



Ordinary Council Meeting

***Attachment Booklet
February 2026***

ATTACHMENT BOOKLET – February 2026

Item	Description
8.1	Ordinary Council Meeting Minutes – 8 December 2025
8.2	Special Council Meeting Minutes – 27 January 2026
8.3	Agenda Forum Notes – 17 February 2026
FIN 01-02/26	Accounts for Payment – January 2026
FIN 02-02/26	Monthly Financial Statements for the Period Ended 31 December 2025
FIN 03-02/26	Budget Amendment Information
DEV 01-02/26	December 2025 & January 2026 Development Delegated and Authorised Authority Report
DEV 02-02/26	Attachment 1 - draft Local Planning Scheme No. 6
	Attachment 2 - Process for preparation of new local planning scheme flowchart
DEV 03-02/26	Attachment 1 - Belisama Gas Project – Lot M441 Yandanooka West Road, Milo - Development Application Report
	Attachment 2 - Belisama Gas Project – Lot M441 Yandanooka West Road, Milo - Reserve Report



Ordinary Council Meeting

24 February 2026

Item 8.1
Ordinary Council Minutes
8 December 2025



SHIRE OF IRWIN
DONGARA-PORT DENISON

A BRILLIANT BLEND

MINUTES

ORDINARY COUNCIL MEETING
Monday 8 December 2025



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MINUTES

of the

ORDINARY COUNCIL MEETING

held

8 December 2025

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Presiding Member declared the meeting open at 6.00pm and welcomed Councillors, Staff and Gallery Members.

2. RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE

Members

Councillor I Scott
Councillor A J Gillam
Councillor P Summers
Councillor S Hansen
Councillor L Berecz
Councillor L Musulin

Staff

Mr M Battilana	(Acting) Chief Executive Officer
Mr M Connell	Manager Development
Ms F Boksmati	Manager Community Services
Mr M Jones	Manager Operations
Miss P Machaka	Manager Finance
Mr M Antony	Community Emergency Services Manager
Ms S Mearns	Executive Assistant

Guests

Nil

Apologies

Councillor J Melsom

Approved Leave of Absence

Mr S Ivers

Chief Executive Officer

Gallery

Mr John Rossitter

181 Point Leander Drive, Port Denison

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

The following questions were raised at the Agenda Forum held 18 November 2025.

Question 1: Mr Ian Maluish, 5 Abbot Terrace, Port Denison

Could the Shire resume including the “reason for payment” in the Accounts for Payment statement, as was previously the practice.

Response: Acting on expert cyber-security advice, the Shire is reviewing the types of data that may be publicly released to ensure no creditor or customer information is exposed, thereby preventing potential cyber-security, fraud, or scamming risks. Until this review is fully concluded, the Shire will maintain the existing information release practices.

Question 2: Mr Ian Maluish, 5 Abbot Terrace, Port Denison

Why several neighbouring blocks, including those adjacent to and behind his property, had not been mowed in accordance with the Shire’s Fire Break requirements due 1 November 2025, and asked what the Shire’s policy is and when compliance will occur, given the fire risk to his property.

Response: Inspections have been conducted on the neighbouring blocks, including those adjacent to and behind your property. Infringements have been issued where necessary in accordance with Shire of Irwin Fire Break requirements. We are committed to ensuring compliance and will continue to monitor the situation closely, taking further enforcement actions as needed. Our Firebreak Inspection Officers will be carrying out follow-up inspections over the next few weeks to ensure that property owners are contacted should additional or more thorough works be required.

Question 3: Mr Ian Maluish, 5 Abbot Terrace, Port Denison

Who is responsible for the eradication of Box Thorn (declared noxious weed) on urban blocks as there are several infestations nearby?

Response: African Boxthorn is a declared pest under the Biosecurity and Agriculture Management Act 2007. This means landowners are responsible for controlling and removing Boxthorn on their own properties, including urban lots.

The Shire manages declared weeds only on Shire-controlled land through its strategic spraying program. The Shire cannot require private landowners to remove Boxthorn unless formal compliance action is undertaken in partnership with DPIRD, which is generally reserved for significant biosecurity risks.

Landowners are encouraged to manage infestations on their properties, and the Shire can provide advice or guidance on effective control methods if needed.

The following questions were raised at the Ordinary Council Meeting held 25 November 2025.

Question 4: Mr John Rossiter, 181 Point Leander Drive, Port Denison

Am I wrong in saying that all of the people in this chamber are public servants except for those in the gallery, who would mainly be residents and ratepayers?

Response: In Western Australia, local government employees are not covered by the Public Sector Management Act 1994 (PSM Act). The Act applies to WA public sector bodies and their employees, but it specifically excludes entities listed in Schedule 1 of the PSM Act, which includes local governments. Local government employees are generally employed under the Local Government Act 1995 and relevant industrial instruments.

Question 5: Mr John Rossiter, 181 Point Leander Drive, Port Denison
Is No 2 Kennedy Heights vacant? If so, how long has it been vacant? Why is it vacant?

Response: The Chief Executive Officer confirmed that the property was not vacant and that the Shire of Irwin provides the home for occupancy by the local General Practitioner.

Question 6: Mr John Rossiter, 181 Point Leander Drive, Port Denison
Why does it take over three weeks for the Shire to provide a response to my questions raised at a Council Meeting?

Response: Shire of Irwin Meeting Procedures Local Law 2016, along with the Agenda Forum Information and Council Meeting Information, stipulate that no specific timeframe is provided for responding to questions taken on notice during a meeting. The only requirement is that a written response must be provided at a later time, and a summarised version of that response is to be included in the Agenda for the next Ordinary Council Meeting (OCM).

Our CEO is responding in accordance with Local Government Regulations and prescribed timeframes, ensuring that the matter has been thoroughly investigated before providing a response.

Exerts from the aforementioned documents are as follows:

Meeting Procedures Local Law 2016

6.7 (2) A question may be taken on notice by the Council for later response.

6.7 (3) When a question is taken on notice the CEO is to ensure that:

(a) a response is given to the member of the public in writing; and

(b) A summary of the response is included in the agenda of the next meeting of the Council

Agenda Forum Information & Council Meeting Information – Published in the Agenda Forum Papers and Council Meeting Agenda

A question may be taken on notice by Council for a later response. Responses will be provided in writing to the member and summary will be included in the agenda of the next Ordinary Council Meeting of Council.

Question 7: Mr John Rossiter, 181 Point Leander Drive, Port Denison
Referring to my previous questions in relation to No 4 Kennedy Heights – How can you sell a duplex and then also sell the land on which it sits?

Response: The land and two units are registered under a single legal title, and as such, they cannot be sold separately under property law. However, it is important to note that property laws and accounting standards do not always align. While Property Law mandates that 4 Kennedy Heights must be sold as a single entity, Accounting Standard AASB 116 stipulates that duplex assets on a single title must be recognised as separate assets. This discrepancy is why the assets are reflected separately in the Shire's financial records, as shown below.

SHIRE OF IRWIN									
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY									
FOR THE PERIOD ENDED 30 JUNE 2021									
OPERATING ACTIVITIES									
NOTE 7									
DISPOSAL OF ASSETS									
Asset Number	Asset Description	Amended Budget				YTD Actual			
		Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
		\$	\$	\$	\$	\$	\$	\$	\$
Land and Buildings									
2646	Land - 4 Kennedy Heights	160,000	160,000			160,000	160,000		
2598	Duplex 4A Kennedy Heights	215,310	125,000		(90,310)	215,310	125,000		(90,310)
2599	Duplex 4B Kennedy Heights	220,657	125,000		(95,657)	220,657	125,000		(95,657)

Question 8: Mr Ian Maluish, 5 Abbot Terrace, Port Denison

The two upcoming Foreshore Redevelopment Community Engagement Sessions being held on 9 December 2025 are being held at 10.00am and 4.00pm. Could these sessions be rescheduled to give working community members an opportunity to attend?

Response: The Shire President advised that the 4:00 pm session runs until 7:00 pm, allowing working community members sufficient time to attend. The sessions are held from 10:00 am to 1:00 pm and from 4:00 pm to 7:00 pm, with both sessions providing the same information. There is no formal presentation; instead, attendees can speak directly with the consultants, GHD, and view and discuss the foreshore redevelopment plans displayed throughout the room.

4. PUBLIC QUESTION TIME

Nil

5. DECLARATIONS OF INTEREST

The Acting Chief Executive Officer advised that Declarations of Interest were received as listed below:

Councillor	Agenda Item	Disclosure
Cr Hansen	DEV 02-12/25 – Disposal of Land by Lease – Dongara Irwin Race Club	Impartiality – Cr Hansen is the Secretary (Volunteer) of the Dongara Irwin Race Club
Cr Gillam	DEV 02-12/25 – Disposal of Land by Lease – Dongara Irwin Race Club	Impartiality – Family Member is a Committee Member of Dongara Horseriding Club which is also a user of the Race Club grounds.

6. APPLICATIONS FOR LEAVE OF ABSENCE

Nil

7. PETITIONS AND DEPUTATIONS

Nil

8. CONFIRMATION OF MINUTES AND TABLING OF AGENDA FORUM NOTES

8.1 Minutes of the Ordinary Council Meeting held 25 November 2025

The Minutes of the Ordinary Council Meeting held 25 November 2025 are included in the *Attachment Booklet – December 2025*.

COUNCIL DECISION		011225
MOVED: Cr Summers	SECONDED: Cr Hansen	
That Council confirms the Minutes of the Ordinary Council Meeting held 25 November 2025.		
VOTING DETAILS:	CARRIED: 6/0	
For: Cr Scott, Cr Gillam, Cr Summers, Cr Hansen, Cr Berecz, Cr Musulin		
Against: Nil		

8.2 Agenda Forum Notes – 2 December 2025

At the Agenda Forum held 2 December 2025, Shire Officers presented background information and answered questions on items to be considered at the December 2025 Ordinary Council Meeting.

Notes from the Agenda Forum are included in the *Attachment Booklet – December 2025*.

COUNCIL DECISION	021225
MOVED: Cr Gillam	SECONDED: Cr Summers
That Council confirms the Notes of the Agenda Forum held 2 December 2025.	
VOTING DETAILS:	CARRIED: 6/0
For: Cr Scott, Cr Gillam, Cr Summers, Cr Hansen, Cr Berecz, Cr Musulin	
Against: Nil	

9. ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

27 November 2025 Shire President and Acting CEO attended Mitsui E&P Sundowner

28 November 2025 Shire President and Acting CEO met with MWDC

10. REPORTS OF OFFICERS AND COMMITTEES

10.1 Finance Reports

FIN 01-12/25 Accounts for Payment - November 2025	
Author:	S Clarkson, Senior Finance Officer
Responsible Officer:	P Machaka, Manager Finance
File Reference:	2.0057
Council Role:	Executive
Voting Requirements:	Simple Majority

Report Purpose:

For Council to receive the list of accounts paid under delegated authority during November 2025.

COUNCIL DECISION		031225																						
MOVED: Cr Gillam	SECONDED: Cr Berecz																							
<p>That Council, by Simple Majority, receives the Accounts paid during November 2025 as contained in FIN01-12/25 Attachment 1 of the Attachment Booklet – December 2025 represented by:</p>																								
<table border="1"> <thead> <tr> <th>Payment Type/Numbers</th> <th>Total Amount</th> </tr> </thead> <tbody> <tr> <td>EFT 34214 – 34380</td> <td>\$975,900.36</td> </tr> <tr> <td>Muni Cheques – 32254 – 32255</td> <td>\$50,157.15</td> </tr> <tr> <td>Direct Debit – Telstra</td> <td>\$200.00</td> </tr> <tr> <td>Direct Debit – WA Treasury Corporation</td> <td>\$65,350.56</td> </tr> <tr> <td>Direct Debit – Credit Card</td> <td>\$10,392.98</td> </tr> <tr> <td>Direct Debit – N-Able Pty Ltd</td> <td>\$2,393.16</td> </tr> <tr> <td>Direct Debit – Australian Phone Company</td> <td>\$225.23</td> </tr> <tr> <td>Direct Debit – Telair Pty Ltd</td> <td>\$2,614.90</td> </tr> <tr> <td>Direct Debit – Superannuation</td> <td>\$31,178.25</td> </tr> <tr> <td>Grand Total</td> <td>\$1,138,412.59</td> </tr> </tbody> </table>			Payment Type/Numbers	Total Amount	EFT 34214 – 34380	\$975,900.36	Muni Cheques – 32254 – 32255	\$50,157.15	Direct Debit – Telstra	\$200.00	Direct Debit – WA Treasury Corporation	\$65,350.56	Direct Debit – Credit Card	\$10,392.98	Direct Debit – N-Able Pty Ltd	\$2,393.16	Direct Debit – Australian Phone Company	\$225.23	Direct Debit – Telair Pty Ltd	\$2,614.90	Direct Debit – Superannuation	\$31,178.25	Grand Total	\$1,138,412.59
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VOTING DETAILS:	CARRIED: 6/0																							
For:	Cr Scott, Cr Gillam, Cr Summers, Cr Hansen, Cr Berecz, Cr Musulin																							
Against:	Nil																							

Background:

A list of accounts paid under delegated authority is attached showing all payments made during the month of November 2025.

Officer's Comment:

Changes to the format of the list of payments has been made to be aligned with Section 13(1) of the Local Government (Financial Management) Regulations.

Consultation:

Nil

Statutory Environment:

The *Local Government (Financial Management) Regulations 1996* provides as follows:

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;*
 - (b) *the amount of the payment;*
 - (c) *the date of the payment; and*
 - (d) *sufficient information to identify the transaction.*
- (3) *A list prepared under sub-regulation (1) or (2) is to be —*
- (a) *presented to the council at the next ordinary meeting of the council after the list is prepared; and*
 - (b) *recorded in the minutes of that meeting.*

Policy Implications:

Under Delegation CEO101 Council has delegated authority to the Chief Executive Officer to authorise payments from the municipal or trust fund.

Financial/Resource Implications:

Nil

Strategic Implications:

Our Brilliant Future – Strategic Community Plan 2021 – 2031

Strategy 4.2.1 Ensure compliance whilst embracing innovation and better practice principles

Strategy 4.3.2 Adopt and follow better practice processes

Attachments:

Attachment Booklet –December 2025

FIN01-12/25 Attachment 1: Accounts for Payment – November 2025

FIN 02-12/25 Monthly Financial Statements - October 2025	
Author:	P Machaka, Manager Finance
Responsible Officer:	S Ivers, Chief Executive Officer
File Reference:	2.0057
Council Role:	Executive
Voting Requirements:	Simple Majority

Report Purpose:

For Council to consider and receive the Monthly Financial Statements for the period 1 July 2025 to 31 October 2025.

COUNCIL DECISION		041225
MOVED: Cr Musulin	SECONDED: Cr Summers	
<p>That Council, by Simple Majority, receives the Monthly Financial Statements for the period 1 July 2025 to 31 October 2025 as contained in FIN 02-11/25 Attachment 1 of the Attachment Booklet – December 2025.</p>		
VOTING DETAILS:	CARRIED: 6/0	
For:	Cr Scott, Cr Gillam, Cr Summers, Cr Hansen, Cr Berecz, Cr Musulin	
Against:	Nil	

Background:

The Monthly Financial Statements to 31 October 2025 are prepared in accordance with the requirements of the *Local Government Act 1995* and the *Local Government (Financial Management) Regulations 1996* and includes the following statutory reports:

- Statement of Financial Activity by Nature
- Statement of Financial Position
- Explanation of Material Variances
- Net Current Funding Position

The Statements also include various other financial information not required by legislation, but for Council information.

Officer's Comment:

The draft financial position to the end of October 2025 is detailed in the attached report and summarised as per below:

31/10/2025	YTD Budget	YTD Actual
Operating Revenue	8,987,143	9,403,452
Operating Expenditure	(4,854,830)	(3,193,630)
Net Operating	4,132,313	6,209,822
Non-Operating Revenue	624,668	0
Non-Operating Expenditure	(1,863,055)	(765,689)
Net Non-Operating	(1,238,387)	(765,689)
Cash at Bank		4,489,407
Cash at Bank Restricted		624,539
Reserve Bank		1,042,802
Total Cash Funds		6,156,748

Consultation:

Nil

Statutory Environment:

Local Government Act 1995

- *Section 6.4 Financial report*

Local Government (Financial Management) Regulations

- *Section 34 Financial activity statement report provides as follows:*

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

Policy Implications:

Nil

Financial/Resource Implications:

Any issues in relation to expenditure and revenue allocations or variance trends are identified and addressed each month or at budget review.

Strategic Implications:

Our Brilliant Future - Strategic Community Plan 2021 – 2031

Strategy 4.2.1 Ensure compliance whilst embracing innovation and better practice principles

Strategy 4.3.2 Adopt and follow better practice processes

Attachments:

Attachment Booklet – December r 2025

FIN 02-12/25 Attachment 1: Financial Statements for the Period Ended 31 October 2025.

Unconfirmed

10.2 Development Reports

DEV 01-12/25 November 2025 Development Delegated and Authorised Authority Report	
Author:	M Connell, Manager Development
Responsible Officer:	S Ivers, Chief Executive Officer
File Reference:	3.00125
Council Role:	Executive
Voting Requirements:	Simple Majority

Report Purpose:

For Council to receive the partial November 2025 Development Delegated and Authorised Authority Report.

COUNCIL DECISION		051225
MOVED: Cr Gillam	SECONDED: Cr Berecz	
That Council by Simple Majority, receives the November 2025 Development Delegated and Authorised Authority Report, as contained in DEV 01-12/25 Attachment 1.		
VOTING DETAILS:	CARRIED: 6/0	
For:	Cr Scott, Cr Gillam, Cr Summers, Cr Hansen, Cr Berecz, Cr Musulin	
Against:	Nil	

Background:

Local governments utilise levels of delegated authority to undertake day-to-day statutory functions, thereby allowing Council to focus on policy development, representation, strategic planning and community leadership, with the organisation focussing on the day-to-day operations of the Shire.

The use of delegated authority means the large volume of routine work can be effectively managed and acted on promptly, which in turn facilitates efficient service delivery to the community. In addition, as of 1 July 2024, the determination of development applications for single houses or any development associated with a single house (excluding development associated with a heritage place), can now only be done by the CEO or authorised employees of the local government.

Officer's Comment:

This report presents the details of development functions made under delegated or authorised authority for the partial month of November 2025 (up until 25 November 2025), with 8 building permits/certificates, 3 single house applications and 1 application for development approval having been issued.

Consultation:

Nil.

Statutory Environment:

- *Local Government Act 1995*
- *Local Government (Administration) Regulations 1996*
- *Planning and Development (Local Planning Schemes) Regulations 2015*

Policy Implications:

Nil.

Financial/Resource Implications:

Nil.

Strategic Implications:

Our Brilliant Future – Strategic Community Plan 2021 – 2031

Strategy 4.2.1 Ensure compliance whilst embracing innovation and better practice principles

Strategy 4.3.2 Adopt and follow better practice processes

Attachments:

Attachment Booklet – December 2025

DEV 01-12/25 Attachment 1: November 2025 Development Delegated and Authorised Authority Report

Unconfirmed

Cr Gillam and Cr Hansen declared an Impartiality Interest in Item DEV 02-12/25.

COUNCIL DECISION		061225
MOVED: Cr Gillam	SECONDED: Cr Hansen	
<p>That Council suspends the meeting as per Clause 17.1 of the <i>Shire of Irwin Meeting Procedures Local Law 2016</i> at 6.09pm to discuss item DEV 02-12/25 Disposal of Land by Lease – Dongara Irwin Race Club.</p>		
VOTING DETAILS:	CARRIED: 6/0	
For:	Cr Scott, Cr Gillam, Cr Summers, Cr Berecz, Cr Hansen, Cr Musulin	
Against:	Nil	

COUNCIL DECISION		071225
MOVED: Cr Berecz	SECONDED: Cr Melsom	
<p>That Council reconvenes the meeting as per Clause 17.1 of the <i>Shire of Irwin Meeting Procedures Local Law 2016</i> at 6.11pm.</p>		
VOTING DETAILS:	CARRIED: 6/0	
For:	Cr Scott, Cr Gillam, Cr Summers, Cr Berecz, Cr Hansen, Cr Musulin	
Against:	Nil	

DEV 02-12/25 Disposal of Land by Lease – Dongara Irwin Race Club	
Author:	M Connell, Manager Development
Responsible Officer:	S Ivers, Chief Executive Officer
File Reference:	P25/70 – A8942
Council Role:	Executive
Voting Requirements:	Simple

Report Purpose:

For Council to consider the disposal by way of a new lease of portion of Reserve 40590 Brennand Road, Dongara to the Dongara – Irwin Race Club (Inc).

COUNCIL DECISION	081225
MOVED: Cr Berecz	SECONDED: Cr Summers
That Council by Simple Majority:	
<ol style="list-style-type: none"> 1. Dispose by way of lease portion of Reserve 40590 (Lot 11765) Brennand Road, Dongara to the Dongara – Irwin Race Club (Inc) for the purpose of Equestrian Race Club including: <ol style="list-style-type: none"> a. conducting public horse racing meetings; b. use and operation of an equestrian centre for equestrian activities; and c. such other incidental uses as may be required from the Lessor from time to time consistent with the vesting of the land in the Lessor for recreational purposes. 2. Set the conditions of the lease as follows: <ol style="list-style-type: none"> a. a term of twenty one (21) years commencing on the date at which the consent of the Minister for Lands is granted; and b. a lease fee of \$1.00 per annum. 3. Authorise the Chief Executive Officer to execute all documents necessary for the lease. 	
VOTING DETAILS:	CARRIED: 6/0
For:	Cr Scott, Cr Gillam, Cr Summers, Cr Hansen, Cr Berecz, Cr Musulin
Against:	Nil

Background:

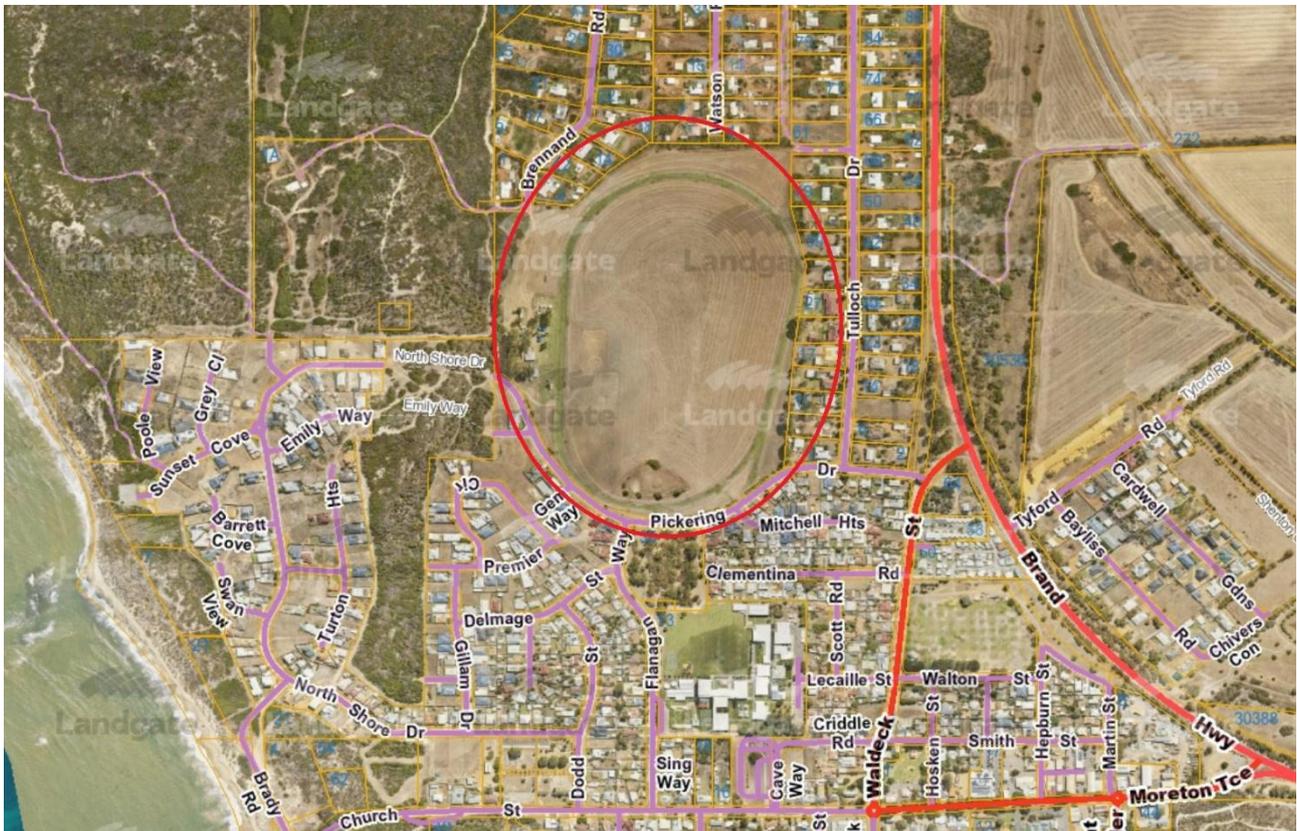
Reserve 40590 comprises Lot 11765 on Deposited Plan 14550 and is vested in the Shire for the purpose of "Recreation". The Shire has been granted care, control and management of the site under a Management Order with the power to lease for any term not exceeding 21 years, subject to the consent of the Minister for Lands.

The site is occupied by the Dongara Irwin Race Club (Club) who currently lease the premises. The current lease does not expire until 1 July 2029, however the Club have requested an early extension of the lease period to provide long-term security that will enable them to:

- Continue running the Club in a way that supports local tourism and encourages community participation in a variety of events;
- Maintain the Club as a sustainable organisation that brings visitors to town, particularly on race days;

- Invest in planned infrastructure upgrades, including racetrack improvements and the installation of a new sprinkler system;
- Access funding opportunities for upgrading the racetrack and horse yards;
- Support future committee succession by ensuring certainty of tenure; and
- Continue attracting and retaining sponsors.

Location Plan



Officer's Comment:

The draft lease is contained in DEV 02-12/25 Confidential Attachment 1 and key aspects of the lease are:

- The lease is for the site along with all buildings and improvements, which are to be maintained, replaced, repaired, cleaned and kept in good repair by the Lessee.
- The lease is for a term of 21 years.
- The proposed lease rent is to be \$1.00, which is the equivalent to the old 'peppercorn' lease term.
- The permitted purpose of the lease is for equestrian activities including conducting public horse racing meetings and incidental recreational purposes.
- The Lessee may make the premises available for hire on a casual basis for equestrian purposes or private functions.
- The lease contains a clause that Lessee shall not unreasonably refuse any request for the casual hire of the premises for equestrian purposes.
- The lessee is required to pay all outgoings and charges.

The draft lease is generally consistent with the substantive terms of the current lease but has updated terms and conditions to reflect contemporary lease drafting standards. The existing lease is contained in DEV 02-12/25 Confidential Attachment 2 for comparison.

Consultation:

Nil.

Statutory Environment:

Section 3.58 of the *Local Government Act 1995* details the process governing ‘disposing of property’ which includes disposal by way of lease.

Disposal would normally involve getting a valuation for the land and publicly advertising the disposal. However there is an exemption under section 3.58(5)(d) of the Act which refers to “any other disposition that is excluded by regulations from the application of this section”.

As the Dongara – Irwin Race Club is an incorporated body with charitable objects then the exemption from section 3.58 applies and advertising and valuation is not required.

Policy Implications:

Nil.

Financial/Resource Implications:

The draft lease proposes the lease rent to be \$1.00 with no rent reviews. The preparation, execution and registration of the lease is estimated at \$5,000 and the Club have agreed to cover all costs.

Strategic Implications:

Our Brilliant Future – Strategic Community Plan 2021 – 2031

Strategy 1.2.4 Acknowledge and celebrate volunteers and community advocates

Strategy 4.2.1 Ensure compliance whilst embracing innovation and better practice principles.

Attachments:

Attachment Booklet – December 2025

DEV 02-12/25 Confidential Attachment 1: Draft Lease

DEV 02-12/25 Confidential Attachment 2: Existing Lease

10.3 Community Services Reports

COM 01-12/25 Dongara Golf Course Reticulation Upgrade Funding Model	
Author:	F Boksmati, Manager Community Services
Responsible Officer:	S Ivers, Chief Executive Officer
File Reference:	3.00484
Council Role:	Executive
Voting Requirements:	Absolute Majority

Report Purpose:

For Council to consider the Dongara Golf Club's request to renew and upgrade the existing Dongara Golf Course reticulation and control system using the recommended project funding model following the unsuccessful CSRFF grant application.

