MINUTES

ORDINARY MEETING OF COUNCIL

25 March 2026
Commencing at 3:30PM

Borden Pavilion
Stone St, Borden WA 6338

28 Yougenup Road, Gnowangerup WA 6335
(08) 9827 1007

www.gnowangerup.wa.gov.au
gnpshire@gnowangerup.wa.gov.au

Shire of Gnowangerup

NOTICE OF AN ORDINARY MEETING OF COUNCIL

Dear Council Member

The next Ordinary Meeting of the Shire of Gnowangerup will be held on Wednesday 25 March 2026, at the Borden Pavilion Stone St, Borden WA 6338, commencing at 3:30pm.

Signed: 

David Nicholson
CHIEF EXECUTIVE OFFICER

Meaning of and CAUTION concerning Council's "In Principle" support:

When Council uses this expression it means that:
(a) Council is generally in favour of the proposal BUT is not yet willing to give its consent; and
(b) Importantly, Council reserves the right to (and may well) either decide against the proposal or to formally support it but with restrictive conditions or modifications.

Therefore, whilst you can take some comfort from Council's "support" you are clearly at risk if you act upon it before Council makes its actual (and binding) decision and communicates that to you in writing.

Shire of GNOWANGERUP
BORDEN ◆ GNOWANGERUP ◆ ONGERUP
Heart of the Stirlings

DISCLAIMER

No responsibility whatsoever is implied or accepted by the Shire of Gnowangerup for any act, omission or statement or intimation occurring during Council or committee meetings.

The Shire of Gnowangerup 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 or committee meetings.

Any person or legal entity who acts or fails to act in reliance upon any statement, act or omission made in a Council or committee meeting does so at that person's or legal entity's own risk.
In particular and without detracting in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a licence, any statement or intimation of approval made by any member or officer of the Shire of Gnowangerup during the course of any meeting is not intended to be and is not taken as notice of approval from the Shire of Gnowangerup.

The Shire of Gnowangerup advises that anyone who has any application lodged with the Shire of Gnowangerup shall obtain and should only rely on **written confirmation** of the outcome of the application, and any conditions attaching to the decision made by the Shire of Gnowangerup in respect of the application.

These minutes are not a verbatim record but include the contents pursuant to Regulation 11 of Local Government (Administration) Regulations 1996.

Signed: _____

David Nicholson
CHIEF EXECUTIVE OFFICER

DECLARATION OF INTEREST FORM

To: Chief Executive Officer
Shire of Gnowangerup
28 Yougenup Road
GNOWANGERUP WA 6335

I,(1) _____ wish to declare an interest in the following item to be considered by Council at its meeting to be held on (2)_____

Agenda Item(3)_____

The **type** of Interest I wish to declare is (4).

□ Financial pursuant to Section 5.60A of the Local Government Act 1995
□ Proximity pursuant to Section 5.60B of the Local Government Act 1995
□ Indirect Financial pursuant to Section 5.61 of the Local Government Act 1995
□ Impartiality pursuant to the Code of Conduct for Council Members, Committee Members and Candidates

The **nature** of my interest is (5) _____
_____
_____

The **extent** of my interest is (6) _____
_____
_____

I understand that the above information will be recorded in the minutes of the meeting and placed in the Disclosure of Financial and Impartiality of Interest Register.

Yours sincerely

_____ _____
Signed Date

Notes:
1. Insert your name (print).
2. Insert the date of the Council Meeting at which the item is to be considered.
3. Insert the Agenda Item Number and Title.
4. Tick box to indicate type of interest.
5. Describe the nature of your interest.
6. Describe the extent of your interest (if seeking to participate in the matter under S. 5.68 and 5.69 of the Act)..

DECLARATION OF INTERESTS (NOTES FOR YOUR GUIDANCE)

A Member, who has a Financial Interest in any matter to be discussed at a Council or Committee Meeting that will be attended by the Member, must disclose the nature of the interest:

a) In a written notice given to the Chief Executive Officer before the Meeting or;
b) At the Meeting, immediately before the matter is discussed.

A member, who makes a disclosure in respect to an interest, must not:
a) Preside at the part of the Meeting, relating to the matter or;
b) Participate in, or be present during any discussion or decision-making procedure relative to the matter, unless to the extent that the disclosing member is allowed to do so under Section 5.68 or Section 5.69 of the Local Government Act 1995.

NOTES ON FINANCIAL INTEREST (NOTES FOR YOUR GUIDANCE)

The following notes are a basic guide for Councillors when they are considering whether they have a **Financial Interest** in a matter. These notes will be included in each agenda for the time being so that Councillors may refresh their memory.

1. A Financial Interest requiring disclosure occurs when a Council decision might advantageously or detrimentally affect the Councillor or a person closely associated with the Councillor and is capable of being measured in money terms. There are exceptions in the Local Government Act 1995 but they should not be relied on without advice, unless the situation is very clear.
2. If a Councillor is a member of an Association (which is a Body Corporate) with not less than 10 members i.e. sporting, social, religious etc.), and the Councillor is not a holder of office of profit or a guarantor, and has not leased land to or from the club, i.e., if the Councillor is an ordinary member of the Association, the Councillor has a common and not a financial interest in any matter to that Association.
3. If an interest is shared in common with a significant number of electors or ratepayers, then the obligation to disclose that interest does not arise. Each case needs to be considered.
4. **If in doubt declare.**
5. As stated in (b) above, if written notice disclosing the interest has not been given to the Chief Executive Officer before the meeting, then it MUST be given when the matter arises in the Agenda, and immediately before the matter is discussed.
6. Ordinarily the disclosing Councillor must leave the meeting room before discussion commences. The only exceptions are:

6.1 Where the Councillor discloses the extent of the interest, and Council carries a motion under s.5.68(1)(b)(ii) or the Local Government Act; or

6.2 Where the Minister allows the Councillor to participate under s.5.69(3) of the Local Government Act, with or without conditions.

INTERESTS AFFECTING IMPARTIALITY

DEFINITION:

a) means an interest that could, or could reasonably be perceived to, adversely affect the impartiality of the person having the interest; and
b) includes an interest arising from kinship, friendship or membership of an association.

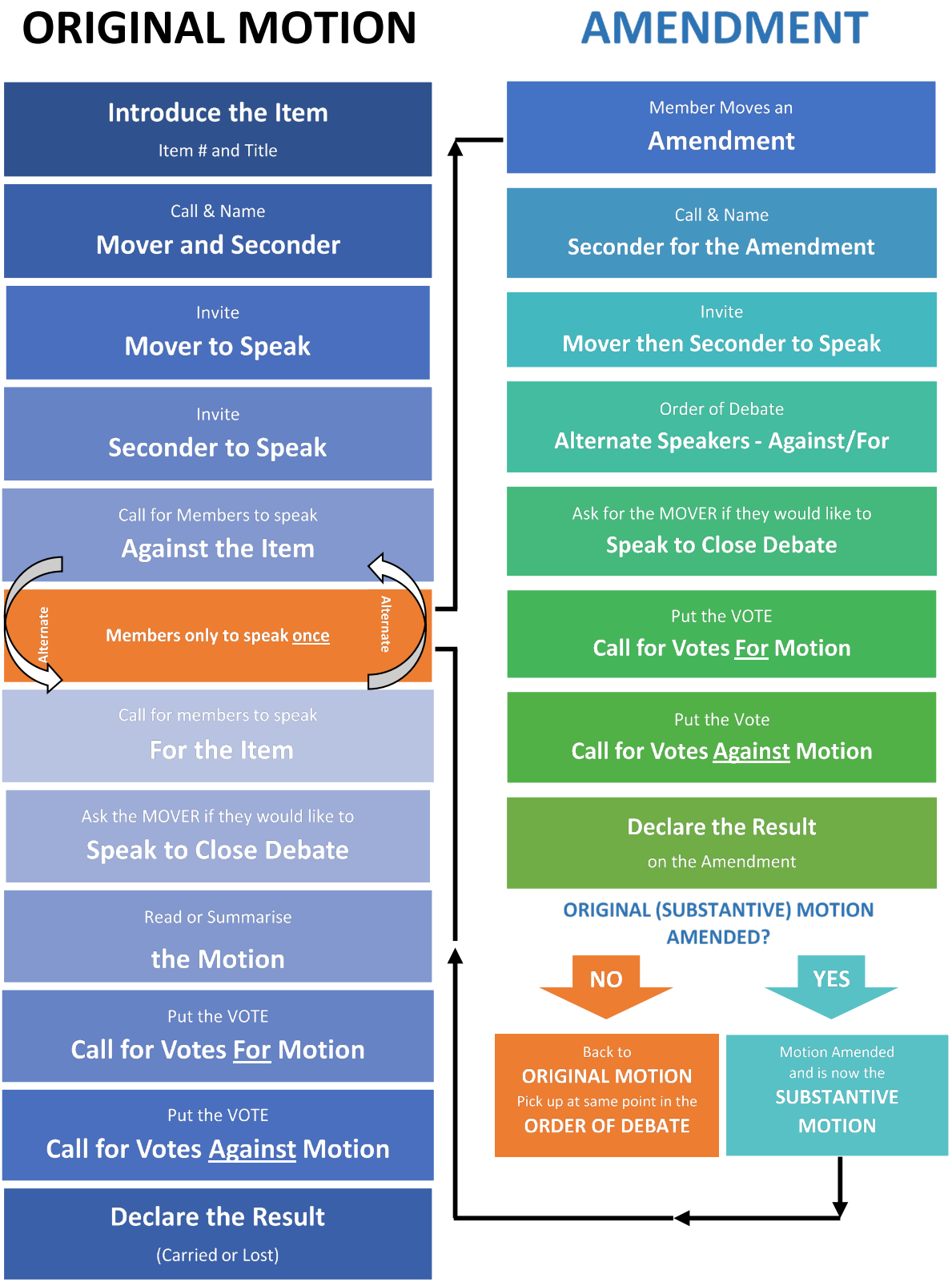
A member who has an Interest Affecting Impartiality in any matter to be discussed at a Council or Committee Meeting, which will be attended by the member, must disclose the nature of the interest;

(a) in a written notice given to the Chief Executive Officer before the meeting; or
(b) at the meeting, immediately before the matter is discussed.

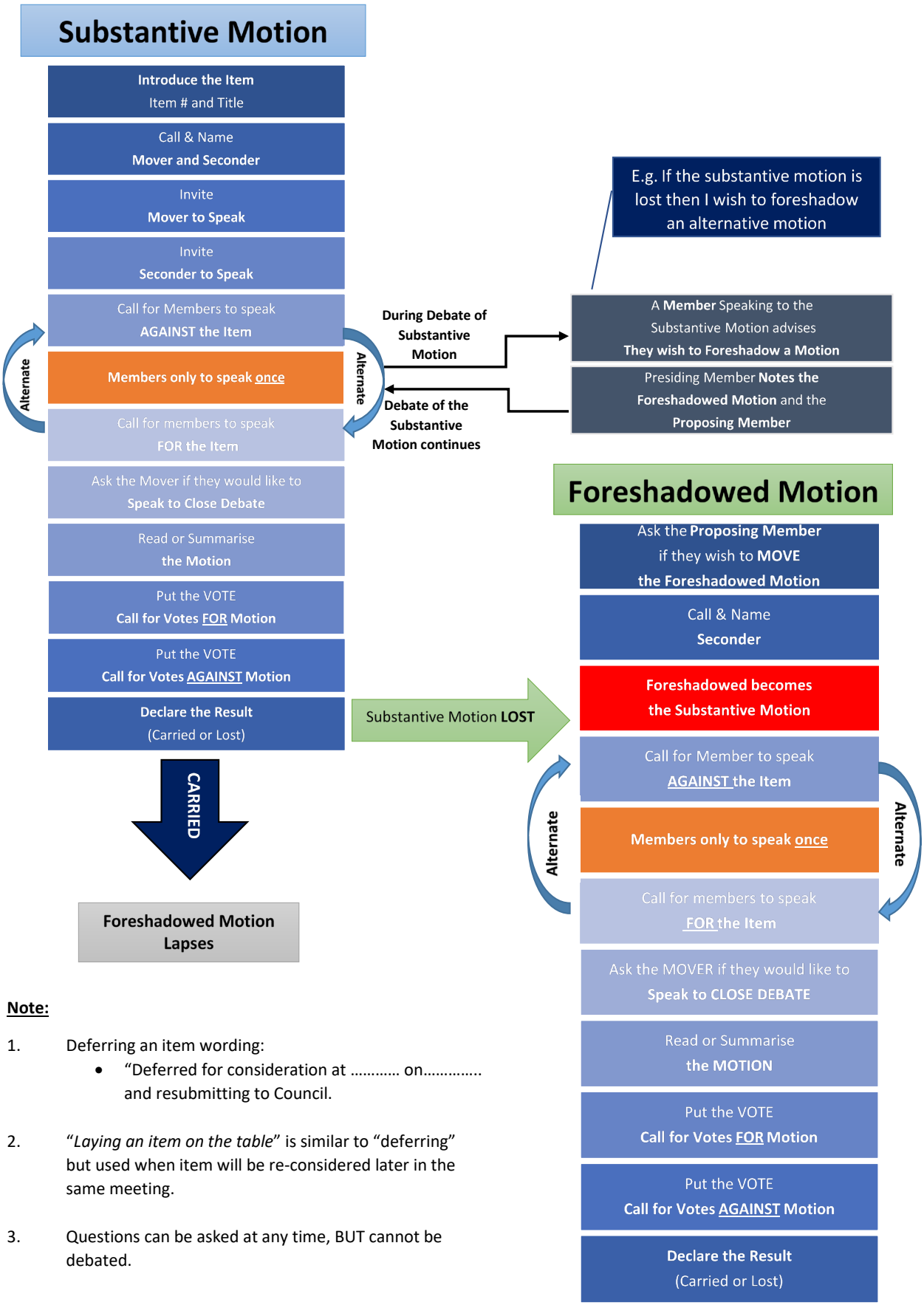
IMPACT OF AN IMPARTIALITY DISCLOSURE

There are very different outcomes resulting from disclosing an interest affecting impartiality compared to that of a financial interest. With the declaration of a financial interest, an elected member leaves the room and does not vote. With the declaration of this new type of interest, the elected member stays in the room, participates in the debate and votes. In effect then, following disclosure of an interest affecting impartiality, the member's involvement in the Meeting continues as if no interest existed.

Process of Motions



Slight clarification of wording of motion: A minor amendment of the motion can be done at any time through the President with the approval of the Mover and the Seconder. The Minor amendment must be minuted.



Note:

1. Deferring an item wording:
   - "Deferred for consideration at ..... on..... and resubmitting to Council.

2. "*Laying an item on the table*" is similar to "deferring" but used when item will be re-considered later in the same meeting.

3. Questions can be asked at any time, BUT cannot be debated.

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OPENING PROCEDURES

1. OPENING AND ANNOUNCEMENT OF VISITORS

Shire President, Kate O'Keeffe welcomed Councillors, staff and visitors and opened the meeting at 3:30pm.

2.ACKNOWLEDGEMENT OF COUNTRY

The Shire of Gnowangerup would like to acknowledge the Goreng people who are the Traditional Custodians of this land. The Shire of Gnowangerup would also like to pay respect to the Elders both past and present of the Noongar Nation and extend that respect to other Aboriginals present.

3.ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE

3.1 ATTENDANCE

Cr Kate O'Keeffe JP	Shire President
Cr Rebecca O'Meehan	Deputy Shire President
Cr Robert Miniter OAM	
Cr Mick Creagh	
Cr Rebecca Kiddle	
Cr Peter Callaghan	

David Nicholson	Chief Executive Officer
Tom Gorman	Deputy Chief Executive Officer
Rick Miller	Executive Manager of Infrastructure & Assets
Stuart Drummond	Community and Economic Development Manager
Adrian Nicoll	Town Planner via TEAMS
Peter Wall	Project Officer
Clementine Illy	Governance Support Officer
Anita Finn	Senior Executive Assistant and Governance Officer

MEMBERS OF THE PUBLIC

Edith Robertson
Virginia Hammer
Catherine Marinovich
Pleun and Hennie Hitzert
Adam Covell
Mel Peucker
Diarmuid Kinsella (from 4:19pm)

3.2 APOLOGIES

Nil

3.3 APPROVED LEAVE OF ABSENCE

Nil

4. APPLICATION FOR LEAVE OF ABSENCE

Nil

5. RESPONSE TO QUESTIONS TAKEN ON NOTICE

Question – Gwen Anderson

Gwen Anderson, who facilitates the Containers for Change program at the Depot each Saturday, asked how the operation of the program fits within the Town Planning Scheme and whether there is an appropriate location available for lease?

Response – CEO, David Nicholson

The CEO contacted Gwen Anderson following the meeting and received additional supporting documentation regarding the Containers for Change program. Further discussions are being arranged with Ms Anderson and relevant representatives.

6. PUBLIC QUESTION TIME

Question – Edith Robertson

Edith Robertson asked whether the Shire will reinstate the closing time of the Gnowangerup Refuse Site from 5.00pm to 7.00pm.

Response – Executive Manager Infrastructure and Assets, Rick Miller

The EMIA advised that all Shire refuse sites currently close at 5.00pm. There are no plans at this time to extend closing hours; however, the matter will be considered as part of the development of the Shire's Waste Strategy Plan.

Question – Edith Robertson

What is the flow rate and mineral content of the mineral springs. Can the Shire please undertake a database search.

Response – CEO, David Nicholson

The Shire will undertake a database search, and a written response will be provided. This response will be included in the April Council meeting minutes.

7. DECLARATION OF FINANCIAL INTERESTS AND INTERESTS AFFECTING IMPARTIALITY

CEO David Nicholson	Item 11.10	Financial interest

8. PETITIONS / DEPUTATIONS / PRESENTATIONS

8.1 PETITIONS

Nil

8.2 DEPUTATIONS

Amelup Tourism Group

Subject: Concessional rates applying to tourism-focused enterprises within the Amelup tourism precinct.

Attachment: Deputation Amelup Tourism Group

Deputation for Shire of Gnowangerup Council Meeting 25th March 2026

Good afternoon

My name is Virginia Hammer of Stirling Range Retreat 8639 Chester Pass Road Amelup WA 6338.

I wish to thank the Council for allowing the opportunity to speak today on behalf of the Amelup Tourism Businesses - Stirling Range Retreat, Bluff Knoll Café, Amelup Service Station and The Lily Dutch Windmill hereon referred to as ATBs about the Amelup Tourism Rates Concession Removal as presented to Council today under Agenda item 11.8. I have read the Shire Agenda details for today's meeting and discussed it with the other ATBs, we appreciate that CEO David Nicholson and the Shire Council have made an effort to soften the blow with Agenda item 11.8 proposal today.

In August 2025 when the annual Shire of Gnowangerup rates notice was received by the 5 listed ATB's there was an accompanying letter stating a "Withdrawal of Amelup Tourism Rates Concession 2025/26 Rating Year". The ATB's had not been given any prior notice or consultation about this withdrawal which caused considerable concern at such short notice. I believe with such a significant increase in rates of up to 130 to 150% with the removed concession the ATBs should have been notified and given time to comment prior under Section 6 of the Local Government ACT 1995. The ATB's met with CEO - David Nicholson at Stirling Range Retreat on 4th September 2025 to discuss this however further investigation by the Shire Council was needed to address our concerns as they could not be answered at that meeting.

This increase with no prior warning resulted in both financial and mental stress for the ATBs. I would like to point out a reference in agenda item 11.8 "Recognising this may cause financial distress for some rate payers the amount of $5000 was included in the budget as a rate waiver. To date no rate payer has taken advantage of this financial relief." The ATB's have been challenging this decision but have done our best to make the timely payments. At the meeting with the CEO on the 4th September the question was asked what if payments were not made on time and we were informed

that daily interest would be incurred on late payments with no other options provided – adding to the increased financial pressure.

Referring to Agenda Item 11.8 it notes a differential rate was applied providing a 50% reduction to GVR rate in the dollar starting in the 2010/11 year then it was changed to a concession to the same quantum from 2015/16 – I would like to question why this changed at that point in time?

I would like to point out that there are other Shire Councils within WA that offer varying differential rates or concessions that result in reduced rates to some rate payers within those Shires for varying reasons. Such as the Shire of Serpentine Jarrahdale which offers a rate concession of 30% to properties within the Trotting Complex Precinct and professionally involved in the horse racing industry which uses both geographic location and industry rationale within that Shire.

Noted in Agenda Item 11.8 "Council should note that the Amelup Tourism Precinct concession has now been in place for 15 years and it may be timely to consider it' s ongoing relevance. An option could be to progressively remove this concession on the basis that it's purpose of assisting the Amelup Tourist Precinct businesses has been fulfilled." I ask Councilors to consider: Has its purpose really been fulfilled? What Shire facilities/services have been provided in Amelup to assist the ATBs operating in Amelup?

The ATB's provide essential services within a more remote part of the Shire and on the doorstep of a major natural Tourism attraction. We continue to work towards increasing tourism visitation, experience and services within the Amelup area but also to encourage usage of other businesses within the whole Shire. While providing accommodation/camping, dining/food options and fuel services to tourists and locals we also need to fill the gap and act as local and tourist information providers due to a lack of Shire provided visitor resources in the Amelup area.

We do not have many Shire provided or maintained facilities in our Amelup area:

- The main road access to these 4 businesses is Chester Pass Road which is maintained by Mainroads WA
- We need to self-cater for potable water resources including storage and treatment or pay for costly water carting in dryer years without assistance as no close access in the Amelup area
- No access to sewage provided in towns
- No rubbish collections – we reduce, recycle as much as we can onsite and only use the Shire rubbish depots minimally.
- Often providing services to tourists that may not be supporting our business – toilets, requests for free drinking water etc.

These special circumstances applying to the ATBs are predominantly why there was a development of the 2009 Amelup Planning Strategy and implementation of the concessioned Differential Rate recognizing that running a tourism focused business alongside an iconic State tourism attraction but away from key services brought and still brings opportunities but also many challenges.

The ATBs have been vital in increasing tourism in the Amelup Tourism Precinct and Gnowangerup Shire as a whole and hope to continue the growth moving forward. We as a collective do this with little use or draws on Shire resources. Thus, we believe that the concession is appropriate and should be continued. However if the Council decides to vote for paying the full GRV rate we would expect to see some more Shire services, facilities and support in the Amelup Tourism Precinct such as but not limited to: regular rubbish collection, tourist information bay, public toilets and improved access to affordable potable water etc.

The CEO's correspondence to the ATBs in regard to this matter has been dominated by the idea that the differential rate or concession applied to the ATBs in some way contravened the Local Government Act. However as noted in Agenda Item 11.8 today this is not the case - "Response from both the Department and the legal firm was that as the concession was only being applied to a subset of the Amelup ratepayers this was valid and in

line with legislation. Accordingly, this could not be used as the basis of withdrawing the Amelup Tourist Precinct concession."

We appreciate your consideration for this complex matter and encourage voting in favour of points 1, 2 and 4. If Council considers the concessional rate should no longer apply, we contend that point 3 should be modified to mandate further consultation before Council takes action. In fairness and equity allowing the ATBs an opportunity to demonstrate the conditions and environment in which we operate for a more balanced outcome for both the Shire Council and ATBs.

Thankyou again for your time.

8.3 PRESENTATIONS

Nil

9. CONFIRMATION OF PREVIOUS MEETING MINUTES

9.1 ORDINARY MEETING OF COUNCIL MINUTES 25 FEBRUARY 2026

COUNCIL RESOLUTION

MOVED: Cr R Kiddle **SECONDED: Cr R O'Meehan**

0326.01 That the minutes of the Ordinary Council Meeting held on 25 February 2026 be confirmed as a true record of proceedings.

UNANIMOUSLY CARRIED BY: 6/0

FOR: **Cr K O'Keeffe, Cr M Creagh, Cr P Callaghan, Cr R Miniter, Cr R O'Meehan, Cr R Kiddle**

AGAINST: **Nil**

10. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

10.1 ELECTED MEMBERS ACTIVITY REPORT

Date of Report: **25 March 2026**
Councillors: Various

Attended the following meetings/events

Cr K O'Keeffe

25 February 2026	Information Briefing Session
25 February 2026	Ordinary Council Meeting
11 March 2026	Council Agenda Briefing
11 March 2026	Councillor & Executive Workshop
11 March 2026	CEO Performance Review Committee
11 March 2026	Ascentive Consultation Lunch & Workshop
12 March 2026	LEMC Hazard Plan - Energy Supply Disruption
13 March 2026	Dandjoo Day, Borden

Cr R O'Meehan:

25 February 2026	Information Briefing Session
25 February 2026	Ordinary Council Meeting
11 March 2026	Council Agenda Briefing
11 March 2026	Councillor & Executive Workshop
11 March 2026	CEO Performance Review Committee
11 March 2026	Ascentive Consultation Lunch & Workshop
23 March 2026	Gnowangerup Complex Committee AGM
24 March 2026	GSDC Early Insights for More Resilient Communities Workshop – Albany
25 March 2026	Hawaiian ride for Youth

Cr R Miniter:

25 February 2026	Information Briefing Session
25 February 2026	Ordinary Council Meeting
11 March 2026	Council Agenda Briefing
11 March 2026	Councillor & Executive Workshop
11 March 2026	CEO Performance Review Committee
11 March 2026	Ascentive Consultation Lunch & Workshop
15 March 2026	Youth Meeting
17 March 2026	Aboriginal Elected Member Roundtable
18 March 2026	WALGA Aboriginal Engagement Forum

Cr M Creagh:

16 February 2026	Borden Pavilion Meeting
25 February 2026	Information Briefing Session
25 February 2026	Ordinary Council Meeting
11 March 2026	Council Agenda Briefing
11 March 2026	Councillor & Executive Workshop
11 March 2026	CEO Performance Review Committee
11 March 2026	Ascentive Consultation Lunch & Workshop
17 March 2026	Yongergnow Committee Meeting
24 March 2026	Bush Fire Advisory Committee Meeting

Cr R Kiddle:

11 March 2026	Council Agenda Briefing
11 March 2026	Councillor & Executive Workshop
11 March 2026	CEO Performance Review Committee
11 March 2026	Ascentive Consultation Lunch & Workshop
5 March 2026	LEMC Meeting

Cr P Callaghan:

25 February 2026	Information Briefing Session
25 February 2026	Ordinary Council Meeting
26 February 2026	Great Southern Sport & recreation Committee, Kojonup
9 March 2026	Southern Ag Care, Gnowangerup
10 March 2026	Mulloon Institute One Day Workshop (Alymore Springs & Associated Catchment), Gnowangerup
11 March 2026	Council Agenda Briefing
11 March 2026	Councillor & Executive Workshop
11 March 2026	CEO Performance Review Committee
11 March 2026	Ascentive Consultation Lunch & Workshop
13 March 2026	Dandjoo Day, Borden
13 March 2026	Fly-In and Fair, Gnowangerup Airstrip
18 March 2026	Ongerup Community Development AGM, Ongerup
25 March 2026	Hawaiian ride for Youth

11. REPORTS FOR DECISION

11.1	**WALGA CLIMATE CHANGE ADVOCACY POSITION**
Location:	Shire of Gnowangerup
Proponent:	WALGA
Date of Report:	25 March 2026
Business Unit:	Planning
Responsible Officer:	David Nicholson – Chief Executive Officer
Author:	Adrian Nicoll – Planning Officer
Disclosure of Interest:	Nil

ATTACHMENTS

- WALGA Climate Change Advocacy Position-Consultation Paper-January 2026.

PURPOSE OF THE REPORT

The WALGA is seeking Council endorsed feedback on a revised draft Climate Change Advocacy Position by COB Friday, 1 May 2026.

This report item is recommending that the Council support WALGA's revised, draft Climate Change Advocacy Position.

BACKGROUND

The Shire of Gnowangerup plays a key role in leading localised action on climate change, mainly due to its responsibility on all aspects of localised operations relating to the community.

In 2018, the WALGA endorsed the following Climate Change Policy Statement:

Local Government acknowledges:

1. *The science is clear: Climate change is occurring and greenhouse gas emissions from human activities are the dominant cause.*
2. *Climate change threatens human societies and the Earth's ecosystems.*
3. *Urgent action is required to reduce emissions, and to adapt to the impacts from climate change that are now unavoidable.*
4. *A failure to adequately address this climate change emergency places an unacceptable burden on future generations.*

Local Government is committed to addressing climate change. Local Government is calling for:

1. *Strong climate change action, leadership and coordination at all levels of government.*
2. *Effective and adequately funded Commonwealth and State Government climate change policies and programs.*

Since the 2018 Advocacy Position was adopted, there have been significant legislative, policy, technological and scientific changes. To reflect the legislative, policy, technological and scientific changes, the WALGA has developed the following revised, draft Climate Change Advocacy Position for Local Government feedback:

1. *Local Government acknowledges the risks associated with, and is committed to, addressing climate change.*
2. *WALGA calls on the Australian and Western Australian Governments to:*
    a. *Provide the necessary climate leadership, coordination and action to ensure an orderly transition to achieve emission reduction targets and address the impacts of climate change.*
    b. *Provide dedicated funding, guidance and practical support to assist Local Governments to undertake emissions reduction and adaptation actions.*

COMMENTS

WALGA's new revised advocacy position concedes that climate change is taking place and that all levels of government need to take action to achieve emission reduction targets and address impacts.

As per Gnowangerup's 'Council Plan 2025-2035', the Shire of Gnowangerup is proposing to take climate change action by planning for water security, drought resilience and climate change risks (Strategy 2.1.4).

Support for the Climate Change Advocacy Position, will ultimately help local governments to secure funding for emergency management, waste, water availability and infrastructure, coastal erosion and inundation, urban tree canopy and EV charging infrastructure.

It is recommended that the Shire of Gnowangerup provide a written response to the WALGA, supporting the new draft Climate Change Advocacy Position.

CONSULTATION

In 2018, WALGA undertook consultation on its climate change advocacy position with the State Council and the Environment Policy Team. Following this consultation, WALGA developed a revised, draft Climate Change Advocacy Position for Local Government feedback.

The WALGA is now consulting with local governments.

LEGAL AND STATUTORY REQUIREMENTS

Local Governments' general function under the *Local Government Act 1995* includes planning for, and mitigating, the risks associated with climate change.

POLICY IMPLICATIONS

This item relates to Gnowangerup's Council Plan 2025-2035, which advocates for planning around water security, drought resilience and climate change risks (Strategy 2.1.4).

FINANCIAL IMPLICATIONS

The WALGA advocates for State Government support and investment under Climate Resilience, Low Carbon and Disaster Ready themes.

Any actions that result from a commitment to a climate advocacy position which incur a direct cost to the Shire will be undertaken within existing budget and/or external grant funding sought or prioritised through future budgets.

STRATEGIC IMPLICATIONS

As per Integrated Strategic Plan

Theme	5. Our Organisation
Community Priority	5.3. Forward planning and implementation of plans to achieve strategic priorities. Collaborative planning amongst key stakeholders and regional groups

STRATEGIC RISK MANAGEMENT CONSIDERATIONS

This item has been evaluated against the current Council approved Risk Management Register.

Risk description	Adverse Regulatory Change
Primary Strategic Risk Category	Re-allocation of Shire priorities
Primary Strategic Risk Category **Description**	Potential changes to the regulatory landscape that will have an adverse effect on the Shire's ability to maintain compliance.
Consequence: (Insignificant, Minor, Moderate, Major, Catastrophic)	Moderate
Likelihood: (Almost Certain, Likely, Possible, Unlikely, Rare)	Possible

IMPACT ON CAPACITY

Nil

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

The Council can agree:

a) Not to support the WALGA's revised draft Climate Change Advocacy Position;
b) Support the WALGA's revised draft Climate Change Advocacy Position subject to modifications.

CONCLUSION

Climate analysis and projections emphasise the need for action to adapt to the escalating impacts from climate change on Australia and Western Australia, including more frequent and severe disaster events, as well as more heatwaves and rising sea levels.

WALGA is seeking Council endorsed feedback on a draft Climate Change Advocacy Position by COB Friday, 1 May 2026.

Support for a climate declaration demonstrates Gnowangerup's commitment to providing the necessary climate leadership, coordination and action to ensure an orderly transition to achieve emission reduction targets and address the impacts of climate change.

It is recommended that Council agree to provide written support to the WALGA on the proposed new revised draft Climate Change Advocacy Position.

VOTING REQUIREMENTS

Simple majority

COUNCIL RESOLUTION

MOVED: Cr R Miniter SECONDED: Cr R Kiddle

0326.02 That Council:

AGREES to provide written support to the WALGA on the proposed new revised draft Climate Change Advocacy Position.

UNANIMOUSLY CARRIED BY: 6/0

FOR: Cr K O'Keeffe, Cr M Creagh, Cr P Callaghan, Cr R Miniter, Cr R O'Meehan, Cr R Kiddle

AGAINST: Nil

WALGA Climate Change Advocacy Position

Consultation Paper

January 2026

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1. Introduction

Climate change, and related legislation, policy and action, have implications for many aspects of Local Governments' operations and services. More frequent and severe droughts, heatwaves, bushfires, extreme rainfall events and warming, rising sea levels are increasing the costs and complexity of delivering critical services, infrastructure and ensuring community wellbeing.

The impacts and implications of climate change and opportunities for action differ depending on a Local Government's location, size and capacity. For example, coastal Local Governments are managing erosion and inundation risks, urban Local Governments are seeking to mitigate the impact of prolonged periods of heat on the liveability and health of their communities and in regional areas, water availability, heat stress and the transition to renewable energy are key concerns.

WALGA's policy and advocacy on climate change is longstanding, with the Association's first Climate Change Policy Statement adopted in 2009. In 2018 a new Climate Change Policy Statement and advocacy position were endorsed by WALGA State Council following extensive sector consultation. The 2018 Advocacy Position states:

Local Government acknowledges:

1. *The science is clear: Climate change is occurring and greenhouse gas emissions from human activities are the dominant cause.*
2. *Climate change threatens human societies and the Earth's ecosystems.*
3. *Urgent action is required to reduce emissions, and to adapt to the impacts from climate change that are now unavoidable.*
4. *A failure to adequately address this climate change emergency places an unacceptable burden on future generations.*

Local Government is committed to addressing climate change.

Local Government is calling for:

1. *Strong climate change action, leadership and coordination at all levels of government.*
2. *Effective and adequately funded Commonwealth and State Government climate change policies and programs.*

July 2018 – 72.5/2018

Since the 2018 Advocacy Position was adopted there have been significant legislative, policy, technological and scientific changes, including:

- The national *Climate Change Act 2022* and the Western Australian Climate Change Bill 2023.
- The *Local Government Amendment Act 2023,* which expanded Western Australian Local Governments' general function to include planning for, and mitigating, the risks associated with climate change.

- The release of the Australian Government's National Climate Risk Assessment and National Adaptation Plan in 2025.
- Escalation of the transition to renewable energy, uptake of electric vehicles and energy efficiency standards under the National Construction Code.
- Climate science and projections (international, national and WA specific) have also become clearer regarding the risks posed by climate change and the need for action to address the consequential impacts.

It is important that the WALGA climate change advocacy position is updated to reflect these changes and the consequent needs and priorities of Local Governments. An updated climate change advocacy position, which complements other WALGA advocacy positions, will provide a sound basis for WALGA's advocacy.

Following initial consultation, consideration by State Council in March 2025 and feedback from the Environment Policy Team, WALGA has developed a revised, draft Climate Change Advocacy Position for Local Government feedback:

1. *Local Government acknowledges the risks associated with, and is committed to, addressing climate change.*
2. *WALGA calls on the Australian and Western Australian Governments to:*
    a. *Provide the necessary climate leadership, coordination and action to ensure an orderly transition to achieve emission reduction targets and address the impacts of climate change.*
    b. *Provide dedicated funding, guidance and practical support to assist Local Governments to undertake emissions reduction and adaptation actions.*

WALGA is seeking Council endorsed feedback on the draft Climate Change Advocacy Position by **COB Friday, 1 May 2026.** Feedback can be provided to environment@walga.asn.au.

This Paper provides an overview of matters which were considered in the development of the updated draft Advocacy Position including the legislation and policy (Section 2), technological changes (Section 3), climate science information (Section 4), feedback from Local Government on their needs, activities and barriers in relation to climate change (Section 5), and WALGA advocacy (Section 6). Section 7 provides detail on the rationale for the draft Advocacy Position.

2. Legislation and Policy

Since WALGA's Climate Change Policy Statement was endorsed in 2018, there have been significant Australian and Western Australian legislative and policy changes, these are outlined in Table 1.

Table 1: Government climate legislation and policy

Document	Summary
Climate Change Legislation	
Climate Change Act 2022	The Australian Government *Climate Change Act 2022* establishes a national framework for reducing greenhouse gas (GHG) emissions and enhancing climate resilience in Australia. It mandates setting emission reduction targets, annual reporting to Parliament and developing policies to support the transition to a low-carbon economy. Australia's Nationally Determined Contribution (NDC) under Article 4 of the Paris Agreement commits to reducing greenhouse gas emissions to 43% below 2005 levels by 2030.
Annual Climate Change Statement 2025	The Annual Climate Change Statement is a requirement under the *Climate Change Act 2022*. It provides an overview of the country's progress in reducing GHG emissions and enhancing climate resilience. The Statement includes updates on emission reduction targets, government initiatives and programs supporting the transition to a low-carbon economy. The Statement also identifies additional areas for further action.
WA Climate Change Bil 2023	The WA Climate Change Bill was introduced to Parliament in November 2023. The Bill sought to commit to net zero GHG emissions by 2050 and an interim whole of WA Government 2030 reduction target of 80% below 2020 levels. It also focuses on adapting to climate change impacts through sectorial adaptation planning and ensuring transparent progress reporting to the community and Parliament. The Bill has not progressed. In May 2025 the Premier indicated that climate change legislation introduced in WA would need to be carefully considered, particularly in regard to net zero targets, as WA is captured by national net zero legislation.

Local Government Amendment Act 2023	Amendments made to the *Local Government Act 1995*, under the first tranche of changes in the *Local Government Amendment Act 2023,* expanded the requirements for Local Government in regard to their general functions to ensure good governance outcomes for their communities. Under Part 3 s3.1(1A) General Function, Local Governments are now required (change in bold): a. *to promote the economic, social and environmental sustainability of the district; and* b. ***to plan for, and to plan for mitigating, risks associated with climate change****; and* c. *in making decisions, to consider potential long-term consequences and impacts on future generations.* These legislative changes were made without any sustainable investment model, or tools, to support the new responsibility.
State Public Health Plan 2025 - 2030	Under Stage 5 of the *Public Health Act 2016*, which commenced in June 2024, Local Governments are required to prepare and publish local public health plans by 4 June 2026 that consider the State Public Health Plan objectives and priorities. The objectives for the State Public Health Plan include "Protect against public and environmental health risks, effectively manage emergencies, reduce impacts of disaster, and lessen the health impacts of climate change".
Climate Change Mitigation	
Paris Agreement (2022 update)	The Paris Agreement, under the United Nations Framework Convention on Climate Change, aims to limit global warming to 1.5°C by the end of this Century, requires a 43% cut in global GHG emissions by 2030.
6th Intergovernmental Panel on Climate Change (IPCC) Report (2023)	The 6th IPCC Report summarises the state of knowledge of climate change, its widespread impacts and risks, and climate change mitigation and adaptation.
United Nations Climate Change Conference (COP 28) 2023	The COP 28 Agreement calls for a tripling of renewable energy capacity and doubling of energy efficiency improvements by 2030.

Net Zero Plan 2025	The Australian Government's Net Zero Plan guides Australia's transition to the legislated target of net zero emissions by 2050, covering all major parts of the economy and is consistent with international and domestic targets. The Plan sets out Government priorities, establishes policies and measures to reduce emissions and support ongoing and new investment in low emissions and renewable activities. The Plan is supported by Treasury Modelling on the impact of the transition.
Western Australian Climate Change Policy 2020	The Western Australian Climate Change Policy outlines the State Government's plan for a climate-resilient future. It highlights actions to be taken in collaboration with all sectors of the economy to achieve net zero emissions by 2050. Key programs include: • Low carbon transition • Clean Energy Future Fund • Electric Vehicle (EV) Strategy • Building WA's climate resilient future • Sectoral Emissions Reduction Strategy (SERS).
Climate Change Adaptation	
National Climate Resilience and Adaptation Strategy 2021-2025	The National Climate Resilience and Adaptation Strategy 2021-2025 outlines how the Australian Government will fulfil its 2012 COAG Roles and Responsibilities through three objectives for effective adaptation across Australia: 1. Drive investment and action through collaboration 2. Improve climate information and services 3. Assess progress and improve over time.
National Climate Risk Assessment (NCRA) 2025	The NCRA is the first comprehensive evaluation of how climate change will impact key systems and regions across Australia and provides a solid evidence base for coordinated adaptation planning. The assessment identified 63 nationally significant risks with a more detailed analysis of 10 priority hazards.
National Adaptation Plan 2025	The Plan builds on the National Climate Resilience and Adaptation Strategy and forms Australia's new framework for preparing for and responding to climate change impacts. The Plan represents the 'prioritise and plan' steps in the adaptation cycle, following the 'understand and assess' steps outlined in the NCRA.

Council of Australian Governments (COAG) Roles and Responsibilities for Climate Change Adaptation in Australia	The Council of Australian Governments (previously COAG, now known as National Cabinet) defined roles and responsibilities for managing climate risk and adaptation across all levels of government. This highlighted that all levels of government play a significant role in climate change adaptation and risk management. Whilst this was agreed to in 2012, it is still referred to in national and state climate adaptation policy.
Western Australian Climate Adaptation Strategy 2023	Sets out directions to support climate adaptation in WA: 1. Produce and communicate credible climate information and resources 2. Build public sector climate capability and strengthen accountability 3. Enhance sector-wide and community partnerships 4. Empower and support the climate resilience of Aboriginal people.
Australian Local Government Association (ALGA) Policy and Advocacy	
Advocacy	ALGA has positions on both Climate Adaptation and Emissions Reduction and calls for a range of funding Programs and support for Local Government.
Adapting Together – Local Government Leadership in a Changing Climate Report 2025	The Report uses more than 200 examples of Local Governments showing leadership and taking action to address climate impacts, and five case studies to model the national value of Local Government climate adaptation.

3. Technology

Technological changes most relevant to Local Government include the transition to renewable energy, uptake of electric vehicles and changes to energy efficiency standards under the National Construction Code.

In line with legislated net zero targets, the Australian Government is also targeting 82% renewable energy in the country's electricity grids by 2030. It is essential that the energy transition currently underway delivers economic opportunities, ensures reliable and affordable electricity and benefits for the local community. In 2024 WALGA developed a suite of advocacy positions (see Section 6) related to the renewable energy transition, forming the basis of WALGA's advocacy on behalf of the sector on this issue.

4. Climate Change projections and economic impact

Analysis of historic trends indicates Western Australia is already experiencing the impacts of climate change:

- Western Australia has warmed since 1910, with an average temperature increase of 1.3 °C.
- Since 1900, rainfall has increased over most of Western Australia, apart from the far west and southwest where it has declined; the decline in southwest Western Australia has been larger than anywhere else in Australia.
- The number of days with dangerous weather conditions for bushfires increased in nearly all locations.

In 2025, the Australian Climate Service released the first National Climate Risk Assessment (NCRA) in conjunction with the Bureau of Meteorology, CSIRO, the Australian Bureau of Statistics and Geoscience Australia, which provides an important evidence base on climate risks across Australia. The NCRA assembles data and analysis in a nationally consistent way to be used by Government and community to inform adaptation at a national, regional and local level. It identifies and assesses the impact of 10 priority hazards, over four time horizons, under emissions scenarios of 1.5°C, 2°C and 3°C for 11 geographic regions (including Western Australia north and south). The NCRA also considers the key risks to various systems, including communities in urban, regional and remote areas, primary industries and food, health and social support and the natural environment.

The most up to date projections of WA's climate up to 2100 are being produced by the Western Australian Department of Water and Environmental Regulation (DWER) as part of the State Government's Climate Science Initiative (CSI). The CSI is intended to provide a better understanding of climate change at a local level by producing climate projections at smaller scales (20 km and 4 km resolution). At these scales, regional influences like topography, land use and coastlines can be better understood, as well as extreme events like storms.

Statewide temperature and rainfall climate projections have been produced for the whole of WA at a grid resolution of 20 km up to 2099 under low and high emissions scenarios. Projections at a grid scale of 4 km are anticipated to be available for the South West in early 2026 and for the North West, covering the Pilbara and Kimberly regions, in late 2026.

There is significant evidence identifying the negative impact on the economy from increasing climate change risks and hazards (Productivity Commission Inquiry) with infrastructure and agricultural sectors likely to face some of the most significant challenges. The Insurance Council of Australia, reports that the cost of extreme weather events has resulted in payments to policy holders impacted by extreme weather events rising from an average of $2.1 billion p.a. in real terms over the last 30 years to an average

of $4.5 billion p.a. over the last five years. Deloitte Access Economics (2022), estimate that climate change will cost the nation up to $1 trillion by 2050 and that $380 billion of these costs could be avoided if immediate action is taken to reduce emissions and adapt.

5. Local Government activities and barriers

Reflecting the requirements of the *Local Government Act 1995*, as of July 2025, 79 Local Government's Strategic Community Plans make specific reference to climate change, with a further 40 mentioning sustainability more broadly. Of these, 50 have targeted climate change plans or strategies.

Figure 1 identifies metrics relating to Local Governments' climate change related commitments and activities.

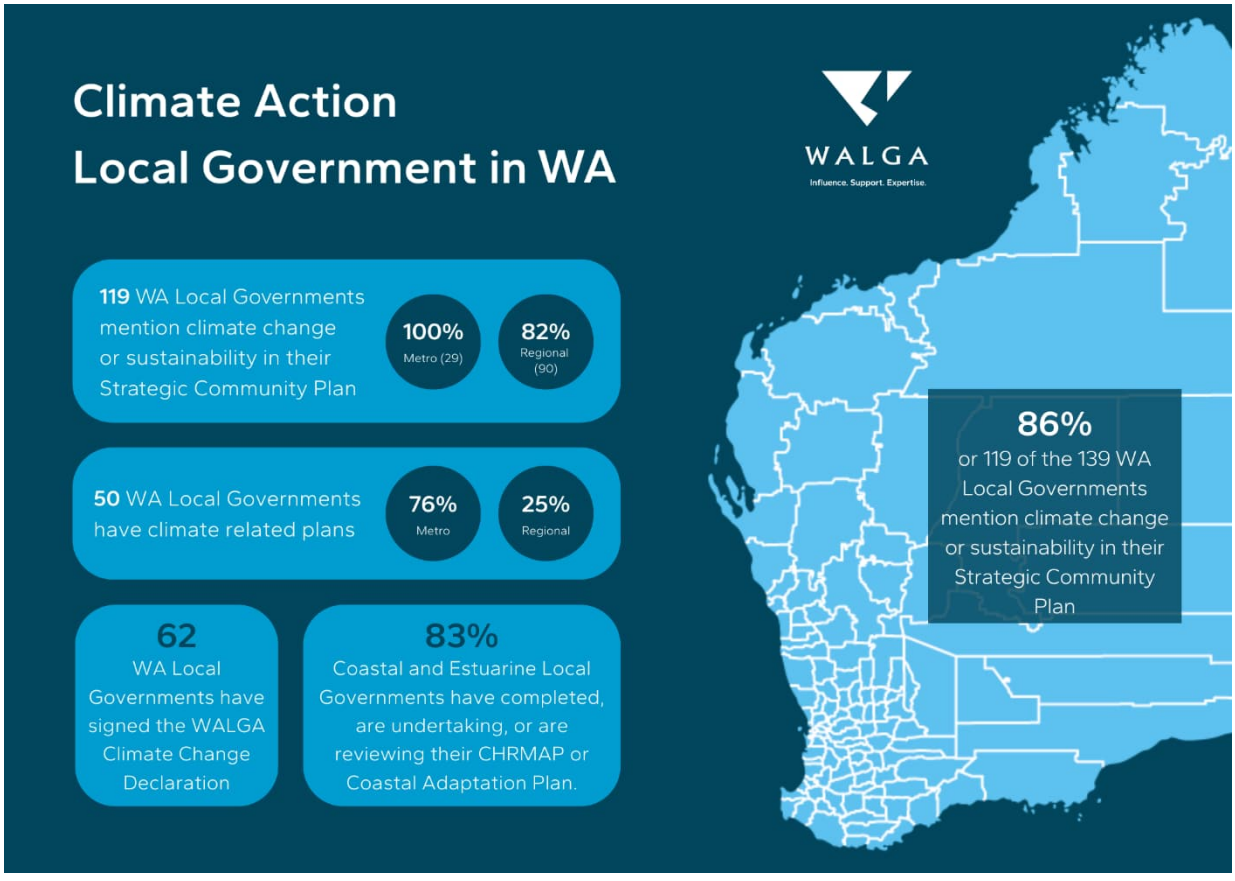


Figure 1: Local Government Climate Change commitments and activities

WALGA has undertaken a regular Climate Change Survey of Local Governments since the 2018 position was adopted, with surveys undertaken in 2020, 2022 and 2024 (see Table 2).

Table 2: Snapshot of WALGA climate change survey responses

Year	*Metropolitan (no. and % of respondents)*	*Regional (no. and % of respondents)*	*Total Respondents*
2020	29 (79.1%)	110 (79.1%)	139
2022	16 (32.6%)	33 (67.3%)	49
2024	27 (31.3%)	59 (68.6%)	86

These surveys consistently identify the main barriers to undertaking emissions reduction and adaptation actions for Local Government as **limited capacity, expertise**, **funding** and **support**. These issues are particularly significant for smaller, regional Local Governments, whose assets and communities are more vulnerable to the impacts of climate change, such as extreme weather events.

Findings from the 2024 climate change survey reinforced that these issues remain the main barriers for Local Governments and are compounded by the many **competing priorities** within Local Governments. Survey respondents understood requirements for Local Government to incorporate climate change considerations into their operational planning, however reported limited knowledge or resources to undertake change. The Australian Local Government Climate Review identified that this is a critical issue for the sector in relation to emergency management. When emergency events occur, Local Governments have the most significant and immediate burden of managing the consequences compared to other levels of Government (Figure 2).

Coastal erosion is an example of the inequitable cost burden placed on Local Government. The State Government has identified 55 coastal erosion 'hotspots' (15 metropolitan, 40 regional) and flagged an additional 31 locations (8 metropolitan and 23 regional) for future consideration. 23 Local Government areas have been recognised as requiring active management over the next 25 years.

Under State Planning Policy 2.6, Local Government is responsible for planning and addressing predicted erosion and inundation hazards, through the preparation of Coastal Hazard Risk Management and Adaptation Plans (CHRMAP). Through the CoastWA Program, the State Government has delivered funding and support to Local Governments to manage current impacts of coastal erosion and inundation and to plan and prepare for increased impacts in the future. However, the level of funding provided for the CoastWA Program is inadequate and is due to expire in 2025-26. Only $33.5 million was allocated to the Program over five years to 2025-26, despite the State Government estimating in 2019 that the cost to manage the 55 hotspots was $110 million over the same period – with more funding required over the medium to long-term.



Figure 2: Snapshot of 2024 WALGA Local Government Climate Change Data in relation to main barriers faced by Local Government in addressing climate change.

6. WALGA Advocacy

WALGA's 2025 State Election Priorities and 2026-27 State Budget Submission advocates for State Government support and investment under Climate Resilience, Low Carbon and Disaster Ready themes including funding for emergency management, waste, water availability and infrastructure, coastal erosion and inundation, urban tree canopy and EV charging infrastructure.

WALGA has a suite of Advocacy Positions that relate to these priority areas and are supported by WALGA's current Climate Change Policy Position, including:

- Water Management (4.3)
- Urban Forest (4.5)
- Street Lighting (5.5)
- Vehicle Emissions (5.14)
- Renewable Energy (6.16, 6.17, 6.18)
- Building Act and Regulations (6.6)
- Coastal Planning (6.8)
- Emergency Management (8.1, 8.2, 8.11).

In 2021-23, WALGA secured State Government funding to deliver a Regional Climate Alliance (RCA) Pilot Program, an initiative under the Western Australian Climate Policy.

Modelled on successful programs in other jurisdictions, two groupings of Local Governments, the South Coast Alliance and Goldfields Voluntary Regional Organisation of Councils (GVROC), focused on accelerating climate action at the regional scale. WALGA continues to advocate to the State Government to implement a statewide program to assist to Local Governments, particularly in regional communities, and secure State Government investment in the management of climate risks.

Local Governments own energy use provides an opportunity for renewable energy and enhanced disaster resilience, with many Local Governments upgrading their assets and facilities with solar and battery storage capabilities. In April 2022, WALGA commenced an aggregated purchase arrangement on behalf of the sector to deliver both economic savings and emission reductions to participating Local Governments. It is estimated that the first three-year term of the contract collectively delivered cost savings of approximately $34 million and sustainability benefits through carbon offsets. The second iteration of the project, involving 50 Local Governments, commenced in early 2025 has projected savings of $34 million to participating members in addition to substantial renewable energy and sustainability co-benefits.

The uptake of electric vehicles has also gained momentum with the Australian and State Governments investing in charging infrastructure and implementing programs to encourage the adoption of electric vehicles. Many Local Governments have also been transitioning their fleets and installing corporate and public use charging infrastructure.

In 2024, after two years of project development, WALGA successfully secured $4.51 million ($3.51 million funding from the Australian Renewable Energy Agency (ARENA) and $1 million from the State Government) to fund charging infrastructure and energy upgrades to support the transition to electric vehicles across 22 Local Governments. 105 charging stations were delivered under the project and participating Local Governments co-invested $7.68 million to roll out more than 140 Electric Vehicles to replace petrol and diesel vehicles.

In May 2025, changes to the National Construction Code came into effect. These changes included a strong focus on energy efficiency of new builds and expanding requirements for commercial buildings to facilitate electric vehicle charging infrastructure, solar and battery storage.

Local Governments play a role in the compliance and uptake of these standards both with industry and their communities. To support this, WALGA developed a discussion paper in 2022 to explore the opportunities for Local Government in supporting the Trajectory for Low Energy Buildings. The Trajectory is a national plan to achieve net zero carbon and energy residential and commercial buildings and provides recommendations to improve energy efficiency in existing buildings. WALGA's State Council endorsed its support of the Trajectory in 2021.

WALGA also provides secretariat support to the Western Australian Local Government Climate and Sustainability Alliance (WASCA), a growing sector-led officer network with over 100 officers from 45 Local Governments seeking to share knowledge and build capacity across the sector in climate related activities.

7. Draft Advocacy Position

The current climate change Advocacy Position reflects the policy and legislative environment and lower level of political consensus regarding the science of climate change at that time.

Importantly, the Australian Government has legislated Australia's emissions reductions targets of 43 per cent below 2005 by 2030 and net zero by 2050, consistent with Australia's commitments under the Paris Agreement. The Western Australian Government has indicated that it is committed to achieving net zero emissions by 2050 in line with the national legislated target, although it has not committed to progressing with legislating this target.

Local Governments' general function under the *Local Government Act 1995* has also been expanded to include planning for, and mitigating, the risks associated with climate change.

Climate analysis and projections emphasise the need for action to adapt to the escalating impacts from climate change on Australia and Western Australia, including more frequent and severe disaster events, as well as more heatwaves and rising sea levels.

Taking these factors into consideration, along with the feedback provided by the sector regarding the need for dedicated funding and support for emissions reduction and adaptation, WALGA has developed the following revised, draft Climate Change Advocacy Position:

1. *Local Government acknowledges the risks associated with, and is committed to, addressing climate change.*
2. *WALGA calls on the Australian and Western Australian Governments to:*
    a. *Provide the necessary climate leadership, coordination and action to ensure an orderly transition to achieve emission reduction targets and address the impacts of climate change.*
    b. *Provide dedicated funding, guidance and practical support to assist Local Governments to undertake emissions reduction and adaptation actions.*

WALGA is seeking Council endorsed feedback on the draft Climate Change Advocacy Position by **COB Friday, 1 May 2026**. Feedback can be provided to environment@walga.asn.au.

11.2	**NEW DRAFT LOCAL PLANNING STRATEGY**
Location:	Shire of Gnowangerup
Proponent:	N/A
Date of Report:	25 March 2026
Business Unit:	Planning
Responsible Officer:	David Nicholson – Chief Executive Officer
Author:	Adrian Nicoll – Planning Officer
Disclosure of Interest:	Nil

ATTACHMENTS

- Draft Gnowangerup Local Planning Strategy

PURPOSE OF THE REPORT

Seek Council approval to endorse the draft Gnowangerup Local Planning Strategy for advertising.

BACKGROUND

In 2021, a 'Report of Review' document was prepared, which recommended that the Shire's 2009 Amelup Planning Strategy and Local Planning Scheme No.2 be rescinded and replaced.

In 2022, Council and the Western Australian Planning Commission (WAPC) agreed to adopt the 'Report of Review' document.

The Shire commissioned 'Edge Planning and Property' (Consultant) to prepare a new, contemporary Gnowangerup Local Planning Strategy (LPS) to replace the existing 2009 Amelup Local Planning Strategy.

A draft LPS has now been prepared for Council's consideration. It is recommended that the Council:

1. Endorse the Shire's draft Local Planning; and
2. Request that the Western Australian Planning Commission (WAPC) approve the draft Local Planning Strategy for advertising.

COMMENTS

A Local Planning Strategy document is a high order strategic land use and development plan, prepared by the Shire, to establish the basis for amendments to the Local Planning Scheme and for the establishment of Local Planning Policies.

The WAPC is the approving agency for Local Planning Strategies and has established requirements regarding the form and content of Local Planning Strategies. The draft LPS has been prepared in a form acceptable to the WAPC.

The draft LPS is informed by the outcomes of the Shire's Strategic Community Plan. The draft LPS seeks to advocate for infill development of existing zoned areas and to allow for new land use areas to addresses current shortages in industrial and residential land.

The draft LPS includes the following vision statement, key goals and key actions:

- The Strategy Vision
  - 'A community where people stay, grow and thrive'

- Key Goals include:
  - Achieving residential and industrial growth
  - Encouraging infill of existing Residential and Rural Residential areas
  - Promoting and protecting nature and cultural heritage
  - Focus development on the Gnowangerup, Ongerup and Borden townsites to assist with service delivery
  - Protect agriculture areas for its contribution to the economic viability of the region and townsites

- Key Actions include:
  - Identifying investigation areas for the townsites – seeking opportunities for growth, industry and housing
  - Review of housing densities
  - Review of Crown land - seeking opportunities for growth
  - Review opportunities for various land uses in the agriculture areas (e.g. workforce Accommodation)
  - Promoting the rehabilitation, revegetation and restoration of denuded areas
  - Promoting water harvesting and water reuse wherever possible
  - Ensuring future development proposals consider cultural heritage values to protect and preserve identified places of heritage value

CONSULTATION

The various components of the draft strategy have been discussed with Council.

Formal advertising to the community and agencies is expected to take place once approval to advertise has been granted by the WAPC.

LEGAL AND STATUTORY REQUIREMENTS

The LPS has been prepared in accordance with the requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015* and as set out in the WAPC's Local Planning Strategy Guidelines.

The *Planning and Development (Local Planning Schemes) Regulations 2015* requires that a Local Planning Strategy must:

a) Set out the long-term planning directions for the local government; and
b) Apply any State or regional planning policy that is relevant to the strategy; and
c) Provide the rational for any zoning or classification of land under the local planning scheme.

POLICY IMPLICATIONS

Local Planning Strategies are the highest order planning documents prepared by Local Governments to establish the basis for future amendments to the Shire's Local Planning Scheme and creation of Local Planning Policies to guide development in the Shire.

FINANCIAL IMPLICATIONS

There are no financial implications relating to endorsing the draft LPS for advertising.

Advertising of the draft LPS can be undertaken within the Shire's operational budget.

STRATEGIC IMPLICATIONS

There are no strategic implications relating to endorsing the draft LPS for advertising.

An up to date and contemporary Local Planning Strategy establishes a direction for land development and growth in the Shire for the next 15 to 25 years and establishes the basis for amendments to the Shire's Local Planning Scheme to rezone new land for residential, commercial and industrial uses.

Theme	Leadership and Governance
Strategy	4.2 An efficient and effective organisation, providing appropriates services to our community
Activities	4.2.1 Provide services aligned with our community requirements

STRATEGIC RISK MANAGEMENT CONSIDERATIONS

This item has been evaluated against the current Council approved Risk Management Register.

Risk description	Leadership
Primary Strategic Risk Category	Loss of strategic direction
Primary Strategic Risk Category **Description**	Risk of ineffective strategic leadership of Council. This includes the relationship between Council and the CEO
Consequence: (Insignificant, Minor, Moderate, Major, Catastrophic)	Major
Likelihood: (Almost Certain, Likely, Possible, Unlikely, Rare)	Likely

IMPACT ON CAPACITY

N/A

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

The Council can agree to:

c) Not endorse the draft LPS.

d) Endorse the draft LPS, subject to modifications.

CONCLUSION

The draft LPS has been prepared to in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* and to align with the Commissions Local Planning Strategy Guidelines 2023.

The Strategy seeks to provide a basis for amendments to the Shire's Local Planning Scheme, with the general intend to allow for the townsites to growth and to allow for housing, commercial and industry opportunities.

VOTING REQUIREMENTS

Simple Majority

COUNCIL RESOLUTION

MOVED: Cr R O'Meehan **SECONDED: Cr P Callaghan**

0326.03 That Council:

1. **ENDORSES the Shire's draft Local Planning Strategy and requests the Western Australian Planning Commission (WAPC) approve the draft Local Planning Strategy for advertising to allow for community and stakeholder input prior to final consideration by Council and the WAPC.**
2. **ADVERTISES the strategy once certification has been provided by the Western Australian Planning Commission.**

UNANIMOUSLY CARRIED BY: 6/0

FOR: Cr K O'Keeffe, Cr M Creagh, Cr P Callaghan, Cr R Miniter, Cr R O'Meehan, Cr R Kiddle

AGAINST: Nil

Shire of GNOWANGERUP
BORDEN ◆ GNOWANGERUP ◆ ONGERUP
Heart of the Stirlings

DRAFT FOR PUBLIC COMMENT
NOVEMBER 2025

LOCAL PLANNING STRATEGY



SHIRE OF GNOWANGERUP
LOCAL PLANNING STRATEGY

CERTIFICATION FOR ADVERTISING

Certified for advertising by the Western Australian Planning Commission on _____

COUNCIL RECOMMENDED / SUBMITTED FOR APPROVAL

Supported for submission to the Western Australian Planning Commission for endorsement by resolution of Shire of Gnowangerup 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)

DRAFT

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PREPARATION

The Shire of Gnowangerup Local Planning Strategy has been prepared in accordance with Part 3 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

The Shire of Gnowangerup was assisted with the preparation of the Strategy by:

edge PLANNING & PROPERTY

DRAFT

PART 1

Local Planning Strategy

1.0 INTRODUCTION

The Shire of Gnowangerup Local Planning Strategy comprises:

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

The Local Planning Strategy applies to the area shown in **Figure 1.**

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 18 August 2014 and the Amelup Planning Strategy endorsed by the WAPC on 22 July 2009.

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 Gnowangerup Local Planning Scheme No. 3* (LPS3).

2.0 VISION

The vison of the Local Planning Strategy outlines the 15-year vision for how land use change and development will occur within the Shire of Gnowangerup. The vision has regard to the *Council Plan 2025 - 2035* 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 community where people stay, grow and thrive'.**

Key Goals

- Achieving residential and industrial development through limited fronts;
- Encouraging infill of existing Residential and Rural Residential areas; and
- Development of accommodation for aged persons and tourists.

Where possible and practical, this Strategy will be guided by the overarching goals within the Council's Plan that are relevant to the land use planning framework.

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Location plan

Figure 1

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Table 1: Planning Areas – Council Plan Strategy Outcomes

STRATEGY GOALS	DETAILS	LOCAL PLANNING STRATEGY RESPONSE
1.1	Support an active, healthy and inclusive community culture.	Support retention of recreational and community purpose spaces and facilities.
1.2	Accessibility to all community spaces and facilities.	Promote good design that considers health and safety. Promote residential infill near facilities to maximise access.
2.1	Valuing our natural environment and working collaboratively to protect and enhance our natural assets.	Promote environmental corridors and creating conservation lots.
2.2	Infrastructure is well planned and maintained to support our community.	Focus development in the Gnowangerup, Ongerup and Borden townsites to assist with service delivery. Plan for growth in preferred locations and conserve heritage assets through planning decisions.
3.1	Attract diverse investment in the district, strengthening local businesses to build a resilient economy.	Conserve agricultural land and support economic diversification. Promote tourist development and attractions if relevant issues/impacts are appropriately addressed.
3.2	Develop and advocate for essential infrastructure and services to enable and promote growth.	Recognition of the importance of a good transport network and support for upgrading key roads. Provide suitably zoned land to facilitate housing and industrial growth.
4.1	Effectively represent, promote and advocate for the benefit of our community and district.	The Local Planning Strategy will be subject to community and stakeholder consultation.
4.2	An efficient and effective organisation, providing appropriate services to our community.	Support for strategic thinking and good governance.

In achieving the 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 Gnowangerup, Ongerup and Borden 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 Gnowangerup, Ongerup and Borden 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.



Image: Painted water tank in rural area

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3.0 ISSUES/OPPORTUNITIES

3.1 Overview

Consistent with the State Planning Framework, planning issues of relevance to the Shire of Gnowangerup 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:

- 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. While there is potential for population decline, this Strategy takes a positive approach to facilitating growth.
- 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 (**Strategy Maps 1-4**) show key elements of the Strategy, and they provide a broad overview of intended land use (focussing on new planning areas/investigation areas), 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 is to 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.

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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 slightly declined 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

Gnowangerup is the principal centre of the Shire and a district centre in the Great Southern. It is located just over 354km to the south-east of Perth and 140km from Albany. Future urban expansion and housing development should be concentrated in Gnowangerup and to minimise larger scale pressures on other settlements within the Shire. As the principal centre, Gnowangerup 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 Gnowangerup 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.

Ongerup is the next largest settlement in the Shire. The Strategy classifies Ongerup as a Local Centre. Ongerup has sufficient land and reticulated sewerage growth if there are associated drivers.

Borden is classified as a Service Centre. Its growth potential is limited due to a lack of reticulated sewerage. Ongerup and Borden 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.

There are also opportunities to investigate sites for the provision of workforce accommodation to ensure the Shire has enough housing for essential workers and staff during peak periods which could double as tourist farm-stay or similar at other times.

The planning areas on **Strategy Maps 2-4** focus on areas promoted for change. This includes infill and greenfield development. In some cases, it may be subject to appropriate zoning and gaining necessary approvals.

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Table 2: Issues and Opportunities – Settlements

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Gnowangerup townsite: settlement hierarchy	Recognise Gnowangerup as a 'Major Local Centre' 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 Gnowangerup townsite. (See Strategy Map 4) Provide residential and industrial expansion areas for the Gnowangerup 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 Gnowangerup townsite to provide a range of lifestyle opportunities and enhance service delivery.	**Ongoing**
Ongerup townsite: settlement hierarchy	Recognise Ongerup as a 'Local Centre' where moderate urban development is expected.	Identify areas to expand the Ongerup townsite. (See Strategy Map 2) Provide residential and industrial expansion areas for the Ongerup townsite.	Provide a range of residential development suitable for a Local Centre.	**Ongoing**
Borden townsite: settlement hierarchy	Recognise Borden as a 'Service Centre' where modest development is supported.	Identify areas to expand the Borden townsite. (See Strategy Map 3) Provide residential and industrial expansion areas for the Borden townsite.	Provide residential development suitable for an unsewered Service Centre.	**Ongoing**
Promoting sustainable growth	Attracting growth to the Gnowangerup, Ongerup and Borden 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**

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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 Gnowangerup townsite, however limited available Rural Residential lots. There is no existing Rural Residential zoned land near the Ongerup and Borden 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-west of the Gnowangerup 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.

Table 3: Issues and Opportunities – Rural living

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
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.	Rural residential areas are low density developments that meet a lifestyle choice.	**Ongoing**

	Facilitate subdivision of existing zoned rural residential areas.	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 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 *SPP 2.5 Rural Planning*.	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

Table 4: Issues and Opportunities - 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**
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

Table 5: Issues and Opportunities – 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 (1-3 years)**
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 (1-3 years)**

3.2.6 Public open space

Table 6: Issues and Opportunities – Public open space

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
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**

3.2.7 Community facilities

Table 7: Issues and Opportunities – 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 (3-5 years)**
Retain elder citizens through ageing in place and aged care planning	Promote the provision of focussed and appropriate additional aged care.	Focus on Gnowangerup 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.

There are two places listed on the State Heritage Register, while there are a number of places on the local heritage list.

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Table 8: Issues and Opportunities – Cultural heritage

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**
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**
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 3.4.4**.

3.2.10 Crown Land

Table 9: Issues and Opportunities – 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**

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 centres of Katanning and Albany. While noting this, the Shire has its own economy and commercial networks with adjoining Shires and rural towns.

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.

Economic and employment retention and growth is critical to ensuring the viability of the Shire into the future. The Shire is currently home to a number of economic activities and employment generators, predominantly driven by agriculture and viticulture. There are many opportunities which the Shire may be able to capitalise upon in the future including the potential to expand on existing dominant sectors and use locational advantages to attract new economic and employment investment.

This can be assisted through modifications to the planning framework, along with modifications to planning processes to incentivise and assist businesses in establishing and thriving within the Shire.

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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.

Table 10: Issues and Opportunities - Agriculture

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
The protection of agricultural land is an important economic and employment base for the district.	Protect and support the use of land for agricultural production. Support existing agriculture pursuits, while encouraging the establishment and adoption of new farming practices. Recognise the primacy of rural land within the Shire of Gnowangerup for agricultural production.	Identify undesirable land uses as not permitted in the Rural zone, to protect agricultural land from inappropriate development. Rename the 'General Agriculture' zone to 'Rural' in the new Local Planning Scheme.	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.	**Short Term (1-3 years)**
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.	**Short Term (1-3 years)**
Tree farms are a land use capable of approval under the local planning scheme in the Rural zone.	Tree farm proposals need to be assessed in accordance with the requirements of the Scheme or relevant local planning policies.	Prepare a local planning policy to guide Council's exercise of discretion for tree farms in line with the requirements of SPP2.5, the objectives of this Strategy and the requirements of the Scheme. The LPP is to ensure applications address:	Focus tree farms on marginal farming land or where they contribute to environmental corridors.	**Short Term (1-3 years)**

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		• Fire management; • Biodiversity impacts; and • Suitability of the proposed transport network, where there may be haulage issues. Relevant industry standards should be considered in the development of the LPP and during future reviews of the LPP.		
Dwellings in rural areas	Control the number of dwellings on rural lots.	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). Provide advice to the WAPC on subdivision applications which is guided by WAPC policy.	Focus development within townsites and separate houses from land which might generate dust, noise and smell associated with usual rural business uses.	**Short Term (1-3 years)**
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.	**Short Term (1-3 years)**
Tourism and short-term rental accommodation	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.	**Short Term (1-3 years)**
Subdivision	Rural land needs to be protected from unnecessary fragmentation.	Subdivision to be as per *State Planning Policy 2.5 Rural Planning* and *WAPC Development Control Policy 3.4 Rural Subdivision*.	Address State planning framework.	**Ongoing**

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 Gnowangerup 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.

