes

Local road

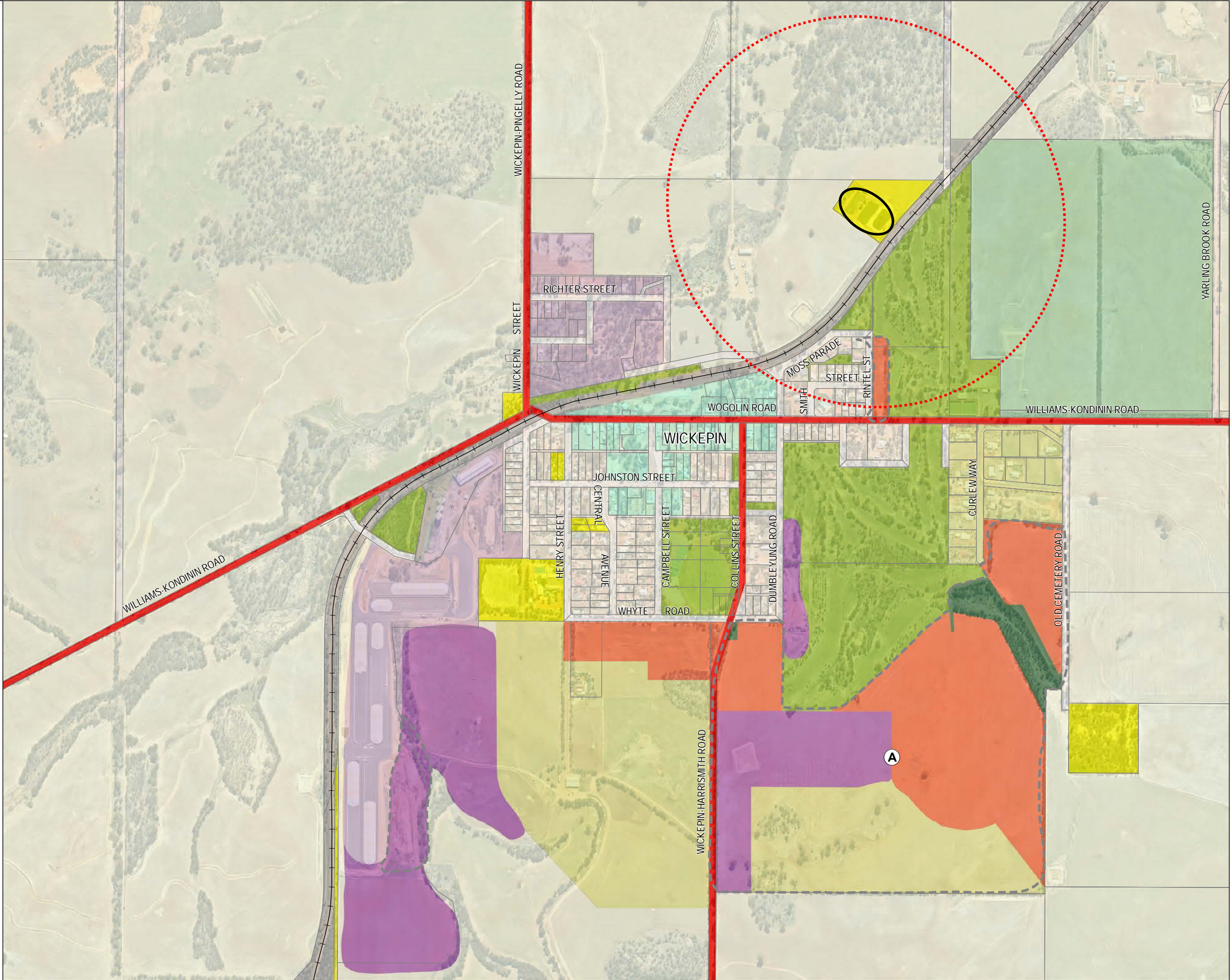
Primary distributor road

Railways

Grain freight (Teir-3. not in use)

Existing infrastructure

Wastewater treatment plant buffer (500 m)



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Main Roads Western Australia

Legend

Cadastre

Planning areas

Planning area boundary

B

Planning area identification

Urban growth and settlement

Existing rural living footprint

Existing urban footprint

Future urban

Environment and recreation

Existing environmental conservation

Regional Parks and recreation

Economy and employment

Existing industrial

Rural

Infrastructure

Existing regional infrastructure and public purposes

Local road

Primary distributor road

Railways

Grain freight (Teir-3, not in use)

Local government boundary

Local Planning Strategy Map – Yealering townsite

Map 4

7.0 IMPLEMENTATION AND REVIEW

Implementation of the Strategy will progressively occur using various tools including the Local Planning Scheme, local planning policies, working in partnership and effective governance. The Local Planning Strategy will complement the Strategic Community Plan by identifying the values and directions for the future of development throughout the Shire. Not all decisions require the Shire to make a decision, or to specifically comment. This Strategy therefore allows base directions to be clearly stated so as to inform and influence decisions which affect the Shire and its citizens.

As an example of matters that the local government is able to directly influence, there are also various other factors including associated demands, financial feasibility and securing funding.

Implementation of the actions within this Strategy are intended to occur over a 15 year timeframe. Every 5 years a comprehensive review of the Local Planning Scheme and Strategy will be undertaken to track progress and success, and modify where needed. This will be in the form of a report for review. The report of review will include a basic assessment of the status of all of the actions from the Local Planning Strategy to confirm whether actions are either completed, in progress or not commenced. Where there has been a change of issue or context this will be reported.

This process may include a community workshop or information and awareness session.

Local Planning Scheme

A key component of implementing the Strategy is through the Local Planning Scheme. A review of Local Planning Scheme No. 4 is required to determine if it is up-to-date and complies with any changes recently made to the *Planning and Development (Local Planning Schemes) Regulations 2015* or whether a new Local

Planning Scheme is required in the shorter time to address emerging issues.

In time, the preparation of the *Shire of Wickepin Local Planning Scheme No.5 (LPS5)* presents a significant opportunity to achieve effective implementation. The local government proposes the following zones in LPS5:

- Residential;
- Rural Townsite;
- Rural Residential;
- Rural Smallholdings;
- Rural;
- Commercial;
- Light Industry;
- General Industry;
- Tourism;
- Environmental Conservation; and
- Special Use.

Other land, generally managed by the State Government or the local government, will be reserved which reflects the predominant land use or tenure. It is expected that various new reserves will be introduced and/or renamed to account for the *Planning and Development (Local Planning Schemes) Regulations 2015*. This includes:

- Public Open Space;
- Environmental Conservation;
- State Forest;
- Civic and Community;
- Public Purposes;
- Infrastructure Services; and
- Recreation.

Special Control Areas

Special control areas are implemented through Local Planning Schemes, which contain provisions for each special control area. These provisions apply in addition to the provisions that relate to the underlying zone or reservation and any general provisions of the Scheme.

Local Planning Policies

Local planning policies are an important adjunct to the Local Planning Scheme, as they can set out planning requirements and respond more efficiently to changing circumstances. A review of existing local planning policies and the formulation of new local planning policies (where required) will be undertaken during the preparation of the new Local Planning Scheme, as this will assist with the implementation of the new Local Planning Scheme.

The formulation, review and amendment of local planning policies, to ensure their consistency with the Local Planning Scheme, should be a continual process.

Monitoring and Review

The timeframe of the Strategy is for 15 years. Given there have been and will be unforeseen global changes, accordingly State, regional and local priorities and objectives may change. Locally, for instance, emerging climate and socio-economic trends will impact new land use and development assumptions. It is therefore important to be nimble to capitalise upon opportunities and address challenges, many as unforeseen today. Shifts in global power, markets, energy, innovations in technology, and restructuring of the economy and the workforce, will drive more diverse and changing community needs and aspirations.

It is therefore important to maintain a scan of context for change at the global, national, state and local levels.

Amendments to the Strategy and then the Scheme are therefore anticipated to be required to maintain relevance and focus of strategy on societal as well as economic and environmental values and outcomes.

To ensure the Strategy remains relevant, the Shire will monitor and as required review the Strategy at least every five years. The review will be a consultative process and any proposed changes to the Strategy will be the subject of community and stakeholder involvement, as part of the review.

PART 2

BACKGROUND INFORMATION & ANALYSIS

1.0 INTRODUCTION

The purpose of Part 2 is to provide the rationale and evidence base for Part 1. It provides the relevant background information and analysis which supports the planning directions and actions outlined within Part 1 of the Local Planning Strategy. This part provides a summary of the relevant State, regional and local planning contexts and their implications for the Local Planning Strategy. A local government profile is also included that provides a presentation and analysis of information relating to the demographic profile of the Shire of Wickepin and the key planning issues and opportunities influencing future development and land use of the Shire.

International and national issues have been re-prioritised in recent years. There are a range of economic, social and environmental issues and changes on associated land use planning opportunities and challenges.

The increased importance of trade, food production and renewable energy has assisted to re-energise rural economies. It is noted that the shortage of human labour and skills is placing production under pressure to meet global demand for commodities.

Various utilities are increasingly shifting to stand-alone and supplementary infrastructure and technologies. In regard to energy, this is in response to promoting a lower carbon footprint, reducing reliance on distribution grids, promoting increased reliability and lowering energy costs.

Digital advances are leading to greater use of remote provision of human services, resulting in structural changes in different sectors including retailing, financial services, health and education.

Climate change has become more manifest with extremes of temperature, rainfall episodes, flooding, fires and incentives to decarbonise the economy and related systems.

The Strategy and associated land use plans and controls should ideally anticipate and facilitate good development, community and conservation outcomes. In some cases, the Strategy may need to find ways to leap-frog sluggish national and state policy to properly consider proposals within its remit.

Flexibility may assist in greater permissibility and regular review is important.



Image: treelined road



Image: rural land

2.0 STATE AND REGIONAL PLANNING CONTEXT

2.1 State Planning Strategy 2050 (2013)

The *State Planning Strategy 2050* provides the strategic context and basis for the coordination and integration of land use planning and development across Western Australia, regional and local levels. It contemplates a future in which high standards of living, improved public health and an excellent quality of life are enjoyed by present and future generations of Western Australians.

The *State Planning Strategy 2050* proposes that diversity, liveability, connectedness and collaboration must be central to achieving the vision of sustained growth and prosperity, and establishes principles, strategic goals and directions to ensure the development of the State progresses towards this vision.

The Local Planning Strategy aligns with this broad vision, principles and strategic goals of the *State Planning Strategy 2050* by focusing new population in and near the Wickepin townsite, conserving agricultural land and conserving environmental assets and natural systems.

2.2 State Planning Policies

State Planning Policies (SPPs) are prepared under Part 3 of the *Planning and Development Act 2005* and provide the highest level of planning policy control and guidance in Western Australia. SPPs, whilst prepared and adopted within the broadest of application throughout the State, need to be considered as specifically relevant to the Shire of Wickepin. This is outlined and described in Table 3.