Officer Recommendation:

COUNCIL DECISION		091225
MOVED: Cr Musulin		SECONDED: Cr Gillam
<p>1. Supports the updated funding model for the \$200,000 project to upgrade the golf course reticulation, control system, water pumping system, and installation of a shed whereby:</p> <ul style="list-style-type: none"> The Golf Club installs the shed at their own cost, valued at \$40,000, reducing the remaining project cost to \$160,000 in 2025/26. The Shire finances the remaining project cost through a four-year loan, initiated in 2026/27, with loan repayments of \$40,000 per annum set over the four-year term. Year 1: The Golf Club contributes 100% of the loan repayment (\$40,000) in 2026/27. Years 2, 3, and 4: The annual \$40,000 repayment is shared 50% Shire and 50% Golf Club (\$20,000 each per year) (2027/28 – 2029/30). <p>2. Commits a cash contribution of \$20,000 per financial year for three years (years 2, 3 and 4), commencing in the 2027/28 Financial Year Annual Budget, up to and including the 2029/30 Financial Year Annual Budget, equating to total contribution of \$60,000 or approximately 40% of the total project value of \$160,000.</p>		
VOTING DETAILS:		CARRIED: 6/0
For:	Cr Scott, Cr Gillam, Cr Summers, Cr Hansen, Cr Berecz, Cr Musulin	
Against:	Nil	

Background:

The Dongara Golf Club, established in 1932, has been a central part of the community for over 90 years. It is a vital community asset that provides recreational opportunities, promotes physical health, and fosters social connections for those interested in the sport of golf or as a function venue available to the general public. With over 130 regular members, omitting visitation by tourists and local visitors which has also steadily increased annually, maintaining a quality golf course is essential to operations and ensuring the club's sustainability locally and to support local tourism.

The existing reticulation and control system is heavily contributing to inefficiencies, and presents the following three (3) key contributory challenges;

1. **Outdated Technology:** The existing system is over 20 years old and lacks modern features such as smart scheduling and moisture sensing.
2. **High Water Usage:** Inefficient watering practices result in excessive water consumption, increasing costs and negatively impacting the environment.
3. **Maintenance Concerns:** Frequent breakdowns and costly repairs divert necessary resources and staff from standard club operations.

The upgrade plan includes replacement of controller valves and wiring, upgrade to the pumping system, installation of a commercial plus water meter, and the supply and installation of an 8 metre by 8metre shed to house the upgraded system.

Expected benefits of the upgrade includes;

1. **Water Savings:** Estimated reduction in water usage by up to 30% annually
2. **Cost Reduction:** Decreased operational costs and a reduction in water, electricity and maintenance bills
3. **Environmental Impact:** Provides the opportunity to align with the club's and environmental sustainability goals including improved compliance with regulations
4. **Enhanced experience:** Improved course conditions results in increased member satisfaction and the likelihood of returning visitors.

The previous CSRFF grant application sought funding to support a total project value of \$424,461. The grant was unsuccessful, requiring reassessment of the project scope and funding structure. Following review, the project has been refined to align with essential components and available financial capacity, now estimated at \$200,000.

Officer's Comment:

The renewal and upgrade of the Dongara Golf Club reticulation control system is essential for the sustainability and quality of the club, and the satisfaction of all members and visitors. The course itself is renowned for its spectacular reviews and quality greens, providing recreational opportunities to not only members, but to the general public, and is highly popular with visiting tourists. With the reticulation system at end of life, there is risk of losing the course. Investing in an upgrade and more modern technology represents a crucial step towards supporting a sustainable and successful future for the Dongara Golf Club with water usage and maintenance costs also anticipated to reduce significantly.

The revised funding arrangement ensures the project remains viable and equitable, with the Golf Club committing a substantial upfront investment and ongoing contributions. The phased cost-sharing model supports project progression while allowing flexibility to leverage future grant opportunities.

Consultation:

- Craig Vinci, Regional Manager Mid West - Gascoyne for Department of Local Government Sport and Cultural Industries (DLGSCI)
- Golf WA have provided a letter of support for this project
- Dongara Golf Club Inc.

Statutory Environment:

Local Government Act 1995

Policy Implications:

Nil

Financial/Resource Implications:

The Shire will undertake a four-year loan to finance the \$160,000 of the project remaining, with repayments shared as outlined. The revised arrangement reduces the Shire's commitment in Year 1 (one) and spreads its contribution over subsequent years.

The Shire and Club will continue to seek external funding opportunities to reduce the total cost impact.

A revised funding model is being proposed to accommodate the work which essential components can be completed at an estimated project cost of \$200,000

Revised Funding Approach:

2025/26 The Golf Club installs the shed to house the reticulation and pumping systems at their own cost, valued at \$40,000, reducing the remaining project cost to \$160,000.

The Shire finances the remaining project cost of \$160,000 through a four-year loan with loan repayments of \$40,000 per annum set over the four-year term.

Year 1 (2026/27): The Golf Club contributes 100% of the loan repayment (\$40,000).

Years 2, 3, and 4 (2027/28 – 2029/30): The annual \$40,000 repayment is shared 50% Shire and 50% Golf Club (\$20,000 each per year).

This approach enables the project to proceed despite the unsuccessful grant application, while maintaining a shared cost structure and minimising the Shire's early financial burden.

The Shire and the Golf Club will continue to actively pursue alternative funding sources to further reduce financial exposure.

Strategic Implications:

Our Brilliant Future – Strategic Community Plan 2021 – 2031:

Strategy 1.1.1 Identify and support services, events and programs for building capacity, social inclusion and wellbeing (including those catering for families, youth and seniors)

Strategy 1.1.2 Advocate for retention of existing and enhanced facilities and health and social support services

identity and lifestyle

Strategy 1.2.3 Support community-initiated projects and activities

Strategy 3.1.1 Prepare for and manage natural disasters and environmental risks

Strategy 3.1.3 Identify, provide and manage Shire assets (including community infrastructure, Shire controlled reserves and freehold land) in accordance with agreed service levels

Strategy 4.1.1 Enhance the Shire's profile through marketing initiatives and community engagement

Strategy 4.1.3 Maintain effective working relationships with relevant stakeholders

Attachments:

Nil

COM 02-12/25 Magic on Moreton Budget Amendment	
Author:	T Tang, Tourism and Events Officer
Responsible Officer:	F Boksmati, Manager Community Services
File Reference:	2.00046
Council Role:	Executive
Voting Requirements:	Absolute Majority

Report Purpose:

For Council to consider and support an increase to the Magic on Moreton 2025 event budget from \$15,000 to \$19,000, ensuring adequate funding for entertainment, logistics and community engagement activities associated with the event scheduled for Saturday, 6 December 2025.

COUNCIL DECISION		101225
MOVED: Cr Hansen	SECONDED: Cr Berecz	
That Council by Absolute Majority,		
<ol style="list-style-type: none"> 1. Supports the proposed increase of the Magic on Moreton 2025 event budget from \$15,000 to \$19,000 within the 2025/26 Financial Year to ensure sufficient funding for entertainment, logistics, and community engagement activities associated with the event. 2. Notes that the additional expenditure will be incorporated into the existing Community Services 2025/26 event budget. 		
VOTING DETAILS:	CARRIED: 6/0	
For:	Cr Scott, Cr Gillam, Cr Summers, Cr Hansen, Cr Berecz, Cr Musulin	
Against:	Nil	

Background:

Magic on Moreton has become one of the Shire of Irwin's most popular community events since its introduction in 2021, celebrating the vibrancy of the Shire during the festive season. The event transforms Moreton Terrace into a Christmas-themed street festival featuring local food and market stalls, roving entertainment, live music and a range of family-friendly activities for residents and visitors.

In 2024, the event was delivered with a budget of approximately \$28,500, which supported a full program of entertainment, decorations and operational requirements. For 2025, the Shire allocated \$15,000 to the event, supplemented by \$6,000 in sponsorship from Mitsui. Several cost-saving measures have also been applied, including in-kind toilet hire (approx. \$1,000 saving) and live music provided by the Dongara Hotel Motel (approx. \$4,000 saving).

Despite these efficiencies, the 2025 program introduces additional children's entertainment and enhanced Christmas decorations to further strengthen community engagement and the festive atmosphere. The current funding allocation is therefore insufficient to deliver the event to the standard expected by the community. An increase to the event budget is requested to ensure Magic on Moreton 2025 remains a safe, inclusive and high-quality celebration.

Officer's Comment:

Magic on Moreton is one of the Shire's key community events, celebrating the festive season and bringing together residents, visitors, and local businesses for an afternoon of food, markets, live music, and entertainment along Moreton Terrace.

For 2025, the event will maintain its successful format while adding more children’s activities and Christmas decorations to enhance the family-friendly atmosphere. Despite sponsorship from Mitsui and cost-saving measures, the expanded program and annual 5% increase in service costs have placed pressure on the event budget.

An increase in the budget from \$15,000 to \$19,000 is therefore proposed to ensure the event can continue to meet community expectations and deliver a safe, vibrant, and high-quality celebration.

Consultation:

The Manager Community Services engaged with Mitsui via email to secure sponsorship for the Magic on Moreton event and held in-person discussions with Nic and Dylan Grove, Managers of the Dongara Hotel Motel, in October 2025 to seek local business support. As a result of these engagements, both parties confirmed their sponsorship and participation in the event, with the Shire’s contribution to the Hotel as per previous years, being absorbed by the business.

During the Council Agenda Forum held on 21 October 2025, the event format and key components were presented to Council for direction and confirmation, ensuring alignment with Council objectives and community expectations.

Statutory Environment:

Local Government Act 1995

Policy Implications:

Nil

Financial/Resource Implications:

The proposed increase from \$15,000 to \$19,000 for the 2025/26 Financial Year reflects the additional costs associated with expanded children’s entertainment, enhanced Christmas decorations and general increases in service costs of approximately 5% annually.

The revised budget will ensure adequate funding for logistics, entertainment and community engagement activities, enabling the event to continue meeting community expectations while maintaining safe and inclusive delivery.

As this proposed budget increase is managed internally, the Community Services team would be required to accommodate the additional costs within the existing events budget. This may result in reduced allocations for other community events throughout the year to offset the increased expenditure for Magic on Moreton.

Strategic Implications:

Our Brilliant Future – Strategic Community Plan 2021 – 2031

Strategy 1.1 The community has access to suitable community spaces, vibrant events and relevant services

Strategy 2.1 Opportunities are maximised to promote economic growth and local development

Strategy 4.1 An engaged and inclusive community

Attachments:

Nil

COM 03-12/25 Community Assistance Scheme and Events Committee – Community Members	
Author:	G Jewell, Community Development Officer
Responsible Officer:	F Boksmati, Manager Community Services
File Reference:	3.0016
Council Role:	Executive
Voting Requirements:	Absolute Majority

Report Purpose:

For Council to consider appointing two (2) community members to join the Community Assistance Scheme and Events (CASE) Committee.

COUNCIL DECISION		111225
MOVED: Cr Gillam	SECONDED: Cr Summers	
That Council, by Absolute Majority, appoint Kelli Dawson and Steph Bligh-Lee as the CASE Committee Community Members for a term of two (2) years or in line with the Local Government Ordinary Election, expiring October 2027.		
VOTING DETAILS:	CARRIED: 6/0	
For:	Cr Scott, Cr Gillam, Cr Summers, Cr Hansen, Cr Berecz, Cr Musulin	
Against:	Nil	

Background:

The role of the CASE committee is to administer, assist and evaluate the distribution of the Community Assistance Scheme funding within budgetary guidelines approved annually by Council. The CASE committee also discuss and provide recommendations to event organisers to stimulate and encourage projects, events or activities to meet the needs of the community and offer the best opportunity to provide economic benefits and potential to market Dongara and Port Denison outside the Shire.

The CASE Committee Terms of Reference for Community Members states that the CASE committee will consist of up to five members and that membership will be:

- Manager, Community Services
- 2 x Elected Members; and
- 2 x Community Members.

The CASE Committee Terms of Reference for Community members also states that the tenure of the committee will be in accordance with Section 5.11 of the Local Government Act (1995) and that membership of the committee continues until;

- The person no longer holds office by virtue of which the person became a member;
- The person resigns from membership of the committee;
- The committee is disbanded; or
- The next ordinary elections day, whichever happens first.

In anticipation of the appointment of two (2) Councillors as Elected Member delegates to the CASE Committee, the Community Development Officer (CDO) commenced advertising for Expressions of Interest (EOI) to fill the two (2) vacant committee positions held by community members. Two (2) EOI's were received. The two (2) EOI's from the remaining candidates are now being presented to Council for review.

The candidates are:

- Ms Kelli Dawson (new candidate)
- Mrs Steph Bligh-Lee (current committee member re-nominated)

Officer’s Comment:

To ensure transparency, the candidates have been presented to Council to consider and appoint. Given the suitability of the expressions of interest received and given that only two expressions of interest have been submitted, it is recommended that these community member vacancies be filled unopposed.

Consultation:

The Manager Community Services engaged with Mitsui via email to secure sponsorship for the Magic on Moreton event and held in-person discussions with Nic and Dylan Grove, Managers of the Dongara Hotel Motel, in October 2025 to seek local business support. As a result of these engagements, both parties confirmed their sponsorship and participation in the event, with the Shire’s contribution to the Hotel as per previous years, being absorbed by the business.

During the Council Agenda Forum held on 21 October 2025, the event format and key components were presented to Council for direction and confirmation, ensuring alignment with Council objectives and community expectations.

Statutory Environment:

Local Government Act 1995

- Section 5.8 Establishment of committees

Policy Implications:

C7 Financial Assistance Funding Policy

Community Assistance Scheme and Events Committee – Terms of Reference for Committee Members

Financial/Resource Implications:

At the August Ordinary Council Meeting, Council adopted the 2025/26 budget including a \$30,000 allocation to the Community Assistance Scheme. The CASE committee will make recommendations to Council for the expenditure of this allocation and for future budget allocations.

Strategic Implications:

Our Brilliant Future – Strategic Community Plan 2021 – 2031

- 1.1.1 Identify and support services, events and programs for building capacity, social inclusion and wellbeing (including those catering for families, youth and seniors)
- 1.2 Arts, culture, heritage and recreation are valued
 - 1.2.2 Support *the strong sporting culture that shapes the Shire of Irwin’s identity and lifestyle*
 - 1.2.3 Support *community-initiated projects and activities*
- 4.1.1 Enhance the Shire’s profile through marketing initiatives and community engagement

Attachments:

Attachment Booklet – December 2025

COM 03-12/25 Attachment 1: 2025 CASE Committee EOI Candidate Profiles

COM 03-12/25 Attachment 2: CASE Committee Application Letter KD

COM 04-12/25 Visitor Centre Closure of Saturday Operations	
Author:	F Boksmati, Manager Community Services
Responsible Officer:	S Ivers, Chief Executive Officer
File Reference:	2.00046
Council Role:	Executive
Voting Requirements:	Simple

Report Purpose:

For Council to note the cessation of Saturday operations at the Shire of Irwin Visitor Centre, currently staffed from 9.00am to 12.00pm, effective from 29 November 2025, due to low visitation levels and the cost-inefficiency of maintaining these hours.

COUNCIL DECISION		121225
MOVED: Cr Summers	SECONDED: Cr Musulin	
That Council by Absolute Majority,		
<ol style="list-style-type: none"> 1. Notes the permanent cessation of the Shire of Irwin Visitor Centre operations on Saturdays, effective from 29 November 2025, due to low visitation and disproportionate staffing costs. 2. Notes the implementation of alternative visitor information measures to ensure continued access to essential tourism resources. 		
VOTING DETAILS:	CARRIED: 6/0	
For:	Cr Scott, Cr Gillam, Cr Summers, Cr Hansen, Cr Berecz, Cr Musulin	
Against:	Nil	

Background:

The Shire of Irwin Visitor Centre provides tourism information services for visitors, with current operating hours including a Saturday shift from 9.00am to 12.00pm. Historical visitation data over several years shows consistently low attendance on Saturdays, with minimal community or visitor demand during these times.

A review of the 2025 operational year shows that Customer Service Officers collectively covered 47 Saturday shifts at the Shire of Irwin Visitor Centre. These shifts were delivered consistently throughout the year as part of the Centre's weekend operating schedule. Across these 47 Saturdays, 22 days recorded zero visitor interactions, demonstrating that nearly half of all Saturday openings resulted in no foot traffic, calls, or visitor enquiries. When interactions did occur, they remained minimal. The total annual interaction count results in an average of only two (2) visitors per Saturday, further reinforcing that weekend demand for in-person visitor servicing has remained extremely low throughout 2025. The current cost of operating on Saturdays annually is approximately \$6,500.

More recent data continues to show no improvement in visitation, even during traditionally higher-activity periods. Between 1 August and 25 October 2025, which aligns with peak tourism season, the Visitor Centre operated for 13 consecutive Saturdays. During this 13-week period, the Centre recorded a total of only 13 interactions, averaging one visitor per Saturday. This confirms that the longstanding pattern of low visitation remains unchanged even when visitor numbers in the region are typically at their highest.

Despite ongoing efforts to promote tourism engagement, the level of foot traffic received does not justify the staffing and operational costs associated with remaining open on Saturdays.

To maintain responsible resource allocation and align service levels with actual community need, the Shire has reviewed available alternatives to continue providing accessible tourism information without requiring physical staffing on weekends.

Officer's Comment:

Based on a review of previous years' visitation statistics and current resourcing considerations, it is evident that Saturday operations at the Visitor Centre are no longer justified. Attendance during the three-hour Saturday shift remains extremely low, and the staffing cost required to maintain this opening period significantly outweighs the benefit to the community. In addition to the low return on investment, the impact on staff has been a key factor in assessing operational viability.

Saturday shifts require Officers to work weekends on a rotational basis, reducing opportunities for consistent family time and interrupting normal weekend routines. These shifts fall outside standard business hours, create work-life balance challenges, and provide limited organisational benefit, particularly given that no Shire administrative duties are undertaken during these periods.

Transitioning away from Saturday openings will enable the Shire to better support staff wellbeing, implement more sustainable rostering practices, and redirect resources toward activities that provide greater value to the organisation and community.

To ensure visitor information remains accessible, a range of alternative measures will be implemented, including:

- Enhanced tourism information on the Shire's website, providing 24/7 access to maps, brochures, trails, attractions, tours, and local services.
- A display stand positioned outside the Visitor Centre containing maps and brochures available for collection at any time.
- A prominently displayed "Events and What's Coming Up" calendar to highlight upcoming activities and community events.

These alternative arrangements will maintain effective access to visitor information while eliminating the need for weekend staffing.

Consultation:

Internal consultation has been undertaken with Community Services staff to assess operational impacts and confirm that no Shire administrative duties are undertaken during the Saturday shift. As such, ceasing Saturday operations does not affect the Shire's statutory or administrative obligations. Staff also provided feedback that the requirement to work Saturdays had ongoing impacts on their ability to spend allocated weekends with their families, noting the personal and work-life balance challenges created by these shifts.

At the Councillor Discussion Session held on 28 November 2023, Council considered Visitor Centre opening hours during the Christmas period. Councillors acknowledged previous years' visitation statistics and the costs associated with staffing the Centre during traditionally low-activity periods. It was agreed that administrative closure could be supported through enhanced alternative visitor information methods, including notices on windows, website updates, a front-of-building information stand, and a publicly displayed Events Calendar.

External consultation was not required, as alternative visitor information methods ensure continued access to essential tourism information.

Statutory Environment:

Local Government Act 1995

Policy Implications:

Nil

Financial/Resource Implications:

The cessation of Saturday operations will reduce staffing costs currently allocated to physically manning the Visitor Centre during low-demand periods. Resources saved can be reallocated to enhance digital and printed visitor information, thereby improving service accessibility without increasing operational budgets.

Maintaining Saturday operations would continue to incur staffing costs without demonstrated benefit to the community or visitors.

Additionally, no Shire administrative duties are conducted during Saturday operations, meaning closure will not affect statutory responsibilities or service obligations.

The proposed cessation aligns service delivery with actual demand and supports more efficient allocation of staffing resources.

Strategic Implications:

Our Brilliant Future – Strategic Community Plan 2021 – 2031

Strategy 1.1 The community has access to suitable community spaces, vibrant events and relevant services

Strategy 2.1 Opportunities are maximised to promote economic growth and local development

Attachments:

Nil

10.4 Operations Reports

Nil

10.5 Office of the CEO Reports

Nil

10.6 Committee Reports

Nil

11. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

12. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

13. URGENT BUSINESS APPROVED BY PERSON PRESIDING OR BY DECISION

Nil

14. MATTERS FOR WHICH THE MEETING IS CLOSED TO THE PUBLIC

Nil

15. CLOSURE

There being no further business and Shire President closed the meeting at 6.20pm.



Ordinary Council Meeting

24 February 2026

Item 8.2

Special Council Meeting Minutes
27 January 2026



MINUTES

SPECIAL COUNCIL MEETING Tuesday 27 January 2026 – 5.00pm



The purpose of this meeting is for Council to consider the following:

- *Shire of Irwin Annual Report for the year ended 30 June 2025*
 - *Foreshore Development Design - RFQ3-2025*
 - *Accounts List of Payments – December 2025*
 - *Monthly Financial Statements – November 2025*

Disclaimer

The Shire of Irwin:

- advises that the purpose of a Special Council Meeting is to discuss and, where possible, make resolutions about items appearing in the agenda. No person should rely or act on the basis of any decision, advice or information provided by an Elected Member or Officer, or on the content of any discussion occurring during the course of the meeting. No person should rely on the decisions made by Council until formal written advice of the Council is received by that person.
- expressly disclaims any liability for any loss or damage 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 Agenda Forums, Council or Committee Meetings.
- disclaims any liability for any loss arising from any person or body relying on any statement, discussion, recommendation or decision in the audio recording. Council minutes provide the definitive record of Council's resolutions.

Nature of Council's Role in Decision Making

Advocacy	When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
Executive	The substantial direction setting and oversight role of the Council e.g., performance of the Local Government's function under law, administration of Local Laws, adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
Legislative	Includes adopting local laws and local planning schemes.
Review	When Council reviews decisions made by Officers.
Quasi-judicial	When Council determines an application/matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice e.g., local planning applications, building permits, other permits/licences (e.g. under the Health Act, Dog Act or local laws) and other decisions that may be appealable to the State Administrative Tribunal (SAT).

By allocating these roles, the Shire ensures that the Council's decision-making is structured and aligned with its legal responsibilities, allowing it to effectively govern, serve its community, and maintain compliance with applicable laws.

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Notes for Members of the Public

Meeting Formalities

Shire of Irwin Council Meetings are governed by legislation and regulations. During the meeting, no member of the public may interrupt the meetings proceedings or enter into conversation.

Members of the public shall ensure that their mobile phones are switched off and not used during any Shire meeting.

Members of the public are hereby advised that in line with Council Policy CP48 – Recording of Council Minutes, no person is to use any electronic, visual or audio recording device or instrument to record the proceedings of a Council Meeting without the written permission of the Council.

Audio Recordings

This Meeting will be audio recorded. The recording will be made publicly available on the Shire's website within ten (10) days of the meeting being held.

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MINUTES

SPECIAL COUNCIL MEETING

Tuesday, 27 January 2026

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Shire President welcomed attendees and declared the meeting open at 5.00pm.

2. RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE

Members

Councillor I Scott
Councillor A J Gillam
Councillor P Summers
Councillor J Melsom

Staff

Mr S D Ivers	Chief Executive Officer
Miss P Machaka	Manager Finance
Ms S Mearns	Executive Assistant

Guests

Nil

Apologies

Councillor L Berecz
Councillor S Hansen
Councillor L Musulin

Approved Leave of Absence

Nil

Gallery

Nil

3. DECLARATION OF PURPOSE OF MEETING

The purpose of this meeting is for Council to consider the following:

- Accounts List of Payments – December 2025
- Monthly Financial Statements – November 2025
- Shire of Irwin Annual Report for the year ended 30 June 2025
- Foreshore Development Design - RFQ3-2025

4. DECLARATIONS OF INTEREST

Nil

5. PUBLIC QUESTION TIME

Nil

6. REPORTS OF OFFICERS AND COMMITTEES

6.1 Finance Reports

FIN 01-01/26 Accounts for Payment – December 2025	
Author:	K Pu, Casual Finance Officer
Responsible Officer:	P Machaka, Manager Finance
File Reference:	2.0057
Council Role:	Executive
Voting Requirements:	Simple Majority

Report Purpose:

For Council to receive the list of accounts paid under delegated authority during December 2025.

CCOUNCIL DECISION		010126																										
MOVED: Cr Gillam	SECONDED: Cr Summers																											
<p>That Council, by Simple Majority, receives the Accounts paid during December 2025 as contained in FIN 01-01/26 Attachment 1 of the Attachment Booklet – January 2026 represented by:</p>																												
<table border="1"> <thead> <tr> <th>Payment Type/Numbers</th> <th>Total Amount</th> </tr> </thead> <tbody> <tr> <td>EFT 34381 – 34525</td> <td>\$1,262,909.27</td> </tr> <tr> <td>Muni Cheques – 32256 – 32259</td> <td>\$5,705.00</td> </tr> <tr> <td>Direct Debit – Telstra</td> <td>\$2,191.97</td> </tr> <tr> <td>Direct Debit – WA Treasury Corporation</td> <td>\$127,320.27</td> </tr> <tr> <td>Direct Debit – Credit Card</td> <td>\$42,299.36</td> </tr> <tr> <td>Direct Debit – N-Able Pty Ltd</td> <td>\$2,400.92</td> </tr> <tr> <td>Direct Debit – Australian Phone Company</td> <td>\$225.23</td> </tr> <tr> <td>Direct Debit – Telair Pty Ltd</td> <td>\$2,560.90</td> </tr> <tr> <td>Direct Debit – Insurance Premium Repayments</td> <td>\$95,786.58</td> </tr> <tr> <td>Direct Debit – Vestone Capital Pty Ltd</td> <td>\$10,554.20</td> </tr> <tr> <td>Direct Debit – Superannuation</td> <td>\$91,769.33</td> </tr> <tr> <td style="text-align: right;">Grand Total</td> <td>\$1,643,723.03</td> </tr> </tbody> </table>			Payment Type/Numbers	Total Amount	EFT 34381 – 34525	\$1,262,909.27	Muni Cheques – 32256 – 32259	\$5,705.00	Direct Debit – Telstra	\$2,191.97	Direct Debit – WA Treasury Corporation	\$127,320.27	Direct Debit – Credit Card	\$42,299.36	Direct Debit – N-Able Pty Ltd	\$2,400.92	Direct Debit – Australian Phone Company	\$225.23	Direct Debit – Telair Pty Ltd	\$2,560.90	Direct Debit – Insurance Premium Repayments	\$95,786.58	Direct Debit – Vestone Capital Pty Ltd	\$10,554.20	Direct Debit – Superannuation	\$91,769.33	Grand Total	\$1,643,723.03
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EFT 34381 – 34525	\$1,262,909.27																											
Muni Cheques – 32256 – 32259	\$5,705.00																											
Direct Debit – Telstra	\$2,191.97																											
Direct Debit – WA Treasury Corporation	\$127,320.27																											
Direct Debit – Credit Card	\$42,299.36																											
Direct Debit – N-Able Pty Ltd	\$2,400.92																											
Direct Debit – Australian Phone Company	\$225.23																											
Direct Debit – Telair Pty Ltd	\$2,560.90																											
Direct Debit – Insurance Premium Repayments	\$95,786.58																											
Direct Debit – Vestone Capital Pty Ltd	\$10,554.20																											
Direct Debit – Superannuation	\$91,769.33																											
Grand Total	\$1,643,723.03																											
<p>VOTING DETAILS:</p>																												
<p>For: Cr Scott, Cr Gillam, Cr Summers, Cr Melsom</p>		<p>CARRIED: 4/0</p>																										
<p>Against: Nil</p>																												

Background:

A list of accounts paid under delegated authority is attached showing all payments made during the month of December 2025.

Officer's Comment:

Changes to the format of the list of payments has been made to be aligned with Section 13(1) of the Local Government (Financial Management) Regulations.