Various local retail and service goods businesses are under pressure from regional centres and on-line suppliers. Tourism related businesses may be a viable addition to settlements, especially where they have an appeal to residents as well as tourists.

Table 11: Issues and Opportunities – Activity centres

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**
Land use flexibility	Promote flexible uses in town centres.	Ensure there is flexibility of land uses.	Need for flexibility to provide opportunities for development and change.	**Ongoing**

3.3.4 Industry

Table 12: Issues and Opportunities - Industry

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Inadequate industrial land supply for growth in the townsites. Focus development in areas outlined in Strategy Maps 1-4.	Provide additional industrial land in suitable locations.	Implement actions associated with planning (investigation) areas.	Thorough analysis of the opportunities and constraints for industrial development within the townsites and surrounds will be essential in prioritising initiatives and maximising return for the Shire.	**Short Term (1-3 years)**

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Currently there is limited industrial zoned land. There is a need to identify additional industrial land.	The Strategy identifies expanded industrial areas. (Strategy Maps 1-3)	Support investigations to identify, secure and develop industrial land in Gnowangerup, Ongerup and Borden.	Industrial and light industrial areas are focused near the townsites.	**Short Term (1-3 years)**
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 for the townsites.	**Short – Medium term (1-5 years)**
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**

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 town centres to drive tourism growth.

The Shire of Gnowangerup 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.



Image: Yongergnow Australian Malleefowl Centre
Credit: Mogens Johansen/The West Australian

Table 13: Issues and Opportunities - Tourism

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.	**Short Term (1-3 years)**
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.	**Short Term (1-3 years)**

3.3.6 Mining and basic raw materials

The Shire contains mineral and basic raw materials.

In future, there may be opportunities for mineral and basic raw material extraction subject to feasibility. Mining and basic raw materials are reliant on transport routes as well as stockpile and sometimes preliminary processing (crushing etc).

Table 14: Issues and Opportunities – Mining and basic raw materials

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
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**
Extractive industries	Facilitate the protection and use of basic raw materials in accordance with *State Planning Policy 2.5 Rural Planning*.	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

Table 15: Issues and Opportunities – 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.	**Short Term (1-3 years)**

3.4 Environment

3.4.1 Overview/key issues

The Shire of Gnowangerup has an abundance of natural assets which are valued by both residents and tourists alike. This includes significant biodiversity in the Stirling Range National Park along with 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 (**Strategy Map 1**) to link environmentally significant areas to enhance fauna habitat.



Image: Local wildflowers

3.4.2 Natural areas/vegetation

Table 16: Issues and Opportunities – Natural areas/vegetation

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Identify and conserve environmental assets	Protect, conserve and enhance the environmental characteristics of the Shire. Encourage and support measures and actions that will improve the natural environment.	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. Ensure that the environmental qualities of the land and/or water are maintained or improved, such as through revegetation and water-sensitive stormwater management.	Consistent with State planning framework.	**Ongoing**
Endangered fauna habitat, including nesting and food sources, 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**

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 Strategy Map 1 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 (3-5 years)**
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

Table 17: Issues and Opportunities – 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**
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 Shire. This is related to addressing flooding and water quality.	**Ongoing**
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.



Image: Artwork from local Horse Power Highway

Table 18: Issues and Opportunities - Hazards

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

Table 19: Issues and Opportunities - Flooding

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Flood management and protection in the context of variable climate and rainfall	Ensure protection from and responsible management of flood risks. The development of land near rivers and watercourses should be carefully managed, to avoid creating and/or increasing the risk of flood damage.	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. The local government may impose conditions to reduce flood risk including relating to development location, building floor level height and the form of construction.	Consistent with State planning framework.	**Ongoing**
Consider flood impacts on other properties.	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. The local government expects proponents of development adjacent to a river or waterway to	Seek the Department of Water and Environmental Regulation's advice in respect of proposals within flood risk land where the proposal: (i) could increase the risk or impact from major river flooding; (ii) could be adversely affected by flooding; or	Consistent with State planning framework.	**Ongoing**

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	demonstrate that the proposed development would be safe from flood risk and would not increase the risk further upstream or on nearby properties.	(iii) could adversely affect the natural flood carrying capacity of floodplains.		

3.4.6 Bushfire

Table 20: Issues and Opportunities - 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 *State Planning Policy No. 3.7 Bushfire*.	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**
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 *State Planning Policy No. 3.7 Bushfire* 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

Table 21: Issues and Opportunities – Landscape

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Conserve distinctive and valued landscape character	Ensure that the district's landscape and scenic qualities are identified, conserved and maintained through the use of appropriate development policy and Scheme controls. Ensure that development reflects and enhances the district's natural, cultural, visual and built character.	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.	**Short Term (1-3 years)**
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

Table 22: Issues and Opportunities – 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**

3.4.9 Land use management

Table 23: Issues and Opportunities – 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.	Support land uses where consistent with the Land Use Areas shown on the Strategy Maps and supported by the Scheme. Require appropriate buffers for hazard and amenity considerations as determined by the appropriate authorities for those land uses. Buffer distances are guided by the standards recommended by the Environmental Protection Authority (EPA) including *Guidance for the Assessment of Environmental Factors No. 3 -Separation Distances between Industrial and Sensitive Land Uses*, unless appropriately justified by the proponent to the satisfaction of the local government.	Consistent with State planning framework and local planning objectives	**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 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.

Table 24: Issues and Opportunities - Roads

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**

3.5.3 Walking and cycling

Table 25: Issues and Opportunities – 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**
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 Airstrips

The Gnowangerup Airstrip is located to the south of the Gnowangerup townsite. The airstrip is located on Reserve 31666.

There are opportunities to upgrade the Gnowangerup 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.

Table 26: Issues and Opportunities - Airstrips

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Gnowangerup Airstrip	Protect the airstrip site from encroachment by incompatible land uses. Scope potential for alternative aviation uses.	Retain the Public Purpose: Aerial Landing Ground 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**

3.5.5 Telecommunications

Table 27: Issues and Opportunities - Telecommunications

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Improved telecommunications and data links	Support telecommunications infrastructure where consistent with *State Planning Policy 5.2 Telecommunications Infrastructure*.	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**

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3.5.6 Energy

Table 28: Issues and Opportunities - 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**

3.5.7 Wastewater Treatment and Re-use

Table 29: Issues and Opportunities - Wastewater Treatment and Re-use

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Reticulated sewerage schemes	Require new development and redevelopment to connect to the reticulated sewerage scheme in the Gnowangerup and Ongerup townsites (where feasible).	Assess and condition through Development Application approvals.	Achieves better environmental and health outcomes.	**Ongoing**

3.5.8 Potable water

Table 30: Issues and Opportunities – 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 *Australian Drinking Water Quality Guidelines 2004* (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**

3.5.9 Stormwater management

New subdivisions and developments are to incorporate water sensitive urban design features in response to soil, salinity, slope and other considerations.

Table 31: Issues and Opportunities – Stormwater management

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Stormwater management	Promote the integration of land and water planning in accordance with the framework identified in *Better Urban Water Management* (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**

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3.5.10 Servicing – general utilities

Table 32: Issues and Opportunities - Servicing

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
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 Gnowangerup 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 (3-5 years)**

3.5.11 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.

Table 33: Issues and Opportunities – Waste management and recycling

ISSUE/ OPPORTUNITY	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
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**

3.5.13 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.

Table 34: Issues and Opportunities – Basic raw materials and resources

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.	Shire to lead discussion with industry to identify resource areas, agree a framework standard for development assessment and approvals management. Compliment the environmental assessment and licence procedures to ensure basic raw materials enterprises can operate beneficially within the locality and social context.	State Planning Strategy	**Ongoing**



Image: Local canola crops

4.0 PLANNING AREAS

4.1 Overview

This section outlines in greater detail planning directions and actions for specific planning areas. Planning Areas (Investigation Areas) that have been identified in this Strategy are identified on the Strategy Maps (**Strategy Maps 2, 3** and **4**).

In addressing the broader issue of growth of the local government area, one of the key actions is the identification and facilitation of developable land to accommodate economic and population growth. This section provides a greater level of detail for each of the planning areas, including a spatial plan for each, relevant planning considerations and site specific opportunities and issues.

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.

4.2 Planning Areas

There are a total of 27 identified Planning Areas considered suitable for detailed investigation for future development. These are outlined below and further explained in the remainder of **Section 4.2**.

ONGERUP

1. Eldridge Street (Town Centre Revitalisation)
2. Jaekel/Carpenter Street (Residential)
3. Walker Street (Industry)
4. Buncle Street (Industry)

BORDEN

1. Moir Street (Town Centre Revitalisation)
2. Moir Street (Public Purposes)
3. Chester Pass Road (Conservation)
4. CBH (Industry)
5. Windmar Street (Residential)
6. John Street (Residential)
7. John/Trappitt Street (Conservation)
8. Norrish Place (Industry)
9. Chester Pass Road (Residential)

GNOWANGERUP

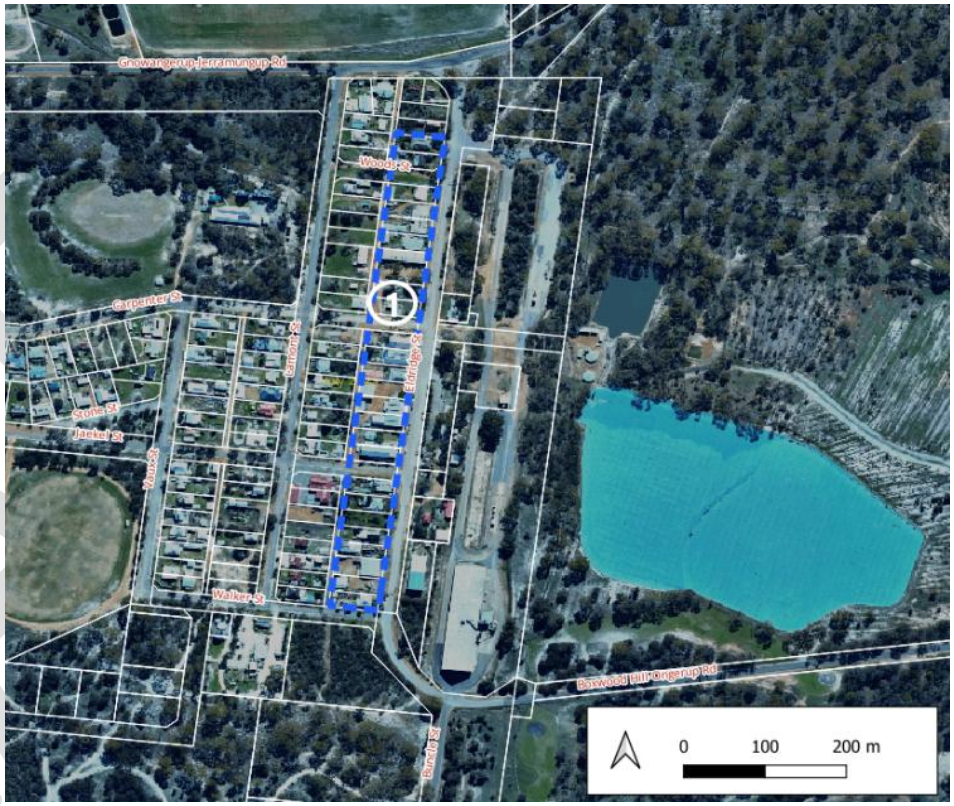
1. Yougenup Road (Town Centre Revitalisation)
2. Whitehead Road (Residential)
3. Quinn/Corbett Street (Residential)
4. Stutley Street/Broomehill-Gnowangerup Road (Rural Smallholdings)
5. Strathaven Road (Rural Residential)
6. Strathaven Road/Gnowangerup-Tambellup Road (Rural Residential)
7. Gnowangerup-Tambellup Road (Rural Residential)
8. Quinn Street (Industry)
9. Quinn Street (Industry)
10. Cuneo Close (Industry)
11. Bell Street (Industry)
12. Kwobrup Road (Mixed Use/Housing)
13. Glengarry Road (Conservation)
14. Quinn Street (Conservation)

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ONGERUP

1. ELRIDGE STREET (TOWN CENTRE REVITALISATION)



Site Details:
Various lots – Eldridge Street, Ongerup

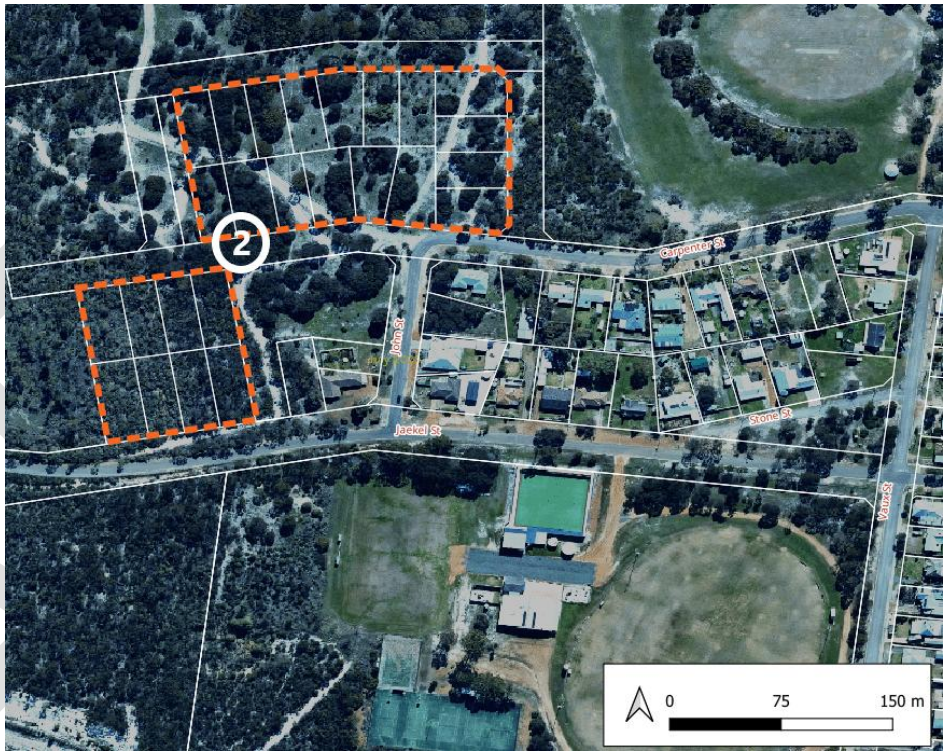
Land Area:
2.82ha

Planning Considerations:
Proposed Land Use: Commercial, tourism, community and residential
Current Scheme Designation: Town Centre
Proposed Scheme Designation: Town Centre
Structure Planning Required: No
Lot Size/Density: 1012m^2, scope for R40 if associated with commercial development
Estimated Lot Yield: Minor change from existing

Issues/Opportunities:
1. Encourage the consolidation of commercial uses in the town centre to create a compact and attractive area.
2. Parking provision and parking location - review carparking standards to assist in encouraging appropriate redevelopment and development in the town centre.
3. Prepare and implement a townscape study with associated design guidelines.
4. Development in accordance with the Residential Design Codes.
5. Subdivision and development to be in accordance with WAPC SPP 3.7 – Bushfire and AS3959-2009.
6. Suitable servicing including compliance with the Government Sewerage Policy.
7. Compatibility of land uses and addressing amenity impacts.
8. Short-term rental accommodation and residential uses to consider impacts of road freight noise.

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2. JAEKEL/CARPENTER STREET (RESIDENTIAL)



Site Details:
Various lots in Jaekel and Carpenter Streets, Ongerup.

Land Area:
2.79ha

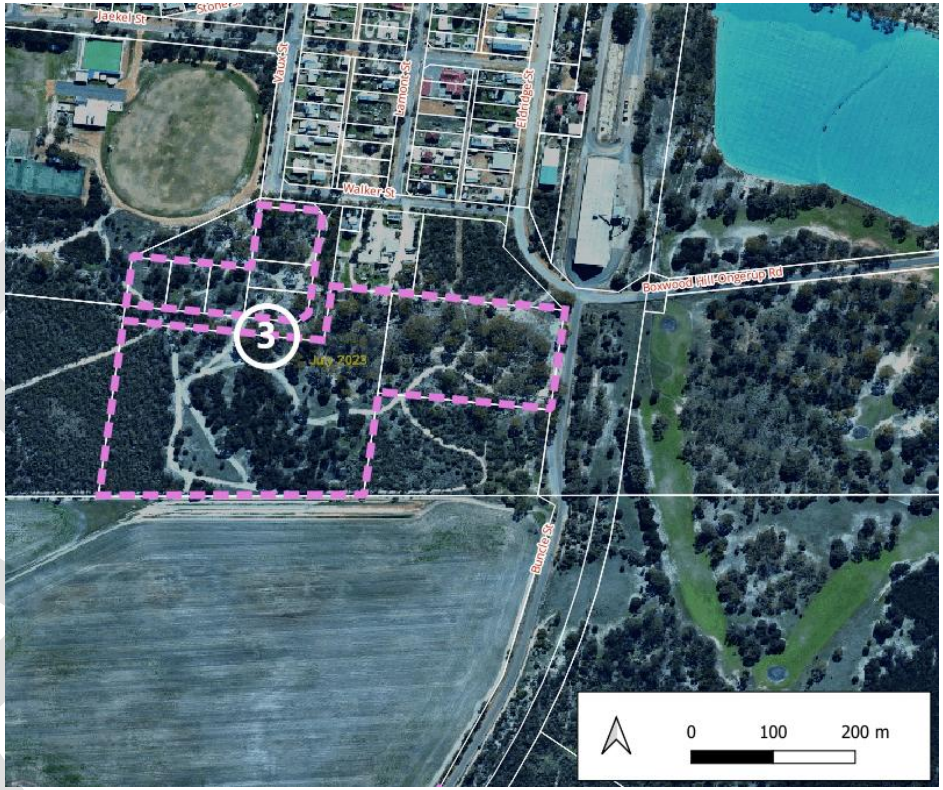
Planning Considerations:
Proposed Land Use: Residential
Current Scheme Designation: Residential (R15)
Proposed Scheme Designation: Residential
Structure Planning Required: No
Lot Size/Density: R15
Estimated Lot Yield: 25

Issues/Opportunities:

1. Vegetation protection.
2. Subdivision and development to be in accordance with WAPC SPP 3.7 – Bushfire and AS3959-2009.
3. Scope for a range of housing including aged persons and workforce accommodation.
4. Development in accordance with the Residential Design Codes.
5. Creating a sense of place that's appealing through streetscape design, housing design guidelines and sustainability (including solar/passive design).
6. Development to be fully serviced including connected to reticulated sewerage.
7. To potentially be included in the Noongar Land Estate.

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3. WALKER STREET (INDUSTRY)



Site Details:
Various lots to the south of Walker Street, Ongerup.

Land Area:
9.4 ha

Planning Considerations:
Proposed Land Use: Industrial
Current Scheme Designation: Light & Service Industry, Recreation
Proposed Scheme Designation: Investigate for industry/portion for Noongar Land Estate
Structure Planning Required: Yes
Lot Size/Density: To be determined
Estimated Lot Yield: To be determined

Issues/Opportunities:

1. Ensuring that nearby residential land uses are not impacted by industrial land uses.
2. Suitable servicing including compliance with the Government Sewerage Policy and managing stormwater.
3. Traffic impact assessment required and upgrading access.
4. Vegetation protection.
5. Subdivision and development to be in accordance with WAPC SPP 3.7 – Bushfire and AS3959-2009.
6. Change tenure.
7. Portion to potentially be included in the Noongar Land Estate.

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4. BUNCLE STREET (INDUSTRY)



Site Details:
Lot 500 (No. 67) Buncle Street, Ongerup

Land Area:
4ha

Planning Considerations:
Proposed Land Use: Industrial
Current Scheme Designation: Public Purposes: Water
Proposed Scheme Designation: Industry
Structure Planning Required: No
Lot Size/Density: 4ha
Estimated Lot Yield: 1

Issues/Opportunities:
1. Suitable servicing.
2. Development to be in accordance with WAPC SPP 3.7 – Bushfire and AS3959-2009.

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BORDEN

1. MOIR STREET (TOWN CENTRE REVITALISATION)

Site Details:
Various lots – Moir Street, Borden

Land Area:
1,66ha

Planning Considerations:
Proposed Land Use: Commercial, tourism, community and residential
Current Scheme Designation: Town Centre
Proposed Scheme Designation: Town Centre
Structure Planning Required: No
Lot Size/Density: 1000 - 2000m^2
Estimated Lot Yield: Minor change from existing

Issues/Opportunities:

1. Encourage the consolidation of commercial uses in the town centre to create a compact and attractive area.
2. Parking provision and parking location - review carparking standards to assist in encouraging appropriate redevelopment and development in the town centre.
3. Prepare and implement a townscape study with associated design guidelines.
4. Development in accordance with the Residential Design Codes.
5. Subdivision and development to be in accordance with WAPC SPP 3.7 – Bushfire and AS3959-2009.
6. Suitable servicing including compliance with the Government Sewerage Policy.
7. Compatibility of land uses and addressing amenity impacts.
8. Short-term rental accommodation and residential uses to consider impacts of road freight noise.



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2. MOIR STREET (PUBLIC PURPOSES)

Site Details:
Reserve 27820, Moir Street, Borden

Land Area:
2316m^2

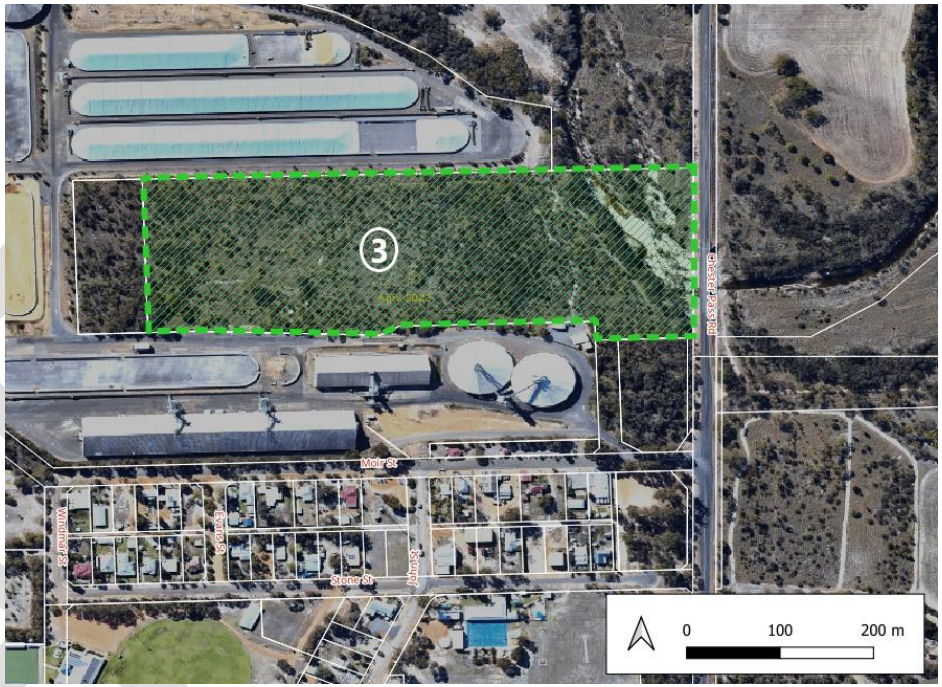
Planning Considerations:
Proposed Land Use: Public Purposes
Current Scheme Designation: Industry
Proposed Scheme Designation: Public Purposes
Structure Planning Required: No
Lot Size/Density: 2316m^2
Estimated Lot Yield: 1

Issues/Opportunities:
1. Vegetation protection.
2. Review tenure.
3. Development to be in accordance with WAPC SPP 3.7 – Bushfire and AS3959-2009.



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3. CHESTER PASS ROAD (CONSERVATION)



Site Details:
Reserve 21742, Borden

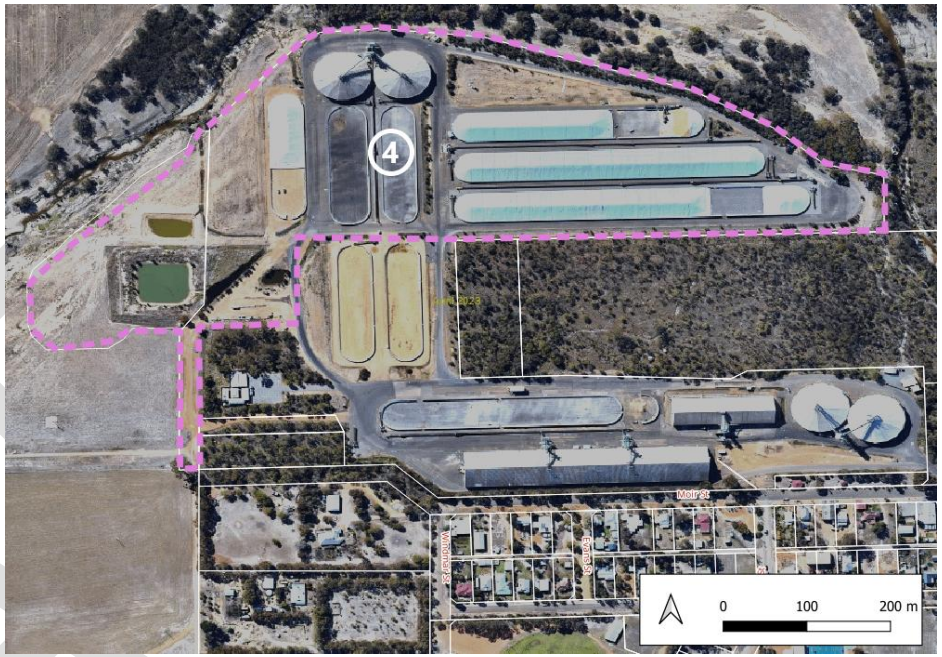
Land Area:
8ha

Planning Considerations:
Proposed Land Use: Conservation
Current Scheme Designation: Public Purposes – Aboriginal Inhabitants
Proposed Scheme Designation: Conservation
Structure Planning Required: No
Lot Size/Density: 8ha
Estimated Lot Yield: 1

Issues/Opportunities:
1. To potentially be included in the Noongar Land Estate.
2. Review tenure.
3. Vegetation protection.
4. Development to be in accordance with WAPC SPP 3.7 – Bushfire and AS3959-2009.
5. Appropriate servicing.

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4. CBH (INDUSTRY)



Site Details:
Lot 150 on DP 67780 and Lot 9001 on DP 67780

Land Area:
28ha

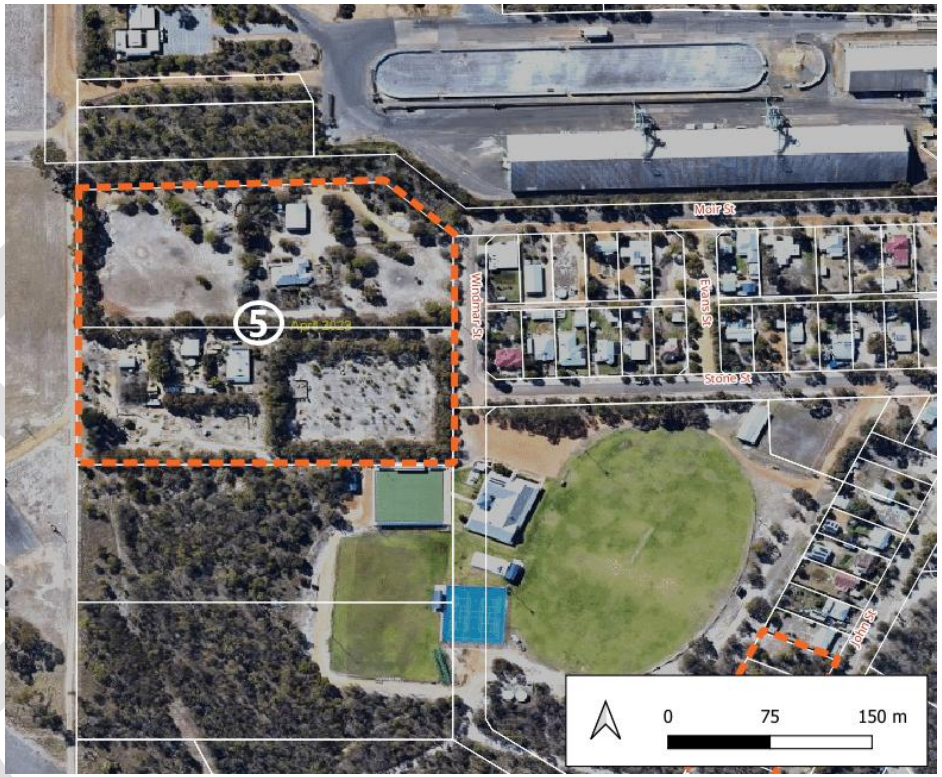
Planning Considerations:
Proposed Land Use: Industrial
Current Scheme Designation: General Agriculture
Proposed Scheme Designation: Industry
Structure Planning Required: Yes
Lot Size/Density: To be determined
Estimated Lot Yield: To be determined

Issues/Opportunities:

1. Development to be in accordance with WAPC SPP 3.7 – Bushfire and AS3959-2009.
2. Land capability for development.
3. Suitable servicing including compliance with the Government Sewerage Policy.
4. Traffic impact assessment required.
5. Addressing flood risk and management of stormwater.
6. Vegetation and waterway protection.
7. Suitable setbacks and landscape management in relation to the creek line.
8. Aboriginal heritage.
9. Compatibility of land uses and addressing amenity impacts.

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5. WINDMAR STREET (RESIDENTIAL)



Site Details:
Lot 41 on Plan 157158, Windmar Street, Borden
Lot 42 (No. 10) Windmar Street, Borden

Land Area:
4.61ha

Planning Considerations:
Proposed Land Use: Residential
Current Scheme Designation: Residential (R2.5)
Proposed Scheme Designation: Residential
Structure Planning Required: No
Lot Size/Density: 4000m^2
Estimated Lot Yield: 8

Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Bushfire and AS3959-2009.
2. Land capability for development.
3. Suitable servicing including compliance with the Government Sewerage Policy.
4. Vegetation protection.
5. Creating a sense of place that's appealing through streetscape design and sustainability (including solar/passive design).

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6. JOHN STREET (RESIDENTIAL)



Site Details:

Lot 202 (No. 28) John Street, Borden
Lot 203 (No. 30) John Street, Borden
Lot 204 (No. 32) John Street, Borden
Lot 205 (No. 34) John Street, Borden
Lot 206 (No. 36) John Street, Borden
Lot 207 (No. 38) John Street, Borden
Lot 208 (No. 40) John Street, Borden

Land Area:

8159m^2

Planning Considerations:

Proposed Land Use: Residential
Current Scheme Designation: Residential (R10)
Proposed Scheme Designation: Residential
Structure Planning Required: No
Lot Size/Density: R10
Estimated Lot Yield: 7

Issues/Opportunities:

1. Rezone Lot 202 to Residential.
2. Subdivision and development to be in accordance with WAPC SPP 3.7 – Bushfire and AS3959-2009.
3. Land capability for development.
4. Suitable servicing including compliance with the Government Sewerage Policy.
5. Vegetation protection.
6. Creating a sense of place that's appealing through streetscape design and sustainability (including solar/passive design).

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7. JOHN/TRAPPITT STREET (CONSERVATION)

Site Details:
Reserve 24679, Borden

Land Area:
1.79ha

Planning Considerations:
Proposed Land Use: Conservation
Current Scheme Designation: Special Use (SU14)
Proposed Scheme Designation: Conservation
Structure Planning Required: No
Lot Size/Density: 1.79ha
Estimated Lot Yield: 1

Issues/Opportunities:
1. Vegetation protection.
2. Review tenure.
3. Development to be in accordance with WAPC SPP 3.7 – Bushfire and AS3959-2009.



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8. NORRISH PLACE (INDUSTRY)



Site Details:
Various lots, Norrish Place, Borden

Land Area:
2.44ha

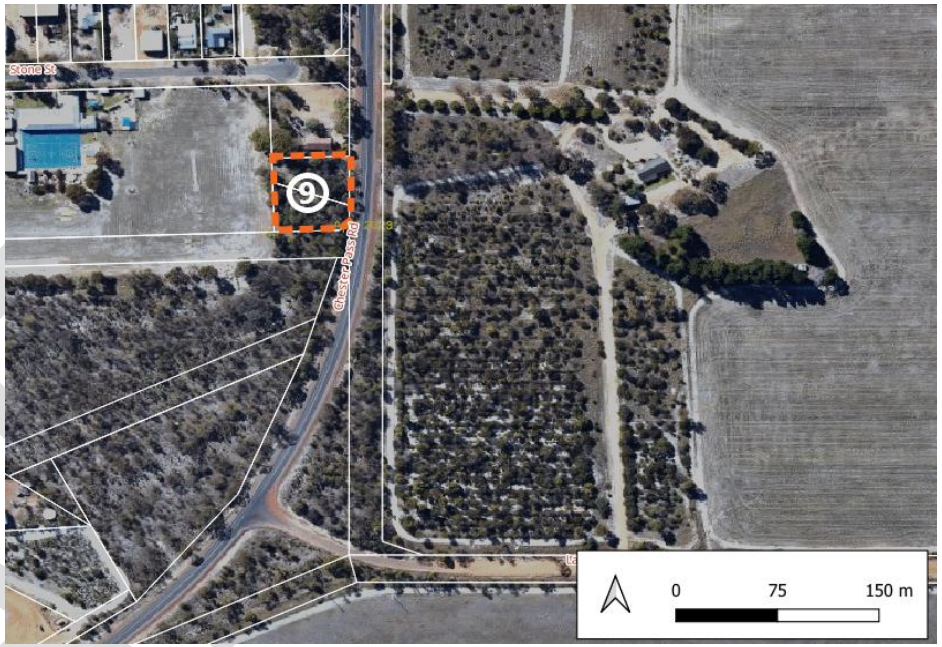
Planning Considerations:
Proposed Land Use: Industrial
Current Scheme Designation: Industry
Proposed Scheme Designation: Industry
Structure Planning Required: No
Lot Size/Density: 2000 – 7141m^2
Estimated Lot Yield: 7

Issues/Opportunities:

1. Development to be in accordance with WAPC SPP 3.7 – Bushfire and AS3959-2009.
2. Suitable servicing including compliance with the Government Sewerage Policy.
3. Vegetation protection.
4. Landscaping and revegetation.
5. Forms part of 'gateway' into Borden and need for appropriate built form design when viewed from Chester Pass Road.
6. Review land tenure.
7. Portion to potentially be included in the Noongar Land Estate.

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9. CHESTER PASS ROAD (RESIDENTIAL)



Site Details:
Lot 68 on Plan 165386, Borden
Lot 69 on Plan 165386, Borden

Land Area:
2521m^2

Planning Considerations:
Proposed Land Use: Residential
Current Scheme Designation: Residential (R10)
Proposed Scheme Designation: Residential
Structure Planning Required: No
Lot Size/Density: R10
Estimated Lot Yield: 2

Issues/Opportunities:

1. Development to be in accordance with WAPC SPP 3.7 – Bushfire and AS3959-2009.
2. Suitable servicing including compliance with the Government Sewerage Policy.
3. Vegetation protection.
4. Forms part of 'gateway' into Borden and need for appropriate built form design when viewed from Chester Pass Road.
5. Review land tenure.
6. To potentially be included in the Noongar Land Estate.

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GNOWANGERUP

1. YOUGENUP ROAD (TOWN CENTRE REVITALISATION)

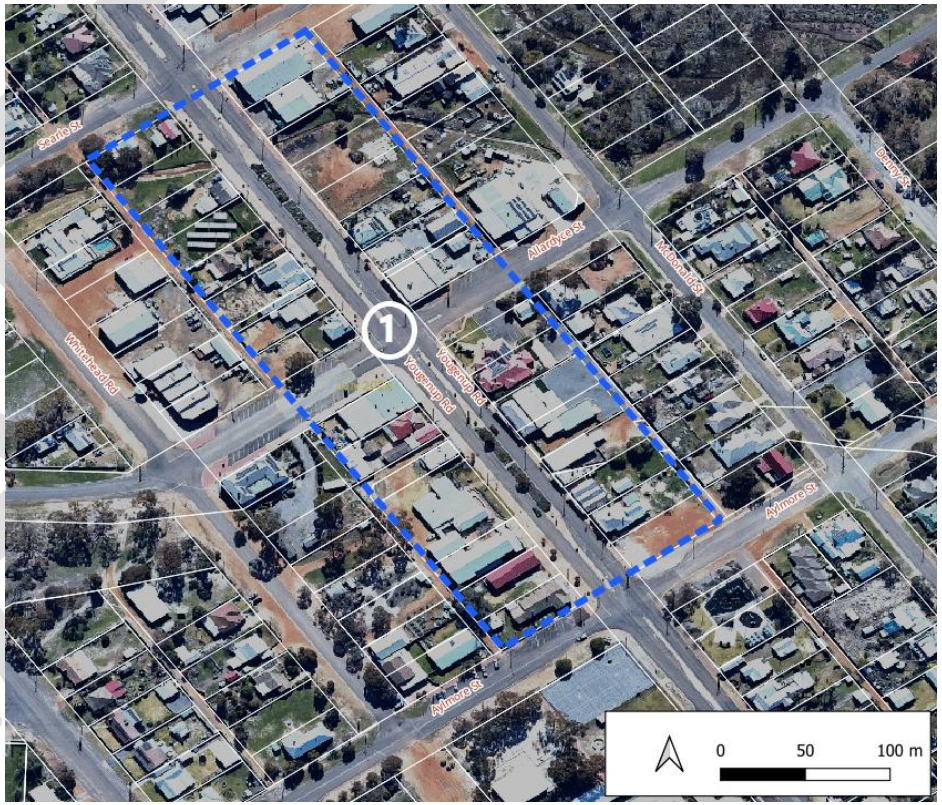
Site Details:
Various lots – Yougenup Road, Gnowangerup

Land Area: 4.5ha

Planning Considerations:
Proposed Land Use: Commercial, tourism, community and residential
Current Scheme Designation: Town Centre
Proposed Scheme Designation: Town Centre
Structure Planning Required: No
Lot Size/Density: 1000m^{2,} scope for R40 if associated with commercial development
Estimated Lot Yield: Minor change from existing

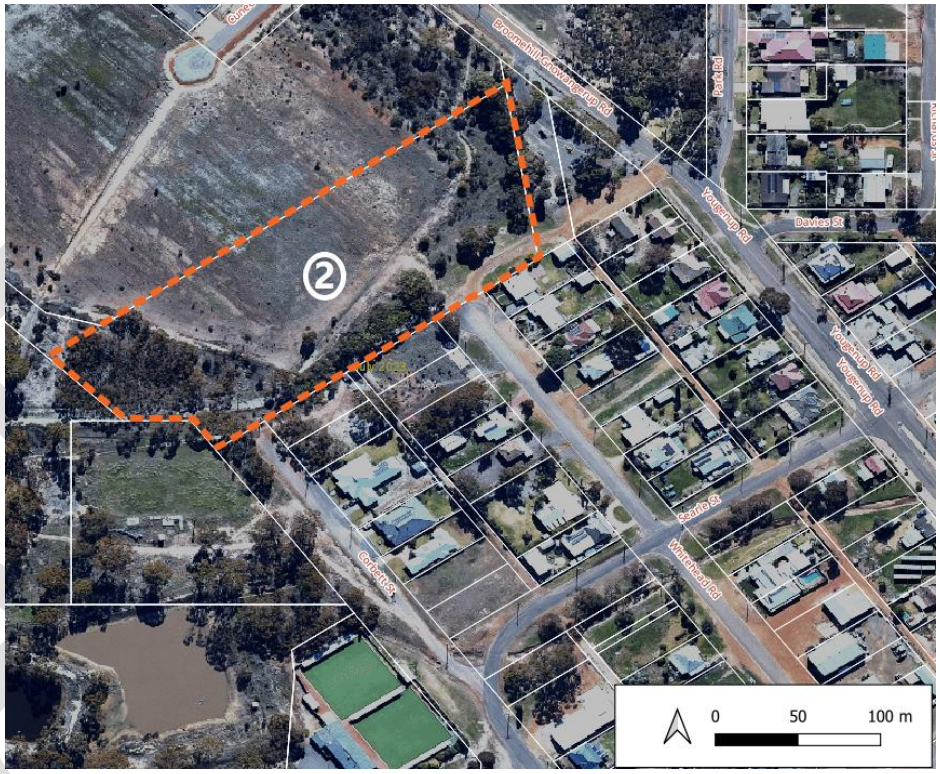
Issues/Opportunities:

1. Traffic management including safety of pedestrians and other traffic with heavy vehicles.
2. Encourage the consolidation of commercial uses in the town centre to create a compact and attractive area.
3. Parking provision and parking location - review carparking standards to assist in encouraging appropriate redevelopment and development in the town centre.
4. Prepare and implement a townscape study with associated design guidelines.
5. Development in accordance with the Residential Design Codes. Include density coding on Scheme maps for Town Centre zone.
6. Development to be fully serviced including connected to reticulated sewerage.
7. Compatibility of land uses and addressing amenity impacts.
8. Short-term rental accommodation and residential uses to consider impacts of road freight noise.



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2. WHITEHEAD ROAD (RESIDENTIAL)



Site Details:
Lot 9000 on Plan 427683, Gnowangerup

Land Area:
2.66ha

Planning Considerations:
Proposed Land Use: Residential and public open space
Current Scheme Designation: Special Use (SU16)
Proposed Scheme Designation: Residential and Public Open Space
Structure Planning Required: No, existing Structure Plan.
Lot Size/Density: R20 and R40
Estimated Lot Yield: 32

Issues/Opportunities:

1. WAPC endorsed structure plan.
2. Connecting existing roads.
3. Scope for a range of housing including aged persons and workforce accommodation.
4. Setbacks to light and service industry and solid fencing on boundary to minimise noise impacts on residential area.
5. Forms part of 'gateway' into Gnowangerup and need for appropriate built form design when viewed from Yougenup Road.
6. Development in accordance with the Residential Design Codes.
7. Creating a sense of place that's appealing through streetscape design, housing design guidelines and sustainability (including solar/passive design).
8. Development to be fully serviced including connected to reticulated sewerage.

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3. QUINN/CORBETT STREET (RESIDENTIAL)



Site Details:

Lot 272 (No. 28) Quinn Street, Gnowangerup
Lot 273 (No. 30) Quinn Street, Gnowangerup
Lot 9000 Corbett Street, Gnowangerup

Land Area:

1.42ha

Planning Considerations:

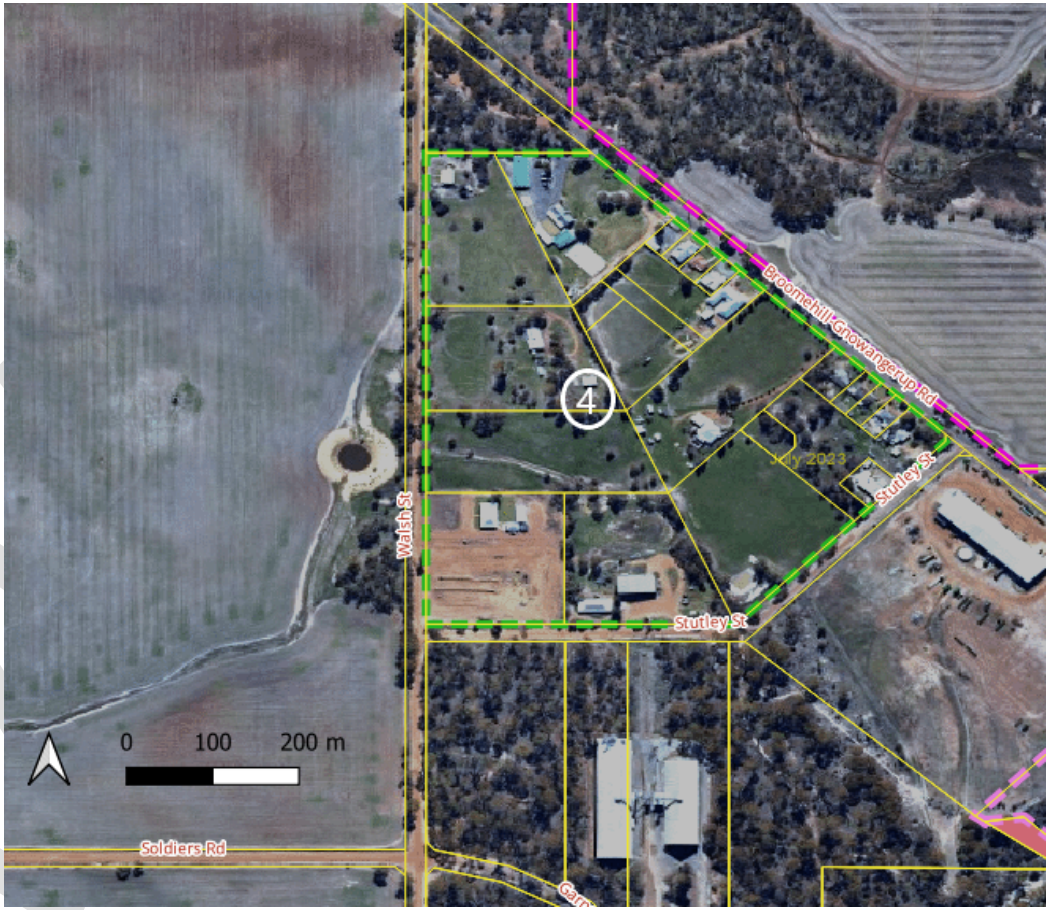
Proposed Land Use: Residential
Current Scheme Designation: Residential (R25)
Proposed Scheme Designation: Residential (R35)
Structure Planning Required: No
Lot Size/Density: 220 – 900m^2
Estimated Lot Yield: 15

Issues/Opportunities:

1. Scope for a range of housing including aged persons and workforce accommodation.
2. Development in accordance with the Residential Design Codes. Scheme amendment to up the density to R35.
3. Creating a sense of place that's appealing through streetscape design, housing design guidelines and sustainability (including solar/passive design).
4. Development to be fully serviced including connected to reticulated sewerage.

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4. STUTLEY STREET/BROOMEHILL-GNOWANGERUP ROAD (RURAL SMALLHOLDINGS)



Site Details:

Various lots bound by Stutley Street, Walsh Street and Broomehill-Gnowangerup Road.

Land Area:

19.3ha

Planning Considerations:

Proposed Land Use: Rural Smallholdings
Current Scheme Designation: General Agriculture
Proposed Scheme Designation: Rural Smallholdings
Structure Planning Required: No
Lot Size/Density: 1 – 2 hectares
Estimated Lot Yield: No change from existing

Issues/Opportunities:

1. Development to be in accordance with WAPC SPP 3.7 – Bushfire.
2. Promote rural living and a range of business uses.
3. Address land use compatibility.
4. Forms part of 'gateway' into Gnowangerup and need for appropriate built form design when viewed from Yougenup Road.
5. Compliance with the Government Sewerage Policy.

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5. STRATHAVEN ROAD (RURAL RESIDENTIAL)



Site Details:
Lot 2387 (No. 9) Strathaven Road, Gnowangerup
Lot 801 Strathaven Road, Gnowangerup
Lot 1346 on Plan 105457, Gnowangerup (western side of creek line)

Land Area:
26ha

Planning Considerations:
Proposed Land Use: Rural Residential
Current Scheme Designation: General Agriculture
Proposed Scheme Designation: Initially Rural then rezoned to Rural Residential
Structure Planning Required: No
Lot Size/Density: 1ha
Estimated Lot Yield: 17

Issues/Opportunities:

1. Land capability for development.
2. Suitable servicing including compliance with the Government Sewerage Policy.
3. Addressing flood risk and management of stormwater.
4. Vegetation and waterway protection.
5. Suitable setbacks and landscape management in relation to the creek line.
6. Buffers/setbacks to existing agriculture uses.
7. Forms part of 'gateway' into Gnowangerup and need for appropriate built form design when viewed from Gnowangerup-Jerramungup Road.
8. Consider impacts of road freight noise.

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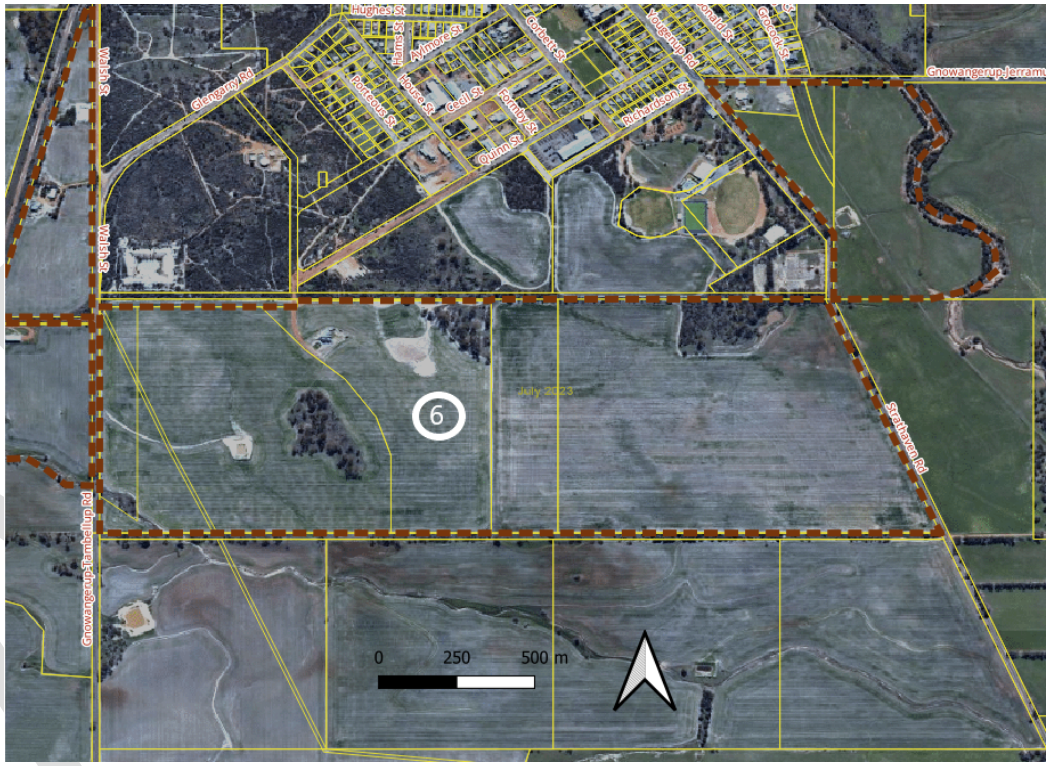
6. STRATHAVEN ROAD/GNOWANGERUP-TAMBELLUP ROAD (RURAL RESIDENTIAL)

Site Details:
Lot 350 on Plan 405902, Pallinup
Lot 351 on Plan 405902, Pallinup
Lot 3374 on Plan 125501, Pallinup
Lot 3588 on Plan 125087, Pallinup

Land Area:
154.51ha

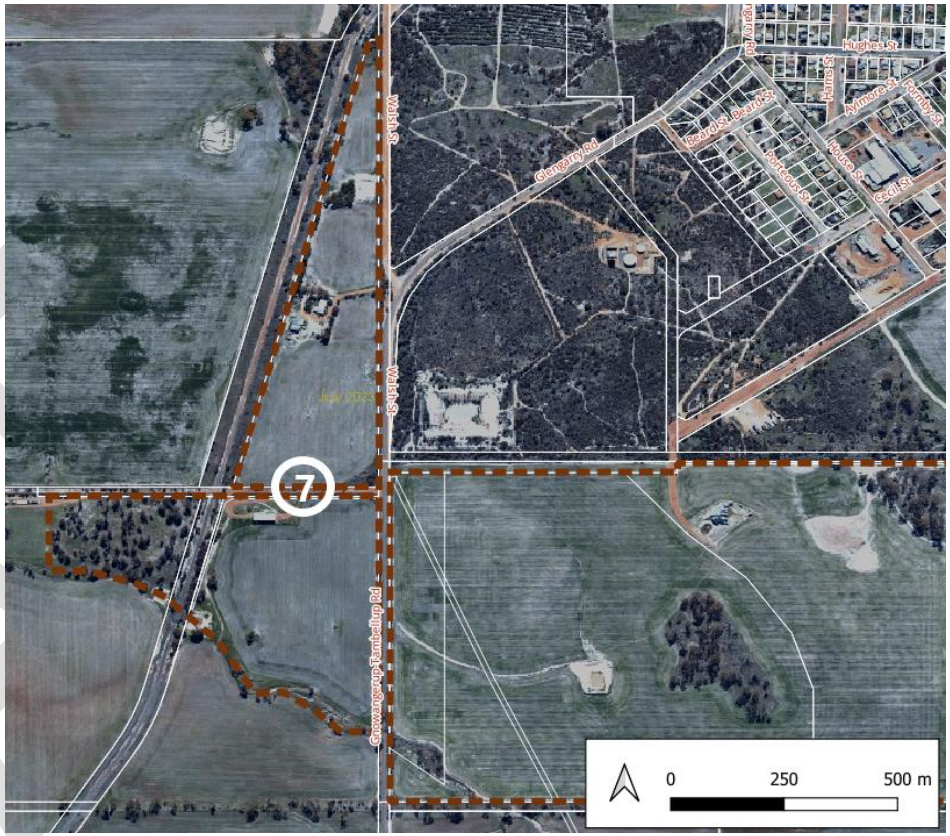
Planning Considerations:
Proposed Land Use: Rural Residential
Current Scheme Designation: Rural Residential
Proposed Scheme Designation: Rural Residential
Structure Planning Required: No
Lot Size/Density: 4000m2 – 6ha
Estimated Lot Yield: 80

Issues/Opportunities:
1. Existing WAPC endorsed Structure Plan for western section.
2. Subdivision and development to be in accordance with WAPC SPP 3.7 – Bushfire and SPP 2.5 Rural Planning.
3. Land capability for development.
4. Suitable servicing including compliance with the Government Sewerage Policy.
5. Management of stormwater.
6. Vegetation protection.
7. Buffers/setbacks to existing agriculture uses.
8. Forms part of 'gateway' into Gnowangerup and need for appropriate built form design when viewed from Gnowangerup-Tambellup Road.
9. Promote construction of Jordan Street to access industrial area.



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7. GNOWANGERUP-TAMBELLUP ROAD (RURAL RESIDENTIAL)



Site Details:
Lot 1 (No. 9) Walsh Street, Pallinup
Lot 2 on Plan 406657, Pallinup
Lot 1 (No. 34) Gnowangerup-Tambellup Road, Pallinup

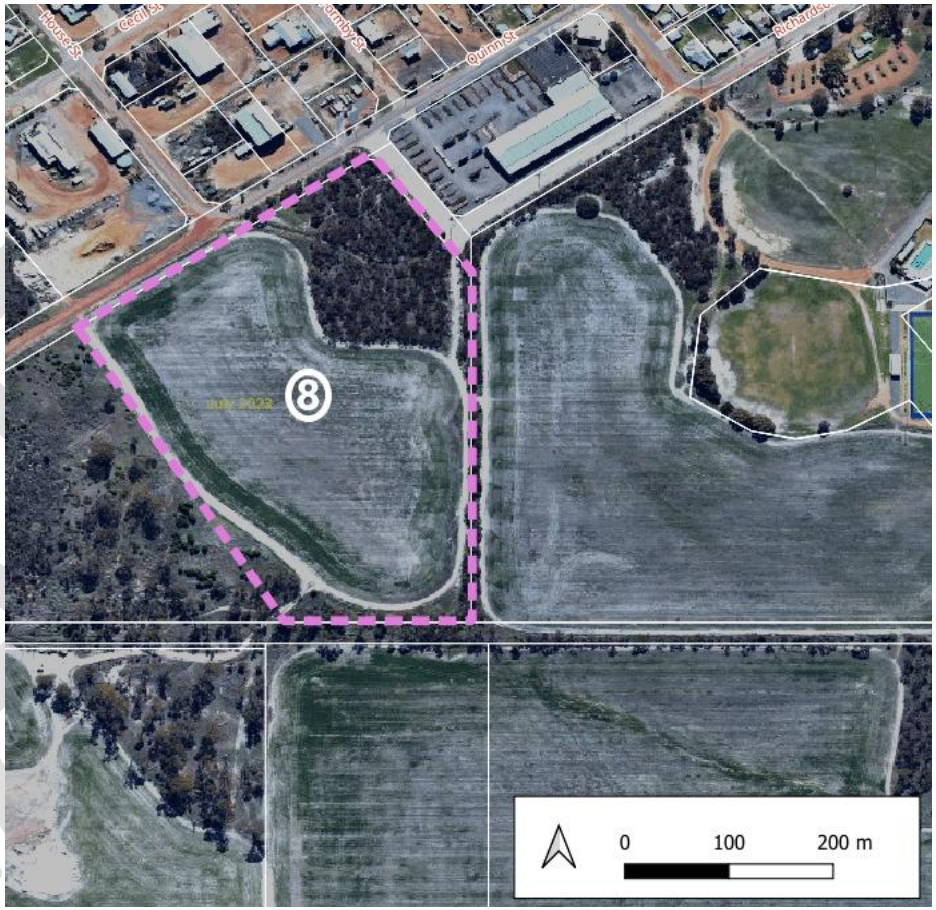
Land Area:
134ha

Planning Considerations:
Proposed Land Use: Rural Residential
Current Scheme Designation: Rural Residential and General Agriculture
Proposed Scheme Designation: Rural Residential and initially Rural
Structure Planning Required: No
Lot Size/Density: 1-4ha
Estimated Lot Yield: 50

Issues/Opportunities:
1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Bushfire and SPP 2.5 Rural Planning.
2. Land capability for development.
3. Suitable servicing including compliance with the Government Sewerage Policy.
4. Management of stormwater.
5. Vegetation protection.
6. Buffers/setbacks to existing agriculture uses.
7. Forms part of 'gateway' into Gnowangerup and need for appropriate built form design when viewed from Gnowangerup-Tambellup Road.

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8. QUINN STREET (INDUSTRY)



Site Details:
Reserve 28654, Gnowangerup (eastern portion)

Land Area:
9ha

Planning Considerations:
Proposed Land Use: Industrial
Current Scheme Designation: Industry
Proposed Scheme Designation: Industry
Structure Planning Required: Yes
Lot Size/Density: 2000m^2 – 1ha
Estimated Lot Yield: 12

Issues/Opportunities:

1. Ensuring that nearby rural residential land uses are not impacted by industrial land uses.
2. Suitable servicing including compliance with the Government Sewerage Policy and managing stormwater.
3. Upgrading access and promote construction of Jordan Street to access industrial area.
4. Vegetation protection.
5. Subdivision and development to be in accordance with WAPC SPP 3.7 – Bushfire and AS3959-2009.
6. Change tenure from reserve to freehold.

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9. QUINN STREET (INDUSTRY)



Site Details:
Reserve 28654, Gnowangerup

Land Area:
0.5ha

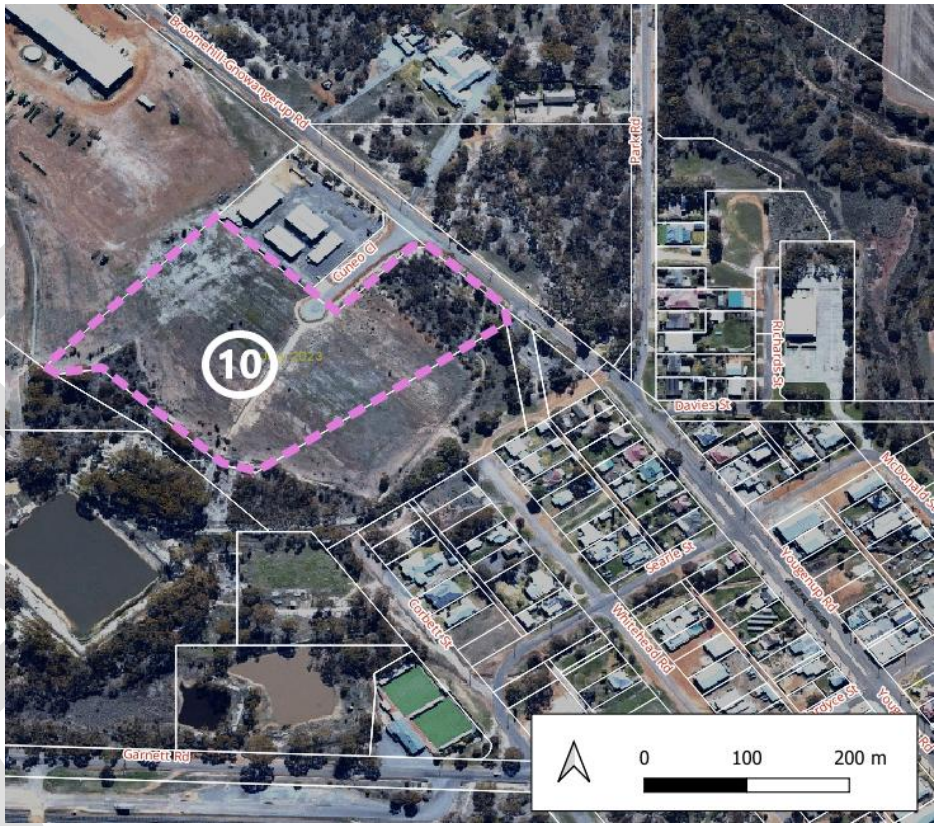
Planning Considerations:
Proposed Land Use: Industrial
Current Scheme Designation: Industry
Proposed Scheme Designation: Industry
Structure Planning Required: No
Lot Size/Density: 0.5ha
Estimated Lot Yield: 1

Issues/Opportunities:

1. Ensuring that nearby rural residential land uses are not impacted by industrial land uses.
2. Suitable servicing including compliance with the Government Sewerage Policy and managing stormwater.
3. Upgrading access and promote construction of Jordan Street to access industrial area.
4. Development to be in accordance with WAPC SPP 3.7 – Bushfire and AS3959-2009.
5. Change tenure from reserve to freehold.

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10. CUNEO CLOSE (INDUSTRY)



Site Details:
Lot 8999 on Plan 427683, Gnowangerup

Land Area:
4.58ha

Planning Considerations:
Proposed Land Use: Industrial and public open space
Current Scheme Designation: Special Use (SU16)
Proposed Scheme Designation: Industry and public open space
Structure Planning Required: No
Lot Size/Density: 3796 – 9898m^2
Estimated Lot Yield: 7

Issues/Opportunities:
1. WAPC endorsed structure plan.
2. Setbacks to residential development and solid fencing on boundary to minimise noise impacts on residential area.
3. Suitable servicing including compliance with the Government Sewerage Policy and managing stormwater.
4. Vegetation protection.
5. Forms part of 'gateway' into Gnowangerup and need for appropriate built form design when viewed from Yougenup Road.

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11. BELL STREET (INDUSTRY)

Site Details:
Lot 406 (No. 33) Bell Street, Gnowangerup (north-eastern section)

Land Area:
1.29ha

Planning Considerations:
Proposed Land Use: Industrial
Current Scheme Designation: Public Purposes: Sale/Stockyards
Proposed Scheme Designation: Industry
Structure Planning Required: No
Lot Size/Density: 4000m^2
Estimated Lot Yield: 3



Issues/Opportunities:
1. Ensuring that nearby residential land uses are not impacted by industrial land uses.
2. Suitable servicing including compliance with the Government Sewerage Policy and managing stormwater.
3. Development to be in accordance with WAPC SPP 3.7 – Bushfire and AS3959-2009.
4. Change tenure from reserve to freehold.

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12. KWOBRUP ROAD (MIXED USE/HOUSING)

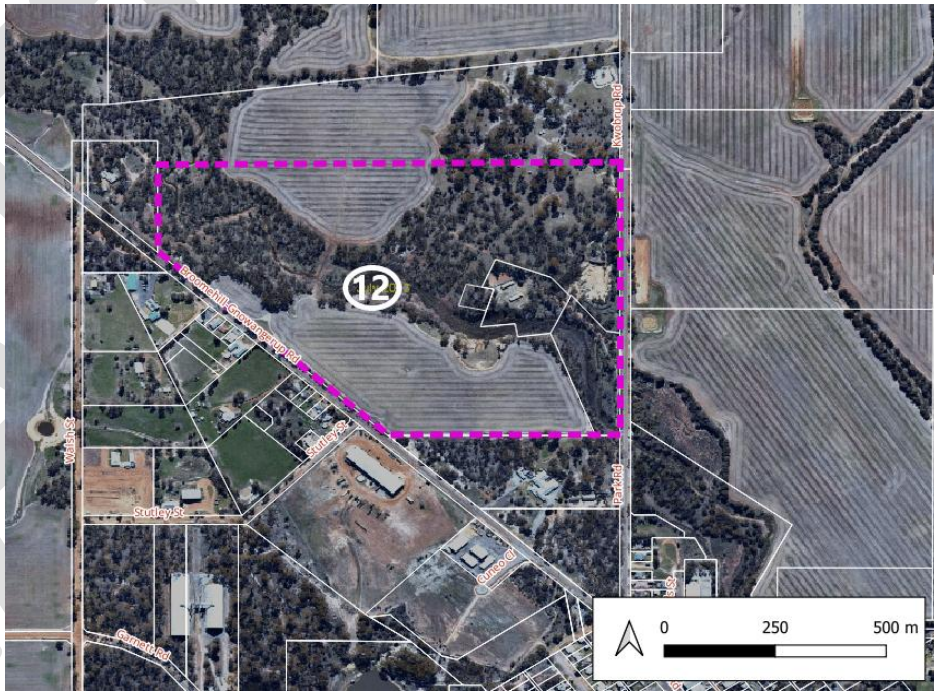
Site Details:
Lot 1 (No. 37) Park Road, Gnowangerup
Lot 2 (No. 37) Park Road, Gnowangerup
Lot 1296 on Plan 115341, Gnowangerup

Land Area:
60.4ha

Planning Considerations:
Proposed Land Use: Mixed Use, housing, tourism
Current Scheme Designation: Special Use (SU10)
Proposed Scheme Designation: Mixed Use/Housing
Structure Planning Required: Yes
Lot Size/Density: To be determined
Estimated Lot Yield: To be determined

Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Bushfire and AS3959-2009.
2. Land capability for development.
3. Addressing flood risk and management of stormwater.
4. Vegetation and waterway protection.
5. Suitable setbacks and landscape management in relation to the creek line.
6. Suitable servicing including compliance with the Government Sewerage Policy.
7. Traffic impact assessment required.
8. Aboriginal and built heritage.
9. Buffers/setbacks to existing agriculture uses.
10. Compatibility of land uses and addressing amenity impacts.
11. Forms part of 'gateway' into Gnowangerup and need for appropriate built form design when viewed from Yougenup Road.
12. Creating a sense of place that's appealing through streetscape design, housing design guidelines and sustainability (including solar/passive design).



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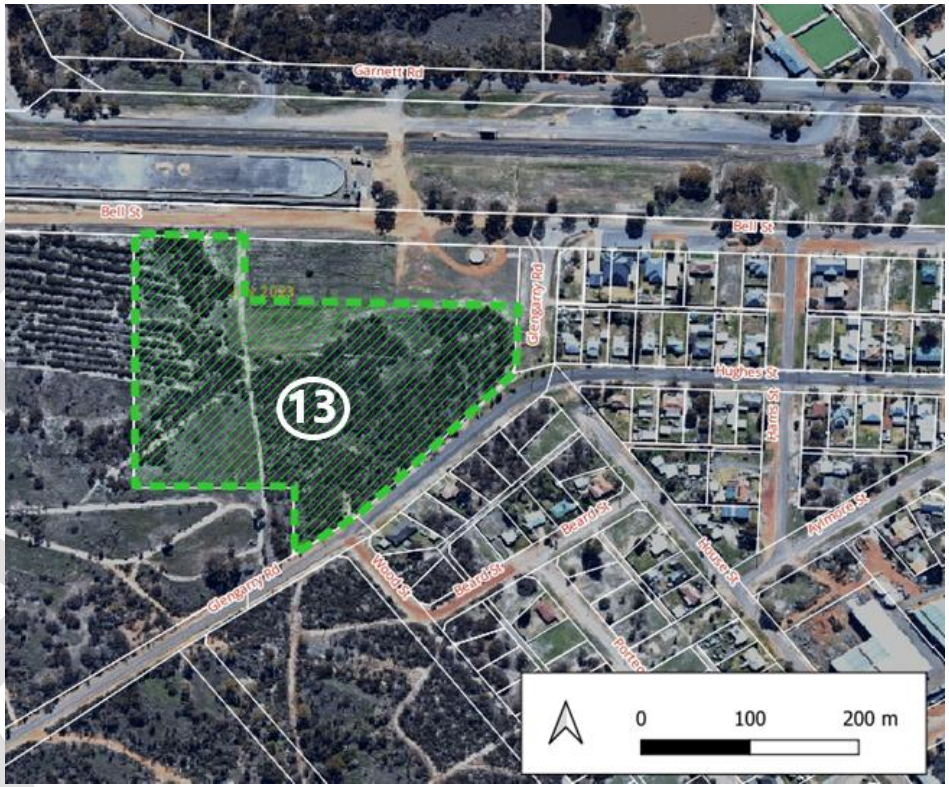
13. GLENGARRY ROAD (CONSERVATION)

Site Details:
Lot 406 (No. 33) Glengarry Road, Gnowangerup

Land Area:
5ha

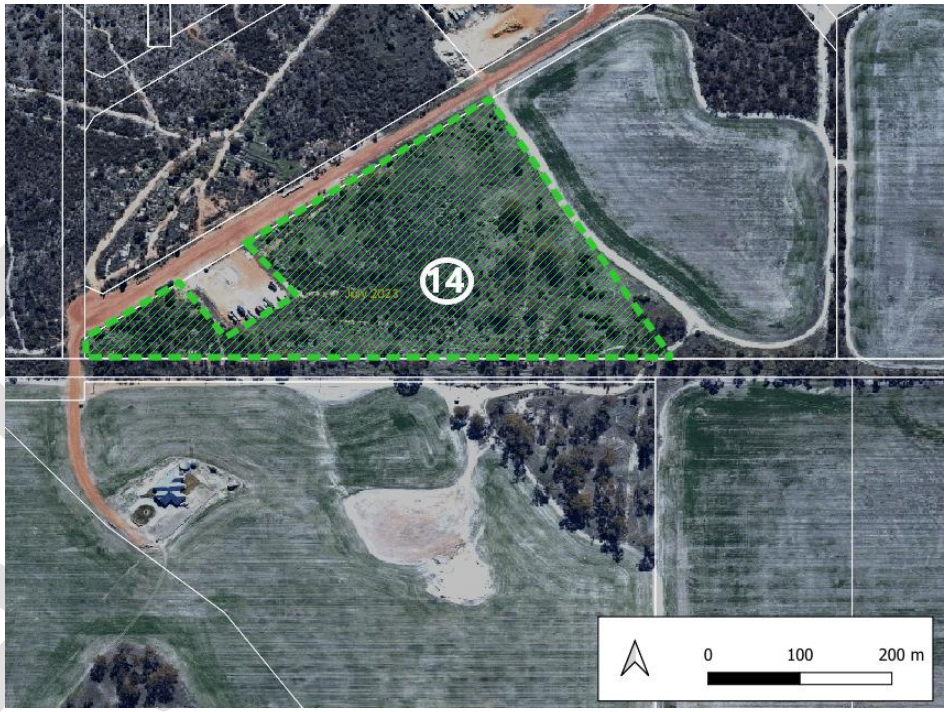
Planning Considerations:
Proposed Land Use: Conservation
Current Scheme Designation: Public Purposes: Sale/Stockyards
Proposed Scheme Designation: Conservation
Structure Planning Required: No
Lot Size/Density: 5ha
Estimated Lot Yield: 1

Issues/Opportunities:
1. Vegetation protection.
2. Review tenure and prepare management plan.
3. Development to be in accordance with WAPC SPP 3.7 – Bushfire and AS3959-2009.