Table 3: State Planning Policy overview and Local Planning Strategy implications and responses

STATE PLANNING POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
SPP1 State Planning Framework Policy	<p>SPP 1.0 restates and expands on the <i>State Planning Strategy 2050</i> in planning for a sustainable framework policy and sustainable land use and development. It brings together existing State and regional policies, strategies and guidelines within a central State Planning Framework, which provides a context for decision making on land use and development in Western Australia.</p> <p>The Framework informs the WAPC, local government and others involved in the planning process on State level planning policy which is to be taken into consideration, and given effect to, in order to ensure integrated decision-making across all spheres of planning.</p> <p>The framework identifies relevant policies and strategies used by the WAPC in making decisions and may be amended from time to time. The framework is the overarching SPP. Additional SPPs set out the WAPC's policy position in relation to aspects of the <i>State Planning Strategy 2050</i> principles.</p>	The Strategy and new Scheme will need to address the vision and principles of the State Planning Framework Policy to apply these with relevance to local conditions and circumstances.
SPP2 Environment and Natural Resources Policy	<p>SPP 2.0 is a broad sector policy and provides guidance for the protection, management, conservation and enhancement of the natural environment. The policy promotes responsible planning by integrating environment and natural resource management with broader land use planning and decision making.</p> <p>SPP 2.0 outlines general measures for matters such as water, air quality, soil and land quality, biodiversity, agricultural land and rangelands, basic raw materials, marine resources, landscapes and energy efficiency. These general measures should be considered in conjunction with environmentally based, issue-specific State Planning Policies which supplement SPP 2.0.</p>	<p>The Strategy and new Scheme will need to respond to a range of environmental and natural resources issues including but not limited to, the following:</p> <ul style="list-style-type: none"> • Identify responses to areas at risk of flooding; • Identify relevant separation distances between incompatible land use and development; • Protect areas of agricultural significance; and • Protect areas of cultural significance.
SPP2.4 Planning for Basic Raw Materials	SPP 2.4 sets out basic raw materials (BRM) are a finite resource. The policy seeks to protect BRM by avoiding encroachment from incompatible land uses. There is also a requirement that BRM avoid, minimise or mitigates any adverse impacts on the community, water resources and biodiversity values.	Key BRM resource are identified and protected from sterilisation by development.
SPP2.5 Rural Planning	SPP 2.5 applies to rural land and rural land uses as well as land that may be impacted by rural land uses. SPP 2.5 seeks to protect and preserve Western Australia's rural land assets due to the importance of their economic, natural resource, food production, environmental and	<p>The majority of the Shire is used for farming purposes. Future land use planning in rural areas will need to consider:</p> <ul style="list-style-type: none"> • Protection of agricultural land and significant environmental assets; • The interface with any rural living zones;

	landscape values. SPP 2.5 includes policy measures aimed at protecting rural land while encouraging a diversity of compatible rural land uses.	<ul style="list-style-type: none"> • Separation distances and/or buffers; and • Land care practices which restore and protect natural systems to provide ecosystem service to farming lands.
SPP2.9 Water Resources	<p>SPP 2.9 provides guidance in the planning, protection and management of surface and groundwater catchments, including consideration of availability of water and waterways management, wetlands, waterways, and estuaries and their buffers, and implementation of total water cycle management principles in the land use planning system.</p> <p>The policy recognises that planning should contribute to the protection and management of water resources through implementation of policy measures that identify significant water resources, prevent the degradation of water quality and wetland vegetation, promote restoration and environmental repair and avoid incompatible land uses.</p>	<p>This policy requires the Strategy and new Scheme to consider:</p> <ul style="list-style-type: none"> • Preparation and ongoing compliance with a water management plan; • Identification and protection of water sources that represent significant economic, social and/or environmental values; • Application of appropriate buffers for wetlands and waterways to maintain or enhance environmental attributes, functions and values; and • Promotion of local native vegetation in developments to minimise water use and maximise filtration; and • Promote water quality through effective sediment and erosion control.
SPP3 Urban Growth and Settlement	<p>SPP 3.0 is a broad sector policy that sets out the principles and considerations which apply to planning for urban growth and settlement in Western Australia.</p> <p>The purpose of the policy is to facilitate sustainable patterns of urban growth and settlement by setting out the requirements of sustainable settlements and communities and the broad policy for accommodating growth and change.</p> <p>SPP 3.0 outlines general measures to create sustainable communities, plan liveable neighbourhoods, coordinate services and infrastructure, manage rural-residential growth and plan for Aboriginal communities. These general measures should be considered in conjunction with issue-specific urban growth and settlement State Planning Policies which supplement SPP 3.0.</p>	<p>The Strategy and new Scheme should reflect and build on the urban growth and settlement policies set out in regional strategies and seek to identify sufficient land to meet future population and housing needs for a 15-year period.</p> <p>The majority of urban growth is expected to continue to occur in the Wickpin townsite.</p> <p>Development in other settlements will be carefully considered and based upon available services, land tenure justification and local merit.</p>
SPP3.4 Natural Hazards and Disasters	<p>SPP 3.4 encourages local governments to adopt a systematic approach to the consideration of natural hazards and disasters. Policy objectives include planning for natural disasters as a fundamental element in the preparation of planning documents, and through these planning documents, minimise the adverse impacts of natural disasters on communities, the economy and the environment.</p> <p>SPP 3.4 sets out considerations for decision makers in relation to hazards including flood, bush fire and earthquakes. Consideration of these</p>	<p>Bushfires and localised flooding are of relevance in the Shire. The Shire aims to mitigate the impacts of natural disasters through a combination of Scheme provisions and Local Planning Policies which promote appropriate siting and good design.</p>

	hazards should be undertaken in conjunction with issue-specific State Planning Policies which supplement SPP 3.4.	
SPP3.5 Historic Heritage Conservation	<p>SPP 3.5 sets out the principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage. The policy seeks to conserve places and areas of historic heritage significance and to ensure development does not adversely affect the significance of heritage places and areas.</p> <p>SPP 3.5 primarily relates to historic cultural heritage noting that Aboriginal heritage and natural heritage are protected by other legislative instruments. Historic cultural heritage includes heritage areas, buildings and structures, and historic or archaeological sites with or without built features.</p> <p>The policy contains development control principles and considerations for decision-makers for where development is proposed within a heritage place and heritage area. The policy also states that care should be taken by decision-makers to minimise the extent to which land use zoning and other planning controls conflict with, or undermine, heritage conservation objectives.</p>	<p>The Shire has a rich history, with various heritage listed places.</p> <p>The Shire should therefore continue to maintain its Heritage List, which sits under the Local Planning Scheme.</p> <p>While subject to separate legislation, the Shire to embrace Aboriginal culture and values. The Shire to increasingly engage with the Aboriginal community to make appropriate and meaningful accommodation for the protection of heritage values, stories and places.</p>
SPP3.7 Bushfire	<p>SPP 3.7 provides a framework in which to implement effective, risk-based land use planning and development outcomes to preserve life and reduce the impact of bushfire on property and infrastructure. The policy emphasises the need to identify and consider bushfire risks in decision-making at all stages of the planning and development process whilst achieving an appropriate balance between bushfire risk management measures, biodiversity conservation and environmental protection.</p> <p>The policy applies to all land which has been designated as bushfire prone by the Fire and Emergency Services Commissioner as well as areas that may have not yet been designated as bushfire prone but is proposed to be developed in a way that introduces a bushfire hazard.</p> <p>SPP 3.7 should be read in conjunction with the deemed provisions, <i>Planning for Bushfire Guidelines</i> and <i>Australian Standard 3959: Construction of buildings in Bushfire Prone Areas</i>.</p>	<p>Any land proposed for urban, rural living, tourist or industrial development in the Strategy will need to have consideration for relevant bushfire hazards in accordance with SPP 3.7.</p> <p>It is expected that all future structure planning and/or other strategic planning proposals will also have consideration for relevant bushfire hazards in accordance with SPP 3.7.</p>
SPP4.1 Industrial Interface	SPP 4.1 guides planning decisions with the aim of protecting the long-term future operation of industry and infrastructure facilities, by avoiding encroachment from sensitive land uses and potential land use conflicts. The policy encourages the use of statutory buffers, facilitating industrial land uses with offsite impacts within specific zones and compatible interface between strategic/ general industry zones and sensitive zones.	The Strategy should ensure that industrial sites are protected from encroachment through use of buffers or careful interface treatment. Conflicts between industrial land and sensitive land uses should be minimised.

	SPP 4.1 supports land use conflict being addressed as early as possible in the planning process. It is also expected that land use conflict will be subsequently considered at each stage of the planning framework, increasing in detail at each level.	Industries which generate off-site impacts should be appropriately located and ensure that off-site impacts are suitably addressed.
SPP5.4 Road and Rail Noise	<p>SPP 5.4 provides guidance for the performance-based approach for managing and mitigating transport noise associated with road and rail operations.</p> <p>This policy applies where noise sensitive land uses are located within a specified distance of a transport corridor, new or major road or upgrades are proposed or where works propose an increase in rail capacity resulting in increased noise.</p> <p>SPP 5.4 supports noise impacts being addressed as early as possible in the planning process for the purpose of avoiding land use conflict and achieving better land use planning outcomes. Considerations for decision-makers include ensuring that the community is protected from unreasonable levels of transport noise, whilst also ensuring the future operations of transport corridors.</p>	<p>There are existing road and rail corridors in the Shire which need to be protected.</p> <p>No major upgrades or changes are expected to existing strategic and freight routes in the Shire.</p> <p>There is potential for the Tier 3 railway system to be upgraded. If this occurs, adjoining and nearby landowners need to be aware of associated noise impacts.</p> <p>There is a need to consider road and rail noise on sensitive land uses in the context of noise attenuation.</p> <p>Impacts can then be mitigated through the planning process (where required).</p>
Residential Design Codes Volume 1 & 2	<p><i>Residential Design Codes</i> Volume 1 and 2 provides the basis for the control of residential development throughout Western Australia for single houses, grouped dwellings and multiple dwellings. The purpose of the policy is to address emerging design trends, promote sustainability, improve clarity and highlight assessment pathways to facilitate better outcomes for residents. They are also used for the assessment of residential subdivision proposals.</p> <p>The policy outlines various objectives for residential development, planning governance and development process and sets out information and consultation requirements for development proposals. The policy also makes provision for aspects of specified design elements to be varied through the local planning framework.</p> <p><i>Residential Design Codes</i> Volume 1 and 2 should be read in conjunction with the supporting Guidelines.</p>	<p>Any primary controls set for mixed use or apartment development should incorporate the 'considerations for local governments' under each design element in Part 2 of Volume 2.</p> <p>The R-Codes recognise the importance of design for local conditions hence the context analysis for new subdivisions. It is noted the legacy of townsites, the respect for urban design and prevailing setbacks, plot ratios and allocation of sites to green space and utility areas are not comparable with metropolitan housing and lifestyles.</p> <p>There is a difference between the context of residential development within metropolitan urban areas and rural towns and settlements. Flexibility in the application of R-Code design may be exercised to respect and improve the existing character of townsites and settlements, including the setbacks from the street, and controlling repurposed dwellings.</p> <p>A common difference in regional towns and settlements is the need for larger outbuildings and sheds.</p> <p>In addition to the above, consideration could be given to a partnership with the State government and surrounding local government authorities in the preparation of a regional response to these policies to provide for the development of environmentally and climatically responsive dwellings.</p>

2.3 Regional planning context

The WAPC prepares various regional planning instruments to guide land use and development at the regional and sub-regional level, including:

- Regional and Sub-regional planning strategies and structure plans
- Regional Planning Schemes

Regional planning instruments considered to be specifically relevant to the Shire of Wickepin are outlined and described in Table 4.