Consultation:

Nil

Statutory Environment:

The *Local Government (Financial Management) Regulations 1996* provides as follows:

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;*
 - (b) *the amount of the payment;*
 - (c) *the date of the payment; and*
 - (d) *sufficient information to identify the transaction.*
- (3) *A list prepared under sub-regulation (1) or (2) is to be —*
- (a) *presented to the council at the next ordinary meeting of the council after the list is prepared; and*
 - (b) *recorded in the minutes of that meeting.*

Policy Implications:

Under Delegation CEO101 Council has delegated authority to the Chief Executive Officer to authorise payments from the municipal or trust fund.

Financial/Resource Implications:

Nil

Strategic Implications:

Our Brilliant Future – Strategic Community Plan 2021 – 2031

Strategy 4.2.1 Ensure compliance whilst embracing innovation and better practice principles

Strategy 4.3.2 Adopt and follow better practice processes

Attachments:

Attachment Booklet – January 2026

FIN 01-01/26 Attachment 1: Accounts for Payment – December 2025

FIN 02-01/26 Monthly Financial Statements - November 2025	
Author:	P Machaka, Manager Finance
Responsible Officer:	S Ivers, Chief Executive Officer
File Reference:	2.0057
Council Role:	Executive
Voting Requirements:	Simple Majority

Report Purpose:

For Council to consider and receive the Monthly Financial Statements for the period 1 July 2025 to 30 November 2025.

COUNCIL DECISION		020126
MOVED: Cr Melsom	SECONDED: Cr Summers	
<p>That Council, by Simple Majority, receives the Monthly Financial Statements for the period 1 July 2025 to 30 November 2025 as contained in FIN 02-01/26 Attachment 1 of the Attachment Booklet – January 2026.</p>		
VOTING DETAILS:	CARRIED: 4/0	
For:	Cr Scott, Cr Gillam, Cr Summers, Cr Melsom	
Against:	Nil	

Background:

The Monthly Financial Statements to 31 November 2025 are prepared in accordance with the requirements of the *Local Government Act 1995* and the *Local Government (Financial Management) Regulations 1996* and includes the following statutory reports:

- Statement of Financial Activity by Nature
- Statement of Financial Position
- Explanation of Material Variances
- Net Current Funding Position

The Statements also include various other financial information not required by legislation, but for Council information.

Officer's Comment:

The draft financial position to the end of November 2025 is detailed in the attached report and summarised as per below:

30/11/2025	YTD Budget	YTD Actual
Operating Revenue	9,247,790	9,642,700
Operating Expenditure	(6,133,535)	(4,195,600)
Net Operating	3,114,255	5,447,100
Non-Operating Revenue	996,585	93,165
Non-Operating Expenditure	(2,482,550)	(1,092,215)
Net Non-Operating	(1,485,965)	(999,050)
Cash at Bank		3,710,142
Cash at Bank Restricted		623,659
Reserve Bank		1,045,922
Total Cash Funds		5,379,723

Consultation:

Nil

Statutory Environment:*Local Government Act 1995*

- *Section 6.4 Financial report*

Local Government (Financial Management) Regulations

- *Section 34 Financial activity statement report provides as follows:*

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

Policy Implications:

Nil

Financial/Resource Implications:

Any issues in relation to expenditure and revenue allocations or variance trends are identified and addressed each month or at budget review.

Strategic Implications:

Our Brilliant Future - Strategic Community Plan 2021 – 2031

Strategy 4.2.1 Ensure compliance whilst embracing innovation and better practice principles

Strategy 4.3.2 Adopt and follow better practice processes

Attachments:

Attachment Booklet – January 2026

FIN 02-01/26 Attachment 1: Financial Statements for the Period Ended 30 November 2025.

The Shire President then declared that Council, in line with the Shire of Irwin Meeting Procedures Local Law 2016, amend the order of business for this Council Meeting, bring forward Item 6.31 to allow for Council to receive the Minutes of the Audit Committee Meeting held 13 January 2026 and adopt the 2024 Financial Statements prior to approving the 2024/25 Annual Report.

COUNCIL DECISION		030126
MOVED: Cr Gillam	SECONDED: Cr Summers	
That Council, by Simple Majority approve Item 6.3.1 – Audit Committee Meeting being brought forward in the Meeting.		
VOTING DETAILS:	CARRIED: 4/0	
For:	Cr Scott, Cr Gillam, Cr Summers, Cr Melsom	
Against:	Nil	

6.3.1 Audit Committee Meeting

The Minutes of the Shire of Irwin Audit Committee Meeting held 13 January 2026 have been provided as Attachment 6.3.1 in Attachment Booklet – January 2026.

COUNCIL DECISION		040126
MOVED: Cr Summers	SECONDED: Cr Gillam	
That Council, by Absolute Majority;		
1. receives the minutes of the Shire of Irwin Audit Committee Meeting held 13 January 2026; and		
2. adopts the 2024/25 Annual Financial Statements which forms part of the 2024/25 Annual Report as recommended by the Audit Committee at its meeting held 13 January 2026.		
VOTING DETAILS:	CARRIED: 4/0	
For:	Cr Scott, Cr Gillam, Cr Summers, Cr Melsom	
Against:	Nil	

6.2 Office of the CEO Reports

CEO 01-01/26 2024/25 Annual Report and Auditors Report	
Author:	P Machaka, Manager Finance
Responsible Officer:	S Ivers, Chief Executive Officer
File Reference:	3.00337
Council Role:	Executive
Voting Requirements:	Absolute Majority

Report Purpose:

For Council to consider and accept the Shire of Irwin Annual Report for the year ending 30 June 2025.

COUNCIL DECISION		050126
MOVED: Cr Melsom	SECONDED: Cr Gillam	
That Council, by Absolute Majority;		
<ol style="list-style-type: none"> 1. Receives the Audit Report from the Office of the Auditor General for the year ending 30 June 2025; 2. Accepts the 2024/25 Annual Report as presented in Attachment Booklet – January 2026; 3. Approves the Chief Executive Officer to give local public notice of the availability of the 2024/25 Annual Report as soon as practicable; and 4. Holds the Annual Electors' Meeting at 4.00pm on Tuesday 24 March 2026 in the Shire of Irwin Council Chambers. 		
VOTING DETAILS:	CARRIED: 4/0	
For:	Cr Scott, Cr Gillam, Cr Summers, Cr Melsom	
Against:	Nil	

Background:

The *Local Government Act 1995* requires local governments to prepare and accept, by absolute majority, an Annual Report for each financial year by no later than 31 December after that financial year unless the report is not available. If unable to be accepted by 31 December, then the report must be accepted within two months of the audit report becoming available.

The *Local Government Act 1995* also requires local governments to hold a general meeting of electors once every financial year and not more than 56 days after accepting the annual report from Auditors. It is therefore proposed to hold the Annual Electors' Meeting on Tuesday 24 March 2026. The Statements also include various other financial information not required by legislation, but for Council information.

Officer's Comment:

The 2024/25 Annual Report, prepared in accordance with the requirements of the *Local Government Act 1995*, is presented as an attachment for Councillors' perusal, consideration and acceptance. The report contains the audited annual financial statements and highlights the Shire of Irwin's achievements throughout 2024/25.

The Shire of Irwin's auditors, Pitcher Partners, on behalf of the Office of the Auditor General, have completed an audit of the annual financial statements for the year ended 30 June 2025. The audit report and management letter have been provided to the Shire President and CEO. Pitcher Partners (Caden Manfield) and OAG (Vignesh Raj) presented their 2024/25 Audit findings to the Acting CEO (Maurice Battilana) and Finance Manager (Patience Machaka) on 28 November 2025.

The Audit Committee held a meeting on 13 January 2026, during which the Auditors' Closing Report, Financial Statements, Management Letter, and Independent Audit Report were formally presented. The Audit Committee reviewed and accepted the information contained within the Financial Statements, Management Letter, and Independent Audit Report, and resolved to recommend to Council that the 2024/25 Annual Financial Statements be adopted as part of the 2024/25 Annual Report

Consultation:

Once the 2024/25 Annual Report has been accepted by Council, the Shire is required to give local notice of the availability of the report as soon as possible.

Statutory Environment:*Local Government Act 1995*

- Section 5.53
- Section 5.27
- Section 5.29
- Section 7.2
- Section 7.12A

Local Government (Administration) Regulations 1996

- Regulation 19B

Local Government (Audit) Regulations 1996

- Regulation 10

Policy Implications:

Nil

Financial/Resource Implications:

There are no financial or budget implications.

Strategic Implications:

Our Brilliant Future - Strategic Community Plan 2021 – 2031

Strategy 4.2.1 Ensure compliance whilst embracing innovation and better practice principles

Strategy 4.3.2 Adopt and follow better practice processes

Attachments:

Attachment Booklet – January 2026

CEO 01-01/26 Attachment 1: 2024/25 Annual Report

CEO 02-01/26 Port Denison Foreshore Play Space and Pavilion Design – Evaluation Report	
Author:	B Rebola, Director – Procurement Associates
Responsible Officer:	S Ivers, Chief Executive Officer
File Reference:	3.00272
Council Role:	Executive
Voting Requirements:	Simple Majority

Report Purpose:

For Council to consider and approve the Evaluation Report for RFQ 3-2025 Port Denison Foreshore Play Space and Pavilion Detailed Design and award the contract in accordance with the Evaluation Panel's recommendation.

COUNCIL DECISION	060126
MOVED: Cr Gillam	SECONDED: Cr Melsom
<p>That Council suspends the meeting as per Clause 17.1 of the <i>Shire of Irwin Meeting Procedures Local Law 2016</i> at 5.10pm to discuss item CEO 02-01/26 Port Denison Foreshore Play Space and Pavilion Design – Evaluation Report.</p>	
VOTING DETAILS:	CARRIED: 4/0
For:	Cr Scott, Cr Gillam, Cr Summers, Cr Melsom
Against:	Nil

Clarification was sought that the detailed design being approved by the officer recommendation is the continuation of the Council-endorsed design and not the recommencement of the design process. It was confirmed that the detailed design being approved by the officer recommendation is the continuation of the Council-endorsed design.

COUNCIL DECISION	070126
MOVED: Cr Gillam	SECONDED: Cr Melsom
<p>That Council reconvenes the meeting as per Clause 17.1 of the <i>Shire of Irwin Meeting Procedures Local Law 2016</i> at 5.16pm.</p>	
VOTING DETAILS:	CARRIED: 4/0
For:	Cr Scott, Cr Gillam, Cr Summers, Cr Melsom
Against:	Nil

COUNCIL DECISION		080126
MOVED: Cr Gillam	SECONDED: Cr Summers	
That Council, by Simple Majority;		
<ol style="list-style-type: none"> 1. Accepts the recommendation contained in the Evaluation Report for RFQ 3-2025 Port Denison Foreshore Play Space and Pavilion Detailed Design, and awards the contract to Respondent 1 as named in the Evaluation Report for a fixed lump sum price of \$389,498 plus GST, as detailed in the Confidential Evaluation Report; 2. Delegates authority to the Chief Executive Officer to negotiate minor variations to the contract before and/or after execution, in accordance with Regulations 20 and 21A of the Local Government (Functions and General) Regulations 1996; and 3. Authorises the Chief Executive Officer to execute the contract in accordance with section 9.49A of the Local Government Act 1995. 		
VOTING DETAILS:		CARRIED: 4/0
For:	Cr Scott, Cr Gillam, Cr Summers, Cr Melsom	
Against:	Nil	

Background:

The Shire of Irwin is undertaking a major redevelopment of the Port Denison Foreshore, supported by Lotterywest and Growing Regions Program funding, to deliver an accessible and inclusive public space incorporating a new pavilion, universally accessible play space, pathways, landscaping, and community activation areas.

The Shire sought quotations from suitably qualified consultants for the provision of detailed design services for the Port Denison Foreshore Play Space and Pavilion. The Request for Quotation (RFQ 3-2025) was issued via VendorPanel under the WALGA Preferred Supplier Panel "Engineering Environmental & Technical Consultancy" (PSP002).

The RFQ was issued to all 24 pre-qualified panel suppliers to ensure open and competitive access. One submission was received by the closing date. The submission was assessed for compliance and evaluated by an Evaluation Panel against the qualitative and quantitative criteria set out in the RFQ documentation.

Officer's Comment:

The Evaluation Panel undertook a structured and defensible assessment process in accordance with the RFQ requirements and the Shire's procurement policies.

Although only one submission was received, the RFQ was issued through a competitive WALGA panel process with all eligible suppliers invited to respond. The lack of competition was therefore considered market-driven rather than process-driven.

The submission from Respondent 1 was assessed as compliant and scored above average across the qualitative criteria. The offered price was within the Shire's estimated budget for this stage of the project and, following clarification of qualifications, was confirmed as a fixed lump sum.

On the basis of demonstrated capability, relevant experience, and value for money, the Evaluation Panel recommends award of the contract to Respondent 1.

Consultation:

Nil

Statutory Environment:

Local Government Act 1995

- Section 3.57 – Tenders
- Section 9.49A – Execution of contracts

Local Government (Functions and General) Regulations 1996

- Part 4 – Tenders
- Regulations 20 and 21A – Variations

Policy Implications:

CP20 – Purchasing

CP01 – Localised Purchasing (Regional Price Preference)

Financial/Resource Implications:

The total estimated contract value is \$389,498 plus GST, which is provided for within the approved project budget.

Strategic Implications:

Our Brilliant Future – Strategic Community Plan 2021 – 2031	
Strategy 4.2.1	Ensure compliance whilst embracing innovation and better practice principles
Strategy 4.3.2	Adopt and follow better practice processes

Attachments:

Confidential Attachment Booklet – February 2026

CEO 02-01/26 Attachment 1: Detailed Design – Evaluation Report

6.3 Committee Reports

6.3.1 Audit Committee Meeting

This item was brought forward in the Agenda and discussed prior to item 6.2.

7. CLOSURE

There being no further business, the Shire President closed the Meeting at 5.18 pm.



Ordinary Council Meeting

24 February 2026

Item 8.3
Agenda Forum Notes
17 February 2026



SHIRE OF IRWIN
DONGARA-PORT DENISON

A BRILLIANT BLEND

AGENDA FORUM NOTES

Tuesday 17 February 2026



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1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Presiding Member declared the Agenda Forum open at 5.00pm and welcomed Councillors, Staff and the Gallery Member.

2. RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE

Members

Councillor P Summers
Councillor A J Gillam
Councillor I Scott
Councillor S Hansen
Councillor L Berecz
Councillor L Musulin

Staff

Mr S D Ivers	Chief Executive Officer
Mr M Connell	Manager Development
Ms F Boksmati	Manager Community Services
Mr M Jones	Manager Operations
Miss P Machaka	Manager Finance
Ms S Mearns	Executive Assistant

Guests

Nil

Apologies

Councillor J Melsom	
Mr M Antony	Community Emergency Services Manager

Approved Leave of Absence

Nil

Gallery

Mr Bruce Baskerville	"Indiaview" Port Denison
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3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

4. PUBLIC QUESTION TIME

Question: Mr Bruce Baskerville, Indiaview, Port Denison

With the permission of the Shire President, Mr Baskerville addressed Council in relation to the proposed decommissioning of the Port Denison Shelter Sheds.

Response: *The Shire President advised that the matter would be discussed during the Councillor Discussion Session.*

5. DECLARATIONS OF INTEREST

The Chief Executive Officer advised that a Declaration of Interest were received as listed below:

Councillor	Agenda Item	Disclosure
Cr Gillam	DEV 03-02/65 Belisama Gas Project – Lot M441 Yandanooka West Road, Milo	Financial – Cr Gillam currently negotiating access agreement for potential alternative site.

Items 6 – 9 will be dealt with at the Ordinary Council Meeting being held on Tuesday 24 February 2026.

10. REPORTS OF OFFICERS AND COMMITTEES

10.1 FINANCE REPORTS
FIN 01-02/26 Accounts for Payment – January 2026

Report Purpose For Council to receive the list of accounts paid under delegated authority during January 2026.

Questions Nil

FIN 02-02/26 Monthly Financial Statements – December 2025

Report Purpose For Council to consider and receive the Monthly Financial Statements for the period 1 July 2025 to 31 December 2025.

Questions Question: Cr Gillam queried why the actual Non-Operational Revenue was substantially less than the budgeted amount.

Response: The Manager Finance advised that the variance is mainly due to the timing of grant funding receipts. While the grants have been approved and budgeted, the funds had not been received as at 31 December 2025. The income is expected later in the financial year in line with funding schedules. The Manager Finance took the question on notice and will provide Councillors with further information.

NB: Following the meeting, the Manager Finance provided the following information:

Project	Dec 2025 Year to Budget	Dec 2025 Ytd Actual	Variance	Comment
Skate Park Precinct	93,166.00	93,166.00	-	
Rev - Rrg Burma Rd South	286,667.00	0	286,667.00	A portion of this revenue will be recognised in January
Rev - Rrg - Warradong Spring	253,333.00	0	253,333.00	A portion of this revenue will be recognised in January
Foreshore Core Precinct	1,088,664.00	0	1,088,664.00	Works have not yet progressed to warrant recognition of funding
R2R-Burma Road	143,333.00	0	143,333.00	Works have not yet progressed to warrant recognition of funding
R2R - Warradong Springs Road	126,667.00	0	126,667.00	Works have not yet progressed to warrant recognition of funding
Rev - R2R - Ludlow Rd	171,680.00	0	171,680.00	Works have not yet progressed to warrant recognition of funding
R2R - Water Supply Road -Slk 5 - 11Km	163,371.00	0	163,371.00	Funding has not been acquitted/ received yet
Rev - Boat Ramp	119,166.00	0	119,166.00	Funding has not been acquitted/ received yet
Seroja	107,340.00	0	107,340.00	Revenue will be recognised in January
Rev - Mitsui Octv Project Grant	53,332.00	0	53,332.00	Revenue will be recognised in January
	2,606,719.00	93,166.00	2,513,553.00	

FIN 03-02/26 Budget Amendment – February 2026

Report Purpose For Council to approve amendments to the 2025/26 budget as detailed in the attachment.

Questions Nil

10.2 DEVELOPMENT REPORTS

DEV 01-02/26 December 2025 and January 2026 Development Delegated and Authorised Authority Report

Report Purpose For Council to receive the December 2025 and January 2026 Development Delegated and Authorised Authority Report.

Questions Nil

DEV 02-02/26 **Shire of Irwin draft Local Planning Scheme No. 6**

Report Purpose For Council to adopt the draft Local Planning Scheme No. 6 and forward it to the Environmental Protection Authority for its assessment and the Western Australian Planning Commission for its approval to advertise the scheme.

Questions Question: Cr Gillam queried whether the rural tourism limit of three chalets could be varied.

Response: The Manager Development advised that the limit is intended to ensure rural tourism developments remain low-impact and consistent with the rural character of the zone. Increasing the number may intensify the use and undermine the locality's rural amenity.

Question: Cr Gillam queried the classification of a waste disposal facility.

Response The Manager Development advised that the Scheme classification primarily relates to private land use and does not prevent the Shire from establishing a public waste facility. While the Scheme does not intend to facilitate private waste disposal operations within the district, a Shire-led relocation of the transfer station would typically proceed through State approval processes, particularly where unallocated Crown land is involved. Accordingly, the draft Scheme would not prohibit the Shire from progressing its intended relocation.

Having declared a Financial Interest in the following item, Cr Gillam left the Chambers at 5.23pm.

DEV 03-02/26 **Belisama Gas Project – Lot M441 Yandanooka West Road, Milo**

Report Purpose For Council to provide comment and recommend conditions to the Western Australian Planning Commission (WAPC) on the significant development application for the Belisama Gas Project on Lot M441 (No. 1906) Yandanooka West Road, Milo which is located within the Shire of Mingenew.

Question Question: With the permission of the Shire President, Mr Baskerville addressed Council and referred to the previously proposed State Heritage listing of the 'stock route' encompassing Yandanooka West Road, noting that the listing had been rejected by the Minister. Mr Baskerville queried the implications of the proposal on the stock route.

Response: The Manager Development advised that the ultimate land tenure requirements for the road reserve would be determined through the State assessment process. Should the full reserve not be required for the development, there may be opportunity for the 'stock route' to be retained in some capacity; however, this remains a matter for the State Government to determine.

Cr Gillam returned to the Chambers at 5.29pm.

10.3 COMMUNITY SERVICES REPORTS

Nil

10.4 OPERATIONS REPORTS

Nil

10.5 OFFICE OF THE CEO REPORTS

Nil

10.6 COMMITTEE REPORTS

Nil

Items 11 – 14 will be dealt with at the Ordinary Council Meeting being held on Tuesday 24 February 2026.

15. CLOSURE

There being no further business, the Presiding Member closed the Agenda Forum at 5.30pm.



Ordinary Council Meeting

24 February 2026

Item FIN 01-02/26
Accounts for Payment
January 2026

Shire of Irwin

List of Accounts paid January 2026 for presentation to the
Council Meeting 24 February 2026

MUNICIPAL/(TRUST) PAYMENTS

EFT/CHQ #	DATE	PAYEE	PAYMENTS
00000001/1	27/01/2026	DONGARA DRILLING & ELECTRICAL	5,848.11
00000001/2	27/01/2026	MIDWEST SOLAR AND WATER	2,132.90
00000001/3	27/01/2026	PEMCO DIESEL	3,405.71
00000001/4	27/01/2026	TEAM GLOBAL EXPRESS PTY LTD	42.77
00000001/5	27/01/2026	T-QUIP	24,498.35
00000001/6	27/01/2026	WINC AUSTRALIA PTY LTD	507.02
00000001/7	27/01/2026	TYREPOWER DONGARA	1,201.75
00000001/8	27/01/2026	DONGARA MIDWEST WASTE	3,800.00
00000001/9	27/01/2026	CITY OF GREATER GERALDTON	604.80
00000001/10	27/01/2026	MIDWEST POWER SOLUTIONS	2,057.00
BAS 21012026	21/01/2026	AUSTRALIAN TAXATION OFFICE - BAS	43,888.00
32260	30/01/2026	SHIRE OF IRWIN	6,707.50
32261	30/01/2026	DEPARTMENT OF TRANSPORT	225.00
DD 02012026_1	02/01/2026	TELSTRA AUSTRALIA	1,913.71
DD 13012026_1	13/01/2026	TELSTRA AUSTRALIA	1,101.16
DD 27012026_1	27/01/2026	TELSTRA AUSTRALIA	90.00
DD 07012026_1	07/01/2026	WA TREASURY CORPORATION	20,727.35
DD 23012026_1	23/01/2026	WA TREASURY CORPORATION	17,382.48
DD 19012026_1	19/01/2026	N-ABLE PTY LTD	2,416.76
DD 05012026_1	05/01/2026	AUSTRALIAN PHONE COMPANY PTY LTD	225.23
DD 15012026_1	15/01/2026	TELAIR PTY LTD	2,560.90
DD 30012026_10	30/01/2026	CLEARMATCH ORIGINATE PTY LTD	47,893.29
DD 15012026_10	15/01/2026	REST SUPERANNUATION	285.60
DD 15012026_2	15/01/2026	AMP CORPORATE SUPER - SIGNATURE SUPER	1,017.26
DD 15012026_3	15/01/2026	AUSTRALIAN RETIREMENT TRUST SUPER SAVINGS	207.00
DD 15012026_4	15/01/2026	AUSTRALIAN SUPER	2,405.92
DD 15012026_5	15/01/2026	AWARE SUPER PTY LTD	20,561.28
DD 15012026_6	15/01/2026	CBUS SUPER	135.29
DD 15012026_7	15/01/2026	HOSTPLUS	1,667.22
DD 15012026_8	15/01/2026	HUB 24 SUPER FUND	631.97
DD 15012026_9	15/01/2026	MERCER	943.12
DD 20012026_1	20/01/2026	COLONIAL FIRST STATE FIRST CHOICE SUPER	192.88
DD 20012026_2	20/01/2026	HOSTPLUS	574.62
DD 20012026_3	20/01/2026	AWARE SUPER PTY LTD	6,099.04
DD 20012026_4	20/01/2026	CBUS SUPER	100.80
DD 20012026_5	20/01/2026	AMP CORPORATE SUPER - SIGNATURE SUPER	135.66
DD 20012026_6	20/01/2026	AUSTRALIAN SUPER	770.43
DD 30012026_1	30/01/2026	AUSTRALIAN RETIREMENT TRUST SUPER SAVINGS	424.35
DD 30012026_2	30/01/2026	AUSTRALIAN SUPER	2,588.43
DD 30012026_3	30/01/2026	AWARE SUPER PTY LTD	20,665.03
DD 30012026_4	30/01/2026	CBUS SUPER	278.69
DD 30012026_5	30/01/2026	HOSTPLUS	1,797.07
DD 30012026_6	30/01/2026	HUB 24 SUPER FUND	631.97
DD 30012026_7	30/01/2026	MERCER	1,035.22
DD 30012026_8	30/01/2026	REST SUPERANNUATION	274.24
DD 30012026_9	30/01/2026	AMP CORPORATE SUPER - SIGNATURE SUPER	1,188.86

253,841.74

Sundry Creditors as at 31/01/2026 448,762.08

The Payments included in the above list of Accounts Paid, have been authorised by the Chief Executive Officer under delegation from Council.

20/02/2026

DATE



Shane Ivers
Chief Executive Officer

Shire of Irwin

Corporate Credit Card Expenditure - Payment Reference CR020226

S.IVERS CREDIT CARD EXPENSES

Date	Payee	Amount
05/01/2026	Garmin	\$ 50.00
05/01/2026	Google Cloud	\$ 315.01
06/01/2026	Petro Fuels	\$ 165.79
07/01/2026	Starlink	\$ 80.00
08/01/2026	Spotify	\$ 15.99
08/01/2026	JAMF Software	\$ 362.76
09/01/2026	GODDADY	\$ 23.95
13/01/2026	Petro Fuels	\$ 168.46
16/01/2026	Remarkable	\$ 6.68
16/01/2026	Links	\$ 297.15
19/01/2026	Apple	\$ 1.49
19/01/2026	OpenAI	\$ 424.45
19/01/2026	State Law Publisher	\$ 191.88
20/01/2026	SEEK	\$ 566.50
20/01/2026	SEEK	\$ 335.50
20/01/2026	SEEK	\$ 280.50
20/01/2026	Petro Fuels	\$ 164.05
21/01/2026	DWER - Water	\$ 2,600.00
23/01/2026	Ubiquiti	\$ 49.00
23/01/2026	Grammarly	\$ 91.55
27/01/2026	Best Practice	\$ 4,718.60
28/01/2026	NAB	\$ 9.00
		<u>\$ 10,918.31</u>

P.MACHAKA CREDIT CARD EXPENSES

Date	Payee	Amount
31/12/2025	Microsoft	\$ 51.87
05/01/2026	SSL.Com	\$ 54.13
05/01/2026	Amazon Web Services	\$ 871.55
06/01/2026	Zoom.com	\$ 1,705.87
08/01/2026	Microsoft	\$ 98.53
12/01/2026	Microsoft	\$ 13.20
12/01/2026	Microsoft	\$ 170.62
13/01/2026	Microsoft	\$ 34.67
19/01/2026	DWER - Water	\$ 347.60
19/01/2026	Microsoft	\$ 285.19
19/01/2026	Microsoft	\$ 196.81
21/01/2026	FiverrEU	\$ 446.93
28/01/2026	Upwork	\$ 437.11
28/01/2026	CodeTwo	\$ 118.79
28/01/2026	NAB	\$ 9.00
		<u>\$ 4,841.87</u>

F.BOKSMATI CREDIT CARD EXPENSES

Date	Payee	Amount
05/01/2026	AQUA VALET Car Wash	\$ 18.00
12/01/2026	Pixies Prints	\$ 62.00
27/01/2026	Dongara Building	\$ 16.55
28/01/2026	NAB	\$ 9.00
		<u>\$ 105.55</u>

Shire of Irwin

Corporate Credit Card Expenditure - Payment Reference CR020226

M.ANTONY CREDIT CARD EXPENSES

Date	Payee		
07/01/2026	Sunset Takeaway	\$	55.00
09/01/2026	RepcO	\$	245.02
19/01/2026	Dongara IGA	\$	570.00
20/01/2026	Bunnings	\$	199.50
28/01/2026	Bayview Jurienbay Pty	\$	43.00
28/01/2026	NAB	\$	9.00
		<u>\$</u>	<u>1,121.52</u>
	TOTAL PAYMENT TO CORPORATE CREDIT CARD ACCOUNT	<u>\$</u>	<u>16,987.25</u>



Ordinary Council Meeting

24 February 2026

Item FIN 02-02/26
Monthly Financial Statements
31 December 2025



SHIRE OF IRWIN

MONTHLY FINANCIAL REPORT (Containing the Statement of Financial Activity) For the Period Ended 31 December 2025

LOCAL GOVERNMENT ACT 1995

LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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SHIRE OF IRWIN

KEY TERMS AND DESCRIPTIONS

FOR THE PERIOD ENDED 31 DECEMBER 2025

NATURE DESCRIPTIONS

REVENUE

RATES

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

OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

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

NON-OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

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

PROFIT ON ASSET DISPOSAL

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

FEES AND CHARGES

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

SERVICE CHARGES

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

INTEREST EARNINGS

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

OTHER REVENUE / INCOME

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

EXPENSES

EMPLOYEE COSTS

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

MATERIALS AND CONTRACTS

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

UTILITIES (GAS, ELECTRICITY, WATER, ETC.)