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14. QUINN STREET (CONSERVATION)



Site Details:
Reserve 28654, Gnowangerup

Land Area:
7.5ha

Planning Considerations:
Proposed Land Use: Conservation
Current Scheme Designation: Industry
Proposed Scheme Designation: Conservation
Structure Planning Required: No
Lot Size/Density: 7.5ha
Estimated Lot Yield: 1

Issues/Opportunities:
1. Vegetation protection.
2. Review tenure and prepare management plan.
3. Development to be in accordance with WAPC SPP 3.7 – Bushfire and AS3959-2009.

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5.0 STRATEGY MAPS

The Local Planning Strategy Maps are provided in **Strategy Maps 1, 2, 3** and **4.**

6.0 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 Council Plan by identifying the values and directions for the future of development throughout the Shire.

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. 3 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 Gnowangerup Local Planning Scheme No.3* (LPS3) presents a significant opportunity to achieve effective implementation. The local government proposes the following zones in LPS3:

- Residential;
- 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;
- 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.

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Confidential Minutes

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.

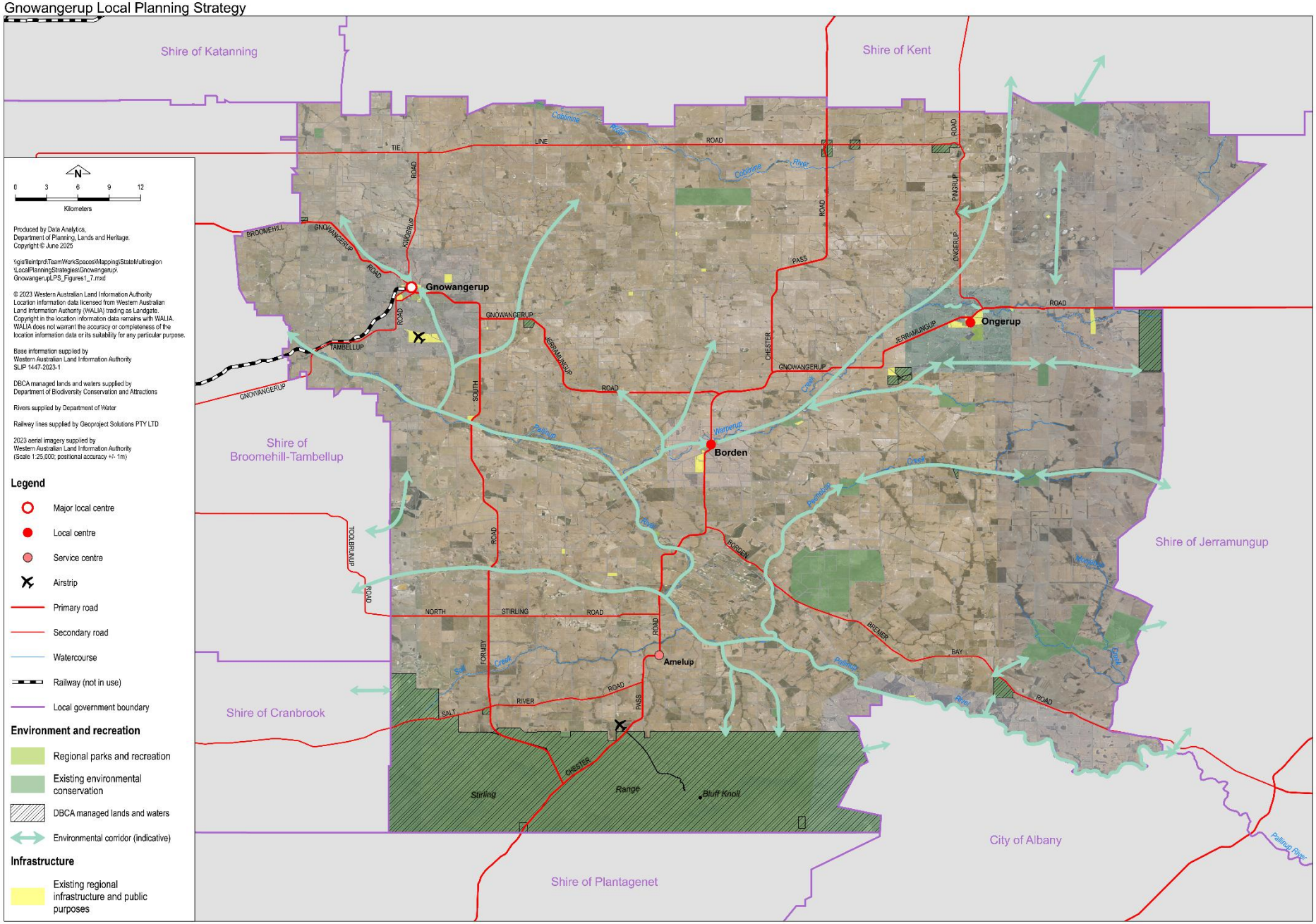
Amendments to the Strategy and then the Scheme are therefore anticipated to be required to maintain relevance and focus of strategy on societal as well as economic and environmental values and outcomes.

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.



Image: Entrance to CBH facility at Borden

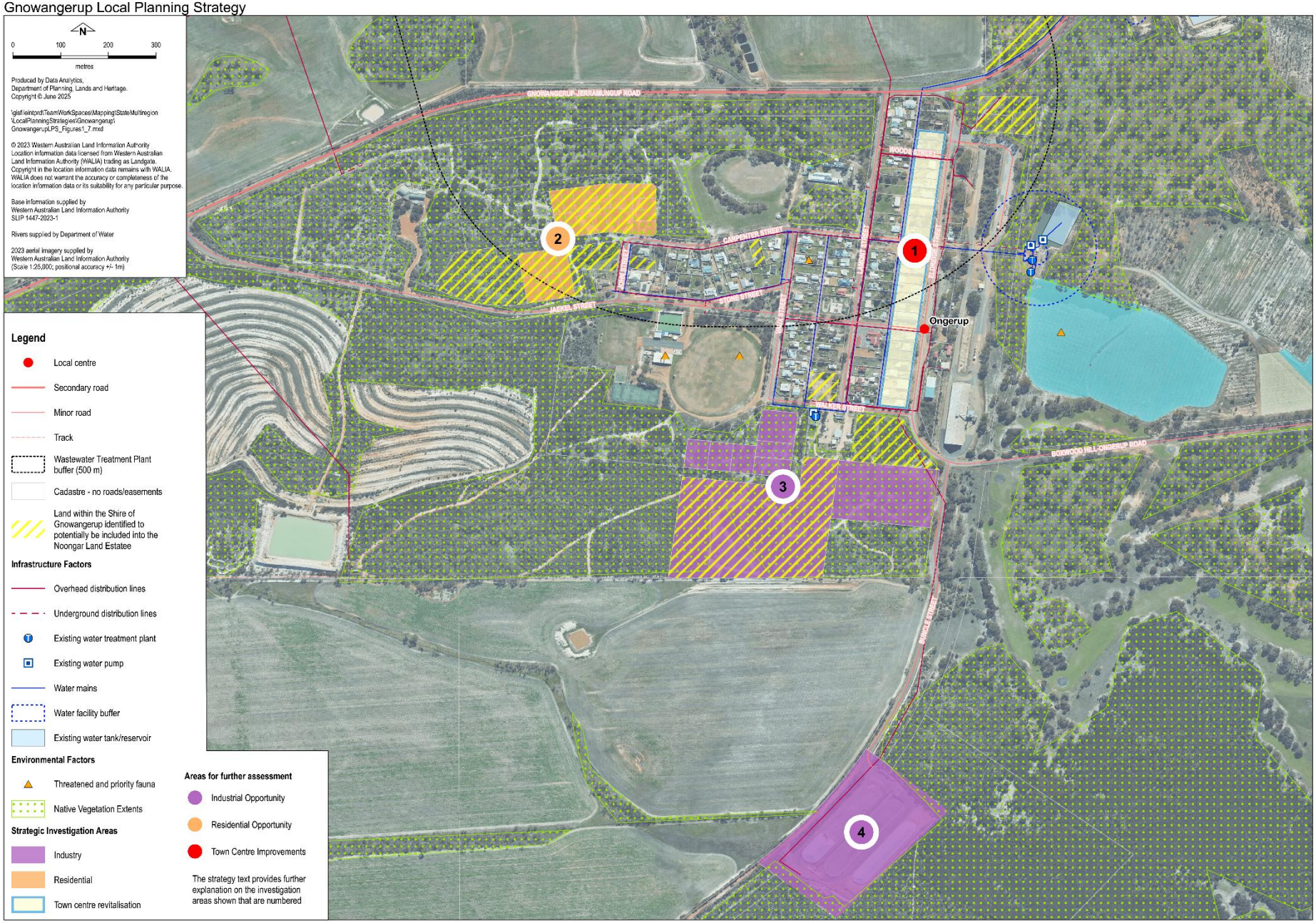
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Local Planning Strategy Map - District

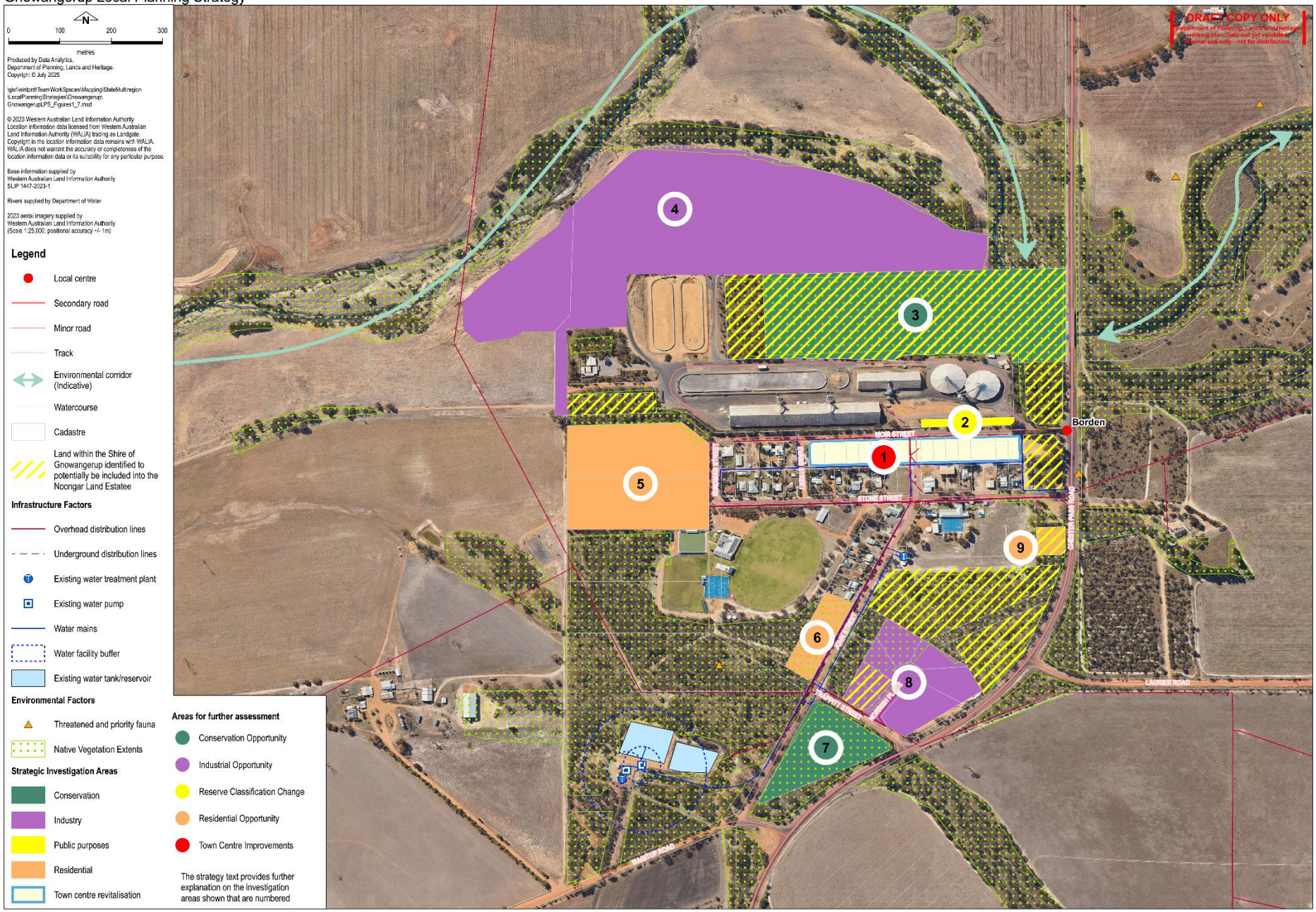
Strategy Map 1

Confidential Minutes



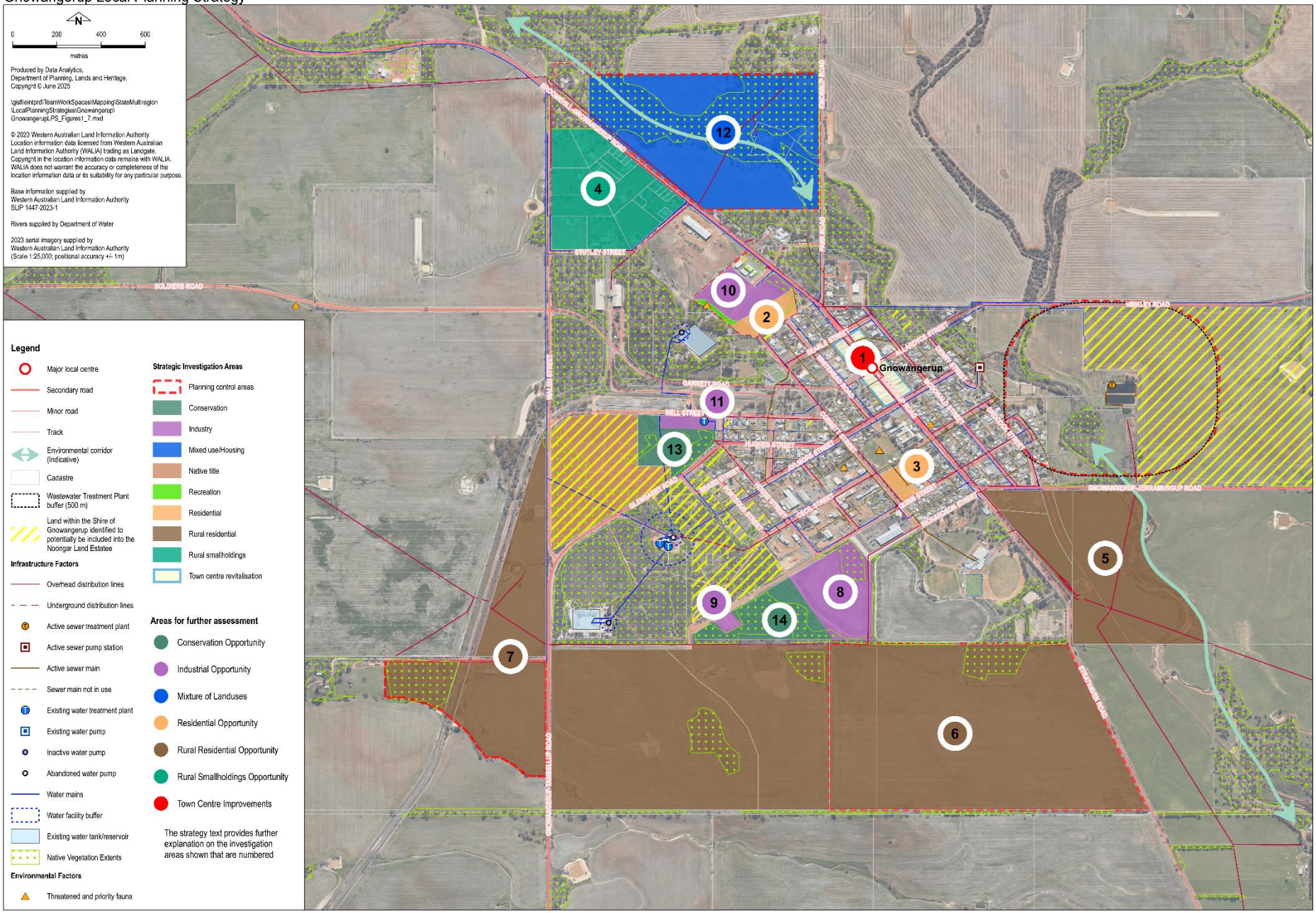
Ongerup Strategy Map

Strategy Map 2



Borden Strategy Map

Strategy Map 3



Gnowangerup Strategy Map

Strategy Map 4

PART 2

Background Information and 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 Gnowangerup 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 anticipant 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: Yougenup Road, Gnowangerup

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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 Gnowangerup 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 Gnowangerup. This is outlined and described in **Table 35**.

Table 35: 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	SPP 1.0 restates and expands on the *State Planning Strategy 2050* 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. 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. 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 *State Planning Strategy 2050* principles.	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.

STATE PLANNING POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
SPP2 Environment and Natural Resources Policy	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. 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 Polices which supplement SPP 2.0.	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: • 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 landscape values. SPP 2.5 includes policy measures aimed at protecting rural land while encouraging a diversity of compatible rural land uses.	The majority of the Shire is used for farming purposes. Future land use planning in rural areas will need to consider: • Protection of agricultural land and significant environmental assets; • The interface with any rural living zones; • 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	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. 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.	This policy requires the Strategy and new Scheme to consider: • 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	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.	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.

	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. 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 Polices which supplement SPP 3.0.	The majority of urban growth is expected to continue to occur in the Gnowangerup townsite. There are also opportunities for growth (subject to drivers) in the Ongerup and Borden townsites.
SPP3.4 Natural Hazards and Disasters	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. Through these planning documents, the adverse impacts of natural disasters on communities, the economy and the environment are minimised. SPP 3.4 sets out considerations for decision makers in relation to hazards including flood, bush fire and earthquakes. Consideration of these hazards should be undertaken in conjunction with issue-specific State Planning Polices which supplement SPP 3.4.	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.
SPP3.5 Historic Heritage Conservation	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. 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. 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.	The Shire has a rich history, with various heritage listed places. The Shire should therefore continue to maintain its Heritage List, which sits under the Local Planning Scheme. 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.
SPP3.7 Bushfire	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	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.

	of the planning and development process whilst achieving an appropriate balance between bushfire risk management measures, biodiversity conservation and environmental protection. 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. SPP 3.7 should be read in conjunction with the deemed provisions, *Planning for Bushfire Guidelines* and *Australian Standard 3959: Construction of buildings in Bushfire Prone Areas*.	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.
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. 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.	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. 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	SPP 5.4 provides guidance for the performance-based approach for managing and mitigating transport noise associated with road and rail operations. 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. 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.	There are existing road corridors in the Shire which need to be protected. No major upgrades or changes are expected to existing strategic and freight routes in the Shire. There is a need to consider road noise on sensitive land uses in the context of noise attenuation. Impacts can then be mitigated through the planning process (where required).
Residential Design Codes Volume 1 & 2	*Residential Design Codes* 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	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.

	highlight assessment pathways to facilitate better outcomes for residents. They are also used for the assessment of residential subdivision proposals. 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. *Residential Design Codes* Volume 1 and 2 should be read in conjunction with the supporting Guidelines.	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. 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. A common difference in regional towns and settlements is the need for larger outbuildings and sheds. 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.

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 Gnowangerup are outlined and described in **Table 36**.

Table 36: Regional planning instrument overview and Local Planning Strategy implications and responses

REGIONAL PLANNING INSTRUMENT	REGIONAL PLANNING INSTRUMENT OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
Great Southern Regional Planning and Infrastructure Framework (2015)	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 Great Southern region. 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 Great Southern.	The document highlights opportunities relating to the Shire of Gnowangerup. The key opportunities include: • Conserving agricultural land; • Identifying and conserving environmental assets; • Ensuring that future population growth in the Great Southern 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;

	Many of the objectives and priority projects in the economic development strategies have land use planning implications.	• 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.
Great Southern Regional Investment Blueprint	The Blueprint supports population growth and economic development. To achieve these goals and aspirational future, various priority areas are set.	The Strategy builds on the priority areas with regard to the Shire's context which have a land use planning focus.

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 37**.

Table 37: Operational policies

POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
WAPC 2.2 Residential Subdivision	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. The policy establishes a consistent and coordinated approach to the creation of residential lots, deliver suitable amenity and facilitate supply of regular residential lots.	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	*Liveable Neighbourhoods* 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: • 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 *Liveable Neighbourhoods*. This will be until the proposed *SPP 7.1 Neighbourhood Design* 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 38**.

Table 38: Position statement and guidelines

POSITION STATEMENT/GUIDELINES	OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
Renewable Energy Facilities March 2020	This document outlines the WAPC requirements to support the consistent consideration and provision of renewable energy facilities within Western Australia. 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.	The Western Australian Planning Commission's *State Planning Strategy 2050* promotes renewable energy initiatives. To help implement this, the local planning framework is responsible for development assessment of renewable energy facilities. The Strategy can strategically set out the overall Council resolution on renewable energy facilities or identify preferred and non-preferred locations. 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.
Workforce Accommodation January 2018	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. 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 *Mining Act 1978* and State Agreement Acts prevail.	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. 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.
Residential Accommodation for Ageing Persons	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.	The planning framework should provide flexibility in land use to support the delivery of accommodation for ageing persons in the primary townsites.

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 39: 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 *Western Australian Climate Policy* 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	The *State Salinity Strategy* (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. The objective of the *State Salinity Strategy* is to implement government initiatives and encourage private landowners to implement initiatives which will slow or prevent the process of salinity. The *State Salinity Strategy* 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.	The Strategy will focus new subdivision into areas with lower salinity risk. 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.
Government Sewerage Policy	September 2019	Establishes the Western Australia Government's position on the provision of sewerage services in the State through the planning and development of land.	Generally, require connection to reticulated sewerage in the Gnowangerup and Ongerup townsites. 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 Council Plan 2025-2035

The Shire's Council Plan was adopted in 2025. Key themes and outcomes which are relevant to land use planning are outlined in **Table 40**.

Table 40: Council Plan Summary

THEMES	OUTCOMES	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
Our Community	Vibrant, connected community, promoting well-being and inclusion.	Promote good design that considers health and safety.
Our Environment	Healthy natural environment and well maintained infrastructure for current and future generations' enjoyment.	Promote environmental corridors and create conservation lots.
Local Economy	An innovative and diverse local economy with a strong agricultural industry.	Conserve agricultural land, support economic diversification and identify sufficient industrial land for growth.
Leadership and Governance	Providing strategic leadership and effective advocacy for the advancement of our district.	The Local Planning Strategy will be subject to community and stakeholder consultation. Various future planning proposals will be subject to consultation. Support for strategic thinking and good governance.

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 Gnowangerup Local Planning Strategy* endorsed by the WAPC on 18 August 2014 and the Amelup Planning Strategy endorsed by the WAPC on 22 July 2009. This will be revoked when the new Strategy is endorsed by the WAPC.

Key changes from the former Local Planning Strategies include:

- Identifying planning areas (investigation areas);
- Additional industrial land: there is a lack of available industrial land in the townsites. 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 Strategy proposes additional industrial land near the Gnowangerup, Ongerup and Borden townsites;
- Changes to population forecasts / growth projections; and
- Changes to the State and regional planning framework.

3.3 Local Planning Scheme

Local Planning Scheme No. 2 (LPS2), gazetted on 7 July 1990, 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 Gnowangerup Local Planning Scheme No. 3* (LPS3) will be the primary instrument for delivery of the vison 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.

LPS3 will have 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 LPS3 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 Gnowangerup 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 41**.

Table 41: Local planning policies

NAME OF LOCAL PLANNING POLICY	PURPOSE OF LOCAL PLANNING POLICY	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
Gnowangerup Airport	Protect the airport.	Identify on Strategy Map.
Temporary Accommodation Approvals	Establish clear guidelines for the use and placement of caravans and temporary camping accommodations.	Support population growth and accommodation.
Renewable Energy Facilities	Provide a framework for the assessment of renewable energy facilities.	Support renewable energy facilities subject to appropriately addressing planning considerations.
Tourism Based Land Uses	This policy sets parameters in relation to tourism land uses.	Support appropriate tourism uses subject to addressing relevant considerations.
Outbuildings	Guide the location and type of outbuildings to retain amenity of the area.	Support retention of the area's amenity.
Second hand Dwellings	Seeks to maintain amenity and appearance is suitably maintained.	Support the retention of amenity and appearance of a locality.

NAME OF LOCAL PLANNING POLICY	PURPOSE OF LOCAL PLANNING POLICY	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
Signs and Advertisements	Guide the location and type of signs and advertisements to retain amenity of the area.	Support retention of the area's amenity.
Sea Containers	Provide guidance on Council expectations to maintain amenity.	Support the retention of amenity.
Fire Management Plans	Protect life and property.	Complement the State planning framework.
Public Open Space: 3-5 lot subdivisions	Seek adequate provision of public open space.	Complement the Strategy and the State planning framework.
Extraction Industry	Provide guidance on assessing applications.	Details requirements to address.
Alfresco Dining & Trading in Public Places	Promote town centre activation.	Promote town centre activation
Industrial Design Guidelines	Seek orderly and appropriate development.	Promote industrial development.

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 42**.

Table 42: Structure plans

NAME OF STRUCTURE PLAN	DATE OF WAPC APPROVAL/ LAST AMENDMENT	PURPOSE OF STRUCTURE PLAN	MAPPING REFERENCE	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
Lots 560 & 561 Cuneo Close, Gnowangerup	15 March 2024	Facilitate light industry and residential development.	SPN 0780	Recognise and promote development.
Lot 3587 Gnowangerup-Tambellup Road & Lot 3913 Jordan Street, Pallinup	11 July 2017	Facilitate rural residential development.	SPN 2056	The Strategy recognises that larger lots and a rural lifestyle are attractions for population growth.

3.6 Local development plans

The Shire approved a Local Development Plan on 9 March 2021 for Lots 1 and 30 Aylmore Street, Lot 8 and 103 Formby Street and Lot 31 House Street, Gnowangerup.

Table 43: Local development plans

NAME OF LOCAL DEVELOPMENT PLAN	DATE OF WAPC APPROVAL/ LAST AMENDMENT	PURPOSE OF LOCAL DEVELOPMENT PLAN	MAPPING REFERENCE	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
Lots 1 and 30 Aylmore Street, Lots 8 and 103 Formby Street and Lot 31 House Street, Gnowangerup	9 March 2021	Guides general industry and light industry development.	N/A	Reflect land uses in the Strategy.

3.7 Other relevant strategies, plans and policies

There are no other relevant strategies, plans and policies.

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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 Gnowangerup covers approximately 4265 square kilometres. The Gnowangerup townsite is located 354 km from Perth and 140 km from Albany. The district is located in the Great Southern region and is outlined in **Figure 1**.

The district is predominantly an agricultural area. The district's main townsite is Gnowangerup with the smaller townsites of Ongerup and Borden (see **Figure 1**).

The Shire contains 7.7% 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.

Figure 2 outlines land tenure in the Shire.

Age and life stages

The Shire has a population of 1215 based on the 2021 Census with a median age of 39 years.

The district's resident population has reduced by 200 over the past two decades.

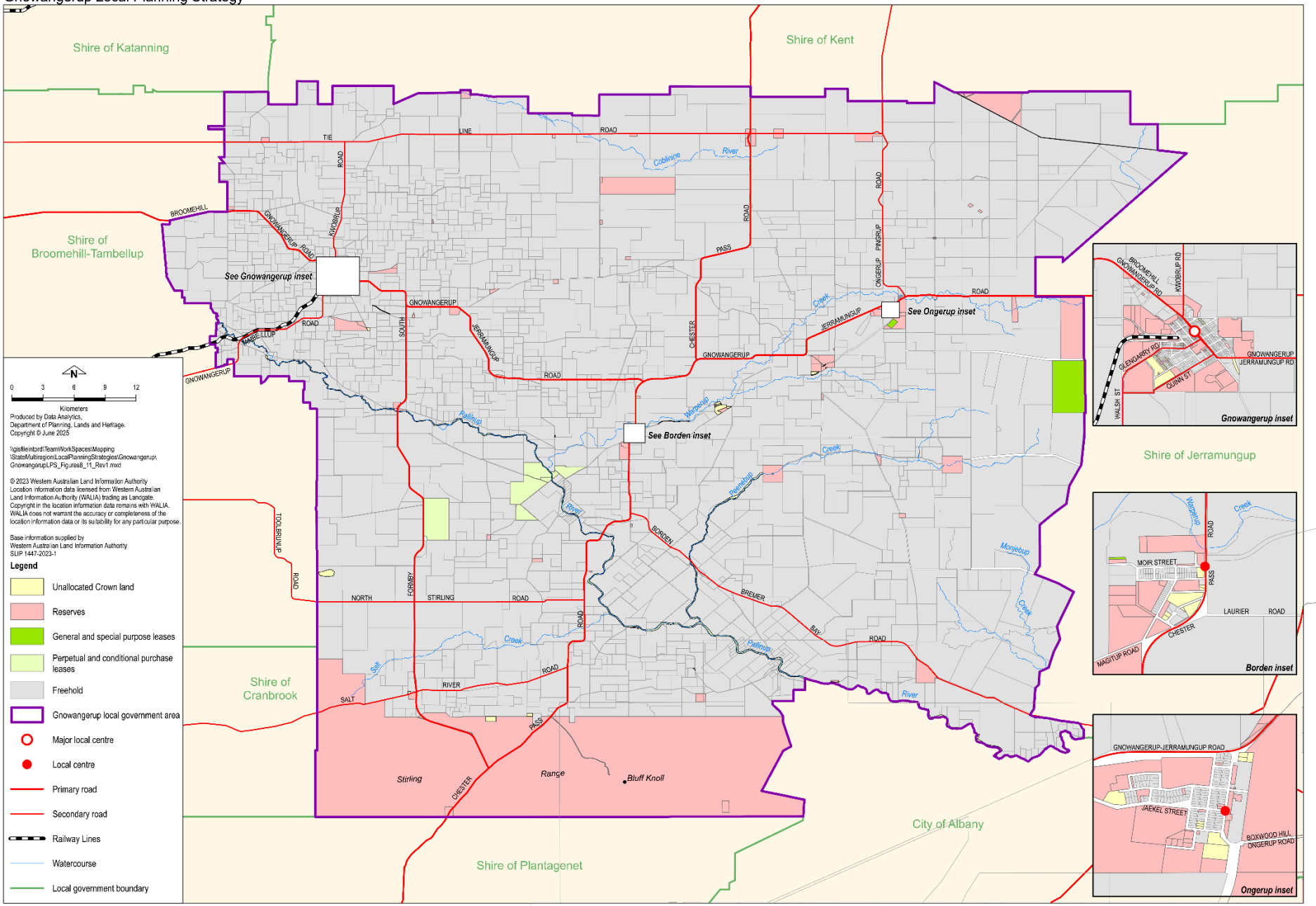
It is noted that children aged 0 to 14 constitute 21.5 per cent of the district's population, while approximately 23 per cent of the district's population is aged 60 years old or over.

Key gaps in Gnowangerup's age profile and household types are in the teens/young adults and those over 75 years old compared to WA averages.

The Shire has lower percentages of 15 – 29 year olds who often 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 – 69 year-olds compared to the WA average. Additionally, Gnowangerup and other settlements have overall limited aged care facilities and infrastructure to encourage and

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Tenure

Figure 2

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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 2.5 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, 42.9% are a couple family without children (compared to 38.8% in WA), 45.5% are a couple with children (compared to 44.6% in WA), there are 7.8% one parent families and 0.9% other.

Housing types and mix

At the 2021 Census, around 97.3% of Shire of Gnowangerup 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 1215 residents within the Shire of Gnowangerup. This compares to a population of 1430 in 2006 and 1305 in 2011. The Council expects modest population growth during the Strategy timeframe.

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 different forecast 'bands'.

The WAPC's population forecasts for the district, to the year 2036, range from 920 (Lower) to 1540 (Upper). WA Tomorrow projects a population decrease for the Lower and Central forecasts (the Shire's population to fall to 920 or 1230). The Upper forecast predicts the Shire's population increasing (to 1230) by 2036.

The population growth scenarios and projections with this Strategy include the scenario of renewable energy and agribusiness development being a significant driver of growth and resulting in key population and economic driver. The Council seeks modest population growth in the Shire to 2040 compared to the scenario of population decline. The Council does not consider it likely that the district's population will further decline, given 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 Gnowangerup townsite.

4.2.3 Demographics and population summary

Some of the key implications include:

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- 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.
- 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.
- 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 Gnowangerup and Ongerup townsites 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 energy, 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 **Strategy Map 4** near the Gnowangerup townsite.

4.3 Community, Urban Growth and Settlement

Attracting and retaining people to live in regional areas such as Gnowangerup 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 the townsites of Gnowangerup, Ongerup and Borden. Gnowangerup is the 'hub' and Ongerup and Borden are 'satellites' for a farm-based economy. The locations of these centres are illustrated in **Strategy Map 1.**

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 *Great Southern Regional 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:

- Major Local Centre – Gnowangerup
- Local Centre – Ongerup
- Service Centre – Borden

Further details on the opportunities and challenges associated with these centres is outlined below.

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Major Local Centre – Gnowangerup

Gnowangerup 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 Gnowangerup 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.

The Strategy supports the growth of Gnowangerup and has identified a number of areas for residential, rural residential, rural smallholding and industrial development. Key areas are shown on the Strategy Map (**Strategy Map 4**).

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 Gnowangerup 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.

Local Centre – Ongerup

Ongerup is smaller in size to Gnowangerup and is the Shire's second major town located in the eastern part of the district. Ongerup is identified as a 'Local Centre'. It may have considerable potential to service energy and related service projects. Ongerup has a range of services. The town is serviced with reticulated sewerage.

Service Centre – Borden

Borden is identified as a 'Service Centre' in the Strategy Map (**Strategy Map 1**). Borden is a service centre 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. Borden is constrained on lot sizes due to the lack of reticulated sewerage.

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 Gnowangerup townsite, along with other 'historic' smaller rural lots in the Shire used for rural living purposes. The *Shire of Gnowangerup Local Planning Scheme No. 2* 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 townsite 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.

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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 planning areas (see **Strategy Map 4**) 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 Gnowangerup townsite.

This Strategy has identified rural residential and rural smallholding land near the Gnowangerup townsite (**Strategy Map 4**) 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 Gnowangerup townsite although planning (investigation) areas are provided in Ongerup and Borden. 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 regional 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.

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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

The towns are provided with community health, education and recreation facilities. Various facilities are run by volunteers. As the Shire's population grows and ages, the provision of additional community services may need to be considered including how to feasibly service. This could include a combination of e-service plus other service models. Housing diversity may better accommodate elderly and special needs residents to remain within their community.

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 **Figure 3.**

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 Wagyl Kaip.

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.

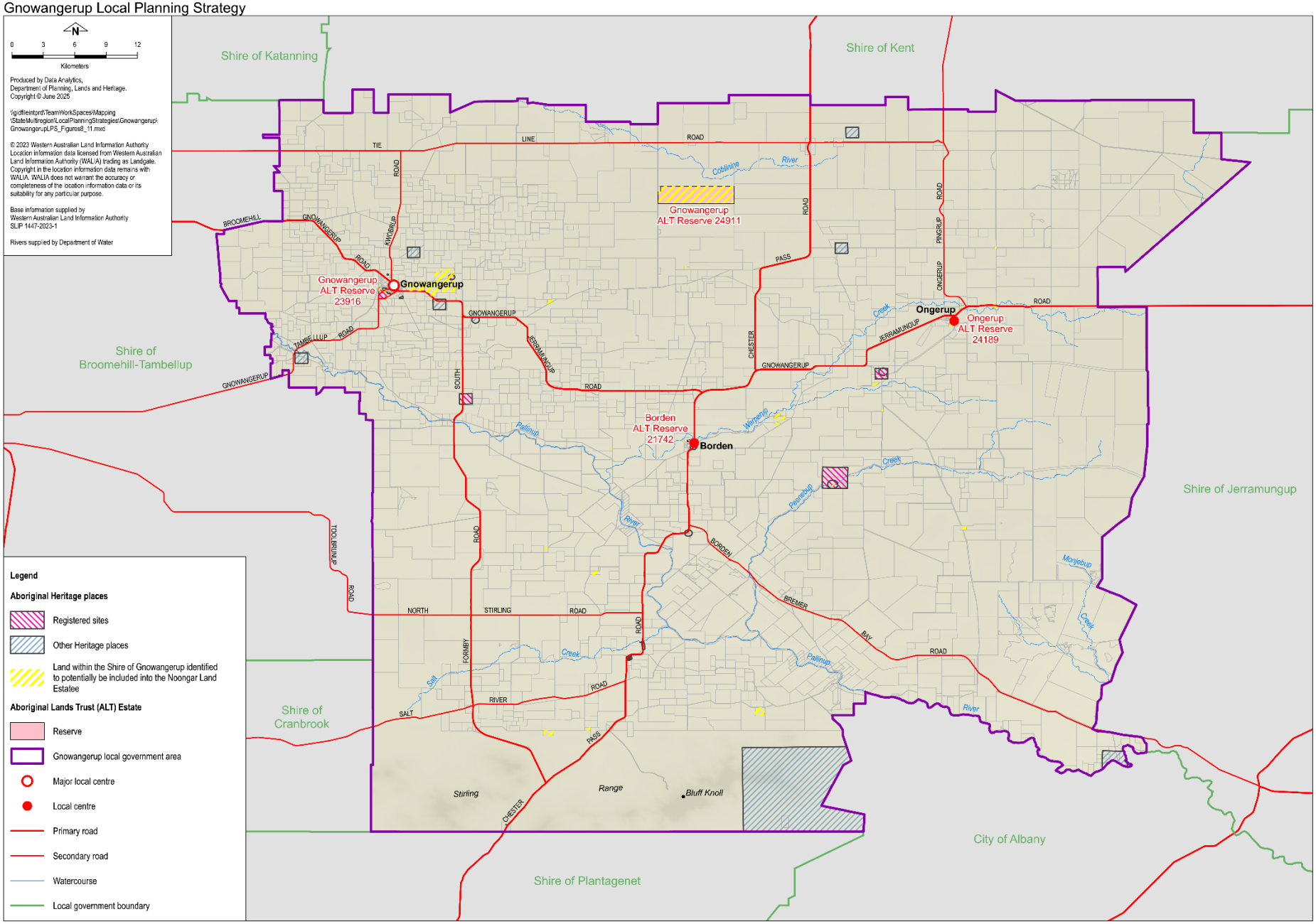
The heritage buildings in the townsites provide the towns with a distinctly unique character, which offers potential for additional business activities in the tourism sector.

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 Gnowangerup has been extinguished by the granting of freehold title.

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Heritage

Figure 3

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The traditional custodians of land within the Shire are the Wagyl Kaip People.

The Wagyl Kaip native title finalised claim covers the Shire of Gnowangerup.

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 Wagyl Kaip 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. 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 (33.1%), agricultural and construction machinery wholesaling (5.2%) and local government (4.3%).

Figure 4 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

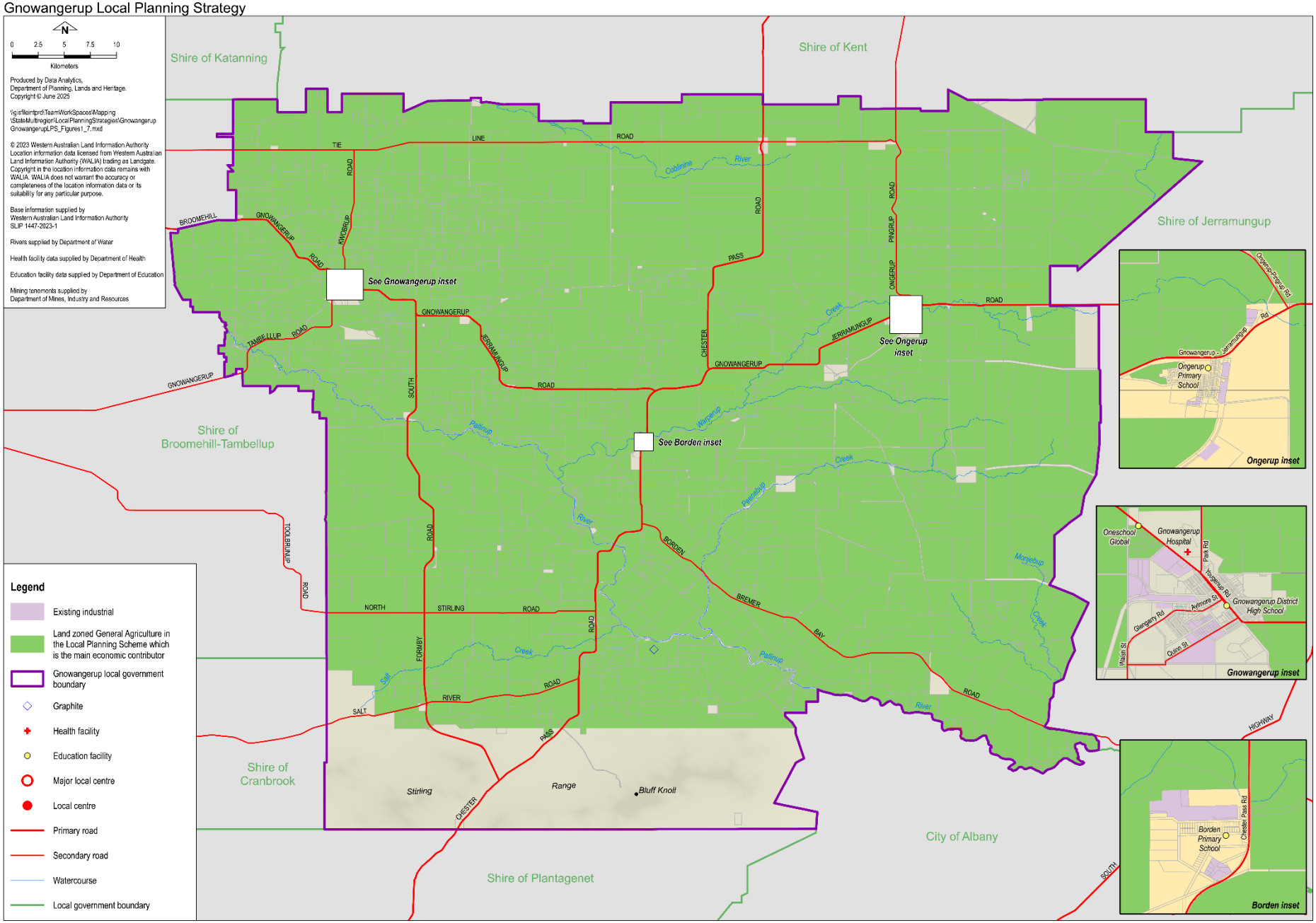
The Shire's economy is predominantly based on agriculture, which is likely to remain the dominant investment and capital industry in the long term.

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.

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Economy and Employment

Figure 4

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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

Gnowangerup is the key commercial centre in the Shire.

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 Gnowangerup town centre.

The Gnowangerup 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.

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.

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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 Gnowangerup townsite and in rural areas. An industrial estate is located to the south of the Gnowangerup townsite. There is however, limited available zoned industrial land and additional zoned industrial land is required to service Gnowangerup.

There is a need to ensure that the townsites are '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.

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 Gnowangerup townsite, 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

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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

There is no mining in the Shire.

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.

4.5 Environment

4.5.1 Natural areas

The Shire of Gnowangerup contains various landscapes, flora, and fauna. **Figure 5** 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.

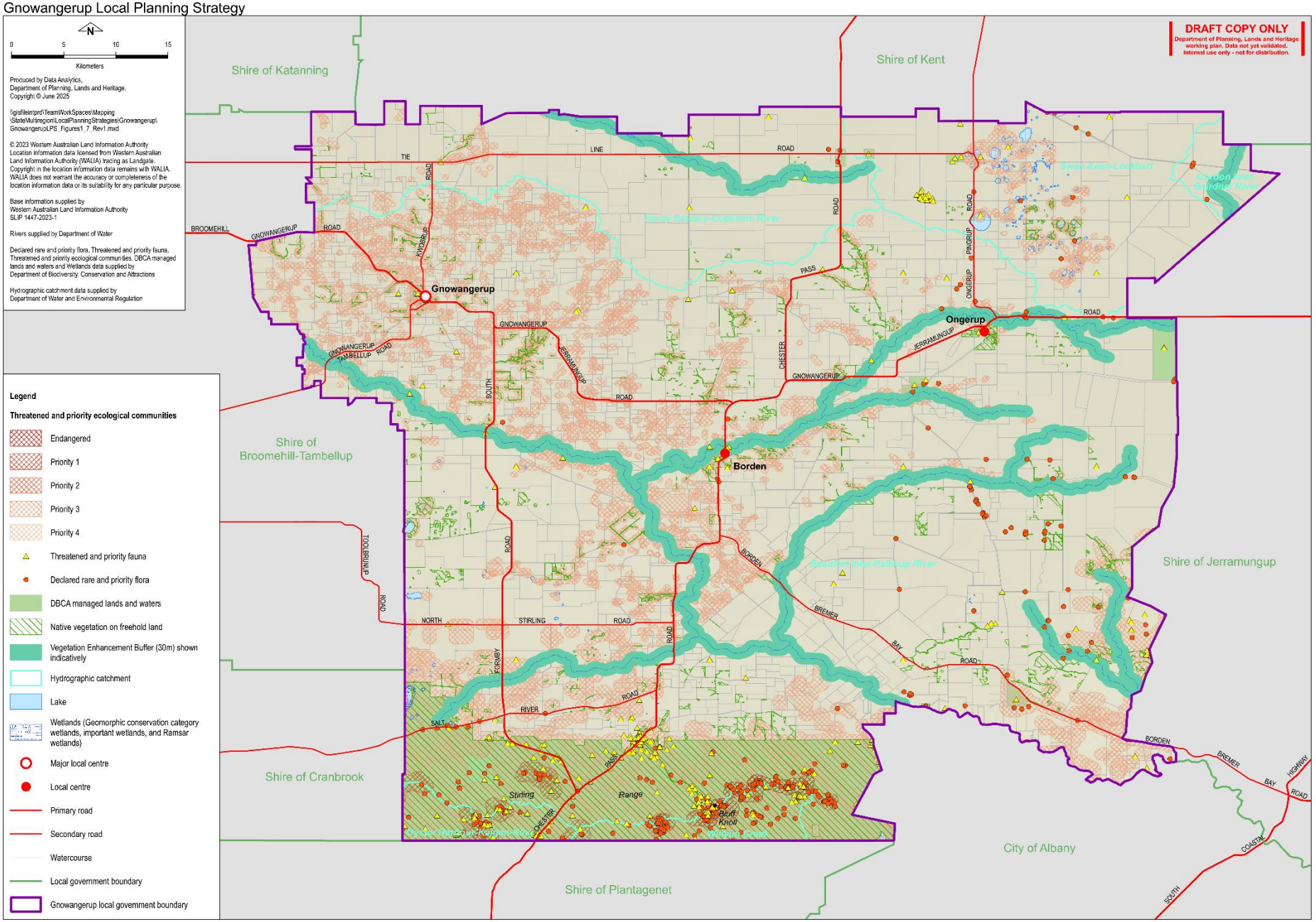
The Stirling Range National Park is a key environmental and recreational asset located in the southern section of the district.

Although much of the Shire has been cleared for agricultural purposes, remaining vegetation associations include woodlands, mallee, scrub or heath. The native vegetation gives 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).

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Environment and Conservation Assets

Figure 5

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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 **Strategy Map 1.**

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 district contains some threatened and priority fauna. Carnaby's Cockatoos and Black Cockatoos are endemic to South West Western Australia (including the Great Southern) 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.

Figure 5 shows hydrographic catchments.

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.

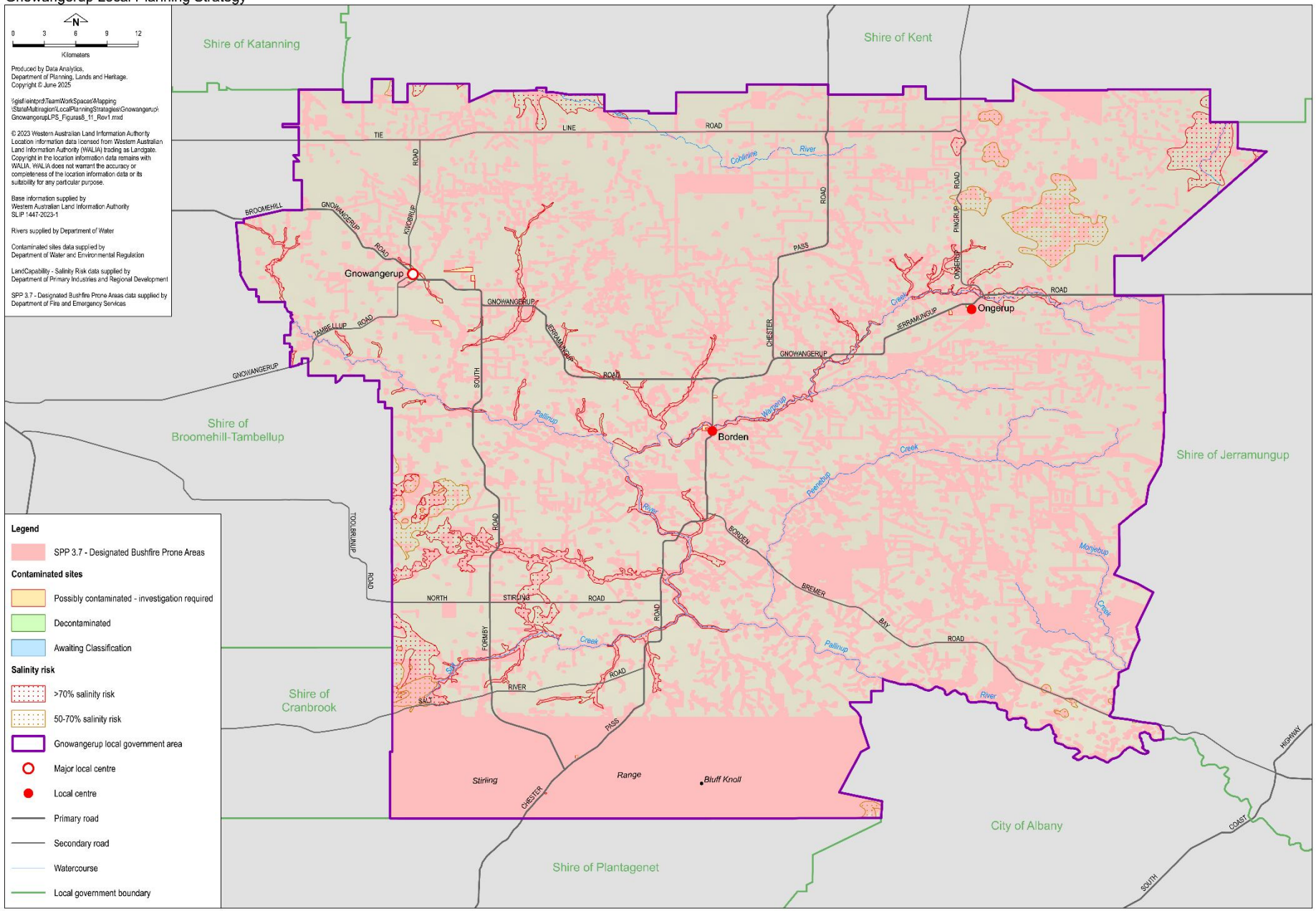
Salinity

Salinisation has sterilised some land resources in the district (see **Figure 6**). 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.

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Hazards and bushfire risks

Figure 6

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 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 Gnowangerup townsite, 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.

[1] *State Planning Policy No. 3.7: Bushfire* is available at https://maps.slip.wa.gov.au/landgate/bushfireprone/

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4.5.4 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 major landscape feature is the Stirling Ranges.

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.

4.5.5 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.

4.5.6 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 Gnowangerup.

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.

4.5.7 Basic raw materials

The district contains some mineral resources and basic raw material deposits such as gravel and sand.

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.

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.

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4.6.1 Roads

The district is conveniently linked to Perth and other settlements. **Figure 2** shows primary and secondary roads.

Most of the Shire's roads are unsealed.

By far the largest road freight task in the Great Southern 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.

4.6.2 Walking and cycling

Currently, there is a reasonable network of paths in the townsites. There are also cycling opportunities on various roads.

4.6.3 Public transport

In addition to school bus services, TransWA operate a public bus service in the Shire which connects with Perth and Esperance.

4.6.4 Airstrip

A sealed airstrip is located at Gnowangerup. 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.

4.6.5 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.

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4.6.6 Energy

Electricity

The district is part of the South West Interconnected Network. 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 other townsites. 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.

4.6.7 Sewerage

The Water Corporation operate the reticulated sewerage system in Gnowangerup while the Shire operates the reticulated sewerage system Ongerup. The wastewater treatment plant for Gnowangerup is located to the north-east of the townsite while the wastewater treatment plant for Ongerup is located to the north of the townsite.

Outside the Gnowangerup and Ongerup townsites, 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 Borden will be provided with a reticulated sewerage system during the life the Strategy. This has implications of creating lots smaller than 1000m^2.

4.6.8 Potable water

The Great Southern Towns Water Supply Scheme supplies all towns in the Shire. Gnowangerup is supplied with water from Harris Dam near Collie, whereas Ongerup and Borden are supplied with water from small local dams.

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 townsites.

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.

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Other than re-use of stormwater and wastewater in Gnowangerup, 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).

4.6.9 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.

4.6.10 Waste management and recycling

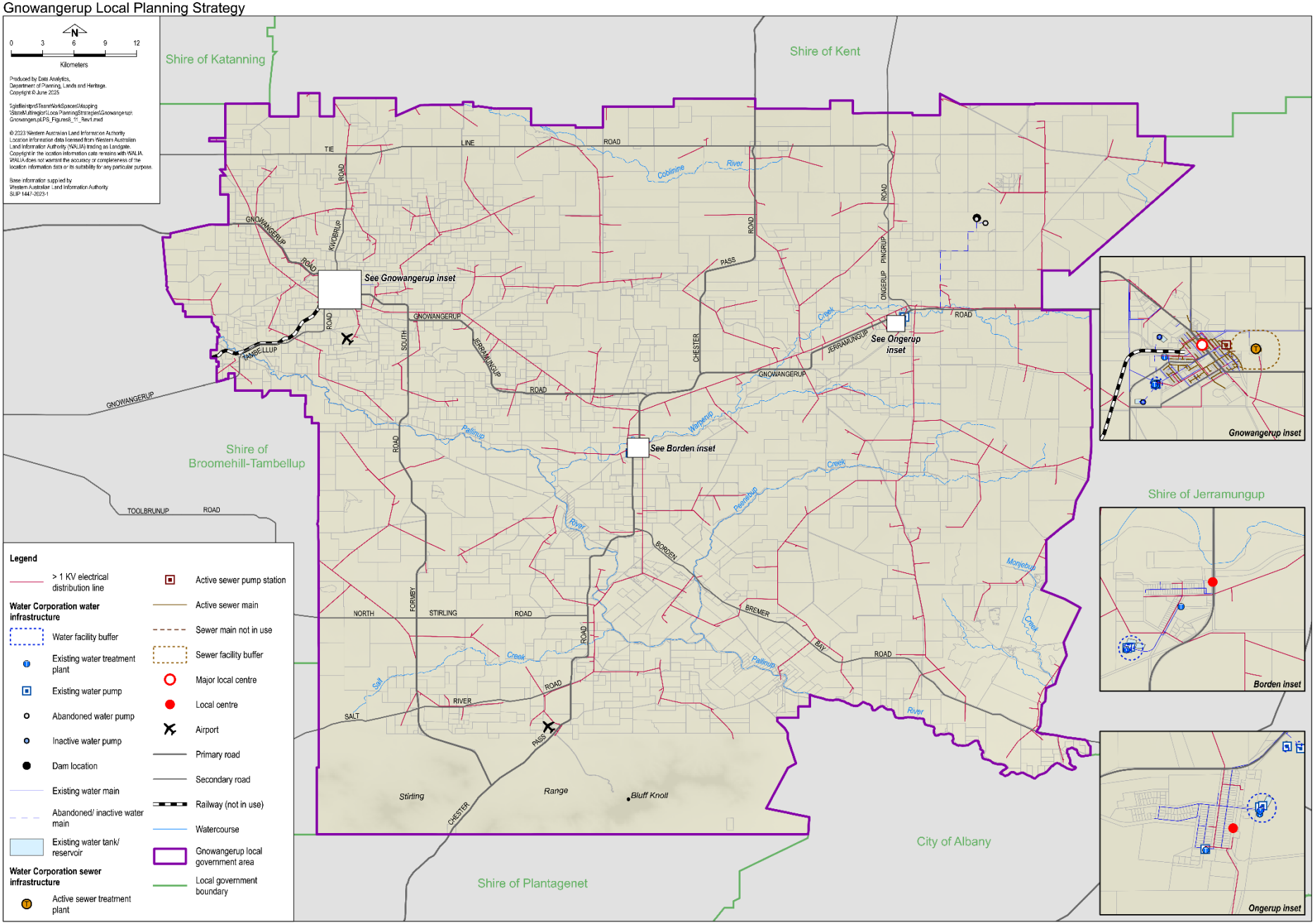
There are waste disposal facilities at Gnowangerup, Ongerup and Borden which have adequate capacity for the Strategy timeframe. Accordingly, there is no need to identify additional land for waste disposal for the lifetime of this Strategy.

There is a need to protect the waste disposal facilities from encroaching sensitive uses.



Image: Local rural scenery

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Infrastructure

Figure 7

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11.3	**LOCAL EMERGENCY MANAGEMENT COMMITTEE (LEMC) MEETING MINUTES**
Location:	Shire of Gnowangerup
Proponent:	N/A
Date of Report:	2 February 2026
Business Unit:	Corporate and Community Services
Responsible Officer:	Thomas Gorman – Deputy Chief Executive Officer
Author:	Anrie van Zyl – Safety & Emergency Coordinator
Disclosure of Interest:	Nil

ATTACHMENTS

- Confirmed Minutes for the Ordinary LEMC meeting held on the 4th of December 2025.

PURPOSE OF THE REPORT

For Council to receive and note the minutes of the LEMC meeting held on the 4th of December 2025.

BACKGROUND

The Shire of Gnowangerup LEMC meets on a quarterly basis, and minutes of the meeting are provided to Council for its information.

COMMENTS

Nil

CONSULTATION

Nil

LEGAL AND STATUTORY REQUIREMENTS

It is a requirement under Section 38 of the *Emergency Management Act 2005* that all Local Governments establish a local emergency management committee for the local government's district.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS
As per Council Plan 2025-2035

Theme	1.	Our Community
Strategy	1.1	Support an active, healthy and inclusive community culture
Activity	1.1.5	Work collaboratively to ensure our emergency services and disaster recovery arrangements are appropriate, support and encourage volunteering across the district.

RISK MANAGEMENT CONSIDERATIONS:
Nil

IMPACT ON CAPACITY
Nil

ALTERNATE OPTIONS AND THEIR IMPLICATIONS
Nil

CONCLUSION
LEMC is a committee of Council and Council is required to receive and note the confirmed minutes from the meeting held on the 4th of December 2025

VOTING REQUIREMENTS
Simple Majority

COUNCIL RESOLUTION

MOVED: Cr R Kiddle **SECONDED: Cr R Miniter**

0326.04 That Council:

- **RECEIVES and NOTES the confirmed minutes of the Local Emergency Management Committee (LEMC) meeting held on the 4th of December 2025.**

UNANIMOUSLY CARRIED BY: 6/0

FOR: **Cr K O'Keeffe, Cr M Creagh, Cr P Callaghan, Cr R Miniter, Cr R O'Meehan, Cr R Kiddle**
AGAINST: **Nil**

SHIRE OF GNOWANGERUP

LOCAL EMERGENCY MANAGEMENT COMMITTEE (LEMC) MEETING MINUTES

THURSDAY 4th DECEMBER 2025 COMMENCED AT 2:00PM

SHIRE OF GNOWANGERUP COUNCIL CHAMBERS – YOUGENUP ROAD GNOWANGERUP

1. OPENING

The Chair, Kate O'Keeffe, declared the meeting open at 2:04pm.

2. ACKNOWLEDGEMENT OF COUNTRY

"I would like to begin by acknowledging the Traditional Custodians of the land on which we meet today, and pay my respect to their Elders past, present and emerging. I extend that respect to Aboriginal and Torres Strait Islander people here today."

3. ATTENDANCE

Kate O'Keeffe	Shire President, Shire of Gnowangerup
David Nicholson	CEO, Shire of Gnowangerup
Thomas Gorman	Deputy CEO, Shire of Gnowangerup
Anrie van Zyl	Safety & Emergency Coordinator, Shire of Gnowangerup (LEMC Executive Officer)
Phill Gunn	Acting CESM, Shire of Gnowangerup, Minute Taker
Rick Miller	Executive Manager of Infrastructure & Assets, Shire of Gnowangerup
Stuart Drummond	Manager, Community and Economic Development, Shire of Gnowangerup
Todd D'Souza	OIC, WA Police (Gnowangerup)
Jesse George	Community Paramedic, St John Ambulance
Vivian Gardiner	A/ District Emergency Management Advisor, Great Southern, DFES
Mandy Hanna	SES Unit Manager, Gnowangerup SES
John Paul Collins	DPIRD Department Primary Industries and Regional Development
Peter Twigg	Gnowangerup Aboriginal Corporation
Kelly Trinne	Regional Coordinator, Department of Communities
Jeremy Friend	Department of Biodiversity, Conservation and Attractions (DBCA)
Sara Hands May	Department of Biodiversity, Conservation and Attractions (DBCA)

APOLOGIES

Daniel Biddulph	Bushfire Risk Management Coordinator, Shire of Gnowangerup

Mel Haymont	Community Preparedness Advisor, Department of Fire and Emergency Services
Ali Benson	District Fire Coordinator, Department of Biodiversity, Conservation and Attractions (DBCA)
Lindsay Baker	Senior Ranger, Department of Biodiversity, Conservation and Attractions (DBCA)
Andrew Brooker	Community Paramedic, St John Ambulance
Ryan Chivers	A/District Officer Great Southern Rural, Department of Fire and Emergency Services

4. CONFIRMATION OF PREVIOUS MINUTES

5. That the minutes of the Local Emergency Management Committee meeting held on **Thursday 4th September 2025** be confirmed as a true and accurate record of proceedings.

Moved: Mandy Hanna **Seconded:** Todd D'Souza

Carried

6. BUSINESS ARISING FROM PREVIOUS MINUTES

Nil

7. EMERGENCY CONTACTS UPDATE

Attached – Please advise if changes are required.

8. CORRESPONDENCE

INWARDS:

8.1. Department of Communities – Emergency Relief and Support – 2nd Quarter 2025 – LEMC Update – Great Southern

8.2. Reports from Phill Gunn, Kelly Trinne, Viv Gardiner

- **Viv Gardiner** – Spoke to attached report. Acknowledgement of Mark Mudie – Shire of Ravensthorpe Deputy Councillor, who passed on Monday fighting a fire on his property. He was a well experienced fire fighter and farmer who understood the risks of operations on his property.
  Acknowledgement of Tim Haslan's interview videos, which will be added to the Bushfire Safety Awareness training course by the Bushfire Centre of Excellence.
  Congratulations to Phill Gunn with the successful application of an AWARE Grant, not only in the Shire of Gnowangerup, but also in Cranbrook and Kojonup. There is a limited pool of funds, with 24 grants approved for 25/26, 8 of which are in the Great Southern and 3 of those were written by Phill.
  The Local Government Emergency Management Knowledge Hub is now live. It is a central place to find information. Local Government Emergency Management Knowledge Hub - Department of Fire and Emergency Services
- **Phill Gunn** – Spoke to attached report. Given the recent incident in the Shire of Ravensthorpe, all incidents need to be reported to the DFES Communications Centre as early as possible (this is also 000 for civilians). Early reporting will help to streamline extra resources should the need arise, this is i.e. extra machinery, aerial support and personnel.
- **Kelly Trinne** – Spoke to attached report. The Department of Communities have a couple of new Go Bags, a 'Sleeping' Go Bag and a 'Hygiene' Go Bag. Primarily for evacuation centres, people are not often packing these items when evacuating (usually sentimental items). These are easily transportable bags containing items as described in the title, with the sleep bag holding a blanket along with other items to help around sleeping in an evacuation centre and the hygiene bag containing soap, toothbrush and paste, shaving cream and razor and sanitary items. The now improved compact size of the "Go-Bag" in relation to the previously supplied sleeping bag, etc, has lead to an increases in the capacity of stock available at evacuation centres from 20 to 80. There is a cache

trailer situated at Katanning, with Go Bags and MRE style ration packs for evacuation centres.
There is forward planning to have these packs placed in remote evacuation centres. **Question from David Nicholson:** 'These are available in case of emergencies? Is there a cost involved?' **Kelly Trinne:** These packs are free from the Dept. of Communities and are a more dignified way of providing care in an evacuation centre.

- **Stuart Drummond** – Presented a summary of Completion on Wild Gravel with specific discussion around the Emergency Management plan for the event. Hoping to have a scenario discussion/exercise 5 months prior to next year's event to improve on the Emergency Management Plan. **Question from Phill Gunn:** "I'm happy to assist in the Exercise when the time comes" "Where there and emergency incidents at the event?" **Stuart Drummond:** yes, 1 person had a bike accident, broken ribs, transported to hospital. **Phill Gunn:** "There were a couple incidents in the region over that weekend, a rescue in the Stirlings and a car accident at Woodgenellup which stretched resources, particularly St. John, pretty thin" **Thomas Gorman:** A Bushfire effected an ultra-marathon in the Kimberly many years ago, we do not want a repeat of that.

OUTWARDS

8.3. September 2025 LEMC Meeting minutes

9. ACTION ITEMS

Date Raised	Subject	Action	Assigned	Status	Due Date
7/12/2023	**Find my Farm" Project**	• "Jim's place" and provide a farm name without a specific address. This makes it very hard to locate the property and direct the brigades to the correct location. • The aim of this project is to build a register/database to connect a farm name with property owner name and rural address with each other. This will simplify the process of locating the address and directing emergency services. • Tom Grieve explained the use of the "Emergency Plus" App. • The app uses a mobile phone's GPS functionality and what3words,	**David/Community Development team** **CESM**	**Ongoing**	**30/6/25**

		so callers can provide emergency call-takers with their location information as determined by their smart phone. With what3words available within the Emergency+ app, Triple Zero (000) callers can confirm their exact location quickly and accurately. • The Shire could do a promotion of the Emergency Plus App to make people aware of its features. • Cover letter written and sent to CBFCO Darren Baum for endorsement, Phill Gunn to follow up.			
5/6/2025	**Stirling Ranges Rescue Response Plan** Medical Retrieval and Transport Response Plan.	• Drafting of a Rescue Response Plan • First draft for the Rescue Response plan complete. Now on hold from WAPOL commissioner during instating of new legislation. • 5 levels of rescue, first draft requires stakeholder input (St. John, DFES DBCA) • Changes to the E/M plan; it is now referred to as 'Medical Retrieval and Transport Response Plan.' • This plan covers the entire Stirling Ranges, not just Bluff Knoll, with adoption across	**OIC, Todd D'Souza**	**Ongoing**	**TBC**

		the state following endorsement. • 6 Levels of response: 1. Self-Assist Walk out, 2. Assisted Walk Out, 3. Carry Out, 4. Air Extraction, 5. Vertical Rescue, and, 6. Deceased Recovery. • WAPOL, DFES and State Solicitors are currently working through the draft document. • Hope to table the draft at the May LEMC meeting. • Outcome of the Plan is to hopefully reduce Volunteer hours during rescue and recovery processes. • **Jeremy Friend**: The Superintendents have been meeting on this topic with discussion around: Incident classification and interrogation behind initial tasking, sending the appropriate response for the task, clarification of the Bluff Knoll walking train. DBCA hoping to provide information along the trail in the form of QR codes (issues behind this are that there is only Telstra signal at the Stirlings) • **David Nicholson:** Have you			

		approached the traditional owners? Word is that they won't attempt the climb after 12. • **Jeremy:** That is correct, we have.			

10. REPORTS FROM MEMBERS:

- **Jesse George - Community Paramedic, St John Ambulance**
  - Andrew Brooker is on leave with an injury; I will be filling in while Andrew is away.
  - Reduced volunteer numbers during the harvest period. All Shires feeling the pressure.
- **Rick Miller - Executive Manager of Infrastructure & Assets, Shire of Gnowangerup**
  - 3 Shire staff attended water bomber reloader training
  - Emergency contacts have been updated online.
- **Viv Gardiner – District Emergency Management Advisor**
  - Spoke to attached report, comments attached above in 'Correspondence in"
  - Does the Shire have an Emergency Contact protocol around after-hours contacts?
- **Kelly Trinne - District Emergency Services Officer, Great Southern - Department of Communities**
  - Spoke to attached report, comments attached above in 'Correspondence in"
- **Todd D'Souza – OIC, WA Police (Gnowangerup)**
  - Recommend a commendation from the LEMC to Will Dillon following the Hughes Street Structure Fire on Tuesday the 25th of November, his actions as first on scene in isolating the power at the house, looking inside to check for occupants and evacuating the neighbours from possible hazards deserves something from the committee.
  - The Gnowangerup Aboriginal Corporation and the Local Plymouth Brethren came together to help the local bush fire brigades bring this house fire under control. These local groups efforts were excellent to see!
  - The GAC and CRC have run CPR and preparedness training today (Thursday). Good attendance from locals.
  - With Harvest now started in the Shire, on one day in less that 30 minutes, GNP police issued 5 infringements to truck drivers for erratic driving. Looking to target dangerous driving around harvest with the increased number of trucks on the road, with a heavier presence around main roads.
  - Can the Shire help to put a message out to the community? An understanding of the increased risks around harvest driving?
  - **Cr. Kate O'Keeffe and David Nicholson:** the Shire will assist to spread the message around safer driving, particularly during harvest.
  - **Cr. Kate O'Keeffe:** We will put an article in the newsletter.
  - **Anrie Van Zyl:** We can send a Text message out also.
  - The Farmers in our region have been doing the right thing when moving stock and large implements.
- **Jeremy Friend – Department of Biodiversity, Conversation and Attractions**
  - Linsay Baker has retired from DBCA after 32 years, with a new senior ranger in the Stirlings on board by Christmas.
  - There were 13 incidents in the Stirling Ranges for the year-to-date. Acknowledges the support from the community and associated agencies.

- DBCA will continue to support the wild gravel event, with no criticisms on park damage or cleanliness.