Table 4: Regional planning instrument overview and Local Planning Strategy implications and responses

REGIONAL PLANNING INSTRUMENT	REGIONAL PLANNING INSTRUMENT OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
Wheatbelt Regional Planning and Infrastructure Framework (2015)	<p>The Framework provides guidance on settlement planning land use, land development, environmental protection, infrastructure and priorities for the delivery of physical and social infrastructure for the Wheatbelt region.</p> <p>The Framework informs the decisions of the WAPC by establishing the regional context for the preparation of sub-regional and local planning strategies and outlines the WAPC's position on planning for population growth, transport, agriculture, conservation estate, remnant vegetation, mineral prospectively, and significant basic raw materials for the Wheatbelt.</p> <p>Many of the objectives and priority projects in the economic development strategies have land use planning implications.</p>	<p>The document highlights opportunities relating to the Shire of Wickepin. The key opportunities include:</p> <ul style="list-style-type: none"> • Conserving agricultural land; • Identifying and conserving environmental assets; • Ensuring that future population growth in the Wheatbelt is planned for and accommodated in accordance with a defined settlement hierarchy; • Ensuring sufficient land is provided in towns and settlements that are expected to experience growth; • Providing sufficient land, accommodation and infrastructure in appropriate locations to accommodate industrial development and employment uses; • Developing a better understanding of the locations of basic raw materials, especially those materials required for construction and development; and • Protection of water resources from adverse impacts of development.
Draft Wheatbelt Regional Planning Strategy (Wheatbelt Strategy)	<p>The <i>Draft Wheatbelt Regional Planning Strategy</i> (Wheatbelt Strategy) has been prepared by the WAPC by the Department of Planning, Lands and Heritage following significant consultation with key stakeholders in the region and the wider Wheatbelt community.</p>	<p>The intent is that the Wheatbelt Strategy sets the high-level strategic direction for land-use planning in the Wheatbelt region. It seeks to identify high level planning issues and opportunities for the region, provide direction to guide sub-regional and local planning processes, and support subsequent planning process including the preparation of local planning strategies and schemes.</p> <p>Following the WAPC's endorsement, the Wheatbelt Strategy shall be recognised as a Regional Strategy under <i>State Planning Policy 1: State Planning Framework</i> (SPP 1). The Strategy will form a second-tier strategic planning instrument.</p>

Wheatbelt Regional Investment Blueprint	<p>The Blueprint sets an aspirational target of population growth from 75,000 in 2013 to 180,000 in 2050. Additionally, the Blueprint seeks economic growth of 7% per annum.</p> <p>To achieve these goals and aspirational future, the priority areas are vibrant economy, clever people, liveable communities and valued natural amenity.</p>	The Strategy builds on the priority areas with regard to the Shire's context which have a land use planning focus.
Wheatbelt South Sub-Regional Economic Strategy (2014)	<p>Seeks to diversify and grow the sub-regional economy and facilitate growth. In particular, seek a growth of 7000 people by 2036.</p>	The Strategy builds on the priority areas having regard to the Shire's context and which have a land use planning focus.



Image: Gnome village

2.4 Operational policies

Operational policies guide decision making in relation to subdivision and development applications. Those operational policies considered relevant to the Local Planning Strategy are listed and described in Table 5.

Table 5: Operational policies

POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
WAPC 2.2 Residential Subdivision	<p>This policy sets out the WAPC's requirements for the subdivision of land into residential lots. It is related to the site area per dwelling standards contained in the R-Codes and to other State Policies and Development Controls.</p> <p>The policy establishes a consistent and coordinated approach to the creation of residential lots, deliver suitable amenity and facilitate supply of regular residential lots.</p>	The Strategy identifies areas suitable for future residential growth. Future subdivision areas will be required to have consideration for the objectives and requirements of this policy.
WAPC DC 3.4 Subdivision of Rural Land	This policy sets out the principles used to determine applications to subdivide rural land. It aligns with the policy objectives set out in SPP 2.5 and identifies special circumstances in which rural subdivision may be considered by the WAPC.	Most of the Shire is used for rural purposes. This policy needs to be considered where rural subdivision or rural living subdivision are proposed.
Liveable Neighbourhoods	<p><i>Liveable Neighbourhoods</i> is an operational policy for the design and assessment of structure plans and subdivision for new urban areas on greenfield and large urban infill sites. While the policy is under review as part of the Design WA project, it provides comprehensive guidance on eight specific design elements:</p> <ul style="list-style-type: none"> • Community design • Movement network • Lot layout • Public parkland • Urban water management • Utilities • Activity centres and employment • Schools 	Where structure planning is required in greenfield areas, new development will be required to have consideration for <i>Liveable Neighbourhoods</i> . This will be until the proposed <i>SPP 7.1 Neighbourhood Design</i> becomes operational.

2.5 Position statement and guidelines

Position statements are prepared by the WAPC to set out its policy position or advice on a particular planning practice or matter. Guidelines provide detailed guidance on the application of WAPC policies. Those WAPC position statements or guidelines considered relevant are included in Table 6.

Table 6: Position statement and guidelines

POSITION STATEMENT/GUIDELINES	OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
Renewable Energy Facilities March 2020	<p>This document outlines the WAPC requirements to support the consistent consideration and provision of renewable energy facilities within Western Australia.</p> <p>The policy identifies assessment measures to facilitate appropriate development of renewable energy facilities. It seeks to ensure these facilities are in areas that minimise potential impact upon the environment, natural landscape and urban areas while maximising energy production returns and operational efficiency.</p>	<p>The Western Australian Planning Commission's <i>State Planning Strategy 2050</i> promotes renewable energy initiatives.</p> <p>To help implement this, the local planning framework is responsible for development assessment of renewable energy facilities.</p> <p>The Strategy can strategically set out the overall Council resolution on renewable energy facilities or identify preferred and non-preferred locations.</p> <p>In a statutory sense, 'renewable energy facility' should be included as a land use in the Scheme. Development controls could then be implemented through a Local Planning Policy.</p>
Workforce Accommodation January 2018	<p>This Position Statement has been prepared by the WAPC to assist users of the planning system in understanding the land use planning considerations for workforce accommodation.</p> <p>Where practicable, workforce accommodation should be provided in established towns, in locations suitable to its context, to facilitate their ongoing sustainability. Planning and development of workforce accommodation should be consistent with local planning strategies and Schemes, except where the <i>Mining Act 1978</i> and State Agreement Acts prevail.</p>	<p>Due to the prevalence of seasonal workers, workforce accommodation is an important issue in the Shire. The Strategy could acknowledge that workforce accommodation is economically critical infrastructure that may be required in a very short timeframe, and therefore flexibility will be required.</p> <p>The Strategy can also identify preferred locations for future workforce accommodation developments. Additionally, the Strategy may provide direction on the circumstances in which it is appropriate for workforce accommodation to be located in existing towns and provide the background and rationale for this approach.</p>
Residential Accommodation for Ageing Persons	<p>The Position Statement outlines the requirements to support the provision of residential accommodation for ageing persons within Western Australia. It seeks to achieve consistent planning consideration of residential accommodation needs for ageing persons in local planning strategies and consistent statutory planning guidance to standardise land-use definitions and zoning permissibility for residential accommodation for ageing persons in local planning schemes.</p>	<p>The planning framework should provide flexibility in land use to support the delivery of accommodation for ageing persons in the primary townsites.</p>

2.6 Other relevant State or regional strategies, plans and policies

The purpose of this section is to briefly outline any other strategies, plans and policies that have been prepared by State Government agencies that have relevance to be considered by the Strategy.

As climate change is a pressing global issue that creates both challenges and opportunities for Western Australia, the Western Australian Climate policy is acknowledged as having relevance to the preparation of this Strategy.

Other State or regional strategies, plans and policies that have relevance to and implications for the Local Planning Strategy are outlined below.

Table 7: Other relevant State or regional strategies, plans and policies

Name of Strategy, plan, policy	Date approved	Purpose	Local Planning Strategy Implications and Responses
Western Australian Climate Policy	November 2020	The <i>Western Australian Climate Policy</i> sets out the State Government's plan for a climate resilient community and a prosperous low-carbon future . The policy underscores a commitment to adapting to climate change and working with all sectors of the economy to achieve net zero greenhouse gas emissions by 2050. The policy sets out the high-level priorities the State Government will implement to support a more climate-resilient community. The approach to climate adaptation recognises exposure to climate impacts, the diversity of the regions and the existing capability to manage and adapt to climate change. The policy outlines actions to guide the response by business, the community, local governments and State Government agencies to develop well-informed, timely and practical adaptation responses.	The Shire will promote progressively supporting and moving towards a low-carbon future. The Shire will work towards a local planning framework that enables the development of low carbon industries and supports the storage of carbon and ongoing care of landscapes.
State Salinity Strategy	2000	<p>The <i>State Salinity Strategy</i> (State Salinity Council 2000) sets out a strategy to manage salinity and outlines the management options and tools that are available to landowners in agricultural regions. It highlights the need for urgent, integrated and large-scale intervention on hydrological systems are required if the Strategy is to be successful.</p> <p>The objective of the <i>State Salinity Strategy</i> is to implement government initiatives and encourage private landowners to implement initiatives which will slow or prevent the process of salinity.</p>	<p>The Strategy will focus new subdivision into areas with lower salinity risk.</p> <p>The Shire will seek to work in partnership with the community and stakeholders to apply design and land management measures which assist to mitigate and/or reverse salinity impacts.</p>

Government Policy	Sewerage	September 2019	<p>The <i>State Salinity Strategy</i> primarily encourages diversifying of farming practices to include perennial and/or summer crops and outlines an importance on the retention of native vegetation and large-scale revegetation with deep roots.</p> <p>Establishes the Western Australia Government's position on the provision of sewerage services in the State through the planning and development of land.</p>	Generally, require connection to reticulated sewerage in the Wickepin townsite. Where reticulated sewerage is not available, require suitable on-site wastewater systems to meet Shire and Department of Health requirements.
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3.0 LOCAL PLANNING CONTEXT

3.1 Strategic Community Plan 2023-2033

The Shire's Strategic Community Plan was adopted in 2024. Key themes and outcomes which are relevant to land use planning are outlined in Table 8.

Table 8: Strategic Community Plan Summary

THEMES	OUTCOMES	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
Infrastructure	Road infrastructure meets the freight task and is sustainable in the long term.	Support to upgrade key roads.
Economy	We have available land for commercial purposes that is zoned and rated accordingly.	Identify sufficient industrial and commercial land for growth.
Economy	We are ready for future business growth and opportunities.	Identify sufficient industrial and commercial land for growth and support a positive planning system.
Economy	Our local economy is diversified.	Identify sufficient industrial and commercial land for growth and support a positive planning system.

3.2 Previous Local Planning Strategy

Prior to the WAPC's endorsement of this document, the Local Planning Strategy for the Shire was the *Shire of Wickepin Local Planning Strategy No.1* endorsed by the WAPC on 27 March 2007. This will be revoked when the new Strategy is endorsed by the WAPC.

Key changes from the former Local Planning Strategy include:

- Development of the Kaolin mine: this is expected to be a major investment and driver of population and economic growth in the Shire. The previous Strategy did not identify actions regarding transition or the provision of key worker housing;
- Additional industrial land: there is a lack of available industrial land in Wickepin when considering the likely attraction of service businesses to facilitate mining and farming activities. In anticipation of this demand, it is important to make provision for areas to accommodate this activity in a manner which offers benefits of co-location, and contains any impacts such as noise or other emissions. The current Strategy proposes additional industrial land to the south and south-west of the Wickepin townsite;
- Changes to population forecasts / growth projections; and
- Changes to the State and regional planning framework.