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

INSURANCE

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

LOSS ON ASSET DISPOSAL

Loss on the disposal of fixed assets.

DEPRECIATION ON NON-CURRENT ASSETS

Depreciation expense raised on all classes of assets.

INTEREST EXPENSES

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

OTHER EXPENDITURE

Statutory fees, taxes, provision for bad debts, member's fees or State taxes. Donations and subsidies made to community groups.

SHIRE OF IRWIN
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 DECEMBER 2025

BY NATURE

	Adopted Annual Budget	Revised Annual Budget (d)	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var. ▲▼	Significant Var. S
	\$	\$	\$	\$	\$	%		
Opening Funding Surplus (Deficit)	(609,744)	(683,679)	(683,679)	(683,679)	0	0%		
Revenue from operating activities								
Rates	7,641,077	7,641,077	7,307,147	7,203,434	(103,713)	(1%)	▼	
Operating Grants, Subsidies and Contributions	1,478,455	876,676	476,731	357,170	(119,561)	(25%)	▼	S
Fees and Charges	2,626,912	2,626,912	1,852,117	1,880,256	28,139	2%	▲	
Interest Earnings	212,409	212,409	103,860	109,346	5,486	5%	▲	
Other Revenue	339,884	245,718	81,758	263,186	181,428	222%	▲	S
Profit on Disposal of Assets	20,000	20,000	0	0	0			
	12,318,737	11,622,792	9,821,613	9,813,392	(8,221)			
Expenditure from operating activities								
Employee Costs	(4,184,296)	(4,184,296)	(2,120,493)	(2,426,250)	(305,757)	(14%)	▼	S
Materials and Contracts	(4,314,707)	(4,300,282)	(2,167,871)	(2,024,724)	143,147	7%	▲	
Utility Charges	(561,912)	(561,912)	(279,498)	(225,154)	54,344	19%	▲	S
Depreciation on Non-Current Assets	(4,891,805)	(4,891,805)	(2,445,840)	(2,532,181)	(86,341)	(4%)	▼	
Interest Expenses	(229,459)	(229,459)	(98,745)	(74,808)	23,937	24%	▲	S
Insurance Expenses	(273,429)	(273,429)	(177,062)	(8,537)	168,525	95%	▲	S
Other Expenditure	(265,028)	(178,028)	(71,992)	(86,655)	(14,663)	(20%)	▼	S
Loss on Disposal of Assets	0	0	0	(44,289)	(44,289)		▼	
	(14,720,636)	(14,619,211)	(7,361,501)	(7,422,598)	(61,097)			
Operating activities excluded from budget								
Add back Depreciation	4,891,805	4,891,805	2,445,840	2,532,181	86,341	4%	▲	
Adjust (Profit)/Loss on Asset Disposal	(20,000)	(20,000)	0	44,289	44,289		▲	S
Movement in Leave Reserve (Added Back)	5,336	5,336	5,336	3,124	(2,212)	(41%)	▼	
Amount attributable to operating activities	2,475,242	1,880,722	4,911,288	4,970,385	59,097			
Investing activities								
Non-Operating Grants, Subsidies and Contributions	9,525,442	9,788,819	2,606,719	93,165	(2,513,554)	(96%)	▼	S
Proceeds from Disposal of Assets	35,000	35,000	0	69,700	69,700		▲	S
Land and Buildings	(395,147)	(367,477)	(263,544)	(305,012)	(41,468)	(16%)	▼	S
Plant and Equipment	(787,981)	(787,981)	(476,042)	(429,722)	46,320	10%	▲	
Furniture and Equipment	(139,050)	(35,763)	(25,380)	(2,619)	22,761	90%	▲	S
Infrastructure Assets - Roads	(1,405,063)	(1,405,063)	(777,290)	(413,331)	363,959	47%	▲	S
Infrastructure Assets - Other	(9,701,815)	(9,727,219)	(1,619,177)	(439,319)	1,179,858	73%	▲	S
Amount attributable to investing activities	(2,868,614)	(2,499,684)	(554,714)	(1,427,137)	(872,423)			
Financing Activities								
Proceeds from New Debentures	1,940,000	1,940,000	0	0	0			
Repayment of Debentures	(872,956)	(872,956)	(418,833)	(432,225)	(13,392)	(3%)	▼	
Repayment of Lease Financing	(35,948)	(35,948)	(17,964)	(17,906)	58	0%	▲	
Self-Supporting Loan Principal	55,187	55,187	9,988	7,868	(2,120)	21%	▼	
Transfer from Restricted Cash - Other	86,246	86,246	0	0	0			
Transfer from Reserves	25,000	25,000	0	0	0			
Transfer to Reserves	(35,369)	(35,369)	(17,676)	(20,710)	(3,034)	(17%)	▲	
Amount attributable to financing activities	1,162,160	1,162,160	(444,485)	(462,973)	(18,488)			
Closing Funding Surplus (Deficit)	159,044	(140,481)	3,228,409	2,396,595	(831,814)			

▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.

Refer to Note 15 for an explanation of the reasons for the variance.

The material variance adopted by Council for the 2025/26 year is \$10,000 and 10%.

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

SHIRE OF IRWIN
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 December 2025

	30-Jun-25	31-Dec-25
	\$	\$
CURRENT ASSETS		
Cash and cash equivalents	2,424,015	4,442,713
Trade and other receivables	294,864	1,450,008
Other financial assets	45,939	569,789
Inventories	29,087	29,087
TOTAL CURRENT ASSETS	3,033,992	6,727,169
NON-CURRENT ASSETS		
Trade and other receivables	62,814	62,814
Other financial assets	284,560	284,560
Property, plant and equipment	40,714,428	40,755,265
Infrastructure	62,681,644	61,682,466
Right-of-use assets	70,118	52,442
TOTAL NON-CURRENT ASSETS	103,813,565	102,837,548
TOTAL ASSETS	106,847,556	109,564,717
CURRENT LIABILITIES		
Trade and other payables	802,446	666,329
Other liabilities	1,070,759	1,578,040
Lease liabilities	35,949	18,043
Borrowings	861,790	429,565
Employee related provisions	782,938	782,938
TOTAL CURRENT LIABILITIES	3,553,882	3,474,914
NON-CURRENT LIABILITIES		
Lease liabilities	34,402	34,402
Borrowings	4,201,780	4,201,780
Employee related provisions	65,308	65,308
TOTAL NON-CURRENT LIABILITIES	4,301,490	4,301,490
TOTAL LIABILITIES	7,855,372	7,776,405
NET ASSETS	98,992,184	101,788,312
EQUITY		
Retained surplus	34,565,266	37,098,215
Reserve accounts	1,028,900	1,049,610
Revaluation surplus	63,640,487	63,640,487
TOTAL EQUITY	99,234,653	101,788,312

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

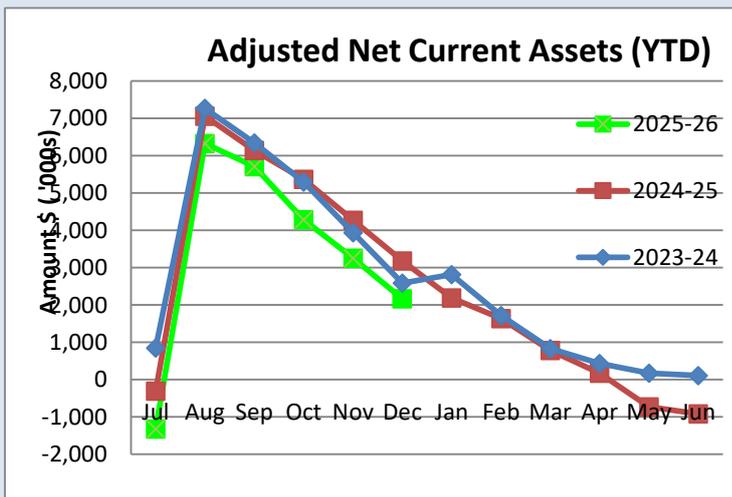
ADJUSTED NET CURRENT ASSETS

Adjusted Net Current Assets	Last Years Closing 30/06/2025	This Time Last Year 31/12/2024	Year to Date Actual 31/12/2025
	\$	\$	\$
Current Assets			
Cash Unrestricted	776,448	3,492,432	2,769,801
Cash Restricted - Reserves	1,028,900	1,327,126	1,049,610
Cash Restricted - General	373,935	373,935	373,935
Cash Restricted - Bonds & Deposits	244,731	242,870	249,367
Receivables - Rates	207	1,395,542	1,180,758
Receivables - Other	577,130	309,104	838,997
Inventories	29,087	35,881	29,087
Contract Assets	235,572	0	235,572
	3,266,010	7,176,890	6,727,126
Less: Current Liabilities			
Payables	(557,714)	(359,369)	(416,962)
Contract Liabilities	(1,039,428)	(1,516,733)	(1,546,709)
Financial Liabilities	(31,331)	(31,331)	(31,331)
Bonds & Deposits	(244,731)	(242,870)	(249,367)
Loan and Lease Liability	(897,739)	(424,373)	(447,607)
Provisions	(782,938)	(672,589)	(782,938)
	(3,553,882)	(3,247,264)	(3,474,914)
Less: Cash Reserves	(1,028,900)	(1,327,126)	(1,049,610)
Add Back: Component of Leave Liability not Required to be funded	155,227	178,629	158,352
Add Back: Loan and Lease Liability	897,739	424,373	447,607
Less : Loan Receivable - clubs/institutions	(45,939)	(27,286)	(38,071)
Less : Restricted Cash General	(373,935)	0	(373,935)
Net Current Funding Position	(683,679)	3,178,217	2,396,555

SIGNIFICANT ACCOUNTING POLICIES

Please see Note 1(a) for information on significant accounting policies relating to Net Current Assets.

The amount of the adjusted net current assets at the end of the period represents the actual surplus (or deficit if the figure is a negative) as presented on the Rate Setting Statement.



This Year YTD
Surplus(Deficit)
\$2.4 M
Last Year YTD
Surplus(Deficit)
\$3.178 M

Receivables - Rates & Rubbish	30 June 2025	31 Dec 25
	\$	\$
Opening Arrears Previous Years	726,082	57,846
Levied this year	7,947,274	8,233,079
Less Collections to date	(8,615,510)	(7,052,486)
Equals Current Outstanding	57,846	1,238,439
Net Rates Collectable	57,846	1,238,439
% Collected	99.33%	85.06%

Receivables - General	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$
Receivables - General	13,641	108,971	49,371	37,401	209,385
Percentage	7%	52%	24%	18%	
Balance per Trial Balance					
Sundry Debtors					241,031
Receivables - Other					597,966
Total Receivables General Outstanding					838,997

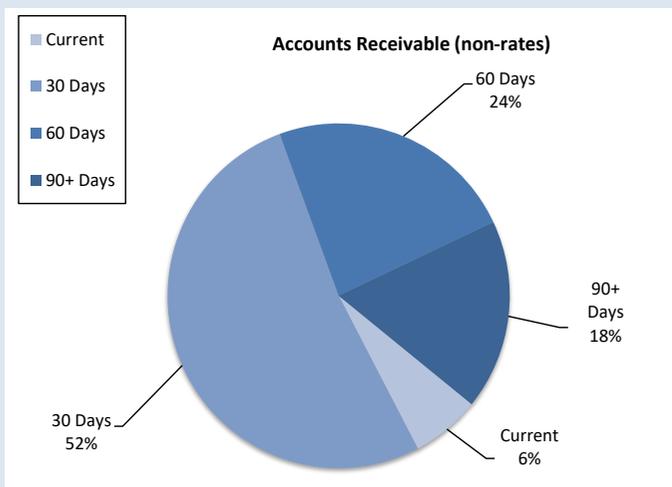
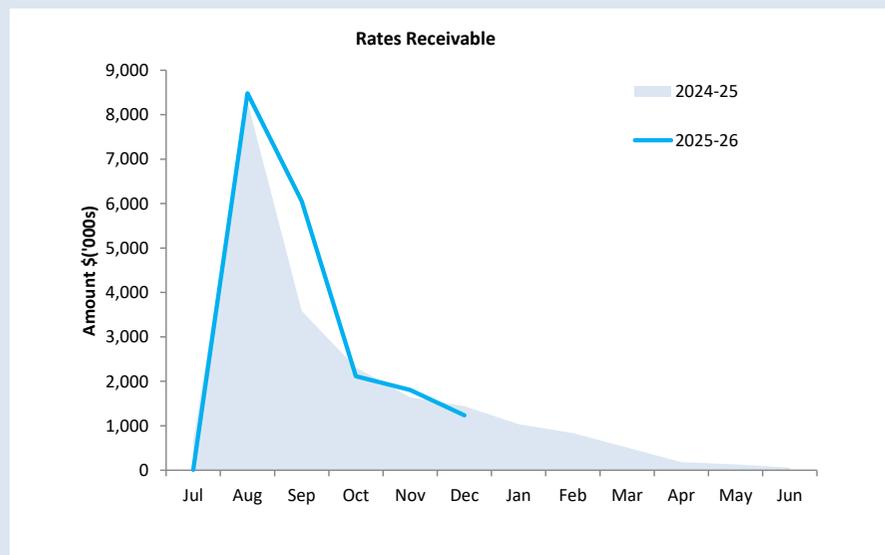
Amounts shown above include GST (where applicable)

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.

SIGNIFICANT ACCOUNTING POLICIES

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.



Debtors Due
\$838,997
Over 30 Days
93%
Over 90 Days
18%

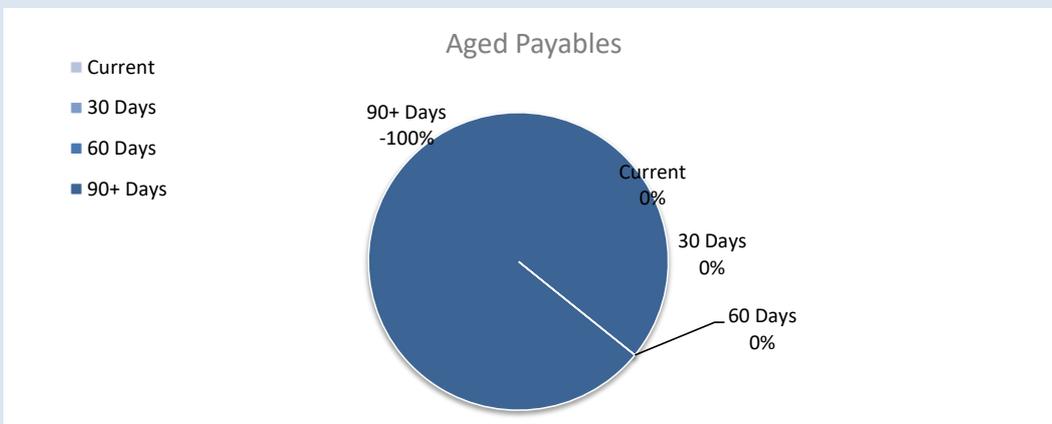
Collected	Rates Due
85%	\$1,238,439

Payables - General	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$
Payables (Sundry Creditors) - General	0	0	0	(41)	(41)
Percentage	0%	0%	0%	100%	
Balance per Trial Balance					
Sundry creditors - General					42,644
Other creditors					240,458
ATO liabilities					78,174
Financial liabilities (Developer Contributions)					31,331
Total Payables General Outstanding					448,293

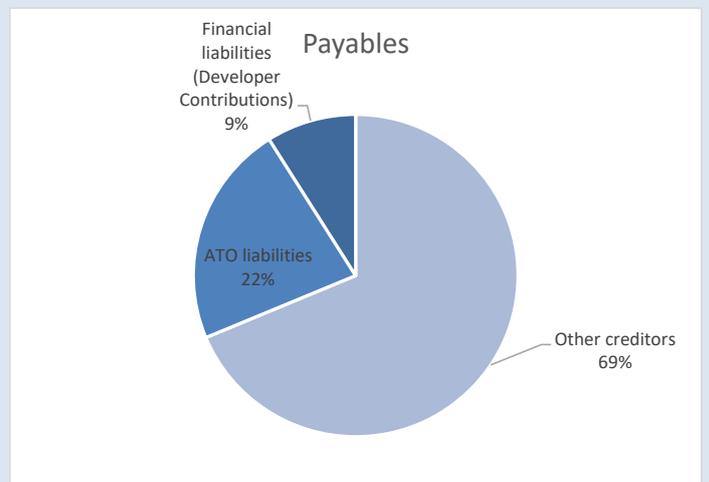
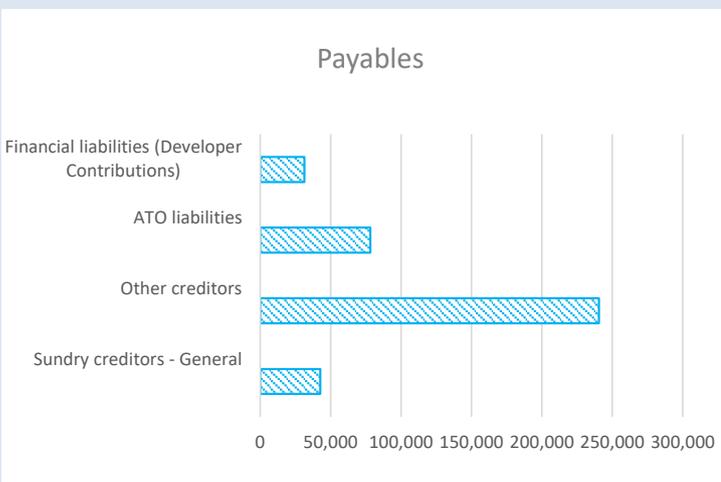
Amounts shown above include GST (where applicable)

KEY INFORMATION

Trade and other payables represent liabilities for goods and services provided to the Shire 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.



Creditors Due
\$448,293
Over 30 Days
100%
Over 90 Days
100%



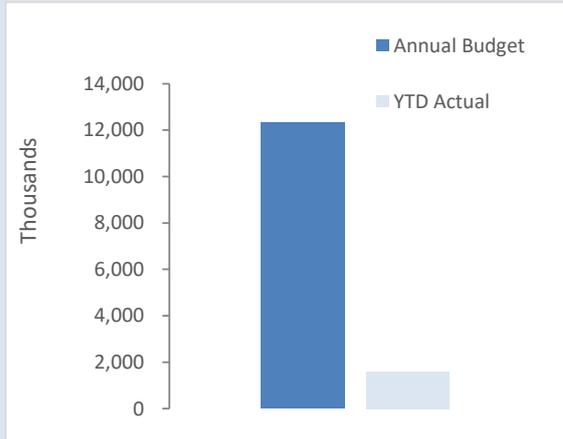
Capital Acquisitions	Adopted	Amended		YTD Actual Total	YTD Budget Variance
	Annual Budget	YTD Budget	Annual Budget		
	\$	\$	\$	\$	\$
Land Held for Resale	0	0	0	0	0
Land and Buildings	395,147	263,544	367,477	305,012	41,468
Plant and Equipment	787,981	476,042	787,981	429,722	(46,320)
Furniture and Equipment	139,050	25,380	35,763	2,619	(22,761)
Infrastructure Assets - Roads	1,427,063	777,290	1,405,063	413,331	(363,959)
Infrastructure Assets - Drainage	0	0	0	0	0
Infrastructure Assets - Footpaths	0	0	0	0	0
Infrastructure Assets - Public Facilities	0	0	0	0	0
Infrastructure Assets - Other	9,679,815	1,619,177	9,727,219	439,319	(1,179,858)
Capital Expenditure Totals	12,429,056	3,161,433	12,323,503	1,590,003	(1,571,430)

Capital acquisitions funded by:

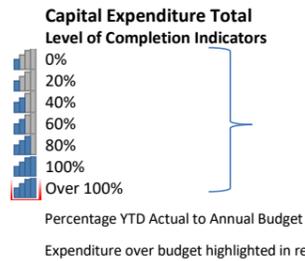
	\$	\$	\$	\$	\$
Capital Grants and Contributions	9,525,442	2,606,719	9,788,819	93,165	(2,513,554)
Borrowings	1,940,000	0	1,940,000	0	0
Other (Disposals & C/Fwd)	35,000	0	35,000	69,700	69,700
Council contribution - Cash Backed Reserves					
Various Reserves		0	350,000	0	0
Council contribution - operations		554,714	209,684	1,427,137	872,423
Capital Funding Total		3,161,433	12,323,503	1,590,003	(1,571,430)

SIGNIFICANT ACCOUNTING POLICIES

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

KEY INFORMATION

Acquisitions	Annual Budget	YTD Actual	% Spent
	\$12.32 M	\$1.59 M	13%
Capital Grant	Annual Budget	YTD Actual	% Received
	\$9.79 M	\$0.09 M	1%

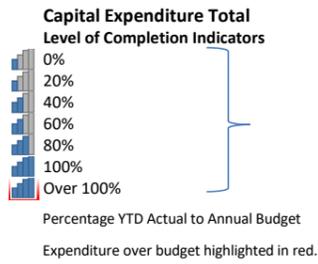


% of
Completion

Level of completion indicator, please see table at the top of this note for further detail.

Assets	Account Number	Balance Sheet Category	Job Number	Adopted		Amended		Total YTD	Variance (Under)/Over
				Annual Budget	YTD Budget	Annual Budget	YTD Budget		
				\$	\$	\$	\$	\$	
Buildings									
0.00	DONGARA MEDICAL CENTRE	4977	1311	CJ68	(5,000)	(5,000)	(2,496)	0	2,496
Housing									
0.56	BUILDING - THE VILLAGE - RENEWAL	2584	1311	CJ02	(20,000)	(20,000)	(9,996)	(11,144)	(1,148)
Total - Housing					(20,000)	(20,000)	(9,996)	(11,144)	(1,148)
Recreation And Culture									
1.03	DONGARA PUBLIC TOWN HALL	2404	1311	CJ130	(239,477)	(239,477)	(199,560)	(247,056)	(47,496)
0.59	IRWIN REC CENTRE ROOF UPGRADE - PARTIALLY GRANT FUNDED	2834	1311	CJ121	(70,000)	(70,000)	(34,998)	(41,311)	(6,313)
0.00	MUSEUM - OLD POLICE STATION	3344	1311	CJ172	(8,000)	(8,000)	(3,996)	0	3,996
0.22	DENISON HOUSE - CAPITAL RENEWAL WORKS	3344	1311	C910	(25,000)	(25,000)	(12,498)	(5,500)	6,998
Total - Recreation And Culture					(342,477)	(342,477)	(251,052)	(293,868)	(42,816)
Transport									
1.00	DEPO FENCING	3324	1311	CJ143	(27,670)	0	0	0	0
Total - Transport					(27,670)	0	0	0	0
0.83	Total - Buildings				(395,147)	(367,477)	(263,544)	(305,012)	(41,468)
Plant & Equipment									
Fire Prevention									
0.31	CCTV	0784	1312	CJ161	(160,000)	(160,000)	(53,332)	(49,529)	3,803
0.28	CESM STORAGE	0784	1312	CJ160	(12,550)	(12,550)	0	(3,497)	(3,497)
Total - Fire Prevention					(172,550)	(172,550)	(53,332)	(53,025)	307
Health									
0.00	DOCTORS VEHICLES	4975	1312	V950	(68,431)	(68,431)	(34,212)	0	34,212
Total - Health					(68,431)	(68,431)	(34,212)	0	34,212
TV RADIO - PLANT AND EQUIPMENT RENEWAL (CAPITAL)									
0.96	TV TOWER ANTENNA RENEWAL	7524	1312	V881	(37,000)	(37,000)	(18,498)	(35,570)	(17,072)
Total - TV RADIO - PLANT AND EQUIPMENT RENEWAL (CAPITAL)					(37,000)	(37,000)	(18,498)	(35,570)	(17,072)
Transport									
0.00	NEW PRIME MOVER	3534	1312	V877	(370,000)	(370,000)	(370,000)	(341,127)	28,873
0.00	SIDE TIPPING SEMI TRAILER	3534	1312	V851	(140,000)	(140,000)	0	0	0
Total - Transport					(510,000)	(370,000)	(370,000)	0	28,873
0.14	Total - Plant & Equipment				(787,981)	(647,981)	(476,042)	(88,595)	46,320
Furniture & Equipment									
Recreation & Culture									
1.00	REC CENTRE GYM MASTER	2824	1314	CJ144	(20,000)	0	0	0	0
1.00	STREET FURNITURE	2824	1314	CJ151	(10,000)	0	0	0	0
Total - Recreation & Culture					(30,000)	0	0	0	0
Other Property & Services									
0.17	INFORMATION TECHNOLOGY HARDWARE >\$5K	0264	1314	CJ150	(30,000)	(15,000)	(15,000)	(2,619)	12,381
1.00	E-LOCKING SYSTEM	0264	1314	CJ155	(37,525)	0	0	0	0
0.00	CLEANING EQUIPMENT	0264	1314	CJ163	(41,525)	(20,763)	(10,380)	0	10,380
Total - Other Property & Services					(109,050)	(35,763)	(25,380)	(2,619)	22,761
0.07	Total - Furniture & Equipment				(139,050)	(35,763)	(25,380)	(2,619)	22,761
Roads									
Transport									
0.00	POINT LEANDER DVE FOOTPATH	3214	1317	C201	(89,800)	(89,800)	(29,932)	0	29,932
1.00	R2R - WYE FARM ROAD (SLK 0.00 - 5.78)	3214	1317	CJ109	0	0	0	0	0
1.00	VEGETATION PROGRAM	3214	1317	CJ136	0	0	0	0	0
1.00	R2R - WATER SUPPLY ROAD -SLK 0.00 - 0.000 6KM	3214	1317	CJ134	0	0	0	0	0
1.00	RURAL ROAD SHOULDER RECONSTRUCTION	6614	1317	CJ110	0	0	0	0	0
1.00	MOUNT HORNER WEST ROAD -SLK 0.00 - 0.000 8KM	6614	1317	CJ132	0	0	0	0	0
0.00	R2R - WARRADONG SPRINGS ROAD	6644	1317	CJ180	(142,041)	(142,041)	(47,344)	0	47,344
0.00	R2R-BURMA ROAD	6644	1317	CJ181	(180,728)	(180,728)	(60,240)	0	60,240
0.00	LUDLOW RD SLK 0.00 - SLK 0 - 2.96KM	6644	1317	CJ176	(222,088)	(222,088)	(111,042)	0	111,042
0.66	R2R - WATER SUPPLY ROAD -SLK 5 - 11KM	6644	1317	CJ162	(196,169)	(196,169)	(98,076)	(129,095)	(31,019)
0.17	RRG- WARRADONG SPRING SLK 0.46 - SLK 5.24 4.78KM	6674	1317	CJ174	(280,255)	(280,255)	(210,180)	(47,633)	162,547
0.80	RRG- BURMA RD SOUTH SLK 17.5 -SLK 23.99 6.49KM	6674	1317	CJ175	(293,982)	(293,982)	(220,476)	(236,603)	(16,127)
Total - Transport					(1,405,063)	(1,405,063)	(777,290)	(413,331)	363,959
0.29	Total - Roads				(1,405,063)	(1,405,063)	(777,290)	(413,331)	363,959
Infrastructure - Other									
Housing									
0.00	THE VILLAGE - SOAKWELLS & DOWNPIPES	2585	1318	CJ46	(20,000)	(20,000)	0	0	0
0.26	TWO HENRY ROAD - LANDSCAPING	2585	1318	CJ113	(18,000)	(18,000)	(9,000)	(4,600)	4,400
Total - Housing					(38,000)	(38,000)	(9,000)	(4,600)	4,400
Recreation And Culture									

hide
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hide



% of
 Completion

Level of completion indicator, please see table at the top of this note for further detail.