- **John Paul Collins -Department of Primary Industries and Regional Development**
  - Notes to be included in the minutes.
  - Polyphagous Shot Hole Borer quarantine area around the Perth metro area, with no soil or wood movements in or out of the area. There is a HIGH risk of transportation through mulch.
  - I am happy to be a point of contact for emergency incidents, including fire affected stock, as I had during the incident in Ravensthorpe this week.
- **Mandy Hanna – Gnowangerup SES Manager**
  - Meeting on the 17th of January with GNP SES, Albany SES and District Officer Natural Hazards to discuss Bluff Knoll Rescue Plan.
  - Will be applying for a 'Side-by-Side' in the 26/27 LGGS funding scheme. This piece of equipment will help in many applications.
  - 25 SES cadets in the state, there are 5 in Gnowangerup with 2 in Leadership/ Mentoring roles. They can become operational after they turn 18.
- **David Nicholson – CEO**
  - Anrie has returned from leave, with a restructured position with the Shire of Gnowangerup, focusing on Emergency Management and Work Health and Safety.
- **Phill Gunn – CESM Shire of Gnowangerup**
  - Spoke to attached report, comments attached above in 'Correspondence in"
  - Spoke to report received from Dan Biddulph – BRMC (Attached)
  - Spoke to points on behalf of DFES A/DO Ryan Chivers.
  - Diarmuid Kinsella has been promoted to Great Southern Superintendent following the interview process.
- **Peter Twigg – Gnowangerup Aboriginal Corporation**
  - Great to see that DBCA have embraced and supported the Wild Gravel event, with the best environment and scenery across the tour.
  - The structure fire on Hughes street, the occupant had not been seen all morning, with high winds effecting the house and a tree on the boundary. There was no town siren. There was no communication around isolation of power to the structure, we knew power has been cut to town, but it was not identified.
  - **Phill Gunn:** Western Power were going to take between 45 – 60 minutes to arrive, so they isolated the entire town from the supply grid until someone could arrive to physically isolate the town. Even though main power supply is isolated, that does not isolate solar panels on other houses which feed back into the grid. So, until that house is physically isolated from the power pole, you will never be told that power is adequately isolated. Power supply to houses should **ALWAYS** be treated as live until physically removed from the power pole.
  - Can we have Shire representatives come to the Noongar centre to inform the participants on actions taken around the shire and why they have happened?
  - We have been successful in extending the funding for the ranger program to progress further.

11. GENERAL BUSINESS

- **Appointment of Local Recovery Coordinator**
  - With the departure of Chiara Galbraith, the position of Recovery Coordinator has become vacant. It is a requirement under the Emergency Management Act 2005 that a Recovery Coordinator is appointed by LEMC.

Nomination:
Recovery Coordinator Position
o Thomas Gorman

Nominated: David Nicholson **Seconded**: Anrie van Zyl
Carried

12. CLOSING

LEMC members in attendance were invited to stay for refreshments. The meeting was declared closed by the Chair at 3:57 pm.

13. DATE OF NEXT MEETING

Next meeting will take place on Thursday the **5th of March 2026** at 4:30pm.

LEMC Report – A/Community Emergency Services Manager

Phill GUNN

- Attended the Regional Operations Advisory Group meeting in Ravensthorpe on the 10th of September and the Stirling Range Fire Working Group on the 19th of September, range of discussions around operational preparedness, working with non-fire agencies and external stakeholders and local/external resources.
- Attended the Gnowangerup Bush Fire Advisory Committee meeting on the 7th of October, spoke about minimum training requirements for our bushfire brigades and incident operational procedures.
- Attended the DFES Regional Exercise in Ravensthorpe on the 8th and 9th of October, where we tested the viability of Ravensthorpe's Incident Control Centre and their Incident Management Team.

TRAINING

- Held training sessions in Amelup, Borden, Gnowangerup and Ongerup on Rural Fire Awareness. Have a wider resident Rural Fire Awareness session scheduled on the 11th of December for residents of Ongerup.
- Held Structural Fire Fighting training in Gnowangerup on the 1st and 2nd of November.

AWARE Grant

- The Shire was successful in the application process for an AWARE grant. This application was for the acquisition of a Bush Fire Model Kit worth $5393. This is a teaching aid used to display incidents which can be set up to demonstrate specific areas or generalised areas. I intend on presenting the use of this model kit at the next LEMC as an exercise for our LEMA documents.

INCIDENTS

- The shire has had a few incidents since the previous LEMC meeting, those being:
    - A fire at the Ongerup Tip which began on the 9th of October and ran until the 21st of October, which took considerable effort from Volunteers to bring under control, particularly the Shire's Chief FCO Darren Baum. This fire posed elevated risks to responders during the duration of the incident.
    - Structure fire on the 25th of November, well attended by volunteers from across the Shire and abroad. Without the quick actions of volunteers in the Shire, this could have been a considerably worse incident.

GENERAL

- Have been working closely with Thomas Gorman and Dan Biddulph to identify risk levels across the shire. Tip Audit conducted by Dan Biddulph and myself on Friday the 28th November.

SHIRE OF GNOWANGERUP

LOCAL EMERGENCY MANAGEMENT COMMITTEE (LEMC) AGENCY REPORT

Date: _____4th December 2025_____

Agency Representing: _Shire of Gnowangerup- BRMC_____

Name: _____Dan Biddulph_____

REPORT:

Mechanical treatments completed since last report.

ONGERUP

- Mulching of Jaekel St road reserve.
- Mulching inside Tip fence.

BORDEN

- Crown lifting and debris piling for burning and/or removal Moir St and road reserve to CBH Dongers
- Mulching and removal of vegetation on fire breaks around inside of fence at tip

GNOWANGERUP

- Parkland clearing between Garnett St to Walsh Street to Bell St. (around CBH)

PRIORITIES FOR NEXT 2-3 MONTHS

- Evidence gathering and evaluation of newly finished treatments.
- Apply for Supplementary funding through DFES.

Dan Biddulph 4th December 2025.

LOCAL EMERGENCY MANAGEMENT COMMITTEE
DISTRICT EMERGENCY MANAGEMENT ADVISOR REPORT
October to December 2025

STATE NEWS

The last meeting of the State Emergency Management Committee (SEMC) was held 7th August. **The next meeting is the 4 December 2025.** SEMC Communiques can be found here.

State Emergency Management Committee Strategic Plan 2026-29

The State Emergency Management Committee (SEMC) has developed an updated Strategic Plan for 2026-29 to guide the work of the SEMC, its subcommittees and reference groups and District and Local Emergency Management Committees.

Central to the Strategic Plan is a recognition that people, relationships, and governance are essential to fostering a collaborative and resilient emergency management system.

The system is supported by six strategic objectives that are designed to enable adaptability within a changing environment, and to withstand emerging and unprecedented threats and risks:

- leadership and governance
- hazard and systemic risk
- capability and capacity
- community and local emergency management
- a whole of system approach across the emergency management cycle
- climate change

Comprehensive Review Schedule of State Emergency Management Documents

The following State EM documents are planned for comprehensive review and broad consultation in 2025/2026.

The following State Emergency Management documents are planned for comprehensive review and broad consultation in 2025/2026:

• State Hazard Plan – HAZMAT Annex B Space Re-entry Debris (SPRED)	• WA Community Evacuation in Emergencies Guideline
• State Hazard Plan – HAZMAT Annex A Nuclear Powered Warship (NPW)	• State Hazard Plan – Animal and Plant Biosecurity
• State Hazard Plan – Hostile Act	• State Hazard Plan - Collapse
• State Hazard Plan – Earthquake	• State Hazard Plan – Maritime Environmental Emergencies
• State Hazard Plan – Tsunami	• State Support Plan – Emergency Public Information
• State Hazard Plan – Cyber Security Incident	• Local Recovery Guideline
• State Support Plan – Freight and Supply Chain	• Impact Statement Guideline and Template
• WA Managing Exercising Guideline	• State EM Policy and Plan

State Hazard Plan – Fire COMPREHSIVE REVIEW APPROVED by SEMC

The updated State Hazard Plan – Fire was approved by the State Emergency Management Committee (SEMC) in August 2025 and is now available on the SEMC website. A summary of amendments can be found here

The State Hazard Plan Fire (the Plan) provides an overview of arrangements for the management of fire in Western Australia (WA) and contains information on fire prevention, preparedness, response and initial recovery. The Fire and Emergency Services (FES) Commissioner is the Hazard Management Agency (HMA) for fire. Additionally, DFES, the Department of Biodiversity, Conservation and Attractions (DBCA) and local governments all have legislative roles for the hazard of fire. As this is a strategic level plan, it refers to a range of existing plans and documents relating to fire but does not duplicate the information. The Plan provides directions to websites or other sources where further information can be obtained.

For further information: State Hazard Plan - Fire | Engage WA Emergency Management

DISTRICT NEWS

The last Great Southern District Emergency Management Committee meeting was held on the 22nd October 2025 the next meeting will be held on the 18 March 2026.

Ravensthorpe Regional Exercise - a bushfire exercise was facilitated by DFES on the 8th and 9th October 2025 in Ravensthorpe.

Training Opportunities

Disaster Recovery Funding Arrangements WA – Just in Time Training Video Modules

DFES has produced a short (50 mins) training product that covers the basics of the Disaster Recovery Funding Arrangements for Western Australia (DRFAWA). This has been designed to help local governments and State agencies understand the basics of how the arrangements work and the different types of assistance that might be available. There are 6 videos in the module presented via the platform Mobilise Me. Access is via a self-registration process. https://dfes.mobilise-me.com/index.php/Selfregistration/DRFAWA. If you already have a DFES MobiliseMe account, please contact recoverycapability@dfes.wa.gov.au for the module to be assigned to your profile.

This Training Product has been designed for LGs and State Agency personnel who may have some involvement in applying for DRFAWA funding or contributing to the DRFAWA claim evidence requirements.

Community Preparedness

Heatwave Resources

The WA Country Health Services (WACHS) Emergency Management Team have been updating and providing new resources for Heatwave procedures based on the Australian Warning System stages and multiple other procedures, guidelines and templates.

The Department of Health has now produced many community resources/ posters and fact sheets for heatwaves Extreme heat and heatwave resources for the community and via HealthyWA Heatwaves – be prepared for extreme heat

DFES is launching a new multi-hazard emergency planning tool within the Emergency WA app

- DFES is launching a new multi-hazard emergency planning tool within the Emergency WA app and website to help Western Australians prepare for emergencies. You'll be able to create a single plan for bushfire, flood, storm and cyclone.
- This new feature will replace the My Bushfire Plan (MBP) app and website, so all your

emergency planning can be in the one place, Emergency WA.

- The feature will have the ability to prompt you to follow your plan when an emergency impacts your area, saving time during fast-moving hazards.
- DFES is aiming to have the emergency planning tool available in the Emergency WA app and website late 2025. The My Bushfire Plan website will remain online until the end of March 2026 to help you transition across.
- It's still important to plan for a bushfire this year. To create a bushfire plan now, go to the my bushfire plan. Once your plan is created, you can download it and save it in the My Hub section of your Emergency WA app, so you have everything in one place.

DFES Bushfire Preparedness

Bushfires can strike with little warning. Planning ahead is the best way to protect your life and property.

What you need to know:

- Bushfire risk increases during hot, dry, and windy conditions.
- Fires can start and spread quickly so having a plan is critical.

What you can do to stay safe:

- You can create a plan at my bushfire plan, download a copy of your plan for safekeeping and upload it to the 'documents' section in the Emergency WA app. You can log in to My Bushfire Plan at any time between now and the end of March 2026 to access your plan and download a copy.
- You can also use a hard copy Bushfire Preparation Toolkit to make your bushfire plan. Toolkits can be ordered at publications.dfes.wa.gov.au/order-publications.
- Prepare your property by:
    - Clearing dry vegetation and leaf litter.
    - Cleaning gutters and removing flammable materials.
    - Ensuring hoses can reach all parts of your home.
- Know your local fire danger rating and check Emergency WA daily.
- Avoid activities that could start a fire on high-risk days (e.g., using power tools or open flames).
- Identify your trigger to leave early and know your evacuation routes.

Additional Resources:

- Bushfire Preparedness
- Prepare your home for Bushfire Video
- Bushfire Safety in Easy English
- Emergency Kit Checklist

Community Disaster Resilience Strategy Implementation Project

Pilot workshops have been conducted around the State, including two in the Great Southern Emergency Management District, Albany and Boddington, which have incorporated a Risk and Resilience Exercise. The workshops were highly interactive and designed to review community disaster resilience and preparedness within communities. The data from community interviews and the exercise/workshop, combined with desktop analysis, will has been used to produce a baseline level of assessment for community disaster resilience for the pilot local government area. Both the Shire of Boddington and the City of Albany have received their draft reports and considering the findings and recommendations.

Disability Inclusive Emergency Planning Forums

The DIEP forums are a series of face-to-face, community-based workshops that bring together people with lived experience of disability, local and state government representatives, emergency services, and key service providers. Their purpose is to improve how we plan for, respond to, and recover from emergencies, ensuring emergency management is inclusive of people with disability and those with additional support needs.

This work is being delivered in partnership with local governments, facilitated by the University of Sydney's Collaborating 4 Inclusion team, and funded through the Disaster Ready Fund (DRF) in collaboration with the National Emergency Management Agency (NEMA).

The City of Albany hosted a forum on 1 September 2025, and the Shires of Denmark and Plantagenet are collaborated to host a forum on 2 September 2025.

For more information on DIEP and P-CEP, please visit the Collaborating4inclusion website or contact your Community Preparedness Advisor or email: community.preparedness@dfes.wa.gov.au.

GRANT PROGRAM UPDATES

AWARE Funding – The outcomes of the All Western Australians Reducing Emergencies (AWARE) Program 2025-26 are now available. Congratulations to the following Great Southern recipients:

- Shires of Katanning and Woodanilling – Risk Treatment Project
- Shire of Denmark - Bushfire Community Preparedness Event '4th Annual Bushfire Ready Weekend'
- Shire of Gnowangerup – Community Awareness Through Simulation
- Shire of Broomehill-Tambellup – Risk Project
- Shire of Cranbrook – 2026 Local Emergency Management Arrangements Review
- Shire of Kojonup – Shire Training Initiative
- Shire of Kent Local Recovery Coordinator Course for Local Government
- Shire of Lake Grace – Local Emergency Management Arrangements Sub-Plan Review – Research and completion.

LOCAL NEWS

Recently reviewed: Local Emergency Management Arrangements

Congratulations to the **Shire of Gnowangerup** and the **Shire of Plantagenet** for completing their LEMA reviews. Both plans were noted at the State Emergency Management Committee meeting on 9 October.

NEW! Local Government Emergency Management Knowledge Hub

DFES has launched the Local Government Emergency Management Knowledge Hub (EM Hub) - a new online resource designed to support local governments in developing and maintaining their local emergency management arrangements.

The EM Hub is being delivered as part of the LEMA Improvement Program and is now available on the DFES website. It outlines local government roles and responsibilities under the *Emergency Management Act 2005* and the State Emergency Management Framework, consolidating key information into a single, accessible platform. The EM Hub also provides direct links to essential documents and templates for further reference.
Designed for both new and experienced practitioners, the EM Hub is structured around the four phases of emergency management—Prevention, Preparedness, Response, and Recovery (PPRR)—with clear guidance and helpful tools in each section.

We welcome your feedback on the EM Hub via Engage WA Emergency Management until 27 March 2026. For more information or questions, please contact the DFES Resilience and Recovery Strategy and Policy Team at recoverypolicy@dfes.wa.gov.au

Western Power - Stand Alone Power Systems (SPS)

Western Power has provided the following information in response to several queries from Great Southern Local Governments regarding *Stand-alone Power Systems*:

We encourage LEMC's to reach and invite service providers such as Western Power to your meetings especially if there is a particular issue you wish to discuss. Please contact Viv Gardiner, Great Southern DEMA for support with contact information for service providers.

- Who is responsible for maintenance for fire preparation/ prevention? – **Western Power contractors undertake regular (6 monthly) maintenance of SPS sites where veg clearing is one of their activities. Customers/landowners are required to maintain the area surrounding the SPS. Customers/landowners are required to not enter the SPS enclosure.**
- Any things to be aware of when defending them from bushfire? - **The SPS enclosure includes Lithium batteries as a component. No attempt should be made to fight the fire, just prevent any spread of fire.**

What to do if there is a fire near my SPS enclosure?
In the event of a fire approaching or within the fenced SPS area, please follow these steps:

1. Do not attempt to fight fire within the fenced SPS enclosure
2. Contact 000 immediately
3. Report the fire to Western Power on 131351. If safe to do so (outside the SPS enclosure), minimise the spread of fire, for example by wetting down surrounding vegetation. Ensure you're protected from any fumes. Please ensure you maintain fire breaks around your SPS and keep your bushfire plan up to date.

Western Power - General enquiries 13 10 87 **Emergencies 13 13 51**

TELSTRA Emergency Services Liaison Officer Contacts

A Telstra Emergency Services Liaison Officer (ESLO) is a key role within Telstra that focuses on facilitating communication and collaboration between Telstra and emergency services during disaster events. Telstra has suggested including Eslo.wa@team.telstra.com as part of your LEMC invites. Telstra also do have a national number that will reach the on duty **ESLO- 03 9239 9200 opt 4.**

The above method is the preferred contact option, this ensures if anything changes with people you can still get through so, please use the above email address as the first point of contact please. Below are the direct contact details should you require.

Brian Young ESLO- 0419044605- Brian.J.young@team.telstra.com
Calvin Mathais- ESLO- 0477703167- Calvin.Mathais@eam.telstra.com
Andy Boutell- Incident specialist- 0419912229- Andrew.boutell@team.telstra.com

Complied by: Vivienne Gardiner, viv.gardiner@dfes.wa.gov.au
District Emergency Management Advisor
Great Southern Department of Fire and Emergency Services·

Government of Western Australia
Department of Communities

Emergency Relief and Support

LEMC REPORT FOR DISTRIBUTION
2nd Quarter 2025 - 2026

Regional Emergency Relief and Support contact		
Activation of Emergency Relief and Support (ERS) services is via **Communities Emergency Operations Coordinator (EOC)** **M: 0418 943 835**		
Regional Coordinator	Kelly Trinne	kelly.trinne@communities.wa.gov.au
Regional Officer	Jo Spadaccini	jo.spadaccini@communities.wa.gov.au
Regional Manager	Mark Schorer	mark.schorer@communities.wa.gov.au

Emergency Relief and Support update

Communities have implemented a range of preparedness activities, with a focus on initiatives to ensure rapid deployment and coordinated support across the State during emergency events.

Improved logistics system

ERS is introducing an exciting new Go Bags initiative — designed to enhance comfort, dignity, and practical support for people displaced during emergencies.

In previous seasons, bedding and hygiene items provided to evacuees within evacuation centres were collected, cleaned, and reused after an event. This season, ERS is trialling a more compassionate and sustainable approach — allowing evacuees to take their items with them when they transition to alternative accommodation such as staying with friends, family, or moving into temporary housing.

This initiative supports continuity of care and gives evacuees a stronger sense of stability and independence at a time when their lives have been disrupted.

What is inside a Go Bag

Each Go Bag is designed to provide immediate comfort and essential items for daily living:

- **Bedding:** Pillow, sleeping bag, air mattress, and sheet — giving evacuees a comfortable rest whether in the centre or moving to new accommodation.
- **Personal Requisites**: Soap, toothbrush, toothpaste, comb and towel — ensuring everyone has the essentials for personal hygiene.

- **Additional Hygiene Items:** Deodorant, sanitary products, and other personal care items (subject to availability).

Replacing everyday items such as bedding or toiletries can be costly and stressful following an emergency. By providing evacuees with a Go Bag they can keep, ERS offers not only practical assistance but also a gesture of care, respect, and empowerment.

The Go Bags helps ease the transition from an evacuation centre to the next stage of recovery, giving people one less thing to worry about and one more reason to feel supported.

Response July to October

Activations

- ERS has responded to two (2) Level 1 incidences (house fires).
- ERS was activated for one (1) structure fire involving 31 impacted businesses (Morley Markets).

Other updates

- The National Climate Risk Assessment (Australian Climate Service) and the National Adaptation Plan (Department of Climate Change, Energy, the Environment and Water) identifies Western Australia, particularly the Northwest as one of the most disaster-prone regions in the country, facing escalating risks from heatwaves, bushfires, drought, tropical weather, and coastal flooding.
- The Adaptation Plan emphasises the need to prioritise support for the most vulnerable as climate impacts intensify across the country.
- ERS recognise that stretched social support services and increasing disasters will impact on people and community level mental health and wellbeing; and ability to financially recover from multiple disasters.
- To support this, ERS is factoring these risks into future planning, and building relationships with government and the community services sector to explore how those most vulnerable in disasters can be better supported during times of crisis.
- Communities are actively strengthening partnerships across government and the community services sector to ensure a coordinated and effective emergency response. This includes formal collaboration with the Department of Housing and Works, following the recent public sector reform, to maintain seamless support for impacted communities during emergencies. Additionally, Communities is leveraging the capabilities of key community service organisations to deliver emergency relief a
- On 22 October 2025, Communities' ERS Directorate will be holding a State Partner Exercise (Recovery) that focuses on the activation of the State Social Domain and will introduce changes to Communities' responsibilities because of the proposed changes to the State recovery arrangements. This exercise will provide an

Other updates
opportunity to test coordination mechanisms and strengthen cross-agency collaboration in a high-impact scenario.

11.4	**BUDGET AMENDMENTS – COMMUNITY ECONOMIC DEVELOPMENT**
Location:	Shire of Gnowangerup
Proponent:	N/A
Date of Report:	25 March 2026
Business Unit:	Community Development
Responsible Officer:	Stuart Drummond – Community and Economic Development Manager
Author:	Stuart Drummond – Community and Economic Development Manager
Disclosure of Interest:	Nil

ATTACHMENTS
Nil

PURPOSE OF THE REPORT
To seek a budget amendment to include two recent successful grant applications and one potentially successful grant application in the 2025/2026 budget.

BACKGROUND
To complement the Shire of Gnowangerup's youth engagement strategy, the Shire applied for grants to different funding bodies.

Youth Grants

1. Youth Affairs Council of Western Australia (YACWA) aimed at improving outcomes for young people within the Shire. It is to fund a project targeted at disengaged young people from the ages of 10 to 25, to be focussed on delivering wellbeing workshops and events to build skills and confidence. Successful for $9,700.
2. WA Youth Engagement Annual Grants Program, with an aim to establish a Youth Council for the Shire of Gnowangerup to engage young people in local decision-making and shaping local priorities. Successful for $10,000.

Regional Precincts and Partnerships Program (rPPP)
In September 2025, the Council partnered with GNP360, a local community group, to jointly apply to the Regional Precincts and Partnerships Program(rPPP) fund. The total applied for was $7M and is to be split between the Shire and GNP360 to fund projects included in the Stirling Range Tourism and Cultural Precinct, as previously reported to Council.
For the Shire, this includes.

- $1.8M towards the Recreation Precinct
- Refurbishment of the tourism bay
- Improvements to the Heritage Trail
- Works to the town hall
- Repairs to Anzac memorial lane
- Improved signage on the main street.

COMMENTS

The applications to both YACWA and the WA Youth Engagement Annual Grants Program were successful and we have been awarded grants of $9,700 and $10,000 respectively.

The rPPP grant application was submitted in October. No indication has been given as to when the successful applicants will be informed, however, the grant guidelines state that the funding must be spent by March 2027.
At the time of writing, no communication about the Shire's application has been received.

If the Shire is successful, permission must be given by Council to include the grant in the current budget which will enable the money to be spent.

CONSULTATION

N/A

LEGAL AND STATUTORY REQUIREMENTS

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The Shire has received $19,700 of funding towards youth activities that is not in the 2025/26 budget.
If the Shire is successful in its application for the rPPP, the grant must be included in the current budget.
The Shire will also administer the funding on behalf of GNP360 by forwarding them their share of the funding in amounts as they need it.

STRATEGIC IMPLICATIONS

As per Integrated Strategic Plan

Theme	Leadership and Governance
Community Priority	4.2.2 Ensure strong financial management through effective planning

STRATEGIC RISK MANAGEMENT CONSIDERATIONS

This item has been evaluated against the current Council approved Risk Management Register.

Risk description	**Not to endorse the officer's recommendation**
Primary Strategic Risk Category	**Financial Management – That the grant funding cannot be spent until it is included in the budget**
Primary Strategic Risk Category **Description**	**Delay in getting approval to spend the funding may result in not meeting deadlines in grant requirements. It may have to be returned. Reputational risks**
Consequence: (Insignificant, Minor, Moderate, Major, Catastrophic)	Major
Likelihood: (Almost Certain, Likely, Possible, Unlikely, Rare)	Possible

IMPACT ON CAPACITY

Nil

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

Do not agree to include the rPPP funding in the budget this month. This would delay proceedings by at least a month, seriously affecting the Shire's ability to deliver the outcomes within the allotted timescale.

The Shire is unsuccessful in its grant application – no immediate consequence. The Shire would have to source alternate funding sources to deliver the recreation precinct.

CONCLUSION

At the time of writing, there is uncertainty around when the successful rPPP grant applications will be announced. In anticipation of a successful announcement and to expedite Council's financial requirements regarding the receipt of grants, as quickly and efficiently as possible, it is prudent to pre-empt a successful application and agree to the necessary requirements ahead of time.

VOTING REQUIREMENTS

Absolute majority

COUNCIL RESOLUTION

MOVED: Cr P Callaghan **SECONDED: Cr R Kiddle**

0326.05 That Council

- **AGREES to include $19,700 of grant funding recently received and incur offsetting expenditure in terms of these grants in the 2025/26 budget.**
- **AGREES to include the Regional Precincts and Partnership Program grant in the 2025/26 budget should the application be successful.**

CARRIED BY ABSOLUTE MAJORITY: 6/0

FOR: **Cr K O'Keeffe, Cr M Creagh, Cr P Callaghan, Cr R Miniter, Cr R O'Meehan, Cr R Kiddle**
AGAINST: **Nil**

11.5	**BUDGET AMENDMENTS – TIELINE ROAD FLOODWAY AND ROAD UPGRADE PROJECTS**
Location:	N/A
Proponent:	N/A
Date of Report:	25 March 2026
Business Unit:	Infrastructure and Assets
Responsible Officer:	Rick Miller – Executive Manager of Infrastructure and Assets
Author:	Rick Miller – Executive Manager of Infrastructure and Assets
Disclosure of Interest:	Nil

ATTACHMENTS
Nil

PURPOSE OF THE REPORT
To seek Council approval for amendment to the 2025-26 Annual Budget to allow Regional Road Group Tieline Road projects to proceed.

BACKGROUND
In delivering the 2025/26 Annual Works Program a tender process was carried out to appoint a suitable Contractor for Regional Road Group (RRG) projects, being the widening of the existing roadway, resealing and upgrading floodways' on Tieline Road.
The scope included reconstruction, widening and shoulder sealing works from SLK 34.21 to SLK 36.20 of Tieline Road and upgrading of the floodways' from SLK 23.60-SLK 24.30 and SLK 30.51-SLK 30.66.
Five (5) Tenders were received by the deadline of the Request for Tender and after evaluation the works were awarded to Southwest Earthmoving Pty Ltd.
The best value and lowest priced tender of $434,952.16 ex GST is $53,186.16 ex GST above the current project budget and a budget amendment will be required to offset the additional cost.

As the value of the recommended tenderer was under $600,000 ex GST, it was accepted by the Chief Executive Officer under delegation 1.2.4 and will be subject to the budget amendment approval.

The proposed budget amendment is recommended to allow the project to proceed, and will allow a formal contract to be signed for the works to be carried out.

COMMENTS
The tendered price for this contract exceeded the original budgeted amount. This increase is primarily due to the project carryover of works from the previous years to the current year, which with cost creep has resulted in the higher tendered amount.
These projects are Regional Road Group projects which are 2/3 funded from MRWA and 1/3 from the shire. Noting that one project is a carryover from 2024/25 Budget and the increased focus on project delivery of RRG projects to maintain funding opportunities, these works are a priority to deliver this financial year.

CONSULTATION
CEO David Nicholson, DCEO Thomas Gorman and Project Staff

LEGAL AND STATUTORY REQUIREMENTS
Local Government Act 1995 s6.8(1).

POLICY IMPLICATIONS
Nil

FINANCIAL IMPLICATIONS
Nil effect on the 2025/26 budget as the amount will be funded from existing projects that will be deferred for re consideration in 2026/27.

PROPOSED BUDGET AMENDMENTS			
Account	Description	Project Amount (Ex GST)	Project Total (Ex GST)
n/a	Successful Tendered Price		$434,952
38004	Tieline Road(003) RRG SLK28.75 - 34.21 Floodways (carryover from 24/25)	$210,666	
38004	Tieline Road(003) RRG SLK34.21-36,32 Reconstruct and Reseal(25/26)	$171,100	$381,766
	Balance Shortfall		$53,186
	Budget Reallocation from following Projects		
38614	Gnp Depot Yard Seal extensionand drainage	$30,000	
38634	Gnp depot Fulesmart Upgrade	$27,000	$57,000
	#Balance Surplus		$3,814
	# The extra $3,814 provides a small contingency for other unforeseen costs.		

STRATEGIC IMPLICATIONS
As per Integrated Strategic Plan

Theme	Leadership and Governance
Community Priority	An efficient and effective organisation, providing appropriate services to our community.
Activity	Ensure strong financial management through effective planning.

STRATEGIC RISK MANAGEMENT CONSIDERATIONS

This item has been evaluated against the current Council approved Risk Management Register.

Risk description	**Council does not approve the budget amendments.**
Primary Strategic Risk Category	**Financial sustainability**
Primary Strategic Risk Category Description	Inability to maintain service and infrastructure levels for the Shire.
Consequence: (Insignificant, Minor, Moderate, Major, Catastrophic)	Major
Likelihood: (Almost Certain, Likely, Possible, Unlikely, Rare)	Possible

IMPACT ON CAPACITY

Nil

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

Council could choose not to amend the budget which would mean that the regional Road Group projects could not proceed and would not be delivered this financial year. As one project is a carry-over project it would also impact our reputation on delivering projects.

CONCLUSION

That the council approve the budget amendments to allow for reallocation of capital expenditure within the existing capital expenditure accounts.

VOTING REQUIREMENTS

Absolute majority.

COUNCIL RESOLUTION

MOVED: Cr R O'Meehan **SECONDED: Cr M Creagh**

0326.06 That Council:

- **APPROVES a budget amendment to the 2025/26 Annual Budget through the transfer an amount of $57,000 ex GST to GL 38004 - Tieline Road Projects reconstruction, widening and shoulder sealing works from SLK 34.21 to SLK 36.20 and upgrading of the floodways' from SLK 23.60-SLK 24.30 and SLK 30.51-SLK 30.66 as follows:**

    1. **$30,000 ex GST from GL 38614 Gnp Depot Yard Seal Extension and Drainage to GL 38004**
    2. **$27,000 ex GST from GL 38634 Gnp Depot Fuelsmart Upgrade to GL 38004**

CARRIED BY ABSOLUTE MAJORITY: 6/0

FOR: **Cr K O'Keeffe, Cr M Creagh, Cr P Callaghan, Cr R Miniter, Cr R O'Meehan, Cr R Kiddle**
AGAINST: **Nil**

11.6	**GREAT SOUTHERN VROC EXECUTIVE OFFICER POSITION**
Location:	N/A
Proponent:	N/A
Date of Report:	25 March 2026
Business Unit:	Strategy and Governance
Responsible Officer:	David Nicholson – Chief Executive Officer
Author:	Clementine Illy – Governance Support Officer
Disclosure of Interest:	Nil

ATTACHMENTS

Extract – Agenda Item 6.2 – Great Southern VROC Meeting – 9 February 2026

Note: The attached meeting extract reflects the original indicative contributions based on participation by nine member Councils, prior to the withdrawal of the Shire of Plantagenet.

PURPOSE OF THE REPORT

To seek Council's endorsement for the continuation of the Great Southern Voluntary Regional Organisation of Councils (GSVROC) Executive Officer position beyond 30 May 2026 and to determine Council's preferred funding model for the 2026/2027 financial year.

BACKGROUND

The Great Southern Voluntary Regional Organisation of Councils (GSVROC) operates under the Great Southern VROC Memorandum of Understanding (2025–2029) and provides a formal structure for regional collaboration, advocacy and coordinated project delivery across member local governments.

The Executive Officer position supports delivery of the GSVROC Strategic Plan and provides:

- Secretariat and administrative support
- Meeting coordination
- Project implementation and reporting
- Stakeholder engagement
- Financial administration and grant coordination

The Executive Officer role is currently funded through drought resilience funding supporting implementation of the Inland Great Southern Drought Resilience Plan.

Funding was originally due to conclude in October 2025. As the position commenced in September 2025, an extension was sought and approved. The Southwest Development Commission has confirmed that the funding expenditure period concludes on 30 May 2026.

Continuation of the position beyond this date will require annual contributions from Member Councils.

At the GSVROC Executive Meeting held on 2 February 2026, CEOs:

- Supported continuation of the Executive Officer position;
- Recommended adoption of a funding model aligned with the Great Southern Treasures subscription framework;
- Agreed that meeting catering costs will continue to be met by the host Council; and
- Confirmed that additional GSVROC project work will be considered on a project-by-project basis.

COMMENTS

The Executive Officer role has improved regional coordination, strengthened engagement with State agencies and funding bodies, and enhanced the delivery of regional strategic initiatives.

Indicative annual operating costs for the Executive Officer services are $53,414.56 under the current service contract.

GSVROC CEOs have recommended adoption of a funding model aligned with the Great Southern Treasures subscription framework (GST model) as the preferred approach. At the time of the GSVROC Ordinary Meeting held on 9 February 2026, the indicative contribution for the Shire of Gnowangerup under the GST model was $6,145.04, based on participation by nine member Councils, as reflected in the attached meeting extract.

Since that meeting, the Shire of Plantagenet has withdrawn from participation, resulting in the redistribution of costs across the remaining eight member Councils. Based on the revised membership, the Shire of Gnowangerup's updated indicative contribution is:

$7,466.55 (GST model)

As previously discussed, VROC also considered an equal share funding model across all participating Councils. Under the revised membership arrangement, the Shire of Gnowangerup's contribution under an equal share model would be:

$7,631.00

Given that final endorsement of the funding model rests with the GSVROC, it is considered prudent for Council to approve a funding range to allow flexibility in finalising the regional agreement.

Accordingly, it is recommended that Council approve:

- A minimum contribution of $7,466.55 (GST model); and
- A maximum contribution of $7,631.00 (equal share model).

Any additional work outside the core Executive Officer functions will require prior approval and will remain subject to separate Council consideration.

CONSULTATION

- GSVROC CEOs Meeting – 2 February 2026
- GSVROC Ordinary Meeting – 9 February 2026
- General Meeting with Shire of Plantagenet – 24 February 2026

LEGAL AND STATUTORY REQUIREMENTS

Participation in the GSVROC and associated funding arrangements is consistent with the *Local Government Act 1995*, which enables local governments to cooperate with other local governments for regional benefit.

No specific statutory compliance issues are identified.

POLICY IMPLICATIONS

Consistent with Council's commitment under the Great Southern VROC Memorandum of Understanding (2025–2029).

FINANCIAL IMPLICATIONS

Provision will be required in the 2026/2027 Annual Budget for a contribution in the range of:

Minimum: $7,466.55
Maximum: $7,631.00

The final amount will depend on the funding model adopted by the Great Southern VROC.

Any additional project-based contributions will remain subject to separate Council approval.

STRATEGIC IMPLICATIONS

As per Integrated Strategic Plan

Theme	Our Organisation
Community Priority	• Regional collaboration and advocacy • Strengthened partnerships • Improved access to funding opportunities

Continuation of the Executive Officer role supports coordinated regional delivery and advocacy outcomes.

STRATEGIC RISK MANAGEMENT CONSIDERATIONS

This item has been evaluated against the current Council approved Risk Management Register.

Risk description	Discontinuation of the Executive Officer position resulting in reduced regional coordination and disruption to strategic initiatives.
Primary Strategic Risk Category	Strategic / Governance Risk
Primary Strategic Risk Category Description:	• Reduced regional collaboration • Loss of coordinated advocacy • Missed funding opportunities
Consequence: (Insignificant, Minor, Moderate, Major, Catastrophic)	Moderate to Major
Likelihood: (Almost Certain, Likely, Possible, Unlikely, Rare)	Possible

IMPACT ON CAPACITY

Minimal operational impact. Financial provision required in forward budget planning.

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

Council may choose not to support continuation of the Executive Officer position.

This may result in reduced regional coordination, loss of shared administrative support and potential disruption to regional strategic initiatives.

CONCLUSION

The continuation of the GSVROC Executive Officer position provides ongoing regional coordination and supports delivery of strategic initiatives across the Great Southern.

The Great Southern Treasures funding model provides a structured and equitable contribution framework for member Councils and has been recommended by GSVROC CEOs as the preferred funding approach.

VOTING REQUIREMENTS

Absolute Majority

COUNCIL RESOLUTION

MOVED: Cr K O'Keeffe **SECONDED: Cr P Callaghan**

0326.07 That Council:

1. **ENDORSES the continuation of the Great Southern Voluntary Regional Organisation of Councils Executive Officer position beyond 30 May 2026.**
2. **APPROVES a funding allowance range for the 2026/2027 financial year of a minimum of $7,466.55 and a maximum of $7,631.00, to enable the Chief Executive Officer to participate in finalising the funding model with Member Councils.**
3. **NOTES that any additional GSVROC project work will continue to be considered on a project-by-project basis.**

CARRIED BY ABSOLUTE MAJORITY: 6/0

FOR: **Cr K O'Keeffe, Cr M Creagh, Cr P Callaghan, Cr R Miniter, Cr R O'Meehan, Cr R Kiddle**
AGAINST: **Nil**

6.2 Great Southern VROC Executive Officer Position

REPORTING OFFICER:	Peter Klein, Lead GSVROC CEO
DISCLOSURE OF INTEREST:	Darren Mollenoyux, Current Executive Officer – 150Square
DATE:	3rd February 2026
ATTACHMENT NUMBER:	6.2a – GSDC – Letter of Funding Agreement 6.2b – Executive Officer Services Contract
CONSULTATION	Peter Klein, GSVROC Host CEO Darren Mollenoyux, Associate at 150Square Ali Gardener, South West Development Commission GSVROC CEOs

SUMMARY

This item seeks to confirm the continuation of the GSVROC Executive Officer position, including endorsement of the preferred funding model and associated arrangements beyond the current funding period.

BACKGROUND

- The Great Southern VROC Memorandum of Understanding (2025–2029) provides for the appointment of an Executive Officer to support delivery of the VROC's strategic objectives, including administration, meeting coordination, project delivery, stakeholder engagement and financial management.

- The Executive Officer position is currently funded through drought resilience funding and supports delivery of the Inland Great Southern Drought Resilience Plan, in addition to broader GSVROC priorities.

- The Executive Officer is engaged through the Host Local Government (Shire of Katanning) and is responsible for project implementation and reporting, secretariat support, financial administration, stakeholder engagement and grant coordination.

- Funding for the Executive Officer role was originally due to conclude in October 2025. As the position did not commence until September 2025, an extension was sought and approved. The South West Development Commission has confirmed that the funding expenditure period has been extended to 30 May 2026.

- A decision is now required regarding continuation of the Executive Officer role and funding arrangements beyond this date to avoid disruption to GSVROC operations.

At the GSVROC Executive meeting on the 2nd February 2026 *the GSVROC CEOs:*

1. *Noted and accepted the revised Band Contribution funding model, including the corrected calculations.*
2. *Agreed to recommend to the GSVROC Ordinary Meeting on 9 February 2026 to continue with the Executive Officer position and that the preferred funding model for the GSVROC Executive Officer position be based on the Great Southern Treasures model.*
3. *Agreed that the host Shire is responsible for meeting catering costs.*
4. *Determined that funding for additional GSVROC project work will be considered and approved on a project-by-project basis.*

COMMENT

The GSVROC CEOs have agreed in principle to support continuation of the Executive Officer position, subject to confirmation of the funding approach and related arrangements by the Great Southern VROC. CEOs considered several funding options and supported adoption of a model aligned with the Great Southern Treasures subscription framework as the preferred approach.

Funding Model Options

To continue the Executive Officer position beyond the current drought funding period, the following funding models were considered:

Option	Description	Benefits	Risks
A: Equal Share Model	Each member Council contributes an equal amount toward the annual operating cost.	- Simple and transparent. - Easy to administer and budget.	- May not reflect differences in Council size or capacity. - Smaller Councils may perceive contributions as disproportionate.
B: Banded Contribution Model	Contributions are based on Council classification e.g. Band 3 vs Band 4.	- Recognizes varying financial capacity. - Aligns with existing banding frameworks.	- Requires agreement on banding and contribution levels. - Potential for debate on fairness.
C: Population-Based Formula	Contributions calculated proportionally based on each Council's population.	- Reflects service demand and regional representation. - Scales contributions fairly.	- Requires accurate and updated population data. - May disadvantage larger Councils.
D: Hybrid Model (Base + Variable)	A fixed base contribution for all Councils plus a variable component based on population or banding.	- Balances equity and simplicity. - Provides predictable minimum funding.	- More complex to administer. - Requires consensus on formula.

STATUTORY ENVIRONMENT
Great Southern VROC MOU 2025 - 2029

FINANCIAL IMPLICATIONS
Indicative cost calculations for the Executive Officer services total $53,414.56 per annum, based on current service arrangements.

Executive Officer Services		
EO Hourly Rate	$ 85.00	
Annual Hours	572	
Total	**$ 48,620.00**	
Office Expenses Allowance per month	$ 70.00	
Months	12	
Total Office Expenses	**$ 840.00**	
Attend GSVROC Meetings		
Travel @ .85c per km	*KMs Return*	$ 0.88
Katanning (Feb 26)	590	$ 519.20
Nyabing (May 26)	550	$ 484.00
Kojonup (August 26)	672	$ 591.36
Mt Barker (Nov 26)	900	$ 792.00
	Subtotal	**$ 2,386.56**
2 x CEO Meetings (TBD)	*KMs Return*	$ 0.88
Nyabing (TBD)	550	$ 484.00
Nyabing (TBD)	550	$ 484.00
	Subtotal	**$ 968.00**
Total Kms Costs	**$ 3,354.56**	
Accommodation and Sustenance		
Kojonup (August 26)	$ 300.00	*approx*
Mt Barker (Nov 26)	$ 300.00	*approx*
Total Accom	**$ 600.00**	
Total Annual Executive Officer Costs	**$ 53,414.56**	
Monthly Costs	**$ 4,451.21**	

Note:
- Costs do not include additional work beyond the Executive Officer functions outlined in Item 7 of the Services Contract.
- Any additional work must be authorised by the principal in advance and will be charged at $145 per hour.
- Hourly rates will be reviewed annually on 1 July and increased by CPI.

The South West Development Commission approved funding of $43,795 from the GSDC PIP Funding Budget to support appointment of an Executive Officer for drought implementation activities. While originally due to conclude in October 2025, this funding period has now been extended and will conclude on 30 May 2026.

Continuation of the Executive Officer position beyond this date will require annual contributions from Member Councils. Comparative contribution tables are provided below for consideration, including an indicative contribution model aligned with the Great Southern Treasures subscription framework (adjusted proportionally).

Indicative Contribution Comparison

Shire	Equal Share	LG Band		Population	%	Payment	Fixed Base	Pop Base	Total
PL	$6,676.82	3	**$12,463.40**	5,669	35.12%	**$18,761.29**	$2,000	$13,141.46	**$15,141.46**
KA	$6,676.82	3	**$12,463.40**	4,057	25.14%	**$13,426.45**	$2,000	$9,404.64	**$11,404.64**
KO	$6,676.82	3	**$12,463.40**	1,985	12.30%	**$6,569.26**	$2,000	$4,601.48	**$6,601.48**
GN	$6,676.82	4	**$3,204.87**	1,215	7.53%	**$4,020.98**	$2,000	$2,816.52	**$4,816.52**
BHT	$6,676.82	4	**$3,204.87**	1,144	7.09%	**$3,786.01**	$2,000	$2,651.94	**$4,651.94**
CB	$6,676.82	4	**$3,204.87**	1,098	6.80%	**$3,633.78**	$2,000	$2,545.30	**$4,545.30**
KT	$6,676.82	4	**$3,204.87**	524	3.25%	**$1,734.15**	$2,000	$1,214.70	**$3,214.70**
WO	$6,676.82	4	**$3,204.87**	448	2.78%	**$1,482.63**	$2,000	$1,038.52	**$3,038.52**
	$53,414.56	29	**$53,414.56**	16,140	100.00%	**$53,414.56**	$16,000	$37,414.56	**$53,414.56**

Shire	Fixed Base	Band Base	Total	Fixed Base	Rate Revenue	Total	GS Treasures Tier	Total
PL	$2,000	$8,730.06	**$10,730.06**	$2,000	$9,157.55	**$11,157.55**	3	**$9,453.90**
KA	$2,000	$8,730.06	**$10,730.06**	$2,000	$5,819.87	**$7,819.87**	3	**$9,453.90**
KO	$2,000	$8,730.06	**$10,730.06**	$2,000	$5,733.45	**$7,733.45**	3	**$9,453.90**
GN	$2,000	$2,244.87	**$4,244.87**	$2,000	$5,668.59	**$7,668.59**	2	**$6,145.04**
BHT	$2,000	$2,244.87	**$4,244.87**	$2,000	$3,376.78	**$5,376.78**	2	**$6,145.04**
CB	$2,000	$2,244.87	**$4,244.87**	$2,000	$3,532.75	**$5,532.75**	2	**$6,145.04**
KT	$2,000	$2,244.87	**$4,244.87**	$2,000	$2,843.40	**$4,843.40**	1	**$3,308.87**
WO	$2,000	$2,244.87	**$4,244.87**	$2,000	$1,282.16	**$3,282.16**	1	**$3,308.87**
	$16,000	$37,414.56	**$53,414.56**	$16,000	$37,414.56	**$53,414.56**		**$53,414.56**

<u>Meeting Catering Costs</u>
GSVROC CEOs agreed that catering continue to be covered by the hosting Council.

STRATEGIC OBJECTIVES
Great Southern VROC Strategic Plan 2025-2029
Supports regional collaboration, strategic project delivery, and advocacy as outlined in the Great Southern VROC Strategic Plan.

VOTING REQUIREMENTS
Simple Majority

OFFICER RECOMMENDAITON
That the Great Southern VROC

1. **Endorse the continuation of the GSVROC Executive Officer position beyond the current funding period ending 30 May 2026;**
2. **Determine the preferred duration of the continued engagement of the Executive Officer position and agree on the approach for procuring or appointing Executive Officer services for that period;**
3. **Approve the Great Southern Treasures funding model as the preferred approach for Member Council contributions toward the ongoing Executive Officer costs;**
4. **Confirm the host Council will continue to be responsible for meeting catering costs; and**
5. **Note that any additional GSVROC project work outside the core Executive Officer functions will be considered and approved on a project-by-project basis.**

CARRIED/LOST
FOR:
AGAINST:

11.7	**WALGA ELECTORAL REFORM DISCUSSION PAPER**
Location:	N/A
Proponent:	N/A
Date of Report:	25 March 2026
Business Unit:	Strategy and Governance
Responsible Officer:	David Nicholson – Chief Executive Officer
Author:	David Nicholson – Chief Executive Officer
Disclosure of Interest:	Nil

ATTACHMENTS

- WALGA Electoral Reform Discussion Paper

PURPOSE OF THE REPORT

For Council to provide feedback to inform WALGA on their advocacy position on local government electoral reform. Specifically, the election cycle and voting.

BACKGROUND

WALGA has requested a Council endorsed position to inform WALGA's advocacy on Local Government electoral reforms expected to be proposed by the State Government, specifically:

- full spill elections every 4 years;
- compulsory voting at Local Government elections

These options have been raised in statements by the Minister for Local Government, Hon Hannah Beazley MLA, though at this stage no formal proposals have been provided for consultation. While WALGA has relevant advocacy positions it is undertaking early sector engagement to ensure this position continues to reflect the sector's views and to enable timely and well-informed engagement with the anticipated State Government reform proposals. The reforms under consideration include:

Election Frequency:

- Current local government system: Half spill elections every two years (Councillors serve four-year terms).
- Proposed change: Full spill elections every four years.

Voting Type:

- Current local government system: Voluntary voting in WA Local Government elections.
- Proposed change: Compulsory voting in WA Local Government elections.

WALGA's current advocacy positions:

- Support for half spill elections every two years.
- Support for voluntary voting in Local Government elections.

COMMENTS

WALGA has established advocacy positions reflecting the sector's support of voluntary voting and elections of half the offices on Council every two years. Western Australia holds biennial elections, with half of the offices on Council elected every two years for four-year terms.

In 2024 WALGA conducted a review of its Elections Advocacy Positions to ensure they reflected the sector's contemporary view. Local Government responses at that time indicated strong (98%) support for half spills every two years, which was reflected in the adopted Advocacy Position.

While voluntary voting was supported by an overall majority of responses (74%), compulsory voting was supported by a majority (64%) of metropolitan respondents and a majority (61%) of Class 1 and 2 respondents. The Shire of Gnowangerup is a Class 4 local government.

Voting in Local Government elections is voluntary in Western Australia.

CONSULTATION

The WALGA Discussion Paper was discussed by Elected Members on 25 February 2026 as part of Council Information Briefing with the following issues being raised:

Election cycle

- A half-spill every two years was important to maintain continuity and allow for a gradual transition of new members. The loss of corporate knowledge was of concern as it takes approximately two years for a new councillor to become familiar with the legislation and processes. There was also concern about the increased load on the CEO given increased Councillor "handholding".

- A complete changeover every four years was a legitimate democratic outcome and if a community is unhappy with performance, a "complete sweep" is an acceptable risk. The four-year cycle aligns with State elections, and this synchronisation would result in a better voter turnout and higher public engagement.

Compulsory vs. Voluntary Voting

- Compulsory Voting strengthens democracy by forcing citizens to have a "stake" in the process.

- Voluntary Voting was forcing people who do not care to vote and has the potential risk of "donkey votes" where the person at the top of the ballot gains an unfair advantage.

LEGAL AND STATUTORY REQUIREMENTS

The proposed changes are being driven as part of the State Government's industry reform.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

When considering election frequency and voting type (voluntary or compulsory) Councillors should keep in mind that while full spill elections may reduce the frequency of elections they may also result in an increase in costs due to more vacancies and higher participation rates. Compulsory

voting could increase costs simply due to the additional administration and postage associated with an increased number of votes, though these costs may in part be offset with increased in-person voting.

STRATEGIC IMPLICATIONS
As per the Council Plan 2025-2035

Strategic Objective	Leadership and Governance
Strategy	Effectively represent, promote and advocate for the benefit of our community and district.
Activity	Provide strong community connections through inclusive engagement and meaningful communication.

STRATEGIC RISK MANAGEMENT CONSIDERATIONS
This item has been evaluated against the current Council approved Risk Management Register.

Risk description	Not to provide response to WALGA's Discussion Paper.
Primary Strategic Risk Category	Adverse regulatory change
Primary Strategic Risk Category Description	Potential changes to the regulatory landscape that will have an adverse effect on the Shire's ability maintain adequate compliance.
Consequence: (Insignificant, Minor, Moderate, Major, Catastrophic)	Major
Likelihood: (Almost Certain, Likely, Possible, Unlikely, Rare)	Possible

IMPACT ON CAPACITY
Nil

ALTERNATE OPTIONS AND THEIR IMPLICATIONS
Council can choose not to respond to WALGA's Discussion Paper. This would result in a lost advocacy opportunity.

CONCLUSION
The current two-year election cycle minimises the risk of a loss of corporate knowledge and memory. However, the four-year cycle brings the industry in line with the State and other jurisdictions. Compulsory voting will likely strengthen the democratic process but add cost.

Diarmuid Kinsella entered the meeting at 4:19pm

VOTING REQUIREMENTS
Simple majority

COUNCIL RESOLUTION

MOVED: Cr R Kiddle SECONDED: Cr M Creagh

0326.08 That Council supports the current election cycle of local government elections being half spill, every two years.

CARRIED 5/1

FOR: Cr K O'Keeffe, Cr R Miniter, Cr R O'Meehan, Cr M Creagh, Cr R Kiddle
AGAINST: Cr P Callaghan,

COUNCIL RESOLUTION - Option 1

MOVED: Cr M Creagh SECONDED: Cr R O'Meehan

0326.09 That Council supports voluntary voting in local government elections.

Following an equality of votes, the Shire President exercised the casting vote in accordance with the Local Government Act, s.5.21(3), and the motion was **LOST 3/4**

FOR: Cr M Creagh, Cr R O'Meehan, Cr R Kiddle
AGAINST: Cr K O'Keeffe, Cr R Miniter, Cr P Callaghan
Shire President's K O'Keeffe casting vote

After Officer recommendation 2 – Option 1 has been lost, the Shire President asked for Mover and seconder for Option 2:

COUNCIL RESOLUTION – Option 2

MOVED: Cr P Callaghan SECONDED: Cr R Miniter

0326.10 That Council supports changing to compulsory voting in local government elections.

Following an equality of votes, the Shire President exercised the casting vote in accordance with the Local Government Act, s.5.21(3), and the motion was **CARRIED 4/3**

FOR: Cr K O'Keeffe, Cr R Miniter, Cr P Callaghan
Shire President's K O'Keeffe casting vote
AGAINST: Cr M Creagh, Cr R O'Meehan, Cr R Kiddle

Electoral Reform Discussion Paper

1. Background

1.1. Purpose

The purpose of this discussion paper is to request Council-endorsed Local Government feedback to inform WALGA's advocacy on Local Government electoral reforms expected to be proposed by the State Government, specifically:

- full spill elections every 4 years; and
- compulsory voting at Local Government elections

These options have been raised in statements by the Minister for Local Government, Hon Hannah Beazley MLA, but no formal proposals have yet been provided for consultation. While WALGA has relevant advocacy positions (discussed further below), the purpose of this discussion paper is to undertake early sector engagement to ensure WALGA's positions reflect the sector's current views and enable timely, well-informed and effective engagement with the anticipated State Government reform proposals.

1.2. WALGA existing advocacy positions

1.2.1. Elections

WALGA has established advocacy positions reflecting the sector's support of voluntary voting and elections of half the offices on Council every two years. These advocacy positions are provided in Appendix 1.

In late 2024 WALGA conducted a review of its Elections Advocacy Positions to ensure they reflected the sector's contemporary view.

Local Government responses at that time indicated strong (98%) support for half spills every two years, which was reflected in the adopted Advocacy Position 2.5.16 Elections.

While voluntary voting was supported by an overall majority of responses (74%), compulsory voting was supported by a majority (64%) of metropolitan respondents and a majority (61%) of Class 1 and 2 respondents.

State Council requested that the WALGA secretariat undertake further investigation of the implications of compulsory and voluntary participation in Local Government elections before reporting back to State Council.

In the interim, Advocacy Position 2.5.15 Participation in Local Government Elections was retained, expressing support for voluntary voting with a note that further work was being undertaken.

This investigation was ongoing when the Minister for Local Government raised the prospect of further Local Government election reform.

A State by State comparison of electoral statistics is provided in Appendix 2.

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1.2.2. Election costs

In 2024, WALGA conducted a review of five Local Government biennial election cycles up to and including the 2023 Local Government elections. The review demonstrated significant cost increases and concerns about the lack of transparency in costings provided by the Western Australian Electoral Commission (WAEC).

In September 2024, State Council adopted Advocacy Position 2.5.18 Local Government Elections Analysis 2015-2023, calling for an independent audit of the WAEC's cost allocation methods and the introduction of Service Level Agreements to ensure transparency of costing methodology.

Cost implications are a relevant consideration in assessing the appropriateness of any proposed electoral reform. However, the current lack of transparency in costing methodology makes it impossible to confidently forecast cost impacts.

This discussion paper seeks to identify the factors associated with each reform proposal that may affect election costs. This is further complicated by the interaction of possible reform options and external economic factors.

WALGA has requested that the Department of Local Government, Regulation and Industry Safety (LGIRS) and the Western Australian Electoral Commission, undertake modelling to identify the cost implications of any proposed reforms.

A comparison of available electoral costs data, State by State, is included as Table 4 in Appendix 2.

WALGA has contacted other Local Government associations to ask if they have experienced changes in costs associated with compulsory four-year, all-in all-out, local government elections. As this has been the approach in most jurisdictions for some time, responses were largely unable to address changes in cost.

2. Election Frequency

Current situation

Western Australia holds biennial elections, with half of the offices on Council elected every two years for four-year terms. All other Australian jurisdictions hold full spill elections every four years (four-year terms).

Considerations

Considerations include:

- Voter participation and fatigue
- Continuity, knowledge retention and mentorship for new Council Members
- Stable whole-of-Council mandate and collective accountability
- Capacity for candidate recruitment
- Administrative requirements
- Extraordinary vacancies and backfilling
- Timing and transitional arrangements

Re-election rates

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WALGA has analysed the composition of Councils following the last two Local Government elections in other Australian jurisdictions, all of which have full spill elections. A comparison of available data on re-election rates is included as Table 2 in Appendix 2.

This data suggests that on average, re-elected Council Members make up between 47% and 57% of Council following full spill elections.

By comparing over 700 consecutive ordinary election results, the review identified nine occasions when the membership of Council following an ordinary election was 100% different from the Council following the previous ordinary election. However, four of these local governments held mid-term extraordinary elections, meaning the changes in membership occurred over two or more elections within a four-year period.

Costs

In one respect, a change to a four-year cycle would reduce costs by reducing the number of elections. However, the cost of each election may increase. The WAEC uses the number of vacancies to inform quotations for the conduct of elections. Full spill elections would double the number of vacancies, with possible increased costs associated with printing and postage and increased staffing for the count.

WALGA cannot definitively determine an overall cost impact to Local Government without the requisite cost-modelling from the WAEC. WALGA has requested that the WAEC provide this modelling to LGIRS. The cost impact of a change in election frequency may also vary between Local Governments.

Questions

1. Does your Local Government support half spill elections every two years or full spill elections every four years?
2. What are the key considerations informing this view?
3. If full spill elections every four years were introduced, what transitional arrangements and consequential amendments may be required?
4. Any other comments?

3. Compulsory or Voluntary Voting

Current situation

Voting in Local Government elections is voluntary in Western Australia and South Australia. All other Australian jurisdictions have compulsory voting.

Considerations

Considerations include:

- Voter participation and democratic legitimacy
- Voter engagement, awareness and/or fatigue
- Administrative and enforcement requirements
- Application to owner and occupier rolls

Participation rates

A comparison of available participation data is included as Table 3 in Appendix 1.

Costs

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The WAEC uses expected participation rates to inform quotations for the conduct of elections. It is likely that an increased participation rate would increase election costs through higher reply-paid charges and increased staffing for the count. However, in-person elections become more cost effective than postal elections at higher participation rates.

WALGA cannot definitively determine an overall cost impact to Local Government without the requisite cost-modelling from the WAEC. WALGA has requested that the WAEC provide this modelling to LGIRS. The cost impact of compulsory voting may also be different for each Local Government depending on their current participation rates and methods for holding elections, and whether these would change significantly.

Tasmania implemented compulsory voting in Local Government elections in 2022. Local Government Association Tasmania (LGAT) advised that this resulted in reasonably significant cost increases. The Tasmanian Electoral Commission reported a $9.32 per elector cost for the first compulsory Local Government elections in 2022, a 35% increase from $6.92 in 2018. An analysis of the factors contributing to this increase is not available and it may be challenging to draw direct comparisons between Tasmania and WA.

It is likely that the cost impact of compulsory voting would be moderated if elections also transition to a 4 yearly cycle.

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Questions

5. Does your Local Government support compulsory voting or voluntary voting in Local Government elections?
6. If the frequency of Local Government elections were changed to every 4 years, would your Local Government support compulsory or voluntary voting?
7. What are the key considerations informing this view?
8. Any other comments?

DRAFT

Appendix 1- WALGA Elections Advocacy Positions

2.5.15 Participation in Local Government Elections

Position Statement	The Local Government sector supports voluntary participation in Local Government elections. *Noting that State Council at its 6 December 2024 State Council meeting resolved that the WALGA Secretariat further investigate implications of compulsory and voluntary participation in Local Government elections and report back to State Council.*
Background	Voluntary participation in Local Government elections is a long-established position of the Local Government sector, and was confirmed as a result of sector feedback received during the Local Government reform process.
State Council Resolution	December 2024 - 090.5/2024 February 2022 – 312.1/2022 December 2020 – 142.6/2020 March 2019 – 06.3/2019 December 2017 – 121.6/2017 October 2008 – 427.5/2008
Supporting Documents	Advocacy Positions for a New Local Government Act WALGA submission: Local Government Reform Proposal (February 2022)

2.5.16 Elections

Position Statement	The Local Government sector supports: 1. Councillors serve four-year terms with elections every two years and half of the Council positions spilled at each election. 2. First-Past-The-Post (FPTP) voting system for Local Government elections. If Optional Preferential Voting (OPV) remains as the primary method of voting, the sector supports the removal of the 'proportional' part of the voting method for general elections. 3. First-Past-The-Post (FPTP) voting system for internal Council elections.

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4. Councils holding elections by means of in-person, postal and/or electronic voting.
5. Current legislative provisions of Mayor/President of Class 1 and Class 2 Local Governments being directly elected by the community and Class 3 and Class 4 Local Governments determining whether its Mayor or President is elected by the Council or by the community.

Background

The sector positions on Local Government elections have been long-established. This was confirmed as a result of sector feedback received during the Local Government reform process.

Following the 2023 Local Government Elections where legislative reforms to Local Government elections processes were first implemented, sector wide consultation was conducted on key elements of the elections advocacy positions to determine if they accurately reflected the sector's contemporary view.

State Council Resolution

December 2024 - 091.5/2024

February 2022 – 312.1/2022

December 2020 – 142.6/2020

March 2019 – 06.3/2019

December 2017 – 121.6/2017

October 2008 – 427.5/2008

2.5.18 Local Government Elections Analysis 2015-2023

Position Statement

That WALGA advocate to the State Government:

1. For an independent Local Government election audit, focusing on the Western Australia Electoral Commission's (WAEC) service delivery and cost allocation methods and costing applications used, to confirm that marginal cost recovery principles are applied and that the costing program is being effectively managed.
2. For the requirement for the WAEC to develop and implement Service Level Agreements with Local Governments, similar to those agreements currently used in New South Wales and Victorian Local Government elections and that includes:
   a. transparency of costing methodology,
   b. direct engagement with Local Governments pre and post elections, and
   c. the roles and responsibilities of the WAEC and Local Governments in the conduct of elections.

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3. For a review of the legislative framework that would allow for more than one election services provider to conduct Local Government elections.
4. For a mandated WAEC Report to Parliament specific to Local Government elections post each election cycle, outlining costs, results, voter turnout and matters for improvement both in the conduct of elections and the legislation, if relevant.

Background

A comprehensive review and analysis of five election cycles up to and including the 2023 Local Government election against the backdrop of legislative reforms to the Local Government electoral process in Western Australia was carried out by WALGA.

With a focus on postal elections conducted exclusively by the Western Australian Electoral Commission (WAEC), the analysis has found evidence of the rising cost and reduced service level of conducting Local Government elections in Western Australia.

Elected Member feedback, costs vs service comparisons and engagement by the sector with WALGA's governance services over the 2023 Local Government election period, are the basis for the position outlined above.

State Council Resolution

September 2024 - 065.4/2024

DRAFT

Appendix 2 - Election Statistics

The data in the following tables is derived from publicly available reports issued by the respective State Electoral Commissions for the elections they conducted. The different content and format of reporting in each jurisdiction can make direct comparisons challenging.

Table 1: Comparative overview

Jurisdiction	Compulsory/optional voting	Frequency	Postal/In Person
Western Australia	Optional	Half spill every 2 years	Postal or in person
South Australia	Optional	Full spill every 4 years.	Postal.
Northern Territory	Compulsory	Full spill every 4 years	Postal or in person.
Queensland	Compulsory	Full spill every 4 years.	Postal or in person.
New South Wales	Compulsory	Full spill every 4 years.	In person.
Victoria	Compulsory	Full spill every 4 years.	Postal
Tasmania	Compulsory	Full spill every 4 years.	Postal

Table 2: Average percentage of returning Council Members (at individual Council level)

States with full spills only. Calculated using publicly reported ordinary election results including elections conducted by private providers.

State	Most recent election year Average % of Council Members who were Council Members the previous term	Previous election year Average % of Council Members who were Council Members the previous term
Queensland	2024 47%	2021 49%
New South Wales	2024 54%	2021 49%
Victoria	2024 46%	2020 47%
South Australia	2022 57%	2018 48%
Tasmania	2022 53%	2018 54%

DRAFT

Table 3: Percentage of all elected candidates who were returning Council Members (at State level)

States with full spills only. Official state level percentage reported by electoral commissions for elections they conducted.

State	Most recent election year % of returning Council Members	Previous election year % of returning Council Members
Queensland	2024 43.2%	2021 46.0%
New South Wales	2021 56.8%	2016/17 (amalgamations) 60.6%
Victoria	2024 43.0%	2020 51.9%
South Australia	2022 50.0%	2018 55.3%
Tasmania	2022 46.0%	2018 48.0%

Table 4: Election participation rates

State	Election Year	Election Year	Election Year
WA	2023 31.2%	2021 30.2%	2019 29.1%
NSW	2024 84.54%	2021 *(2020 postponed)* 83.56%	2016/2017 (*amalgamations)* 2017: 79.58% 2016: 79.27%
NT	2025 *Official report not yet available.*	2021 61.3%	2017 58.5%
QLD	2024 82.31%	2020 *(COVID impacted)* 77.71%	2016 83.04%
SA	2022 32.9%	2018 31.6%	2014 31.99%
TAS	2022 *(First election with compulsory voting)* 84.79%	2018 58.72%	2014 54.58%
VIC	2024 81.46%	2020 81.47%	2016 72.15%

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Table 5: Election costs

Election costs invoiced to Local Governments.

State	Election Year	Election Year	Election Year
WA	2023 *postal elections only* $5.17 per elector 1,763,392 electors (115 districts)	2021 *postal elections only* $4.06 per elector 1,727,712 electors (92 districts)	2019 *postal elections only* $3.70 per elector 1,619,431 electors (86 districts)
NSW	2024 $55.67million 5,242,086 electors (125 councils)	2021 $46million *(budgeted)* 4,838,137 electors (122 councils)	2016/2017 2017 $19.17 million 2.73 million electors (45 councils) 2016 $14.11 million 1.97million electors (76 councils)
NT	2025 NA	2021 $1,864,193 142,546 electors	2017 $1,593,775 133,927 electors
SA	2022 $8.93million (ex GST) $6.93 per elector (ex GST)	2018 $6.57million (ex GST) $5.41 per elector (ex GST)	2014 $4.36million (ex GST) $3.77 per elector (ex GST)
TAS	2022 *voting became compulsory* $9.32 per elector 410,975 electors	2018 $6.92 per elector 356,810 electors	2014 *first all-in all-out* $5.59 per elector 375,355 electors

Note: Data in this table is taken from reports published by the relevant Electoral Commissions. Due to differences in the ways electoral costs are apportioned, a per elector cost is only provided if it was reported. Data for QLD and VIC is not clearly discernible in Election Reports, and therefore not presented in this table.

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11.8	**AMELUP RATES CONCESSION**
Location:	N/A
Proponent:	N/A
Date of Report:	25 March 2026
Business Unit:	Strategy and Governance
Responsible Officer:	David Nicholson – Chief Executive Officer
Author:	David Nicholson – Chief Executive Officer
Disclosure of Interest:	Nil

ATTACHMENTS

- Amelup Planning Strategy, July 2009
- Strategic Rating and Revenue Policy

PURPOSE OF THE REPORT

For Council to consider reinstatement of the rates concession applied to selected Amelup ratepayers, withdrawn as part of 2025/26 budget adoption.

BACKGROUND

In November 2007 Council approved the Amelup Planning Strategy. One of the strategic objectives of this Strategy was to *assist in the coordination and management of orderly development in Amelup and its integration with development in the Stirling Range* (Section 1.1, Amelup Planning Strategy), recognising that alternate forms of rating for tourist / commercial uses may be required (Section 4.0. Amelup Planning Strategy).

This Strategy was approved by the WA Planning Commission in 2009.

Minutes from the July 2009 Council meeting which included the adoption of the 2009/10 budget, notes Amelup Tourism as attracting a differential rate as per Section 6.33 of the Local Government Act 1995 (the Act), of 5.7315 cents in the dollar. This was a 50% reduction to the normal Gross Rental Value (GRV) rate in the dollar. This differential rate applied to:

- Stirling Range Retreat
- The Lily
- Trio Park
- Bluff Knoll café
- Amelup Roadhouse

This differential rate methodology was also applied to the Amelup Tourism precinct ratepayers for the financial years 2010/11 to 2014/15, but in the years 2015/16 to 2024/25 this was changed to a concession of the same quantum (50% discount) in accordance with Section 6.47 of the Act.

When preparing the 2025/26 budget it was identified by the accounting firm engaged by the Shire to assist in budget development, that the 50% concession on general rates for properties located

within the Amelup Tourist Precinct was inconsistent with Section 6.47 Concessions of the Act. The basis of their concern related information documented in the Department of Local Government, Sport and Cultural Industries LG Alert 5 July 2023 *Incorrect use of concessions on rates bills*. The LG Alert noted:

A blanket concession is where every single ratepayer in a differential rate category is granted a uniform concession on their rates bill. Under the Local Government Act 1995 (the Act), discretionary concessions are designed to assist individuals facing financial hardships or in other special circumstances. Pensioners and Seniors can apply to receive a rebate or concession on charges for local government rates through the pensioners and seniors rebate scheme. The concession power should be administered in line with that intended purpose – blanket concessions are not permitted.

Based on this advice the Shire withdrew this concession for the financial year 2025/26, though recognising this may cause financial distress for some ratepayers, the amount of $5,000 was included in the budget as a rates waiver. To date no ratepayer has taken advantage of this financial relief.

Upon release of the 2025/26 rates notices the impacted Amelup ratepayers challenged the increase. Based on their concerns, validating the accounting firm's interpretation of the Act was undertaken. This involved approaching the Department of Local Government, Industry Regulation and Safety (the **Department**), and a legal firm who specialise in interpretation of the Act.

Response from both the Department and the legal firm was that as the concession was only being applied to a subset of the Amelup ratepayers, this was valid and in line with legislation. Accordingly, this could not be used as the basis of withdrawing the Amelup Tourist Precinct concession.

For context, there are 39 ratepayers in Amelup and 14 in North Stirlings.

COMMENTS

While the basis of withdrawing the Amelup Tourist Precinct concession as part of developing the 2025/26 budget was flawed, Council still has the authority to withdraw this concession or apply a different concession in accordance with S6.47 of the Act which states:

Concessions Subject to the Rates and Charges (Rebates and Deferments) Act 1992, a local government may at the time of imposing a rate or service charge or at a later date resolve to waive a rate or service charge or resolve to grant other concessions in relation to a rate or service charge.*

The Shire has also adopted a Strategic Rating and Revenue Policy (the **Policy**) which states in Section 3.4 Concessions and Waivers:

Circumstances may arise where Council resolves by absolute majority to grant a waiver or concession in relation to rates. Waivers or concessions have the effect of altering the rating principles and safeguards under the Act. They should not be used to avoid the regulatory requirements. Where a waiver or concession is granted in any year a review of the rating structure shall be undertaken during the year to avoid the need to continue to grant a concession in subsequent years.

The Policy also refers to Rating Principles which includes:

Fairness and Equity:
Rating principles should be applied fairly and equitably. Each property should make a fair contribution to rates based on a method of valuation reflecting predominate use.