3.3 Local Planning Scheme

Local Planning Scheme No. 4 (LPS4), gazetted on 12 December 2007, is the primary document for controlling land use and development within the Shire. A new Local Planning Scheme is to be prepared or the Local Planning Scheme is to be reviewed to align with the Strategy.

It is the intention that a new *Shire of Wickepin Local Planning Scheme No. 5 (LPS5)* will be the primary instrument for delivery of the vision and planning directions of this Strategy. The separately gazetted deemed provisions for Local Planning Schemes are prescribed under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regulations) and have automatic statutory effect as part of the Scheme.

The Shire pursuant to Regulation 66(3) of the Local Planning Schemes Regulations is required to prepare a Report of Review to the WAPC every 5 years. The Shire is to recommend to the WAPC whether the Local Planning Scheme is fit-for-purpose, requires amendments or that there is a need for a new Local Planning Scheme.

A review of LPS4 will be undertaken following the preparation and adoption of the Local Planning Strategy having regard to the future requirements of the Scheme area and also taking into account relevant State and local planning policies. The preparation and format of LPS5 will have regard to the model provisions of the LPS Regulations and includes:

- The identification of new aims to address current land use planning issues;
- The standardisation of local reserves and zoning;
- A review of the land use classifications;
- A review of land use permissibility within the zoning table to ensure current best practice;
- Review and establish new development requirements for specific zones;
- Inclusion of enabling provisions for precinct planning and design review;
- Carry over existing Special Control Areas; and
- The inclusion of Supplemental provisions and interpretations/definitions.

3.4 Local planning policies

Local planning policies can be prepared by the Shire of Wickepin in accordance with Division 2 of Schedule 2 of the Regulations in respect of a particular class or classes of matters specified in the policy and may apply to the whole Scheme area or part of the Scheme area.

An overview of the Shire's local planning policies and implications for the Local Planning Strategy are provided in Table 9.

Table 9: Local planning policies

NAME OF LOCAL PLANNING POLICY	DATE OF ADOPTION / LAST AMENDMENT	PURPOSE OF LOCAL PLANNING POLICY	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
Conditions for Subdivisions	16 March 2022	This policy sets parameters in relation to conditions for subdivision.	Support appropriate servicing relevant to local context and land conservation.
Key Personnel Housing	16 March 2022	This policy sets out parameters for key personnel housing.	Sets guidance for workforce accommodation.
Intensive Agriculture	16 March 2022	Provide clarity and direction with regards to the approval of intensive agricultural uses in consideration of potential conflict issues with other land-uses.	Applications must demonstrate that the use will not impact on neighbouring agricultural practice, be detrimental to the land, the surrounding locality or the environment.
Town Centre Design and Townscape Guidelines	16 March 2022	Seek a vibrant, attractive, safe and functional town centre.	Promote townscape awareness and design flexibility to create a vibrant and attractive town centre.
Transported and Relocated Dwellings	16 March 2022	Seeks to maintain amenity and appearance is suitably maintained.	Support the retention of amenity and appearance of a locality and suitability of housing for contemporary living standards and rural architectural vernacular.
Outbuildings	16 March 2022	Guide the location and type of outbuildings to retain amenity of the area.	Support retention of the area's amenity and protection of native or significant vegetation.
Temporary Accommodation Camps	16 March 2022	Provide guidance on process and Council expectations to maximise social benefits and minimise social costs.	Provide strategic guidance for workforce accommodation.
Agro-Forestry / Tree Plantations	16 March 2022	Support tree crop applications and outline matters to be addressed.	Support diversification of land uses in rural areas.
Fencing of Light Industrial Lots	16 March 2022	Provide clear parameters	Support appropriate amenity.

3.5 Structure plans

Structure plans (including standard structure plans and precinct structure plans) can be prepared in accordance with Division 2 of Schedule 2 of the Regulations for land within the Scheme area to provide the basis for zoning and subdivision of land. Precinct structure plans can also be used to inform built form outcomes and the design of public open spaces. An overview of the structure plans within the Shire, and implications for the Local Planning Strategy are provided in Table 10. A concept subdivision plan for Lots 20, 29 and 50 Curlew Way and Lot 9000 Wickepin-Harrismith Road, Wickepin may be revised as a structure plan if required.

Table 10: Structure plans

Name of Structure Plan	Date of WAPC Approval/ Last Amendment	Purpose of Structure Plan	Mapping Reference	Local Planning Strategy Implications and Responses
N/A	N/A	N/A	N/A	N/A

3.6 Local development plans

There are no local development plans within the Shire.

3.7 Other relevant strategies, plans and policies

There are no other relevant strategies, plans and policies.



Image: Tincurrin entry statement

4.0 LOCAL GOVERNMENT PROFILE

4.1 Overview

The profile of the Shire is presented and analysed in this section to set out background and rationale for the strategic direction outlined in Part 1. The Local Government Profile is organised under the following headings:

- Demographic Profile and Population Forecast;
- Community, Urban Growth and Settlement;
- Economy and Employment;
- Environment; and
- Infrastructure.

Trends, issues, opportunities and constraints are outlined within the Local Government Profile are addressed in the Strategy directions, actions and mapping found in Part 1. The intent is to highlight the key issues which form the basis for the planning principles underlying this Strategy and the associated Planning Scheme.

4.2 Demographic profile and population forecast

This section outlines population estimates and forecasts which will be reviewed during the expected 15-year timeframe of the Local Planning Strategy. WA Tomorrow population forecasts are used as the basis for population estimates for the Strategy.

4.2.1 Demographic profile

Population distribution and ethnicity

The Shire of Wickepin covers approximately 1,989 square kilometres. The Wickepin townsite is located 210 kilometres south-east of Perth and 37 kilometres north-east of Narrogin. The district is located in the southern Wheatbelt and is outlined in Map 1.

The district is predominantly an agricultural area. The district's main townsite is Wickepin with the smaller settlements of Yealering, Harrismith, Tincurrin and Toolibin (see Map 2 and Attachment 1).

Narrogin is the regional centre for the southern Wheatbelt. While the Wickepin townsite has its own character, it functions in part as a 'satellite' town to Narrogin. The district is dependent on Narrogin, Perth and other centres for certain goods and specialised services.

The Shire contains 2.9% of residents identified as being Aboriginal or Torres Strait Islander in contrast to 3.3% across WA. The Noongar people are the Traditional Owners and occupants in the Shire.

Attachment 1 outlines land tenure in the Shire, while Attachment 2 shows land tenure in the Shire with wetlands also shown.

Age and life stages

The Shire has a population of 690 based on the 2021 Census with a median age of 47 years (well above the WA average of 38 years). In terms of key age groups, there is a predominance of working mature adults aged 40 – 64 years.

The district's resident population has essentially been static for the past two decades.

It is noted that children aged 0 to 14 constitute 19.6 per cent of the district's population, while approximately 30 per cent of the district's population is aged 60 years old or over.

Key gaps in Wickepin's age profile and household types are in the teens/young adults and those over 80 years old compared to WA averages.

The Shire has lower percentages of 15 – 29 year olds who in many cases, move away from the Shire for education and employment

opportunities. The gap is created by families sending their middle and upper high school aged children away to Perth or other larger centres for secondary or tertiary schooling years. The Shire has high proportions of over 55-year-olds compared to the WA average, indicating seniors and elderly residents are staying in the Shire. Additionally, Wickpin and other settlements have overall limited aged care facilities and infrastructure to encourage and support people to age in place locally instead of relocating away from their long term community to Perth to access these facilities.

Because of these age trends, over time there is expected to be a growth in the proportion of older residents and retirees. This indicates that catering to these groups, not only the families with young children profile, should be a housing provision priority.

Household composition

The average household size in the Shire is 2.4 persons/household. It is expected that over the short and medium term the household size will remain similar, though as the population ages, the Shire will potentially see some decline in average household sizes.

In terms of family composition, 53% are a couple family without children (compared to 38.8% in WA), 34.3% are a couple with children (compared to 44.6% in WA), there are 9.6% one parent families and 2.4% other.

Housing types and mix

At the 2021 Census, around 97.4% of Shire of Wickpin residents live in separate detached dwellings, which is above the WA average of 79.7%. There is limited range of housing choice in the Shire.

Most of the Shire's detached single residential housing has either three or four bedrooms, with new housing being predominantly capable of accommodating families.

The implication of this housing profile is that providing a broader mix of housing options (that includes medium density housing) will assist in matching household size to housing form including lower maintenance properties.

Housing affordability

Currently there is a shortage of rental properties. The impacts of this include some businesses in the Shire are facing difficulties recruiting staff because of the housing and rental situation. Additionally, various employees come to the Shire for short periods of time, often less than three months, and find it very difficult to obtain accommodation. There may be a need for lodging houses and other forms of accommodation.

4.2.2 Population forecast

In 2021, there were 690 residents within the Shire of Wickpin. This compares to a population of 747 in 2001 and 767 in 2011. The Strategy expects population levels to be stable during the period to 2038.

Western Australia Tomorrow 2021-2036 sets out multiple population forecasts for the district, each of which has been prepared using slightly different simulations. The forecasts have been broken into five 'bands', with the median value of each band being used to give five forecasts. Band A contains the lowest simulations and Band E the highest simulations. The forecast for Band C (the middle band) is also the median value for all forecasts.

The WAPC's population forecasts for the district, to the year 2036, range from 475 (Lower) to 895 (Upper). WA Tomorrow projects a population decrease for the Lower and Central forecasts (**the Shire's population to fall to 475 or 685**). The Upper forecast predicts the **Shire's population** increasing (to 895) by 2036.

The population growth scenarios and projections with this Strategy include the scenario of the Kaolin mine being a significant driver of

growth and resulting in key population and economic driver. The Council seeks modest population growth in the Shire to 2038 compared to the scenario of population decline. The Council does **not consider it likely that the district's population will further** decline, given the area's close proximity to Perth and Narrogin, the district's natural and cultural assets, job opportunities and the relative affordability of the district.

The Strategy proposes that much of the population growth is likely to be focused in and around the Wickepin townsite.

4.2.3 Demographics and population summary

Some of the key implications include:

- WA Tomorrow forecast for population growth has not been met so far to date.
- There is generally sufficient land available and zoned, and infrastructure can be improved to meet likely demand for residential land.
- Industrial land is insufficient to accommodate new investment for processing and service, construction logistics businesses.
- Profile is of an ageing community, which loses their teens and young adults to education and employment opportunity elsewhere.
- Local training and housing for skilled workers needs to be prioritised.
- Evidence of single person households and ageing population suggests a need for greater social services to assist people to age in place and with the social support networks for this to occur humanely.
- Housing variety might address the lack of specialised need housing - this can be developed by not-for-profit groups and will enhance diversity, access and inclusive communities.
- Employment will need to be shored up with investment in resource or rural enterprises which locate processing locally and close to source.
- Labour will be required to keep these jobs local.
- The WA Tomorrow 2036 population forecasts for the Shire of Wickepin indicate there is sufficient residential land that is zoned or has already been identified for residential to cater for expected modest growth.
- Based on the current extent of zoned residential land and land identified for future residential purposes, this analysis suggests that there is an excess of sufficient land to cater for the population growth anticipated in the Western Australia Tomorrow 2036 population forecasts for the Shire of Wickepin.
- Currently the Shire has an adequate supply of residential zoned land but opportunities for infill and redevelopment for alternative types of dwellings may need to be facilitated.
- Consider prioritising infill housing in areas with high amenity and allowing greater usage of existing infrastructure providing a more convenient, walkable lifestyle. This approach will provide housing for young and older people of an alternative, smaller form to the dominant single residential 3-4 x 2 houses on large lots and car dependent lifestyle.
- This Strategy highlights the potential to consolidate urban development within the Wickepin townsite through encouraging redevelopment, subdivision and consideration of medium density housing. This can provide housing options to cater to varied life stages as well as more affordable, well located options for key workers.
- Attracting and retaining a larger permanent residential population, associated with mining, rural and other operations, are important and relies on availability of suitable housing. This, in part, depends on the availability of residential accommodation for key workers and seasonal workers.
- Rural residential and rural smallholdings subdivision/development are supported in identified locations on the Strategy Map 3 near the Wickepin townsite while rural

residential is outlined near the Yealering townsite on Strategy Map 4.