		Balance			Adopted	Amended		Total YTD	Variance (Under)/Over
Assets		Account Number	Sheet Category	Job Number	Annual Budget	Annual Budget	YTD Budget		
					\$	\$	\$	\$	\$
0.07	BOAT RAMP	8054	1318	CJ120	(715,000)	(715,000)	(238,332)	(46,992)	191,340
0.00	UPGRADE OVAL LIGHTING - PORT DENISON OVAL	2864	1318	1428	(20,000)	(20,000)	(9,996)	0	9,996
0.60	SHADE SAILS - PARKS	2864	1318	1429	(15,000)	(15,000)	(7,500)	(8,985)	(1,485)
0.00	TOWN PARK CARPARK	2864	1318	C934	(36,090)	(36,090)	(12,028)	0	12,028
0.01	FORESHORE - PRECINCT	2864	1318	CJ153	(4,766,000)	(4,766,000)	0	(46,303)	(46,303)
Total - Recreation And Culture					(5,552,090)	(5,552,090)	(267,856)	(102,281)	165,575
Transport									
0.00	DRAINAGE, KERBING & FOOTPATH RENEWAL	6794	1318	CJ94	(44,862)	(22,431)	0	0	0
1.00	LINE MARKING	6794	1318	CJ168	(22,000)	0	0	0	0
0.00	PT LEANDER BRIDGE	6794	1318	C495	(10,000)	(10,000)	(4,998)	0	4,998
0.64	TECHNICAL STUDIES - INFRASTRUCTURE RENEWAL	6794	1318	CJ112	(102,500)	(77,500)	0	(49,318)	(49,318)
0.06	MILO CROSSING UPGRADE	6794	1318	CJ124	(3,917,363)	(3,917,363)	(1,306,268)	(237,689)	1,068,579
Total - Transport					(4,096,725)	(4,027,294)	(1,311,266)	(288,828)	1,024,259
Economic Services									
1.00	ENTRY STATEMENT - LARRY LOBSTER	3914	1318	C623	(15,000)	0	0	0	0
Total - Economic Services					(15,000)	0	0	0	0
0.04	Total - Infrastructure - Other				(9,701,815)	(9,617,384)	(1,588,122)	(395,709)	1,194,235
0.10	Grand Total				(12,429,056)	(12,073,668)	(3,130,378)	(1,205,266)	1,585,807

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 budget materially.

	Var. \$	Var. %	Var. ▲▼	Var. \$	Significant Timing/ Permanent	Explanation of Variance
Reporting Nature or Type	Var. \$	Var. %	Var. pq	Var. \$	Significant Timing/ Permanent	Explanation of Variance
Revenue from operating activities						
Operating Grants, Subsidies and Contributions	(119,561)	(25%)	▼	\$	Timing	This is a timing variance which is expected to reduce as the year progresses.
Other Revenue	181,428	222%	▲	\$	Timing	Other Revenue reflects a favourable variance of \$181k. The account will be reviewed as part of the annual budget review and a budget amendment will be processed if required.
Expenditure from operating activities						
Employee Costs	(305,757)		▼	\$	Timing	Year to date Employee Costs are tracking above budget. Employee Costs will be reviewed as part of the Annual Budget Review process and will be amended accordingly, if required.
Utility Charges	54,344	19%	▲	\$	Timing	This is a timing variance which is expected to align to budget as the year progresses.
Interest Expenses	23,937	24%	▲	\$	Timing	This is a timing variance which is expected to align to budget as the year progresses.
Insurance Expenses	168,525	95%	▲	\$	Timing	This is a timing variance which is expected to reduce as the year progresses.
Other Expenditure	(14,663)	(20%)	▼	\$	Timing	This is a timing variance which is expected to reduce as the year progresses.
Loss on Disposal of Assets	(44,289)	100%	▼	\$	Timing	Certain unbudgeted assets were disposed of during the data-cleansing process associated with the new ERP system implementation.
Investing Activities						
Non-operating Grants, Subsidies and Contributions	(2,513,554)		▼	\$	Timing	Some funded works have progressed as anticipated to warrant the recognition of revenue.
Proceeds from Disposal of Assets	69,700	100%	▲	\$	Timing	This account is pending an adjustment.
Land and Buildings	(41,468)	(16%)	▼	\$	Timing	Variance is due to timing of works
Plant and Equipment	46,320	10%	▲	\$	Timing	Variance is due timing of purchases.
Furniture and Equipment	22,761	90%	▲	\$	Timing	Variance is due timing of purchases.
Infrastructure Assets - Roads	363,959	47%	▲	\$	Timing	Variance is due to timing of works
Infrastructure Assets - Other	1,179,858	73%	▲	\$	Timing	Variance is due to timing of works



Ordinary Council Meeting

24 February 2026

Item FIN 03-02/26
Budget Amendment
February 2026

February 2026 Budget Amendments					
Budget Account Description	Expenditure /Revenue Type	2025/26 Revised Budget Amount \$	Budget Amendment \$	2025/26 Revised Budget Amount \$ Post Budget Amendments	Comment
Budget amendment to recognise new funding and corresponding expenditure					
Revenue					
Grants Subsidies and Contributions	Operating	875,676	4,000	879,676	Bring to account Drive in Equipment Grant Funding.
Capital Grants Subsidies and Contributions	Capital	9,788,819	483,355	10,272,174	Bring to account Drive in Projector and Mount Adams Grant Funding.
Expenditure					
Materials and Contracts	Operating	(4,300,282)	(4,000)	(4,304,282)	Bring to account Drive in Equipment Expenditure.
Drive In Projector	Capital	0	231,355	231,355	Bring to account Drive in Projector Capital Project.
Mount Adams Intercession	Capital	0	252,000	252,000	Bring to account Mount Adams Intersection Capital Project.
Net Impact on Closing Position					
			0		



Ordinary Council Meeting

24 February 2026

Item DEV 01-02/26
December 2025 & January 2026
Development Delegated and Authorised
Authority Report

December 2025 and January 2026 Development Delegated and Authorised Authority Report
(Records of exercise of delegated and authorised powers or duties)

Function	Officer	Date of decision	Decision	Description	Address	
Building Permit / Certificate	Manager Development	2 December 2025	Granted	Patio	Lot 45 (No. 63) Springfield Drive, Springfield	
		2 December 2025	Granted	Carport	Lot 37 (Unit 1 / No. 213) Point Leander Drive, Port Denison	
		2 December 2025	Granted	Dwelling	Lot 112 (No. 3) Edwards Street, Dongara	
		3 December 2025	Granted	Retaining Wall	Lot 317 (No. 21) Carnarvon Street, Port Denison	
		15 December 2025	Granted	Dwelling & Shed	Lot 133 Summer Wattle Drive, Bookara	
	EHO / Building Surveyor		1 December 2025	Granted	Dwelling (Extension of Permit)	Lot 14 (No. 107) Hamersley Road, Mount Adams
			1 December 2025	Granted	Shed	Lot 607 (No. 16) Poole View, Dongara
			1 December 2025	Granted	Shed	Lot 554 (No. 30) Ocean Drive, Port Denison
			2 December 2025	Granted	Deck	Lot 73 (No. 31) Church Street, Dongara
			4 December 2025	Granted	Relocated Dwelling	Lot 403 (No. 10) Carter Road, Dongara
			9 December 2025	Granted	Relocated Dwelling	Lot 20 (No. 80) Padbury Road, Bookara
			9 December 2025	Granted	Patio	Lot 915 (Unit 31 / No. 225) Ocean Drive, Port Denison
			9 December 2025	Granted	Patio & Storeroom	Lot 367 (No. 4) Dent Court, Port Denison
			15 December 2025	Granted	Carport	Lot 283 (No. 23) Tulloch Drive, Dongara
			15 December 2025	Granted	Patio & Carport	Strata Lot 9 (No. 123) Point Leander Drive, Port Denison
			16 December 2025	Granted	Shed	Lot 462 (No. 23) Duval Street, Port Denison
			16 December 2025	Granted	Retaining Wall	Lot 752 (No. 128) North Shore Drive, Dongara
			16 December 2026	Granted	Dwelling	Lot 585 (No. 8) Bygrave Drive, Port Denison
			17 December 2025	Granted	Shed	Lot 25 (No. 65) Melaleuca Road, Bookara
			17 December 2025	Granted	Shed	Lot 412 (No. 40) Carter Road, Dongara
			18 December 2025	Granted	Swimming Pool	Lot 731 (No. 4) Bertran Vista, Port Denison
			18 December 2025	Granted	Swimming Pool	Lot 27 (No. 220) St Dominics Drive, Springfield
			5 January 2026	Granted	Carport	Lot 2 (No. 23) Flanagan Way, Dongara
			6 January 2026	Granted	Carport	Lot 574 (No. 7) Bygrave Drive, Port Denison
			13 January 2026	Granted	Dwelling	Lot 120 Springfield Drive, Springfield
			14 January 2026	Granted	Annex	Lot 14 (Bay 5 / No. 50) Waldeck Street, Dongara
			16 January 2026	Granted	Outbuilding	Lot 683 (No. 72) Ocean Drive, Port Denison
			21 January 2026	Granted	Dwelling	Lot 686 (No. 78) Ocean Drive, Port Denison
			28 January 2026	Granted	Dwelling	Lot 763 (No. 62) Retreat Boulevard, Port Denison
			28 January 2026	Granted	Retaining Wall	Lot 756 (No. 25) Premier Circle, Dongara
			29 January 2026	Granted	Dwelling	Lot 50 Springfield Drive, Springfield

December 2025 and January 2026 Development Delegated and Authorised Authority Report (Records of exercise of delegated and authorised powers or duties)

Function	Officer	Date of decision	Decision	Description	Address
Single House Application	Manager Development	5 December 2025	Granted	Single House	Lot 206 (No. 7) Mason Crescent, Port Denison
		15 December 2025	Granted	Single House	Lot 152 (No. 3) Ayelia Parkway, Port Denison
		15 December 2025	Granted	Retaining Wall (Amended Plans)	Lot 752 (No. 128) North Shore Drive, Dongara
		16 December 2025	Granted	Carport	Lot 727 (No. 64) Premier Circle, Dongara
		5 January 2026	Granted	Retaining Wall	Lot 756 (No. 25) Premier Circle, Dongara
		7 January 2026	Granted	Outbuilding	Lot 683 (No. 72) Ocean Drive, Port Denison
		27 January 2026	Granted	Single House	Lot 247 (No. 7) Tyford Road, Dongara
		27 January 2026	Granted	Single House	Lot 249 (No. 11) Tyford Road, Dongara
		30 January 2026	Granted	Outbuilding	Lot 731 (No. 4) Bertran Vista, Port Denison
Development Approval	Manager Development	7 January 2026	Granted	Restaurant (Alfresco)	Lot 6 (No. 8) Moreton Terrace, Dongara
		12 January 2026	Granted	Grouped Dwelling (Retaining Wall)	Lot 104 (No. 7) Tyford Road, Dongara
		30 January 2026	Granted	Holiday Accommodation	Lot 110 (No. 52) Church Street, Dongara



Ordinary Council Meeting

24 February 2026

Item DEV 02-02/26

Attachment 1

Draft

Local Planning Scheme No. 6

SHIRE OF IRWIN

LOCAL PLANNING SCHEME No. 6

The Shire of Irwin under the powers conferred by the *Planning and Development Act 2005*
makes the following Local Planning Scheme

DRAFT

6 February 2026

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Part 1 – Preliminary

1. Citation

This local planning scheme is the Shire of Irwin Scheme No. 6.

2. Commencement

Under section 87(4) of the Act, this local planning scheme comes into operation on the day on which it is published in the *Gazette*.

3. Scheme revoked

The following local planning scheme is revoked –

Shire of Irwin Local Planning Scheme No. 5, Gazettal date 7 May 2008.

4. Notes do not form part of Scheme

Notes, and instructions printed in italics, do not form part of this Scheme.

Note: The Interpretation Act 1984 section 32 makes provision in relation to whether headings form part of the written law.

5. Responsibility for Scheme

The Shire of Irwin is the local government responsible for the enforcement and implementation of this Scheme and the execution of any works required to be executed under this Scheme.

6. Scheme area

This Scheme applies to the area that covers the entire Shire of Irwin as shown on the Scheme Map.

7. Contents of Scheme

(1) In addition to the provisions set out in this document (the ***scheme text***), this Scheme includes the following –

- (a) the deemed provisions (set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2); and
- (b) the Scheme Map (sheets 1 – 17).

(2) This Scheme is to be read in conjunction with any local planning strategy for the Scheme area.

8. Purposes of Scheme

The purposes of this Scheme are to –

- (a) set out the local government’s planning aims and intentions for the Scheme area; and
- (b) set aside land as local reserves for public purposes; and

- (c) zone land within the Scheme area for the purposes defined in this Scheme; and
- (d) control and guide development including processes for the preparation of structure plans and local development plans; and
- (e) set out procedures for the assessment and determination of development applications; and
- (f) set out procedures for contributions to be made for the costs of providing infrastructure in connection with development through development contribution plans; and
- (g) make provision for the administration and enforcement of this Scheme; and
- (h) address other matters referred to in Schedule 7 of the Act; and
- (i) implement the local planning strategy for the scheme area.

9. Aims of Scheme

The aims of this Scheme are to –

- (a) facilitate a friendly, safe and inclusive community enjoying a high quality lifestyle; and
- (b) foster a prosperous and diverse economy; and
- (c) promote the custodianship of our natural and built environment; and
- (d) lead the community with engaged and progressive governance.

10. Relationship with local laws

Where a provision of this Scheme is inconsistent with a local law, the provision of this Scheme prevails to the extent of the inconsistency.

11. Relationship with other local planning schemes

There are no other local planning schemes of the Shire of Irwin which apply to the Scheme area.

12. Relationship with region planning scheme

There are no region planning schemes that apply to the Scheme area.

Part 2 – Reserves

13. Regional Reserves

There are no regional reserves in the Scheme area.

14. Local reserves

(1) In this clause –

Department of Main Roads means the department principally assisting in the administration of the *Main Roads Act 1930*;

Western Australian Road Hierarchy means the document of that name available on the website maintained by the Department of Main Roads.

(2) Local reserves are shown on the Scheme Map according to the legend on the Scheme Map.

(3) The objectives of each local reserve are as follows –

Table 1 – Reserve objectives

Reserve name	Objectives
Public Open Space	<ul style="list-style-type: none"> To set aside areas for public open space, particularly those established under the <i>Planning and Development Act 2005</i> s. 152. To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage.
Environmental Conservation	<ul style="list-style-type: none"> To identify areas with biodiversity and conservation value, and to protect those areas from development and subdivision. To identify and protect areas of biodiversity conservation significance within National Parks and State and other conservation reserves.
Foreshore	<ul style="list-style-type: none"> To set aside areas for foreshore reserved abutting a body of water or water course. To provide for the protection of natural values and processes, a range of active and passive recreational uses, cultural and community activities, activities promoting community education of the environment and/or uses that are compatible with and / or support the amenity of the reservation.
Drainage / Waterway	<ul style="list-style-type: none"> To set aside land required for significant waterways and drainage.
Public Purposes	<ul style="list-style-type: none"> To provide for a range of essential physical and community infrastructure.
Railways	<ul style="list-style-type: none"> To set aside land required for passenger rail and rail freight services.
Strategic Infrastructure	<ul style="list-style-type: none"> To set aside land required for port or airport facilities.
Primary Distributor Road	<ul style="list-style-type: none"> To set aside land required for a primary distributor road being a road classified as a Regional Distributor or Primary Distributor under the Western Australian Road Hierarchy.
Local Distributor Road	<ul style="list-style-type: none"> To set aside land required for a local distributor road being a road classified as a Local Distributor under the Western Australian Road Hierarchy.
Local Road	<ul style="list-style-type: none"> To set aside land required for a local road being a road classified as an Access Road under the Western Australian Road Hierarchy.

15. Additional uses for local reserves

- (1) Schedule 1 sets out –
- (a) classes of use for specified land located in local reserves that are additional to classes of use determined in accordance with the objectives of the reserve; and
 - (b) the conditions that apply to that additional use.
- (2) Despite anything contained in clause 14, land that is specified in the Schedule to subclause (1) may be used for the additional class of use set out in respect of that land subject to the conditions that apply to that use.

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Part 3 – Zones and use of land

16. Zones

- (1) Zones are shown on the Scheme Map according to the legend on the Scheme Map.
- (2) The objectives of each zone are as follows –

Table 2 – Zone objectives

Zone name	Objectives
Residential	<ul style="list-style-type: none"> • To provide for a range of housing and a choice of residential densities to meet the needs of the community. • To facilitate and encourage high quality design, built form and streetscapes throughout residential areas. • To provide for a range of non-residential uses, which are compatible with and complementary to residential development.
Rural Residential	<ul style="list-style-type: none"> • To provide for lot sizes in the range of 1 ha to 4 ha. • To provide opportunities for a range of limited rural and related ancillary pursuits on rural residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land. • To set aside areas for the retention of vegetation and landform or other features which distinguish the land.
Rural Smallholdings	<ul style="list-style-type: none"> • To provide for lot sizes in the range of 4 ha to 40 ha. • To provide for a limited range of rural land uses where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land. • To set aside areas for the retention of vegetation and landform or other features which distinguish the land.
Rural	<ul style="list-style-type: none"> • To provide for the maintenance or enhancement of specific local rural character. • To protect and accommodate broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use. • To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage. • To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone. • To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.
Town Centre	<ul style="list-style-type: none"> • To designate land for future development as a town centre or activity centre. • To provide a basis for future detailed planning in accordance with any relevant State Planning Policy.
Neighbourhood Centre	<ul style="list-style-type: none"> • To provide services for the immediate neighbourhoods that are easily accessible, which do not adversely impact adjoining residential areas. • To provide for neighbourhood and / or local centres to focus on the main daily household shopping and community needs.

	<ul style="list-style-type: none"> • To encourage high quality, pedestrian friendly, street orientated development. • To provide for a focus for medium density housing. • To ensure the design and landscaping of development provides a high standard of safety, convenience and amenity and contributes towards a sense of place and community.
Light Industry	<ul style="list-style-type: none"> • To provide for a range of industrial uses and service industries generally compatible with urban areas, that cannot be located in commercial zones. • To ensure that where any development adjoins zoned or developed residential properties, the development is suitably set back, screened or otherwise treated so as not to detract from the residential amenity.
General Industry	<ul style="list-style-type: none"> • To provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses. • To accommodate industry that would not otherwise comply with the performance standards of light industry. • Seek to manage impacts such as noise, dust and odour within the zone.
Tourism	<ul style="list-style-type: none"> • To promote and provide for tourism opportunities. • To provide for a variety of holiday accommodation styles and associated uses, including retail and service facilities where those facilities are provided in support of the tourist accommodation and are of an appropriate scale where they will not impact detrimentally on the surrounding or wider area. • To allow limited residential uses where appropriate. • To encourage the location of tourist facilities so that they may benefit from existing road services, physical service infrastructure, other tourist attractions, natural features and urban facilities.
Urban Development	<ul style="list-style-type: none"> • To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions of this Scheme. • To provide for a range of residential densities to encourage a variety of residential accommodation. • To provide for the progressive and planned development of future urban areas for residential purposes and for commercial and other uses normally associated with residential development. • To provide an intermediate transitional zone following the lifting of an urban deferred zoning within a Region Scheme.
Special Use	<ul style="list-style-type: none"> • To facilitate special categories of land uses which do not sit comfortably within any other zone. • To enable the local government to impose specific conditions associated with the special use.

17. Zoning table

The zoning table for this Scheme is as follows –

Table 3 – Zoning table

USE AND DEVELOPMENT CLASS	ZONES									
	Residential	Rural Residential	Rural Smallholdings	Rural	Town Centre	Neighbourhood Centre	Light Industry	General Industry	Tourism	Urban Development

Abattoir	X	X	X	A	X	X	X	A	X	Refer to clause 27 of the deemed provisions	Refer to clause 21 and Schedule 4
Agriculture – extensive	X	D	D	P	X	X	X	X	X		
Agriculture – intensive	X	X	A	D	X	X	X	X	X		
Animal establishment	X	X	A	D	X	X	X	X	X		
Animal husbandry – intensive	X	X	A	D	X	X	X	X	X		
Betting agency	X	X	X	X	D	A	X	X	I		
Brewery	X	X	A	A	D	X	X	X	D		
Bulky goods showroom	X	X	X	X	D	D	X	X	X		
Camping ground	X	X	A	D	X	X	X	X	D		
Caravan park	X	X	A	D	X	X	X	X	P		
Caretaker's dwelling	X	X	X	I	X	X	I	X	X		
Car park	X	X	X	X	P	P	D	D	I		
Child care premises	A	X	X	X	P	D	X	X	X		
Cinema / theatre	X	X	X	X	D	X	X	X	D		
Civic use	D	D	D	D	P	P	D	D	D		
Club premises	A	X	X	X	D	D	D	X	D		
Commercial vehicle parking	D	D	D	D	D	X	X	X	X		
Community purpose	A	X	X	A	P	P	D	X	D		
Consulting rooms	A	X	X	X	P	P	X	X	X		
Convenience store	A	X	X	X	P	P	X	X	I		
Corrective institution	X	X	X	X	X	X	X	X	X		
Educational establishment	A	X	X	D	D	X	X	X	X		
Exhibition centre	X	D	D	D	P	D	X	X	D		
Fast food outlet	X	X	X	X	D	P	X	X	I		
Fuel depot	X	X	X	A	X	X	P	P	X		
Funeral parlour	X	X	X	X	D	X	P	P	X		

USE AND DEVELOPMENT CLASS	ZONES									
	Residential	Rural Residential	Rural Smallholdings	Rural	Town Centre	Neighbourhood Centre	Light Industry	General Industry	Tourism	Urban Development

Garden centre	X	A	D	D	D	D	D	D	X	Refer to clause 27 of the deemed provisions	Refer to clause 21 and Schedule 4
Grouped dwelling	P	X	X	X	D	X	X	X	D		
Home business	D	D	D	D	D	X	X	X	D		
* Home occupation	P	P	P	P	P	X	X	X	D		
* Home office	P	P	P	P	P	X	X	X	D		
Home store	A	D	D	D	P	X	X	X	D		
* Hosted short-term rental accommodation	P	P	P	P	P	X	X	X	P		
Hotel	X	X	X	X	D	X	X	X	D		
Independent living complex	D	X	X	X	D	X	X	X	X		
Industry	X	X	X	X	X	X	D	P	X		
Industry – extractive	X	X	A	D	X	X	X	D	X		
Industry – light	X	X	X	X	X	X	P	P	X		
Industry – rural	X	D	P	P	X	X	D	D	X		
Liquor store – large	X	X	X	X	D	X	X	X	X		
Liquor store – small	X	X	X	X	D	D	X	X	I		
Lunch bar	X	X	X	X	P	P	D	D	I		
Market	X	X	D	D	P	P	X	X	D		
Medical centre	A	X	X	X	P	D	X	X	X		
Mining operations	X	X	X	D	X	X	X	D	X		
Motor vehicle, boat or caravan sales	X	X	X	X	D	D	D	D	X		
Motor vehicle repair	X	X	X	X	D	D	D	P	X		
Motor vehicle wash	X	X	X	X	D	D	P	P	X		
Multiple dwelling	D	X	X	X	P	X	X	X	D		
Nature based park	X	X	D	D	X	X	X	X	D		
Nightclub	X	X	X	X	A	X	X	X	A		
Office	X	X	X	X	P	P	I	I	I		

USE AND DEVELOPMENT CLASS	ZONES									
	Residential	Rural Residential	Rural Smallholdings	Rural	Town Centre	Neighbourhood Centre	Light Industry	General Industry	Tourism	Urban Development

Park home park	D	X	X	X	X	X	X	X	D	Refer to clause 27 of the deemed provisions	Refer to clause 21 and Schedule 4
Place of worship	A	A	A	D	P	D	X	X	D		
Reception centre	X	X	A	A	P	D	X	X	D		
Recreation – private	X	X	A	A	P	D	D	D	D		
Renewable energy facility	X	X	X	A	X	X	X	A	X		
Repurposed dwelling	D	D	D	D	D	X	X	X	D		
Residential aged care facility	D	X	X	X	D	X	X	X	X		
Resource recovery centre	X	X	X	A	X	X	X	D	X		
Restaurant / café	X	X	D	D	P	P	X	X	P		
Restricted premises	X	X	X	X	D	X	X	X	X		
Road house	X	X	X	A	X	X	A	A	X		
Rural home business	X	D	P	P	X	X	X	X	D		
Rural pursuit / hobby farm	X	P	P	P	X	X	X	X	X		
Second-hand dwelling	D	D	D	D	D	X	X	X	D		
Service station	X	X	X	A	D	X	D	D	I		
Shop	X	X	X	X	P	P	X	X	I		
Single house	P	P	P	P	P	X	X	X	D		
Small bar	X	X	X	X	P	D	X	X	D		
Tavern	X	X	X	X	D	X	X	X	A		
Telecommunications infrastructure	A	A	D	D	D	A	D	D	A		
Tourist and visitor accommodation	X	X	A	A	D	X	X	X	P		
Trade display	X	X	X	X	X	X	D	D	X		
Trade supplies	X	X	X	X	D	X	D	D	X		
Transport depot	X	X	X	A	X	X	D	P	X		
Tree farm	X	X	A	D	X	X	X	X	X		
Unhosted short-term rental accommodation	A	A	X	X	D	X	X	X	P		

USE AND DEVELOPMENT CLASS	ZONES										
	Residential	Rural Residential	Rural Smallholdings	Rural	Town Centre	Neighbourhood Centre	Light Industry	General Industry	Tourism	Urban Development	Special Use

Veterinary centre	X	A	A	D	D	A	D	D	X	Refer to clause 27 of the deemed provisions	Refer to clause 21 and Schedule 4
Warehouse / storage	X	X	X	D	D	X	P	P	X		
Waste disposal facility	X	X	X	X	X	X	X	X	X		
Waste storage facility	X	X	X	X	X	X	D	D	X		
Winery	X	X	A	D	X	X	X	X	X		
Workforce accommodation	A	A	A	D	D	X	X	X	D		

NOTE: * Under clause 61 of the deemed provisions, the use class is exempt from the requirement for development approval.

18. Interpreting zoning table

(1) The permissibility of uses of land in the various zones in the Scheme area is determined by cross-reference between the list of use classes on the left hand side of the zoning table and the list of zones at the top of the zoning table.

(2) The symbols used in the zoning table have the following meanings –

P means that the use is permitted if it complies with all relevant development standards and requirements of this Scheme;

I means that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with all relevant development standards and requirements of this Scheme;

D means that the use is not permitted unless the local government has exercised its discretion by granting development approval;

A means that the use is not permitted unless the local government has exercised its discretion by granting development approval after advertising the application in accordance with clause 64 of the deemed provisions;

X means that the use is not permitted by this Scheme.

Notes for this clause:

- 1. The development approval of the local government may be required to carry out works on land in addition to any approval granted for the use of land. In normal circumstances 1 application is made for both the carrying out of works on, and the use of, land.*
- 2. Under clause 61 of the deemed provisions and Schedules, certain works and uses are exempt from the requirement for development approval.*
- 3. Clause 67 of the deemed provisions deals with the consideration of applications for development approval by the local government. Under that clause, development approval cannot be granted for development that is a class X use in relation to the zone in which the development is located, except in certain circumstances where the land is being used for a non-conforming use.*

(3) A specific use class referred to in the zoning table is excluded from any other use class described in more general terms.

(4) The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table –

- determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or
- determine that the use may be consistent with the objectives of a particular zone and advertise under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or
- determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.

(5) If a use of land is identified in a zone as being a class P or class I use, the local government may not refuse an application for development approval for that use in that zone but may require

works that are to be undertaken in connection with that use to have development approval.

- (6) Deleted.
- (7) If the zoning table does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land –
 - (a) a structure plan;
 - (b) a local development plan.

19. Additional uses

- (1) Schedule 2 sets out –
 - (a) classes of use for specified land that are additional to the classes of use that are permissible in the zone in which the land is located; and
 - (b) the conditions that apply to that additional use.
- (2) Despite anything contained in the zoning table, land that is specified in the Schedule to subclause (1) may be used for the additional class of use set out in respect of that land subject to the conditions that apply to that use.