Consistency
Rating principles should be applied and determinations should be made, in a consistent manner. Like properties should be treated in a like manner.

Administration Efficiency:
Rating principles and procedures should be applied and implemented is an efficient and cost-effective manner.

It is acknowledged that withdrawing the concession was undertaken at short notice and with no consultation with the impacted ratepayers, the urgency being driven by what was understood at the time as a breach of the Act. Withdrawing without consultation was inconsistent with normal process and caused ratepayer distress. Given this, it may be appropriate for Council to amend their decision by re-imposing the full concession for the Amelup Tourist Precinct ratepayers the 2025/26 rating year and refunding lost interest for each ratepayer. The impact of this decision is disclosed in Table 1.

Table 1

Ratepayer	**2025/26 amount raised $**	**2025/26 with 50% concession $**	**Estimated reimbursement (excluding interest) $**
Amelup Service Station	23,198.00	11,983.68	11,214.22
Mt Trio			
Bluff Knoll Cafe			
The Lily			
Stirling Range Retreat			

Council should note that the Amelup Tourism Precinct concession has now been in place for 15 years and it may be timely to consider its ongoing relevance. An option could be to progressively remove this concession on the basis that its purpose of assisting the Amelup Tourist Precinct businesses has been fulfilled.

Should Council make this conclusion, withdrawing the concession may best be achieved over a number of years to allow the affected ratepayers time to adjust. This could commence in the 2026/27 rating year. Should Council agree with this approach it is recommended this be undertaken as documented in Table 2.

Table 2

Rating Year	Concession
2025/26	50.0% (no change, full concession)
2026/27	37.5% (12.5% reduction to concession)
2027/28	25.0% (a further 12.5% reduction to concession)
2028/29	12.5% (a further 12.5% reduction in concession)
2029/30	00.0% (nil concession, full rates now paid)

CONSULTATION

Application of concessions in accordance with Section 6.47 of the Act was discussed with the Department and legal advice was sought to confirm understanding.

A letter advising the affected ratepayers and inviting them to attend the 25 March 2026 Council meeting was sent mid-February 2026 and this report was discussed at Council Agenda Briefing 11 March 2026.

LEGAL AND STATUTORY REQUIREMENTS

The Local Government Act 1995 allows a local government to grant concessions to ratepayers.

Section 6.47 Concessions

Subject to the Rates and Charges (Rebates and Deferments) Act 1992, a local government may at the time of imposing a rate or service charge or at a later date resolve to waive* a rate or service charge or resolve to grant other concessions in relation to a rate or service charge.
*Absolute majority required

The Local Government (Financial Management) Regulations 1996 Regulation 12 requires payments be made as follows:

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

(1) A payment may only be made from the municipal fund or the trust fund —
(a) if the local government has delegated to the CEO the exercise of its power to make payments from those funds — by the CEO; or
(b) otherwise, if the payment is authorised in advance by a resolution of the council.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Repayment of over charged rates and interest due to withdrawal of the Amelup Tourist Precinct rates concession will negatively impact the Shire's financial position and cash holdings. The Shire made provision as part of the 2025/26 budget to refund up to $5,000 to impacted Amelup ratepayers. To date nil has been refunded. Refund of interest will be calculated using the average interest rate earned on the Shire's municipal fund term deposits for the 2025/26 financial year. Actual interest refunded will depend on the timing and quantum of rates paid by each ratepayer.

In total the Shire has made a provision of $20,000.00 to amend rates. To date nil has been expensed.

STRATEGIC IMPLICATIONS

As per the Council Plan 2025-2035

Strategic Objective	Leadership and Governance
Strategy	An efficient and effective organisation, providing appropriate services to our community.
Activity	Ensure strong financial management through effective planning.

STRATEGIC RISK MANAGEMENT CONSIDERATIONS

This item has been evaluated against the current Council approved Risk Management Register.

Risk description	Financial liquidity
Primary Strategic Risk Category	Financial sustainability
Primary Strategic Risk Category Description	Inability to maintain service and infrastructure levels for the Shire.
Consequence: (Insignificant, Minor, Moderate, Major, Catastrophic)	Major
Likelihood: (Almost Certain, Likely, Possible, Unlikely, Rare)	Possible

IMPACT ON CAPACITY

Repayment of over charged rates due to withdrawal of the Amelup Tourist Precinct rates concession will have a negative impact on the financial operations of the Shire though the amount can be accommodated within the current budget.

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

Council could choose not to repay the Amelup Tourist Precinct over-charged rates due to withdrawal of the rates concession. This may negatively impact the Shire's reputation.

CONCLUSION

While the Act allows Council to offer or withdraw a rates concession, given the length of time the Amelup Tourist Precinct ratepayers have received this benefit and the magnitude of the increase, it is arguable that the impacted residents should have been advised well in advance of any change. On this basis it is appropriate Council refunds the overcharge. However, given the concession has now been in place for 15 years it would seem reasonable that going forward this concession is withdrawn to ensure equity with other ratepayers. To assist the impacted ratepayers to adjust to the higher amounts the reduction in concession could be phased in over a period of time.

VOTING REQUIREMENTS
Absolute majority

ORIGINAL MOTION / COUNCIL RESOLUTION

MOVED: Cr P Callaghan SECONDED: Cr R Miniter

0326.11 That Council:

1. **AGREES to reinstate the 50% concession for the 2025/26 year to the impacted Amelup Tourist Precinct ratepayers.**
2. **AGREES to refund to the impacted Amelup ratepayers the difference between the quantum of rates levied in the 2025/26 year and the amount that would have been levied had the 50% concession been in place, plus lost interest on overpayments.**
3. **AGREES to withdraw the Amelup Tourist Precinct concession as documented in the following Table:**

Rating Year	Concession
2025/26	50.0% (no change, full concession)
2026/27	37.5% (12.5% reduction to concession)
2027/28	25.0% (a further 12.5% reduction to concession)
2028/29	12.5% (a further 12.5% reduction in concession)
2029/30	00.0% (nil concession, full rates now paid)

4. **DIRECTS the CEO to write to the impacted ratepayers advising Council's decision.**

AMENDMENT MOTION

MOVED: Cr M Creagh SECONDED: Nil

That Council remove Point 3 of the recommendations.

The amendment motion lapsed for want of a seconder.

Council then resumed consideration of the original motion.

Following an equality of votes, the Shire President exercised the casting vote in accordance with the Local Government Act, s.5.21(3), and the motion was

BY ABSOLUTE MAJORITY CARRIED 4/3.

FOR: Cr K O'Keeffe, Cr P Callaghan, Cr R Miniter
Shire President's K O'Keeffe casting vote
AGAINST: Cr M Creagh, Cr R O'Meehan, Cr R Kiddle

SHIRE OF GNOWANGERUP
AMELUP PLANNING STRATEGY

LOCAL PLANNING STRATEGY

Endorsed By The Western Australian Planning Commission
22 July 2009

disclaimer

This is a copy of the local planning strategy at the date of endorsement produced from an electronic version of the strategy held by the Department for Planning and Infrastructure. Whilst all care has been taken to accurately portray the current strategy provisions, no responsibility shall be taken for any omissions or errors in this documentation.

Consultation with the respective local government authority should be made to view a current legal version of the strategy.

Please advise the department for planning and infrastructure of any errors or omissions in this document.



Amelup Planning Strategy

Shire of Gnowangerup

Prepared by

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And

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July 2009

Adoption

The Draft Strategy was initially adopted by Council at its Meeting of the 24th November 2004. It has since been modified in accordance with the instructions of the Western Australian Planning Commission prior to advertising.

The Strategy was adopted by Council for final approval at its Meeting of the 21st November 2007.

Endorsement

The Amelup Local Planning Strategy has been endorsed by the Shire of Gnowangerup and the Western Australian Planning Commission.

Chief Executive Officer
Shire of Gnowangerup

22/7/09
Date

Chairman
Western Australian
Planning Commission

Date

Shire President
Shire of Gnowangerup

22/7/09
Date

Signed for and on behalf of the Western Australian Planning Commission.

an officer of the Commission Duly authorised by the Commission pursuant to Section 24 of the Planning and Development Act 2005.

Witness

04 SEP 2009
Date

Chief Executive Officer
Shire of Gnowangerup

Date

Chairman
Western Australian
Planning Commission

Date

Shire President
Shire of Gnowangerup

Date

The preparation of the Amelup Planning Strategy 'The Strategy' by *Thompson McRobert Edgeloe* on behalf of the Shire of Gnowangerup has been triggered by Council's concern with the potential impacts of an increase in number and scale of tourism based developments and activities within the Study Area. Part of this increase will be due to the proposed development of a "Mountain Discovery Centre" with information and interpretation regarding the Stirling Range National Park. This will be located within the National Park a few hundred metres from the Chester Pass/Bluff Knoll Road intersection.

The key objective for The Strategy is to plan and manage for the potential growth of the tourism market impacting the Amelup Locality whilst maintaining the current character and qualities unique to the community.

The Amelup Planning Strategy differs from a Local Planning Strategy in both its exclusive focus on a particular Locality (Amelup) and in its deliberate tendency towards tourism marketing opportunities and constraints facing the Locality. In this regard, however, it does provide background and justification for both the proposed new Shire of Gnowangerup Local Planning Strategy and Town Planning Scheme No. 2.

The Amelup locality is situated within the south western portion of the Shire, adjacent to the Stirling Range National Park. The proximity and relationship of the Study Area to the Stirling Range National Park dominates the extent of opportunities and constraints for tourism marketing and influences other land uses.

The Stirling Range National Park is an area of international significance due to its extremely high level of biodiversity. It has recently (December 2006) been designated as a National Heritage Area by the Australian Government.

Set amongst a naturally diverse and environmentally significant region of the State, the Study Area is experiencing increasing land use pressures and environmental concerns, particularly with regard to its location within the Pallinup River catchment, a saline and continually degrading surface water system.

Existing developments within the Study Area are focussed around current key land uses, namely broadacre farming, grazing and cropping. However, a variety of tourist attractions, infrastructure and operations are currently established and include Stirling Range Retreat, The Lily, Bluff Knoll Café, Trio Park and Yardup Cottage Farmstay.

Although little information is available specifically regarding the Locality of Amelup within the current Great Southern District tourism market, it is understood that the Stirling Range National Park forms the basis for all tourism development by the private sector within the Locality. The Stirling Range provides a spectacular backdrop to the cleared farmland and along the many scenic roads of the Locality. They are unique in Western Australia in terms of their scale and accessibility, with true iconic potential and are valued for their outstanding flora and stunning scenery.

In the preparation of the Strategy, due regard must be given to the current State Planning Framework and its recommendations. Current State statutory mechanisms guiding the preparation, recommendations and implementation of this Strategy include:

- The State Planning Framework;

- The State Planning Strategy;
- The State Sustainability Strategy;
- WAPC Statement of Planning Policy No 2.5 Agricultural and Rural Land Use Planning;
- WAPC Policy No DC 3.4 Subdivision of Rural Land;
- The Tourism Taskforce Report;
- The Shire of Gnowangerup District Town Planning Scheme;
- The Shire of Gnowangerup Strategic Plan;;
- The Stirling Range and Porongerup National Parks Management Plan; and
- The Aboriginal Heritage Act 1972.

In-line with best practice procedures, extensive public consultation has been undertaken in the preparation of this Strategy to aid in the determination and resolution of issues most relevant to the local community, as well as other agencies and stakeholders possibly impacted by implementation of the Strategy. This consultation process has included:

- Workshops with Councillors;
- Liaison with key government agencies;
- Meeting with the Department of Environment and Conservation;
- Liaison with business operators within the area;
- Written referral to landowners;
- A public workshop; and
- Distribution of a questionnaire.

Issues arising from the public consultation process primarily concerned the lack of suitable infrastructure within the Study Area, particularly in terms of power supply, potable water, the standard of roads and particularly the conflict between heavy haulage and tourist traffic along major roads. The perceptions and issues regarding the relationship between DEC as managers of the National Park and the adjoining landowners were also significant.

The following Vision Statement has been developed for The Strategy which is sympathetic to both the outcomes of the community consultation process and the overall objectives for the Strategy.

> *The Stirling Range is the basis for all tourism development by the private sector in the Locality of Amelup. The Stirling Range provides a spectacular backdrop to the cleared farmland and along the many scenic roads of the Locality. They are unique in Western Australia in terms of their scale and accessibility, with true iconic potential. The range is valued for its outstanding flora and stunning scenery.*
>
> *Located on the northern side of the Stirling Range National Park, Amelup benefits from scenic views to the Range, being adjacent to the main National Park entry and in proximity to Bluff Knoll. Amelup combines the experiences of nature based tourism and rural tourism.*
>
> *While encouraging increased tourist development, such development must maintain the current character and qualities unique to the community.*

This Vision Statement relates closely to the importance of the Stirling Range on the current character and amenity of the local community and natural landscape as well signalling its potential in future tourism marketing opportunities.

To realise the 'vision' for the Study Area, recommendations have been developed throughout the Strategy encapsulating and addressing the major issues which will impact the Study Area. These recommendations have converged from three broader themes addressed within the Strategy including Tourist Marketing, the Amelup Marketing Strategy and specific Policy Statements.

Tourist Marketing recommendations reflect the need to prepare and position the Study Area to take on the role as a regional tourism feature. This includes building relationships and understanding with key stakeholders including Main Roads Western Australia and Tourism WA. Specifically, Tourist Marketing recommendations focus on; the development of trafficable tourist routes; preservation/enhancement of scenic values; development of varied accommodation types; identifying touring route linked attractions and visitor information distribution points; recognising the importance of the Stirling Range National Park and any future Mountain Discovery Centre within the Park, and; opportunities for special events within the Study Area.

The Amelup Marketing Strategy more specifically addresses the requirements and issues in marketing the Study Area as the flagship for all tourism within the Shire. Detailed discussion regarding branding, marketing partners, visitor information and target marketing precipitates express recommendations for positioning the Study Area accordingly.

The development of specialised Policy Statements within The Strategy has been implemented to facilitate a specific standard and character of development within the Study Area, whilst preserving and enhancing the existing natural landscape and amenity of the region, in accordance with the stated 'Vision Statement'. Policy Statements have been formulated into recommendations within the Strategy, for adoption by Council. These Policy Statement recommendations reflect the need for controls regarding the following issues:

- Zonings
- Development Pattern
- Tourist Development
  - Resorts
  - Holiday Accommodation
  - Caravan and Camping
  - Holiday Homes
  - Commercial Development
  - Potential Land Use Conflict
- Landscape Protection
- Landing Grounds
- Existing development
- Road upgradings and closures
- Services
- Subdivision
  - General
  - Rural Residential
  - Conservation Lots
  - Homestead Lots
  - Boundary realignments / re subdivision
  - Multiple Occupancy
- Fire Management
- Implementation and relationship to the Proposed Town Planning Scheme No 2.

One key recommendation is the promotion of a Tourist Activity Node focussed on the intersection of Bluff Knoll and Chester Pass Roads. This area should be planned to accommodate a range of tourist and commercial activities that gain a productivity, servicing and marketing advantage by being located in a centre of activity.

The proposed DEC Mountain Discovery Centre should be located close to this Node to ensure that the activities complement each other to the benefit of all parties, including the development of central parking areas and facilities.

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5 Strategic Plan – Tourist Statement
6 Contact Schedule and Comments
7 Minutes of Workshop – April 2004
8 Minutes of Workshop – October 2004

Part 1 - Background

1.0 Introduction

1.1 Study Area and Basis

This Strategy is being prepared for the Shire of Gnowangerup for the Locality of Amelup.

The Study Area is located in the south western portion of the Shire adjacent to the Stirling Range National Park. The Locality is situated approximately 90 km north of Albany as shown Figure 1.

The aim of the project is to assist in the coordination and management of orderly development in Amelup and its integration with development in the Stirling Range. The main objectives are:

1. To establish how the areas of broadacre, conservation lots and tourist nodes are best placed to contribute to the land planning strategy; and
2. To prepare a draft report and final report for review by key stakeholders.

Outcomes will include:

1. The identification of both opportunities and constraints in relation to a range of land uses within the Amelup precinct; and
2. Become a model for a wider regional application (Cranbrook etc).

The Study Brief is contained in Appendix 1.

The Study Area comprises of 22,460 hectares of land as shown in Figure 2.

The Area is bounded by Formby South Road, the Stirling Range National Park boundary, Sandalwood Road and North Stirling Road.

The basis for the preparation of The Strategy is recognition by Council that there will be a likely increase in tourism development and activities in the area. Part of this will be due to the proposed development of a Mountain Discovery Centre with interpretation and information facilities for the National Park located along the Bluff Knoll Road.

The key objective for the Strategy is to plan and manage this potential growth while maintaining the current community character.

Preparation of the Strategy has been facilitated by:

- Holding meetings with Council;
- Consulting with landowners within the District; and
- Liaising with Government Departments.

2.0 Existing Conditions

2.1 Regional Setting

The Study Area is located within the Great Southern District of Western Australia as shown in Figure 1, with access from Albany, to the west via Cranbrook and Gnowangerup and to the east via Jerramungup.

The most obvious regional feature is the proximity and relationship of the Study Area to the Stirling Range. The Stirling Range National Park straddles the boundary between the Shires of Plantagenet, Cranbrook and Gnowangerup as well as the City of Albany.

The Stirling Range National Park is an area of international significance due to its extremely high level of biodiversity. It is a well known landmark being only a short distance inland from the south coast. It is a popular destination for visitors and is expected to become increasingly popular as the tourist industry in the region expands, particularly in the area of nature-based tourism.

2.2 Natural Features

2.2.1 Climate

The average rainfall for the Shire Study Area varies from 360mm in the north east to almost 500mm in the south west. Slightly less than two thirds of the annual rainfall falls in the six months between May and October. As the Amelup locality is situated within a 'rain shadow' of the Stirling Range, rainfall is typically less than 400mm per annum.

2.2.2 Topography

The Study Area is characterised by the gently undulating country in the upper basin of the Pallinup River and its tributaries. Gradients within the Study Area undulate with the topography, particularly in the vicinity of the main drainage lines.

The land slopes to the north away from the Stirling Range National Park and towards Mabinup Creek, then rises to North Stirling Road. It generally slopes north eastward towards the Pallinup River.

The general elevations are shown in Figure 3.

The elevation adjacent to the Stirling Range National Park along the southern boundary of the Study Area is generally around 250 m AHD. This diminishes to only 210 m AHD along North Stirling Road. The elevation is similar along Sandalwood Road in the north eastern section of the Study Area.

Interestingly, the northern and southern extents of the Study Area have similar elevations. The average gradient between the Park and North Stirling Road is only 0.36%.

By comparison, the Stirling Ranges rise to over 1,000 m immediately to the south of the Study Area.

2.2.3 Water and Hydrology

The Study Area falls within the catchment of the Pallinup River. The principal drainage systems are illustrated in Figure 4.

The Pallinup River has a large catchment area, second only to the Frankland River within the Region, but has only a relatively minor annual average flow (24,800 megalitres) given the low rainfall in the east and north of the region. The river is highly degraded, with 90% of its catchment cleared and increasing salinity levels. Flows are occasional and the numerous river pools can become hyper-saline as a result of evaporation. Salinity in these pools has been measured between 150% of seawater (at times of greatest evaporation) to 10% of seawater (at times of greatest flow).

Tributaries of the Pallinup River in the Stirling Range National Park have high have environmental values due to the associated riparian vegetation, localised fauna habitat and uniqueness within the national park.

There are no natural potable surface water resources that have been identified in the Shire.

2.2.4 Vegetation

The Stirling Range system to the south of the Shire has plant communities including Thickets, Mallee Heath, Low Woodlands (which are predominately Jarrah Mallee Woodlands) and Woodlands with Jarrah, Mallee, Wandoo, Yate and Flooded Gum. The Stirling Range National Park is a major ecological resource for Western Australia and needs to be protected.

The main areas of remnant vegetation can be seen in Figures 2 and 5.

There are known threatened flora within the Amelup study area. Three Declared rare species (*Acacia awestoniana, Caladenia bryceana* ssp *bryceana, Drakaea confluens*) occur immediately adjacent in the Stirling Range National Park / Camel Lake Nature Reserve. These three species could potentially occur within the study area, as could a fourth rare species *Thelymitra psammophila* which occurs to the northeast of the area. Several Priority taxa also occur on the National Park - Private property inter-face, including *Haegiela tatei* and *Verticordia brevifolia* ssp *stirlingensis* (P2).

2.3 Existing Development

Principal existing features are shown in Figure 6. The bulk of the Study Area is used for broad acre farming, grazing and cropping.

Current tourist attractions and infrastructure in the Amelup locality include:

- Stirling Range National Park
- Stirling Range Retreat
- The Lily
- Trio Park
- Glenelg Quarters
- Yardup Cottage Farmstay
- Bluff Knoll café
- Amelup Roadhouse

2.4 Infrastructure

2.4.1 Roads

Major roads within the Study Area are shown on Figure 7.

The study area is traversed by Chester Pass Road which is a main regional road providing access to Albany and the northern hinterland. It functions as both a heavy arterial road for haulage and also as a regional tourist route. Traffic counts for Chester Pass Road are depicted in Table 1.

The peak traffic flow occurs in December, corresponding with both the grain harvest and holiday season. Traffic volumes have been increasing by approximately 3% per annum.

Table 1 Chester Pass Rd

	1997/98 Traffic Count											
Month	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
ADT	263	253	275	289	328	380	285	265	323	322	272	269

Source: Main Roads WA

Formby South Road is also a main haulage road providing access to Gnowangerup. Salt River Road provides access to Cranbrook and areas west of the Albany Highway. These carry significantly lower traffic volumes.

It is noted that the Borden - Bremer Bay Road is located slightly to the north of the Study Area and provides direct access to the coast from that area.

2.4.2 Power

The existing power supply route is shown in Figure 8 and comprises two single phase spur lines:

- The western area is supplied via the Tambellup 12.7 kVA Feeder; and
- The eastern area is supplied by the Gnowangerup 19.1 kVA Feeder.

Western Power has advised that the Tambellup Feeder has enough spare capacity for one more farm supply and that the Gnowangerup Feeder is at capacity limit and would require the installation of an isolation transformer to provide any additional capacity. The system is built predominantly from steel conductors and to facilitate the addition of any new load, Western Power would need to investigate if any additional reinforcement is required.

The closest three phase systems are 6km to the north east and 20km to the north west of the Study Area.

Western Power have advised that there will be significant costs incurred for upgrading of the existing system for any new or expanded developments.

2.4.3 Water and Sewerage

There are no reticulated water or sewerage systems within the Study Area.

2.4.4 Telecommunications

Telecommunication services are available throughout the Study Area including CDMA mobile phone coverage.

2.4.5 Solid Waste

The Council operates a municipal land fill site north of the Borden townsite.

2.4.6 Fire Control

The Amelup area is serviced by three fire fighting agencies. These are the Department of Environment and Conservation (DEC), the Shire Council and the Fire and Emergency Services Authority of Western Australia (FESA).

The Council is the principal agency responsible for fire control on private property. It has prepared a Fire Protection Strategy for the Shire, which has been approved by the Minister for Emergency Services.

DEC is responsible for fire control on land which is vested under its authority. This primarily includes State Forest and National Parks.

FESA combines the previous Bush Fires Board, State Emergency Service and the Fire and Rescue Service and has a general overseeing role in the area. There is an existing State Emergency Service unit based in the Gnowangerup townsite.

The Study Area is within the Borden Bushfire Brigade area in which equipment comprises of:

- One 2.4 diesel heavy duty truck; and
- One fire support trailer.

This is proposed to be upgraded with an additional 3.4 Rural Crew Cab Tanker.

2.5 Land Ownership

The subject area is comprised predominantly of freehold land. The general ownership pattern for this is shown in Figure 9. Details of land owners are shown in Table 2.

There are 36 tenements, including the Crown, comprising of approximately 115 allotments with an average lot size of 195 ha. Individual lots vary in size between 16 and 926 ha.

Notable features of this distribution of land ownership are:

- The number of properties containing multiple lots/ titles; and
- The number of lots with no legal road frontage as shown in Figure 10.

Table 2 Landowner Details

No	Owner	Location
1	PG & SP Dawson	1925
2	J Byrne & T Heesson-Byrne	4006
3	Jangarra Grazing	1868, 3032, 1877
4	RL & BL Neave	3265/4
5	JE & KN Davis	3265/2
6	RGN Smith Pty Ltd & Ellrick Pty Ltd	3265/2
7	GM Peakall	2430, 4538, 567, 6109, 617
8	NR & N Sounness	100, 1463, 165, 175, 2393, 2431, 3967, 3968, 3969, 421, 616, 830
9	NR Sounness	1921, 1964, 4459, 5684, 666, 1920
10	MK & MO Peakall	213, 4408, 5658, 2393
11	CJ & NL McCague	3033
12	RJ & EE Randall	5872
13	PM & H Hitzert	3004
14	PR & MC Hitsert	3745
15	PE Hancock	4322, 3387, 5105
16	North Stirling Downs	2264, 2269, 3275, 2342, 3035
17	KR O'Keeffe	6070
18	DJ Hancock	3737, 3738, 4571, 4572, 4321
19	Ken Pech Family Trust	6071
20	PE Hancock	6073
21	DJ Hancock	3384
22	GC & SA Moir	5249 Lot 52
23	PA & RA Moir	5025, 5989, 504
24	BR & VM Moir	5988
25	PR & MC Hitsert	1276, 5004 Lots 6, 7, 8.
26	J & PA O'Meehan	3377, 3675, 5249 Lot 50
27	PA & RA Moir	838, 958, 6537, 2230
28	IG Route	5899
29	Grandpeaks Pty Ltd	5004 Lots 49, 50
30	D & CA Caldwell	1059 Lot 2
31	NR Sounness	3934, 3933
32	MK & MO Peakall	3264, 3633, 4429/3
33	Moir Bros Pty Ltd	1933, 1934, 2141, 4554, 4868, 3297, 3300, 5041, 5042, 5400, 1003, 1002, 1001, 1000, 1005, 1056, 1059, 1602, 5638, 1524, 182, 1770, 2022, 4086, 4570, 5014, 929, 930, 3050, 3355, 4652, 1824, 1055, Lot 3.
34	Glenmoir Pty Ltd	1551, 1499, 5399, 2592, 2233, 5909, 1876, 4418, 4417, 5696, 2621, 5648, 3114, 5249 Lot 51.
35	MC & PR Hitsert	5141

36	Unvested Reserve – Camping Res 13081	1527
37	CC of WA – Fauna Res 9159	7606
38	UCL	-
39	Telstra	

2.6 Population Characteristics

The most recent Census data was collected in 2001. Collection District CD 5043407 includes the Study Area and some surrounding land. The extent of this collection district is shown in Appendix 2.

The following information is a summary of the data from that Collection District at the time of the 2001 Census.

Population

There were a total of 117 persons within the area (68 males and 49 females). The majority of these are more than 15 years of age with only 3 persons more than 65 years of age.

Dwellings

There were 39 separate houses (52%), 0 semi detached, row/terrace houses or townhouses, 0 flats, units or apartments, 10 other dwellings (13%) and 26 unoccupied private dwellings (34%).

The 26 unoccupied dwellings were dwellings which were vacant on the night of Census.

Occupation

There were 39 (48.7%) people (31 males and 8 females) employed as Managers and Administrators and 9 (11%) people (3 males and 6 females) employed as Professionals.

There were 6 (7.5%) people (3 males and 3 females) employed as Associate Professionals, 6 people (7.5%) (3 males and 3 females) employed as Intermediate Clerical, Sales and Service Workers and 17 (21.2%) people (11 males and 6 females) employed as Labourers and Related Workers.

Employment

In the 2001 Census, 49 (57.6%) people (37males and 12 females) were employed in the Agricultural, fishing and forestry industry. There were 9 (10.5%) people (3 males and 6 females) employed in the Accommodation, Cafes and Restaurant industry in the 2001 Census.

There were 6 (7%) people (3 males and 3 females) employed in the Retail Trade industry in the 2001 Census and 6 (7%) people (3males and 3 females) employed in the Education industry.

This information suggests that although the area is mostly involved in the agriculture industry there is still a relatively large percentage (as compared to other industries) of people that are employed in tourist based industries such as accommodation, restaurant and cafes, retail industry and the cultural and recreational service industry.

Income
The median weekly individual income for people aged 15 years and over was $300-$399, whilst the median weekly family income was $600-$699.

2.7 Tourist Marketing Review

2.7.1 Visitor Profile

Local sources indicate the main reasons for visiting the area are include:

- Sightseeing on the way to or from the southern coastal towns of Denmark, Esperance, Albany and coastal nodes in between (predominantly Perth origin);
- To visit the Stirling Range National Park - notably Bluff Knoll, wildflowers, walk trails, lookouts;
- To see the seasonal wildflower display (spring) of the northern Great Southern region;
- As part of an extended interstate trip (mainly Victorian and New South Wales origin);
- To stay at specialist accommodation in the area; and
- Have heard of the Ongerup mallee fowls (a small but growing group).

The vast majority of visitors are in their own vehicles (some towing a caravan / camp trailer). The small number of coach groups are mainly linked with seasonal wildflowers.

The Shire of Gnowangerup distributes visitor information from the front counter of its administration centre. There is no formal Visitor Centre. Around 25% of those seeking information on local attractions and facilities are family groups with young children and 75% are older couples – retirees from Perth, regional WA or interstate.

2.7.2 Current Visitor Numbers – Great Southern Region

It is estimated that around 557,000 people visited the Great Southern region in 2002 for at least one night. In total 1,576,000 visitor nights were spent in the region. After four years of declining domestic visitor numbers and expenditure, the market has recovered to 2000 levels.[1]

Over 90% (507,000) of those who stayed at least one night on the region were domestic visitors (from WA or interstate), with the remainder being international visitors (50,280).

On average, visitors stayed 3.1 nights and spent $75 per day in the region in 2002. The average length of stay for 2001 was 4.0 nights indicating a significant decline in just 12 months.

The Albany Visitor Centre receives around 128,000 visitors each year. This number is declining, presumably as a result of the increasing usage of internet based tourist information.

For visitors spending nights in the region, 86% of the total trip expenditure ($118 million) is spent in the region, indicating the Great Southern is an end point destination. Local data indicates the majority of visitors are utilising accommodation

[1] From WATC Research Review – Great Southern Region, 2002.

in the larger coastal centres (e.g. Albany and Esperance) and undertake day-trips to places like Wave Rock, the Stirling's and other national parks, Denmark and the smaller coastal settlements.

2.7.3 Amelup Visitor Profile

Data available at the Shire level is minimal, with data specific to the Amelup locality level almost non-existent. The following visitor profile observations should therefore be considered subjective.

The Stirling Range National Park forms the basis for all tourism development by the private sector in the Locality of Amelup. The Stirling's provide a spectacular backdrop to the cleared farmland and along the many scenic roads of the Locality. They are unique in Western Australia in terms of their scale and accessibility, with true iconic potential. The range is valued for its outstanding flora and stunning scenery.

Located on the northern side of the Park, Amelup benefits from scenic views to the Ranges, being adjacent to the main National Park entry and proximity to Bluff Knoll. The likely future location of a Visitor Centre just inside the northern entry to the Park will further consolidate Amelup's locational advantages compared to localities to the east, west and south of the Park.

Of the 550,0000 people who visit the Great Southern region each year, the WATC estimates that around 150,000, or 27%, visit the northern inland part of the region which includes the Amelup / Stirling Range National Park area, the Mt Barker wine growing region and the Porongurup Range National Park .

There is a lack of tourism data at the very localised level (Amelup); however DEC does collect Park entry data. DEC also collects entry fees for the Park. In 2003 approximately 90,000 people entered the Stirling Range National Park.

There are three main reasons for visiting the Amelup / Stirling Range National Park area:

- Passing through on the way to or from the popular coastal spots;
- Day tripping out from Albany / Esperance / Denmark, attracted by the nature based qualities of the Stirling's;
- Passing through the Locality as part of a tour including the eastern states.

2.8 Native Title

The Study Area forms part of a large Native Title claim by Indigenous family groups, representing the entire Noongar population.

The Single Noongar Claim combines the six registered native title claims covering the south-west and combines them with 12 other unregistered claims to form a Single Noongar Claim. This Claim covers a significant portion of the State, extending from Jurien in the north through to Dalwallinu, Merredin and Hopetoun in the east and down to Albany and includes all coastal areas and throughout the south-west.

A major goal of a Single Noongar Claim is to negotiate an agreement with government and other parties for the recognition of the Noongar people's native title rights and interests. The recognition of the Noongar people as the Traditional

Owners of the south-west would be formally acknowledged through a comprehensive agreement process that will include:

- An enhanced heritage protection regime;
- Land acquisition programs;
- National Park joint management programs;
- Economic development opportunities; and
- Recognition of Traditional Owner roles in Local Government processes.

3.0 Planning and Policy Framework

3.1 State Planning Framework

The State Planning Framework provides overall direction in methods of growth and development throughout the state of Western Australia. The State Planning Framework Policy was gazetted on the 30 May, 2000 by the Western Australian Planning Commission and is known as Statement of Planning Policy No.1, prepared under section 5AA of the Town Planning and Development Act 1928.

The State Planning Framework provides general principles for land use and development and a listing of plans, policies and strategies that form the State Planning Framework. The general principles relate to:

- Protection and enhancement of the environment;
- Responding to social change and facilitating the creation of vibrant, safe and self-reliant communities;
- Assisting economic growth in accordance with sustainable development principles;
- Provision of efficient and equitable transport and public utilities; and
- Accommodating the special assets and individual requirements of each region.

3.2 State Planning Strategy

The State Planning Strategy was released in November 1996 by the State Government to provide Western Australia with a strategic guide for land use planning through to the year 2029. The Strategy sets out a common vision for the state and its regions, identifies the likely changes and prepares for them and establishes the mechanisms for implementation of strategic guidance.

The Shire of Gnowangerup is within the Great Southern Region as designated by the State Planning Strategy. Apart from the general strategy statements that relate to the whole state, the following strategy statements have general impact on the Amelup locality:

- Promote nodal settlement patterns in agricultural areas separated by Agricultural/green belts. (WAPC)
- Identify and protect prime agricultural land of state and regional significance suitable for intensive and/or irrigated uses. (AgWA, WAPC, LG)
- Develop and promote landcare initiatives to rehabilitate degraded agricultural land to reduce salinity levels, especially in water catchments such as the Wellington Dam. (AgWA, LG, WRC)
- Ensure that strategic region plans facilitate tourism development, which will have a low impact on the environment and landscape values. (WAPC)
- Recognise tourism as a legitimate land use compatible with a range of existing land uses and incorporate into future regional planning strategies and town planning schemes. (WAPC, LG)
- Identify areas which could be protected as regional open space under statutory region schemes and which might not otherwise be so protected, such as pockets of remnant vegetation. (WAPC, DEP)

3.3 State Sustainability Strategy

The State Planning Strategy recognises the concept of 'sustainable development' and advocates a shift from "the traditional focus on planning on the management of urban growth to the wider scope of the management of all land and its uses."

The draft State Sustainability Strategy (2002), defines sustainability as:

> *"meeting the needs of current and future generations through simultaneous environmental, social, and economic improvement."*

The "foundation principles" in the State Sustainability Strategy relate to:

- Long-term economic health;
- Equity and human rights;
- Biodiversity and ecological integrity;
- Settlement efficiency and quality of life;
- Community, regions, 'sense of place' and heritage;
- Net benefit from development; and
- Common good from planning

These values will be considered in the Study.

3.4 SPP 2.5 – Agricultural and Rural Land Use Planning

The Agricultural and Rural Land Use Policy aims to establish a framework for the proper planning of rural areas. Its basis is the recognition that:

> *"Productive agricultural land is a finite national and State resource that must be conserved and managed for the longer term. As a general objective, the exercise of planning powers should be used to protect such land from those developments, activities or influences that lead to its alienation or diminished productivity, while always accepting the need for land for expanding urban areas and other uses of State significance."*

This Policy has been prepared in response to the recognition of the following principles:

- The State's priority agricultural land resource should be protected;
- Rural settlement opportunities should be provided if sustainable and of benefit to the community;
- The potential for land use conflict should be minimized; and
- The State's natural resources should be carefully managed

3.5 WAPC DC 3.4 Subdivision of Rural Land

The Western Australian Planning Commission guides land use planning for rural development under its Development Control Policy DC 3.4 Subdivision of Rural Land (February, 2008). The following clauses are particularly relevant to this Strategy:

Clause 3.1 of the Policy states that:

"The subdivision of rural land and agricultural land for closer settlement (rural-residential and rural-smallholdings) and more intensive agricultural uses should be properly planned through the preparation of regional and local planning strategies and provided for in local planning scheme prior to subdivision."

The Policy while containing a presumption against rural subdivision does provide for:-

- Boundary realignments;
- Farm rationalisation;
- Conservation of heritage buildings and places;
- Conservation of biodiversity and natural heritage; and
- Homestead lots.

The criteria for the subdivision of Conservation Lots are contained in Appendix 3. It is noted that the creation of more than one conservation lot is not supported by the policy. The creation of multiple conservation lots require the rezoning of the land.

Clause 4.9 controls the development of Homestead Lots and states that these can be considered in areas where:

(a) The land is in the Wheatbelt agricultural policy area;
(b) The population in the locality is declining or relatively static;
(c) The homestead lot has an area between 1 and 4 ha, or up to 20 ha where it is desirable to respond to the landform or to include existing outbuildings or water sources;
(d) There is an adequate water supply for domestic, land management and fire management purposes;
(e) The homestead lot fronts a constructed public road;
(f) The homestead lot contains an existing residence; and
(g) A homestead lot has not been excised from the farm in the past.

Clause 5 provides for the survey strata subdivision for purely agricultural purposes including farm forestry.

3.6 Tourism Taskforce Report

The Report of the Ministerial Taskforce to the Minister for Planning and Infrastructure on Tourist and Permanent Residential Accommodation on Tourist Zoned Land 2003, recommends the following hierarchy of tourist uses:

- Bed & Breakfast
- Cabin
- Caravan & camping
- Chalet
- Farm stay
- Guesthouse
- Holiday home
- Lodge
- Park Home
- Resort
- Serviced apartment

It makes recommendations for how these uses should be provided for within the Town Planning Scheme.

The Report also defines tourist locations as follows:

- 'strategic sites' - those sites or areas that are critical to the future growth and community benefit of tourism in an area and the state, and where development shall be for tourism purposes only; and

- 'non-strategic sites' - those sites that have an important tourism function but where their retention for tourism only purposes is not in all cases critical.

3.7 Shire of Gnowangerup District Town Planning Scheme

The subject land is zoned 'Rural' in Town Planning Scheme No. 1 which was gazetted in 1989.

While the objectives of this zone seek to protect the character of rural areas, a number of commercial uses may be considered by Council including hotel, motel, and restaurant.

The Council is currently preparing a Local Planning Strategy and also Town Planning Scheme No 2. While the subject land is not specifically recognised in either of these documents, they do provide a far more detailed local planning framework for the area.

The Local Planning Strategy contains a detailed Tourism Policy which is contained in Appendix 4.

Town Planning Scheme No. 2 is subject to a number of modifications requested by the Western Australian Planning Commission prior to it being advertised for public comment. While regard has been given to the draft provisions it will be necessary to review following completion of advertising.

3.8 Shire of Gnowangerup Strategic Plan

The Council's Strategic Plan was prepared in 2001. Its Vision Statement identifies the Shire as

A place where people and the natural environment are important.

It acknowledges the importance of people and the natural environment with tourism considered to be an important secondary industry. The Vision Statement included the following:

> *"The area will also be well known as a tourism destination. There will be a variety of accommodation available for short stay visitors and attraction for people on day trips from Perth. A number of farms will operate as farm stay and others will provide 'back to nature' experiences for people on day trips. There will two main eco tourism centres at the Stirling Ranges and Ongerup.* ***It is possible that another townsite will evolve centred around tourism at the Stirling Ranges."***

The detailed Tourism statement from the Plan is included in Appendix 5.

3.9 Stirling Range National Park Management Plan

The Stirling Range and Porongurup National Parks Management Plan was prepared in 1999. This Plan provides guidance for the management of the Park which adjoins the southern boundary of the Study Area.

The Plan contains a land use zoning schemes as shown in Figure 11. This categorises use of the Park into recreation, special conservation, natural environment and wilderness areas. These zones are used as the basis for the provision of facilities and services in the Park. The main servicing facilities must be confined to the 'Recreation' zone which is centered at Bluff Knoll / Chester Pass Road area.

Selected recommendations from the Plan include:

- In consultation with neighbours, Land Conservation District Committees, Catchment Groups and Local Authorities, seek to establish and ensure protection of vegetation corridors linking the Parks with other bushland.
- Continue close liaison with Park neighbours over all Park management practices and encourage management of their lands in sympathy with Park objectives.
- Examine the feasibility of developing a visitor centre in SRNP in the vicinity of the Bluff Knoll Road and seek resources to enable construction and maintenance if its development is recommended (see 'Information, Interpretation and Education').
- Liaise closely with local tourism bodies to ensure that management of the two Parks considers their role in the broader tourism sphere.
- Fuel reduced areas will be maintained on most Park boundaries. The target is to have between 50 and 80 percent of the vegetation cover in each of these fire management units burnt under prescribed conditions in any fire.
- Encourage the provision of accommodation suitable for Park visitors in surrounding areas (page 64)
- Provide, where possible, advice on request to private landholders and other agencies on minimising the visual impact of operations, especially on lands adjacent to or within the view-shed of lands in the Parks (page 62)
- The suggestion has been made that a Cable Car should be developed at Bluff Knoll. Any development of this nature would require a feasibility study which could possibly be carried out during the life of this Plan. Environmental, cultural, landscape, safety and economic issues, as well as alternative sites in the Parks would all require careful consideration in such a study (page 69).

3.10 Aboriginal Heritage Act

The Aboriginal Heritage Act 1972 protects and preserves Aboriginal Heritage and culture including any site or object that is of significance to Aboriginal people. The Act protects Aboriginal sites irrespective of whether they have been recorded or not.

It is an offence under the Act to excavate, destroy, damage, conceal or otherwise alter an Aboriginal site unless authorised to do so.

The Department of Indigenous Affairs recommends that developers undertake the following procedures prior to commencing work:

- Consult with the Department to identify heritage sites and values;
- Undertake Aboriginal heritage survey including consultation with the local Aboriginal community;
- Undertake an archaeological survey prior to commencing works; and
- Ensure that project staff undertake an introduction to Aboriginal Heritage so that they can recognise material and objects.

Part 2 - Consultation

4.0 Issue Identification

In the preparation of this Strategy the following consultation was undertaken:

- Workshops with Councillors;
- Liaison with key government agencies;
- Meeting with DEC;
- Liaison with business operators within the area;
- Written referral to landowners;
- A public workshop; and
- Distribution of a questionnaire.

The summary of the consultation with the government agencies and business operators is contained in Appendix 6.

The minutes of the public workshop held at the Bluff Knoll Café on the 19th April are contained in Appendix 7.

At this workshop attendees were also provided with the following questions:

1. What do you like best about the area?
2. What are the problems facing the area?
3. What changes need to be made?
4. What would you like to see the character of the area to be in the future?
5. What land uses would you like to see in the area?
6. What land uses would you not like to see in the area?

The key issues that arose from this workshop was the concern regarding the lack of suitable infrastructure in the Study Area particularly in terms of power supply, potable water, the standard of roads and especially the conflict between heavy haulage and tourist traffic on Chester Pass Road.

The perceptions and issues regarding the relationship between DEC as managers of the National Park and the adjoining landowners were also significant.

Following preparation of the draft Strategy is was advertised for public comment and a second public workshop was held on the 20th October 2004. The minutes of this are contained in Appendix 8.

The general issues raised during the whole consultation process are summarised in Table 3:

Table 3 Summary of Issues

Issue	Comment
Regional Demands	To what extent should Amelup accommodate the regional recreation and tourist demands expected for the Stirling Range National Park.
Visitor Numbers	Should the number of visitors be limited / managed in order that the environmental qualities and servicing limitations are not exceeded.
Growth Strategy	Promote dispersed opportunities through the study area or promote nodal development. Agreement for a

	possible node of activity around Bluff Knoll but concern with the function of the interpretative centre.
Farming Value	Importance of maintaining current farming practices and providing potential for new farming ventures. Concern with the potential impact from such ventures (i.e. viticulture)
Regional Tourism	Opportunities for networking and promotion. Iconic nature of the Stirling's. Porongurup's are not seen as being associated. Incorporation of other attractions.
Visitor Characteristics	Varied type of visitors use the area and therefore require differing forms of accommodation.
Visitor Centre	The possible impact and implications are of concern to operators especially as it is perceived that it will compete with existing businesses.
National Park - Relationship	A wide number of issues were raised including the use of entry fees, allowing people free access to the car park (which is a local Council Road), accommodation of buffers, intensity of development adjacent to the Park, fire management (etc.).
National Park Access	Access to Ellen Peak needs to be resolved as no party wishes to take management responsibility for Reserve No. 13081.
Roadside Conservation	Not raised as a major issue.
Vegetation Protection	No need for additional controls on private land given the amendment to the Environmental Protection Act.
Vegetation Corridors	Scope to identify potential corridors especially linking the eastern area to the Fitzgerald's.
Land Care Rehabilitation	Land care issues are well known and accepted in the area but not specifically raised as planning issues.
Scenic Values	Acknowledgment that these are the values which are a significant tourist attraction. Some difficulty in being able to define existing landscape values. Concern with the need for buffers from National Park.
Fire Management	Within SRNP it is seen as a major issue but is less significant on private property.
Diversification of Business Opportunities	Acknowledgment that other types of businesses should be encouraged to allow for diversification.
Existing Businesses	Should be recognised and provided opportunities for expansion.
Rating	Concerns if there will there be a need for alternative forms of rating for tourist / commercial uses.
Land Use Management	What is an appropriate form of land use control, zoning for example.
Land Use Conflict	No current land use conflict. Some concern with grape growing and what mechanisms can be used to avoid potential land use conflicts.
Unallocated Crown Land	Several parcels exist with the main one being the Camping Reserve off Sandalwood Road. What management role will Council have?
Land Locked Properties	Need for rationalisation noted.
Subdivision	Discussion over what is a suitable minimum lot size and further information needed. Interest expressed in possible multiple occupancy

	proposals.
Boundary Alterations	They should be encouraged for land management.
Unconstructed Road Reserves	The public has a right to use these for access. Council has management control under the LGA. Potential for vegetation corridors. Identify reserves for closure.
Road Maintenance & Construction	Potential contributions by developers need to be defined.
Regional Road Network	Designation of tourist routes is important. Concern over delays in upgrading Chester Pass Road and heavy haulage conflict with tourist traffic. Issues with providing parking bays in suitable locations. Construction of secondary roads (i.e. Salt River Road)
Power	Major concern with the need for power upgrading costs that is likely to be prohibitive for new developments.
Water Supply	Major concern that there is inadequate water for development. Access to water within the SRNP should be allowed.
Waste Disposal	Solid waste management is disposed of at the Borden Tip which needs upgrading. While a collection service is a possibility there is little demand at the moment.
Borden Townsite	Development of facilities around the Bluff Knoll location should not compete with Borden townsite. Borden seen as the local centre for social and cultural activities.
Landing Grounds	Potential to introduce controls for commercial landing grounds.

Part 3 – The Strategy

5.0 Vision Statement

In consideration of the Study Brief and the issues raised during the preparation of this Strategy the following Vision Statement has been prepared to encapsulate the essence of the Study:

> *The Stirling Range is the basis for all tourism development by the private sector in the locality of Amelup. The Stirling Range provides a spectacular backdrop to the cleared farmland and along the many scenic roads of the locality. They are unique in Western Australia in terms of their scale and accessibility, with true iconic potential. The range is valued for its outstanding flora and stunning scenery.*
>
> *Located on the northern side of the Stirling Range National Park, Amelup benefits from scenic views to the Range, being adjacent to the main National Park entry and in proximity to Bluff Knoll. Amelup combines the experiences of nature based tourism and rural tourism.*
>
> *While encouraging increased tourist development, such development must maintain the current character and qualities unique to the community.*

Figure 12 contains a summary of all the recommendations from the following Policy Statements and where appropriate it depicts these on the Plan.

Recommendation 1

That Council adopt the above Vision Statement for The Strategy.

6.0 Tourist Marketing

6.1 Tourist Routes

Establish Tourist Drives that encourage touring traffic to detour from the three major highways (Albany Hwy, Great Southern Hwy and South Coast Hwy) to incorporate Amelup and the Stirling Range National Park via Chester Pass Road into their itinerary.

Two main feeder routes can be targeted:

- Targeting east – west bound traffic (off South Coast Hwy). To detour from Jerramungup to Ongerup and via Chester Pass Road.

- Targeting North – South traffic (off Great Southern Hwy and Albany Hwy). To detour Kojonup or Broomehill to travel from Gnowangerup to Chester Pass Road via Borden.

This 'T' shaped Tourist Drive will require extensive directional, tourist and interpretive signage.

Directional signage (white on green) will emphasise these routes as the Stirling Range National Park Tourist Drive alternative route and provide comparative driving distances.

Tourist facility signage (white on blue) will provide information about tourist accommodation en route as well as distances to these facilities.

Tourist attraction signage (white on brown) will provide information about the natural and heritage attractions en route. This will include the name of the tourist drive and the Stirling Range National Park.

Additionally, interpretive signage provides a more detailed and concise layer of information about local geology, history, landuse and points / places of interest. Visitors need to pull off the road to review the information provided. Interpretive signage will add interest to the visitor's journey, particularly where there are less scenic stretches of road to be travelled (e.g. from Jerramungup to Ongerup). Roadside information bays (at end points of Tourist Drives), pull-off parking bays and periodic lookouts at scenic points related to interpretation opportunities, designed with traffic safety in mind, will be required.

The Tourist Drive route will be recognised on touring road maps and atlases published by the RAC and Streetsmart for example.

Recommendation 2

A 'T' shaped scenic tourist drive be formally established and accredited by MRWA / WATC as a State Tourist Drive:

- From Jerramungup to Ongerup and via Chester Pass Road; and
- From Kojonup and Broomehill to Gnowangerup and Chester Pass Road via Borden.

The State Tourist Drive be signed in accordance with the WATC / MRWA Tourism Signage Policy.

Interpretive signage should contain information on the Aboriginal heritage values of the area and use the Aboriginal names of places and landscape features where appropriate.

6.2 Scenic Values

The scenic values of the area are some of its most important tourist attractions.

From a tourism perspective, development on the plains at the foot of the Ranges should be rural in scale and character and developed not to be an 'eyesore' when viewed either from Bluff Knoll, or from Chester Pass Road (or other lesser volume tourist roads such as Formby Road or North Stirling Road). DEC's management plan provides for the maintenance of the scenic qualities of the Ranges themselves within Park boundaries. The Strategy needs to manage the maintenance of the scenic values of the surrounding farmland so it does not conflict with views to or from the Ranges.

Managing the maintenance of scenic values can incorporate the Shire in protecting road verge scenic qualities, including the preservation of remnant vegetation and road reserve trees, for example. Roads should not be made wider and faster. Instead, they should be maintained as they are currently so that adjacent trees and the road alignment encourage slower traffic (safer / more pleasant for tourists). The Shire of Augusta-Margaret River has adopted this approach with Caves Road, where appropriate measures have been implemented to reduce traffic speed and create a safer road, including for example; information bays; signage on side roads / respite bays; rumble strips on road edges; and reduced speed limits.

6.3 Accommodation

The Amelup area currently has five accommodation providers of varying sizes and styles, providing the following accommodation types:

- Caravan / camping (older couples, families);
- On-site cabins (families);
- Self contained cottage accommodation (couples, families);
- Farm stay cottages (families); and
- Shearers quarters budget accommodation (budget travellers, backpackers)

Two accommodation properties (The Lily and Stirling Range Retreat) incorporate purpose built tourism facilities, are significantly larger in scale than other nearby accommodation providers and market their properties in line with mainstream practices. Other smaller providers have taken the opportunity to supplement their mainstay agricultural income by incorporating tourist accommodation into their agricultural properties (for example - converted shearers' quarters, farm workers cottages and small scale purpose built accommodation).

Growth in tourist accommodation available through agricultural diversification (farm stay accommodation) should be encouraged as this will assist in developing the

'critical mass' required to support a more diverse range of tourist attractions and tours in the area and in particular linked to the Ranges.

Critical to supporting the growth of tourism activity on properties in the Amelup area is the affordable availability of basic infrastructure, such as power and water.

Also critical will be a level of development and marketing support by the Shire to support farmers wishing to become involved in tourism.

With increasing awareness of the Stirling Range National Park through consistent and targeted marketing activities, accommodation development opportunities warranting further feasibility investigation in the medium to longer term may include;

- Coach market accommodation. Around 50 bed capacity, double keyed motel style (flexible to cater for singles, couples or family groups) of 3 to 3.5 star standard. Able to provide dinner / bed / breakfast packages at competitive rates with ability to add-on local tours (e.g. wildflowers, fauna).
- Wilderness Resort style accommodation. Accommodation in true wilderness environment. Constructed and operated according to eco tourism principles. Of high standard (4 to 4.5 star) with resort style facilities that counteract seasonal influences. For example Cradle Mountain Lodge, Tasmania.
- Wilderness Adventure Lodge accommodation. Aimed at families or groups seeking adventure tourism activities in a secluded, self contained development. Constructed and operated according to eco tourism principles. Focus on activities such as climbing or abseiling and 3.5 to 4 star standard, plus budget accommodation (dormitory option for backpacker / school groups).

Recommendation 3

That Council seek assistance from the Tourism WA (Regional Development Manager) and Australia's South West Tourism Association to hold a forum aimed at providing practical information on farm based tourism such as how to become involved in tourism, rules and regulations, how the tourism industry works and marketing avenues available.

That Council and operators work with the Tourism WA's Regional Development Manager (Albany based) to identify accommodation development opportunities and access advice on how to progress these opportunities.

Using Shire resources and with the support of local operators, seek to establish tools to measure tourism visitation patterns within the Shire – for example road counts, occupancy, seasonality data, periodic visitor surveys etc.

6.4 Attractions and Tours

The following tours are available, either on selected days of the week or on a seasonal basis:

- Stirling Range Retreat offers tours of flora and fauna in the Park and slide evenings during peak wildflower season;
- The Ongerup Eco Farm and Mallee Fowl tour offers tours on a limited seasonal basis; and

- The Lily offers tours of the windmill and winery.

The 'Gnowangerup, Heart of the Stirling's brochure lists the following attractions and facilities:

- Stirling Range National Park (and related tours and activities);
- Wildflowers;
- Scenic Loop drive;
- The Lily windmill / winery / restaurant;
- Ongerup Eco Farm and Mallee Fowl Tour; and
- Restaurants / cafes

In addition to the towns of Gnowangerup, Borden and Ongerup the Amelup area is clearly the fourth and most progressive tourism 'precinct' within the Shire with the highest capacity in terms of tourism facilities and services.

The Yongergnow Malleefowl Centre at Ongerup is strategically important to the Amelup / Stirlings area. Once constructed and marketed to a standard consistent with a significant regional attraction, the Centre has the potential to provide another nature based activity to attract and retain people in the region. It should also assist in promoting advantageous drive routes through the region – encouraging east to west travellers to travel straight on at Jerramungup rather than take the South Coast Hwy. The Centre will assist in delivering the larger critical mass attracting daytrips to the area out of coastal locations such as Albany.

Likewise, to varying degrees, surrounding attractions that will assist achieving a higher critical mass of attractions to increase both daytrippers and overnight stayers to the area need to be identified. These may include various Visitor Centres in the Great Southern region and surrounding regions and more localised attractions such as the Mt Barker winegrowing area, Kodja Place in Kojonup, the Tree Top Walk near Walpole and as far away as Wave Rock at Hyden. This approach is based on an understanding that visitors will be attracted by 'experiences' on offer, and the ability to link these together forms a more compelling reason to visit or detour through a particular area.

Recommendation 4

The Shire actively support the development and integrated marketing of the Yongergnow Malleefowl Centre at Ongerup.

Identify touring route linked attractions and visitor information distribution points. Distribute the Shire tourist brochure widely to these facilities.

6.5 Stirling Range National Park

DEC is currently assessing the feasibility of constructing a visitor centre inside the northern entry to Stirling Range National Park. It is likely to be located near the turnoff from Chester Pass Road onto the Bluff Knoll access road.

If built, this centre has the potential to create an additional and significant attraction for the area. It will provide information and interpretation about the Park itself and the

full range of attractions and activities available. The desired outcomes from the Shire's perspective are to:

- Attract additional visitors to detour through the Amelup area / Park on their way to other end point destinations (e.g. Albany, Esperance, Perth, South West);
- Providing a facility that supports private operators offering niche targeted tour product (e.g. adventure tourism, indigenous tourism);
- Direct visitors towards options providing a half to full day of activity in the Park that will necessitate more overnight stays in the Locality (an information and marketing role); and
- Increase general awareness of the Park and make it a viable end point destination in its own right.

A major opportunity is for the Centre to become a base for the guided tours of the Park. The table below provides an overview of opportunities for the range of tours provided, and their respective markets.

Table 4 Tour Opportunities, Stirling Range National Park

Type of tour	Description / Market	Delivery
Nature based tours	Focusing on the unique flora and fauna of the Park. Broad appeal to family groups, older couples, international visitors and coach groups.	DEC - licensed private operators
Indigenous tours	Local indigenous history and culture as it relates to the Park. Appeal to all markets, particularly international visitors.	Local indigenous groups - DEC support
Adventure activities	Climbing, abseiling etc. Target younger adventure tourists e.g. backpackers, groups.	Specialist tour companies
Special interest groups	Tours designed for special interest groups e.g. bird watchers, geologists etc.	All of the above

Accommodation providers on the whole have to this point provided the limited range of tours and other attractions (e.g. restaurant, café, arts and crafts, wine tasting and sales etc) available. Tours and attractions are currently a sideline to, or evolution of, the mainstay accommodation business. This is likely to remain the case until a critical mass is achieved to support tours.

Recommendation 5

The Shire maintain an active interest in the development of a Stirling Range National Park Visitor Centre project to ensure optimum outcomes and opportunities for a tour program based out of the future Centre.

The Shire initiates discussion with local indigenous groups with the aim of encouraging specialised training for local Aboriginal tour guide training.

6.6 Special Events

The Stirling Range National Park has considerable potential to be the venue for, or backdrop to, a program of special events. To succeed, amongst many other considerations, regional special events should at minimum be:

- truly unique and 'owned' by a destination; and
- have the potential to direct attention to the region through local, national and international exposure.

The King of the Stirling's is an example of an event that fulfils these criteria. However it did not meet national park management, environmental or safety criteria.

Special events have the potential to increase destination awareness, shape destination image, build visitor numbers and expenditure and involve the wider community in tourism.

Recommendation 6

The Shire meet with Events Corp's regional support unit (Bunbury based) to discuss special event possibilities for the Shire.

7.0 Amelup Marketing Strategy

7.1 Branding

The Stirling Range National Park should be the flagship of all tourism branding for the Shire. This already largely happens with the high quality Shire produced Gnowangerup brochure branded 'Gnowangerup, Heart of the Stirlings'. Graphics used within it focus on the Ranges skyline with farmland foreground. Over 50% of content (maps and text) promote the Stirling Range National Park.

The Locality name Amelup could be changed to North Stirlings, or similar, to link the area more directly with the major attraction and give tourist operators in the area a more relevant and marketable postal address.

Recommendation 7

The Shire continue to support the 'Heart of the Stirling's' positioning line in all promotional materials.

Private operators be encouraged to incorporate the 'Heart of the Stirling's' positioning line in their own promotional activities.

7.2 Marketing Partners

Australia's South West (ASW) is the new, larger regional tourism association representing the South West and Great Southern regions. With over $500,000 in WA Government funding and the opportunity to leverage a similar amount from the private sector to support various marketing activities, this has the potential to be a powerful tourism promotion mechanism that the Shire needs to recognise and support.

The Shire should join the abovementioned organisation and encourage private operators to join forces under the Shire's branding and promotional umbrella ('Heart of the Stirlings'). The Shire's role would be to provide the generic marketing of the Stirlings and associated towns and localities, with operators contributing to advertise their specific properties and services.

Membership to ASW is around $150 per year. Membership needs to be supported by a marketing budget to participate in some of the promotional opportunities that ASW provides – e.g. Summer and Winter Breaks campaigns, 'www' promotion, attending interstate caravan and camping shows, brochure distribution to targeted visitor centres, etc. This may require a marketing budget of around $4,000.

Local Tourist Operators currently promote their businesses to varying degrees according to individual budgets and target markets. Operators should be encouraged to support ASW/Shire marketing or link to it where appropriate to present as complete a picture as possible to the potential visitors of the range of things to see and do in the Shire / North Stirling area. Some operators will need assistance with market planning and developing promotional programs. This support could be

provided by ASW and could possibly be a role the local tourist association may look at taking on.

Recommendation 8

The Shire and tourist committee seek a presentation from Australia's South West with a view to joining the organisation and participating in a tailored marketing program.

The local tourist committee encourage operators to support selected promotional activities through individual advertising under the Shire's destination branding / banner.

7.3 Visitor Information

Shire Office Visitor Information

Visitors arriving in Gnowangerup seeking information on things to see and do can obtain information from the front counter staff at the Shire offices. There is no formal visitor information centre and this is not considered warranted given current visitor numbers, or the volume of tourism product.

To handle visitor enquiries effectively, front counter staff at the Shire office need to be thoroughly aware of the attractions and services on offer throughout the entire Shire and further afield to suit the pattern of visitor enquiries (possibly for towns inside the Albany - Wagin - Jerramungup triangle). As in any customer satisfaction focused industry, there is also a need for customer service training, for example Aussie Host trained at a minimum. The aim will be friendly, helpful staff able to provide comprehensive and accurate advice to visitors. The outcome should be extending the length of time spent in the Shire which translates to additional expenditure, happy visitors and a higher likelihood of repeat visits and word of mouth recommendation. Ideally, the support of the entire community is required and can be encouraged through a program of awareness and making appropriate training available.

Surrounding Visitor Centres

Co-operation should be established with the surrounding visitor centre network so that the Stirlings and associated tourist attractions and accommodation of the area are promoted proactively and accurately. Such visitor centres would include Albany, Esperance, Mt Barker, Kojonup and Katanning, for example. The 'Gnowangerup – Heart of the Stirlings' brochure is an appropriate tool to motivate trips to or through the Shire and Stirlings. Private operator brochures should also be distributed to provide the mechanism for people to book accommodation. Staff from these key Visitor Centres should be invited to visit the local attractions and accommodation properties so that they are able to accurately inform visitors about what the Shire has to offer.

Brochures

Brochures remain an essential promotional tool, and the 'Gnowangerup – Heart of the Stirlings' brochure is appealing and useful as a tool for people seeking information about things to see and do while staying in the area or passing through.

Internet Based Tourist Information

The increasing use of the internet by intending visitors to forward plan their holidays is a relatively effective and inexpensive way to target tourists. The Shire should update its site to provide appropriate tourist information and provide links to appropriate sites (for example - State and regional tourism sites, Stirling Range National Park site, DEC or private operator sites).

Recommendation 9

Shire front counter staff to undertake Aussie Host training. Aussie Host training also promoted to local business people.

Shire front counter staff to undertake familiarisation tours of local tourist accommodation and attraction properties. The local tourist committee be asked to put together an annual program for these familiarisation tours. Local operators also be invited to join familiarisation tours. Staff from nearby Visitor Centres be invited to attend also.

The Shire support the local tourist committee through distribution of a 'Tourism updates' bulletin (possibly electronically) on a regular basis (e.g. bi-monthly) to which operators and community groups contribute brief articles, updates and reports to establish a tourism communication medium.

Reprint the 'Gnowangerup – Heart of the Stirlings' brochure as necessary. Schedule targeted distribution through operators, the Shire office, targeted tourist bureaus and to promotional shows linked to ASW promotions.

The Shire update its web site to incorporate more comprehensive tourist information and links.

7.4 Target Marketing

There appears to be three main visitor market segments at present:

- The Intrastate (mainly Perth) family and retiree market that pass through the Amelup area on their way to or from holiday destinations on the south coast. Some will be on day trips from their end point destination (e.g. Albany).
- Those visiting the area specifically to experience the nature based attraction of the Stirling's (e.g. older couples in wildflower season, international eco tourists etc)
- Those on their way to/from interstate on extended holidays – mainly older couples who are passing through the Great Southern, South West or southern wheatbelt areas.

In addition, a small number of operators appear to have developed their own niche markets through targeting specific market segments.

In addition to existing markets, the following niche tourism opportunities are considered of high potential that warrants further investigation:

- Indigenous tourism;
- Events tourism; and
- Adventure tourism.

Local operators and the Shire need to develop a plan for the co-ordinated growth of tourism to the area. This will include both marketing and development priorities.

Recommendation 10

The Shire and tourist committee develop a brief for the development of a detailed tourism Marketing Plan for the Shire.

Suitably qualified expertise is contracted to develop the Plan on behalf of the Shire and operators.

8.0 Policy Statements

8.1 Zoning

As the predominant land use in the area will remain for rural purposes, it is appropriate to retain the 'General Agricultural' zoning within the Study Area. However additional provisions are required to give weight to the following factors:

- Landscape Protection;
- Tourist Development;
- Subdivision;
- Boundary Realignments; and
- Road Closures.

Recommendation 11

That the subject land retain its General Agriculture zoning and that a Special Control Area be used to achieve The Strategy objectives and recommendations.

Recommendation 12

That the provisions of the proposed Special Control Area reflect the following Policy Statements and that the Study Area be subject to a schedule of use classes used to achieve the Strategy objectives.

8.2 Relationship to Town Planning Scheme No. 2

This Strategy has been prepared specifically to address the issues associated with the Study Area.

As Town Planning Scheme No. 2 has been under preparation for some considerable time, there have been alterations to accepted terminology and changes to the planning policies. It is expected that Town Planning Scheme No. 2 will be updated to incorporate these.

Recommendation 13

Without affecting the substance of the recommendations within this Strategy The Strategy is subservient to the District Planning Scheme and subject to the final outcome and approval of Town Planning Scheme No. 2. Consistent terminology should be used.

The Strategy should form part of the Local Planning Strategy / Local Planning Policy Framework.

8.3 Development Pattern

It is generally recognised that market forces will largely determine the preferred location for development. This is likely to be influenced by the proposed development costs, which include:

- Proximity to services;
- Proximity to suitable access; and
- Requirements imposed as conditions by Council.

Other locational factors that may influence where a proposal locates include:

- Being able to capture a monopoly or local market advantage;
- Economies of scale / agglomerations where other proposals have located;
- The location and cost of labour;
- The proximity to and capacity of services and infrastructure;
- Regional Government policy initiatives, grants etc; or
- Management / owner preferences.

Rather than attempting to pre-empt where individual developments should be located, development standards should be used to assess proposals and sites.

It is also recognised that the central attraction within the Study Area is focussed on Bluff Knoll and there is likely to be an agglomeration of activity near the intersection of Bluff Knoll and Chester Pass Roads.

Agglomeration refers to the spatial grouping of development for their mutual benefit. In effect, it is the force to concentrate in a particular area. The grouping of development in the one location provides greater benefit to the participants, through the ability to better utilise services and infrastructure. The agglomeration may also benefit from the greater provision and planning of the location by Government and general community and business / marketing awareness of its presence.

The key basis for agglomeration is that proposals will gain a productivity advantage by being located in a centre of activity.

A potential agglomeration / cluster of activity at this location could include the following functions (there is obvious overlap in provision of many of these facilities):

- Fuel;
- Tourist day use and rest area - parking, seating, barbeque/picnic facilities, toilets;
- Visitor Information on local sights / accommodation / tours and ability to book these (commissionable). Sale of National Park entry passes (Stirling Range National Park Mountain Discovery Centre);
- Cafe / restaurant - for coaches, self drive visitors, day trippers, local and through traffic;
- Range of accommodation expanded (e.g. backpackers, chalet/cabin park);
- Shop-fronts for tour operators (e.g. flora, fauna, adventure activities);
- Basic grocery supply and camping gear;
- Attractions (e.g. retailing of local arts/crafts/produce, artist studios, local history display, other rural and/or nature based attractions);
- Trail head for self-guided interpreted walk trail into the National Park; and
- Some residential accommodation for workers.

The Visitor Centre activities could include:

- Visitor Information on local sights / accommodation / tours and ability to book these (commissionable);
- Toilets;
- DEC run tours of the Park;
- Basic facilities to encourage commercial tour operators to use centre as a mustering or stop-off point; and
- Sell souvenirs, maps, guide books.

It is critical that the proposed visitor centre be located in association with other facilities to avoid the cluster from becoming dysfunctional.

Typically this should be within 500 to 1,000 metres of the intersection to ensure that the facilities are within a 5 to 10 minute walking distance of each other. A central car parking facility would further improve the conductivity of the site and assist in creating a "village" type precinct.

Recommendation 14

That development standards be used to assess individual proposals and sites.

That a Tourist Activity Node be encouraged to develop within the vicinity of the intersection of Bluff Knoll and Chester Pass Roads having an approximate radius of 1,000 metres; including PL 1920. This area be planned to accommodate a range of tourist and commercial activities that gain a productivity, servicing and marketing advantage by being located in a centre of activity.

That the Tourist Activity Node be named 'The Stirlings'.

The proposed Stirling Range National Park Mountain Discovery Centre should be located close to this Node to ensure that the activities complement each other to the benefit of all parties, including the development of central parking areas and facilities.

That joint planning be undertaken between Council, DEC and the community to establish the framework for the Tourist Activity Node.

Structure planning for the Tourist Activity Node should in addition to the normal planning issues also specifically consider traffic safety and access along Chester Pass Road; heritage and cultural landscape values of the area.

The Tourist Activity Node should not be developed as a new town site but should compliment and reinforce the role and function of Borden specifically for social infrastructure, cultural services, housing and sports for example.

8.4 Tourist Development

The range of tourist uses that may potentially develop in the Study Area have been categorised to assist in determining the level of assessment required as part of a

rezoning or development proposal. These categories are detailed within the following sections.

8.4.1 Tourist Resort

For the purpose of this strategy, a Tourist Resort is seen as the highest order of tourist development. It is a tourist accommodation category that is expected to contain more than 20 accommodation units, whether attached or freestanding and is defined as:

> *Integrated, purpose-built luxury or experiential premises for short-stay guests comprising accommodation units and on-site tourist facilities such as reception, restaurant and leisure facilities such as swimming pool, gymnasium, tennis courts and where occupation by any person is limited to a maximum of three months in any 12 month period.*

The Tourist Resort is usually based on a recreational activity or theme such as horse riding or eco tourism. However, it may incorporate a number of these activities, or themes, such as restaurants, shops or recreational amenities including tennis courts and swimming pools for example.

Council does not have specific setback requirements for Tourist Resorts. Each case will be assessed on its merits, giving consideration to environmental tolerances (such as setbacks from creek lines, use of existing vegetation for buffering), the need to retain the essential rural character and amenity of an area and the nature of adjoining landuses.

Tourist Resorts are seen as potentially being compatible with the objectives for the area, depending upon the scale and location of the facility.

The application for a Planning Approval will be required to incorporate an indicative site plan which adequately depicts the scale of development, how it is to be located on the site, proposed uses, access proposals and buffering treatments to adjoining landuses.

The application for a Planning Approval will also need to address effluent disposal, drainage and landscaping issues. Discussion of these issues should be a direct response to the topography and land capability qualities of the site.