4.3 Community, Urban Growth and Settlement

Attracting and retaining people to live in regional areas such as Wickepin is dependent on the ability to maintain community facilities including education, health and recreation in a cost-efficient manner. It is also important to maintain the attractive easy lifestyle of non-metropolitan towns and settlements. This is with an aim to create and maintain a good place to raise children and a good place to grow old amongst friends and family.

It is also important to build good links and connections to other centres and services that cannot be provided locally. Public transport, roads and digital infrastructure need to be upgraded as part of offering this connectivity.

Issues relevant to the local government include settlement planning, rural living, housing, built form and character, public open space, community facilities, cultural heritage (historic and Aboriginal heritage) and Crown land.

4.3.1 Settlement hierarchy

The Shire contains five townsites: Wickepin, Yealering, Harrismith, Tincurrin and Toolibin. Wickepin is the 'hub' and other settlements are 'satellites' for a farm-based economy. The locations of these centres are illustrated on the Strategy Map.

It is acknowledged that the same level of servicing (such as education) cannot be provided in each townsite due to size, demand and feasibility.

This hierarchy of centres is consistent with the recommendations of the Wheatbelt Planning and Infrastructure Framework. The hierarchy

is based on available and likely services including whether or not there is reticulated sewerage, employment opportunities, land tenure and growth opportunities.

The settlement hierarchy is:

- Local Centre (rural town) - Wickepin
- Rural Village – Yealering
- Settlement - Harrismith, Tincurrin and Toolibin

Further details on the opportunities and challenges associated with these centres is outlined below.



Image: Wickepin flowers

Local Centre (rural town) – Wickepin

Wickepin is the primary town in the Shire which is the key commercial, administrative and population centre. Approximately half of the district's population live within the Wickepin townsite. The layout of the townsite is characterised by a traditional grid pattern subdivision layout and generous sized lots, wide streets and surrounded by a farm and bush landscape.

Wickepin functions, in turn, as a 'satellite settlement' in relation to Narrogin. Narrogin provides the district with a range of goods, services and employment opportunities. Wickepin provides a more rural lifestyle to that of Narrogin for those who wish to live in a rural setting but close to urban services.

The Strategy supports the growth of Wickepin and has identified a number of areas for residential, rural residential, rural smallholding and industrial development. Key areas are shown on the Strategy Map (Map 3), noting there are many vacant lots or lots with subdivision potential.

Where properties are connected to reticulated sewerage, the Strategy supports opportunities for infill residential development/subdivision. There is scope for the re-subdivision of some rural living areas along with the development of 'greenfield' sites that provide Wickepin with a range of lifestyle opportunities. It is noted there will separately be a need to address land suitability, land capability and servicing.

A challenge associated with facilitating and implementing development is to make a business case to meet likely servicing costs and address feasibility.

Attachment 3 shows the key context, opportunities and constraints for the Wickepin townsite that has guided proposed development investigation areas.

Rural Village – Yealering

Yealering is smaller in size to Wickepin and is the Shire's second major town located in the central-northern part of the district. Yealering is identified as a 'Rural Village'. It has considerable tourism and recreation potential given its location in a place of natural beauty adjoining the lake. Yealering has a primary school. The town is not serviced with reticulated sewerage which presents a challenge for subdivision and more intense settlement.

Settlements - Harrismith, Tincurrin and Toolibin

Harrismith, Tincurrin and Toolibin are identified as 'Settlements' in the Strategy Map. These small centres are service hubs for surrounding farms. There may be scope for modest economic diversification through tourism and related economic investment. Opportunities should be explored further in these settlements to provide more diverse economic growth opportunities to support the town.

These settlements have opportunities to provide support services to the surrounding agricultural enterprises.

One of the primary issues facing these settlements are the limited infrastructure provision. Unless there is essentially on-site service provision, power and water will require investment and enhancement to support a growth in population for these settlements.

Residential development

There is presently a lack of variety of housing form and type. This indicates a latent potential for innovative renewal responses to improve liveability.

4.3.2 Rural living

State Planning Policy 2.5 - Rural Planning defines 'rural living' as an umbrella term to describe a range of zones that provide for low density residential uses in an estate or precinct, generally characterised by a grouping of lots in the order of 1 to 40 hectares. These have usually been developed on the edges of the Perth Metropolitan area and in coastal or treechange lifestyle towns.

Rural living areas in the district include Rural Residential zoned land located near the Wickiepin and Yealering townships, along with other 'historic' smaller rural lots in the Shire used for rural living purposes. The *Shire of Wickiepin Local Planning Scheme No. 4* contains a Rural Residential Zone but no Rural Smallholding Zone.

Generally, rural residential lots are between 1 and 4 hectares in size to provide an option for people who want to live in a low-density residential area in a semi-rural setting, close to a township but without the burden of maintaining extensive farmlands. There is a trend for 'lifestyle lots' between 1 and 2 hectares in size, and although these lots are more easily managed than larger rural farms, their appearance retains a rural character and amenity through retaining vegetation and resisting a build out through outbuildings and land clearing.

Rural smallholding lots are between 4 and 40 hectares in size, often known as 'hobby farms', they provide opportunities for small-scale rural and agricultural activities which may value-add to larger farming enterprises. Rural smallholdings lots provide a legitimate form of productive lifestyle living which enables people to start business enterprises which are relevant to the rural environment. There are opportunities for the Shire to capitalise on the increased interest in and demand for rural living opportunities in the region to provide alternative lifestyle opportunities and attract new residents.

There is expected to be demand for rural living lots in the district. However, rural living precincts need to be carefully planned to serve a rural purpose, as they are not as efficient in housing people, can prejudice future development of the land for urban purposes, and by nature lead to consumption rather than production. They also sterilise otherwise productive rural land from future production.

Based on the above, there is a need to strategically identify additional rural living investigation areas rather than having new subdivisions impacting agricultural operations or being expensive to service. New rural living subdivisions which are remote from facilities represent an inefficient means of accommodating people and will have an impact on the resources and social vitality of the Wickiepin township.

This Strategy has identified rural residential and rural smallholding land near the Wickepin townsite to encourage and support a range of lifestyle opportunities and associated population and economic growth.

4.3.3 Workforce accommodation

Agricultural operations, rural enterprises and other industries require seasonal workers to assist with production and harvest. The provision of housing suited to accommodate people working in these positions within the Shire is essential. The inclusion of **'workforce accommodation' as a use in the Planning Scheme** with associated flexibility of location and permissibility assists to facilitate this form of accommodation and economic activities.

4.3.4 Land supply

The Strategy identifies a sufficient supply of residential and rural residential land capable of further development to respond to the Band E (high growth) population forecast. Most of the land supply is **focused on the Wickepin townsite. This includes through 'greenfield' development** (vacant land) or through infill development (making more efficient use of current residential or rural residential areas).

While noting the above, there are however servicing and feasibility challenges of creating new residential, rural residential and industrial lots in the Shire (as is common with many Wheatbelt communities).

The 'development footprint' set out in the Strategy will need to include enough land suitable for residential and rural residential development. In doing so, it needs to be recognised that:

- Not all landowners will want to subdivide or develop their land immediately or will have the resources to do so;
- Once created, not all lots will be developed for housing immediately;

- A certain percentage of dwellings will remain vacant;
- Some of the land identified as suitable for residential or rural living development is affected by some form of constraint which will need to be addressed prior to its development, making any development of the land a longer-term proposition; and
- Changes in Government policy may affect the rate of population growth.

For these reasons, it is necessary to identify a supply of land (with an **appropriate land supply 'buffer'**) **capable of accommodating the residential and rural lifestyle development** required during the lifespan of this Strategy. However, the Strategy should not identify excessive areas of land for such purposes.

There is also a need for a greater range of housing to address needs of existing and future residents and to enhance affordability.

4.3.5 Built form and character

The towns generally consist of single storey buildings on generous sized lots. Properties often have a garden in the front yard and the side and rear portions of the property are used for utility and service needs such as vehicle storage, sheds, vegetable growing and other **'lifestyle' ancillaries. The housing stock varies in design, form, age and condition** which makes for the character which is distinct from uniform suburban streets of the same building materials, roofing and driveways. The country town streetscape is made up of variety and yet the setbacks and heights tends to unite these disparate building forms. Street trees are located on some streets.

4.3.6 Community facilities

Health

Health services within the Shire are provided by the Wickepin Health Centre. St John's Ambulance volunteers provide paramedical support. Additionally, there is a Home and Community Care (HACC) Co-ordinator working locally to support elderly and others with special nursing care in home. The nearby Narrogin Regional Hospital, under the auspices of the WA Country Health Services, provides a broader range of health services than offered in the Shire of Wickepin. **As the Shire's population grows and ages, the provision of additional health and residential support services may need to be considered including how to feasibly service. This could include a combination of e-health plus other service models. Housing diversity may better accommodate elderly and special needs residents to remain within their community.**

Education

There is a public primary school and pre-school in Wickepin, and a primary school in Yealering. In addition to providing local employment, they provide an important community hub. There are also school bus services connecting to Narrogin for higher level school students. **Assuming the district's population grows, maintaining connection to Narrogin will be important.**

Recreation and community

The Wickepin townsite is well provided for in terms of sport, recreation and community facilities. Most of the land used for recreation and community purposes is reserved under the Local Planning Scheme. All towns have access to public open space and recreation facilities relative to their size or are close to and well connected to Wickepin and Narrogin.



Image: Lake Yealering Hotel

4.3.7 Cultural heritage (Aboriginal heritage and historic heritage)

The district contains several sites of heritage and cultural value, which should be protected and promoted as part of its the sense of place and history.

Aboriginal heritage

The *Aboriginal Heritage Act 1972* provides for the protection and preservation of Aboriginal heritage and culture throughout Western Australia, including places and objects that are of significance to Aboriginal people. Under the *Aboriginal Heritage Act 1972*, Aboriginal sites and materials are protected regardless of whether they have been previously recorded or reported, or not.

The Register of Aboriginal Heritage Sites, maintained by the Department of Planning, Lands and Heritage, identifies several registered Aboriginal heritage sites and lodged Aboriginal heritage places within the district. Key heritage assets are outlined in Attachment 4.

The Shire values Aboriginal culture as part of the local story.

The Strategy recognises the Traditional Owners of Country and the Traditional Owners of the Gnaala Karla Booja (north-west section of the Shire) and the Ballardong People (south-east section of the Shire). The Strategy acknowledges the need to preserve and protect Aboriginal culture and heritage within the Shire, to support and guide future growth.

Historic heritage

The Shire has heritage sites which relate to the broader district. These are variously listed on the local heritage survey (previously called a Municipal Heritage Inventory) and the State Heritage Register, or both.

The district has a large stock of heritage places from the turn of the century to the 1920s. The number of heritage buildings in Wickpin provides the district with a distinctly unique character, which offers great potential for additional business activities in the tourism sector.