20. Restricted uses

- (1) Schedule 3 sets out –
 - (a) restricted classes of use for specified land that apply instead of the classes of use that are permissible in the zone in which the land is located; and
 - (b) the conditions that apply to that restricted use.
- (2) Despite anything contained in the zoning table, land that is specified in the Schedule to subclause (1) may be used only for the restricted class of use set out in respect of that land subject to the conditions that apply to that use.

21. Special use zones

- (1) Schedule 4 sets out –
 - (a) special use zones for specified land that are in addition to the zones in the zoning table; and
 - (b) the classes of special use that are permissible in that zone; and
 - (c) the conditions that apply in respect of the special uses.
- (2) A person must not use any land, or any structure or buildings on land, in a special use zone except for a class of use that is permissible in that zone and subject to the conditions that apply to that use.

Note: Special use zones apply to special categories of land use which do not comfortably sit within any other zone in the Scheme.

22. Non-conforming uses

- (1) Unless specifically provided, this Scheme does not prevent –
 - (a) the continued use of any land, or any structure or building on land, for the purpose for which it was being lawfully used immediately before the commencement of this Scheme; or
 - (b) the carrying out of development on land if –
 - (i) before the commencement of this Scheme, the development was lawfully approved; and
 - (ii) the approval has not expired or been cancelled.
- (2) Subclause (1) does not apply if –
 - (a) the non-conforming use of the land is discontinued; and
 - (b) a period of 6 months, or a longer period approved by the local government, has elapsed since the discontinuance of the non-conforming use.
- (3) Subclause (1) does not apply in respect of a non-conforming use of land if, under Part 11 of the Act, the local government –
 - (a) purchases the land; or
 - (b) pays compensation to the owner of the land in relation to the non-conforming use.

23. Changes to non-conforming uses

- (1) A person must not, without development approval –
 - (a) alter or extend a non-conforming use of land; or
 - (b) erect, alter or extend a building used for, or in conjunction with, a non-conforming use; or
 - (c) repair, rebuild, alter or extend a building used for a non-conforming use that is destroyed to the extent of 75% or more of its value; or
 - (d) change the use of land from a non-conforming use to another use that is not permitted by the Scheme.
- (2) An application for development approval for the purposes of this clause must be advertised in accordance with clause 64 of the deemed provisions.
- (3) A local government may only grant development approval for a change of use of land referred to in subclause (1)(d) if, in the opinion of the local government, the proposed use –
 - (a) is less detrimental to the amenity of the locality than the existing non-conforming use; and
 - (b) is closer to the intended purpose of the zone in which the land is situated.

24. Register of non-conforming uses

- (1) The local government may prepare a register of land within the Scheme area that is being used for a non-conforming use.

- (2) A register prepared by the local government must set out the following –
- (a) a description of each area of land that is being used for a non-conforming use;
 - (b) a description of any building on the land;
 - (c) a description of the non-conforming use;
 - (d) the date on which any discontinuance of the non-conforming use is noted.
- (3) If the local government prepares a register under subclause (1) the local government –
- (a) must ensure that the register is kept up-to-date; and
 - (b) must ensure that an up-to-date copy of the register is published in accordance with clause 87 of the deemed provisions.
- (3A) Subclause (3)(b) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.
- (4) An entry in the register in relation to land that is being used for a non-conforming use is evidence of the matters set out in the entry, unless the contrary is proved.

Part 4 – General development requirements

25. R-Codes

- (1) The R-Codes, modified as set out in clause 26, are to be read as part of this Scheme.
- (2) The local government must ensure that the R-Codes are published in accordance with clause 87 of the deemed provisions.
- (2A) Subclause (2) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.
- (3) The coding of land for the purposes of the R-Codes is shown by the coding number superimposed on a particular area contained within the boundaries of the area shown on the Scheme Map.
- (4) The R-Codes apply to an area if –
 - (a) the area has a coding number superimposed on it in accordance with subclause (3); or
 - (b) a provision of this Scheme provides that the R-Codes apply to the area.

26. Modification of R-Codes

- (1) The provisions of the R2 code apply to residential development in the Rural Residential, Rural Smallholdings and Rural zones unless varied by this Scheme or a local planning policy.
- (2) In the case of areas coded R5 or lower, ancillary dwellings with a maximum internal floor area of 80 m² meet the deemed-to-comply requirements.
- (3) For land with a dual coding the local government may permit a variation to the higher coding subject to the planning proposal being connected to reticulated sewerage.
- (4) Notwithstanding the provisions of the R-Codes, the local government may refuse to grant development approval for a development involving grouped or multiple dwellings where the local government considers –
 - (a) the proposed development would prejudice the potential road pattern for the area to serve the surrounding properties;
 - (b) the proposed development would circumvent the provision of normal subdivisional requirements such as road access, drainage, public open space and / or the provision of other infrastructure.

27. & 28. Deleted

Note: Clauses 27 and 28 were deleted by Regulation 50 of the Planning and Development (Local Planning Schemes) Amendment Regulations 2024.

29. Other planning codes to be read as part of Scheme

- (1) The planning codes set out in Schedule 5, modified as set out in clause 30, are to be read as part of this Scheme.

- (2) The local government must ensure that each planning code referred to in subclause (1) is published in accordance with clause 87 of the deemed provisions.
- (3) Subclause (2) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.

30. Modification of planning codes

There are no modifications to a planning code that, under clause 29 is to be read as part of the Scheme.

31. Environmental conditions

- (1) The conditions set out in Schedule 6 are environmental conditions that apply to this Scheme as a result of an assessment carried out under the *Environmental Protection Act 1986* Part IV Division 3.
- (2) The environmental conditions are indicated on the Scheme Map by the symbol EC to indicate that environmental conditions apply to the land.
- (3) The local government must ensure that all statements relating to this Scheme published under the *Environmental Protection Act 1986* Part IV Division 3 are published in accordance with clause 87 of the deemed provisions.
- (4) Subclause (3) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.

32. Additional site and development requirements

- (1) Schedules 7 and 8 and clauses 32.1 to 32.26 set out the requirements relating to development that are additional to those set out in the R-Codes or other planning codes listed under clause 29, precinct structure plans, local development plans or State or local planning policies.
- (2) To the extent that a requirement referred to in subclause (1) is inconsistent with a requirement in the R-Codes or other planning code listed under clause 29, a precinct structure plan, a local development plan or a State or local planning policy the requirement referred to in subclause (1) prevails.

32.1 Parking

- (1) Schedule 8 sets out the requirements relating to the minimum number of parking spaces required as part of any development.
- (2) Parking spaces, vehicle manoeuvring areas, access ways and crossovers shall be designed and constructed in accordance with the relevant Australian Standards and shall be maintained to the approval of the local government.
- (3) If a parking requirement is not specified in Schedule 8 it is to be determined by the local government having due regard to the –
 - (a) the R-Codes;

- (b) nature of the proposed development;
 - (c) number of employees or others likely to be employed or engaged in the use of the land;
 - (d) anticipated demand for visitor parking;
 - (e) availability of on-street parking; and
 - (f) method of transport that will be used to gain access to the development.
- (4) All parking requirements shall be calculated by rounding up to the nearest whole number.
- (5) Where a development is adjacent to on-street parking, the local government may approve a maximum reduction in the number of parking spaces equivalent to the number of on-street parking spaces directly adjacent to the development having due regard to those matters under subclause (3)(a) to (e).
- (6) The local government may approve parking spaces within the road reserve adjacent to the development, and in considering an application for development approval the local government shall have due regard to the following –
- (a) the width and function of the road;
 - (b) the ability of the road to accommodate the parking; and
 - (c) the ability of the development to accommodate on-site parking.
- (7) Where a development results in the likely demand for parking of trailers, caravans, buses and / or coaches, the local government may impose conditions requiring additional parking spaces for such vehicles.

32.2 Shared parking

- (1) The local government may approve a proportion of the total number of the parking bays required to be shared jointly with another land use, and may only approve an application for development approval under this clause if the local government is satisfied that –
- (a) the car parking arrangement will be adequate to service the proposed development;
 - (b) the car parking in the locality accommodates any deficit in the required car parking bays; and
 - (c) the peak demands for car parking from the land uses sharing the car parking are different and do not substantially overlap.
- (2) Where the local government permits the shared use of parking, it shall require the landowners involved to prepare at their own cost, a legally binding agreement registered on the certificate of title of the land advising landowners of the reciprocal parking and the access and maintenance arrangements.

32.3 Cash-in-lieu of parking

- (1) The local government may agree to a cash payment in lieu of all, or part, of the car parking bays as required in Schedule 8.
- (2) A cash payment in lieu of providing car parking bays shall only be considered if the local government is satisfied that –

- (a) there is sufficient car parking in the locality; and
 - (b) a public car park exists or is planned in the immediate locality that adequately services the car parking requirements of both the general public and the proposed development.
- (3) The cash-in-lieu payment shall not be less than the estimated cost of the following –
- (a) constructing the car parking bays and associated manoeuvring areas (including sealing, kerbing and draining); and
 - (b) the value of the land on which the car parking bays and associated manoeuvring areas are to be located with the value to be determined by an appropriately qualified land valuer to the approval of the local government.
- (4) Cash-in-lieu payments shall be paid into a parking fund for improvements in the locality towards car parking or pedestrian access connecting car parking infrastructure by the local government.

32.4 Commercial vehicle parking

Where commercial vehicle parking is proposed in the Residential zone the following requirements shall apply –

- (a) a dwelling must be located on the lot;
- (b) only 1 commercial vehicle is to be parked on the lot;
- (c) the commercial vehicle is to be parked behind the front building line of the dwelling and effectively screened from view from the street;
- (d) no servicing of the commercial vehicle, other than minor mechanical repairs shall be undertaken on the lot;
- (e) no part of the commercial vehicle is to be parked on any portion of a right-of-way or public road contiguous with the lot; and
- (f) the commercial vehicle must be an essential part of the resident's occupation.

32.5 Service access

Where a development involves the delivery or dispatch of goods of any kind, a loading and unloading area will be required to be provided and the following requirements shall apply –

- (a) delivery vehicles using the area must be able to enter the road in a forward gear;
- (b) areas are to be located either inside buildings or to the side and / or rear of the premises and separate from any public access areas; and
- (c) delivery vehicles shall not obstruct the public access areas.

32.6 Service courts

Where a service court(s) is required to be provided for the storage and concealment of refuse disposal bins, crates and other materials of trade, the following requirements shall apply –

- (a) accessible from any loading / unloading area required by subclause 32.5;
- (b) of an area and dimension to the approval of the local government but, in any event shall not be less than 10 m²; and
- (c) screened from public view to the approval of the local government.

32.7 Development adjoining Primary and Local Distributor roads

- (1) In considering an application for development approval abutting a Primary Distributor road the local government shall refer the application to Main Roads Western Australia and shall have due regard to any comments received.
- (2) Where an application for development approval proposes a new or modified vehicular access to a Primary or Local Distributor road the local government may require the access to be such that vehicles are able to enter the road in a forward direction.

32.8 Development of lots abutting unconstructed roads or with no gazetted road access

- (1) Notwithstanding any other provisions of this Scheme, development approval is required for all development abutting an unconstructed road reserve or on a lot which does not have direct frontage to a gazetted road reserve.
- (2) In considering an application for development approval under this clause the local government is to either –
 - (a) refuse to grant development approval until the road has been constructed or direct access to a constructed road is provided; or
 - (b) grant development approval subject to a condition requiring the applicant to contribute to the full or partial cost of constructing the road as determined by the local government; or
 - (c) where gazetted road access is not available, grant development approval subject to the requirement for legal arrangements to be made for permanent access and on-going maintenance.

32.9 Road widening

- (1) On a lot affected by a Primary or Local Distributor road local reserve, building setbacks will be determined from the local reserve boundary.
- (2) The local government may vary the requirement of subclause (1) if it considers that such building setbacks would be unduly prejudicial to the development of the lot.
- (3) In granting development approval under this clause the local government may require the land area identified for road widening be set aside for future ceding free of cost as part of any subsequent subdivision application or retained for future acquisition by the local government should subdivision not occur.
- (4) The land area identified as a local reserve shall be maintained free of permanent structures or any other development (including advertisements and car parking) unless otherwise approved by the local government.

32.10 Landscaping

In considering the landscaping requirement of any application for development approval the following requirements shall apply –

- (a) landscaping should be designed and located to improve the visual amenity of the development and should be generally located to the front of the development to enhance the streetscape;
- (b) landscaping should consist of native or locally acceptable species to the approval of the local government;
- (c) car parking areas comprising 10 or more spaces are to be provided with landscaping between each 10 consecutive car parking spaces and include shade trees.
- (d) small strips of landscaping less than 1.5 m in width are discouraged and may not be supported; and
- (e) significant trees of 8 m or higher and / or an average canopy diameter of at least 6 m, should be retained unless it is demonstrated to the approval of the local government that retention would render the development unfeasible.

32.11 Vegetation protection

In the Rural Residential and Rural Smallholdings zones, no clearing or destruction of any native vegetation shall be permitted except for –

- (a) clearing to comply with the requirements of the *Bush Fires Act 1954*, the local government's Bush Fire Notice and / or any bushfire management plan approved by the local government;
- (b) clearing as may reasonably be required to accommodate an approved building and curtilage, or vehicular access to an approved building or other land use approved by the local government;
- (c) clearing that is exempt under part V of the Environmental Protection Act 1986; and / or
- (d) trees that are assessed to be dead, diseased or dangerous.

32.12 Dams and watercourses

- (1) An application for development approval under this clause for private water supply dams which seek to –
 - (a) reduce or are likely to reduce the natural flow of any creek or watercourse; or
 - (b) direct any stormwater, other water or liquid from any source to any creek, watercourse or wetland,

will only be approved where the local government is satisfied that there will be no adverse impacts on the creek, watercourse or wetland and / or environment of the area within which the development is proposed.

- (2) No development shall impede in any way the natural water flow along any creek line or water / drainage course.

32.13 Stocking rates

- (1) Stocking rates shall not exceed Department of Primary Industries and Regional Development stocking rate guidelines.
- (2) For land in the Rural Residential or Rural Smallholdings zone, where in the opinion of the local government the continued presence of animals on any portion of land is likely to contribute, or is contributing to unsatisfactory environmental impacts, the local government may require

the removal of the animals for a specified period and the undertaking of remedial works.

32.14 Building height

- (1) For development, other than development where the R-Codes apply, the maximum building height as measured from natural ground level shall be as follows –

Table 4 – Building height

Zone	Building height (measured from natural ground level)
Residential Rural Residential Rural Smallholdings Rural Neighbourhood Centre Light Industry General Industry Special Use	As per R-Codes – Volume 1, Part C, Table 3.2a R-Coding R30 – 40 (2 storeys, 8 – 10 m)
Tourism	As per R-Codes – Volume 1, Part C, Table 3.2a R-Coding R50 – 60 (3 storeys, 11 – 13 m)
Town Centre	As per R-Codes – Volume 1, Part C, Table 3.2a R-Coding R80 (4 storeys, 14 – 16 m)
Urban Development	In accordance with a structure plan

- (2) The local government in determining an application for development approval in excess of the height limits specified under subclause (1) may advertise the application in accordance with clause 64 of the deemed provisions.
- (3) The local government may only approve an application for development approval under this clause if the local government is satisfied that –
- (a) the site constraints are such as to prevent the construction of a reasonable building on the site without exceeding the relevant height limit; or
 - (b) the nature of the proposed development is such that, to be functional, it must be built to a higher level; or
 - (c) other extraordinary circumstances exist as reasonably determined by the local government.
- (4) For the purposes of this clause, the building height limit does not apply to a chimney, mast, telecommunications infrastructure, satellite dish (not exceeding a diameter of 4 m), pole, wind turbine or signal receiving or transmitting tower. Notwithstanding, the development is to be designed, sited and / or treated to ensure that it does not adversely impact the visual amenity of the locality, as determined by the local government.

32.15 Building envelopes / building exclusion areas

- (1) All dwellings, outbuildings, on-site effluent disposal systems and other incidental development in the Rural Residential and Rural Smallholdings zones must be located within an approved building envelope or outside of an approved building exclusion area except for –

- (a) the provision of a suitable access way to the development;
 - (b) the provision of suitable boundary fencing as approved by the local government; and
 - (c) development specifically required to implement an approved bushfire management plan or any other bushfire management requirements.
- (2) Where a building envelope or building exclusion area has not been approved a local development plan may be required as part of an application for development approval and the following requirements shall apply –
- (a) a building envelope shall not exceed 4,000 m² and the area outside of a building exclusion area must contain at least 1 area of at least 2,000 m²;
 - (b) a building envelope can be in no more than 2 separate areas which in total do not exceed 4,000 m²;
 - (c) complies with the minimum setbacks of the Scheme;
 - (d) the removal of remnant vegetation is to be minimised; and
 - (e) complies with approved bushfire management plan or any other bushfire management requirements.
- (3) The local government in determining an application for development approval to relocate or vary a building envelope or building exclusion area may advertise the application in accordance with clause 64 of the deemed provisions.
- (4) The local government may only approve an application for development approval under subclause (3) if the local government is satisfied that –
- (a) the visual amenity and rural character of the locality will not be affected to any greater extent; and
 - (b) development within the proposed new building envelope will not render the protection of the property from the risk of bushfire any more difficult to achieve.

32.16 Repurposed / second-hand dwellings

In determining an application for development approval under this clause the local government may impose conditions to ensure the external appearance and materials used in the construction of the dwelling is of an acceptable standard.

32.17 Caretaker's dwelling

- (1) In determining an application for development approval under this clause the following requirements shall apply –
- (a) only 1 caretaker's dwelling is permitted per lot, excluding lots within a strata scheme;
 - (b) a bona fide building or operation has been approved and is in use on the site;
 - (c) the internal floor area is limited to a maximum of 100 m²; and
 - (d) must be located so as to minimise any amenity impacts in terms of noise, dust, odour and light spill from the predominant use of the land.
- (2) The local government will not recommend approval of a subdivision application that will result in a caretaker's dwelling being located solely on its own lot, separate from the predominant use of the land.

32.18 Effluent disposal

Sewage is to be discharged via a reticulated sewerage scheme, or where deemed appropriate by the relevant decision-maker, via an on-site effluent disposal system which meets the requirements of the Government Sewerage Policy.

32.19 Water supply

- (1) All development requiring potable water is to connect to a reticulated water supply network where available.
- (2) For development where a reticulated water supply is unavailable –
 - (a) residential development should have an appropriate roof catchment area and water storage tank size in addition to any water supply requirements for bushfire firefighting purposes or requirements of an approved bushfire management plan; and
 - (b) for all other development, a sufficient quantity of potable water shall be provided to the satisfaction of the local government.
- (3) All water storage tanks for the purposes of bushfire firefighting are to be fitted with couplings to the specifications of the Department of Fire and Emergency Services.

32.20 Rural tourism

In determining an application for development approval under this clause the following requirements shall apply –

- (a) the maximum scale of development for short-term accommodation is restricted to, or the equivalent of, 3 chalets / cabins with a total occupancy not exceeding 12 people; and
- (b) prior to any development approval being granted for the development referred to in subclause (a), the applicant will be required to demonstrate that the proposed development –
 - (i) will be incidental to a primary agricultural or natural landscape use of the land;
 - (ii) will not have any adverse effect on rural production activities on the land or nearby land; and
 - (iii) will result in the retention and enhancement of existing vegetation on the land and that the visual and rural character of the land will not be adversely affected.

32.21 Nature based parks

An application for development approval under this clause shall be accompanied by information that addresses the following –

- (a) the suitability of the site with the prime consideration being whether it is in a primarily undisturbed natural setting;
- (b) the scale of the proposal, including but not limited to, the number of camps, maximum number of camps, access arrangements and any proposed structures;
- (c) any environmental values and measures for protection and rehabilitation;

- (d) waste disposal in accordance with the Government Sewerage Policy; and
- (e) the compatibility of the development with its setting and the need to avoid land use conflicts.

32.22 Caravan parks

The local government may require a local development plan to be approved in accordance with Part 6 of the deemed provisions prior to determining an application for development approval for, or within, a caravan park. The local development plan shall set out detailed guidance for the overall development of the caravan park.

32.23 Residential development in the Tourism zone

- (1) The local government may approve a combination of short-term tourism accommodation and permanent residential accommodation on the same site, and may only approve an application for development approval under this clause if the local government is satisfied that –
 - (a) the predominant use of the site remains for short-term tourism / holiday accommodation and other tourism uses, with any residential development remaining secondary to the tourism use;
 - (b) the permanent residential accommodation does not exceed 25 % of the total number of accommodation units;
 - (c) the scale and design of the development complements the surrounding landscape and character of the area, with the tourism component given priority in those areas of highest tourism amenity;
 - (d) adequate separation distances and / or buffers are in place from incompatible land uses; and
 - (e) the residential component is integrated with both the tourism uses and management structure of the development.
- (2) Where strata titling is proposed, appropriate management arrangements should be in place (e.g. via a management statement) that restricts the maximum length of stay for a period or periods not exceeding a total of 3 months in any 12 month period applied to the tourism accommodation component.

32.24 Mixed use development

Where mixed use development incorporating a residential component is proposed in a building, the residential component should be restricted to above the ground floor level.

32.25 Workforce accommodation

An application for development approval under this clause shall be accompanied by information that addresses the following –

- (a) the demonstrated need for the proposed workforce accommodation;
- (b) the suitability of the site to be developed for the proposed use;

- (c) the siting of the development in the context of surrounding existing and proposed land uses;
- (d) access and egress to the site by vehicles and pedestrians; and
- (e) facility design and use including provision and/or access to recreation, entertainment and community services.

32.26 Renewable energy and resource industry projects

An application for development approval under this clause shall be accompanied by information that addresses the following –

- (a) community consultation;
- (b) environmental impacts;
- (c) visual and landscape impacts;
- (d) noise impacts;
- (e) public and aviation safety;
- (f) heritage;
- (g) construction impacts; and
- (h) community benefits arrangements.

33. Additional site and development requirements for areas covered by structure plan or local development plan

Schedule 9 sets out requirements relating to development that are included in precinct structure plans, structure plans approved before 19 October 2015 and local development plans that apply in the Scheme area.

34. Variations to site and development requirements

- (1) In this clause –

additional site and development requirements means requirements set out in clauses 32 and 33.

- (2) The local government may approve an application for a development approval that does not comply with a general development standard or requirement.
- (3) An approval under subclause (2) may be unconditional or subject to any conditions the local government considers appropriate.
- (4) If the local government is of the opinion that the non-compliance with a general development standard or requirement will mean that the development is likely to adversely affect any owners or occupiers in the general locality or in an area adjoining the site of the development the local government must –
 - (a) consult the affected owners or occupiers by following one or more of the provisions for advertising applications for development approval under clause 64(4) of the deemed provisions; and
 - (b) have regard to any expressed views prior to making its determination to grant development approval under this clause.
- (5) The local government may only approve an application for development approval under this

clause if the local government is satisfied that –

- (a) approval of the proposed development would be appropriate having regard to the matters that the local government is to have regard to in considering an application for development approval as set out in clause 67(2) of the deemed provisions; and
- (b) the non-compliance with the general development standard or requirement will not have a significant adverse effect on the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

35. Restrictive covenants

- (1) A restrictive covenant affecting land in the Scheme area that would have the effect of limiting the number of residential dwellings which may be constructed on the land is extinguished or varied to the extent that the number of residential dwellings that may be constructed is less than the number that could be constructed on the land under this Scheme.
- (2) If subclause (1) operates to extinguish or vary a restrictive covenant –
 - (a) development approval is required to construct a residential dwelling that would result in the number of residential dwellings on the land exceeding the number that would have been allowed under the restrictive covenant; and
 - (b) the local government must not grant development approval for the construction of the residential dwelling unless it advertises the application for development approval in accordance with clause 64 of the deemed provisions.

Part 5 – Special control areas

36. Special control areas

- (1) Special control areas are marked on the Scheme Map according to the legend on the Scheme Map.
- (2) The purpose, objectives and additional provisions that apply to each special control area is set out in Schedule 10.

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Part 6 – Terms referred to in Scheme

Division 1 – General definitions used in Scheme

37. Terms used

(1) If a word or expression used in this Scheme is listed in this clause, its meaning is as follows –

building envelope means the area of land within which all buildings and effluent disposal facilities on a lot must be contained.

building exclusion area means the area of land within which all buildings and effluent disposal facilities on a lot must not be located.

cabin means a building that –

- (a) is an individual unit other than a chalet; and
 - (b) forms part of –
 - (i) tourist and visitor accommodation; or
 - (ii) a caravan park;
- and
- (c) if the unit forms part of a caravan park – is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period.

chalet means a building that –

- (a) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and
- (b) forms part of –
 - (i) tourist and visitor accommodation; or
 - (ii) a caravan park;
- (c) and if the unit forms part of a caravan park – is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period.

commercial vehicle means a vehicle, whether licenced or not, that has a gross vehicle mass of greater than 4.5 tonnes including –

- (a) a utility, van, truck, tractor, bus or earthmoving equipment; and
- (b) a vehicle that is, or is designed to be an attachment to a vehicle referred to in paragraph (a).

dam means any artificial barrier or levee, whether temporary or permanent, which does or could impound divert or control water, silt, debris or liquid borne materials, together with its appurtenant works.

floor area has the meaning given in the Building Code.

minerals has the meaning given in the *Mining Act 1978* section 8(1).

plot ratio means the ratio of the floor area of a building to an area of land within the boundaries of the lot or lots on which the building is located.

precinct means a definable area where particular planning policies, guidelines or standards apply.

predominant use means the primary use of premises to which all other uses carried out on the premises are incidental.

retail means the sale or hire of goods or services to the public.

Scheme commencement day means the day on which this Scheme comes into effect under section 87(4) of the Act.

wholesale means the sale of goods or materials to be sold by others.

- (2) A word or expression that is not defined in this Scheme –
- (a) has the meaning it has in the *Planning and Development Act 2005*; or
 - (b) if it is not defined in that Act – has the same meaning as it has in the R-Codes.