Council will normally require that access to Tourist Resorts is by way of sealed, gazetted roads.

8.4.2 Holiday Accommodation

Holiday Accommodation may consist of any of the following, either singularly or in composition:

1. Cabin
   means self-contained premises similar to chalet but may lack en-suite facilities and may comprise only one room and is designed for short stay guests where occupation by any person is limited to a maximum of three months in any 12-month period;

2. Chalet

means self-contained premises usually comprising cooking facilities, en-suite, living area and one or more bedrooms used to accommodate short stay guests and where occupation by any person is limited to a maximum of three months in any twelve month period;

3. Farm Stay
   means a residential building, bed and breakfast, chalet or similar used to accommodate short-stay guests on a farm or rural property and where occupation by any person is limited to a maximum of three months in any 12 month period;

4. Guesthouse
   means integrated premises for short-stay guests comprising serviced accommodation units and on-site tourist facilities such as reception, centralised dining and management and where occupation by any person is limited to a maximum of three months in any 12 month period;

5. Serviced Apartment
   means a complex where all units or apartments provide for self-contained accommodation for short stay guests and where integrated reception and recreation facilities may be provided and where occupation by any person is limited to a maximum of three months in any 12-month period; and

6 Motel
   means premises used to accommodate patrons in a manner similar to a hotel but in which specific provision is made for the accommodation of patrons with motor vehicles and may comprise premises licensed under the Liquor Licensing Act 1988

Holiday accommodation can be accompanied by ancillary amenities such as restaurants, swimming pools and tennis courts however, it is usually the local and district attractions that are the main draw card for the tourist and not the recreational amenities provided by the establishment.

Holiday Accommodation is seen as being generally compatible with the objectives for the area with potential issues arising once the scale increases.

Each case will be assessed on its merits giving consideration to environmental tolerances (setbacks from creek lines, use of existing vegetation for buffering), the need to retain the essential rural character and amenity of an area and the nature of adjoining landuses.

Minimum site area requirements and building setbacks apply to the allotment which the development is constructed upon. This allotment must have appropriate and guaranteed access to the public road system.

Development of Holiday Accommodation should address potential landuse conflicts with adjoining farming practises and Council will assess proposals from the standpoint that legitimate ongoing farming practises should not be prejudiced by changing landuse.

The application for a Planning Approval will be required to address (but not be limited to) the following matters and incorporate an indicative site plan which adequately depicts:

1. Proposed uses;

2. Scale and intensity of the development;
3. Existing title and ownership information;
4. Existing natural features
5. Building appearance, height and scale;
6. Building materials;
7. Building location including boundary setbacks;
8. Landscaping and visual screening;
9. Vehicle access and parking;
10. Proposed water supply having regard to potential roof capture, storage and rainfall reliability;
11. Proposed management of wastes and stormwater disposal;
12. Proposed fire management;
13. Hours of operation;
14. Advertising signage; and
15. Proposed methods of electricity generation.

8.4.3 Caravan and Camping

Caravan and Camping tourist developments may consist of any of the following, either singularly or in composition; Camping Ground, Caravan Park, or Park Home.

All have the same meaning as in the Caravan Parks and Camping Grounds Act 1995.

Caravan and Camping establishments are considered as being generally compatible with the objectives for the area. They are often perceived as being low key and sympathetic to environmental values.

Where such developments contain cabins or chalets, then they will be defined as Holiday Accommodation.

Development of caravan parks must comply with provisions of the *Caravan Parks and Camping Grounds Act 1995* and the *Caravan Parks and Camping Grounds Regulations 1997*. Design Standards under these legislations include:

- Internal roads, requiring entrance and two-way roads to be at least six metres wide and one-way roads to be at least four metres wide.
- Setbacks, requiring a minimum of one metre between caravans and between caravans and roads;
- Parking, including the requirement for each site to have parking for at least one vehicle;
- Internal open space, requiring at least 10% of the total area of the caravan park to be open space;
- Permitted buildings in caravan parks, including a managers house, shop, restaurant and ablution facilities;
- Fire fighting equipment; and
- Supply of electricity, water and telephone service, including a requirement for each long-term site to have separate electricity meters, its own tap and telephone connections.

A range of factors should be taken into consideration by Council in determining applications for Caravan Park development. These are listed as follows:

- Caravan Parks which are primarily designed to cater for tourists should be located with good access to key tourist attractions;
- Consideration of permanent accommodation will be dealt with by Council at the Application for Planning Approval stage;
- In rural and natural landscapes, the visual impact of a caravan park should be considered from scenic vantage points, public lookouts and tourist routes. Prominent sites such as ridges should be avoided, as should sites which are difficult to landscape and integrate into the environment;
- Vegetation buffers and landscaping will be important in integrating the caravan park into the landscape and in providing screening form surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users;
- Caravan Parks should generally not be located on steep slopes due to associated drainage and bushfire hazard problems;
- Caravan Parks should not be permitted in areas of potential risk from flooding or waterlogging;
- Vegetation clearing should be kept to a minimum as this may result in erosion and storm water run off problems;
- Utility services including electricity supply, telephone service, and water supply should be provided;
- Wastewater disposal is to be the satisfaction of the Health Department of Western Australia and Council;
- Access to and from caravan parks should be provided to suitable Council standards to ensure traffic, cyclist and pedestrian safety within the vicinity of the park;
- When considering a site which adjoins public land, Council should give careful consideration to maintaining public access to that facility without the need for the public to walk or drive through the caravan park; and
- Caravan parks should not be sited in areas where the development is likely to have an adverse impact on the environment.

Permanent accommodation in caravan parks and other tourist facilities will not be supported within the Study Area as it is:

- Contrary to regional and state planning policies; and
- Will erode the objectives of The Strategy.

8.4.4 Holiday Home

A Holiday Home is defined as:

> *A residential building used to provide accommodation for short-stay guests, rather than permanent residency, and excluding those uses more specifically defined elsewhere.*

Single Holiday Homes are considered as being generally compatible with the objectives for the area. They should be nominated as a 'P' (permissible) use within the Scheme.

Holiday Homes do not include Bed and Breakfast establishments which are defined under Farmstay (Holiday Accommodation).

8.4.5 Commercial Development

Commercial Development may consist of any of the following either singularly or in composition.

1 Art & Craft Gallery
means where arts and or crafts produced on the site or from within the immediate area are displayed for sale;

2 Hotel
means premises providing accommodation the subject of a hotel licence under the Liquor Licensing Act 1988, and may include a betting agency on those premises, but does not include a tavern or motel;

3 Restaurant
means premises where the predominant use is the sale and consumption of food and drinks on the premises and where seating is provided for patrons, and includes a restaurant licensed under the Liquor Licensing Act 1988;

4 Tearooms
means an establishment where tourists can be served light meals for consumption on site.

Commercial development should generally be established in conjunction with other tourist accommodation and facilities. Specific care must be taken on the main tourist routes with regard to access.

Separate commercial developments are preferred to be located within the Tourist Activity Node.

8.4.6 Tourist Proposals and Land Use Conflicts

As the underlying character of the Study Area is for rural purposes it is important to ensure that this character is protected and that potential conflict with competing land uses are minimised. Both tourist activities and accommodation have the potential to conflict with traditional broad acre farming practices in the area.

Clause 5.2.3 of SPP 2.5 Agriculture and Rural Land Use Planning requires that proposals to rezone, subdivide or develop land within rural areas must have regard to both on-site and off-site impacts and, where necessary, should be accompanied by information identifying:

(a) environmental values and any environmental risks;
(b) the potential for land use conflict;
(c) the potential impacts and restrictions on allowed uses on adjacent or nearby locations; and
(d) the separation distances and/or buffers relating to a potentially incompatible land use which need to be provided on-site and the appropriate conditions relating to subdivision and development.

Council acknowledges that proposals for Tourist Development should address potential landuse conflicts with adjoining farming practises and Council will assess proposals from the standpoint that legitimate ongoing farming practises should not be prejudiced by changing landuse.

This can in part be facilitated by stipulating minimum existing lot sizes and setbacks for Tourist Development proposals.

In order to reduce the potential for land use conflict the following minimum lot sizes are recommended for development purposes:-

- 30ha for Tourist Resorts; and
- 20ha for Holiday Accommodation including chalets and camping grounds.

However, the site may need to be larger to contain the proposed activities and an adequate buffer in a manner which is consistent with the rural character and amenity of an area. In order to provide appropriate separation from neighbouring land uses Holiday Accommodation should be setback a minimum of 100m from boundaries (other than road reserves). Council may stipulate a greater setback for Tourist Resorts depending upon the characteristics of the site. This includes from Crown Land reserves and the National Park boundary.

It is noted that the above minimum lot sizes apply to the development of the site. These do not apply for subdivision purposes and the creation of lots of 20ha or 30ha in the general agricultural area will not be supported (Refer to Recommendation 16).

Council may also, as a condition of approval, require that a Notification be placed on the Certificate of Title pursuant to Section 70A of the Land Administration Act, advising subsequent owners that the primary activity being carried out in the area is traditional broad acre farming.

Recommendation 15

That the development and approval of Tourism Uses shall be in accordance the provisions of Table 5.

In considering an application for a Tourist Development (i.e. a Tourist Resort, Holiday Accommodation, Caravan and Camping Ground, other similar proposals) the Council shall have regard to:-

(i) the objectives of the zone;
(ii) the likely impact upon surrounding development;
(iii) the scale and intensity of the development;
(iv) appropriate setbacks to existing or proposed agricultural uses;
(v) the effect that existing or proposed agricultural uses could have on the proposal;
(vii) provision of services for the development including water supply, on site effluent disposal, solid waste disposal and electricity;
(vii) access to and from the site;
(viii) impact of the development upon landscape values;
(ix) protection of remnant vegetation;
(x) the impact on any rare and threatened flora and fauna; and
(xi) fire management.

The Scheme shall contain provisions:-

1. that limit the occupation of Holiday Accommodation by any person to a maximum of three months in any 12-month period;
2. stipulate a minimum lot size of 20 hectares for the development of Tourist sites (not for subdivision); and
3. a minimum setback of 100 m from boundaries.

Table 5 Tourism Uses

	Use	Use Class
1	Art & Craft Gallery - As an ancillary component to other uses.	D
2	Art & Craft Gallery - As a separate use.	A
3	Caravan & Camping - Not including chalets or cabins.	D
4	Caravan & Camping - Including chalets, cabins or other facilities.	A
5	Chalets & Cabins - Up to 4 chalets	D
6	Chalets & Cabins - Not in accordance with 5	A
7	Combined Developments - As determined by Council but would be expected to apply the development measures that applies to the more intensive use.	A
8	Commercial Land Ground	D
9	Private Landing Ground - Where the use is incidental to the rural use of the land and used solely by the owner of the land.	A
10	Farmstay - Accommodating up to 6 persons.	P
11	Farmstay - Accommodating more than 6 persons.	A
12	Guesthouse - Accommodating up to 20 persons, with facilities for patrons only.	A
13	Holiday Home	D
14	Hotel / Motel	A
15	Restaurant - As an ancillary component to other uses.	D
16	Restaurant - As a separate use.	A
17	Roadhouse / Service Station - Only permitted within the Tourist Activity Node.	A
18	Serviced Apartments - Up to 4 serviced apartments.	D
19	Serviced Apartments - Not in accordance with 18.	A
20	Tearooms - Accommodate up to 40 persons.	D
21	Tearooms - Accommodating more than 40 persons.	A
22	Tourist Resort	A

8.5 Subdivision

8.5.1 General

The Shire of Gnowangerup Draft Local Planning Strategy (February 2006) which applies to the whole Shire and the Draft Town Planning Scheme No 2 do not appear to nominate minimum lot sizes for rural subdivision. In the absence of any prescribed size there will be a presumption against the further subdivision of rural land. All subdivision is expected to be in accordance with Commission Policy DC 3.4

Recommendation 16

As the subdivision of rural land is an issue applying throughout the Shire (extending beyond the Study Area boundaries) the provisions relating to this should be consistent with the balance of the general agriculture zones; except where as provided for below.

8.5.2 Rural Residential

The Local Planning Strategy provides for Rural Residential development in selected areas around the Gnowangerup Townsite.

The location of rural residential lots must be co-ordinated to ensure that appropriate services and infrastructure are provided. They normally require identification within The Strategy before being able to be rezoned and subdivided.

The most limiting factor in the development of Rural Residential lots is the Western Australian Planning Commission requirement (SPP No. 2.5 - Agriculture and Rural Land Use Planning, Section 5.3.2 (i)(b)) for the mandatory provision of a reticulated potable water supply on lots less than 4 ha in size. This effectively discourages the development of Rural Residential estates that are not in proximity to town areas and associated infrastructure.

In areas where there is no reticulated water supply, rural residential lots could have areas between 4 and 40 hectares. Effectively these become Rural Smallholding lots and are usually based upon an identifiable rural lifestyle theme.

Issues associated with Rural Residential development include:

- General land management (weeds, dust etc);
- Absence of reticulated water;
- Increased fire risk;
- Competition and conflict with agricultural uses and production;
- Increased servicing costs and expectations;
- Conflicting expectations of landowners;
- Restrictive nature of development controls; and
- Potentially prejudicing townsite expansion.

Positive attributes of Rural Residential developments include:

- Providing greater diversity in housing and lifestyle;
- Creating strong local communities;

- Providing a mechanism for environmental improvement through planning controls (i.e. landscaping); and
- Encouraging population growth in country towns.

Isolated and uncoordinated Rural Residential development in agricultural areas is not supported.

Recommendation 17

In accordance with the Shire of Gnowangerup Draft Local Planning Strategy (February 2006), Rural Residential and Rural Smallholding lots and estates will not be supported within the Study Area. This does not include subdivisions with similar sized lots created for different purposes under other parts of this Strategy.

8.5.3 Conservation Lots

The revegetation and rehabilitation of vegetation within the Study Area is a key environmental objective for a number of agencies and aids the:

- Management of the Pallinup River catchment, especially for salinity control;
- Development of local vegetation corridors linking areas of important remnant vegetation with other bushland;
- Development of regional vegetation corridors such as the Gondwana project to link the Stirling Range National Park to the Fitzgerald River National Park; and
- Promotion of biodiversity values.

Traditionally, Vegetation Corridors have been inadvertently implemented to some degree by Local Government and Main Roads WA as roadside vegetation. However, the effectiveness of this vegetation as a Vegetation Corridor system is compromised as it tends be too thin and experiences extensive pollution, weed/pest infestation and other common 'edge effects'.

Remnant bushland has often been used by Noongar people as camping and food resource areas both in the past and continues to be significant. In particular groves of Quandong and other food sources on road verges and in remnant bushland continue to be of importance to Noongar people.

Such places could also be enhanced with planting of bush food species that could he sourced as raw ingredient supplies for a possible bush food restaurant. This could provide economic opportunities both Aboriginal People and other landholders in the district.

Subdivision of lots and realignment of boundaries provides an opportunity to promote and incorporate vegetation linkages, the protection of remnant vegetation and the rehabilitation of areas.

Recommendation 18

Council will support the creation of conservation lots where the proposals are consistent with the provisions of Commission Policy DC 3.4 (see Appendix 3) and, where it is satisfied that such lots will provide a means of:

- Protecting areas of remnant vegetation;
- Implementing vegetation corridors in agreed locations; and
- Encouraging the rehabilitation of selected areas and features.

8.5.4 Homestead Lots

Homestead lots may be created in areas with a declining population base for the purpose of providing and/or recognising housing for existing family members. This is seen as a key measure for retaining population on farms within rural areas.

Town Planning Scheme No. 2 does not make any reference to the development of Homestead lots.

By their nature these lots are generally smaller in size than the adjoining farm property.

Recommendation 19

The development of homestead lots is to comply with the proposed provisions of Town Planning Scheme No 2 and with the provisions of Commission Policy DC 3.4

8.5.5 Boundary Realignments and Re-Subdivision

The existing pattern of allotments has been created historically and may not reflect existing natural features, nor recognise agricultural land use issues. The factors generally within agriculture which have been identified as influencing land use change are:

- Declining profitability - the need to increase productivity to offset declining profitability;
- Farm amalgamations - rationalising farm units is hindered close to settlements by land competition for lifestyle lots;
- Diversification and intensification - agriculture is becoming more intensive and needs to be more flexible to respond to changing markets;
- Land degradation and environmental impacts - land degradation is a major constraint of productivity increases; and
- Sustainable rural development - production on good agricultural land is more sustainable than on poorer land.

While these may not all specifically apply to the Study Area there is a need to provide flexibility within the farming area for restructuring and diversification.

In addition to this there are also many land locked allotments within the Study Area as shown in Figure 10.

It is clear from an examination of the land ownership and lot pattern within the Study Area that there is scope for encouraging the re-subdivision of existing allotments to provide a more appropriate boundary configuration.

Recommendation 20

That Council support the re-subdivision of land within the Study Area in accordance with Policy DC 3.4 to specifically to:

- Address land management issues,
- Assist in resolving road rationalisations and closures as set out in Section 8.12.2
- Address the number of lots which currently have no legal road frontage or practical means of access.

The re-subdivision must not create any additional allotments or dwelling entitlements.

8.5.6 Multiple Occupancy

Multiple Occupancy is the term used to describe the development and potential subdivision of more than one dwelling on a property. It is often associated with some form of subdivision and / or multiple ownership. The two most common forms are:

Strata Subdivision

The Strata Titles Act allows certificate of titles to be issued for parts of buildings or land. A key feature of a strata scheme is that it includes common property.

There are two types of Strata subdivisions being strata schemes and survey strata. The term "strata scheme" commonly refers to built strata, but it can also mean a "vacant lot strata", where a number of the lots may not contain a building or any portion of a building.

A "survey strata" plan creates lots similar to a freehold (green) title subdivision, and while there may be buildings on the property, they are not shown on the plan.

Both forms of strata contain common property. The difference is that the strata scheme uses the building to define the lot, where as the survey strata uses the existing lot boundaries like a conventional subdivision.

Purple Title

The term "purple title" relates to the undivided share of a parcel of land. The term originates from the practice of colouring the sketch on the title purple, so as to distinguish it from a "green" title.

In many cases purple titles predate the Strata Titles Act and can still be found on rural properties.

Purple titles are a percentage share in the whole of the title property, rather than in a designated part of that title.

The most significant concern with a "purple title" is the difficulty of obtaining finance, as security could not be given over any one part of the property. Other agreements need to be implemented to allow occupancy of a specific area.

The use of strata schemes for tourist developments is primarily undertaken to achieve financing and profit realization from such projects and has become the dominant method for financing tourist developments since the introduction of the Act in 1985.

Strata schemes can also be used to allow for "time share" developments.

They have also been used to allow the establishment of "alternative" settlement types where there is a common interest such as a commune.

Such proposals also offer the potential for innovative means of diversifying agricultural production.

The key issue here is to ensure that such proposals are not used to circumvent the normal subdivision processes.

Recommendation 21

Council will only generally support the strata subdivision of tourist facilities where the facility is already constructed.

Rural strata development will only be supported where there are mechanisms in place to ensure that there are no additional entitlements for the development of houses beyond that which would normally prevail in the general agriculture zone.

8.6 Landscape Protection

8.6.1 General

Landscape planning helps us to understand and articulate the character of the landscape and identify those features that contribute to scenic quality and sense of place.

The Vision Statement acknowledges the importance of the landscape character within the locality.

Visual Landscape Planning in Western Australia (2007) produced by the WAPC provides information and guidelines to assist Council in the preparation of landscape policies and the assessment of development applications.

It explains the techniques of visual landscape evaluation and visual impact assessment in detail. It also contains guidelines for location, siting and design of development. It also considers land uses and developments that may give rise to potential impacts on different landscapes and measures to address these impact.

8.6.2 High Landscape Value Areas

Subdivision and development within, or encroaching into, an area of high landscape value should result in minimal change to the visual landscape. The development will largely be screened although glimpses from vantage points are acceptable.

Recommendation 22

The land within the High Landscape Value Area is:

- Land within 3 km of the boundary to the National Park; and
- Areas within 500m of designated tourist roads (Chester Pass Road);

In considering tourist and commercial development proposals within the High Landscape Value Area, Council will apply the following assessment criteria and development standards:

A. Council will prepare a local planning policy to administer how these criteria will apply to single dwellings, farm buildings and structures;
B. Buildings are restricted to a height of not more than 7.5m above natural ground level except where it can be demonstrated by the developer that due to the topography or screening vegetation on the site, that a height above this level can be justified. Council may, in specific cases, determine that a maximum building height less than 7.5m is appropriate;
C. All buildings and structures should be sited away from ridge tops and other focal points and, where outbuildings are proposed, grouped together rather than scattered;
D. Buildings and structures should be designed having regard to the surrounding natural landscape. Highly reflective materials should not be used.
E. Except within the Tourist Node Precinct, buildings and structures should be situated no closer than 100m from designated Tourist Roads unless, in addition to meeting other criteria, Council can be satisfied of the following:
    - A location closer to a tourist road is essential to the type of business proposed;
    - The siting of the development will not result in buildings and structures being visually dominant; and
    - The size, use of materials and character of buildings and structures are consistent with the character and visual amenity of the area;
F. Servicing is to be underground where possible; and
G. A landscaping plan shall be required to be approved by Council and incorporate the following:
    - Details of natural features on the site;
    - Location and general types of existing vegetation;
    - Location of existing and/or proposed buildings or structures;
    - Significantly visible areas from roads or adjacent properties;
    - Details of proposed tree planting programs including a description of vegetation types; and
    - Details of any other landscape screening or enhancement proposals.

8.6.3 Moderate Landscape Value Areas

Development and subdivision proposals within or encroaching on an area of moderate landscape value may result in changes to the visual landscape.

Recommendation 23

All of the Study Area, except land included within the High Landscape Value Area, is nominated as an area of Moderate Landscape Value.

In considering tourist and commercial development proposals within the Moderate Landscape Value Area, Council will apply the following assessment criteria and development standards:

A. Council will prepare a Local Planning Policy to administer how these criteria will apply to single dwellings, farm buildings and structures.

B. A landscaping plan shall be required to be approved by Council and incorporate the following:
   - Details of natural features on the site;
   - Location and general types of existing vegetation;
   - Location of existing and/or proposed buildings or structures;
   - Significantly visible areas from roads or adjacent properties;
   - Details of proposed tree planting programs including a description of vegetation types; and
   - Details of any other landscape screening or enhancement proposals.

8.7 Landing Grounds

The control of air space is the responsibility of the Commonwealth Government. The minimum flying height is 500 feet above the relative ground level.

At the present time joy flights are conducted over the Study Area and the SRNP. While these are a legitimate tourist activity they should not detract from the overall character, remoteness or wilderness experience of the area and in particular the Park.

Private air strips are located at the two major accommodation properties – The Lily and the Stirling Range Retreat. These airstrips provide the opportunity for small groups to fly into the area to access the Stirling Range National Park. The strip at Stirling Range Retreat is also utilised by gliding groups, who utilise the air currents created by the Ranges. This is a niche market that has the potential to be further developed.

Recommendation 24

That the land use provisions for the Study Area include a definition of "Commercial Landing Ground" where fees are charged for passengers and "Private Landing Ground." where it would be an incidental use to the rural use of the land and used solely by the owner of the land

That a Commercial Landing Ground be a discretionary use within the Study Area.

That Council, DEC, landowners and operators establish a "fly neighbourly" policy for the area.

8.8 Lots with no Practical Access

There are multiple situations within the Study Area of existing lots that do not have legal road frontage. Access to these lots is via / across other allotments which are often within the same ownership. However such lots may be sold and this may result in long term legal and practical access problems.

Recommendation 25

When considering development applications or building licenses for lots in this situation, Council will apply for the following criteria:

- Council will encourage the creation of legal road frontage by requiring a rationalisation of lot boundaries. All associated lots should be in contiguous ownership or have the written agreement of the other owners. Where a condition requiring this is included on a Development Approval, it must be noted that approval of the Western Australian Planning Commission is required for the boundary alteration; and
- If legal road frontage cannot be achieved then Council will require proof of practical access to the site in perpetuity or a right of carriageway prior to granting a building licence or development approval.

8.9 Existing Development

Existing developments within the Study Area are often recognised and included in a Special Use site within the local Town Planning Scheme. These would include:

- Stirling Range Retreat;
- The Lily;
- Trio Park;
- Bluff Knoll Café; and
- Amelup Roadhouse

Town Planning Scheme No 2 recommends that only the Lily development be rezoned as a Special Use site, however due to Recommendation 15 of The Strategy rezoning is no longer required.

Table 6 (Extract from Schedule 2 of TPS No. 2)

No	Description of Land	Special Use	Conditions
6	The Lily, Loc 3004 Chester Pass Road	Agriculture – Extensive Agriculture – Intensive, Animal Establishment, Bed & Breakfast, Caretakers Dwelling/s, Employee Accommodation, Holiday	• All uses and development requires Planning Approval. • Buildings and structures to be sympathetic to the

		Accommodation (strata and non strata) – max of 10 units, Industry – cottage, Industry – Rural, Owners/Managers Dwelling, Reception Centre, Recreation – Private, Restaurant – Max of 160 seats, Winery, Other incidental or non defined uses considered appropriate by Council having regard to the theme, nature and existing services and facilities provided on the site.	Dutch Village and cultural heritage theme of the site. • Council shall determine setback, access, landscaping, carparking and other development requirements as a component of planning approval.

Recommendation 26

That due to Recommendation No 15 all existing tourist and commercial developments within the Study Area do not need to be recognised in Town Planning Scheme No. 2 as Special Use Sites.

8.10 Ellen Peak

Access to Ellen Peak is a major issue that involves a number of stakeholders. Access via Plantagenet Location 5249 saves pedestrians a prolonged walk from the eastern boundary of the Park and is considered safer for the parking of vehicles and pedestrian ingress and egress.

At present this access is unmanaged and causing concern to the local landowner who is well within their rights to object to the general public crossing the land.

The non vesting of associated Camping Reserve 13081 also has the potential to lead to ongoing management problems.

While there may be clear benefits in utilising this route it would appear that neither the Council nor DEC wish to take responsibility for it. Negotiations are occurring with the landowner to provide a public accessway from Reserve 13081 to the Park boundary via a 20 m wide reserve.

This negotiation includes the restructuring / closure and amalgamation of existing un-constructed road reserves. The result of this will also require the restructuring of lots that may become legally land locked as a result of the road closures.

The key stakeholders are considered to be:

- The landowner;
- Council;
- DEC;

- Department for Planning and Infrastructure (Land Asset Management Services);
- Department for Planning and Infrastructure (Western Australian Planning Commission);
- Park user groups;
- Tourism Association;
- Local Aboriginal Community; and
- Gondwana Link Project Group.

Recommendation 27

That The Strategy endorse the concept of linking Reserve 13081 to the Park to provide access to Ellen Peak.

That Reserve 13081 be managed by an appropriate body. In the absence of either the Council or DEC accepting this responsibility, discussion should occur with other parties including the Gondwana Link Project Group and the Local Aboriginal Corporation.

The connection from Reserve 13081 to the Park should be a public reserve with an appropriate Management Order and the implementation of this continue to be negotiated with the current landowner.

The Strategy endorse the rationalisation and closure of surrounding road reserves as part of these negotiations, subject to :

1. Compliance with the normal procedures within the Local Government and Land Administration Act; and
2. Rationalisation of existing allotments to ensure that all adjoining lots continue to have legal road frontages.

8.11 Services

The provision of services such as electricity, water, waste disposal and telecommunications within the Study Area is essential for the continued development of the region, not just for tourist purposes but also for agriculture. The provision of these services is particularly important in a competitive tourist market.

Like many similar country areas the subject Study Area faces a crisis in providing such services, especially for power and water.

In the current economic climate, service providers will usually charge the developer the cost of upgrading and extending services. This will often make proposals economically unviable.

It is beyond the scope or the ability of this Strategy to secure improved services. It can only document the issues for the Council and the community to continue to lobby for improvements.

However, in this current age of deregulation there are also opportunities for other service providers to enter the market. In effect, a private development that produces

electricity for its own needs can now sell any surplus back to the supply grid or to other landowners. Alternatively, community power schemes can be established.

Recommendation 28

To facilitate the general development of the Study Area and in particular the Tourist Activity Node (including the proposed DEC Visitor Centre) is essential that the existing power supply is upgraded to meet potential demands.

In the absence of a suitable reticulated power developers will have to source their own supply.

In the absence of any identified potable water supply sources, developments will have to plan for and incorporate water harvesting techniques within their sites.

That Council investigates opportunities for accessing water supplies both surface and groundwater from within and around the study area. The involvement of DEC will be essential for any investigation of potential water supplies from the adjacent Stirling Range National Park.

On site effluent disposal systems shall be approved by the Health Department of WA.

Stormwater disposal shall be to the requirements and satisfaction of Council.

8.12 Roads

8.12.1 Upgrading

To attract visitors to the area and provide for their safety, the main tourist access roads in the Amelup area need to be maintained in a safe, all-weather condition.

Chester Pass Road and Salt River Road are the two priority roads in terms of tourist access to and through the area. These roads should be improved and / or maintained to a standard such that they are sealed and allow all-weather access.

The Tourism WA's development register lists Salt River Road as a high priority road for tourism in the area. The lead agency for this project is listed as the Shire of Cranbrook, with the major funding avenue likely to be the Roads to Recovery program.

Secondary roads, such as North Stirling Road and Sandalwood Road, should be maintained as high standard graded gravel roads. For such roads, the intent should be to maintain the rural character and appeal. A maintenance program, with reference to peak tourist times, will be required.

Adequate speed, warning and safety signage should be provided to assist road users new to the area.

Recommendation 29

Major north/south and east/west tourist roads in the Amelup locality be upgraded to provide safe, reliable tourist access during all-weather conditions (including seasonal flooding), including:

- Chester Pass Road (in particular flood ways around hamlet of Amelup); and
- Sealing of Salt River Road to Chester Pass Rd (major capital project).

Any road upgrading must consider issues of Aboriginal Heritage and especially the existence of archaeological sites in the vicinity of the floodways near Amelup on Chester Pass Road.

The Shire of Gnowangerup liaise with the Shire of Cranbrook to advocate priority consideration for the sealing of Salt River Road in the course of regional road maintenance and works planning cycles.

The Shire of Gnowangerup develop a maintenance schedule for secondary (loose surface) roads in the Amelup area based around best possible outcomes for peak tourist seasons.

An audit of road safety signage be conducted in the Amelup area and additional signs be installed as required.

8.12.2 Rationalisations and Closures

Within the Study Area there are a number of unconstructed road reserves. The public has a right to use these reserves and have been doing so in order to gain access to the Park. This is particularly evident for the section of the Study Area east of Chester pass Road.

Uncontrolled access along these areas is a concern for Council, the landowners and DEC.

Closure of the road reserves is one option and the land can then be amalgamated into surrounding properties. This may require the restructuring of the adjoining lots if they become legally land locked as a result of the road closures.

In addition to this, the reserves may also contain remnant vegetation that should be protected. One option would be to seek the closure and re-vesting of the road reserves as conservation / recreation reserves with appropriate Management Orders and controls over use.

Recommendation 30

That Council undertake a program of rationalising the unconstructed road reserves by either:

- amalgamation into adjoining properties; or
- re-vesting for alternative purposes.

That this be done in consultation with relevant stakeholders and parties.

That Council identify where boundary re-alignments and re-subdivisions will be required to facilitate this program.

8.13 Bush Fire Management

Fire management is a major issue and risk to rural communities. The general objectives for fire management are:

- To principally to protect human lives within the community;
- To secondly protect property, buildings, infrastructure and other assets in the Shire from wildfires;
- To protect the environmental and landscape values and to ensure that fire suppression techniques have regard to these values;
- To reduce the risk and frequency of wildfires resulting from human activity starting in rural areas;
- To ensure that appropriate fuel reduction programmes are conducted on both freehold and Crown land; and
- To improve community awareness of fire hazard and management.

Recommendation 31

Council will:

- Have regard to fire risk in considering development proposals;
- Require a fire hazard assessment to be provided for proposals in rural areas and particularly in those areas with significant vegetation levels and / or steep slopes;
- Will limit development in areas of extreme fire hazard and may impose fire management conditions for development in areas of moderate or high fire hazard;
- Will have regard to the measures contained within the Planning for Bush Fire Protection document (FESA and DPI, 2001).

9.0 Implementation

This Strategy has been prepared primarily as a Local Planning Strategy for the Amelup locality, with a particular emphasis upon tourism marketing and development. It is a Policy document that is intended to canvas the main issues and provide a framework for development within the area. It is not regulatory in a statutory sense.

To implement this Strategy there are a number of steps and further planning to be undertaken by the Council and the community.

This will be a process of change. Change is a normal phenomenon in all communities, and it is the nature and place of the change that can affect a community's reaction.

In particular, a number of general issues dealt with here will also be addressed within the finalisation of the Town Planning Scheme No. 2. Given the timing of the preparation of this Strategy in relation to the preparation of the Scheme and the Local Planning Strategy, it will be necessary to review this Strategy in conjunction with the finalisation of the Scheme.

Recommendation 32

That pending the completion of Town Planning Scheme No. 2, this Strategy should be adopted by Council as a Town Planning Policy.

That as a Local Planning Strategy it should be referred to the Western Australian Planning Commission for endorsement.

That The Strategy should be incorporated into Town Planning Scheme No. 2 by reference.

That a separate Scheme Amendment be prepared to introduce the specific town planning controls and zones recommended in this Strategy. This will enable further consultation with the community and stakeholders in the development of land use controls.

STRATEGIC RATING AND REVENUE POLICY

Objective

To outline the Shire of Gnowangerup Council's principles and methodology when exercising the Council's discretionary powers to determine the level of revenue and structure of rates and other charges levied under the *Local Government Act 1995*. The policy aims to give ratepayers a better understanding of the local government's financial management and assurance of the planning for rates and charges over future years.

1.0 Background

The Shire provides a number of services to the community within the district. To be able to provide these services the Shire must collect revenue to cover the cost of these services both in the short and long term. The level of services provided is guided by the Shire's community based strategic plans as well as regulatory requirements.

This Policy has been developed within the context of the Shire of Gnowangerup Strategic Plans. In setting rates and other charges, the Council considers the long term vision for the Shire, strategic plans and the likely impacts on the community.

Shire revenue may be adversely affected by changes to funding from other levels of government. Some grants are tied to the delivery of council services, whilst many are tied directly to the delivery of new community assets, such as roads. It is important for Council to be clear about what grants it intends to apply for, and the obligations that grants create in the delivery of services or infrastructure.

1.1 Revenue Sources

Section 6.15 of the *Local Government Act 1995* provides for local government to receive revenue from the following sources:

- rates; or
- service charges; or
- fees and charges; or
- borrowings; or
- investments; or
- any other source,

authorised by or under *this Act* or another written law; or from:

- dealings in property; or
- grants or gifts.

2.0 Definitions

Fees and Charges is an amount imposed under Section 6.16 of the *Local Government Act 1995* for any goods or service the local government provides or proposes to provide, other than a service for which a service charge is imposed.

Gross Rental Value is one basis of rate and is defined in the *Valuation of Land Act 1978.*

Land means lands, tenements and hereditaments, and any improvements to land, and includes any interest in land.

Merged Improvements means any works in the nature of draining, filling, excavation, grading or levelling of the land, retaining walls or other structures or works for that purpose, the removal of rocks, stone or soil, and the clearing of timber, scrub or other vegetation.

Service Charges are amounts imposed under Section 6.38 of the *Local Government Act 1995* to meet the cost to the local government in the provision of a prescribed work, service or facility in relation to the land.

Unimproved Value is one basis of rate and is defined in the *Valuation of Land Act 1978.*

Vacant Land means land on which there are no improvements other than merged improvements.

3.0 Rating and Revenue Policy Statement

The Council believes the rating policy must be underpinned by sound principles, which are well understood, communicated to ratepayers and compliant with current legislation and departmental guidelines.

Council wishes to adopt a balanced budget each year with the amount raised from rates being equal to the budgeted deficiency. Council determines its budgeted deficiency arising from meeting its short and long term financial, strategic, operational and statutory responsibilities for the coming financial year. Rates are to be raised to meet the forecast budgeted deficiency.

The Council aspires to balance service levels in accordance with the needs and expectations of its community and sets rating levels to adequately resource its roles and responsibilities and achieve its strategic objectives. When forming its annual budget, the Council gives primary regard to its strategic plans.

Where the community desire greater levels of service rate increases higher than forecast inflation will be required over the long term to sustain long term asset services and avoid future sudden rate increases.

As far as possible the budget deficiency should be estimated for at least four years to enable rates increases required to meet the budget deficiency to be predictable and consistent. This will avoid the need to excessively increase rates in future years to cover

unavoidable costs, particularly costs associated with provision of asset related services to the community.

The Council will consider the rating principles when developing, maintaining and applying its rating and revenue strategy each year:

The rating principles outlined in the explanatory notes are to apply to all rateable land within the Shire of Gnowangerup.

3.1 Service Charges

Currently regulation 54 of the *Local Government (Financial Management) Regulations 1996* allows for services charges to be raised for the following:

- property surveillance and security;
- television and radio rebroadcasting;
- underground electricity;
- water.

Where any of these services are provided to ratepayers the Shire will seek to recover costs in full by raising service charges on ratepayers directly benefiting from these services.

3.2 Specified Area Rates

Section 6.37 of the *Local Government Act 1995* may impose a specified area rate on rateable land within a portion of its district for the purpose of meeting the cost of the provision by it of a specific work, service or facility if the local government considers that the ratepayers or residents within that area —

- have benefited or will benefit from; or
- have access to or will have access to; or
- have contributed or will contribute to the need for, that work, service or facility.

The Shire may consider raising specified area rates where the work, service or facility is considered to primarily benefit the ratepayer on who the specified area rate is raised and of little to no benefit to the broader community.

3.3 Fees and Charges

Fees and charges are amounts charged by the Shire in accordance with Section 6.16 of the *Local Government Act 1995* for any of the following:

- providing the use of, or allowing admission to, any property or facility wholly or partly owned, controlled, managed or maintained by the local government;
- supplying a service or carrying out work at the request of a person;
- subject to section 5.94, providing information from local government records;
- receiving an application for approval, granting an approval, making an inspection and issuing a licence, permit, authorisation or certificate;

- supplying goods;
- such other service as may be prescribed.

The provision of infrastructure and other services is central to the Shire's role in supporting the local community. In providing services and assets for community use, council must consider a range of 'Best Value' principles including service cost and quality standards, value-for-money, and community expectations and values. Council must balance the affordability and accessibility of infrastructure and services with its financial capacity and desire to provide services and assets over the long term.

Where higher or lower than overall budget parameter changes are proposed, benchmarking of other local government or competitor fees for the same service maybe undertaken for consideration by council members as part of the annual budget process.

Sound financial management of community service delivery requires fees and charges to reflect the cost of providing a service of a particular quality, moderated by considerations of affordability, accessibility and equity, as well as community expectations and values.

3.4 Concessions and Waivers

Circumstances may arise where Council resolves by absolute majority to grant a waiver or concession in relation to rates. Waivers or concessions have the effect of altering the rating principles and safeguards under *the Act*. They should not be used to avoid the regulatory requirements. Where a waiver or concession is granted in any year a review of the rating structure shall be undertaken during the year to avoid the need to continue to grant a concession in subsequent years.

Concessions and waivers of fees and charges should only be provided to community organisations, or where considered appropriate under any Shire financial hardship policy.

EXPLANATORY NOTES:

Rates

Rates are based on property values and are a form of property tax. Under the *Valuation of Land Act 1978*, the Valuer-General must maintain valuation rolls of rateable and taxable land throughout Western Australia. These rolls are periodically provided to the Shire for rating purposes. On behalf of the Valuer-General, Property and Valuations Services, Landgate (the Western Australian Land Information Authority), conducts general valuations (revaluations) and makes interim valuations as required.

Valuations are not the sole factor in determining the rates income of the Shire, and as a result, valuation increases or decreases do not necessarily cause a rate rise or reduction. Council has large discretionary powers when determining the level of rates to be imposed each year.

All land within the Shire is rateable except for land specifically exempt under s6.26 of the *Local Government Act 1995*.

Rating Legislation

The legislative framework set out in Division 6 of the *Local Government Act 1995* defines the powers and responsibilities Council has when setting rates. Part 5 of the *Local Government (Financial Management) Regulations 1996* provides regulatory restrictions in relation to rates and service charges.

Rating Principles

The following fundamental principles are to be considered when the Shire is making any rating related decisions.

Principle	Explanation
Objectivity	As far as possible, the predominant use of land should be reviewed and determined based on an objective assessment of relevant criteria. External parties should be able to understand how and why a determination was made.
Fairness and Equity	Rating principles should be applied fairly and equitably. Each property should make a fair contribution to rates based on a method of valuation appropriately reflecting predominant use.
Consistency	Rating principles should be applied, and determinations should be made, in a consistent manner. Like properties should be treated in a like manner.
Transparency	Systems and procedures for determining the method of valuation of land should be clearly documented and available for the public to inspect. This is fundamental to the "good government" principle upon which the Local Government Act 1995 is based. The right to govern accompanies the obligation to do so openly and fairly.
Administrative Efficiency	Rating principles and procedures should be applied and implemented in an efficient and cost-effective manner.

Basis of Rate

The Minister is required to determine the method of valuation of land to be used by the Shire as the basis for a rate. The following methods of valuation are able to be used:

- Unimproved Value (UV), or
- Gross Rental Value (GRV).

The unimproved value and gross rental value are defined within the *Valuation of Land Act 1978* and have been outlined in the definitions section of this Policy. The

In order for the Minister to ensure the rating principles under the *Local Government Act 1995* (the Act) are applied to any separately identifiable rateable portion of land within the district, the Shire is to maintain systems and procedures to:

- identify and record any changes in land use;
- review the predominant use of land affected by significant land use changes;
- consult with affected parties;
- obtain Council approval to apply to the Minister for a change in method of valuation; and
- ensure timely application to the Minister.

When determining land use for the purpose of determining the basis of rate the purpose for which the land is zoned shall form the initial guide to the predominant use of any land within the district.

An initial guide to the predominant use of land within the district based on the zoning under the Shire of Gnowangerup Local Planning Scheme is detailed in these explanatory notes. Where the current predominant use of the land is different to the initial guide the basis for this determination should be clearly documented.

Initial guide to predominant use of land

Method of Valuation	**Zones**
Gross Rental Value (GRV) (Non-Rural Land Use)	Residential
	Industry
	Light and Service Industry
	Rural Residential
Unimproved value (UV) (Rural Land Use)	General Agriculture
	Mining
	Exploration
Assessed based on land use	Special Use Zone

Determining the predominant land use

Zones listed as assessed based on land use are to be the subject of detailed examination and consideration as they may require either method of valuation, dependent on the actual land use.

Where the predominant current land use as defined under Shire of Gnowangerup Local Planning Scheme does not align to the zoning land use indicated by the initial guide above, a determination of whether a different basis of rate is more appropriate is required.

Determination of the appropriate basis of rate requires examination of the extent to which the separately identifiable portion of land is being used for an alternative land use. This should be documented and considered using the principles detailed in this policy before commencing the process to make application to the Minister for a change in method of valuation.

Uniform / Differential Rating

A uniform general rate in the dollar may be applied for all GRV and UV valued properties within the district. Council may deem a differential general rate to best meet the five rating principles. Imposition of differential general rate represents a conscious decision by Council to redistribute the rate burden in the district by imposing a higher contribution on some ratepayers and a lower contribution on others to best meet the rating principles.

In accordance with regulatory restrictions Council may choose to impose differential general rates according to any, or a combination, of the following characteristics:

- the purpose for which the land is zoned, under the Shire of Gnowangerup local planning scheme; or
- a purpose for which the land is held or used as determined by the local government; or
- whether or not the land is vacant land.

When imposing a differential general rate, the characteristics of the land to which the differential rate is to be applied along with the objects and reasons for the differential rate must be clearly defined.

The purpose for which the land is zoned is considered the most appropriate basis for determining the characteristics of the land to which the differential general rate applies and most efficient way of defining differential rating categories. In certain instances, a combination of zoning and land use as defined within the Shire of Gnowangerup Local Planning Scheme may be the best way of achieving the rating principles. Where the rating principles are still considered by Council to not be met using the previous methods, the purpose for which the land is held or used and/or whether the land is vacant land shall be used as the basis for determining the differential general rate category. Where land use defines differential rate characteristics the land uses defined within the local planning scheme shall be applied.

Fees and charges

When setting fees and charges factors Council may consider include the user's capacity to pay, equity in the subsidisation of services, community service obligations, statutory or service agreement limitations and results of benchmarking of similar services at nearby local governments.

Fees and charges within two broad categories:

- Limited by legislation
- At the discretion of Council

Regardless of the category, Council is responsible for setting and imposing fees and charges.

Statutory fees are fees and charges limited by legislation and raised under the direction of legislation or other government directives. Statutory fees are generally set by the relevant state government department responsible for the corresponding services or legislation, and generally the Shire will have limited discretion in applying these fees.

Examples of statutory fees include:

- Planning and subdivision fees
- Building and inspection fees
- Infringements and fines
- Land information certificate fees

When setting fees and charges which are at the discretion of Council, the extent of cost recovery for particular services should be consistent with the level of both individual and collective benefit the services provide and in line with the community's expectations for the level users of cost recovery to be met by users.

Fees and charges for discretionary services are set based on one of the following pricing methods:

- Market price
- Full cost recovery price
- Subsidised price

Market pricing is where Council sets prices based on the benchmarked competitive prices of alternate suppliers. In general market price represents full cost recovery plus a return on investment in the provision of the goods or services. Where other providers of the goods or services exist within the district (even at a different location) market prices or recommended retail prices will be used.

Where the market price is lower than the full cost price, then the market price would represent the Shire subsidising the goods or service. In these circumstances Council will consider the community benefit and desire for the Shire continuing to provide the goods or services.

Full cost recovery price is where Council sets fees and charges aimed at recovering all direct and indirect costs incurred by Council. This pricing is required by legislation in the instances defined in Section 6.17 (3) of the Local Government Act 1995. It should also be used in particular where a service provided by Council benefits individual customers specifically, with little to no benefit to the community as a whole and where the Shire is the sole possible supplier in the district.

In principle, fees and charges should be set at a level to at least recover the full cost of providing the services unless there is an overriding policy or imperative in favour of subsidisation of the goods or service.

Subsidised pricing is where Council subsidises a service by setting fees or charges at a level which is lower than the full cost of that service onto the customer. Subsidies may range from full subsidies where the goods or services are provided free of charge (such as provision of road

infrastructure services) to partial subsidies, where Council provides the service to the user with a cost lower than the cost of providing the goods or services.

Subsidised pricing may exist where the community benefit does not directly relate to users of the service or even directly to current ratepayers, such as the provision of sports facilities to attract residents to the district. The level of subsidy should be aligned to community demand for the Shire to provide the service at a subsidised fee or charge.

Subsidisation of the goods or services should not occur where there are other current or potential future market participants in the district.

COMPLIANCE REQUIREMENTS

Legislation / Documents	• Local Government Act 1995 • Valuation of Land Act 1978 • Local Government (Financial Management) Regulations 1996

DOCUMENT CONTROL

FINANCE	
Policy Number	**4.14**
Responsible Officer	Chief Executive Officer
Initial Council Adoption	23 July 2025
Review Dates	N/A
Next Review Due	31 March 202+ *Local* Government *Act 1995,* s5.56AA(2) *The rates and revenue policy must be adopted every calendar year before 1 March* This policy will be reviewed annually as per s5.56AA(2) or more often where circumstances require.

11.9	**AMENDED CODE OF CONDUCT FOR COUNCIL MEMBERS, COMMITTEE MEMBERS AND CANDIDATES**
Location:	Shire of Gnowangerup
Proponent:	N/A
Date of Report:	18 February 2026
Business Unit:	Strategy and Governance
Responsible Officer:	David Nicholson – Chief Executive Officer
Author:	Anita Finn – Senior Executive Assistant and Governance Officer
Disclosure of Interest:	Nil

ATTACHMENTS

- Draft amended 'Code of Conduct for Council Members, Committee Members, and Candidates'
- Draft reviewed 'Complaint About Alleged Breach Form'

PURPOSE OF THE REPORT

For Council to consider and adopt the amended Code of Conduct for Council Members, Committee Members and Candidates and Complaint About Alleged Breach Form.

BACKGROUND

The Shire of Gnowangerup Code of Conduct for Council Members, Committee Members and Candidates was adopted by Council on 28 April 2021, and the Complaint About Alleged Breach Form was adopted on 24 March 2021.

Significant amendments to the Local Government Act 1995 and associated Regulations took effect on 1 January 2026, including changes to the Local Government (Model Code of Conduct) Regulations 2021.

COMMENTS

In accordance with section 5.104(2) of the Local Government Act 1995, all local governments are required to amend and adopt their Code of Conduct to reflect these legislative changes no later than 31 March 2026. Following adoption, the CEO must publish the updated Code on the local government's website in accordance with section 5.104(7).

The Model Code of Conduct must be adopted exactly as written. Schedule 1 of the Local Government (Model Code of Conduct) Regulations 2021 cannot be modified. The attached Code of Conduct for Council Members, Committee Members and Candidates reflect the Model Code in full, as required.

Local governments must also review and update their Behavioural Breach Complaint Forms and associated Complaint Management Policies and Procedures to align with the amended Regulations. The Behavioural Breach Complaint Form must be approved under clause 11(2)(a) of the Code.

The Key changes of the Code of Conduct for Council Members, Committee Members and Candidates include:

- Insertion of Regulation 3A
  Behavioural breach complaints must be referred to the Inspector where the person has had two prior behavioural breaches from 1 January 2026.

- Amendment to Regulation 43
  Behavioural breach complaints must now be dealt with under clauses 12–15 of the Code.

- Insertion of Regulation 14A, providing the Inspector with power to:
  - Appoint a monitor to assist in dealing with a complaint
  - Direct a local government to defer dealing with a complaint until the monitor provides a report

- Insertion of Regulation 14B, enabling Council to delegate complaint-handling functions under clauses 12 and 13 by absolute majority to:
  - a council-only committee, or
  - an externally qualified and impartial person

Changes to existing policies are highlighted in the attached draft documents. Once adopted by Council, all mark-ups will be removed prior to publication.

CONSULTATION
The revised Code of Conduct was discussed at the Council Agenda Briefing Session on 11 March 2026.

LEGAL AND STATUTORY REQUIREMENTS
- *Sections 5.103 and 5.104 of the Local Government Act 1995*
- *Local Government (Model Code of Conduct) Regulations 2021*

POLICY IMPLICATIONS
NIL.

FINANCIAL IMPLICATIONS
Nil

STRATEGIC IMPLICATIONS
As per Council Plan 2025-2035

Theme	Leadership and Governance
Strategy	4.1. Effectively represent, promote and advocate for the benefit of our community and district.
	4.1.1 Provide strategic leadership and advocate on behalf of the community

STRATEGIC RISK MANAGEMENT CONSIDERATIONS

This item has been evaluated against the current Council approved Risk Management Register.

Risk description	**Not to adopt the Code of Conduct**
Primary Strategic Risk Category	**Adverse Regulatory Change**
Primary Strategic Risk Category **Description**	Potential changes to the regulatory landscape that will have an adverse effect on the Shire's ability to maintain compliance
Consequence: (Insignificant, Minor, Moderate, Major, Catastrophic)	Catastrophic
Likelihood: (Almost Certain, Likely, Possible, Unlikely, Rare)	Possible

IMPACT ON CAPACITY

Nil

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

Nil. Adoption of the updated Code of Conduct is a statutory requirement.

CONCLUSION

Officers have reviewed and updated the Shire of Gnowangerup Code of Conduct for Council Members, Committee Members and Candidates, together with the Complaint About Alleged Breach Form, to ensure full compliance with the amended Model Code of Conduct Regulations.

VOTING REQUIREMENTS

Absolute Majority

COUNCIL RESOLUTION

MOVED: O'Meehan SECONDED: P Callaghan

0326.12 That Council:

1. **ADOPTS the amended Shire of Gnowangerup's Code of Conduct for Council Members, Committee Members, and Candidates; and**
2. **ADOPTS the reviewed Shire of Gnowangerup Code of Complaint About Alleged Breach Form; and**
3. **INSTRUCTS the CEO to publish the adopted Shire of Gnowangerup Code of Conduct for Council Members, Committee Members, and Candidates on the Shire's website.**

CARRIED BY ABSOLUTE MAJORITY: 6/0

FOR: Cr K O'Keeffe, Cr M Creagh, Cr P Callaghan, Cr R Miniter, Cr R O'Meehan, Cr R Kiddle
AGAINST: Nil

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Heart of the Stirlings



CODE OF CONDUCT FOR COUNCIL MEMBERS, COMMITTEE MEMBERS AND CANDIDATES

Vision, Mission and Values

Our Purpose

Connecting community by fostering engagement, inclusion, and a strong sense of belonging.

Our Values

- **Safety** — Ensuring a secure and welcoming environment for all.
- **Tenacity** — Demonstrating determination and resilience in all we do.
- **Integrity** — Acting with honesty, transparency and fairness.
- **Collaboration** — Working together with respect and shared purpose.

Our Vision

A community where people stay, grow and thrive.

What ‘Stay. Grow. Thrive.’ Means to Us

Stay
A place where people feel safe, supported and truly connected — rooted in belonging, loyalty and commitment.

Grow
A community that develops sustainably over time, expanding in population, economic opportunities, infrastructure, education, and cultural richness.

Thrive
A flourishing community marked by wellbeing, high quality of life, collective achievement, and the ability for every individual to reach their full potential.

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Division 1 — Preliminary provisions

1. Citation

This is the Shire of Gnowangerup's Code of Conduct for Council Members, Committee Members and Candidates.

2. Terms used

(1) In this code —

Act means the *Local Government Act 1995*;

candidate means a candidate for election as a council member;

complaint means a complaint made under clause 11(1);

publish includes to publish on a social media platform.

(2) Other terms used in this code that are also used in the Act have the same meaning as they have in the Act, unless the contrary intention appears.

Division 2 — General principles

3. Overview of Division

This Division sets out general principles to guide the behaviour of council members, committee members and candidates.

4. Personal integrity

(1) A council member, committee member or candidate should —

(a) act with reasonable care and diligence; and

(b) act with honesty and integrity; and

(c) act lawfully; and

(d) identify and appropriately manage any conflict of interest; and

(e) avoid damage to the reputation of the local government.

(2) A council member or committee member should —

(a) act in accordance with the trust placed in council members and committee members; and

(b) participate in decision-making in an honest, fair, impartial and timely manner; and

(c) actively seek out and engage in training and development opportunities to improve the performance of their role; and

(d) attend and participate in briefings, workshops and training sessions provided or arranged by the local government in relation to the performance of their role.

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5. Relationship with others

(1) A council member, committee member or candidate should —

(a) treat others with respect, courtesy and fairness; and

(b) respect and value diversity in the community.

(2) A council member or committee member should maintain and contribute to a harmonious, safe and productive work environment.

6. Accountability

A council member or committee member should —

(a) base decisions on relevant and factually correct information; and

(b) make decisions on merit, in the public interest and in accordance with statutory obligations and principles of good governance and procedural fairness; and

(c) read all agenda papers given to them in relation to council or committee meetings; and

(d) be open and accountable to, and represent, the community in the district.

Division 3 — Behaviour

7. Overview of Division

This Division sets out —

(a) requirements relating to the behaviour of council members, committee members and candidates; and

(b) the mechanism for dealing with alleged breaches of those requirements.

8. Personal integrity

(1) A council member, committee member or candidate —

(a) must ensure that their use of social media and other forms of communication complies with this code; and

(b) must only publish material that is factually correct.

(2) A council member or committee member —

(a) must not be impaired by alcohol or drugs in the performance of their official duties; and

(b) must comply with all policies, procedures and resolutions of the local government.

9. Relationship with others

A council member, committee member or candidate —

(a) must not bully or harass another person in any way; and

(b) must deal with the media in a positive and appropriate manner and in accordance with any relevant policy of the local government; and

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(c) must not use offensive or derogatory language when referring to another person; and

(d) must not disparage the character of another council member, committee member or candidate or a local government employee in connection with the performance of their official duties; and

(e) must not impute dishonest or unethical motives to another council member, committee member or candidate or a local government employee in connection with the performance of their official duties.

10. Council or committee meetings

When attending a council or committee meeting, a council member, committee member or candidate —

(a) must not act in an abusive or threatening manner towards another person; and

(b) must not make a statement that the member or candidate knows, or could reasonably be expected to know, is false or misleading; and

(c) must not repeatedly disrupt the meeting; and

(d) must comply with any requirements of a local law of the local government relating to the procedures and conduct of council or committee meetings; and

(e) must comply with any direction given by the person presiding at the meeting; and

(f) must immediately cease to engage in any conduct that has been ruled out of order by the person presiding at the meeting.

11. Complaint about alleged breach

(1) A person may make a complaint, in accordance with subclause (2), alleging a breach of a requirement set out in this Division.

(2) A complaint must be made —

(a) in writing in the form approved by the local government; and

(b) to a person authorised under subclause (3); and

(c) within 1 month after the occurrence of the alleged breach.

(3) The local government must, in writing, authorise 1 or more persons to receive complaints and withdrawals of complaints.

(4) A complaint must be dealt with under clauses 12 to 15 unless —

(a) the complaint is referred to the Inspector in accordance with subclause (5); and

(b) the Inspector refers the complaint to be dealt with under Part 8A Division 5 of the Act.

Note for this subclause:

See section 5.105(1) of the Act.

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(5) If the *Local Government (Model Code of Conduct) Regulations 2021* regulation 3A applies to a complaint, a person authorised under subclause (3) must refer the complaint to the Inspector under section 5.105(3) of the Act.

(6) A complaint must also be dealt with under clauses 12 to 15 if the Inspector refers the complaint to the local government under the *Local Government (Local Government Inspector) Regulations 2025* regulation 6.

12. Dealing with complaint

(1) After considering a complaint, the local government must, unless it dismisses the complaint under clause 13 or the complaint is withdrawn under clause 14(1), make a finding as to whether the alleged breach the subject of the complaint has occurred.

Note for this subclause:

See also clause 14A in relation to the appointment of a monitor to assist the local government to deal with matters raised by a complaint.

(2) Before making a finding in relation to the complaint, the local government must give the person to whom the complaint relates a reasonable opportunity to be heard.

(3) A finding that the alleged breach has occurred must be based on evidence from which it may be concluded that it is more likely that the breach occurred than that it did not occur.

(4) If the local government makes a finding that the alleged breach has occurred, the local government may —

(a) take no further action; or

(b) prepare and implement a plan to address the behaviour of the person to whom the complaint relates.

(5) When preparing a plan under subclause (4)(b), the local government must consult with the person to whom the complaint relates.

(6) A plan under subclause (4)(b) may include a requirement for the person to whom the complaint relates to do 1 or more of the following —

(a) engage in mediation;

(b) undertake counselling;

(c) undertake training;

(d) take other action the local government considers appropriate.

(7) If the local government makes a finding in relation to the complaint, the local government must give the complainant, and the person to whom the complaint relates, written notice of —

(a) its finding and the reasons for its finding; and

(b) if its finding is that the alleged breach has occurred — its decision under subclause (4).

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13. Dismissal of complaint

(1) The local government must dismiss a complaint if it is satisfied that —

(a) the behaviour to which the complaint relates occurred at a council or committee meeting; and

(b) either —

(i) the behaviour was dealt with by the person presiding at the meeting; or

(ii) the person responsible for the behaviour has taken remedial action in accordance with a local law of the local government that deals with meeting procedures.

(2) If the local government dismisses a complaint, the local government must give the complainant, and the person to whom the complaint relates, written notice of its decision and the reasons for its decision.

14. Withdrawal of complaint

(1) A complainant may withdraw their complaint at any time before the local government makes a finding in relation to the complaint.

(2) The withdrawal of a complaint must be —

(a) in writing; and

(b) given to a person authorised under clause 11(3).

14A. Appointment of monitor

(1) The Inspector may appoint a monitor for the local government to assist the local government to deal with matters raised by a complaint.

(2) If the Inspector appoints a monitor —

(a) the Inspector may direct the local government to defer further dealing with the complaint until the monitor reports to the Inspector on the outcome of the monitoring assignment; and

(b) the local government must comply with the direction.

14B. Performance of local government's functions under cl. 12 and 13

(1) The local government's functions under clauses 12 and 13 must be performed by the council.

(2) Despite subclause (1), the council may, by resolution carried with an absolute majority of the council, authorise a committee of the council comprising council members only to perform a function for and on behalf of the local government.

(3) Despite subclause (1), the council may, by resolution carried with an absolute majority of the council, authorise a person who is none of the following to perform a function for and on behalf of the local government —

(a) a member of the council of any local government;

(b) a member of the governing body of any regional subsidiary;

(c) an employee of any local government or regional subsidiary;

(d) an employee of WALGA or the Local Government Professionals Australia (WA);

(e) a member of the governing body of, or an employee of, a body corporate the activities of which are, wholly or partly, advocating or otherwise acting for, or on behalf of, 1 or more of the following —

(i) local governments;

(ii) members of councils;

(iii) employees of local governments.

(4) A resolution made under subclause (3) must include the following —

(a) a statement to the effect that the council is satisfied that the person being authorised is suitably qualified and experienced to perform the function;

(b) an explanation as to why the council is satisfied as referred to in paragraph (a);

(c) a statement to the effect that the council is satisfied that the person being authorised is impartial and has no close association with any member of the council or any employee of the local government.

(5) Nothing in this clause prevents an employee of the local government from providing, in relation to the performance of a function, any advice or other assistance to the council, a committee authorised under subclause (2) or a person authorised under subclause (3).

15. Other provisions about complaints

(1) A complaint about an alleged breach by a candidate cannot be dealt with by the local government unless the candidate has been elected as a council member.

(2) The procedure for dealing with complaints may be determined by the local government to the extent that it is not provided for in this Division.

(3) Clauses 14A and 14B do not apply in relation to a complaint made before 1 January 2026.

Note for this clause:

See also section 5.105(4) and (5) of the Act for restrictions on the activities of a person who makes a complaint or who is alleged to have breached a requirement set out in this Division.

Division 4 — Rules of conduct

Notes for this Division:

1. Under section 8A.3(1) of the Act, a council member commits a conduct breach if the council member contravenes a rule of conduct. Section 8A.3(2) of the Act extends this to the contravention of a rule of conduct that occurred when the council member was a candidate.

2. A conduct breach is dealt with under Part 8A Division 5 of the Act.

16. Overview of Division

(1) This Division sets out rules of conduct for council members and candidates.

(2) A reference in this Division to a council member includes a council member when acting as a committee member.

17. Misuse of local government resources

(1) In this clause —

electoral purpose means the purpose of persuading electors to vote in a particular way at an election, referendum or other poll held under the Act, the *Electoral Act 1907* or the *Commonwealth Electoral Act 1918*;

resources of a local government includes —

(a) local government property; and

(b) services provided, or paid for, by a local government.

(2) A council member must not, directly or indirectly, use the resources of a local government for an electoral purpose or other purpose unless authorised under the Act, or by the local government or the CEO, to use the resources for that purpose.

18. Securing personal advantage or disadvantaging others

(1) A council member must not make improper use of their office —

(a) to gain, directly or indirectly, an advantage for the council member or any other person; or

(b) to cause detriment to the local government or any other person.

(2) Subclause (1) does not apply to conduct that contravenes section 5.93 of the Act or *The Criminal Code* section 83.

19. Prohibition against involvement in administration

(1) A council member must not undertake a task that contributes to the administration of the local government unless authorised by the local government or the CEO to undertake that task.

(2) Subclause (1) does not apply to anything that a council member does as part of the deliberations at a council or committee meeting.

20. Relationship with local government employees

(1) In this clause —

local government employee means a person —

(a) employed by a local government under section 5.36(1) of the Act; or

(b) engaged by a local government under a contract for services.

(2) A council member or candidate must not —

(a) direct or attempt to direct a local government employee to do or not to do anything in their capacity as a local government employee; or

(b) attempt to influence, by means of a threat or the promise of a reward, the conduct of a local government employee in their capacity as a local government employee; or

(c) act in an abusive or threatening manner towards a local government employee.

(3) Subclause (2)(a) does not apply to anything that a council member does as part of the deliberations at a council or committee meeting.

DRAFT

(4) If a council member or candidate, in their capacity as a council member or candidate, is attending a council or committee meeting or other organised event (for example, a briefing or workshop), the council member or candidate must not orally, in writing or by any other means —

(a) make a statement that a local government employee is incompetent or dishonest; or

(b) use an offensive or objectionable expression when referring to a local government employee.

(5) Subclause (4)(a) does not apply to conduct that is unlawful under *The Criminal Code* Chapter XXXV.

21. Disclosure of information

(1) In this clause —

closed meeting —

(a) means a part of a council or committee meeting that is closed to members of the public under section 5.23(2), (3) or (4) of the Act; and

(b) includes a council or committee meeting held before 1 January 2026, or a part of a council or committee meeting held before 1 January 2026, that was closed to members of the public under section 5.23(2) of the Act as in force before 1 January 2026;

confidential document means a document marked by the CEO, or by a person authorised by the CEO, to clearly show that the information in the document is not to be disclosed;

document includes a part of a document;

non-confidential document means a document that is not a confidential document.

(2) A council member must not disclose information that the council member —

(a) derived from a confidential document; or

(b) acquired at a closed meeting other than information derived from a non-confidential document.

(3) Subclause (2) does not prevent a council member from disclosing information —

(a) at a closed meeting; or

(b) to the extent specified by the council and subject to such other conditions as the council determines; or

(c) that is already in the public domain; or

(d) to an officer of the Department; or

(e) to the Minister; or

(f) to a legal practitioner for the purpose of obtaining legal advice; or

(g) if the disclosure is required or permitted by law.

DRAFT

22. Disclosure of interests

(1) In this clause —

interest —

(a) means an interest that could, or could reasonably be perceived to, adversely affect the impartiality of the person having the interest; and

(b) includes an interest arising from kinship, friendship or membership of an association.

(2) A council member who has an interest in any matter to be discussed at a council or committee meeting attended by the council member must disclose the nature of the interest —

(a) in a written notice given to the CEO before the meeting; or

(b) at the meeting immediately before the matter is discussed.

(3) Subclause (2) does not apply to an interest referred to in section 5.60 of the Act.

(4) Subclause (2) does not apply if a council member fails to disclose an interest because the council member did not know —

(a) that they had an interest in the matter; or

(b) that the matter in which they had an interest would be discussed at the meeting and the council member disclosed the interest as soon as possible after the discussion began.

(5) If, under subclause (2)(a), a council member discloses an interest in a written notice given to the CEO before a meeting, then —

(a) before the meeting the CEO must cause the notice to be given to the person who is to preside at the meeting; and

(b) at the meeting the person presiding must bring the notice and its contents to the attention of the persons present immediately before any matter to which the disclosure relates is discussed.

(6) Subclause (7) applies in relation to an interest if —

(a) under subclause (2)(b) or (4)(b) the interest is disclosed at a meeting; or

(b) under subclause (5)(b) notice of the interest is brought to the attention of the persons present at a meeting.

(7) The nature of the interest must be recorded in the minutes of the meeting.

23. Compliance with plan requirement

If a plan under clause 12(4)(b) in relation to a council member includes a requirement referred to in clause 12(6), the council member must comply with the requirement.

DRAFT

Acknowledgement of
Code of Conduct for Councillors, Committee Members & Candidates

I hereby declare that I have received a copy of the Shire of Gnowangerup's Code of Conduct and have read the contents of the document.

I also understand by signing this acknowledgment that I am bound by the terms and agree to comply with this Code of Conduct.

Printed Name……

Signed…….. Dated……..……..

DRAFT

Complaint About Alleged Breach Form - Code of conduct for council members, committee members and candidates

Schedule 1, Division 3 of the *Local Government (Model Code of Conduct) Regulations 2021*

NOTE: A complaint about an alleged breach must be made —

(a) in writing in the form approved by the local government
(b) to an authorised person
(c) within one month after the occurrence of the alleged breach.

Name of person who is making the complaint:
Name: _____ Given Name(s) Family Name

Contact details of person making the complaint:
Address: _____ Email: _____ Contact number: _____

Name of the local government (city, town, shire) concerned:

Name of council member, committee member, candidate alleged to have committed the breach:

DRAFT

State the full details of the alleged breach. Attach any supporting evidence to your complaint form.
Date of alleged breach:
_____ / _____ / 20_____

SIGNED:

Complainant's signature: ……..

Date of signing: _____ / _____ / 20_____

Received by Authorised Officer

Authorised Officer's Name: ……..

Authorised Officer's Signature: ……..

Date received: _____ / _____ / 20_____

NOTE TO PERSON MAKING THE COMPLAINT:

This form should be completed, dated and signed by the person making a complaint of an alleged breach of the Code of Conduct. The complaint is to be specific about the alleged breach and include the relevant section/subsection of the alleged breach.

The complaint must be made to the authorised officer within one month after the occurrence of the alleged breach.

Signed complaint form is to be forwarded to the Deputy Chief Executive Officer

DRAFT

The Chief Executive Officer declared a financial interest in item 11.10, as his employment and remuneration are related to the performance criteria.

11.10	**CEO REVIEW COMMITTEE MEETING MINUTES 11 MARXH 2026: CEO PREFORMANCE CRITERIA**
Location:	Shire of Gnowangerup
Proponent:	N/A
Date of Report:	25 March 2026
Business Unit:	Strategy and Governance
Responsible Officer:	David Nicholson – Chief Executive Officer
Author:	Clementine Illy – Governance Support Officer
Disclosure of Interest:	Nil

ATTACHMENTS

- Unconfirmed Minutes of CEO Review Committee Meeting 11 March 2026.

PURPOSE OF THE REPORT

For Council to receive and note the unconfirmed minutes of the CEO Review Committee Meeting held on 11 March 2026, and to endorse any recommendations made by the Committee.

BACKGROUND

The CEO Review Committee met on 11 March 2026 to:

- Review the results achieved by the CEO against the Performance Criteria for the six month period July to December 2025.

The Committee's recommendations are now presented to Council for noting and confirmation in accordance with its Terms of Reference.

COMMENTS

Performance Criteria

The CEO Review Committee met on 11 March 2026 and reviewed the CEO's Performance Criteria for the period July to December 2025. The Committee endorsed these criteria, which reflect the statutory functions of the CEO under Section 5.41 of the Local Government Act 1995 and align with the Shire's Council Plan 2025–2035 themes:

- Our Community
- Our Environment
- Local Economy
- Leadership and Governance

Under each Theme, the relevant strategies, actions, due dates, and responsible executives have been confirmed, ensuring organisational alignment and clarity of accountability.

CEO Review Committee – Role as Reviewer

The CEO Review Committee, comprising all elected members of Council, acted as the Reviewer for this performance cycle. The Committee considered CEO performance, goals, and remuneration in accordance with its Terms of Reference and the CEO's employment contract.

The Committee resolved to submit its recommendations, including the endorsed Performance Criteria and proposed remuneration, to Council for noting and confirmation.

CONSULTATION

The Committee's deliberations were conducted in accordance with its Terms of Reference. Relevant matters were raised with Councillors at the Agenda Briefing Meeting on 11th March 2026.