Native title

The *Native Title Act 1993* provides for the recognition and protection of **Aboriginal and Torres Strait Islander people's native title rights and interests**. Certain government actions, such as grants of freehold, have been found to extinguish native title.

When planning for urban growth and development, native title is an important consideration as land in and around towns that may be identified as appropriate for certain development options may be subject to a native title claim or determination. Native title over most of the Shire of Wickpin has been extinguished by the granting of freehold title.

The traditional custodians of land within the Shire are the Gnaala Karla Booja and the Ballardong People.

The Gnaala Karla Booja native title finalised claim covers the north-west of the Shire of Wickpin while the Ballardong People finalised claim part of the South West Native Title Settlement.

In 2009, the State Government and the South West Aboriginal Land and Sea Council began negotiating the South West Native Title Settlement, a negotiated settlement for six native title claims made by the Noongar people of the south-west of Western Australia. The settlement has now been finalised. Native title has been exchanged for a negotiated package of benefits, including formal recognition of the Noongar people as Traditional Owners, land, investments and the establishment of Noongar Regional Corporations.

The finalisation of the South West Native Title Settlement and the Gnaala Karla Booja and the Ballardong People claims is expected to

see Traditional Owners to be more closely involved in land use planning in the district. The finalisation of Native Title claims is expected to provide ongoing community and economic development opportunities for local Aboriginal people. The Strategy acknowledges the Traditional Owners of the district, past and present.

4.3.8 Crown land

The Crown land in the Shire is used for a range of purposes and some is vested in the Shire for managed purposes. There is scope for some land to have revised or alternative management and/or use.

4.4 Economy and employment

4.4.1 Overview

This section summarises the structure and characteristics of the Shire's economy. The key economic sectors that contribute to its current and future economic composition are outlined. The implications of recent trends and opportunities identified in these sectors that the land use planning framework can respond to are noted.

The Shire economy is dominated by farming and rural operations and supported by mining resources (Kaolin). It is an important component of the State economy and provides goods services and commodities for State industry and export markets.

The Shire's main employment industries are farming (42.3%), primary education (6.4%) and local government (5.4%).

Attachment 5 shows key economy and employment features including mining tenements.

The district has lower land values and generous space compared to areas closer to Perth with lower overheads for business and industry.

In the future, the district's strategic position, wide open spaces and support to grow the local economy may mean the district becomes increasingly attractive for development opportunities.

The Strategy seeks to ensure there is sufficient suitably zoned and serviced land for employment and economic development activities which is translated into a Local Planning Scheme that facilitates appropriate development in appropriate areas.

4.4.2 Agriculture

The Shire's economy is predominantly based on agriculture, which is likely to remain the dominant investment and capital industry in the long term.

Farming is the core business of the Shire in the foreseeable future and must be protected to conduct normal operations.

Agriculture is a significant State contributor for cereal crops and livestock.

Agricultural land in the Shire and the agricultural industry, can be supported by ensuring that growth and investment in agricultural production is encouraged by planning policy and controls.

The planning control of all rural land in the Shire will protect continued agricultural land uses and to this end will require development consent for changes or proposals which have potential to conflict with or affect productivity of surrounding agricultural land uses.

This ability to operate farming activities cost effectively must be protected by managing impacting or competing land uses. The district supports both broadacre farming, including cereal production and livestock, along with intensive agriculture such as piggeries. **The district's combination of landform and soils, climate and the generally reliable water supplies make it a productive agricultural area.**

In recognition of the importance of agriculture and farm production, the WAPC generally does not support subdivision which leads to the fragmentation of rural land. The primary objective of SPP 2.5 is to protect rural land and prevent the introduction of incompatible land uses which could affect agricultural production. This will occur through identification and zoning of rural and agricultural land as 'Rural' in the Local Planning Scheme and including development provisions to recognise the primacy of agricultural production.

Diversification of economic activities within the Shire will be supported provided that it does not reduce the productive potential of high-quality agricultural land and does not conflict with surrounding agricultural land uses. New uses should demonstrate a complementary function to the rural and agricultural use of the land.

Innovations in food processing and production are also subject to environmental and health requirements for assessment and licencing.

Diversification should be supported, where it adds value and can provide an ancillary source of income to support continued agricultural uses, such as tourism and eco development.

Processing activities and associated value-adding complement rural uses. The Strategy recognises a need for this to be complementary and compatible within the rural economic setting. Diversifying agricultural activity including to more intensive operations e.g. poultry farms, piggeries, kennels, feedlots and animal processing is acknowledged as a market led trend. However, some of these uses have the potential to impact rural production and, in those cases, suitable measures are needed to protect nearby land uses.

Farm workers and their families also need to be supported by social and community infrastructure. The Shire considers it necessary to protect farming areas from non-productive subdivision and development. Subdivision for residential, rural residential use and rural

smallholding use are therefore not supported outside of identified areas on the Strategy Map.

4.4.3 Activity centres

Wickepin is the key commercial centre in the Shire. Local businesses compete and are complemented by Narrogin and other centres.

To facilitate business growth, the Strategy adopts a proactive position for facilitating employment in appropriate locations based on the nature and scale of the business. There are opportunities to locate businesses on vacant or under-used land including in and near the town centre.

Where a new business cannot be accommodated within current zoned commercial land, there may be a need to identify additional commercial land adjoining the Wickepin town centre.

The Wickepin town centre precinct will increasingly be a key focal point of the townsite and should be progressively enhanced through aesthetic improvements such as the undergrounding of power lines, planting of street trees and installing signage, seating and amenities.

The proximity of Wickepin to Narrogin is expected to prevent investment in the town by large scale commercial development. Wickepin may however, provide an ideal location and may attract businesses which benefit from its location including proximity to mining and rural operations.



Image: Wickepin

4.4.4 Industry

Industrial development is a modest but likely to be increasingly important part of the district economy. CBH receival points are critical to the district economy.

The creation of additional industrial land is a key component of the Strategy to promote economic development, diversify the local economy, support job creation, and to minimise the potential for land use conflict. Additional industrial lots can be created to meet an existing demand for lots collocated in an industrial precinct.

Industrial activities have the potential to impact on adjacent and nearby land uses, for example, through noise, air and dust emissions. These can be particularly problematic for more sensitive land uses, such as residential development. Sound planning can minimise these impacts by ensuring that industrial development and sensitive uses are appropriately located and by providing and maintaining a buffer area between industrial development and sensitive land uses.

Containing industrial impacts and the buffer area on-site provides industry with the greatest possible protection from the encroachment of sensitive land uses.

Some industry relies upon proximity to its customers and/or supply chain. In those cases, there can be efficiencies achieved through co-location and shared investment in adequate roads, utilities and access to customers.

Other industries are associated with a supplier, for example, the processing of farming products or minerals. In such cases, there may be little benefit from insisting on location within an industrial estate. Provided the site selection and environmental and development design can meet adequate standards to have minimal impact on surroundings, it is possible to consider locations outside of an industrial area.

There are opportunities for industrial and ancillary activities to be undertaken throughout much of the district. However, those activities should not have a detrimental impact on the amenity of adjacent areas.

Industrial operations servicing the agricultural sector are located in the Wickepin townsite in rural areas. An industrial estate is located to the north of the Wickepin town centre. There is however, limited available zoned industrial land and additional zoned industrial land is required to service Wickepin.

Landowners near the current Wickepin industrial area are not supportive of expanding the present industrial area onto their farming property. As a result, there is a need to identify alternative industrial sites that could be approved and implemented. In reviewing potential industrial sites, the Shire carefully considered a range of criteria (including access to Restricted Access Vehicles), servicing, cleared land, topography, sufficient space, landowner interest and land tenure.

The site selection process reveals Shire owned land to the south of the Wickepin townsite, adjoining the Wickepin-Harrismith Road, plus Shire owned land to the east of Dumbleyung Road (historically used by the Shire) are considered suitable for industry-light. There are also opportunities for general industrial development on land to the south-west of the Wickepin townsite (east and south of the CBH facility). Accordingly, land to the south and south-west of Wickepin is identified as preferred future industrial areas. Further study is required to confirm the merits of these sites through appropriate technical investigations, preparation of a structure plan, Scheme amendment and subdivision application to facilitate the creation of new industrial lots.

There is a need to ensure that Wickepin is 'development ready' in the provision of additional industrial lots. This is important to capitalise on economic opportunities as they present and to provide serviced land for employment and to retain and attract population.

It is suggested that the new Scheme should adopt a flexible approach to enabling suitable industrial uses on Rural zoned land including industry-rural, industry and industry-light. This is subject to

addressing relevant planning considerations including not impacting the amenity of the area.

4.4.5 Tourism

The Shire's undulating landscape, areas of natural beauty, and rural farm landscapes, local produce, wildflowers and clear evening sky may increasingly be attractive to visitors from Perth and tourists from other parts of Western Australia and overseas. Wickepin is approximately two and a half hour's drive from Perth and has convenient links to other regional centres.

Natural areas in the Shire are ideal for activities such as camping, cycling, hiking, picnics, birdwatching and, in the spring, wildflowers. Other activities available within the district include agri-tourism, astro-tourism, sports, a diverse range of cultural and heritage experiences and events. There is potential for adventure, farm based, eco-tourism as well as Aboriginal cultural tourism experiences.

In addition to the Wickepin and Yealering townsites, there are several sites throughout the Shire where accommodation and facilities exist. In most instances, they are relatively small, have a low impact and blend in with the farming or bushland character.

Tourism offers opportunities to diversify the district economy. Tourists and visitors to the district, both day trippers and persons staying for a holiday, are a potentially expanding source of economic development and job creation. Tourism and ecotourism can assist in creating employment, business development and provide opportunities for indigenous people. It can also offer economic opportunities which mutually support and rely on meeting environmental conservation objectives.

The Strategy promotes tourism (accommodation, facilities and events) with new developments to be appropriately sited and designed.

The Strategy supports tourism uses on agricultural/rural land provided they are complementary to agriculture and/or ensure standard agricultural operations are not restricted.

In terms of future tourism opportunities, matters to be addressed include accessibility, wayfinding, visual amenity, townscape, heritage and planning controls. The conservation and enhancement of the environment and landscape is essential as is providing appropriate facilities which offer comfort and convenience to visitors. Recognising that local people are entrepreneurs responsible for tourism development, the Shire will support and involve businesses in a focused tourism strategy for the Shire that will address infrastructure, **signage, facilities, events and business development**. The district's tourism industry can advance various initiatives including developing a greater range of tourist facilities (both accommodation and activities) and enhancing townscapes.

As visitor numbers increase and/or the length of visit increases, there may need to be a corresponding increase in the number of accommodation providers or expansion of their facilities. There may also be a need to review their service offering and marketing.

4.4.6 Mining and basic raw materials

Mining is growing in significance within the Shire of Wickepin.

The Kaolin mine is situated approximately 20km east of Wickepin. The mine is expected to have a life expectancy of approximately 90 years. Some downstream processing may be possible subject to feasibility and provided there is appropriate land infrastructure.

Kaolin is a white clay derived from the mineral, Kaolinite. It is inert and highly desirable for use in a range of industries including paper and paperboard, ceramics, fibreglass, paints and coatings, plastics, rubber, pharmaceuticals and medical, cosmetics, concrete and agriculture.

Sandplains, containing limonitic pebbles in places, appear to be widespread in the southern half of the Shire of Wickepin.