Division 2 – Land use terms used in Scheme

38. Land use terms used

If this Scheme refers to a category of land use that is listed in this provision, the meaning of that land use is as follows –

abattoir means premises used commercially for the slaughtering of animals for the purposes of consumption as food products.

agriculture – extensive means premises used for the raising of stock or crops including outbuildings and earthworks, but does not include agriculture – intensive or animal husbandry – intensive.

agriculture – intensive means premises used for commercial production purposes, including outbuildings and earthworks, associated with any of the following –

- (a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts;
- (b) the establishment and operation of plant or fruit nurseries;
- (c) the development of land for irrigated fodder production or irrigated pasture (including turf farms);
- (d) aquaculture.

animal establishment means premises used for the breeding, boarding, training or caring of animals for commercial purposes but does not include animal husbandry – intensive or veterinary centre.

animal husbandry – intensive means premises used for keeping, rearing or fattening of alpacas, beef and dairy cattle, goats, pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production), sheep or other livestock in feedlots, sheds or rotational

pens.

betting agency means an office or totalisator agency established under the *Racing and Wagering Western Australia Act 2003*.

brewery means premises the subject of a producer's licence authorising the production of beer, cider or spirits granted under the *Liquor Control Act 1988*.

bulky goods showroom means premises –

- (a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic purposes –
 - (i) automotive parts and accessories;
 - (ii) camping, outdoor and recreation goods;
 - (iii) electric light fittings;
 - (iv) animal supplies including equestrian and pet goods;
 - (v) floor and window coverings;
 - (vi) furniture, bedding, furnishings, fabrics, manchester and homewares;
 - (vii) household appliances, electrical goods and home entertainment goods;
 - (viii) party supplies;
 - (ix) office equipment and supplies;
 - (x) babies' and children's goods, including play equipment and accessories;
 - (xi) sporting, cycling, leisure, fitness goods and accessories;
 - (xii) swimming pools.

or

- (b) used to sell goods and accessories by retail if –
 - (i) a large area is required for the handling, display or storage of the goods; or
 - (ii) vehicular access is required to the premises for the purpose of collection of purchased goods.

camping ground means premises that are a caravan park as defined in the *Caravan Parks and Camping Grounds Act 1995* section 5(1).

caravan park means premises that are a caravan park as defined in the *Caravan Parks and Camping Grounds Act 1995* section 5(1).

caretaker's dwelling means a dwelling on the same site as a building or operation and occupied by a supervisor of that building, operation or plant.

car park means premises used primarily for parking vehicles whether open to the public or not but does not include –

- (a) any part of a public road used for parking or for a taxi rank; or
- (b) any premises in which cars are displayed for sale.

child care premises means premises where –

- (a) an education and care service as defined in the Education and Care Services National Law (Western Australia) Section 5(1), other than a family day care service as defined in that section, is provided; or
- (b) a child care service as defined in the Child Care Services Act 2007 section 4 is provided.

cinema / theatre means premises where the public may view a motion picture or theatrical production.

civic use means premises used by a government department, an instrumentality of the State or the local government for administrative, recreational or other purposes.

club premises means premises used by a legally constituted club or association or other body of persons united by a common interest.

commercial vehicle parking means premises used for parking of 1 or 2 commercial vehicles, but does not include –

- (a) any part of a public road used for parking or for a taxi rank; or
- (b) parking of commercial vehicles incidental to the predominant use of the land.

community purpose means premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit.

consulting rooms means premises used by no more than 2 health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.

convenience store means premises –

- (a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and
- (b) operated during hours which include, but may extend beyond, normal trading hours; and
- (c) the floor area of which does not exceed 300 m² net lettable area.

corrective institution means premises used to hold and reform persons committed to it by a court, such as a prison or other type of detention facility.

educational establishment means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution.

exhibition centre means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature including a museum.

fast food outlet means premises, including premises with a facility for drive-through service, used for the preparation, sale and serving of food to customers in a form ready to be eaten –

- (a) without further preparation; and
- (b) primarily off the premises.

fuel depot means premises used for the storage and sale in bulk of solid or liquid or gaseous fuel but does not include premises used –

- (a) as a service station; or
- (b) for the sale of fuel by retail into a vehicle for use by the vehicle.

funeral parlour means premises used –

- (a) to prepare and store bodies for burial or cremation;
- (b) to conduct funeral services.

garden centre means premises used for the propagation, rearing and sale of plants, and the storage and sale of products associated with horticulture and gardens.

home business means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession if the carrying out of the business, service or profession –

- (a) does not involve employing more than 2 people who are not members of the occupier's household; and
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
- (c) does not occupy an area greater than 50 m²; and
- (d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and
- (e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
- (f) does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight; and
- (g) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.

home occupation means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out an occupation if the carrying out of the occupation –

- (a) does not involve employing a person who is not members of the occupier's household; and
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
- (c) does not occupy an area greater than 20 m²; and
- (d) does not involve the display on the premises of a sign with an area exceeding 0.2 m²; and
- (e) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and
- (f) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
- (g) does not –
 - (i) require a greater number of parking spaces than normally required for a single dwelling; or
 - (ii) result in an increase in traffic volume in the neighbourhood; and
- (h) does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight; and
- (i) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.

home office means a dwelling used by an occupier of the dwelling to carry out a home

occupation if the carrying out of the occupation –

- (a) is solely within the dwelling; and
- (b) does not entail clients or customers travelling to and from the dwelling; and
- (c) does not involve the display of a sign on the premises; and
- (d) does not require any change to the external appearance of the dwelling.

home store means a shop attached to a dwelling that –

- (a) has a nett lettable area not exceeding 100 m²; and
- (b) is operated by a person residing in the dwelling.

hosted short-term rental accommodation means any of the following –

- (a) short-term rental accommodation where the owner or occupier, or agent of the owner or occupier who ordinarily resides at the dwelling, resides at the same dwelling during the short-term rental arrangement; and
- (b) short-term rental accommodation that is an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the other dwelling on the same lot, resides at that other dwelling during the short-term rental arrangement; and
- (c) short-term rental accommodation that is a dwelling on the same lot as an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the ancillary dwelling during the short-term rental arrangement.

hospital means premises used as a hospital as defined in the *Health Services Act 2016* section 8(4).

hotel means premises the subject of a hotel licence other than a small bar or tavern licence granted under the *Liquor Control Act 1988* including any betting agency on the premises.

independent living complex means a development with self-contained, independent dwellings for aged or dependent persons together with communal amenities and facilities for residents and staff that are incidental and ancillary to the provision of such accommodation, but does not include a development which includes these features as a component of a residential aged care facility.

industry means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes –

- (a) the storage of goods;
- (b) the work of administration or accounting;
- (c) the selling of goods by wholesale or retail;
- (d) the provision of amenities for employees;
- (e) incidental purposes.

industry – extractive means premises, other than premises used for mining operations, that are used for the extraction of basic raw materials including by means of ripping, blasting or dredging and may include facilities for any of the following purposes –

- (a) the processing of raw materials including crushing, screening, washing, blending or grading;
- (b) activities associated with the extraction of basic raw materials including wastewater treatment, storage, rehabilitation, loading, transportation, maintenance and administration.

industry – light means premises used for an industry where impacts on the amenity of the area in which the premises is located can be mitigated, avoided or managed.

industry – rural means premises used –

- (a) to support and / or is associated with primary production; or
- (b) for servicing plant or equipment used in primary production.

liquor store – large means premises the subject of a liquor store licence granted under the *Liquor Control Act 1988* with a net lettable area of more than 300 m².

liquor store – small means premises the subject of a liquor store licence granted under the *Liquor Control Act 1988* with a net lettable area of not more than 300 m².

lunch bar means premises or part of premises used for the sale of takeaway food (in a form ready to be consumed without further preparation) within industrial or commercial premises.

market means premises used for the display and sale of goods from stalls by independent vendors.

medical centre means premises other than a hospital used by 3 or more health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.

mining operations means premises where mining operations, as that term is defined in the *Mining Act 1978* section 8(1) is carried out.

motor vehicle, boat or caravan sales means premises used to sell or hire motor vehicles, boats or caravans.

motor vehicle repair means premises used for or in connection with –

- (a) electrical and mechanical repairs, or overhauls, to vehicles other than panel beating, spray painting or chassis reshaping of vehicles; or
- (b) repairs to tyres other than recapping or re-treading of tyres.

motor vehicle wash means premises primarily used to wash motor vehicles.

nature based park means premises that is used for a nature based park as defined in the *Caravan Parks and Camping Grounds Regulations 1997*.

nightclub means premises the subject of a nightclub licence granted under the *Liquor Control Act 1988*.

office means premises used for administration, clerical, technical, professional or similar business activities.

park home park means premises used as a park home park as defined in the *Caravan Parks and Camping Grounds Regulations 1997*.

place of worship means premises used for religious activities such as a chapel, church, mosque, synagogue or temple.

reception centre means premises used for hosted functions on formal or ceremonial occasions.

recreation – private means premises that are –

- (a) used for indoor or outdoor leisure, recreation or sport; and
- (b) not usually open to the public without charge.

renewable energy facility means premises used to generate energy from a renewable energy source predominantly for use off-site and includes any building or other structure used in, or in connection with, the generation of energy by a renewable resource, where energy is being produced (i.e. solar farms as opposed to solar panels).

repurposed dwelling means a building or structure not previously used as a single house, which has been repurposed for use as a dwelling.

residential aged care facility means a residential facility providing personal and/or nursing care primarily to people who are frail and aged or dependent persons which, as well as accommodation, includes –

- (a) appropriate staffing to meet the nursing and personal care needs of residents;
- (b) meals and cleaning services;
- (c) furnishings, furniture and equipment.

This may consist of multiple components that include communal amenities and facilities for residents and staff that are incidental and ancillary to the provision of such accommodation, residential respite (short-term) care, and/or an independent living complex, but does not include a hospital, rehabilitation or psychiatric facility.

resource recovery centre means premises other than a waste disposal facility used for the recovery of resources from waste.

restaurant / café means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the *Liquor Control Act 1988*.

restricted premises means premises used for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of –

- (a) publications that are classified as restricted under the Classification (Publications, Films and Computer Games) Act 1995 (Commonwealth); and
- (c) materials, compounds, preparations or articles which are used or intended to be used

- primarily in or in connection with any form of sexual behaviour or activity; or
- (d) smoking-related implements.

road house means premises that has direct access to a State road other than a freeway and which provides the services or facilities provided by a freeway service centre and may provide any of the following facilities or services –

- (a) a full range of automotive repair services;
- (b) wrecking, panel beating and spray painting services;
- (c) transport depot facilities;
- (d) short-term accommodation for guests;
- (e) facilities for being a muster point in response to accidents, natural disasters and other emergencies.

rural home business means a trade or light industry producing arts and crafts goods which does not fall within the definition of home occupation and which –

- (a) will not cause injury to or adversely affect the amenity of the neighbourhood; and
- (b) is conducted in an outbuilding which is compatible with the principal uses to which land in the zone in which it is located may be put; and
- (c) does not involve employing more than 2 people who are not members of the occupier's household; and
- (d) does not occupy an area greater than 200 m²; and
- (e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
- (f) does not involve the presence, use or calling of more than 3 vehicles at any one time or of a vehicle more than 30 tonnes gross weight; and
- (g) does not involve the display on the premises of a sign with an area exceeding 0.2 m²; and

rural pursuit / hobby farm means any premises, other than premises used for agriculture – extensive or agriculture – intensive, that are used by an occupier of the premises to carry out any of the following activities if carrying out of the activity does not involve permanently employing a person who is not a member of the occupier's household –

- (a) the rearing, agistment, stabling or training of animals;
- (b) the keeping of bees;
- (c) the sale of produce grown solely on the premises.

second-hand dwelling means a dwelling that has been in a different location, and has been dismantled and transported to another location, but does not include a new modular or new transportable dwelling.

serviced apartment means a group of units or apartments providing –

- (a) self-contained short-stay accommodation for guests; and
- (b) any associated reception or recreational facilities.

service station means premises other than premises used for a transport depot, panel beating, spray painting, major repairs or wrecking, that are used for –

- (a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental or convenience nature; or
- (b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles.

shop means premises other than a bulky goods showroom, a liquor store – large or a liquor store – small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services.

small bar means premises the subject of a small bar licence granted under the *Liquor Control Act 1988*.

tavern means premises the subject of a tavern licence granted under the *Liquor Control Act 1988*.

telecommunications infrastructure means premises used to accommodate the infrastructure used by or in connection with a telecommunications network including any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure related to the network.

tourist and visitor accommodation –

- (a) means a building, or a group of buildings forming a complex, that –
 - (i) is wholly managed by a single person or body; and
 - (ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and
 - (iii) may include on-site services and facilities for use by guests; and
 - (iv) in the case of a single building – contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night;

and

- (b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but

- (c) does not include any of the following –
 - (i) an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);
 - (ii) a caravan park;
 - (iii) hosted short-term rental accommodation;
 - (iv) a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);
 - (v) a park home park;
 - (vi) a retirement village as defined in the Retirement Villages Act 1992 section 3(1);
 - (vii) a road house;
 - (viii) workforce accommodation.

trade display means premises used for the display of trade goods and equipment for the purpose of advertisement.

trade supplies means premises used to sell by wholesale or retail, or to hire, assemble or manufacture any materials, tools, equipment, machinery or other goods used for any of the

following purposes including goods which may be assembled or manufactured off the premises –

- (a) automotive repairs and servicing;
- (b) building including repair and maintenance;
- (c) industry;
- (d) landscape gardening;
- (e) provision of medical services;
- (f) primary production;
- (g) use by government departments or agencies, including local government.

transport depot means premises used primarily for the parking or garaging of 3 or more commercial vehicles including –

- (a) any ancillary maintenance or refuelling of those vehicles; and
- (b) any ancillary storage of goods brought to the premises by those vehicles; and
- (c) the transfer of goods or persons from one vehicle to another.

tree farm means land used commercially for tree production where trees are planted in blocks of more than one hectare, including land in respect of which a carbon right is registered under the *Carbon Rights Act 2003* section 5.

unhosted short-term rental accommodation means short-term rental accommodation that –

- (a) is not hosted short-term rental accommodation; and
- (b) accommodates a maximum of 12 people per night.

veterinary centre means premises used to diagnose animal diseases or disorders, to surgically or medically treat animals, or for the prevention of animal diseases or disorders.

warehouse / storage means premises including indoor or outdoor facilities used for –

- (a) the storage of goods, equipment, plant or materials; or
- (b) the display or the sale by wholesale of goods.

waste disposal facility means premises used –

- (a) for the disposal of waste by landfill; or
- (b) the incineration of hazardous, clinical or biomedical waste.

waste storage facility means premises used to collect, consolidate, temporarily store or sort waste before transfer to a waste disposal facility or a resource recovery centre on a commercial scale.

winery means premises used for the production of viticultural produce and associated sale of the produce.

workforce accommodation means premises, which may include modular or relocatable buildings, used –

- (a) primarily for the accommodation of workers engaged in construction, resource,

- (b) agricultural or other industries on a temporary basis; and
- (b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.

DRAFT

Schedules

Schedule A – Supplemental provisions to the deemed provisions

Schedule 1 – Additional uses for local reserves

Schedule 2 – Additional uses

Schedule 3 – Restricted uses

Schedule 4 – Special use zones

Schedule 5 – Other planning codes to be read as part of Scheme

Schedule 6 – Environmental conditions

Schedule 7 – Additional site and development requirements

Schedule 8 – Parking

Schedule 9 – Additional site and development requirements for areas covered by structure plan or local development plan

Schedule 10 – Special control areas

Schedule 11 – Development contribution plans

Schedule A – Supplemental provisions to the deemed provisions

These provisions are to be read in conjunction with the deemed provisions (Schedule 2) contained in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

No.	Issue	Supplemental provisions		Associated deemed provision
1.	Additional works for which development approval is not required.	Column 1 Works	Column 2 Conditions	cl.61(1)
		1.1 The erection of, or alterations or additions to, a single house on a lot.	(a) The single house use is a class P use in the zone where the R-Codes do not apply. (b) The works comply with the development requirements specified in this Scheme. (c) The works are not located in a heritage-protected place.	
		1.2 The erection or installation of, or alterations or additions to, any of the following on the same lot as a single house – (a) an ancillary dwelling; (b) an outbuilding; (c) an external fixture; (d) a boundary wall or fence; (e) a patio; (f) a pergola; (g) a verandah; (h) a deck; (i) a garage; (j) a carport; (k) a swimming pool; (l) shade sails.	(a) The single house is a class P use in the zone where the R-Codes do not apply. (b) The works comply with the development requirements specified in this Scheme. (c) The works are not located in a heritage-protected place.	
		1.4 Works carried out by or on behalf of the local government that are located on a local reserve or on a lot owned by the local government.		

Schedule 1 – Additional uses for local reserves

This schedule is to be read in conjunction with clause 15 of this Scheme.

No.	Description of land	Additional use	Conditions
There are no additional uses for land in local reserves that apply to this Scheme.			

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Schedule 2 – Additional uses

This schedule is to be read in conjunction with clause 19 of this Scheme.

No.	Description of land	Additional use	Conditions
A1	Lot 101 (No. 30373) Brand Highway, Dongara Zone: Town centre Scheme Map 11	<ul style="list-style-type: none"> • Motor vehicle wash (A) • Road house (A) • Service station (A) 	As determined by the local government.
A2	Lots 7, 8 and 9 (No's. 30219, 30215 and 30211) Brand Highway, Dongara Zone: Residential Scheme Map 12	<ul style="list-style-type: none"> • Motor vehicle wash (A) • Road house (A) • Service Station (A) 	As determined by the local government.
A3	Lots 15 (No. 30183) Brand Highway, Dongara Zone: Rural residential Scheme Map 12	<ul style="list-style-type: none"> • Motor vehicle wash (A) • Road house (A) • Service station (A) 	As determined by the local government.

Schedule 3 – Restricted uses

This schedule is to be read in conjunction with clause 20 of this Scheme.

No.	Description of land	Restricted use	Conditions
There are no restricted uses which apply to this Scheme.			

DRAFT

Schedule 4 – Special use zones

This schedule is to be read in conjunction with clause 21 of this Scheme.

No.	Description of land	Special use	Conditions
SU1	Lot 2 Wakeford Road, Bookara Scheme Map 1	<ul style="list-style-type: none"> • Caravan park (A) • Caretaker’s dwelling (I) • Home occupation (P) • Home office (P) • Home store (D) • Hosted short-term rental accommodation (P) • Nature based park (A) • Reception centre (A) • Recreation – private (A) • Rural home business (P) • Rural pursuit / hobby farm (D) • Shop (I) • Single house (P) • Tourist and visitor accommodation (A) 	Prior to determining an application for development approval, other than for P uses, the local government will require a local development plan to be approved in accordance with Part 6 of the deemed provisions.
SU2	Lot 55 Indian Ocean Drive, Arrowsmith Scheme Map 7	<ul style="list-style-type: none"> • Caravan park (A) • Caretaker’s dwelling (I) • Convenience store (I) • Home occupation (P) • Home office (P) • Home store (D) • Hosted short-term rental accommodation (P) • Nature based park (A) • Restaurant / café (A) • Rural home business (P) • Single house (P) • Tourist and visitor accommodation (A) • Workforce accommodation (A) 	Prior to determining an application for development approval, other than for P uses, the local government will require a local development plan to be approved in accordance with Part 6 of the deemed provisions.

Schedule 5 – Other planning codes to be read as part of Scheme

This schedule is to be read in conjunction with clause 29 of this Scheme.

State planning policies to be read as part of Scheme
There are no other planning codes that are to be read as part of this Scheme.

DRAFT

Schedule 6 – Environmental conditions

This schedule is to be read in conjunction with clause 31 of this Scheme.

Scheme or amendment No.	Gazettal date	Environmental conditions
There are no environmental conditions imposed under the <i>Environmental Protection Act 1986</i> that apply to this Scheme.		

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Schedule 7 – Additional site and development requirements

This schedule is to be read in conjunction with clause 33 of this Scheme.

Zone	Minimum lot size	Minimum building setback			Minimum landscaping (% of site area)
		Primary street	Side and secondary street	Rear	
Residential	As per the R-Codes.				10 % for non-residential development.
Rural Residential	1 – 4 ha in accordance with a structure plan or local development plan.	15 m	5 m	7.5 m	10 % for non-residential development.
Rural Smallholdings	15 ha				
Rural	*				
Town Centre	*	As determined by the local government for non-residential development.			5% for non-residential development.
Neighbourhood Centre	1,000 m ²	Nil, OR as per R-Codes where adjoining Residential zone.			10%
Light Industry	1,000 m ²	12 m	5 m one side or secondary street,	Nil, OR as per R-Codes where adjoining Residential zone.	10%
General Industry	2,000 m ²		Nil other side, OR as per R-Codes where adjoining Residential zone.		
Tourism	*	As determined by the local government for non-residential development.			10%
Urban Development	In accordance with a structure plan.				
Special Use	In accordance with Schedule 4 or where not specified, to be determined by the local government.				

* As per the R-Codes where applicable or as determined by the Western Australian Planning Commission in each particular case.

Schedule 8 – Parking

- (1) Other than for residential development, the minimum number of parking spaces required for all development in the Town Centre zone is 1 car parking space per 35 m² floor area.
- (2) The parking ratio for the Town Centre zone only applies where the development has a works component that proposes an increase in the floor area, and only applies to that increased floor area. It is not applicable where the development is for a use that has no works component or a development where the works component does not increase the floor area.

Table – Parking requirements that apply to land in Scheme area (clause 32.1)

Use class	Car parking spaces (per m ² floor area)
Betting agency	1 per 25 m ²
Brewery	1 per 4 persons accommodated and 1 per 2 staff members
Bulky goods showroom	1 per 50 m ²
Camping ground	1 per site and 1 per 2 staff members
Caravan park	1 per site and 1 per 10 sites for visitors and 1 per 2 staff members
Child care premises	1 per 2 staff members and 1 per 5 children catered for
Cinema / theatre	1 per 4 persons accommodated
Civic use	1 per 50 m ²
Club premises	1 per 4 persons accommodated
Community purpose	1 per 50 m ²
Consulting rooms	4 per practitioner and 1 per 2 staff members
Convenience store	1 per 25 m ²
Educational establishment	25 per 100 students and drive in drop-off and pick-up area
Exhibition centre	1 per 4 persons accommodated
Fast food outlet	1 per 25 m ² and if applicable 10 drive-through spaces
Funeral parlour	1 per 4 persons accommodated
Garden centre	1 per 50 m ²
Hotel	1 per room and 1 per 4 persons accommodated in hospitality areas
Industry	1 per 100 m ²
Industry – light	1 per 50 m ²
Industry – rural	1 per 100 m ²
Liquor store – large	1 per 25 m ²
Liquor store – small	1 per 25 m ²
Lunch bar	1 per 25 m ²
Market	1 per 25 m ²
Medical centre	4 per practitioner and 1 per 2 staff members
Motor vehicle, boat or caravan sales	1 per 50 m ²
Motor vehicle repair	1 per 50 m ² and 1 per 2 staff members
Motor vehicle wash	1 per 50 m ² and 1 per 2 staff members
Night club	1 per 4 persons accommodated
Office	1 per 50 m ²
Park home park	1 per site and 1 per 10 sites for visitors
Place of worship	1 per 4 persons accommodated
Reception centre	1 per 4 persons accommodated
Recreation – private	1 per 4 persons accommodated
Restaurant / café	1 per 4 persons accommodated
Restricted premises	1 per 50 m ²
Road house	1 per fuel bowser plus additional for supplementary land uses
Rural home business	1 per 50 m ² plus 1 per staff member

Service station	1 per fuel bowser plus additional for supplementary land uses
Shop	1 per 25 m ²
Small bar	1 per 4 persons accommodated
Tavern	1 per 4 persons accommodated and 1 per 2 staff members
Tourist and visitor accommodation	1 per unit and 1 per 10 units for visitors and 1 per 2 staff members
Trade display	1 per 100 m ²
Trade supplies	1 per 50 m ²
Transport depot	1 per 100 m ²
Veterinary centre	4 per practitioner and 1 per 2 staff members
Warehouse / storage	1 per 100 m ²
Winery	1 per 4 persons accommodated and 1 per 2 staff members

DRAFT

Schedule 9 – Additional site and development requirements for areas covered by structure plan or local development plan

This schedule is to be read in conjunction with clause 33 of this Scheme.

No.	Description of land	Requirement
There are no additional requirements that apply to this Scheme.		

DRAFT

Schedule 10 – Special control areas

This schedule is to be read in conjunction with clause 36 of this Scheme.

Name of area	Purpose and objectives	Additional provisions
SCA1 Visual landscape area	<p>Purpose: To identify areas of significant visual landscape character that are under increased development pressure .</p> <p>Objectives –</p> <ul style="list-style-type: none"> (a) To protect, conserve and enhance the natural environment, biological diversity and natural landscape values. (b) To ensure development is of an appropriate scale that complements the landscape character. (c) To enable appropriate access to the coast that reduces human impact on the fragile coastal environment. 	<ul style="list-style-type: none"> (1) All development requires the development approval of the local government and shall be subject to the local government’s discretion notwithstanding that the use may be permitted elsewhere in the Scheme. (2) In considering any application the local government shall have due regard to the <i>Dongara to Cape Burney: Visual Landscape Assessment</i> (WAPC 2011).
SCA2 Public drinking water source area	<p>Purpose: To identify and protect public drinking water source areas.</p> <p>Objectives –</p> <ul style="list-style-type: none"> (a) To provide a basis for the protection of public drinking water resources through the control of land use or development, which has the potential to affect the quality of drinking water supplies for public use. (b) To identify land that has been designated as a public drinking water source area. (c) To implement additional planning provisions that are designed to address water quality and public health risks in a public drinking water source area. 	<ul style="list-style-type: none"> (1) All development requires the development approval of the local government and shall be subject to the local government’s discretion notwithstanding that the use may be permitted elsewhere in the Scheme. (2) In considering an application for development approval the local government may refer the application to the Department of Water and Environmental Regulation and shall have due regard to any comments received. (3) In considering an application for development approval the local government shall have due regard to the following – <ul style="list-style-type: none"> (a) Department of Water and Environmental Regulation <i>Water quality protection note no. 25 Land use compatibility tables for public drinking water source areas</i>; and (b) Department of Water and Environmental Regulation <i>Allanooka-Dongara Water Reserve drinking water source protection review</i>. (4) The local government may only approve an application for development approval which has the potential to impact detrimentally on the quality and quantity of public drinking water supplies, if the local government is

		satisfied that such impacts can be satisfactorily managed.
SCA3 Wastewater treatment plant buffer area	<p>Purpose: To identify buffer areas for infrastructure facilities and prevent land use conflict.</p> <p>Objectives –</p> <ul style="list-style-type: none"> (a) To protect infrastructure facilities from encroachment by incompatible land uses that would adversely affect efficient operations. (b) To avoid land use conflict between infrastructure facilities and sensitive land uses. (c) To promote compatible and non-sensitive land uses in buffer areas. 	<ul style="list-style-type: none"> (1) All development requires the development approval of the local government and shall be subject to the local government’s discretion notwithstanding that the use may be permitted elsewhere in the Scheme. (2) In considering an application for development approval the local government may refer the application to the Water Corporation, or any other relevant authority, and shall have due regard to any comments received. (3) In considering any application the local government shall have due regard to the <i>Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses</i> (EPA). (4) The local government may only approve an application for development approval which is consistent with the purpose of the buffer and does not constrain the operations of the buffered infrastructure facility.
SCA4 Cement plant buffer area	<p>Purpose: To identify buffer areas for infrastructure facilities and prevent land use conflict.</p> <p>Objectives –</p> <ul style="list-style-type: none"> (a) To protect infrastructure facilities from encroachment by incompatible land uses that would adversely affect efficient operations. (b) To avoid land use conflict between infrastructure facilities and sensitive land uses. (c) To promote compatible and non-sensitive land uses in buffer areas. 	<ul style="list-style-type: none"> (1) All development requires the development approval of the local government and shall be subject to the local government’s discretion notwithstanding that the use may be permitted elsewhere in the Scheme. (2) In considering an application for development approval the local government may refer the application to the Department of Energy, Mines, Industry Regulation and Safety, or any other relevant authority, and shall have due regard to any comments received. (3) In considering any application the local government shall have due regard to the <i>Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses</i> (EPA). (4) The local government may only approve an application for development approval which is consistent with the purpose of the buffer and does not constrain the operations of the buffered infrastructure facility.

Schedule 11 – Development contribution plans

Name of area	Purpose	Special provisions
There are no development contribution plans that apply to this Scheme.		

DRAFT

Adoption

Council Resolution to Advertise Local Planning Scheme

Adopted by resolution of the Council of the **Shire of Irwin** at the Ordinary Meeting of Council held on the **24th February 2026**.

CHIEF EXECUTIVE OFFICER

SHIRE PRESIDENT

Council Resolution to Support/Not Support Scheme for Approval

Council resolved to [support/not support] approval of the draft Scheme of the **Shire of Irwin** at the Ordinary Meeting of Council held on the **[insert date]**.