LEGAL AND STATUTORY REQUIREMENTS

Local Government Act 1995

In accordance with Schedule 2 of the Local Government (Administration) Regulations 1996 Clause 16, the local government and the CEO must agree on:

(a) the process by which the CEO's performance will be reviewed, and
(b) any performance criteria to be met by the CEO that are in addition to the contractual
(c) performance criteria.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Any remuneration recommendations are within the parameters set by the CEO's employment contract and relevant legislation.

STRATEGIC IMPLICATIONS

Aligns with the Council Plan 2025–2035, particularly the **Leadership and Governance** theme, ensuring effective oversight and strategic leadership of the organisation.

Theme	Leadership and Governance
Strategy	4.1. Effectively represent, promote and advocate for the benefit of our community and district.

STRATEGIC RISK MANAGEMENT CONSIDERATIONS

This item has been evaluated against the current Council approved Risk Management Register.

Risk description	Risk of ineffective strategic leadership of Council. This includes the relationship between Council and the CEO.
Primary Strategic Risk Category	Leadership
Residual Risk: (Low, Moderate, High, Extreme)	High
Consequence: (Insignificant, Minor, Moderate, Major, Catastrophic)	Catastrophic
Likelihood: (Almost Certain, Likely, Possible, Unlikely, Rare)	Possible

IMPACT ON CAPACITY

Endorsed Performance Criteria provide clarity for the CEO and executive team, ensuring organisational alignment and optimal use of resources.

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

Council is required by legislation and the CEO's contract to establish Performance Criteria. Any adjustments outside this framework would need to be justified in accordance with statutory and contractual obligations.

CONCLUSION

The CEO Review Committee has completed its review of the CEO's performance. The attached unconfirmed minutes document the Committee's resolutions, which are now presented to Council for noting and confirmation.

VOTING REQUIREMENTS

Simple Majority

COUNCIL RESOLUTION

MOVED: P Callaghan SECONDED: Cr R Kiddle

0326.13 That Council

1. **RECEIVES and NOTES the unconfirmed minutes of the CEO Review Committee meeting held on 11 March 2026.**
2. **ENDORSES the recommendations of the CEO Review Committee, and NOTES the results achieved against the CEO's performance criteria for the period July to December 2025.**

UNANIMOUSLY CARRIED BY: 6/0

FOR: Cr K O'Keeffe, Cr M Creagh, Cr P Callaghan, Cr R Miniter, Cr R O'Meehan, Cr R Kiddle

AGAINST: Nil

MINUTES

CEO REVIEW COMMITTEE MEETING

11 March 2026
Commencing at 2:30pm

Council Chambers
Yougenup Road, Gnowangerup WA 6335

UNCONFIRMED

NOTICE OF COMMITTEE MEETING OF COUNCIL

Dear Committee Member

A meeting of the CEO REVIEW COMMITTEE of the Shire of Gnowangerup will be held on 11 March 2026 at the at the Council Chambers 28 Yougenup Road Gnowangerup, commencing at 2:30pm.

UNCONFIRMED

Signed:_____

Cr K O'Keeffe JP
SHIRE PRESIDENT

CEO REVIEW COMMITTEE

TERMS OF REFERENCE

UNCONFIRMED

Purpose

The CEO Review Committee (Committee) is responsible for making recommendations to Council on Chief Executive Officer (CEO) appointments, contract reviews/renewals, performance and remuneration reviews and assessments.
The Committee is a formally appointed committee of Council and is responsible to that body. The Committee does not have executive powers or authority to implement actions in areas over which the CEO has legislative responsibility and does not have a delegated power from Council. The Committee does not have any management functions and cannot involve itself in management processes or procedures.
The Committee is to report to Council and provide appropriate advice and recommendations on matters relevant to its terms of reference in order to facilitate informed decision making by Council in relation to the legislative functions and duties of the local government that have not been delegated to the CEO.

Objectives

The primary objectives of the Committee are to make recommendations to Council on CEO appointments, contract reviews/renewals, performance and remuneration reviews and assessments.
Reports from the Committee will assist Council in discharging its legislative responsibilities of governing the Shire's affairs.

Duties and Responsibilities

The duties and responsibilities of the Committee members will be to:

1. Make recommendations to Council on CEO performance reviews and assessments;
2. Review and recommend annual goals and targets for the CEO against key performance indicators to Council for consideration.
3. Make recommendations to Council on CEO remuneration reviews and assessments.
4. Make recommendations to Council on CEO appointments.
5. Make recommendations to Council on CEO contract reviews and/or renewals.

Membership

The Committee will consist of all elected members of Council. All members shall have full voting rights.
The CEO and employees are not members of the committee.
The CEO and senior staff, with the approval of the Presiding Member and CEO, may be called to attend meetings to provide advice and guidance to the Committee.
The Executive Assistant will provide administrative support to the Committee by preparing agendas and minutes, and organising meetings.
The Presiding Member and Deputy Presiding Member must be elected in accordance with section 5.12 and Schedule 2.3 of the Act.

Meetings

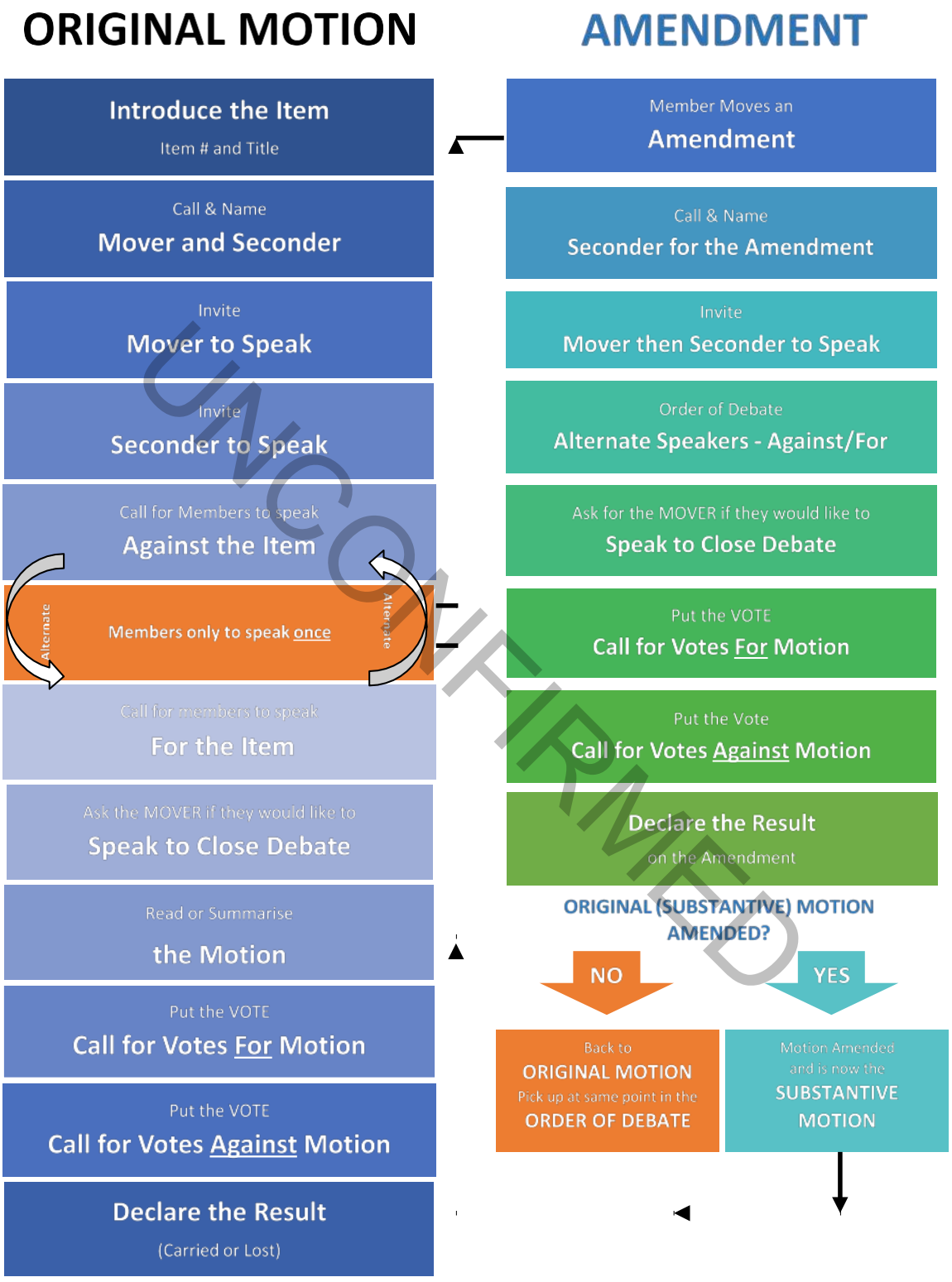
The Committee shall have flexibility in relation to when it needs to meet, but as a minimum, will need to meet at least once a year. It is the responsibility of the Presiding Member to call the meetings of the Committee.

Reporting

Reports and recommendations of each Committee meeting shall be presented to the next ordinary meeting of the Council and must be moved by the Presiding Member, or in his/her absence the Deputy Presiding Member, or in both their absences, any other member of the Committee.

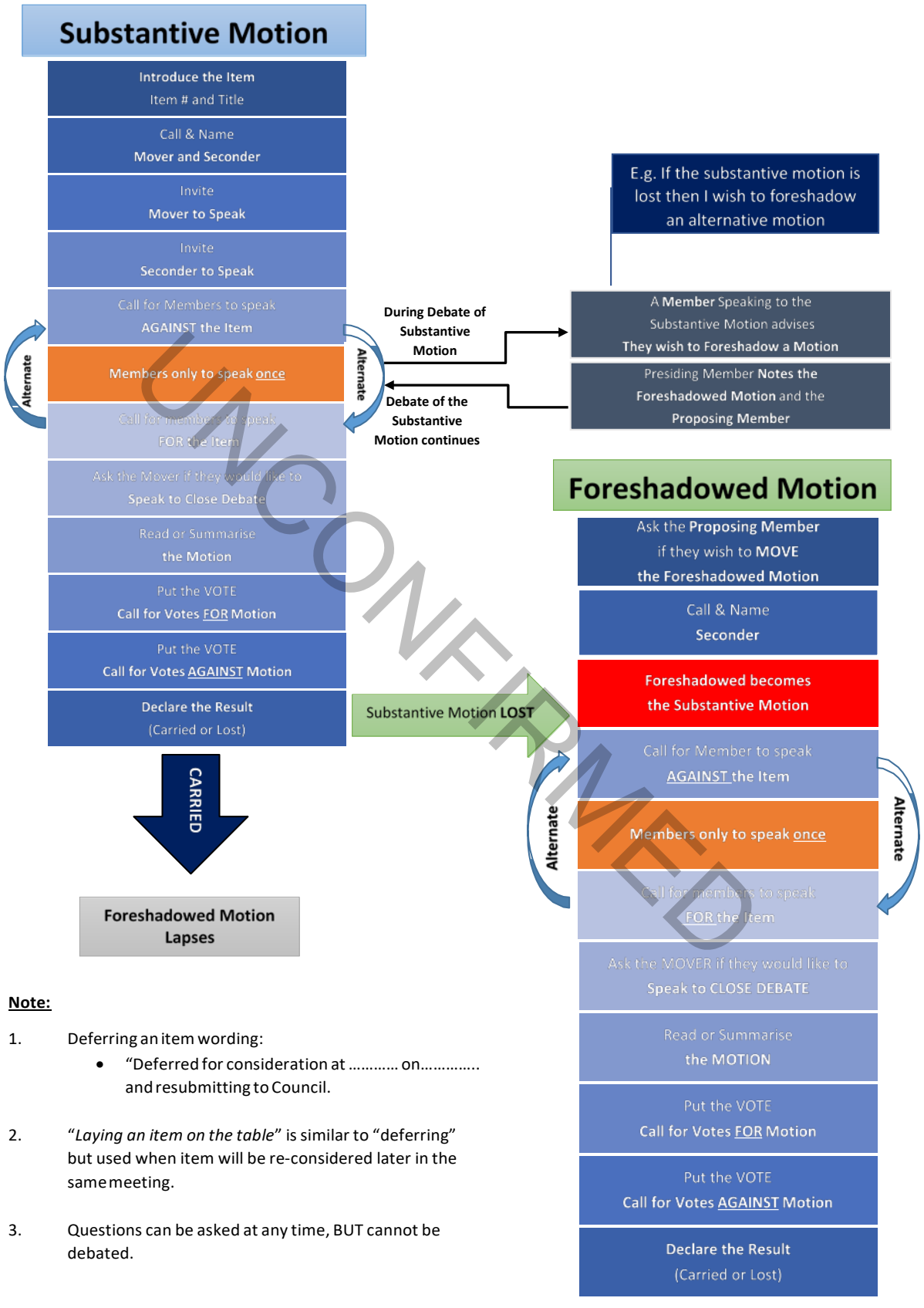
UNCONFIRMED

Process of Motions



UNCONFIRMED

Slight clarification of wording of motion: A minor amendment of the motion can be done at any time through the President with the approval of the Mover and the Seconder. The Minor amendment must be minuted.



UNCONFIRMED

Note:

1. Deferring an item wording:
   - "Deferred for consideration at ..... on..... and resubmitting to Council.

2. "*Laying an item on the table*" is similar to "deferring" but used when item will be re-considered later in the same meeting.

3. Questions can be asked at any time, BUT cannot be debated.

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UNCONFIRMED

1. OPENING AND ANNOUNCEMENT OF VISITORS

The Presiding Member Cr K O'Keeffe welcomed Committee members and Staff and opened the meeting at 2:35pm.

2. ACKNOWLEDGEMENT OF COUNTRY

The Shire of Gnowangerup would like to acknowledge the Goreng people who are the Traditional Custodians of this land. The Shire of Gnowangerup would also like to pay respect to the Elders both past and present of the Noongar Nation and extend that respect to other Aboriginals present.

3. ATTENDANCE /APOLOGIES

3.1. ATTENDANCE

Cr Kate O'Keeffe JP	Shire President
Cr Rebecca O'Meehan	Deputy Shire President
Cr Robert Miniter OAM	
Cr M Creagh	
Cr Peter Callaghan	
Cr Rebecca Kiddle	
David Nicholson	Chief Executive Officer
Clementine Illy	Governance Support Officer

3.2. APOLOGIES

NIL

4. CONFIRMATION OF PREVIOUS MEETING MINUTES

CEO REVIEW COMMITTEE MEETING 8 OCTOBER 2025

COMMITTEE RECOMMENDATION

MOVED: **Cr R O'Meehan** **SECONDED:** **Cr R Kiddle**

CRC0326. **That the minutes from the CEO Review Committee Meeting held on 8 October 2025 be confirmed as true and correct.**

UNANIMOUSLY CARRED: 6/0

For: **Cr K O'Keeffe, Cr R O'Meehan, Cr P Callaghan, Cr R Kiddle, Cr M Creagh, Cr R Miniter**

Against: **Nil**

UNCONFIRMED

5. GENERAL BUSINESS

PROCEDURAL MOTION

MOVED: **Cr P Callaghan** **SECONDED:** **Cr M Creagh**

CRC0326. **That the CEO Review Committee:**

Closes the meeting to members of the public and staff to consider Item 5.1, in accordance with Section 5.23(2)(b)(ii) of the *Local Government Act 1995*, as the matter relates to a review of performance under Section 5.38.

UNANIMOUSLY CARRED: 6/0

For: **Cr K O'Keeffe, Cr R O'Meehan, Cr P Callaghan, Cr R Kiddle, Cr M Creagh, Cr R Miniter**

Against: **Nil**

The CEO left the meeting at 2:37pm.
The EA to the CEO left the meeting at 2:37pm and did not return.

UNCONFIRMED

5.1	**PROGRESS AGAINST THE CEO'S PERFORMANCE CRITERIA**
Location:	**N/A**
Proponent:	**N/A**
Date of Report:	**11 March 2026**
Business Unit:	**Strategy and Governance**
Officer:	**David Nicholson – Chief Executive Officer**
Disclosure of Interest:	**The CEO has a declared interest in this performance criteria**

ATTACHMENTS

- Shire of Gnowangerup – CEO Performance Criteria 2025/26 (endorsed by Council 22 October 2025)

PURPOSE OF THE REPORT

Schedule 2 of the Local Government (Administration) Regulations 1996 Clause 16, requires the local government and the CEO to agree on:

(a) the process by which the CEO's performance will be reviewed, and
(b) any performance criteria to be met by the CEO that are in addition to the contractual performance criteria.

In addition, Section 3 subclause 4 of the CEO's Employment Contract requires the performance criteria to be reviewed annually and amended from time to time by agreement between the Shire and the CEO.

This purpose of this report is to note progress against the CEO's 2025/26 Performance Criteria.

BACKGROUND

Section 5.39B of the Local Government Act 1995, requires local governments to adopt the model standards for CEO recruitment, review of performance and termination of employment.

The Shire of Gnowangerup have adopted these standards which are published on the Shire's web page: *Standards for CEO Recruitment, Performance and Termination*. Division 3 of these standards document the process for the review of the performance of the CEO noting:

Clause16

(1) The local government and the CEO must agree on –
    a. The process by which the CEO's performance will be reviewed (currently through CEO Review Committee Terms of Reference – Appendix 1); and
    b. Any performance criteria to be met by the CEO that are in addition to the contractual performance criteria.

COMMENTS

UNCONFIRMED

Attached to this report are the Performance Criteria for the period July 2025 to June 2026 endorsed by Council 22 October 2025. These criteria are additional to the Functions of the CEO as documented in Section 5.41 of the Local Government Act 1995.

The CEO's functions are to —

(a) advise the council in relation to the functions of a local government under this Act and other written laws; and
(b) ensure that advice and information is available to the council so that informed decisions can be made; and
(c) cause council decisions to be implemented; and
(d) manage the day-to-day operations of the local government; and
(e) liaise with the mayor or president on the local government's affairs and the performance of the local government's functions; and
(f) speak on behalf of the local government if the mayor or president agrees; and
(g) be responsible for the employment, management supervision, direction and dismissal of other employees (subject to section 5.37(2) in relation to senior employees); and
(h) ensure that records and documents of the local government are properly kept for the purposes of this Act and any other written law; and
(i) perform any other function specified or delegated by the local government or imposed under this Act or any other written law as a function to be performed by the CEO.

The Performance Criteria adopts the same strategic themes as the Shire's Council Plan of:

1. Our community – vibrant, connected community, promoting well-being and inclusion.
2. Our environment – healthy natural environment and well-maintained infrastructure for current and future generations' enjoyment.
3. Local economy – an innovative and diverse local economy with strong agricultural industry.
4. Leadership and governance – providing strategic leadership and effective advocacy for the advancement of our district.

Under each theme, Actions, Due Date and the Manager Responsible are documented. Noting the Manager Responsible is important as this will ensure managers have line of sight and the same focus as the CEO, which ultimately is Council's focus. Against each item progress has been noted.

The KPI's only reflect a portion of work undertaken by the CEO. Like any leadership role a great deal of time is spent resolving the day-to-day issues and operational challenges.

Since KPIs were agreed time has also been spent actioning the following:

1. Road maintenance / safety
2. Waste management – recycling / rehabilitation
3. Releasing land – residential and industrial

The attached provides details the CEO's KPIs with comments on progress though greater detail is provided below.

UNCONFIRMED

1 Our Community

Strategy 1.1 Support an active, healthy and inclusive community culture

1.1.1 Deliver and support community events and activities

1. Facilitate Wild Gravel 2025 - completed

Event held over the weekend 10-11 October 2025. Over 560 participants and 1,000 attendees. Funding received from the Department of Creative Industries, Tourism and Sport, the Great Southern Development Commission, and numerous private entities including AFGRI.

2. Host Dandjoo Day - in progress

Event scheduled for Friday 13 March 2026.

3. Support NAIDOC week – not yet commenced

Event scheduled for 5-12 July 2026.

4. Support the Bloom opening event in Ongerup - completed

Event successfully held in Ongerup.

5. Host the Long Table Lunch – on hold

The possibility of including this as part of the Australia's South West Taste Great Southern in 2027 has been discussed but given other priorities this is unlikely.

6. Facilitate Wild Gravel 2026 - progressing

Event planned for the weekend 23-24 October 2026. Project team assembled and planning commenced.

1.1.2 Engage with community, seek opportunities to celebrate our diverse culture, aboriginal heritage and promote inclusion and connection across the district.

1. Develop a Reconciliation Action Plan (RAP) - progressing

The CEO is on the RecWA working group to promote indigenous recognition. The Community and Economic Development Manager attended the Big Yarn in Albany November 2025.

2. Establish the foundations for a youth council - progressing

Grant received October 2025 for $50k to facilitate youth sport and recreation activities. A further grant of $10k has been applied for with the Department of Communities specifically for creating a youth council. Youth Coordinator position created and advertised December 2025.

3. Create a yarning circle – not yet commenced

1.1.3 Advocate for and support appropriate health and medical services, community support services, facilities and programmes locally.

UNCONFIRMED

1. Participate and drive the Rural Health Funding Alliance – progressing

Meeting held with WACHS CEO 17 November 2025 and a meeting with the Minister for Health (Hon Meredith Hammat) arranged for 15 January 2026. Submission prepared by the Alliance for the Federal Budget 2026/27.

2. Work with WACHS to improve health services for the aged – not yet commenced

3. Advocate for more social housing - progressing

Keystart information briefing attended 22 January. Discussed the situation in the Shire of Gnowangerup with Minister Reece Whitby. An on-site meeting arranged with Keystart for 17 March 2026. Keystart provide low-cost starter home loans and have a product specifically tailored to indigenous borrowers.

1.1.4 Seek appropriate compensation for health and medical services locally.

1. Participate and drive the Rural Health Funding Alliance - progressing

Meeting held with WACHS CEO 17 November 2025 and a meeting with the Minister for Health (Hon Meredith Hammat) arranged for 15 January 2026. Submission prepared by the Alliance for the Federal Budget 2026/27.

1.1.5 Work collaboratively to ensure our emergency services and disaster recovery arrangements are appropriate, support and encourage volunteering across the district.

1. Proactively drive the LEMC meetings - progressing

Position of Emergency Management and Safety Coordinator position created. In discussion with DFES about increasing CESM hours.

Strategy 1.2 Accessibility to all community spaces and facilities.

1.2.1 Plan for access and inclusive services and facilities across the district.

1. Review and update Disability Parking – not yet commenced

1.2.2 Undertake appropriate planning to support the health and well-being of our community.

1. Review and update the Public Health Plan - progressing

The Environmental Health Officer (EHO) will is in the process of preparing an addendum to existing plan and scale this plan back to a more realistic set of initiatives. This will be completed by Q1 2026. The EHO presented to Council on the 11 February and a meeting has been arranged with the Regional Integration Manager Great Southern for the 18 February 2026 to discuss potential initiatives.

2 Our Environment

Strategy 2.1 Valuing our natural environment and working collaboratively to protect and enhance our natural assets.

UNCONFIRMED

2.1.1 Collaborate for the conservation, management and maintenance of our natural environment.

1. Develop an access agreement and management agreement with GAC to preserve Cowalellup Reserve - progressing

Meeting held with Gnowangerup Aboriginal Corporation (GAC) August 2025. Discussed using the Penny / Woods Agreement as a template. Waiting on GAC to respond.

2.1.2 Maintain our public streetscapes, showcasing our beautiful towns.

2.1.3 Provide waste management services and facilities, meeting the needs of our community and promoting waste reduction and recycling.

1. Implement designated recycling areas at each landfill - not yet commenced

Media blitz undertaken with the Ongerup community following the Ongerup tip fire. Media release also undertaken with Gnowangerup and Borden communities. Project group created to consider better ways of managing the waste process and improve recycling. Market scan of other Local Governments undertaken to understand different operating models.

2. Develop a waste strategic plan covering waste disposal and sustainable resource recovery opportunities - not yet commenced

Project team created consisting of the Shire's executive team and other senior staff.

3. Develop post closure rehabilitation plans for each waste site - not yet commenced

Project team created consisting of the Shire's executive team and other senior staff.

2.1.4 Plan for water security, drought resilience and climate change risks.

1. Participate in the VROC / GSDC Regional Drought Resiliance Planning project - progressing

Meetings held with Great Southern Development Commission (GSDC). Meeting with consultant (urbaqua) held 17 December 2025. Urbaqua presented to Council at their strategic planning day 28 January 2026.

Strategy 2.2 Infrastructure is well planned and maintained to support our community.

2.2.1 Plan, maintain and manage community assets through effective asset management.

1. Develop asset management plan for Shire infrastructure and assets – not yet commenced

Project team created consisting of the Shire's executive team and other senior staff.

2. Upgrade and improve Weir Park - not yet commenced

Softfall and playground equipment replaced / repaired. Project team established and meeting held October 2025. Early community consultation undertaken and full engagement arranged for late February 2026.

2.2.2 Provide appropriate road and transport network and associated infrastructure.

UNCONFIRMED

1. Refresh, improve and upgrade street signage – not yet commenced

2. Develop a strategic gravel sourcing and usage plan - not yet commenced

Project team created consisting of the Shire's executive team and other senior staff.

3. Deliver the 2025/26 roads programme - progressing

Resheeting programme tenderer engaged November 2025. Additional road length added in February 2026. Work will be completed before June 2026.

2.2.3 Maintain Local Planning Scheme to ensure growth is appropriately planned and enabled.

1. Finalise the local planning strategy - progressing

Draft local planning strategy discussed at the council strategic planning day January 2026 and will be presented to Council as part of the February meeting.

2. Finalise the local planning scheme – not yet commenced

Planning Scheme will commence upon strategy endorsement.

2.2.4 Protect and preserve our heritage assets.

1. Finalise refurbish the Gnowangerup town hall as part of the tourism precinct project - completed

Ceiling and lights replaced and beams painted October 2025. Work has now stopped pending attraction of further grants or inclusion in the 2026/27 budget.

3 Local Economy

Strategy 3.1 Attract diverse investment in the district, strengthening local businesses to build a resilient economy

3.1.1 Promote our region, attracting new business, industry and residents.

1. Host Fields & Fortunes 2026 - completed

Event held 19 February 2026 and over 85 people attended. The theme was Smart Business, Strong Communities. A grant received from GSDC which offset some of the costs. The event was attended by a representative from the Department of Defence who was looking for potential defence contract suppliers. Gnowangerup school children attended the keynote speaker session on Artificial Intelligence.

2. Develop Economic Strategic Plan - progressing

Request for Tender released December 2025 and consultant appointed January 2026.

Strategy 3.2 Develop and advocate for essential infrastructure and services to enable and promote growth.

UNCONFIRMED

3.2.1 Advocate for residential and industrial land release, supporting development opportunities.

DevWA projects (Corbett / Whitehead Roads and Cuneo Close) projects completed December 2025. Working with DPLH to release industrial land in Ongerup (Lot 183 Buncle Street, and Reserve 49134) and develop Lot 9000 Corbett Street in Gnowangerup.

1. Investigate the creation of lifestyle blocks (1–7-hectare blocks) in Virginia Estate - progressing

Consultants engaged. Business plan being prepared.

3.2.3 Establish a tourism and heritage precinct in Gnowangerup.

1. Precinct to incorporate the Gnowangerup Hotel refurbishment and upgrade, development of the Yougenup Road recreation precinct, town hall refurbishment, mineral springs signage, and tourist bay upgrade - progressing

Grant application submitted to Regional Precincts Partnership Programme for $7.0m with GNP360.

4 Leadership and Governance

Strategy 4.1 Effectively represent, promote and advocate for the benefit of our community and district.

4.1.1 Provide strategic leadership and advocate on behalf of the community.

1. Advocate to introduce regional allowance with SAT - progressing

Third submission made to Salaries and Allowance Tribunal (SAT) 30 September 2025.

4.1.2 Foster strong community connections through inclusive engagement and meaningful communication.

Strategy 4.2 An efficient and effective organisation, providing appropriate services to our community.

4.2.1 Provide services aligned with our community requirements.

1. Develop whole of organisation IT Road Map - not yet commenced

Contract Project Manager position created to help drive this project. Incumbent commenced February 2026.

2. Document all internal systems and processes and with executive managers develop directorate operational plans - progressing

Scribe training with Administration staff undertaken.

3. Cybersecurity: review data held and existing controls - not yet commenced

Contract Project Manager position created to help drive this project. Incumbent commenced February 2026.

UNCONFIRMED

4. Project manage adoption of contemporary IT systems including AI – not yet commenced

Contract Project Manager position created to help drive this project. Incumbent commenced February 2026.

5. Develop plan for the replacement of ageing ERP system - not yet commenced

Contract Project Manager position created to help drive this project. Incumbent commenced February 2026.

6. Investigate Admin office relocation including the option of expanding existing building - not yet commenced

Contract Project Manager position created to help drive this project. Incumbent commenced February 2026.

4.2.2 Ensure strong financial management through effective planning.

1. Prepare the 2025/26 budget mid-year review - completed

Draft discussed with Councillors at their strategic planning day January 2026. Presented to Council February 2026.

2. Prepare the 2026/27 budget – not yet commenced

Project plan to be developed once mid-year finalised. Working towards the budget being adopted by June 2026.

3. Update the ten-year LTFP - progressing

Moore Australia facilitating update with Manex 10 November 2025. Project delayed as unit rates on road work out of date. Draft reviewed and will be presented to Council in March 2026.

4. Quantify closure costs of the waste facilities – not yet commenced

Project team created consisting of the Shire's executive team and other senior staff.

4.2.3 Provide a safe and positive workplace, supporting development and growth.

1. Develop cascaded KPIs for all positions - completed

All positions given KPIs as part of the annual development review. These KPIs support delivery of the Council Plan 2025-2035.

2. Develop all-staff training matrix - progressing

Draft training matrix developed. Discussed as part of February Manex.

3. Fund, procure and build three staff houses and one ancillary house at the rear of the McDonald Street property - progressing

UNCONFIRMED

Project team established. Business Case prepared for the Whitehead Road houses. Grant applied for as part of the Regional Housing Support Fund which closed 6 February 2026. McDonald Street property deferred as this requires additional planning.

4. Finalise the business case for the housing complex in Quinn Street - progressing

Consulting firm APP engaged October 2025. Business Case finalised February 2026 and submitted as part of the Regional Housing Support Fund grant round which closed 6 February 2026. In conversation with WACHS and GROH to obtain a contractual commitment to a long-term lease on all eight properties.

5. Advocate for grants to execute the Great Southern Worker Housing Strategy 2025 - progressing

Housing strategy finalised. Implementation plan now being prepared which can be used to advocate for funding. Grant application submitted for the Quinn Street Housing project and Whitehead Road staff housing project. In conversation with Ethical Fields to assist in place-based community funding.

UNCONFIRMED

POLICY IMPLICATIONS
Nil

FINANCIAL IMPLICATIONS
All initiatives and projects have been budgeted.

STRATEGIC IMPLICATIONS
Not applicable

STRATEGIC RISK MANAGEMENT CONSIDERATIONS:

Primary Strategic Risk Category	Leadership
Description	Risk of ineffective strategic leadership of Council. This includes the relationship between Council and the CEO.
Residual Risk: (Low, Moderate, High, Extreme)	High
Consequence: (Insignificant, Minor, Moderate, Major, Catastrophic)	Catastrophic
Likelihood: (Almost Certain, Likely, Possible, Unlikely, Rare)	Possible

IMPACT ON CAPACITY
Establishing tangible and realistic goals and priorities in the form of Performance Criteria are important as they ensure clarity for Council and the CEO, and when cascaded to staff will help align the organisation. This will ensure the whole organisation is working towards the same goals and this will optimise the use of resources.

ALTERNATE OPTIONS AND THEIR IMPLICATIONS
Nil

CONCLUSION
The Performance Criteria have been developed to support the community priorities identified in the Shire's Council Plan.

VOTING REQUIREMENTS
Absolute Majority

OFFICER RECOMMENDATION:

MOVED: **Cr R O'Meehan** **SECONDED:** **Cr P Callaghan**

CRC0326. **That the CEO Review Committee recommends that Council:**

1. **Notes the results achieved by the CEO against the Performance Criteria for the six-month period July to December 2025.**

CARRIED BY ABSOLUTE MAJORITY: 6/0

For: **Cr K O'Keeffe, Cr R O'Meehan, Cr P Callaghan, Cr R Kiddle, Cr M Creagh, Cr R Miniter**

Against: **Nil**

UNCONFIRMED

UNCONFIRMED

ATTACHMENT 1

CEO PERFORMANCE CRITERIA 2025/26 (ENDORSED BY COUNCIL 22 OCTOBER 2025)

Shire of Gnowangerup - CEO Performance Criteria - 2025/26 (Council endorsed 22 October 2025)

	Term	Due date	Responsible Executive	2025/26 Result (Aug to Dec)	2025/26 Comment	2025/26 Result (Jan to Jun)	2025/26 Comment
1 Our Community							
Strategy 1.1 Support an active, healthy and inclusive community culture							
1.1.1 Deliver and support community events and activities	2025-2029						
Facilitate Wild Gravel 2025		11-Oct-25	CEO	Completed	Wild Gravel held 10/11 October. Over 560 participants and 1,000 attendees.		
Host Dandjoo Day		01-Mar-26	CEO	In progress 50%	Planning underway. Scheduled for Friday 13 March 2026.		
Support NAIDOC week		01-Jul-26	CEO		Scheduled for 5-12 July 2026. Planning will commence following Dandjoo Day.		
Support the Bloom opening event in Ongerup		27-Sep-25	CEO	Completed	Opening event for Bloom successfully hosted in Ongerup.		
Host the Long Table Lunch		01-Nov-25	CEO	On hold	Have been in discussion with Australia's South West. Considering holding event in March 2027 as part of Taste Great Southern though given other priorities this is unlikely.		
Facilitate Wild Gravel 2026 (part of world gravel cycling event)		26-Sep-26	CEO	In progress <25%	Wild Gravel 2026 is being held over the weekend 23-24 October 2026. Have engaged with Dept Biodiversity, Conservation and Environmnet to establish a five year access agreement.		
1.1.2 Engage with community, seek opportunities to celebrate our diverse culture, aboriginal heritage and promote inclusion and connection across the district.	2025-2029						
Develop a Reconciliation Action Plan (RAP)			CEO	In progress <25%	CEO is on the RecWA working group to promote indigenous recognition. CDM attended Big Yarn in Albany November 2025.		
Establish the foundations for a youth council			CEO	In progress <25%	Grant received October 2025 for $50k to faciliate youth sport and recreation activities. A further grant of $10k has been applied for with the Dept of Communities specifically for creating a youth council. Youth Coordinator position advertised December.		
Create a yarning circle			CEO				
1.1.3 Advocate for and support appropriate health and medical services, community support services, facilities and programmes locally.	2025-2029						
Participate and drive the Rural Health Funding Alliance.		ongoing	CEO	In progress 25%	Meeting held with WACHS CEO 17 November 2025 and a meeting with the Minister for Health (Hon Meredith Hammat) arranged for 15 January 2026. Submission prepared by the Alliance for the Federal Budget 2026/27.		
Work with WACHS to improve health services for the aged		ongoing	CEO				
Advocate for more social housing		ongoing	CEO	In progress <25%	Keystart information briefing attended 22 January. Discussed the situation in the Shire of Gnowangerup with Minister Reece Whitby. An on-site meeting arranged with Keystart for 17 March 2026. Keystart provide low cost starter home loans and have a product specifically tailored to indigenous borrowers.		
1.1.4 Seek appropriate compensation for health and medical services locally.	2025-2029						
Participate and drive the Rural Health Funding Alliance.		ongoing	CEO	In progress <25%	Meetings held with senior WACHS management. Meeting arranged with WACH CEO 17 November 2025 and with the Minister for Health (Hon Meredith Hammat) 15 January 2026.		
1.1.5 Work collaboratively to ensure our emergency services and disaster recovery arrangements are appropriate, support and encourage volunteering across the district.	2025-2029						
Proactively drive LEMC meetings		ongoing	CEO	In progress 25%	Position of Emergency Management and Safety Coordinator created.		
Strategy 1.2 Accessibiity to all community spaces and facilities							
1.2.1 Plan for access and inclusive services and facilities across the district.	2025-2027						
Review and update Disability Parking		30-Jun-26	EMIA				
1.2.2 Undertake appropriate planning to support the health and well-being of our community.	2026-2028						
Review and update the Public Health Plan (PHP)		01-Jun-26	CEO	In progress <25%	EHO to prepare addendum to existing document and scale this document back to a more realistic set of initiatives. This will be completed by Q1 2026. EHO presented to Council 11 February. Meeting held with Regional Integration Manager Great Southern 18 February 2026.		
2 Our Environment							
Strategy 2.1 Valuing our natural environment and working collaboratively to protect and enhance our natural assets.							
2.1.1 Collaborate for the conservation, management and maintenance of our natural environment.	2025-2029						
Develop an access agreement and management agreement with GAC to preserve Cowalellup Reserve.		01-Jun-26	CEO	In progress <25%	Meeting held with GAC (Twigg) Aug 2025. Discussed using the Penny / Woods Agreement as a template. Waiting on GAC to respond.		

UNCONFIRMED

Shire of Gnowangerup - CEO Performance Criteria - 2025/26 (Council endorsed 22 October 2025)

	Term	Due date	Responsible Executive	2025/26			
				Result (Aug to Dec)	Comment	Result (Jan to Jun)	Comment
2.1.2 Maintain our public streetscapes, showcasing our beautiful towns.	2025-2029						
2.1.3 Provide waste management services and facilities, meeting the needs of our community and promoting waste reduction and recycling.	2025-2029						
Implement designated recycling areas at each landfill.		30-Jun-26	EMIA	In progress <25%	Media blitz undertaken with the Ongerup community following the Ongerup tip fire. Media release also undertaken with Gnowangerup and Borden communities. Project group created to consider better ways of managing the waste process and improve recycling. Market scan of other Local Governments undertaken to undertand different operating models.		
Develop a waste strategic plan covering waste disposal and sustainable resource recovery opportunities.		01-May-26	EMIA	In progress <25%	Project team created consisting the Shire's executive team and other senior staff.		
Develop post closure rehabilitation plans for each waste site.		30-Jun-26	EMIA	In progress <25%	Project team created consisting the Shire's executive team and other senior staff.		
2.1.4 Plan for water security, drought resilliance and climate change risks.	2026-2029						
Participate in the VROC / GSDC Regional Drought Resiliance Planning project.		01-Mar-26	CEO	In progress 50%	Meetings held with GSDC. Meeting with consultant (urbaqua) held 17 December 2025. Urbaqua presneted to Council at their strategic planning day 28 January 2026.		
Strategy 2.2 Infrastructure is well planned and maintained to support our community.							
2.2.1 Plan, maintain and manage community assets through effective asset management.	2025-2029						
Develop asset management plan for Shire infrastructure and assets.		01-May-26	EMIA		Project team created consisting the Shire's executive team and other senior staff.		
Upgrade and improve Weir Park		01-Mar-28	EMIA	In progress <25%	Softfall and playground equipment replaced / repaired. Project team established and meeting held October 2025. Early community consultation and full engagement arranged for late February 2026.		
2.2.2 Provide appropriate road and transport network and associated infrastructure.	2025-2029						
Refresh, improve and upgrade street signage		30-Jun-26	EMIA				
Develop a strategic gravel sourcing and usage plan		30-Jun-26	EMIA		Project team created consisting the Shire's executive team and other senior staff.		
Deliver the 2025/26 roads programme		30-Jun-26	EMIA	In progress 50%	Resheeting programme tenderer engaged November 2025. Additional road length added February 2026. Work will be completed before June 2026.		
2.2.3 Maintain Local Planning Scheme to ensure growth is appropriately planned and enabled.	2026-2027						
Finalise the local planning strategy			CEO	In progress 75%	Draft strategy discussed at the council strategic planning day January 2026 and will be presented to Council as part of the February meeting.		
Finalise the local planning scheme			CEO		Planning Scheme will commence upon strategy endorsement.		
2.2.4 Protect and preserve our heritage assets.	2025-2029						
Finalise refurbish the Gnowangerup town hall as part of the tourism precinct project		31-Mar-27	EMIA	Completed	Ceiling and lights replaced and beams painted October 2025. Work has now stopped pending attraction of further grants or inclusion in the 2026/27 budget.		
3 Local Economy							
Strategy 3.1 Attract diverse investment in the district, strengthening local businesses to build a resilent economy							
3.1.1 Promote our region, attracting new business, industry and residents.	2025-2029						
Host Fields & Fortunes 2026		01-Feb-26	CEO	Completed	Event held 19 February 2026. Theme was Smart Business, Strong Communities. Grant received from GSDC. Over 85 attendess. Gnowangerup school children attended the key note speaker session on Artificial Intelligence.		
Develop Economic Strategic Plan		30-Jun-26	CEO	In progress <25%	RFT released December 2025 and consultant appointed January 2026.		
Strategy 3.2 Develop and advocate for essential infrastructure and services to enable and promote growth.							
3.2.1 Advocate for residential and industrial land release, supporting development opportunities.	2025-2027			In progress 50%	DevWA projects (Corbett / Whitehead Roads and Cuneo Close) projects completed December 2025. Working with DPLH to release industrial land in Ongerup (Lot 183 Buncle Street, and Reserve 49134) and develop Lot 9000 Corbett Street in Gnownagerup.		

UNCONFIRMED

Shire of Gnowangerup - CEO Performance Criteria - 2025/26 (Council endorsed 22 October 2025)

	Term	Due date	Responsible Executive	2025/26			
				Result (Aug to Dec)	Comment	Result (Jan to Jun)	Comment
Investigate the creation of lifestyle blocks (1-7 hectare blocks) in Virginia Estate		30-Jun-26	CEO	In progress 50%	Consultants engaged. Business plan being prepared.		
3.2.2 Advocate for provision of appropriate essential services and infrastructure.	2025-2027						
3.2.3 Establish a tourism and heritage precinct in Gnownagerup.	2025-2027						
Precinct to incorporate the Gnownagerup Hotel refurbishment and upgrade, development of the Yougenup Road recreation precinct, town hall refurbishment, mineral springs signage, and tourist bay upgrade.		31-Mar-27	CEO	In progress <25%	Grant application submitted to Regional Prescincts Partnership Programme for $7.0m with GNP360.		
4 Leadership and Governance							
Strategy 4.1 Effectively represent, promote and advocate for the benefit of our community and district.							
4.1.1 Provide strategic leadership and advocate on behalf of the community.	Ongoing						
Advocate to introduce regional allowance with SAT		ongoing	CEO	In progress 25%	Third submission made to SAT 30 September 2025.		
4.1.2 Foster strong community connections through inclusive engagement and meaningful communication.	Ongoing						
Strategy 4.2 An efficient and effective organisation, providing appropriate services to our community.							
4.2.1 Provide services aligned with our community requirements.	Ongoing						
Develop whole of organisation IT Road Map		30-Jun-27	DCEO		Contract Project Manager position created to help drive this project. Incumbent commenced February 2026.		
Document all internal systems and processes and with executive managers develop directorate operational plans		01-Jun-26	DCEO	In progress <25%	Scribe training with Administration staff undertaken.		
Cybersecurity: review data held and existing controls.		30-Nov-26	DCEO		Contract Project Manager position created to help drive this project. Incumbent commenced February 2026.		
Project manage adoption of contemporary IT systems including AI		30-Jun-29	DCEO		Contract Project Manager position created to help drive this project. Incumbent commenced February 2026.		
Develop plan for the replcement of ageing ERP system		30-Jun-29	DCEO		Presentation provided by Synergy on their upgraded ERP. Project Manager hired.		
Investigate Admin office relocation including the option of expanding existing building		01-Jun-27	DCEO		Contract Project Manager position created to help drive this project. Incumbent commenced February 2026.		
4.2.2 Ensure strong financial management through effective planning.	Ongoing						
Prepare the 2025/26 budget mid-year review		28-Feb-26	DCEO	In progress 75%	Draft discussed with Councillors at their strategic planning day January 2026. Will be presented to Council by February 2026.		
Prepare the 2026/27 budget		30-Jun-26	DCEO		Project plan to be developed once mid-year finalised. Working towards the budget being adopted by June 2026.		
Update the ten year LTFP		30-Nov-25	DCEO	In progress 50%	Moore Australia facilitating update with Manex 10 November 2025. Project delayed as unit rates on road work out of date. Draft reviewed and will be presented to Council in March 2026.		
Quantify closure costs of the waste facilities		30-Jun-26	DCEO		Project team created consisting the Shire's executive team and other senior staff.		
4.2.3 Provide a safe and positive workplace, supporting development and growth.	Ongoing						
Develop cascaded KPIs for all positions		31-Dec-25	DCEO	Completed	All positions given KPIs as part of the annual development review. These KPIs support delivery of the Council Plan 2025-2035.		
Develop all-staff training matrix		31-Dec-25	DCEO	In progress 25%	Draft training matrix developed. To be discussed as part of February Manex.		
Fund, procure and build three staff houses and one ancillary house at the rear of the McDonald Street property.		30-Jun-26	EMIA/DCEO	In progress 25%	Project team established. Business Case prepared for the Whitehead Road houses. Grant applied for as part of the Regional Housing Support Fund which cloised 6 February 2026. McDonald Street property deferred as this requires additional thought.		
Finalise the business case for the housing complex in Quinn Street		30-Nov-25	EMIA	Completed	Consulting firm APP engaged October 2025. Business Case finalised February 2026 and submitted as part of the Regional Housing Support Fund grant round which closed 6 February 2026. In conversation with WACHS and GROH to obtain a contractural committmnet to a long term lease on all eight properties.		

UNCONFIRMED

Shire of Gnowangerup - CEO Performance Criteria - 2025/26 (Council endorsed 22 October 2025)

	Term	Due date	Responsible Executive	2025/26			
				Result (Aug to Dec)	Comment	Result (Jan to Jun)	Comment
Advocate for grants to execute the Great Southern Worker Housing Strategy 2025		ongoing	CEO	In progress 25%	Housing strategy finalised. Implementation plan now being prepared which can be used to advocate for funding. Grant application submitted for the Quinn Street Housing project and Whitehead Road staff housing project. In conversation with Ethical Fields to assist in place based community funding.		

UNCONFIRMED

PROCEDURAL MOTION

MOVED: **Cr K O'Keeffe** **SECONDED:** **Cr M Creagh**

CRC0326. **That the CEO Review Committee:**

Reopens the meeting to members of the public and staff.

UNANIMOUSLY CARRED: 6/0

For: **Cr K O'Keeffe, Cr R O'Meehan, Cr P Callaghan, Cr R Kiddle, Cr M Creagh, Cr R Miniter**

Against: **Nil**

The CEO returned to the meeting at 3:20pm.

THE PRESIDING MEMBER ANNOUNCED THE RESOLUTION AND RESULT

6. DATE OF NEXT MEETING

That the next CEO Review Committee meeting be held September 2026.

7. CLOSURE

There being no further business, the Presiding Member Cr K O'Keeffe thanked Committee members and staff for their time and closes the meeting at 3.21pm.

UNCONFIRMED

11.11	**PROPOSAL TO SUPPORT A REVISED COMMUNITY EMERGENCY SERVICES MANAGER (CESM) STAFFING MODEL**
Location:	Shire of Gnowangerup
Proponent:	N/A
Date of Report:	17 March 2026
Business Unit:	Corporate and Community Services
Responsible Officer:	David Nicholson – Chief Executive Officer
Author:	Anrie van Zyl – Safety & Emergency Coordinator
Disclosure of Interest:	Nil

ATTACHMENTS

- Nil

PURPOSE OF THE REPORT

The purpose of this report is to seek Council's endorsement to progress discussions with the Department of Fire and Emergency Services (DFES) and neighbouring local governments to reshape the existing CESM model currently shared between the Shires of Gnowangerup, Cranbrook and Kojonup.

The proposal is to move from the long-standing one CESM supporting three local governments arrangement to a two-shire model, which has become the preferred structure in many other regions across Western Australia due to heightened operational demands.

BACKGROUND

The three participating Shires presently share a DFES co funded CESM, responsible for a wide range of emergency management and bushfire related functions. These include:

- brigade administration and volunteer support
- emergency planning, documentation and compliance
- training coordination and operational assistance
- community awareness and education initiatives

Over time, the workload associated with these responsibilities has grown significantly. This is due to more complex risk environments, increasing compliance obligations, and greater expectations from both the community and volunteer brigades.

Several CESM regions across the State have already transitioned to two shire staffing models, citing improved service levels, enhanced responsiveness and more consistent on ground presence.

COMMENTS

Increasing regional emergency management pressures

The Shires of Gnowangerup, Cranbrook and Kojonup collectively manage extensive bushfire-prone areas with large networks of volunteer brigades. Recent years have seen:

- longer and more unpredictable fire seasons
- increased reporting and risk-management requirements
- more frequent requests for operational support
- greater emphasis on mitigation through BRMP-aligned planning

A single CESM servicing all three Shires struggles to maintain the level of presence required across such a geographically dispersed region.

Benefits of transitioning to a 1:2 model

Moving to a two-shire model is expected to:

- provide each participating Shire with more regular on-site support
- improve consistency in volunteer engagement and brigade leadership development
- allow more timely delivery of statutory emergency management documentation
- increase capacity for mitigation project planning and implementation
- enhance the region's readiness and capability during escalating incidents

This would align the region with contemporary practice elsewhere in WA.

Regional timing considerations

The neighbouring Shires of Woodanilling, Katanning and Broomehill-Tambellup are also reviewing their CESM structure due to staffing changes.

This creates a timely opportunity for the three Shires (Gnowangerup, Cranbrook and Kojonup) to reassess their arrangement. Coordinating discussions now will help ensure a stable long-term structure that supports regional workforce planning and recruitment.

CONSULTATION

A regional discussion was recently convened involving the Chief Executive Officers of the Shires of Gnowangerup, Cranbrook, Kojonup, Katanning and Broomehill-Tambellup, together with the DFES Superintendent for the Great Southern Region. The purpose of this meeting was to consider the current CESM structure across the participating Shires, identify shared challenges, and explore opportunities for transitioning to a more sustainable two-shire CESM model. The meeting highlighted increasing operational pressures, resourcing limitations, and the need for a coordinated regional approach.

Councillors of the Shire were also briefed on the matter at the Councillor & Executive Workshop held on Wednesday the 11th March 2026, where the issues, implications and potential benefits of a revised model were outlined. Councillors provided initial feedback which has informed the content and recommendations contained in this report.

Further consultation with DFES and the partner Shires will occur as negotiations progress and more detailed options are developed.

LEGAL AND STATUTORY REQUIREMENTS

Supporting negotiations does not create any legal obligations. A new agreement would be brought back to Council for approval prior to implementation.

POLICY IMPLICATIONS

There are no direct policy implications.

FINANCIAL IMPLICATIONS

The current cost-sharing contribution from each Shire is approximately $28,000 per annum under the tripartite model. Early estimates suggest that a shift to a two-shire model will likely increase the individual contribution to a maximum of $60,000 per annum, depending on final arrangements negotiated with DFES and the partner Shire.

At this stage, no expenditure is required. Detailed financial modelling will be presented to Council before any final commitment.

STRATEGIC IMPLICATIONS

As per Council Plan 2025-2035

Theme	1.	Our Community
Strategy	1.1	Support an active, healthy and inclusive community culture
Activity	1.1.5	Work collaboratively to ensure our emergency services and disaster recovery arrangements are appropriate, support and encourage volunteering across the district.

STRATEGIC RISK MANAGEMENT CONSIDERATIONS

This item has been evaluated against the current Council approved Risk Management Register.

Failing to consider an alternative model may result in:

- reduced access to emergency management support
- pressure on the Shires to establish individual CESM positions at higher standalone cost
- potential disadvantage if neighbouring Shires progress without the region's participation

The risk is assessed as High, particularly regarding operational continuity and brigade support.

Risk description	**Not to endorse the officer's recommendation**
Primary Strategic Risk Category	**Community Disruption**
Primary Strategic Risk Category **Description**	**Failure to adequately prepare and respond to events that cause disruption to the local community.**
Consequence: (Insignificant, Minor, Moderate, Major, Catastrophic)	Major

Likelihood: (Almost Certain, Likely, Possible, Unlikely, Rare)	Likely

IMPACT ON CAPACITY

The current CESM arrangement, shared across three local governments, has increasingly placed pressure on the Shires' ability to maintain adequate emergency management capacity. The expanding scope of compliance requirements, combined with longer and more intense fire seasons, has resulted in a workload that exceeds what can be sustainably managed under the existing 1:3 model.

With the CESM required to divide their time across three geographically dispersed districts, the Shires regularly experience reduced availability during peak operational and planning periods. This impacts the timeliness of emergency management documentation, delivery of volunteer training, mitigation planning, support to brigade leadership and the ability to maintain regular on-ground presence in each Shire.

Transitioning to a 1:2 model is expected to significantly strengthen the region's emergency management capacity by:

- Increasing the frequency and consistency of CESM attendance within each Shire
- Providing improved support to local brigade officers and volunteer membership
- Enhancing the Shires' ability to meet Emergency Management Act and DFES compliance requirements
- Allowing more proactive engagement in mitigation planning and project delivery
- Improving readiness and operational capability during high-risk periods
- Reducing administrative delays that currently result from limited officer availability

Overall, a revised staffing model would enable the participating Shires to meet contemporary emergency management expectations more effectively, support volunteers more reliably, and maintain a more resilient and sustainable service model.

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

In considering the future of the CESM service delivery model, several alternative options are available to the participating Shires. Each option carries different impacts on service levels, financial commitments, risk exposure and operational capacity.

Option 1: Retain the Current 1:3 CESM Model

Implications:

- Maintains current cost-sharing arrangements with no immediate budget increase.
- Continues the existing limitations associated with reduced CESM availability across three Shires.
- Ongoing challenges in meeting compliance requirements, mitigation planning demands and volunteer support.
- Does not address regional concerns raised during recent CEO and DFES discussions regarding workload sustainability.

- Heightened risk of falling behind in emergency management obligations due to increasing operational pressures.

Option 2: Transition to a 1:2 CESM Model (Preferred Option)

Implications:

- Improves service capacity, on-ground presence, and volunteer engagement across participating Shires.
- Increases each Shire's financial contribution but provides a more sustainable level of staffing for current and emerging workloads.
- Aligns the region with contemporary CESM arrangements adopted elsewhere in the State.
- Enables better forward planning, compliance management and incident readiness.
- Reduces operational strain on a single CESM, supporting retention and role sustainability.

Option 3: Each Shire Establishes Its Own CESM Position

Implications:

Provides the highest level of CESM availability and support.

- Significantly higher cost to each Shire, as DFES may not fund multiple individual positions in close proximity.
- Recruitment challenges likely, given the limited pool of qualified candidates and regional workforce shortages.
- Potential duplication of effort and loss of regional collaboration on emergency management initiatives.

Option 4: Do Not Participate in a Regional CESM Arrangement

Implications:

- The Shire would be required to source emergency management support through alternative means, likely at higher cost or lower capacity.
- Loss of access to DFES-funded specialist support.
- Decreased ability to meet legislative and operational obligations.
- Potential negative impact on volunteer brigade confidence and community preparedness.
- Increased organisational and operational risks.

CONCLUSION

The review of the current CESM staffing model highlights that the existing 1:3 arrangement is no longer adequate to meet the growing emergency management demands across the Shires of Gnowangerup, Cranbrook and Kojonup. Increasing legislative requirements, more complex risk environments, and heightened community and volunteer expectations have placed considerable pressure on the region's capacity to maintain compliance and provide consistent on-ground support.

A transition to a 1:2 CESM model presents a practical and contemporary approach that strengthens operational capability, improves service delivery and better supports volunteer brigades across the region. Although the revised model will require an increased financial contribution from each participating Shire, the operational and strategic benefits significantly outweigh the additional costs.

With neighbouring Shires also undertaking a review of their arrangements, this is a timely opportunity to establish a more sustainable, regionally aligned structure. Supporting further negotiations with DFES and partner Shires will enable the development of a detailed model, ensuring the participating local governments can maintain a resilient and effective emergency management framework into the future.

VOTING REQUIREMENTS
Simple majority

COUNCIL RESOLUTION

MOVED: Cr M Creagh SECONDED: Cr R Kiddle

0326.14 That Council:

1. **SUPPORTS in principle transitioning from the current shared CESM arrangement (one CESM across three shires) to a new model where one CESM is shared between two local governments.**
2. **AUTHORISES the Chief Executive Officer to continue negotiations with DFES and neighbouring local governments regarding the development of a revised CESM staffing model.**
3. **REQUESTS that the CEO present a further report to Council including full financial implications and a draft agreement prior to any final commitment.**

UNANIMOUSLY CARRIED BY: 6/0

FOR: Cr K O'Keeffe, Cr M Creagh, Cr P Callaghan, Cr R Miniter, Cr R O'Meehan, Cr R Kiddle
AGAINST: Nil

11.12	**LIST OF PAYMENTS MADE FROM THE MUNICIPAL FUND AND TRANSACTION CARD ACCOUNTS FOR THE PERIOD 1 TO 28 FEBRUARY 2026**
Location:	Shire of Gnowangerup
Proponent:	N/A
Date of Report:	3 March 2026
Business Unit:	Corporate and Community Services
Responsible Officer:	Thomas Gorman – Deputy Chief Executive Officer
Author:	Venice Ampon – Finance Officer
Disclosure of Interest:	Nil

ATTACHMENTS

- List of Payments for February 2026

PURPOSE OF THE REPORT

To provide Council with a list of payments processed in the month of February 2026

BACKGROUND

Nil

COMMENTS

The List of Payments for January 2026 covering the period 01/02/2026 to 28/02/2026 is as follows:

FUND	Amount
Municipal Fund	$577,521.63
Credit Card	$15,937.92
TOTAL	$593,459.55

CONSULTATION

Nil

LEGAL AND STATUTORY REQUIREMENTS

Local Government (Financial Management) Regulations 1996

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

(1) A payment may only be made from the municipal fund or the trust fund —

(a) if the local government has delegated to the CEO the exercise of its power to make payments from those funds — by the CEO; or

(b) otherwise, if the payment is authorised in advance by a resolution of the council.

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

(1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —

(a) the payee's name; and

(b) the amount of the payment; and

(c) the date of the payment; and

(d) sufficient information to identify the transaction.

POLICY IMPLICATIONS

Purchasing Policy 4.1
Corporate Credit Card Policy 4.4

FINANCIAL IMPLICATIONS

All payments are in line with the Adopted Budget or have been approved by Council as a Budget Amendment.

STRATEGIC IMPLICATIONS

As per Council Plan 2025-2035

Theme	4.	Leadership and Governance
Strategy	4.2	An efficient and effective organisation, providing appropriate services to our community
Activity	4.2.2	Ensure strong financial management through effective planning

STRATEGIC RISK MANAGEMENT CONSIDERATIONS

This item has been evaluated against the current Council approved Risk Management Register.

Risk description	Not to endorse the officer's recommendation
Primary Strategic Risk Category	Financial Sustainability
Primary Strategic Risk Category **Description**	Inability to maintain service and infrastructure levels for the Shire
Consequence: (Insignificant, Minor, Moderate, Major, Catastrophic)	Catastrophic
Likelihood: (Almost Certain, Likely, Possible, Unlikely, Rare)	Unlikely

IMPACT ON CAPACITY

Nil

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

Nil

CONCLUSION
That Council notes the February 2026 List of Payments as per the Officer's Recommendation

VOTING REQUIREMENTS
Simple Majority

COUNCIL RESOLUTION

MOVED: Cr R Kiddle SECONDED: Cr R O'Meehan

0326.15 That Council:

- **NOTES the payment of accounts for February 2026 consisting of:**
    - **EFT23414– EFT23531… totalling $402,897.92;**
    - **Superannuation and Direct Deposits totalling $174,623.71;**
    - **and Corporate Credit Card totalling $15,937.92**

UNANIMOUSLY CARRIED BY: 6/0

FOR: Cr K O'Keeffe, Cr M Creagh, Cr P Callaghan, Cr R Miniter, Cr R O'Meehan, Cr R Kiddle
AGAINST: Nil

SHIRE OF GNOWANGERUP

LIST OF PAYMENTS - FEBRUARY 2026

Chq/EFT	Name	Date	Amount
DD7968.14	ACCLAIM WEALTH	11/02/2026	$ 135.69
DD7982.15	ACCLAIM WEALTH	25/02/2026	$ 194.68
EFT23414	ADMIN SOCIAL CLUB	05/02/2026	$ 130.00
EFT23467	ADMIN SOCIAL CLUB	20/02/2026	$ 140.00
EFT23468	ADRIAN NICOLL	20/02/2026	$ 386.32
EFT23415	AFGRI EQUIPMENT AUSTRALIA PTY LTD	05/02/2026	$ 1,672.86
EFT23469	AIDINVILLE FARMS PTY LTD AS TRUSTEE OF AIDINVILLE NO.2 TRUST	20/02/2026	$ 22,000.00
EFT23416	AIR LIQUIDE	05/02/2026	$ 131.76
EFT23470	ALBANY GUTTER CLEANING & ALBANY HIGH PRESSURE CLEANING SERVICES	20/02/2026	$ 7,060.00
EFT23471	ALBANY LOCK & SECURITY	20/02/2026	$ 597.15
EFT23472	ALBANY RECORDS MANAGEMENT	20/02/2026	$ 5.50
EFT23417	ALBANY STATIONERS	05/02/2026	$ 9.90
DD7982.3	AMP LTD T/A SIGNATURE SUPER	25/02/2026	$ 32.43
EFT23418	ANITA FINN	05/02/2026	$ 517.00
EFT23419	ANNA MARIA VAN ZYL	05/02/2026	$ 132.50
EFT23473	ANNA MARIA VAN ZYL	20/02/2026	$ 41.40
DD7968.10	ANZ SMART CHOICE SUPER	11/02/2026	$ 670.72
DD7982.11	ANZ SMART CHOICE SUPER	25/02/2026	$ 666.57
EFT23420	ARROW BRONZE	05/02/2026	$ 270.36
EFT23474	ASCENTIVE PTY LTD	20/02/2026	$ 7,905.38
EFT23421	AT ELECTRICAL & AIR PTY LTD	05/02/2026	$ 3,174.06
EFT23422	AUSCYCLING LIMITED	05/02/2026	$ 492.80
EFT23475	AUSTRALIA POST	20/02/2026	$ 154.81
DD7968.13	AUSTRALIAN RETIREMENT TRUST	11/02/2026	$ 497.51
DD7982.14	AUSTRALIAN RETIREMENT TRUST	25/02/2026	$ 457.96
DD7968.9	AUSTRALIAN SUPER	11/02/2026	$ 3,526.38
DD7982.10	AUSTRALIAN SUPER	25/02/2026	$ 3,376.70
EFT23476	AUSTRALIAN TAXATION OFFICE	20/02/2026	$ 34,284.00
DD7968.1	AWARE SUPER	11/02/2026	$ 12,584.54
DD7982.1	AWARE SUPER	25/02/2026	$ 12,751.71
EFT23423	BARRY GIBBS	05/02/2026	$ 12.99
DD7971.1	BENDIGO COMMUNITY BANK	14/02/2026	$ 2,855.69
DD7973.1	BENDIGO COMMUNITY BANK	01/02/2026	$ 125.40
DD7973.8	BENDIGO COMMUNITY BANK	06/02/2026	$ 11.95
DD7977.6	BENDIGO COMMUNITY BANK	10/02/2026	$ 4.00
DD7984.7	BENDIGO COMMUNITY BANK	20/02/2026	$ 13.75
DD7973.11	BENDIGO COMMUNITY BANK	04/02/2026	$ 4.00
DD7973.13	BENDIGO COMMUNITY BANK	02/02/2026	$ 1,342.45
DD7977.11	BENDIGO COMMUNITY BANK	13/02/2026	$ 4.00
DD7977.15	BENDIGO COMMUNITY BANK	12/02/2026	$ 7.35
EFT23477	BEST OFFICE SYSTEMS	20/02/2026	$ 87.55
EFT23424	BGL SOLUTIONS	05/02/2026	$ 15,064.18
EFT23478	BGL SOLUTIONS	20/02/2026	$ 711.17
EFT23425	BLACK AND GOLD SOCIAL CLUB	05/02/2026	$ 100.00
EFT23479	BLACK AND GOLD SOCIAL CLUB	20/02/2026	$ 100.00
EFT23426	BLUFF KNOLL CAFE	05/02/2026	$ 236.20
EFT23427	BOOKEASY AUSTRALIA PTY LTD	05/02/2026	$ 337.16

EFT23480	BUNNINGS ALBANY	20/02/2026	$	33.48
DD7968.7	CARE SUPER	11/02/2026	$	1,766.48
DD7982.8	CARE SUPER	25/02/2026	$	1,338.91
EFT23481	CASSANDRA BEECK	20/02/2026	$	1,480.00
DD7968.4	CBUS	11/02/2026	$	365.71
DD7982.5	CBUS	25/02/2026	$	2,182.63
EFT23429	CHORD ADVISORY PTY LTD	05/02/2026	$	4,715.70
EFT23430	CJM BUIDING MAINTENANCE	05/02/2026	$	10,019.90
EFT23431	CLEAR BRIDGE GROUP PTY LTD	05/02/2026	$	3,506.20
EFT23432	CORSIGN WA	05/02/2026	$	479.60
EFT23482	CREATIVE CHAMELEON	20/02/2026	$	9,900.00
EFT23483	D PALMER CORPORATION T/A NEXGEN CRUSHING AND SCREENING	20/02/2026	$	33,937.28
EFT23484	DAVID MICHAEL TANSELL	20/02/2026	$	804.00
EFT23485	DELTA AGRIBUSINESS WA PTY LTD	20/02/2026	$	1,600.00
EFT23428	DEPARTMENT OF LOCAL GOVERNMENT INDUSTRY REGULATION AND SAFETY	05/02/2026	$	133.85
DD7973.7	DEPARTMENT OF TRANSPORT	06/02/2026	$	48.20
DD7973.9	DEPARTMENT OF TRANSPORT	05/02/2026	$	22,059.25
DD7977.1	DEPARTMENT OF TRANSPORT	16/02/2026	$	2,052.65
DD7977.3	DEPARTMENT OF TRANSPORT	11/02/2026	$	37,165.60
DD7977.5	DEPARTMENT OF TRANSPORT	10/02/2026	$	734.65
DD7977.8	DEPARTMENT OF TRANSPORT	13/02/2026	$	796.30
DD7977.9	DEPARTMENT OF TRANSPORT	09/02/2026	$	779.50
DD7984.1	DEPARTMENT OF TRANSPORT	25/02/2026	$	757.00
DD7984.2	DEPARTMENT OF TRANSPORT	19/02/2026	$	4,675.85
DD7984.3	DEPARTMENT OF TRANSPORT	18/02/2026	$	14,049.15
DD7984.5	DEPARTMENT OF TRANSPORT	24/02/2026	$	6,125.45
DD7984.6	DEPARTMENT OF TRANSPORT	20/02/2026	$	448.85
DD7973.10	DEPARTMENT OF TRANSPORT	04/02/2026	$	1,225.05
DD7973.12	DEPARTMENT OF TRANSPORT	02/02/2026	$	8,152.45
DD7977.14	DEPARTMENT OF TRANSPORT	12/02/2026	$	1,617.45
EFT23433	DHU SOUTH ELECTRICAL	05/02/2026	$	649.91
EFT23434	DIRT 2 DUST MECHANICAL	05/02/2026	$	1,765.70
DD7977.2	FINRENT PTY LTD	12/02/2026	$	320.99
DD7968.2	FORMULAE 1 PTY LTD ATF THE ISAIAH4110 SUPERANNUATION FUND	11/02/2026	$	435.16
DD7982.2	FORMULAE 1 PTY LTD ATF THE ISAIAH4110 SUPERANNUATION FUND	25/02/2026	$	416.24
EFT23486	GJ & PJ O'NEILL	20/02/2026	$	2,808.11
EFT23487	GNOWANGERUP COMMUNITY RESOURCE CENTRE	20/02/2026	$	1,777.36
EFT23435	**GNOWANGERUP FUEL SUPPLIES**	**05/02/2026**	**$**	**1,392.83**
EFT23488	**GNOWANGERUP FUEL SUPPLIES**	**20/02/2026**	**$**	**32,724.94**
EFT23436	GNOWANGERUP IGA	05/02/2026	$	219.43
EFT23489	GNOWANGERUP IGA	20/02/2026	$	120.33
EFT23437	GNP HARDWARE	05/02/2026	$	377.90
EFT23490	GNP HARDWARE	20/02/2026	$	414.76
EFT23438	GREAT SOUTHERN TOYOTA	05/02/2026	$	390.00
EFT23491	GREAT SOUTHERN TOYOTA	20/02/2026	$	260.00
EFT23492	HENRY PETER WALL	20/02/2026	$	64.90
DD7973.3	HOUSING AUTHORITY	06/02/2026	$	610.00
DD7984.8	HOUSING AUTHORITY	20/02/2026	$	610.00
DD7977.13	HOUSING AUTHORITY	13/02/2026	$	210.00
EFT23493	HOWSON TECHNICAL	20/02/2026	$	3,880.80
EFT23439	IMPRINT PLASTICS	05/02/2026	$	423.06
EFT23440	INDUSTRIAL AUTOMATION GROUP PTY LTD	05/02/2026	$	15,014.45

EFT23494	IRENE CARTER	20/02/2026	$	733.58
EFT23441	IT VISION SOFTWARE PTY LTD T/A READY TECH	05/02/2026	$	8,108.10
EFT23495	JANINE MAREE THORNTON - THE SOUL VAN	20/02/2026	$	350.00
EFT23496	JERRAMUNGUP ELECTRICAL SERVICE	20/02/2026	$	1,269.68
EFT23497	JOANNA EMILY EADES	20/02/2026	$	333.63
EFT23498	JTAGZ	20/02/2026	$	169.95
EFT23499	LG BEST PRACTICES PTY LTD	20/02/2026	$	1,980.00
EFT23500	LG CONSULTING SOLUTIONS	20/02/2026	$	1,160.01
EFT23501	LGISWA	20/02/2026	$	5,379.00
EFT23442	LGRCEU	05/02/2026	$	144.00
EFT23502	LGRCEU	20/02/2026	$	144.00
EFT23503	LINKUP PTY LTD	20/02/2026	$	1,750.00
EFT23443	LIQUIMECH GROUP PTY LTD	05/02/2026	$	13,738.67
EFT23504	LIVINGSTON MEDICAL	20/02/2026	$	23,666.67
EFT23506	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	20/02/2026	$	1,390.00
EFT23444	LO-GO APPOINTMENTS	05/02/2026	$	1,031.83
EFT23505	LO-GO APPOINTMENTS	20/02/2026	$	2,374.85
EFT23445	MCLEODS LAWYERS PTY LTD	05/02/2026	$	2,679.60
EFT23507	MCLEODS LAWYERS PTY LTD	20/02/2026	$	2,999.85
DD7968.5	MERCER SUPER FUND	11/02/2026	$	281.25
DD7982.6	MERCER SUPER FUND	25/02/2026	$	465.87
EFT23446	MESSAGEMEDIA	05/02/2026	$	2,846.05
EFT23447	MINTER ELLISON	05/02/2026	$	9,867.88
EFT23508	MOORE AUSTRLIA (WA) PTY LTD	20/02/2026	$	3,025.00
EFT23509	NUTRIEN AG SOLUTIONS	20/02/2026	$	453.79
EFT23448	OFFICEWORKS	05/02/2026	$	2,241.18
EFT23449	ONEMUSIC AUSTRALIA	05/02/2026	$	387.64
EFT23450	ONGERUP HOTEL-MOTEL	05/02/2026	$	442.00
EFT23451	ONGERUP TYRES & AUTOMOTIVE	05/02/2026	$	135.00
EFT23452	OWEN KELVIN WOODS	05/02/2026	$	300.00
DD7968.3	PANORAMA SUPERANNUATION FUND	11/02/2026	$	391.28
DD7982.4	PANORAMA SUPERANNUATION FUND	25/02/2026	$	141.53
EFT23510	PENNY MAREE WELLS	20/02/2026	$	222.00
EFT23511	POWER HOUSE SIGNS PTY LTD FOR THE QUARTERMAINE FAMILY TRUST T/A RAY FORD SIGNS	20/02/2026	$	66.00
EFT23512	PREMIER MILL HOTEL	20/02/2026	$	1,413.85
EFT23513	PUBLIC TRUSTEE	20/02/2026	$	1,135.26
EFT23514	QHSE INTEGREATED SOLUTIONS PTY LTD	20/02/2026	$	603.90
DD7968.12	REST SUPERANNUATION	11/02/2026	$	99.92
DD7982.13	REST SUPERANNUATION	25/02/2026	$	99.92
EFT23453	RFF PTY LTD	05/02/2026	$	17,105.00
EFT23454	RISE EQUIPMENT PTY LTD	05/02/2026	$	1,473.63
EFT23515	ROAST AND BREW	20/02/2026	$	400.00
EFT23455	SHIRE OF JERRAMUNGUP	05/02/2026	$	250.00
EFT23516	SHIRE OF JERRAMUNGUP	20/02/2026	$	250.00
EFT23456	SHIRE OF LAKE GRACE	05/02/2026	$	5,500.00
EFT23457	SOLUTIONS IT	05/02/2026	$	14,335.08
EFT23517	SOLUTIONS IT	20/02/2026	$	6,941.30
EFT23458	SOS OFFICE EQUIPMENT	05/02/2026	$	846.88
EFT23518	SOS OFFICE EQUIPMENT	20/02/2026	$	60.50
EFT23519	ST JOHN AMBULANCE WESTERN AUSTRALIA LTD	20/02/2026	$	1,730.00
EFT23520	STAMP STORE	20/02/2026	$	128.50
EFT23459	STUART FRASER DRUMMOND	05/02/2026	$	167.01
EFT23521	STUART FRASER DRUMMOND	20/02/2026	$	179.96
EFT23460	SUDARSHAN GHIMIRE	05/02/2026	$	399.00
EFT23461	SUPAGAS PTY LIMITED	05/02/2026	$	211.00

DD7951.1	SYNERGY	01/02/2026	$	3,925.86
DD7973.2	SYNERGY	05/02/2026	$	1,286.84
DD7973.4	SYNERGY	06/02/2026	$	590.51
DD7973.6	SYNERGY	04/02/2026	$	398.55
DD7977.4	SYNERGY	11/02/2026	$	532.12
DD7977.7	SYNERGY	10/02/2026	$	1,297.54
DD7984.4	SYNERGY	25/02/2026	$	4,056.78
DD7977.12	SYNERGY	09/02/2026	$	185.01
DD7977.16	SYNERGY	13/02/2026	$	518.07
DD7977.17	SYNERGY	12/02/2026	$	380.66
EFT23522	TAKO PRINT	20/02/2026	$	9,900.00
EFT23523	TEAM GLOBAL EXPRESS PTY LTD	20/02/2026	$	229.86
EFT23524	THE PUB BORDEN	20/02/2026	$	1,170.00
EFT23525	THE RUSTIC CHICKEN	20/02/2026	$	400.00
DD7968.11	THE TRUSTEE FOR MLC SUPER FUND	11/02/2026	$	116.64
DD7982.12	THE TRUSTEE FOR MLC SUPER FUND	25/02/2026	$	123.12
EFT23526	THE WOOLY SHEEP CAFE & GIFT SHOP	20/02/2026	$	600.00
EFT23527	TRAFFIC FORCE	20/02/2026	$	2,934.80
EFT23462	TREVOR ANTHONY ARCHER TA T&L PAINTING SERVICES	05/02/2026	$	280.50
EFT23463	VENICE ALTHEA AMPON	05/02/2026	$	182.75
EFT23464	WA CONTRACT RANGER SERVICES	05/02/2026	$	4,158.00
EFT23528	WA CONTRACT RANGER SERVICES	20/02/2026	$	2,079.00
EFT23529	WA LIBRARY SUPPLIES/WA ERGO SUPPLIES	20/02/2026	$	139.89
DD7968.6	WALGS PLAN	11/02/2026	$	203.48
DD7982.7	WALGS PLAN	25/02/2026	$	219.43
DD7949.1	WATER CORPORATION	15/02/2026	$	1,528.93
DD7973.5	WATER CORPORATION	06/02/2026	$	916.12
DD7973.14	WATER CORPORATION	05/02/2026	$	1,171.28
DD7977.10	WATER CORPORATION	09/02/2026	$	3,138.15
DD7968.8	WEALTH PERSONAL SUPERANNUATION AND PENSION FUND	11/02/2026	$	2,156.12
DD7982.9	WEALTH PERSONAL SUPERANNUATION AND PENSION FUND	25/02/2026	$	2,191.73
EFT23530	WESTERN AUSTRALIAN ELECTORAL COMMISSION	20/02/2026	$	4,522.75
EFT23531	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION	20/02/2026	$	1,430.00
EFT23465	YONGERGNOW INC	05/02/2026	$	5,500.00
EFT23466	YONGERGNOW-ONGERUP COMMUNITY RESOURCE CENTRE	05/02/2026	$	2,200.00
			$	**577,521.63**

BREAKDOWN OF CREDIT CARD EXPENDITURE

Starlink	02/02/2026	$	139.00
Shire of Gnowangerup	04/02/2026	$	32.00
Busselton Advanced Driving Training	06/02/2026	$	3,695.00
Busselton Advanced Driving Training	06/02/2026	$	2,095.00
Australia Reporting Awards	07/02/2026	$	600.00
Dan Murphys	07/02/2026	$	203.60
Petro Fuels	10/02/2026	$	30.19
Shire of Gnowangerup	11/02/2026	$	178.75
Starlink	11/02/2026	$	139.00
Starlink	11/02/2026	$	418.00
Starlink	11/02/2026	$	19.00
Kmart	11/02/2026	$	88.98
Ace Accomodation	12/02/2026	$	172.43

Busselton Advanced Driving Training	12/02/2026	$	3,695.00
Quest Innaloo	16/02/2026	$	90.00
Facebook	17/02/2026	$	4.33
Starlink	18/02/2026	$	6.25
Woolworths	18/02/2026	$	736.00
Economic Development Australia	19/02/2026	$	214.50
Western Australia Osborne Park	20/02/2026	$	189.50
Facebook	21/02/2026	$	3.78
Quest Innaloo	22/02/2026	$	1,916.35
Tenderlink	25/02/2026	$	190.30
Shire of Gnowangerup	25/02/2026	$	21.30
Facebook	25/02/2026	$	3.31
Starlink	26/02/2026	$	139.00
Hotel at Booking.com	26/02/2026	$	485.10
WALGA Events	26/02/2026	$	400.00
Card Fee x 2	27/02/2026	$	8.00
Facebook	28/02/2026	$	23.21
International Bank Fee	various	$	1.04
		$	15,937.92

EFT23435 **EFT23488**	**Gnowangerup Fuel Supplies: Breakdown of card usage**		**34117.77**
Card 118 – GN.00	CHIEF EXECUTIVE OFFICER		$ 158.63
Card 119 – GN.001	DEPUTY CHIEF EXECUTIVE OFFICER		$ 186.45
Card 120 – GN.002	POOL VEHICLE		$ 90.20
Card 612 1IHK617	COMMUNITY & ECONOMIC DEVELOPMENT MANAGER		
Card 120 - GN.006	DR VEHICLE		$ -
Card 121 – BFB1	BUSHFIRE BRIGADE		
Card 122 – BFB2	BUSHFIRE BRIGADE		$ -
Card 123 – P6000	DEPOT - SMALL PLANT		$ 32,200.00
Card 124 – A6000	ADMIN OFFICE ADDITIONAL CARD		$ 546.13
CARD - ISUZU	COMMUNITY & ECONOMIC DEVELOPMENT MANAGER		
Card 410 - Depot	DEPOT ADDITIONAL CARD		
Troopy	GNOWANGERUP SES		$ 836.53
Card 67 - GNOSES	TRUCK		$ 99.83
Card 68 - GNOSES	UTE		$ -
Card 69 - GNOSES	ULP		$ -
			$ 34,117.77

11.13	**FEBRUARY 2026 MONTHLY FINANCIAL STATEMENTS**
Location:	Shire of Gnowangerup
Proponent:	N/A
Date of Report:	6 March 2026
Business Unit:	Corporate and Community Services
Responsible Officer:	Thomas Gorman – Deputy Chief Executive Officer
Author:	Stephanie Karafilis – Senior Finance Officer
Disclosure of Interest:	Nil

ATTACHMENTS

- February 2026 Monthly Financial Report ending 28th February 2026

PURPOSE OF THE REPORT

For Council to receive the February 2026 Monthly Financial Report for the period of 01/02/2026 to 28/02/2026

BACKGROUND

Regulation 34 & 35 of the *Local Government (Financial Management) Regulations 1996* require a monthly statement of financial activity, monthly statement of financial position and explanation of material variance to be presented to Council.
The report must be presented at an ordinary meeting of council within two months after the end of the month to which the statement relates. Regulations prescribe the information to be contained in the report.