Given the interest in prospecting for rare earth and battery minerals, there may be future opportunities for mining of these minerals as well as short to longer term opportunities to extract basic raw materials. Investment in these industries will increase the demand for workers and/or accommodation for workers within the Shire.

WAPC policy sets out that it is preferable to responsibly exploit minerals and basic raw materials prior to the land being developed for other purposes. Mineral resource and basic raw material extraction are different from other forms of development because they can only be worked where they naturally occur.

Timely and appropriate buffers need to be considered surrounding sites to protect mining and basic raw materials operations from sensitive land uses and development which could prejudice the extraction of mineral and basic raw material resources.

4.4.7 Regional facilities

The Shire has opportunities to accommodate facilities that serve a regional or sub-regional catchment. Examples of these include recreational venues, trails and a regional waste management facility.



Image: Yealering silos

4.5 Environment

4.5.1 Natural areas

The Shire of Wickpin contains various landscapes, flora, and fauna. Attachment 6 summarises key environmental and conservation assets in the Shire. This includes wetlands, catchments, nature reserves, declared rare and priority flora and threatened and priority fauna.

Lake Toolibin is a key environmental and recreational asset located in the south-west of the district, while the headwaters of the Hotham, Avon and Blackwood Rivers rise in the district.

Although much of the Shire has been cleared for agricultural purposes, remaining vegetation associations include woodlands, mallee, scrub or heath. The predominant vegetation communities are Wandoo, Sandalwood, Sheoak, Jam (acacia), York Gum and Salmon Gum. These species give the landscape character and sense of place. They also hold Aboriginal cultural associations for the land.

It is important that the district's remnant vegetation and biodiversity values be protected. Some of the district's key environmental assets are already located in a conservation reserve. There are considerable environmental assets located and managed on private land.

Due to historical clearing within the Shire to support agricultural production, much of the native vegetation outside of Reserve land is highly fragmented. Conservation of native vegetation within the Shire is important for its biodiversity values and providing fauna habitat. It also has a function in retaining the productivity of land for agricultural purposes (e.g. trees lower groundwater which assists to reduce salinity and also provide barriers lowering wind erosion risks).

The Shire contains some important areas of native vegetation. These areas provide fauna habitat and contribute to the district's biodiversity values. For these reasons, areas of native vegetation should be protected and, where possible, land should be rehabilitated and endemic plant species reintroduced. There are opportunities to strengthen and create environmental corridors. Indicative environmental corridors are shown on the Strategy Map 2 – District.

The conservation of biodiversity values requires a cooperative approach between the local government, State Government agencies, landowners, and non-government organisations involved in land management and land use planning.

In conjunction with relevant State authorities and landowners, the Shire will endeavour to retain remnant vegetation, and assist in the planning of environmental corridors to help link the fragmented vegetated areas.

The district's woodlands are a considerable resource for both conservation and tourism.

The Council acknowledges the right of farmers located adjoining Department of Biodiversity, Conservation and Attractions (DBCA) managed land to continue traditional farming methods. Landowners also have a responsibility to ensure that their operations and potential development does not adversely affect DBCA managed land.

The Shire is within the Commonwealth Government's Eucalypt Woodlands of the Western Australian Wheatbelt. The woodlands are a nationally protected ecological community which protects patches that are larger and in reasonably intact condition.

The district contains some threatened and priority fauna. Carnaby's Cockatoos and Black Cockatoos are endemic to South West Western Australia (including the Wheatbelt) and have been observed in and around the district.

4.5.2 Water resources

The water resources within the Shire include both surface water and groundwater.

Groundwater and surface water are finite resources, and there are limits to their availability and suitability for use. There is a requirement to ensure there is appropriate water allocated to sustain the environment. Demand for water resources may be expected to **increase as the district's economy grows and if modest population growth is achieved**. At the same time, there has been a trend of declining rainfall. One of the major challenges for the district is sustainably managing its water resources.

As outlined in Attachment 6, the northern part the Shire is located within the upper reaches of the Blackwood River catchment, while the southern part of the Shire is within the upper reaches of the Blackwood River catchment. A small part of the north-west of the Shire is within the Murray River catchment (Hotham River sub-catchment).

The presence of groundwater relates to the major geomorphic units and geology. In this respect, groundwater is generally limited and where it does occur, its quality varies considerably. Bore yields are generally low, reflecting the lack of good aquifers, and are only suitable for stock watering.

Attachments 2 and 6 show there are extensive wetlands in the district.

Lake Toolibin is an internationally significant wetland that is listed under the Ramsar Convention. Other significant wetlands include Lake Yealering.

Toolibin Nature Reserve is located in the south-west of the Shire. Lake Toolibin is the largest freshwater lake in the Wheatbelt. Lake Toolibin is at the headwaters of the Blackwood River. It is the only remaining Wheatbelt wetland where there are extensive stands of living swamp Sheoak growing across the lake floor. When filled with water it attracts many waterbirds. Facilities include barbecue and picnic areas, bushwalking and information.

During heavy rainfall events, stormwater peak velocities generated from impervious surfaces such as roofs and roads may lead to soil erosion and unacceptable export loads of sediment and other pollutants being delivered to receiving waterways. This leads to degradation of habitat and could be addressed by the better practice of water sensitive design in both rural and urban settings.

Salinity

Salinisation has sterilised some land resources in the district (see Attachment 7). Salinity impacts agricultural productivity, degrades water resources, native vegetation, damages buildings and infrastructure and is detrimental to landscape qualities.

As part of moving towards a lower carbon future, there may be increased interest in undertaking revegetation. The Shire has a

preference that this is focused on lower capability soils rather than on higher quality agricultural land.

4.5.3 Hazards

Bushfire

Bushfires can be devastating for people, settlements, buildings, infrastructure, agriculture and native flora and fauna. The risk of bushfires is increasing through changing climate.

'Reducing vulnerability to bushfire is the collective responsibility of State and local government, landowners, industry and the community. It requires ongoing commitment and diligence to a range of management measures such as the appropriate location and design of development, managing potential fuel loads, implementing bushfire management plans; providing emergency services, increasing awareness of the potential risk through education; and ensuring evacuation plans are in place. Such measures, in conjunction with planning policy and building controls, have the effect of increasing community resilience to bushfire.'¹

Decision making authorities should seek to minimise the potential for lives and property to be put at risk from bushfire. This can be done by:

- Not placing people, property and infrastructure in areas of extreme bushfire risk;
- Reducing vulnerability to bushfire through the identification and assessment of bushfire hazards and risks at all stages of the planning process;
- Ensuring subdivision, development and land use proposals take into account bushfire protection requirements and include bushfire protection measures; and

- Taking a responsible, balanced approach between bushfire risk management and management measures, and landscape, amenity and biodiversity conservation objectives.

Considerable portions of the district are vegetated which increases the risk of bushfire. This risk needs to be minimised wherever possible, with the aim of protecting life and property and reducing the impact of bushfire. In particular, large areas of the Shire are designated bushfire prone as per the map of bushfire prone areas at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>.

In line with *State Planning Policy 3.7 Bushfire*, planning and development proposals are to be supported by appropriate bushfire management.

In this respect, any proposal to rezone, subdivide or develop land in a bushfire prone area will need to be accompanied by a bush fire management plan or associated assessment that demonstrates how bushfire risks can be mitigated in accordance with WAPC policy.

Flooding

Flooding is a natural phenomenon with an important environmental role - for instance replenishing wetlands and triggering the life cycle stages of many plants and animals. For this reason, the natural ecological and drainage function of rivers, watercourses and floodplains needs to be protected and managed. Flooding can also present a significant risk to life and property.

State and local government have a responsibility to minimise the potential for flood damage resulting from decisions about the use and development of land within the floodplains of rivers, and landowners also have the right to expect that adjacent land use and

¹ State Planning Policy No. 3.7: *Bushfire* is available at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>

development will not increase the risk or impact of major river flooding on their lives or property.

Parts of the district, including portions of the Wickepin and Yealering townships, are at risk of flooding during a flood event with a 1 in 100 (one per cent) annual exceedance probability. There is however no flood risk mapping which has been prepared in the district.

The only viable means of minimising property damage caused by flooding and ensuring that development does not increase the risk of flood damage for new development and/or occurring on neighbouring properties, is to carefully control the development of land near rivers and watercourses within the floodplain.

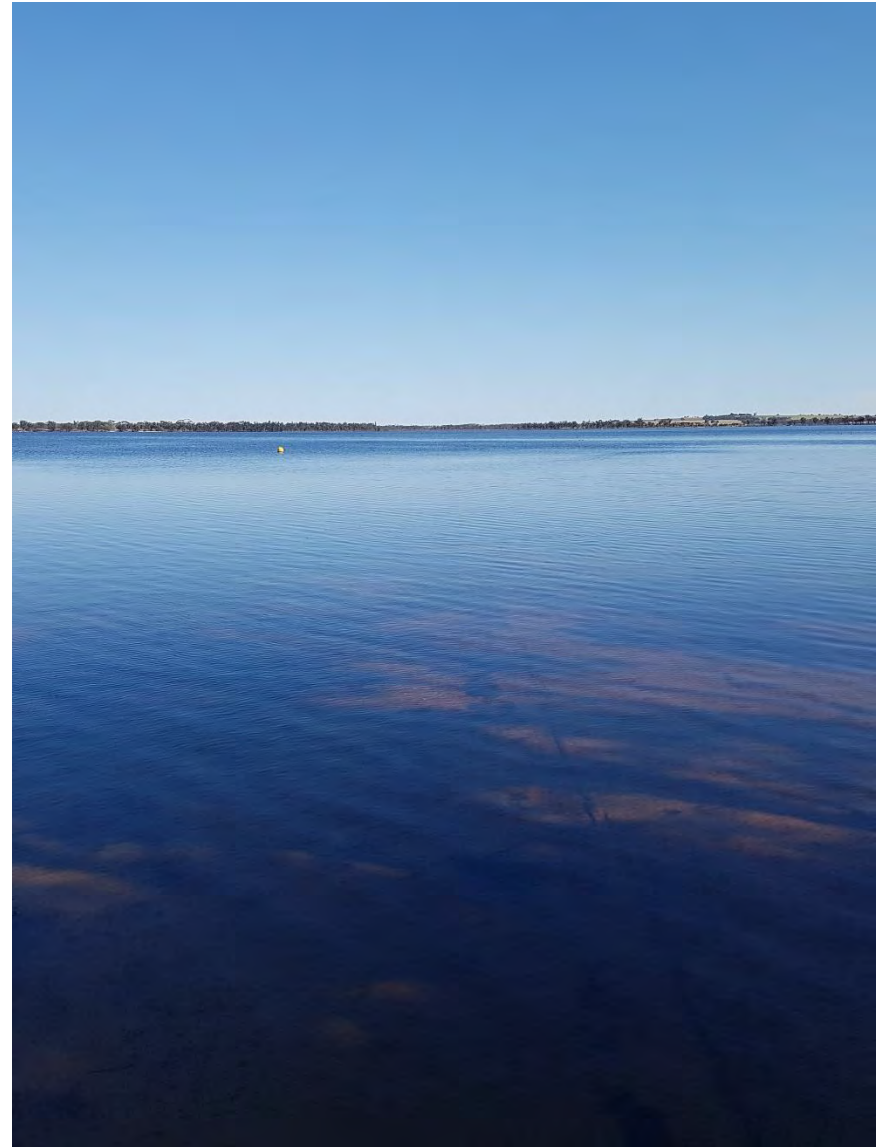


Image: Lake Yealering

4.5.4 Earthquakes

The Shire, like other parts of Western Australia, is susceptible to earthquakes. To this stage, the impacts have been minor within the Shire of Wickepin although this will need to be monitored. Implications include reviewing building standards and techniques. Facilities such as industrial plants or infrastructure may need to be designed and located to offer resilience from earthquake impact.

4.5.5 Landscape

The Shire consists of a largely undulating landscape which is a mix of **farming areas and vegetation areas**. The Shire's landscape includes various rivers, watercourses, and wetlands.

The district's visual amenity, created by its landscapes and vistas, is one of its key assets and needs to be conserved and maintained wherever possible.

4.5.6 Climate change

The district experiences a Mediterranean style climate characterised by warm/hot dry summers and cool, wet winters.

Effective planning seeks to pre-empt anticipated key changes and better assist communities to adapt to changing circumstances, **including anticipated changes in the district's climate**. The agricultural sector is very mindful and have adapted to the changing climate. Appropriate management of the risks, associated with these anticipated changes, is critical throughout the development process. Adaptation measures may assist to reduce the implications of the most serious consequences of climate change.

4.5.7 Landuse management

Measures to reduce land degradation from historic clearing should be encouraged including through revegetation and rehabilitation.

The Shire can consult with government agencies, not-for-profits and the local community to identify external resources to prepare a Local Biodiversity Strategy to facilitate the protection and management of native vegetation and encourage the replanting of native vegetation on private land. The request should consider pursuing a regional approach to the preparation of a biodiversity strategy given the large scale of historic clearing of native vegetation, and the need for an integrated approach to address rising groundwater and spread of salinity which is not an issue specific to the Shire of Wickepin.

The preparation of a biodiversity strategy can investigate the provision of incentives to revegetate or protect areas of high conservation value through subdivision (such as conservation lots) and rate rebates.

4.5.8 Geology/basic raw materials

The Shire is underlain by gneiss, granite and migmatite rocks. Geologically, the district forms part of the Yilgarn Craton. The western portion of the Shire contains part of the Darling Scarp which forms the rim of the plateau. To the east there is an area of flat-floored valleys. Beyond this, is a plateau dominated by sandplains, low hills and salt lakes.

The district contains some mineral resources and basic raw material deposits such as gravel and sand. The Kaolin mine is situated approximately 20km east of Wickepin. Attachment 5 shows information relating to minerals (including leases and licences) and basic raw materials.

Basic raw materials provide for the supply of construction materials including gravel and sands. Basic raw materials assist with development in the Shire.

The planning system should accommodate that mineral and basic raw material resources are available for extraction in the longer term, while making sure that their extraction, processing and/or transportation does not adversely affect the environment or the health of the district's residents.

Consideration should therefore be given to the staging and sequencing of development to optimise the use of the land and to allow for basic raw material extraction where possible.

In addition to ensuring that the potential impacts of mining/extraction operations are appropriately managed, the planning system should ensure that once mining/extraction operations have ceased, the land is appropriately rehabilitated. There may be scope to undertake replanting to assist in achieving positive environmental outcomes.



Image: gravel

4.6 Infrastructure

Transportation is critical to the Shire's ability to function effectively. Transportation modes in the district include walking, cycling and motorised transport. The State and regional road network performs a fundamental role in catering for inter and intraregional traffic and road freight.

4.6.1 Roads

The district is conveniently linked to Perth and other settlements. Attachment 8 shows main and secondary roads.

The Strategy Map shows the Williams-Kondinin Road as a major road. This is a State road under the control of Main Roads WA (MRWA). The management and maintenance of this road is undertaken by MRWA. Other important roads are shown on the Strategy Map as secondary road (significant local government road).

Most of the Shire's roads are unsealed.

By far the largest road freight task in the Wheatbelt Region involves the transport of grain. The usual process is for all the grain to be transported from the farms to the grain receival points by road.

Fertilisers, fuel, hay, livestock and general freight add to the overall freight task.

Heavy vehicle traffic during harvesting, transfer of grain or delivery of fertilisers and lime during the year has the potential to damage the local road infrastructure and should be directed onto State, regional and local distributor roads where possible.

The *Roads 2030 Wheatbelt South* sets out regional strategies for significant local government roads. It recommends various works be undertaken to improve the conditions of these roads.

The Council would prefer that a greater volume of heavy vehicles travelling through the district was undertaken by rail given this would make the townsites safer and improve their amenity and attractiveness. It could also reduce on-going road maintenance costs.

4.6.2 Walking and cycling

Currently, there is a reasonable network of paths and trails throughout and near Wickepin and other townsites. There are also cycling opportunities on various roads.

4.6.3 Rail

Wickepin is serviced by the Narrogin – Merredin railway line which dissects the district. The rail line is not currently operating but is considered a latent asset for future growth and connectivity. The line is owned by the Western Australia Government and leased to Arc Infrastructure.

4.6.4 Public transport

Other than a school bus service, there is no public bus service operating in the Shire. The closest public bus service is in Narrogin connecting to Perth and other places. Bus services in Narrogin are provided by TransWA.

Wickepin's youth, economically disadvantaged and older people are all more likely to walk or cycle as they do not have access to a vehicle and/or are unable to drive. A community bus is available to hire. This may offer opportunities to expand use of the community bus to connect locals more effectively to essential services.

4.6.5 Airstrips

An unsealed airstrip is located at Harrismith. It is a strategic asset and requires protection from incompatible land uses and structures. It is essential that the airstrip and surrounding uses are protected. There may be scope, through the life of this Strategy, to upgrade the airstrip or to consider its use in supporting mining and other activities and connecting to Perth and other districts.

4.6.6 Telecommunications

Effective telecommunications infrastructure, including phone and internet services, is essential for social connectivity and for the district economy.

There is an ongoing need to address mobile 'blackspots' in parts of the district. There has been some improvement in mobile reception coverage. However, there are still blackspots. This presents safety and efficiency issues. Technology advancements to support greater reception reach in remote areas is continually progressing to address this issue and the Shire is just one part of the nation experiencing it.

The Shire has access to mobile services and Satellite National Broadband Network and also receives television and radio services. The level of telecommunications is not likely to be a constraint to development or growth within the Shire, although the strength of signal and speeds can be poor at times. Telecommunications can provide an alternate source of employment such as home businesses. Poor servicing can impede growth of business and economic activity within the Shire.

Electricity is available throughout the townsites and is available to most rural properties within the Shire. Electricity supply is typically via overhead power lines, the WAPC generally requires the provision of underground electricity supply to new subdivisions.

National broadband network

The Shire is served by a mix of fixed wireless and satellite services to residents and businesses.

4.6.7 Energy

Electricity

The district is part of the South West Interconnected Network (see Attachment 8). The Shire is supplied with power from a substation at Narrogin. Typically, rural distribution networks are characterised by having limited ability for provision of bulk loads and are not as reliable when compared to urban distribution systems.

There are no known capacity issues for the Wickepin and other townships. With planned upgrades, there should be enough capacity to cope with forecast increases in demand for electricity. However, if there is a significant increase in industrial, commercial or other development in the short to medium term, it is likely that power upgrades would be needed, or a proposal specific upgrade might be possible.

Western Power owns and operates the electrical generation and distribution networks in the Shire.

Gas

The Shire currently does not have a reticulated gas supply. All gas is transported in and stored at homes and businesses in tanks and bottles.

Renewable energy

There are considerable opportunities for alternative, renewable energy sources being investigated and adopted including solar and wind. There is scope for battery storage technology to stabilise the network and intermittency that arises from high levels of solar generation.

The Strategy encourages investigation of alternative electricity sources in the Shire whilst acknowledging the rapidly changing technology in the renewables sector.

4.6.8 Sewerage

The reticulated sewerage system is operated by the Shire in the Wickepin township. The system services most of the township. The wastewater treatment plant is located to the north-east of the township.

Outside the Wickepin township, all development utilises some form of onsite sewerage disposal, including standard septic tanks/leach drains, fully inverted systems and the use of alternative treatment units.

On-site wastewater systems can generally be located and designed to effectively operate. This is because overall the district has generous lot sizes, there is usually suitable soil types and there is generally satisfactory depth to groundwater. However, in some areas, onsite wastewater disposal can be problematic due to geotechnical conditions (some areas have impervious soils, clay or rock close to the surface). Additionally, alternative treatment units do not necessarily facilitate smaller lots/medium density development.

Settlements in the Shire are not on the State Government's Infill Sewerage Program priority list. It is not expected that settlements such as Yealering will be provided with a reticulated sewerage system during the life the Strategy. This has implications of creating lots smaller than 1000m².

The continued re-use of treated wastewater onto the sporting ovals in the Wickepin township is an efficient resource use and reduces reliance on rain captured or reticulated water.

4.6.9 Potable water

The Great Southern Towns Water Supply Scheme supplies all towns in the Shire. The townsites are supplied with water from Harris Dam near Collie, delivered through the Great Southern Town Water Supply Scheme.

The water supply system is operated by the Water Corporation and is capable of accommodating anticipated urban and associated development in the short to medium term. Depending on the location of the property, water pressure may be required to be upgraded in parts of the Wickepin townsite. There will be a need to upgrade the Wickepin water storage facility to facilitate more substantial numbers of new lots and development.

Most properties in the district are reliant on non-reticulated (scheme) water. This is primarily roof catchment but may be supplemented by groundwater or surface water. However, these water sources are not always reliable sources of water in terms of quality and quantity.

Other than re-use of stormwater and wastewater in Wickepin, there is no community-based fit-for-purpose water sources in the district.

There is no Public Drinking Water Source Area in the Shire.

Detailed planning will be required for future residential, industrial and rural residential developments in relation to specific water resource management issues. Depending on the location of the subdivision/development, these may include identification of sustainable potable and non-potable water supplies, on-site wastewater management, impacts on water dependent ecosystems and stormwater management (both in terms of quality and quantity).

4.6.10 Stormwater management (drainage)

Traditional approaches to drainage are common through the district. **The Shire's stormwater infrastructure is typically limited to a pit/pipe or open channel system.** Older drainage systems do not usually incorporate stormwater detention.

In accordance with the WAPC's Better Urban Water Management framework it's important that the role of public open space for stormwater management continues to be recognised.

Detailed planning will be required for future residential, rural residential, rural smallholdings, industrial and agricultural developments in relation to specific water resource management issues.

4.6.11 Waste management and recycling

The Wickepin waste disposal facility, which accepts all forms of waste, is around 2 kms north of the Wickepin townsite. The facility has a lifespan of approximately 100 years. Accordingly, there is no need to identify additional land for waste disposal for the lifetime of this Strategy.

There is a need to protect the Wickepin waste disposal facility from encroaching sensitive uses.

The Shire has transfer station facilities at Yealering, Harrismith and Tincurrin. These sites also accept green waste and metals.

SHIRE OF WICKEPIN
LOCAL PLANNING STRATEGY

CERTIFICATION FOR ADVERTISING

Certified for advertising by the Western Australian Planning Commission on 14 May 2025.

COUNCIL RECOMMENDED / SUBMITTED FOR APPROVAL

Supported for submission to the Western Australian Planning Commission for endorsement by resolution of Shire of Wickepin at the
_____ Meeting of Council held on the _____

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

ENDORSEMENT OF LOCAL PLANNING STRATEGY

Endorsed by the Western Australian Planning Commission on _____

*an officer of the Commission duly authorised by the Commission
(pursuant to the Planning and Development Act 2005)*

ATTACHMENTS