The Monthly Financial Report has been compiled to comply with the *Local Government (Financial Management) Regulations 1995,* associated regulations, and to the extent they are not inconsistent with the *Local Government (Financial Management) Regulations 1995* and the Australian Accounting Standards.

In accordance with regulation 34(5) of the *Local Government (Financial Management) Regulations 1996,* Council has adopted on 30th July 2025 the annual material variance threshold of $10,000 or 10% for reporting budget variances within monthly financial reporting for the 2025/26 financial year.

COMMENTS

The Monthly Financial Report for the period ending 28th February 2026 are attached to include the following as required by legislation:

- Statement of Financial Activity
- Statement of Financial Position
- Note 1 – Basis for Preparation and Significant Accounting Policies
- Note 2 - Statement of Financial Activity Information; and
- Note 3 – Explanation of Material Variances.

CONSULTATION

Nil

LEGAL AND STATUTORY REQUIREMENTS

Local Government (Financial Management) Regulations 1996

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

(1) A local government is to prepare each month a statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget under regulation 22(1)(d), for the previous month (the relevant month in the following detail –
   (a) Annual budget estimates, considering any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c); and
   (b) Budget estimates to the end of the relevant month; and
   (c) Actual amounts of expenditure, revenue, and income to the end of the relevant month; and
   (d) Material variance between the comparable amounts referred to in paragraphs (b) and (c); and
   (e) The net current assets at the end of the relevant month and a note containing a summary explaining composition of the net current assets.

(4) A statement of financial activity, and any accompanying documents referred to in sub regulation
   (2), are to be –
   (a) presented at an ordinary meeting of council within 2 months after the end of the relevant month; and
   (b) recorded in the minutes of the meeting at which it is presented.

(5) Each financial year, a local government is to adopt a percentage or value, calculated in accordance with AAS, to be used in statements of financial activity for reporting material variances.

35 Financial position statement required each month

(1) A local government must prepare each month a statement of financial position showing the financial position of the local government as at the last day of the previous month and –
   (a) The financial position of the local government as at the last day of the previous financial year; or
   (b) If the previous month is June, the financial position of the local government as at the last day of the financial year before the previous financial year.

(2) A statement of financial position must be –
   (a) Presented at an ordinary meeting of council within 2 months of the end of the previous month; and
   (b) Recorded in the minutes of meeting at which it is presented.

POLICY IMPLICATIONS

There is no known policy implications associated with this item.

FINANCIAL IMPLICATIONS

The presentation of these monthly financial reports provides Council with regular updates regarding the status of the financial position and assists to comply with the *Local Government Act 1995* and associated regulations.

STRATEGIC IMPLICATIONS

Strategic Community Plan
Theme: Our Organisation
Community Priority: Forward planning and implementation of plans to achieve strategic priorities
Action: Performance against commitments made

STRATEGIC RISK MANAGEMENT CONSIDERATIONS:

This item has been evaluated against the current Council approved Risk Management Register.

Risk description	Not to endorse the officer's recommendation
Primary Strategic Risk Category	Financial Sustainability
Primary Strategic Risk Category **Description**	Inability to maintain service and infrastructure levels for the Shire
Consequence: (Insignificant, Minor, Moderate, Major, Catastrophic)	Catastrophic
Likelihood: (Almost Certain, Likely, Possible, Unlikely, Rare)	Unlikely

IMPACT ON CAPACITY

Nil

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

Nil

CONCLUSION

The presentation of the Monthly Financial Statements is a legislative requirement that is presented as a standard item in the Ordinary Council Meeting (OCM) Agenda.

VOTING REQUIREMENTS

Simple Majority

COUNCIL RESOLUTION

MOVED: Cr M Creagh SECONDED: Cr P Callaghan

0326.16 That Council:

- **RECEIVES the Monthly Financial Statements for the month of February 2026.**

UNANIMOUSLY CARRIED BY: 6/0

FOR: Cr K O'Keeffe, Cr M Creagh, Cr P Callaghan, Cr R Miniter, Cr R O'Meehan, Cr R Kiddle
AGAINST: Nil

MOORE

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12 March 2026

David Nicholson
Chief Executive Officer
Shire of Gnowangerup
28 Yougenup Road
GNOWANGERUP WA 6335

Dear David

COMPILATION REPORT TO SHIRE OF GNOWANGERUP

We have compiled the accompanying special purpose financial report of Shire of Gnowangerup which comprise the statement of financial position as at 28 February 2026, the statement of financial activity, notes providing statement of financial activity supporting information, explanation of material variances for the year then ended and a summary of material accounting policy information. These have been prepared in accordance with *Local Government Act 1995* and associated regulations as described in Note 1 to the financial report. The specific purpose for which the special purpose financial statements have been prepared is also set out in Note 1 of the financial report. We have provided the supplementary information of Shire of Gnowangerup as at 28 February 2026 and for the period then ended based on the records of the Shire of Gnowangerup.

THE RESPONSIBILITY OF SHIRE OF GNOWANGERUP

The CEO of Shire of Gnowangerup is solely responsible for information contained in the special purpose financial report and supplementary information, the reliability, accuracy and completeness of the information and for the determination that the basis of accounting used is appropriate to meet their needs and for the purpose that the financial report was prepared.

OUR RESPONSIBILITY

On the basis of information provided by Shire of Gnowangerup we have compiled the accompanying special purpose financial report in accordance with the requirements of *APES 315 Compilation of Financial Information* and the *Local Government Act 1995*, associated regulations and to the extent that they are not inconsistent with the *Local Government Act 1995*, the Australian Accounting Standards.

We have applied our expertise in accounting and financial reporting to compile these financial statements in accordance with the basis of accounting described in Note 1 to the financial report except for the matters of non-compliance with the basis of preparation identified with Note 1 of the financial report. We have complied with the relevant ethical requirements of *APES 110 Code of Ethics for Professional Accountants.*

Supplementary information attached to the financial report has been extracted from the records of Shire of Gnowangerup and information presented in the special purpose financial report.

ASSURANCE DISCLAIMER

Since a compilation engagement is not an assurance engagement, we are not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion on these financial statements.

The special purpose financial report was compiled exclusively for the benefit of Shire of Gnowangerup who are responsible for the reliability, accuracy and completeness of the information used to compile them. Accordingly, the special purpose financial report may not be suitable for other purposes. We do not accept responsibility for the contents of the special purpose financial report.

Russell Barnes
Director
Moore Australia (WA) Pty Ltd

SHIRE OF GNOWANGERUP

MONTHLY FINANCIAL REPORT

(Containing the required statement of financial activity and statement of financial position)

For the period ended 28 February 2026

LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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SHIRE OF GNOWANGERUP
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2026

	Note	Amended Budget Estimates (a)	YTD Budget Estimates (b)	YTD Actual (c)	Variance* $ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.
		$	$	$	$	%	
OPERATING ACTIVITIES							
Revenue from operating activities							
General rates		5,346,719	5,346,719	**5,348,911**	2,192	0.04%	
Grants, subsidies and contributions		2,070,305	1,313,322	**1,396,057**	82,735	6.30%	▲
Fees and charges		515,280	406,234	**445,888**	39,654	9.76%	▲
Interest revenue		217,816	134,486	**167,226**	32,740	24.34%	▲
Other revenue		281,022	246,608	**246,025**	(583)	(0.24%)	
Profit on asset disposals		62,569	57,872	**48,124**	(9,748)	(16.84%)	▼
		8,493,711	**7,505,241**	**7,652,231**	**146,990**	1.96%	
Expenditure from operating activities							
Employee costs		(4,137,858)	(2,881,561)	**(2,412,463)**	469,098	16.28%	▲
Materials and contracts		(4,541,235)	(2,861,632)	**(2,113,108)**	748,524	26.16%	▲
Utility charges		(189,694)	(93,565)	**(80,090)**	13,475	14.40%	▲
Depreciation		(4,592,492)	(3,065,515)	**(3,044,780)**	20,735	0.68%	▲
Finance costs		(7,052)	(3,926)	**(3,834)**	92	2.34%	
Insurance		(240,644)	(240,644)	**(236,226)**	4,418	1.84%	
Other expenditure		(358,020)	(208,700)	**(176,759)**	31,941	15.30%	▲
Loss on asset disposals		(13,245)	(13,000)	**0**	13,000	100.00%	▲
		(14,080,240)	**(9,368,543)**	**(8,067,260)**	**1,301,283**	13.89%	
Non cash amounts excluded from operating activities	2(c)	4,543,168	3,020,643	**2,996,656**	(23,987)	(0.79%)	▼
Amount attributable to operating activities		**(1,043,361)**	**1,157,341**	**2,581,627**	**1,424,286**	123.07%	
INVESTING ACTIVITIES							
Inflows from investing activities							
Proceeds from capital grants, subsidies and contributions		3,461,777	1,220,996	**1,146,158**	(74,838)	(6.13%)	▼
Proceeds from disposal of assets		315,035	58,778	**92,989**	34,211	58.20%	▲
Proceeds from financial assets at amortised cost - self supporting loans		15,183	7,568	**7,568**	0	0.00%	
		3,791,995	**1,287,342**	**1,246,715**	**(40,627)**	(3.16%)	
Outflows from investing activities							
Payments for property, plant and equipment		(1,553,766)	(1,358,390)	**(789,726)**	568,664	41.86%	▲
Payments for construction of infrastructure		(4,313,590)	(2,772,688)	**(1,553,498)**	1,219,190	43.97%	▲
		(5,867,356)	**(4,131,078)**	**(2,343,224)**	**1,787,854**	43.28%	
Non-cash amounts excluded from investing activities	2(d)	0	0	**(44,797)**	(44,797)	0.00%	▼
Amount attributable to investing activities		**(2,075,361)**	**(2,843,736)**	**(1,141,306)**	**1,702,430**	59.87%	
FINANCING ACTIVITIES							
Inflows from financing activities							
Transfer from reserves		220,174	89,327	**89,327**	0	0.00%	
		220,174	**89,327**	**89,327**	**0**	0.00%	
Outflows from financing activities							
Payments for principal portion of lease liabilities		(377)	(377)	**(377)**	0	0.00%	
Repayment of borrowings		(102,089)	(50,643)	**(50,643)**	0	0.00%	
Transfer to reserves		(364,108)	(31,543)	**(31,543)**	0	0.00%	
		(466,574)	**(82,563)**	**(82,563)**	**0**	0.00%	
Amount attributable to financing activities		**(246,400)**	**6,764**	**6,764**	**0**	0.00%	
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year	2(a)	3,365,122	3,365,122	**3,365,122**	0	0.00%	
Amount attributable to operating activities		(1,043,361)	1,157,341	**2,581,627**	1,424,286	123.07%	▲
Amount attributable to investing activities		(2,075,361)	(2,843,736)	**(1,141,306)**	1,702,430	59.87%	▲
Amount attributable to financing activities		(246,400)	6,764	**6,764**	0	0.00%	
Surplus or deficit after imposition of general rates		**0**	**1,685,491**	**4,812,207**	**3,126,716**	185.51%	▲

KEY INFORMATION

▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data outside the adopted materiality threshold.
▲ Indicates a variance with a positive impact on the financial position.
▼ Indicates a variance with a negative impact on the financial position.
Refer to Note 3 for an explanation of the reasons for the variance.

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

SHIRE OF GNOWANGERUP
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 28 FEBRUARY 2026

	Actual 30 June 2025	Actual as at 28 February 2026
	$	$
CURRENT ASSETS		
Cash and cash equivalents	7,599,442	8,573,281
Trade and other receivables	308,728	830,369
Other financial assets	15,184	7,616
Inventories	21,307	39,703
Contract assets	109,277	154,074
Other assets	39,213	0
TOTAL CURRENT ASSETS	8,093,151	9,605,043
NON-CURRENT ASSETS		
Trade and other receivables	135,150	135,150
Other financial assets	87,281	87,281
Property, plant and equipment	32,986,789	32,914,462
Infrastructure	136,755,667	136,081,573
TOTAL NON-CURRENT ASSETS	169,964,887	169,218,466
TOTAL ASSETS	178,058,038	178,823,509
CURRENT LIABILITIES		
Trade and other payables	440,347	1,013,945
Other liabilities	965,314	472,566
Lease liabilities	409	32
Borrowings	102,088	51,445
Employee related provisions	332,440	336,952
TOTAL CURRENT LIABILITIES	1,840,598	1,874,940
NON-CURRENT LIABILITIES		
Borrowings	222,599	222,599
Employee related provisions	44,892	44,892
TOTAL NON-CURRENT LIABILITIES	267,491	267,491
TOTAL LIABILITIES	2,108,089	2,142,431
NET ASSETS	**175,949,949**	**176,681,078**
EQUITY		
Retained surplus	42,170,396	42,959,309
Reserve accounts	2,974,744	2,916,960
Revaluation surplus	130,804,809	130,804,809
TOTAL EQUITY	**175,949,949**	**176,681,078**

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

1 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES

BASIS OF PREPARATION

This prescribed financial report has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements
Section 6.4(2) of the Local Government Act 1995 read with the *Local Government (Financial Management) Regulations 1996,* prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the Shire to measure any vested improvements at zero cost.

Local Government (Financial Management) Regulations 1996, regulation 34 prescribes contents of the financial report. Supplementary information does not form part of the financial report.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has 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.

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 06 March 2026

THE LOCAL GOVERNMENT REPORTING ENTITY
All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements.

MATERIAL ACCOUNTING POLICES
Material accounting policies utilised in the preparation of these statements are as described within the 2025-26 Annual Budget. Please refer to the adopted budget document for details of these policies.

Critical accounting estimates and judgements
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.

The estimates and associated assumptions are based on historical experience and various other factors 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.

As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the financial report.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:
- Fair value measurement of assets carried at reportable value including:
  - Property, plant and equipment
  - Infrastructure
- Impairment losses of non-financial assets
- Expected credit losses on financial assets
- Measurement of employee benefits
- Estimation uncertainties and judgements made in relation to lease accounting

2 NET CURRENT ASSETS INFORMATION

(a) Net current assets used in the Statement of Financial Activity

	Note	Amended Budget Opening 1 July 2025	Actual as at 30 June 2025	Actual as at 28 February 2026
Current assets		$	$	$
Cash and cash equivalents		7,599,442	7,599,442	8,573,281
Trade and other receivables		308,728	308,728	830,369
Other financial assets		15,184	15,184	7,616
Inventories		21,307	21,307	39,703
Contract assets		109,277	109,277	154,074
Other assets		39,213	39,213	0
		8,093,151	8,093,151	9,605,043
Less: current liabilities				
Trade and other payables		(440,347)	(440,347)	(1,013,945)
Other liabilities		(965,314)	(965,314)	(472,566)
Lease liabilities		(409)	(409)	(32)
Borrowings		(102,088)	(102,088)	(51,445)
Employee related provisions		(332,440)	(332,440)	(336,952)
		(1,840,598)	(1,840,598)	(1,874,940)
Net current assets		6,252,553	6,252,553	7,730,103
Less: Total adjustments to net current assets	2(b)	(2,887,431)	(2,887,431)	(2,917,896)
Closing funding surplus / (deficit)		**3,365,122**	**3,365,122**	**4,812,207**

(b) Current assets and liabilities excluded from budgeted deficiency

Adjustments to net current assets				
Less: Reserve accounts		(2,974,744)	(2,974,744)	(2,916,960)
Less: Financial assets at amortised cost - self supporting loans		(15,184)	(15,184)	(7,616)
Less: Current assets not expected to be received at end of year				
- Reconciling item non cash movement in contract asset		0	0	(44,797)
Add: Current liabilities not expected to be cleared at the end of the year				
- Current portion of lease liabilities		409	409	32
- Current portion of borrowings		102,088	102,088	51,445
Total adjustments to net current assets	2(a)	**(2,887,431)**	**(2,887,431)**	**(2,917,896)**

(c) Non-cash amounts excluded from operating activities

	Amended Budget Estimates 30 June 2026	YTD Budget Estimates 28 February 2026	YTD Actual 28 February 2026
	$	$	$
Adjustments to operating activities			
Less: Profit on asset disposals	(62,569)	(57,872)	(48,124)
Add: Loss on asset disposals	13,245	13,000	0
Add: Depreciation	4,592,492	3,065,515	3,044,780
Total non-cash amounts excluded from operating activities	**4,543,168**	**3,020,643**	**2,996,656**

(d) Non-cash amounts excluded from investing activities

Adjustments to investing activities			
Non cash capital grant, subsidies and contributions	0	0	(44,797)
Total non-cash amounts excluded from investing activities	**0**	**0**	**(44,797)**

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. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the local governments' operational cycle.

3 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.
The material variance adopted by Council for the 2025-26 year is $20,000 or 10.00% whichever is the greater.

Description	Var. $	Var. %	
	$	%	
Revenue from operating activities			
Grants, subsidies and contributions	**82,735**	**6.30%**	▲
Grants Commission and fire prevention funding received higher than YTD budget.		Timing	
Fees and charges	**39,654**	**9.76%**	▲
Chalet rental income higher than budget.		Permanent	
Interest revenue	**32,740**	**24.34%**	▲
Interest earnings on investment funds higher than expected.		Timing	
Profit on asset disposals	**(9,748)**	**(16.84%)**	▼
Some plant disposals not yet occurred - refer to note 6.		Timing	
Expenditure from operating activities			
Employee costs	**469,098**	**16.28%**	▲
Some employment positions are vacant.		Timing	
Materials and contracts	**748,524**	**26.16%**	▲
Fuels & oils, vehicle parts & repairs and accounting & finance support services YTD actual higher than YTD budget.		Timing	
Finance unit costs, strategy & governance costs, audit fees, hazard reductions, refuse collection, recreation programs funded, road maintenance, IT costs & support and consulting expenses YTD actual lower than YTD budget.		Timing	
Pallinup Bridge over budget.		Permanent	
Utility charges	**13,475**	**14.40%**	▲
Gnowangerup swimming pool and standpipe YTD actual lower than YTD budget.		Timing	
Depreciation	**20,735**	**0.68%**	▲
Roads and other transport depreciation YTD actual lower than YTD budget.		Timing	
Other expenditure	**31,941**	**15.30%**	▲
No expenditure for NSPNRG contribution.		Timing	
Loss on asset disposals	**13,000**	**100.00%**	▲
John Deere backhoe disposal not yet occurred - refer to note 6.		Timing	
Non cash amounts excluded from operating activities	**(23,987)**	**(0.79%)**	▼
Fixed asset depreciation and disposals.		Timing	
Inflows from investing activities			
Proceeds from capital grants, subsidies and contributions	**(74,838)**	**(6.13%)**	▼
Proceeds from capital grant relating to Regional Road Group received more than YTD budget.		Timing	
Ongerup fire shed and Toompup/Magitup Dam funding not yet received.		Timing	
Proceeds from disposal of assets	**34,211**	**58.20%**	▲
Some plant disposals not yet occurred - refer to note 6.			
Outflows from investing activities			
Payments for property, plant and equipment	**568,664**	**41.86%**	▲
Ongerup fire station, Whitehead Road housing and the economic development strategy YTD actuals lower than YTD budget.		Timing	
Some major plant items not yet purchased.		Timing	
Payments for construction of infrastructure	**1,219,190**	**43.97%**	▲
RRG and R2R road works, secondary freight network, waste water ponds expenditure lower than YTD budget.		Timing	
Some construction projects have not yet started, no expenditure has occurred.		Timing	
Non-cash amounts excluded from investing activities	**(44,797)**	**0.00%**	▼
Reconciling item non cash movement in contract asset		Timing	
Surplus or deficit after imposition of general rates	**3,126,716**	**185.51%**	▲

SHIRE OF GNOWANGERUP

SUPPLEMENTARY INFORMATION

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BASIS OF PREPARATION - SUPPLEMENTARY INFORMATION

Supplementary information is presented for information purposes. The information does not comply with the disclosure requirements of the Australian Accounting Standards.

SHIRE OF GNOWANGERUP
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 28 FEBRUARY 2026

1 KEY INFORMATION

Funding Surplus or Deficit Components

Funding surplus / (deficit)

	Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
Opening	$3.37 M	$3.37 M	$3.37 M	$0.00 M
Closing	$0.00 M	$1.69 M	$4.81 M	$3.13 M

Refer to Statement of Financial Activity

Cash and cash equivalents

	$8.57 M	% of total
Unrestricted Cash	$5.66 M	66.0%
Restricted Cash	$2.92 M	34.0%

Refer to 3 - Cash and Financial Assets

Payables

	$1.01 M	% Outstanding
Trade Payables	$0.84 M	
0 to 30 Days		91.2%
Over 30 Days		8.9%
Over 90 Days		0.1%

Refer to 9 - Payables

Receivables

	$0.16 M	% Collected
Rates Receivable	$0.67 M	83.9%
Trade Receivable	$0.16 M	% Outstanding
Over 30 Days		13.4%
Over 90 Days		3.2%

Refer to 7 - Receivables

Key Operating Activities

Amount attributable to operating activities

Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
($1.04 M)	$1.16 M	$2.58 M	$1.42 M

Refer to Statement of Financial Activity

Rates Revenue

YTD Actual	$5.35 M	% Variance
YTD Budget	$5.35 M	0.0%

Grants and Contributions

YTD Actual	$1.40 M	% Variance
YTD Budget	$1.31 M	6.3%

Refer to 13 - Grants and Contributions

Fees and Charges

YTD Actual	$0.45 M	% Variance
YTD Budget	$0.41 M	9.8%

Refer to Statement of Financial Activity

Key Investing Activities

Amount attributable to investing activities

Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
($2.08 M)	($2.84 M)	($1.14 M)	$1.70 M

Refer to Statement of Financial Activity

Proceeds on sale

YTD Actual	$0.09 M	%
Amended Budget	$0.32 M	(70.5%)

Refer to 6 - Disposal of Assets

Asset Acquisition

YTD Actual	$1.55 M	% Spent
Amended Budget	$4.31 M	(64.0%)

Refer to 5 - Capital Acquisitions

Capital Grants

YTD Actual	$1.15 M	% Received
Amended Budget	$3.46 M	(66.9%)

Refer to 5 - Capital Acquisitions

Key Financing Activities

Amount attributable to financing activities

Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
($0.25 M)	$0.01 M	$0.01 M	$0.00 M

Refer to Statement of Financial Activity

Borrowings

Principal repayments	($0.05 M)
Interest expense	($0.00 M)
Principal due	$0.27 M

Refer to 10 - Borrowings

Reserves

Reserves balance	$2.92 M
Net Movement	($0.06 M)

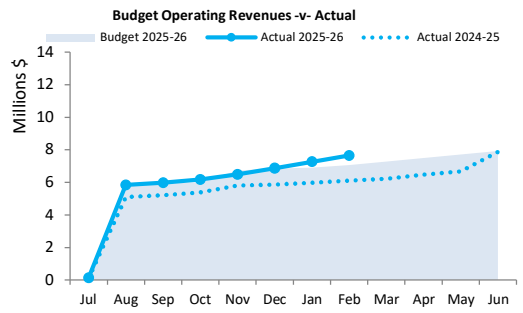
Refer to 4 - Cash Reserves

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

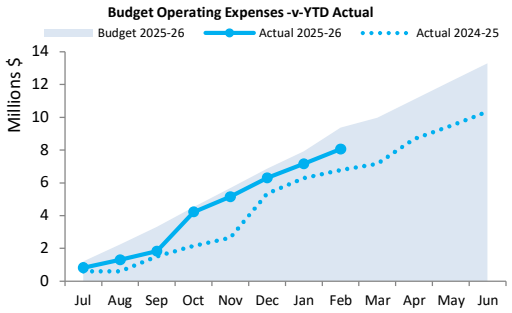
2 KEY INFORMATION - GRAPHICAL

OPERATING ACTIVITIES

OPERATING REVENUE

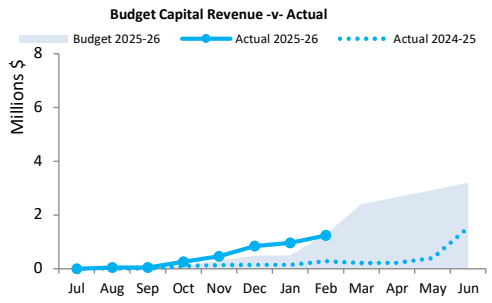


OPERATING EXPENSES

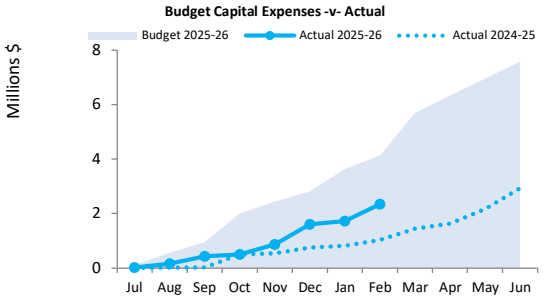


INVESTING ACTIVITIES

CAPITAL REVENUE

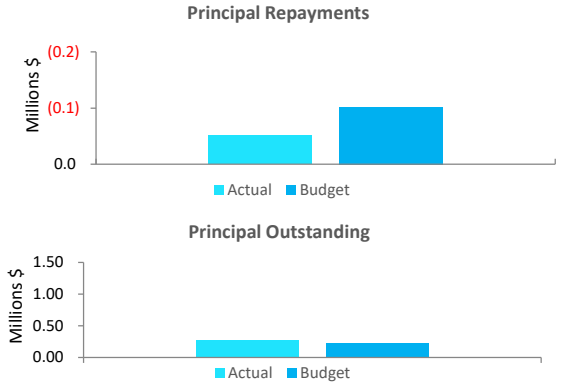


CAPITAL EXPENSES

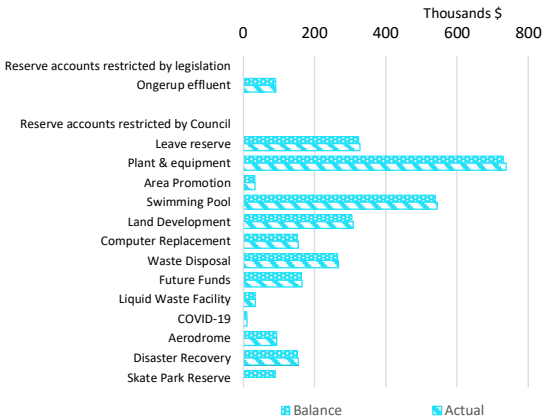


FINANCING ACTIVITIES

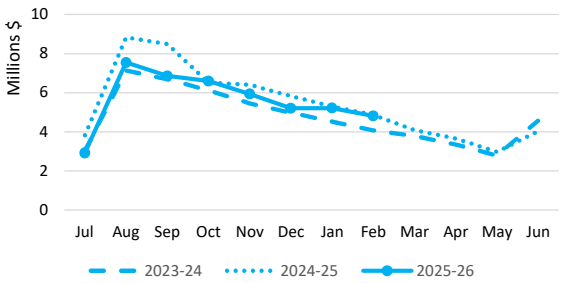
BORROWINGS



RESERVES



Closing funding surplus / (deficit)



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

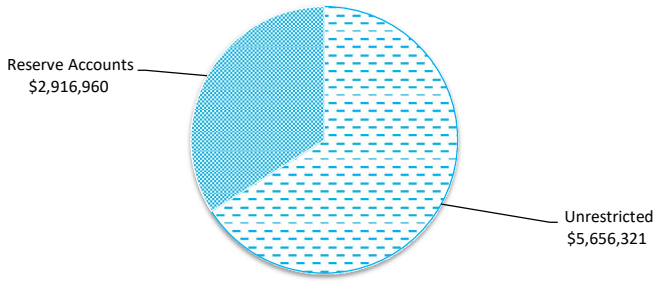
3 CASH AND FINANCIAL ASSETS AT AMORTISED COST

Description	Classification	Unrestricted	Reserve Accounts	Total	Institution	Interest Rate	Maturity Date
		$	$	$			
Municipal Fund Bank - Bendigo	Cash and cash equivalents	903,160	0	903,160	Bendigo	Variable	NA
Petty Cash	Cash and cash equivalents	661	0	661	Cash on hand	NA	NA
Reserve Fund Bank	Cash and cash equivalents	0	2,000,000	2,000,000	Bendigo	4.20%	May-26
Municipal Fund Bank - Investments	Cash and cash equivalents	700,000	0	700,000	Bendigo	4.10%	Apr-26
Municipal Fund Bank - Investments	Cash and cash equivalents	300,000	0	300,000	Bendigo	4.20%	May-26
Municipal Fund Bank - Investments	Financial assets at amortised cost	500,000	0	500,000	Bendigo	4.25%	May-26
Reserve Fund Bank	Cash and cash equivalents	0	916,960	916,960	Bendigo	Variable	NA
Municipal Fund Bank - Investments	Cash and cash equivalents	752,014	0	752,014	Bendigo	4.00%	Mar-26
Municipal Fund Bank - Investments	Cash and cash equivalents	500,486	0	500,486	Bendigo	3.80%	NA
Municipal Fund Bank - Investments	Cash and cash equivalents	1,500,000	0	1,500,000	Bendigo	4.65%	Aug-26
Municipal Fund Bank - Investments		500,000	0	500,000	Bendigo	3.95%	Apr-26
Total		**5,656,321**	**2,916,960**	**8,573,281**			
Comprising							
Cash and cash equivalents		5,156,321	2,916,960	8,073,281			
Financial assets at amortised cost		500,000	0	500,000			
		5,656,321	**2,916,960**	**8,573,281**			

KEY INFORMATION
Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.
Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

The local government classifies financial assets at amortised cost if both of the following criteria are met:
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 8 - Other assets.



4 RESERVE ACCOUNTS

	Budget				Actual			
Reserve account name	Opening Balance	Transfers In (+)	Transfers Out (-)	Closing Balance	Opening Balance	Transfers In (+)	Transfers Out (-)	Closing Balance
	$	$	$	$	$	$	$	$
Reserve accounts restricted by legislation								
Ongerup effluent	90,425	1,976	(50,000)	42,401	90,425	979	0	91,404
Reserve accounts restricted by Council								
Leave reserve	323,658	7,072	0	330,730	323,658	3,504	0	327,162
Plant & equipment	730,114	15,953	0	746,067	730,114	7,905	0	738,019
Area Promotion	32,235	10,630	0	42,865	32,235	349	0	32,584
Swimming Pool	537,930	61,754	0	599,684	537,930	5,824	0	543,754
Land Development	304,918	195,845	0	500,763	304,918	3,301	0	308,219
Computer Replacement	152,111	53,324	(25,000)	180,435	152,111	1,647	0	153,758
Waste Disposal	263,818	5,765	(30,000)	239,583	263,818	2,857	0	266,675
Future Funds	162,637	3,554	0	166,191	162,637	1,761	0	164,398
Liquid Waste Facility	33,470	731	0	34,201	33,470	362	0	33,832
COVID-19	9,926	217	(9,926)	217	9,926	108	0	10,034
Aerodrome	93,040	2,033	(15,921)	79,152	93,040	1,007	0	94,047
Disaster Recovery	151,434	3,309	0	154,743	151,434	1,640	0	153,074
Skate Park Reserve	89,028	1,945	(89,327)	1,646	89,028	299	(89,327)	0
	2,974,744	**364,108**	**(220,174)**	**3,118,678**	**2,974,744**	**31,543**	**(89,327)**	**2,916,960**

5 CAPITAL ACQUISITIONS

Capital acquisitions	Amended Budget	YTD Budget	YTD Actual	YTD Variance
	$	$	$	$
Land	110,000	86,292	73,571	(12,721)
Buildings	563,863	522,195	329,811	(192,384)
Furniture & Equipment	30,585	30,585	31,088	503
Plant & Equipment	849,318	719,318	355,256	(364,062)
Acquisition of property, plant and equipment	**1,553,766**	**1,358,390**	**789,726**	**(568,664)**
Roads	3,719,078	2,574,655	1,344,258	(1,230,397)
Parks & Ovals	17,000	2,000	2,191	191
Sewerage Assets	50,000	50,000	0	(50,000)
Infrastructure - Solid Waste	30,000	0	0	0
Infrastructure - Aerodrome	100,800	39,033	66,764	27,731
Infrastructure - Other	396,712	107,000	140,285	33,285
Acquisition of infrastructure	**4,313,590**	**2,772,688**	**1,553,498**	**(1,219,190)**
Total capital acquisitions	**5,867,356**	**4,131,078**	**2,343,224**	**(1,787,854)**
Capital Acquisitions Funded By:				
Capital grants and contributions	3,461,777	1,220,996	1,146,158	(74,838)
Other (disposals & C/Fwd)	315,035	58,778	92,989	34,211
Reserve accounts				
Ongerup effluent	50,000	0	0	0
Computer Replacement	25,000	0	0	0
Waste Disposal	30,000	0	0	0
Aerodrome	15,921	0	0	0
Skate Park Reserve	89,327	89,327	89,327	0
Contribution - operations	1,880,296	2,761,977	1,014,750	(1,747,227)
Capital funding total	**5,867,356**	**4,131,078**	**2,343,224**	**(1,787,854)**

KEY INFORMATION

Initial recognition

An item of property, plant and equipment or infrastructure that qualifies for recognition as an asset is measured at its cost.

Upon initial recognition, cost is determined as the amount paid (or other consideration given) to acquire the assets, plus costs incidental to the acquisition. The cost of non-current assets constructed by the Shire includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

Assets for which the fair value as at the date of acquisition is under $5,000 are not recognised as an asset in accordance with *Local Government (Financial Management) Regulation 17A(5).* These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

Individual assets that are land, buildings and infrastructure acquired between scheduled revaluation dates of the asset class in accordance with the Shire's revaluation policy, are recognised at cost and disclosed as being at reportable value.

Measurement after recognition

Plant and equipment including furniture and equipment and right-of-use assets (other than vested improvements) are measured using the cost model as required under *Local Government (Financial Management) Regulation 17A(2).* Assets held under the cost model are carried at cost less accumulated depreciation and any impairment losses being their reportable value.

Reportable Value

In accordance with *Local Government (Financial Management) Regulation 17A(2),* the carrying amount of non-financial assets that are land and buildings classified as property, plant and equipment, investment properties, infrastructure or vested improvements that the local government controls.

Reportable value is for the purpose of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date minus (to the extent applicable) the accumulated depreciation and any accumulated impairment losses in respect of the non-financial asset subsequent to its last valuation date.

5 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

Capital expenditure total
Level of completion indicators

0%
20%
40%
60%
80%
100%
Over 100%

Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

	Account Description	Amended Current Budget	Year to Date Budget	Year to Date Actual	Variance (Under)/Over
Capital Expenditure					
Land					
23064	Quinn St Precinct Development (Capital)(Land)	110,000	86,292	73,571	(12,721)
Land Total		**110,000**	**86,292**	**73,571**	**(12,721)**
Buildings					
05044	ONG Fire Station (Capital)(Buildings - SP)	160,250	155,250	37,044	(118,206)
31024	GNP Town Hall (Capital)(Buildings - SP)	201,113	201,113	199,749	(1,364)
39004	GNP Depot (Capital)(Buildings - SP)	20,000	0	0	0
46004	GNP Caravan Park Chalets (Capital)(Buildings - SP)	10,000	3,332	0	(3,332)
23074	Houses Cnr Quinn & Whithead (Capital)(Build - Non-Sp)	10,000	10,000	1,388	(8,612)
23104	Whitehead Road 3 4x2 (DIDO)	50,000	50,000	17,850	(32,150)
58004	2 CECIL STREET - CAPITAL WORKS	75,000	75,000	73,780	(1,220)
50014	Economic Development Strategy	37,500	27,500	0	(27,500)
Buildings Total		**563,863**	**522,195**	**329,811**	**(192,383)**
Furniture & Equipment					
04004	COMPUTER EQUIPMENT & SOFTWARE	30,585	30,585	31,088	503
Furniture & Equipment Total		**30,585**	**30,585**	**31,088**	**503**
Plant & Equipment					
07074	Townsite Smiley speed signs	50,000	0	0	0
32054	Pool Heat Pump Replacement	32,082	32,082	32,083	1
32064	Pool Vacuum	20,000	20,000	19,131	(869)
32074	Pool Banner Mesh Fence	9,000	9,000	12,198	3,198
39104	Isuzu D-Max Crew Cab Ute (EMIA)	64,000	64,000	64,071	71
39114	Isuzu D-Max Space Cab (LH Construction)	50,100	50,100	49,613	(487)
39124	Isuzu D-Max Space Cab (Tech Officer)	50,100	50,100	49,240	(860)
40724	John Deere Backhoe	210,700	210,700	0	(210,700)
40734	Plant Trailer Low Loader	80,000	0	0	0
40744	Water Tank Slip On Unit	60,750	60,750	30,375	(30,375)
40754	Emulsion Sprayer and Trailer	16,000	16,000	0	(16,000)
40774	Spray Trailer	8,500	8,500	0	(8,500)
50004	Vehicle (Com Econ Dev)	52,000	52,000	51,865	(135)
40364	Replace Truck GN007 (Capital)(P&E)	99,406	99,406	0	(99,406)
40684	Skid Steer Trailer (Capital)(P&E)	46,680	46,680	46,680	0
Plant & Equipment Total		**849,318**	**719,318**	**355,256**	**(364,063)**
Roads					
38004	RRG - Project Grant Works (Capital)(Inf Rds)	1,008,624	881,362	627,212	(254,150)
38014	R2R Grant Works (Capital)(Inf Rds)	912,860	525,926	374,512	(151,414)
38094	Council Funded Roads Program (Capital)(Inf Rds)	321,296	234,819	293,349	58,530
38104	Council Funded - Road Works (Capital)(Inf Rds)	26,298	26,298	23,165	(3,134)
38124	Secondary Freight Network Program (Capital)(Inf Rds)	1,450,000	906,250	26,020	(880,230)
Roads Total		**3,719,078**	**2,574,655**	**1,344,258**	**(1,230,398)**
Parks & Ovals					
33154	Weir Park Stage 1 (Capital)(Inf Parks)	17,000	2,000	2,191	191
Parks & Ovals Total		**17,000**	**2,000**	**2,191**	**191**
Sewerage Assets					

5 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

Capital expenditure total
Level of completion indicators

- 0%
- 20%
- 40%
- 60%
- 80%
- 100%
- Over 100%

Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

	Account Description	Amended Current Budget	Year to Date Budget	Year to Date Actual	Variance (Under)/Over
26014	ONG Wast Water Ponds (Capital)(Inf Sew)	50,000	50,000	0	(50,000)
Sewerage Assets Total		**50,000**	**50,000**	**0**	**(50,000)**

5 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

Capital expenditure total
Level of completion indicators

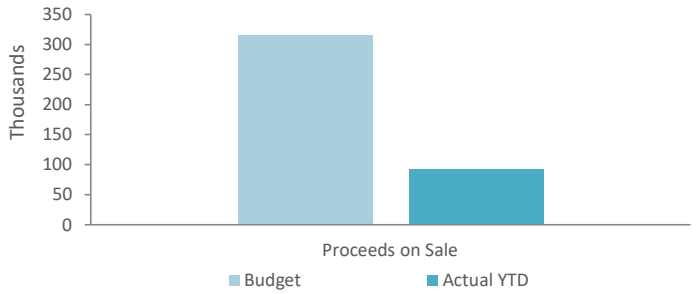
0%
20%
40%
60%
80%
100%
Over 100%

Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

Account	Description	Amended Current Budget	Year to Date Budget	Year to Date Actual	Variance (Under)/Over
Infrastructure - Solid Waste					
25044	GNP ONP BDN Waste Sites various upgrades	30,000	0	0	0
Infrastructure - Solid Waste Total		**30,000**	**0**	**0**	**0**
Infrastructure - Aerodrome					
43044	Aerodrome - Water Tanks & Control Unit	32,600	16,300	37,305	21,004
43054	Aerodrome - Runway strip drainage	68,200	22,733	29,459	6,726
Infrastructure - Aerodrome Total		**100,800**	**39,033**	**66,764**	**27,730**
Infrastructure - Other					
38614	GNP Depot yard seal extension and drainage	30,000	20,000	0	(20,000)
38624	GNP Depot Wash Down Bay Improvements	20,000	20,000	5,743	(14,257)
38634	GNP Depot fuelsmart upgrade	27,000	0	0	0
38644	GNP Depot water standpipe	25,000	25,000	12,490	(12,510)
38604	Footbridge (Capital)(Inf Oth)	42,000	42,000	50,765	8,765
51084	MAGITUP DAM OTHER INFRASTRUCTURE CAPITAL	152,712	0	71,287	71,287
33804	Other Rec & Sport (Capital)(Oth Inf)	100,000	0	0	0
Infrastructure - Other Total		**396,712**	**107,000**	**140,285**	**33,284**
Grand Total		**5,867,356**	**4,131,078**	**2,343,224**	**(1,787,857)**

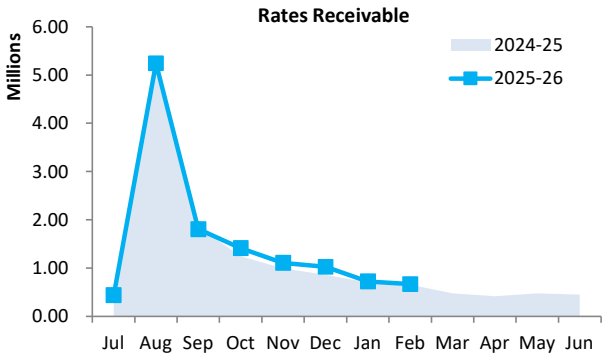
6 DISPOSAL OF ASSETS

Asset Ref.	Asset description	Budget Net Book Value	Budget Proceeds	Budget Profit	Budget (Loss)	YTD Actual Net Book Value	YTD Actual Proceeds	YTD Actual Profit	YTD Actual (Loss)
		$	$	$	$	$	$	$	$
	Land								
	Various	145,000	145,000	0	0	0	0	0	0
	Plant and equipment								
43402	Isuzu D-Max 4WD Crew Cab Ute	22,405	32,000	9,595	0	0	0	0	0
43077	Isuzu D-Max 4WD Space Cab	17,251	31,955	14,704	0	17,251	31,955	14,704	0
43501	Isuzu D-Max 4WD Single Cab	12,653	25,455	12,802	0	12,652	25,454	12,802	0
42031	John Deere 315SJ Backhoe	23,000	10,000	0	(13,000)	0	0	0	0
42036	Road Roller Multipack	0	8,130	8,130	0	0	8,130	8,130	0
44071	Trailer 2009	0	500	500	0	0	0	0	0
44090	Spray Trailer 2009	500	2,000	1,500	0	0	0	0	0
44091	Emulsion Sprayer & Trailer	5,245	5,000	0	(245)	0	0	0	0
50122	Water tank 10500L	900	3,000	2,100	0	0	0	0	0
43206	Mitsubishi QF Pajero Sports GLX	14,962	27,450	12,488	0	14,962	27,450	12,488	0
	Plant and equipment	23,795	24,545	750	0	0	0	0	0
		265,711	**315,035**	**62,569**	**(13,245)**	**44,865**	**92,989**	**48,124**	**0**



7 RECEIVABLES

Rates receivable	30 June 2025	28 Feb 2026
	$	$
Opening arrears previous year	337,939	238,927
Levied this year	4,901,399	5,348,911
Less - collections to date	(4,768,339)	(4,688,096)
Gross rates collectable	**470,999**	**899,742**
Allowance for impairment of rates receivable	(232,072)	(229,858)
Net rates collectable	**238,927**	**669,884**
% Collected	91.0%	83.9%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$	$
Receivables - general	(407)	57,750	5,993	750	2,120	66,206
Percentage	(0.6%)	87.2%	9.1%	1.1%	3.2%	
Balance per trial balance						
Trade receivables						66,206
Other receivables						3,080
GST receivable						91,199
Total receivables general outstanding						**160,485**

Amounts shown above include GST (where applicable)

KEY INFORMATION

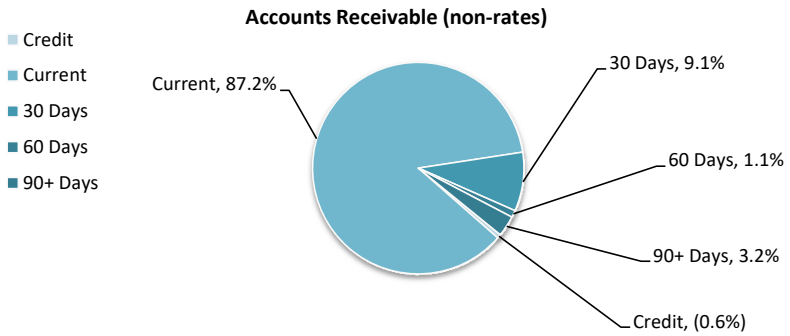
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment). The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Classification and subsequent measurement

Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the Shire measures them subsequently at amortised cost using the effective interest rate method.



8 OTHER CURRENT ASSETS

Other current assets	Opening Balance 1 July 2025	Asset Increase	Asset Reduction	Closing Balance 28 February 2026
	$	$	$	$
Other financial assets at amortised cost				
Financial assets at amortised cost - self supporting loans	15,184	0	(7,568)	7,616
Inventory				
Fuel, oil & materials	21,307	176,859	(158,463)	39,703
Other assets				
Accrued income	39,213	0	(39,213)	0
Contract assets				
Contract assets	109,277	353,823	(309,026)	154,074
Total other current assets	**184,981**	**530,682**	**(514,270)**	**201,393**

Amounts shown above include GST (where applicable)

KEY INFORMATION

Other financial assets at amortised cost

The Shire classifies financial assets at amortised cost if both of the following criteria are met:
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Inventory

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.

Contract assets

A contract asset is the right to consideration in exchange for goods or services the entity has transferred to a customer when that right is conditioned on something other than the passage of time.

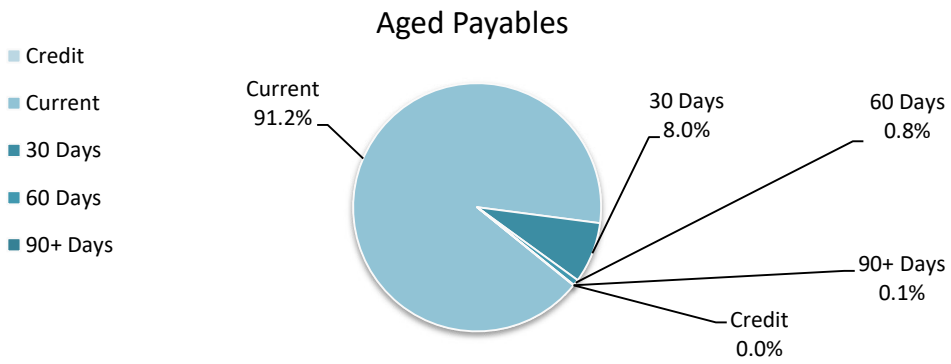
9 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$	$
Payables - general	0	762,158	66,467	6,357	594	835,576
Percentage	0.0%	91.2%	8.0%	0.8%	0.1%	
Balance per trial balance						
Sundry creditors						835,576
ATO liabilities						36,354
Bonds and deposits held						18,886
Prepaid rates						117,511
ESL payable						5,618
Total payables general outstanding						**1,013,945**

Amounts shown above include GST (where applicable)

KEY INFORMATION

Trade and other payables represent liabilities for goods and services provided to the Shire prior to the end of the period that are unpaid and arise when the Shire 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. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.



10 BORROWINGS

Repayments - borrowings

Information on borrowings			New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	Loan No.	1 July 2025	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		$	$	$	$	$	$	$	$	$
Staff Housing	281	209,644	0	0	(20,257)	(40,669)	189,387	168,975	(1,455)	(3,034)
Gnowangerup Community Centre	273	24,659	0	0	(12,142)	(24,659)	12,517	0	(720)	(1,149)
Gnowangerup Synthetic Surface	279	67,540	0	0	(10,676)	(21,578)	56,864	45,962	(1,494)	(2,631)
		301,843	0	0	(43,075)	(86,906)	258,768	214,937	(3,669)	(6,814)
Self supporting loans										
Ongerup Bowls Club	283	22,844	0	0	(7,568)	(15,183)	15,276	7,661	(162)	(235)
		22,844	0	0	(7,568)	(15,183)	15,276	7,661	(162)	(235)
Total		**324,687**	**0**	**0**	**(50,643)**	**(102,089)**	**274,044**	**222,598**	**(3,831)**	**(7,049)**
Current borrowings		102,089					51,445			
Non-current borrowings		222,598					222,599			
		324,687					**274,044**			

All debenture repayments were financed by general purpose revenue.
Self supporting loans are financed by repayments from third parties.

KEY INFORMATION
The Shire has elected to recognise borrowing costs as an expense when incurred regardless of how the borrowings are applied.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature.

11 LEASE LIABILITIES

Movement in carrying amounts

Information on leases			New Leases		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	Lease No.	1 July 2025	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		$	$	$	$	$	$	$	$	$
Photocopier Lease	02	409	0	0	(377)	(377)	32	32	(3)	(3)
Total		**409**	**0**	**0**	**(377)**	**(377)**	**32**	**32**	**(3)**	**(3)**
Current lease liabilities		409					32			
		409					**32**			

All lease repayments were financed by general purpose revenue.

KEY INFORMATION

At inception of a contract, the Shire assesses if the contract contains or is a lease. A contract is or contains a lease, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. At the commencement date, a right of use asset is recognised at cost and lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Shire uses its incremental borrowing rate.

All contracts classified as short-term leases (i.e. a lease with a remaining term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

12 OTHER CURRENT LIABILITIES

Other current liabilities	Note	Opening Balance 1 July 2025	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance 28 February 2026
		$	$	$	$	$
Other liabilities						
Contract liabilities		134,663	0	125,914	(128,786)	131,791
Capital grant/contributions liabilities		830,651	0	205,267	(695,143)	340,775
Total other liabilities		965,314	0	331,181	(823,929)	472,566
Employee Related Provisions						
Provision for annual leave		168,257	0	0	0	168,257
Provision for long service leave		117,662	0	4,512	0	122,174
Other employee leave provisions		12,779	0	0	0	12,779
Employment on-costs		33,742	0	0	0	33,742
Total Provisions		332,440	0	4,512	0	336,952
Total other current liabilities		**1,297,754**	**0**	**335,693**	**(823,929)**	**809,518**

Amounts shown above include GST (where applicable)

A breakdown of contract liabilities and associated movements is provided on the following pages at Note 13 and 14

KEY INFORMATION

Provisions

Provisions are recognised when the Shire has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.
Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Employee Related Provisions

Short-term employee benefits

Provision is made for the Shire's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.
The Shire's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the calculation of net current assets.

Other long-term employee benefits

The Shire's obligations for employees' annual leave and long service leave entitlements are recognised as employee related provisions in the statement of financial position.

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur. The Shire's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Shire does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

Contract liabilities

An entity's obligation to transfer goods or services to a customer for which the entity has received consideration (or the amount is due) from the customer.

Capital grant/contribution liabilities

Grants to acquire or construct recognisable non-financial assets to identified specifications be constructed to be controlled by the Shire are recognised as a liability until such time as the Shire satisfies its obligations under the agreement.

13 GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Unspent grant, subsidies and contributions liability					Grants, subsidies and contributions revenue		
	Liability 1 July 2025	Increase in Liability	Decrease in Liability (As revenue)	Liability 28 Feb 2026	Current Liability 28 Feb 2026	Amended Budget Revenue	YTD Budget	YTD Revenue Actual
	$	$	$	$	$	$	$	$
Grants and subsidies								
WA Local Government Grants Commission - FAG - General	0	0	0	0	0	509,592	359,592	382,194
WA Local Government Grants Commission - FAG - Roads	0	0	0	0	0	433,016	313,016	324,796
DFES - Local Government Grants - BushFire Brigades	0	0	0	0	0	82,000	61,500	61,473
Other Fire Prevention - Mitigation Activity	50,733	91,750	(86,100)	56,383	56,383	405,763	7,940	86,099
DFES - Local Government Grants - Emergency Services	0	0	0	0	0	31,044	21,750	22,631
Dept of Communities - GFSA grant income	25,000	0	(13,550)	11,450	11,450	25,000	16,664	13,550
Other Rec & Sport - Wild Gravel	29,136	0	(29,136)	0	0	276,300	268,442	238,954
Main Roads Direct Grant	0	0	0	0	0	239,637	239,637	239,637
Operating grants - Fields & Fortunes	0	0	0	0	0	3,000	1,000	3,000
Jobs and Skills WA Employer Incentive	0	0	0	0	0	0	0	2,434
Grants for community	29,794	34,164	0	63,958	63,958	0	0	0
AWARE Grant Revenue	0	0	0	0	0	4,353	4,353	4,353
Community Youth Engagement program grants	0	0	0	0	0	50,000	12,000	15,836
	134,663	**125,914**	**(128,786)**	**131,791**	**131,791**	**2,059,705**	**1,305,894**	**1,394,957**
Contributions								
Other Goverance - Grants, Subsidies & Contributions	0	0	0	0	0	3,000	2,000	0
Reimbursements	0	0	0	0	0	6,500	4,328	0
GNP Library Income	0	0	0	0	0	1,100	1,100	1,100
	0	**0**	**0**	**0**	**0**	**10,600**	**7,428**	**1,100**
TOTALS	**134,663**	**125,914**	**(128,786)**	**131,791**	**131,791**	**2,070,305**	**1,313,322**	**1,396,057**

14 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

	Capital grant/contribution liabilities					Capital grants, subsidies and contributions revenue		
Provider	Liability 1 July 2025	Increase in Liability	Decrease in Liability (As revenue)	Liability 28 Feb 2026	Current Liability 28 Feb 2026	Amended Budget Revenue	YTD Budget	YTD Revenue Actual
	$	$	$	$	$	$	$	$
Capital grants and subsidies								
Fire Prevention - Ongerup Fire Shed	0	0	0	0	0	155,250	155,250	0
Regional Road Group	610,213	205,267	(474,705)	340,775	340,775	646,712	479,235	552,105
Roads to Recovery	220,438	0	(220,438)	0	0	912,860	424,526	374,512
Local Roads & Community Infrastructure - (LRCI)	0	0	0	0	0	161,753	26,783	161,752
Wheatbelt Secondary Freight Route	0	0	0	0	0	1,450,000	0	0
GNP Aerodrome - CWSP & RADS	0	0	0	0	0	56,920	56,920	57,789
Toompup/Magitup Dam grant	0	0	0	0	0	78,282	78,282	0
	830,651	**205,267**	**(695,143)**	**340,775**	**340,775**	**3,461,777**	**1,220,996**	**1,146,158**

12. REPORT FOR DECISION – CONFIDENTIAL ITEM

PROCEDURAL MOTION

MOVED: Cr P Callaghan SECONDED: Cr R Kiddle

0326.17 That Council:

Closes the meeting to members of the public to consider Item 12.1, in accordance with Section 5.23(4)(g) of the Local Government Act 1995 and Regulation 4A(a) of the Local Government (Administration) Regulations 1996, as the item contains information relating to a potential price for the sale of property by the Local Government.

UNANIMOUSLY CARRIED BY: 6/0

FOR: **Cr K O'Keeffe, Cr M Creagh, Cr P Callaghan, Cr R Miniter, Cr R O'Meehan, Cr R Kiddle**
AGAINST: **Nil**

The member of the public Edith Robertson, Mel Peucker, Adam Covell and Diarmuid Kinsella left the meeting at 4.51pm.

The member of the public Virginia Hammer, Catherine Marinovich, Pleun and Hennie Hitzert left the meeting at 4.51pm and did not return.

12.1	**SALE OF LOT 213 CARPENTER STREET, ONGERUP - BY PUBLIC TENDER**
Location:	Lot 213 Carpenter Street, Ongerup
Proponent:	Shire of Gnowangerup
Date of Report:	25 March 2026
Business Unit:	Assets and Infrastructure
Responsible Officer:	David Nicholson - Chief Executive Officer
Author:	Adrian Nicoll – Project Planner
Disclosure of Interest:	Nil

ATTACHMENTS

- Recommendation Report (Confidential Attachment).
- Appraisal for Lot 213 Carpenter Street, Ongerup WA 6335

PURPOSE OF THE REPORT

For Council to approve the 'sale by public tender' as method for the disposal of Lot 213 Carpenter St, Ongerup and the criteria that determines the most acceptable tender.

Fig 1 - Property location – Lot 213 Carpenter St, Ongerup



BACKGROUND

The Chief Executive was instructed by Council to investigate the sale of Lot 213 Carpenter St, Ongerup in accordance with Section 3.58 of the Local Government Act at the most favourable price.

COMMENTS

The Lot 213 Carpenter St is 1185m^2 in land area and is owned by the Shire of Gnowangerup.

In accordance with the Shire's Local Planning Scheme No.2, the subject property is zoned 'Residential' (R15).

Development of the land requires approval, unless exempt in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* and the Shire's Scheme.

This report item recommends that the Council agree to sell the subject property for the following reasons:

1) There is a demand for land for housing development.
2) This particular lot is not planned for development by the Shire.

The subject property is vacant and capable of being developed for housing.

Market appraisals were undertaken for the subject property to identify a recommended sale price. It is recommended that the Shire Council agree with the recommendation that included comparable sales data, subject to an additional amount to cover for administration costs involved in the sale of the property.

A Council resolution is required to approve the disposal of the land by public tender and to approve the following method of disposal.

CRITERIA	WEIGHTING
1. Price offered	70%
2. Terms of tenders offer E.g. • Financial terms (cash, subject to bank finance) • Deposit • Settlement date • Other conditions requested by the tenderer	30%

The invitation for the public tender will be advertised in the Shire Newsletter, Shire's website, Facebook and notice boards as well as real estate websites for a period of not less than four weeks.

Upon closing date, a panel will evaluate the submitted tenders according to the assessment criteria.

CONSULTATION

Shire staff consulted with real estate agents to get an understanding of property sales activity in the region. Two market appraisals were received, one of which provided comparable sales for the region.

LEGAL AND STATUTORY REQUIREMENTS

In accordance with the Local Government Act 1995, the Shire can offer a property for sale via public tender (e.g. via an expression of interest process).

Local Government Act 1995 – Section 3.58 Disposing of Property.
3.58. Disposing of property

1) In this section —
a) dispose includes to sell, lease, or otherwise dispose of, whether absolutely or not.
b) property includes the whole or any part of the interest of a local government in property, but does not include money.
2) Except as stated in this section, a local government can only dispose of property to —
a) the highest bidder at public auction; or
b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.

POLICY IMPLICATIONS
There are no policy implications relating to this item.

FINANCIAL IMPLICATIONS
The sale will provide additional cash, and it is recommended that this is placed in the Land Development Reserve. The purpose of the Land Development Reserve it is for the purchase of or development of land and buildings and building renewal. The Reserve currently has a balance of approximately $305,000.

STRATEGIC IMPLICATIONS
As per Integrated Strategic Plan

Theme	**1. Our Economy**
Community Priority	Local Businesses and the Shire have access to Diverse skills and experience – Housing and rental stock assists in attraction and retention of local workforce.

RISK MANAGEMENT
This item has been evaluated against the current Council approved Risk Management Register.

Risk description	Not approve to sell the Lot 213 Carpenter St by tender.
Primary Strategic Risk Category	Population Decline
Primary Strategic Risk Category Description	Inability to control or stem a decline in Shire's population • Lack of affordable and quality land for housing
Consequence: (Insignificant, Minor, Moderate, Major, Catastrophic)	Major.
Likelihood: (Almost Certain, Likely, Possible, Unlikely, Rare)	Possible.

IMPACT ON CAPACITY
Nil

ALTERNATE OPTIONS AND THEIR IMPLICATIONS
Council could choose not to sell the property.

CONCLUSION
The Lot 213 Carpenter Street is owned by the Shire of Gnowangerup. The property is vacant of any buildings. The subject property is not in use or planned for any future use.

Considering a supply shortage of land and housing in the region and considering a demand for employees within the agricultural sector, it is recommended that the Council agree to sell the Lot 213 Carpenter Street.

Sale consideration can be used for future Land Development projects.

The Council is requested to approve sale of the property subject to selling via Tender and subject to meeting an agreed minimum sale price in accordance with the Recommendation Report (Confidential Attachment).

VOTING REQUIREMENTS
Absolute majority

COUNCIL RESOLUTION

MOVED: Cr R O'Meehan SECONDED: Cr R Kiddle

0326.18 That Council:

1. **APPROVES the Sale by public tender of Lot 213 Carpenter St in accordance with Section 3.58 (2)(a) of the Local Government Act as method for the disposal of the land.**
2. **APPROVES the assessment criteria for selecting the most acceptable tender.**
3. **AUTHORISES the Chief Executive Officer to define the tender process prior to calling for tenders.**
4. **AUTHORISES the Chief Executive Officer to accept the most acceptable tender.**
5. **AUTHORISES the Chief Executive Officer to credit the net sale consideration in the Land Development Reserve account.**
6. **DIRECTS the CEO to include a condition of sale that the land is built upon or work to build has substantially progressed within two years of settlement, or else the purchaser must sell the land back to the Shire at market price or the price sold to the purchaser in the first instance, whichever is the lower price.**

CARRIED BY ABSOLUTE MAJORITY: 6/0

FOR: Cr K O'Keeffe, Cr M Creagh, Cr P Callaghan, Cr R Miniter, Cr R O'Meehan, Cr R Kiddle
AGAINST: Nil

PROCEDURAL MOTION

MOVED: Cr M Creagh SECONDED: Cr P Callaghan

0326.19 That Council:

Reopens the meeting to members of the public.

UNANIMOUSLY CARRIED BY: 6/0

FOR: Cr K O'Keeffe, Cr M Creagh, Cr P Callaghan, Cr R Miniter, Cr R O'Meehan, Cr R Kiddle
AGAINST: Nil

The member of the public Edith Robertson, Mel Peucker, Adam Covell and Diarmuid Kinsella returned to the meeting at 4.54pm.

THE PRESIDING MEMBER ANNOUNCED THE RESOLUTION AND RESULT

OTHER BUSINESS AND CLOSING PROCEDURES

13. URGENT BUSINESS INTRODUCED BY DECISION OF COUNCIL

Nil

14. MOTION OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

15. DATE OF NEXT MEETING

The next Ordinary Council Meeting will be held on **Wednesday, 22 April 2026**.

16. CLOSURE

The Shire President thanked Council, visitors and staff for their time and declared the meeting closed at 4:56pm.