The Common Seal of the **Shire of Irwin** was hereunto affixed by authority of resolution of the Council in the presence of:

CHIEF EXECUTIVE OFFICER

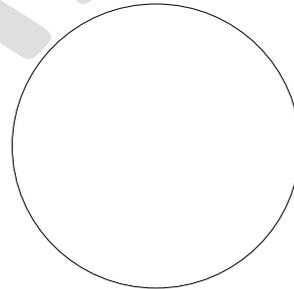
SHIRE PRESIDENT

WAPC Recommended for Approval

Delegated under S.16 of the *Planning and Development Act 2005*

Approval Granted

MINISTER FOR PLANNING



Date: _____

Date: _____

GREATER GERALDTON,
CITY OF No. 1

GREATER GERALDTON,
CITY OF No. 1
MORAWA
No. 3

1
Bookara
Locality

2
Mount Horner
Locality

3
Dongara and Port
Denison Townsite
Surrounds

9 Dongara Townsite Locality North	10 Bonniefield Locality
11 Dongara and Port Denison Townsite	12 Dongara and Port Denison Locality East
14 Port Denison Townsite	15 Port Denison Locality East
	13 Yardarino Locality North
	16 Yardarino Locality South

17
Irwin
Townsite

4
Irwin Townsite
Surrounds

IRWIN No. 6

5
Arrowsmith Locality
North West

6
Arrowsmith Locality
North East

7
Arrowsmith Locality
South West

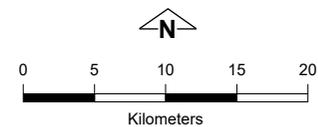
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Arrowsmith Locality
South East

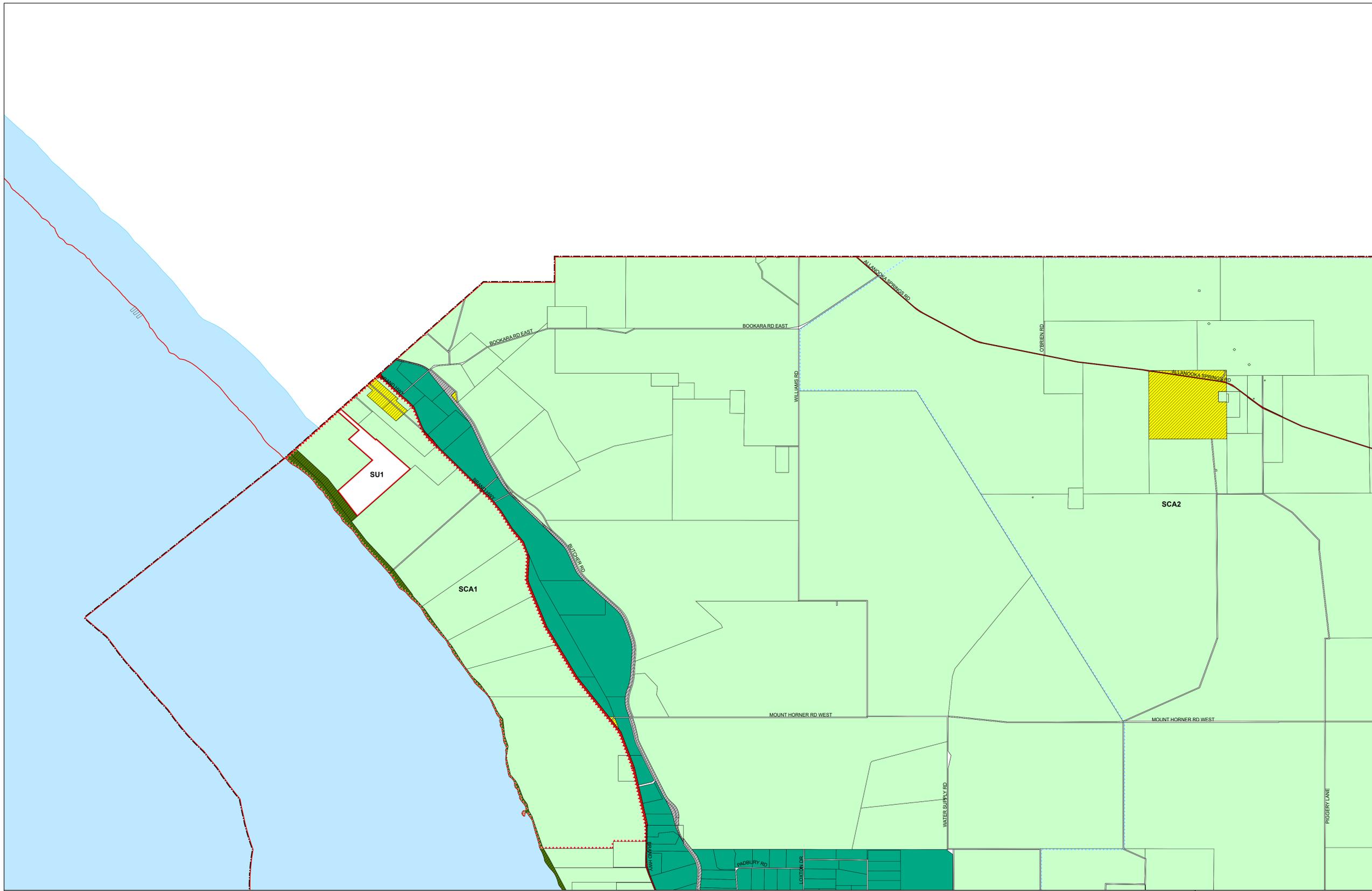
MINGENEW
No. 4

MORAWA No. 3

THREE
SPRINGS
No. 2

CARNAMAH No. 2





LEGEND

LOCAL SCHEME RESERVES

- Drainage/waterway
- Environmental conservation
- Foreshore
- Public open space
- Primary distributor road
- Local distributor road
- Local road
- Public purposes
- Railways
- Strategic infrastructure

LOCAL SCHEME ZONES

- General industry
- Light industry
- Neighbourhood centre
- Residential
- Rural
- Rural residential
- Rural smallholdings
- Special use
- Tourism
- Town centre
- Urban development

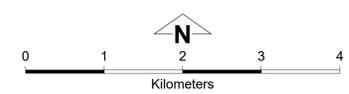
OTHER CATEGORIES

- Scheme Boundary
- Local Government Boundary
- Additional uses
- Special use area
- R Codes
- Visual landscape area
- Public drinking water source area
- Wastewater treatment plant buffer area
- Cement plant buffer area
- No Zone
- Oceans/waterways

VERSION No 1

DRAFT ONLY

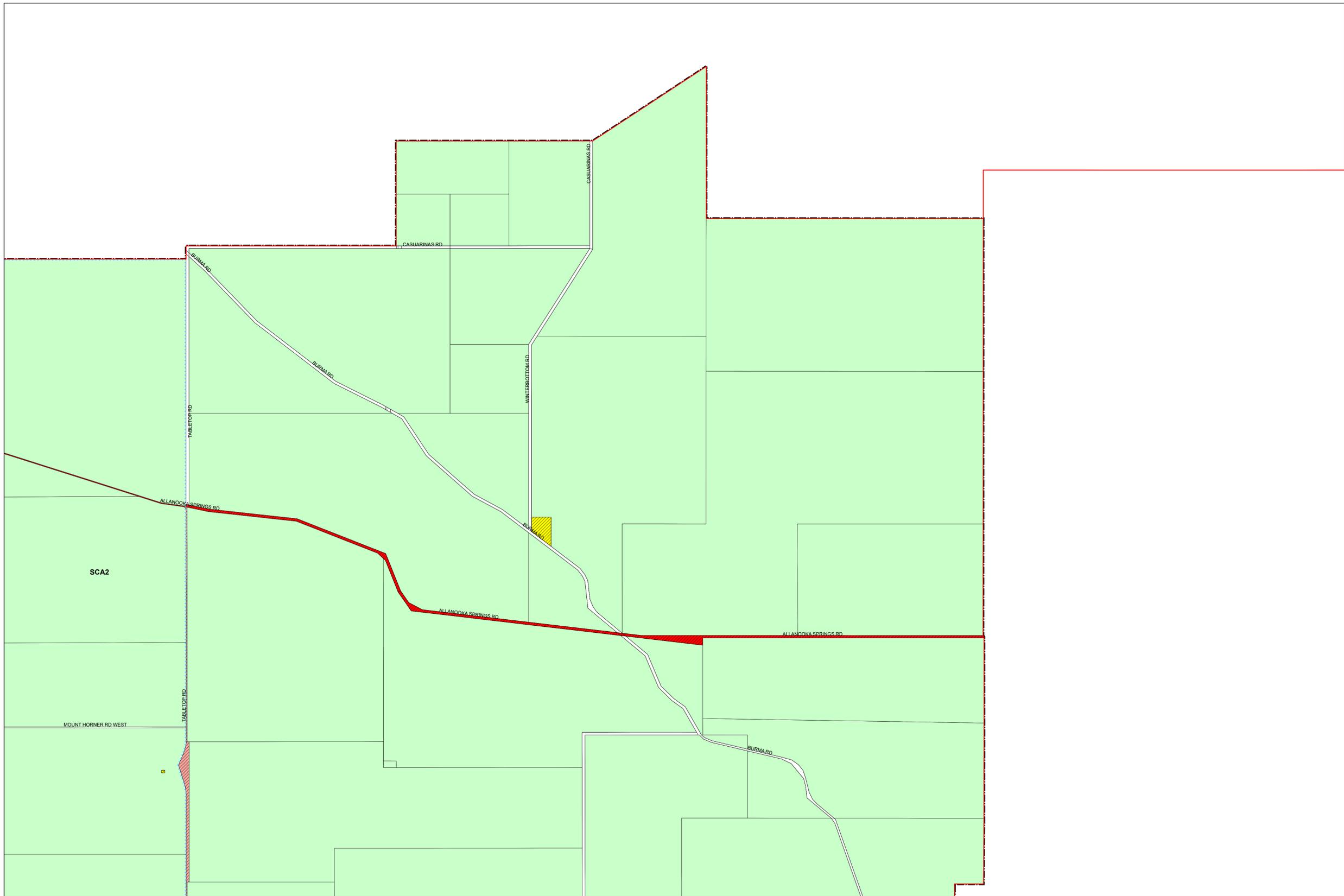
Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



Authorised: T.Servaas
 Plot Date: 27 November 2025
 G.Gazette: N/A

Local Planning Scheme Map No. 1 of 17
 MAP: Bookara Locality

Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



LEGEND

LOCAL SCHEME RESERVES

- Drainage/waterway
- Environmental conservation
- Foreshore
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VERSION No 1

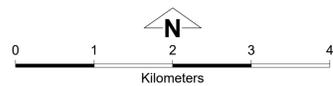
Shire of Irwin

Local Planning Scheme No. 6
(District Scheme)

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Shire of Irwin
Local Planning Scheme No. 6
(District Scheme)

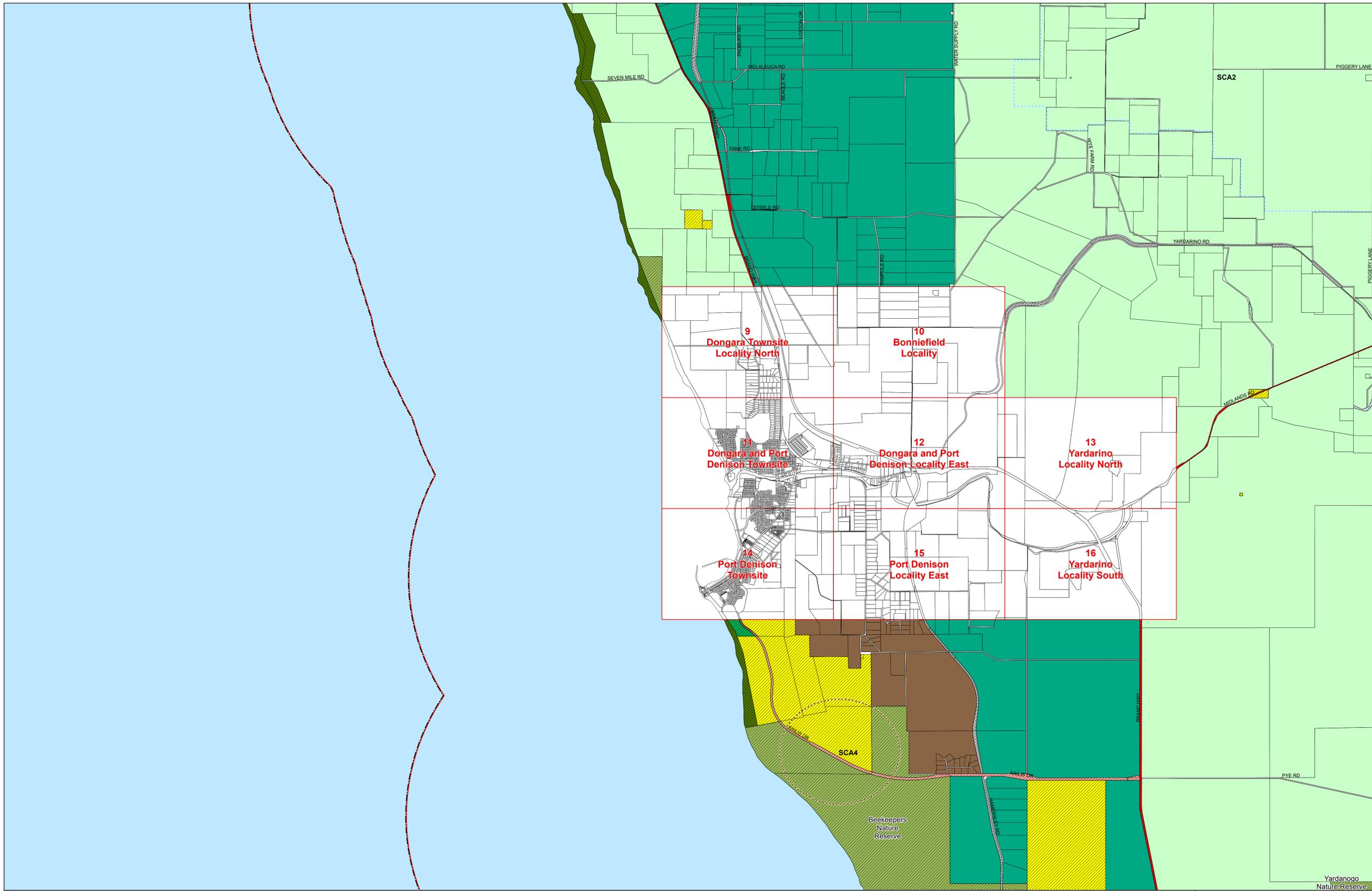


Authorised: T.Servaas
Plot Date: 27 November 2025
G.Gazette: N/A

Local Planning Scheme Map No. 2 of 17
MAP: Mount Horner Locality



Produced by Data Analytics,
Department of Planning, Lands and Heritage.



LEGEND

LOCAL SCHEME RESERVES

- Drainage/waterway
- Environmental conservation
- Foreshore
- Public open space
- Primary distributor road
- Local distributor road
- Local road
- Public purposes
- Railways
- Strategic infrastructure

LOCAL SCHEME ZONES

- General industry
- Light industry
- Neighbourhood centre
- Residential
- Rural
- Rural residential
- Rural smallholdings
- Special use
- Tourism
- Town centre
- Urban development

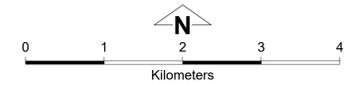
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- Local Government Boundary
- Additional uses
- Special use area
- R Codes
- Visual landscape area
- Public drinking water source area
- Wastewater treatment plant buffer area
- Cement plant buffer area
- No Zone
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VERSION No 1

DRAFT ONLY

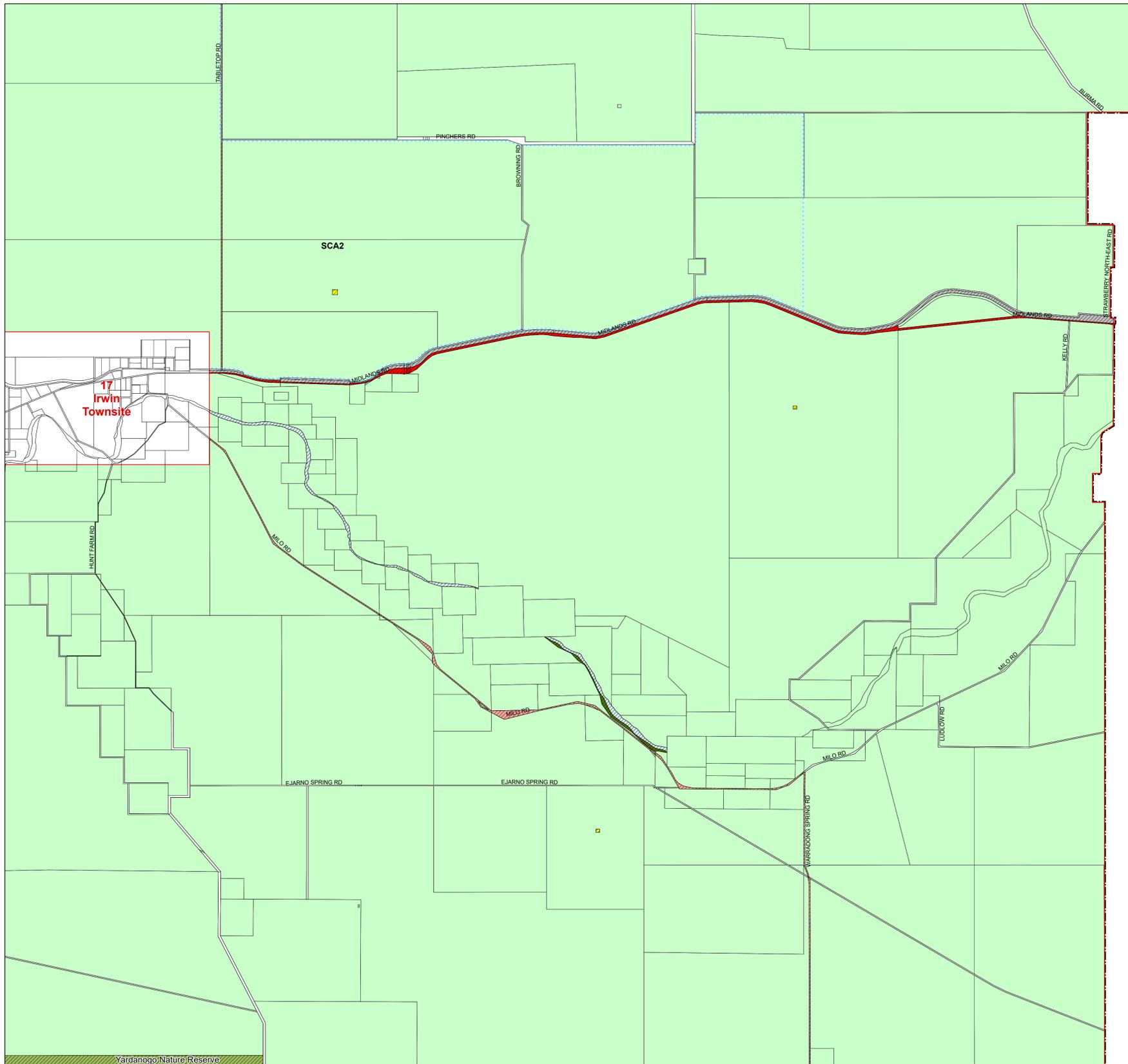
Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



Authorised: T.Servaas
 Plot Date: 27 November 2025
 G.Gazette: N/A

Local Planning Scheme Map No. 3 of 17
 MAP: Dongara and Port Denison Townsite Surrounds

Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



LEGEND

LOCAL SCHEME RESERVES

- Drainage/waterway
- Environmental conservation
- Foreshore
- Public open space
- Primary distributor road
- Local distributor road
- Local road
- Public purposes
- Railways
- Strategic infrastructure

LOCAL SCHEME ZONES

- General industry
- Light industry
- Neighbourhood centre
- Residential
- Rural
- Rural residential
- Rural smallholdings
- Special use
- Tourism
- Town centre
- Urban development

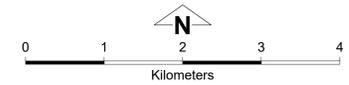
OTHER CATEGORIES

- Scheme Boundary
- Local Government Boundary
- Additional uses
- Special use area
- R Codes
- Visual landscape area
- Public drinking water source area
- Wastewater treatment plant buffer area
- Cement plant buffer area
- No Zone
- Oceans/waterways

VERSION No 1

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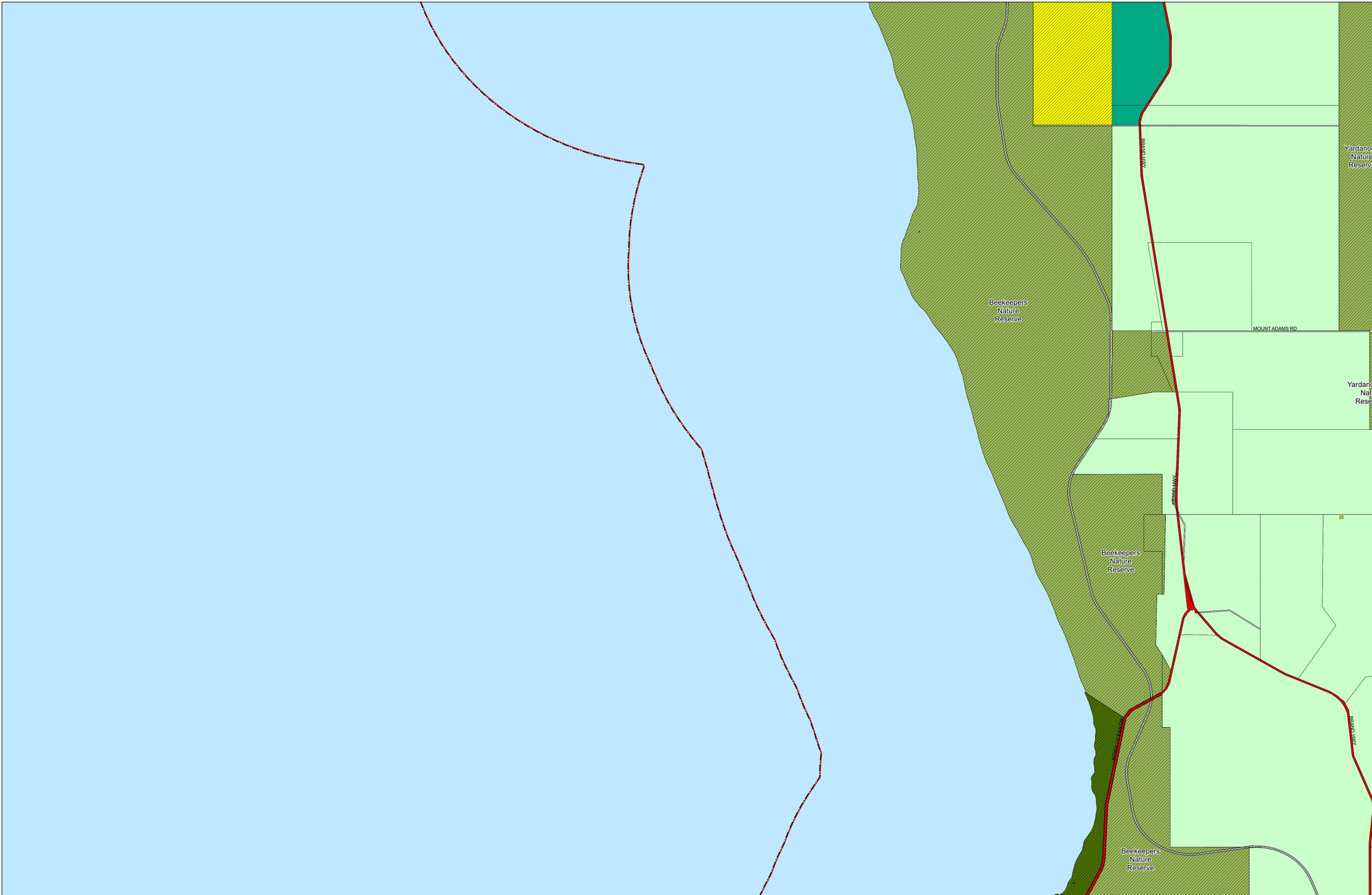
Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



Authorised: T.Servaas
 Plot Date: 27 November 2025
 G.Gazette: N/A

Local Planning Scheme Map No. 4 of 17
 MAP: Irwin Townsite Surrounds

Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



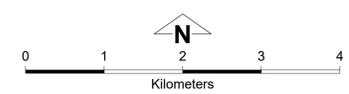
- ### LEGEND
- #### LOCAL SCHEME RESERVES
- Drainage/waterway
 - Environmental conservation
 - Foreshore
 - Public open space
 - Primary distributor road
 - Local distributor road
 - Local road
 - Public purposes
 - Railways
 - Strategic infrastructure
- #### LOCAL SCHEME ZONES
- General industry
 - Light industry
 - Neighbourhood centre
 - Residential
 - Rural
 - Rural residential
 - Rural smallholdings
 - Special use
 - Tourism
 - Town centre
 - Urban development

- #### OTHER CATEGORIES
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 - Cement plant buffer area
 - No Zone
 - Oceans/waterways

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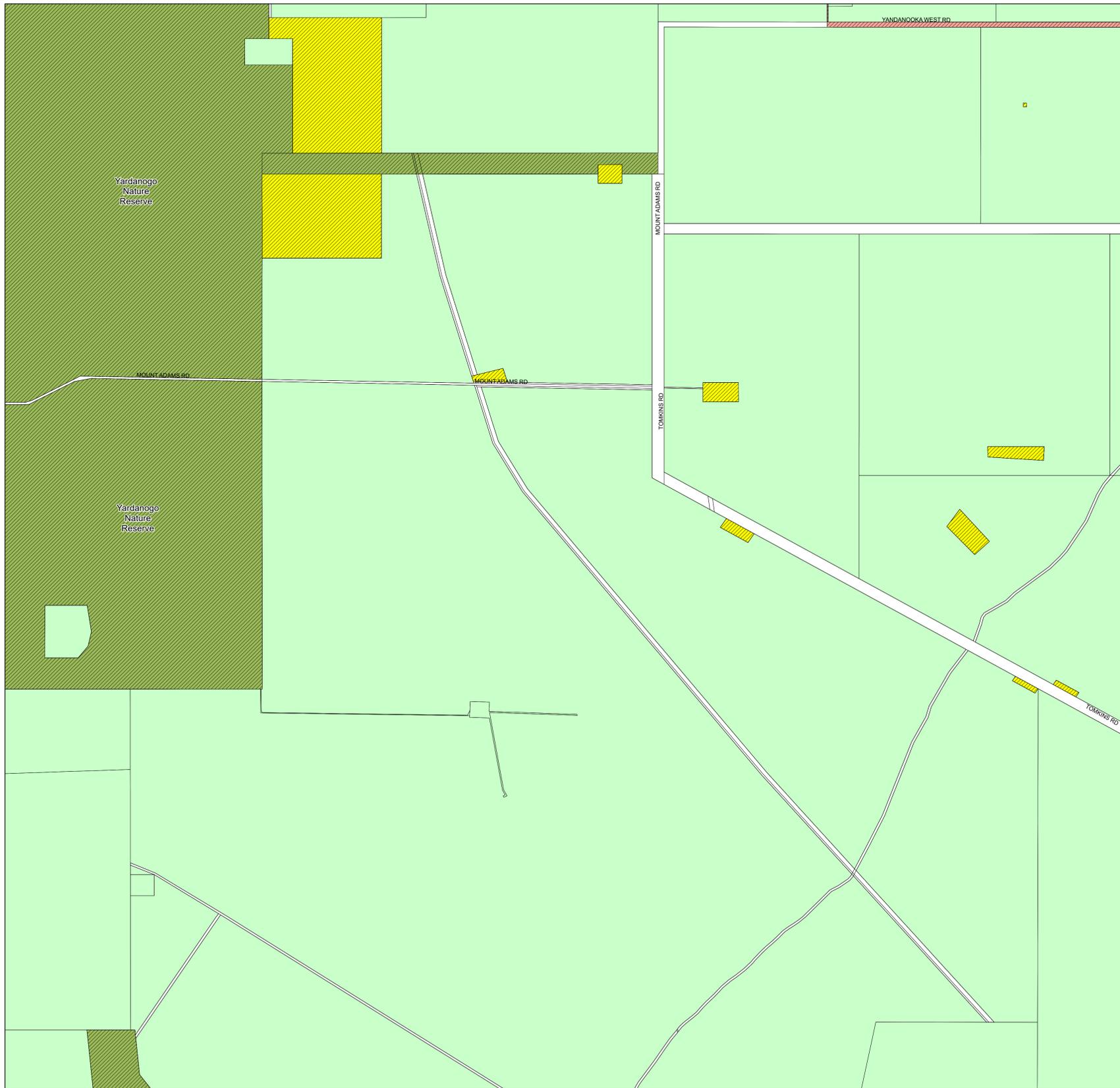
Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



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 Plot Date: 27 November 2025
 G.Gazette: N/A

Local Planning Scheme Map No. 5 of 17
 MAP: Arrowsmith Locality North West

Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



LEGEND

LOCAL SCHEME RESERVES

- Drainage/waterway
- Environmental conservation
- Foreshore
- Public open space
- Primary distributor road
- Local distributor road
- Local road
- Public purposes
- Railways
- Strategic infrastructure

LOCAL SCHEME ZONES

- General industry
- Light industry
- Neighbourhood centre
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- Rural smallholdings
- Special use
- Tourism
- Town centre
- Urban development

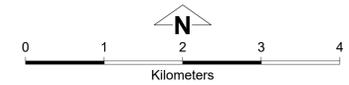
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- Local Government Boundary
- Additional uses
- Special use area
- R Codes
- Visual landscape area
- Public drinking water source area
- Wastewater treatment plant buffer area
- Cement plant buffer area
- No Zone
- Oceans/waterways

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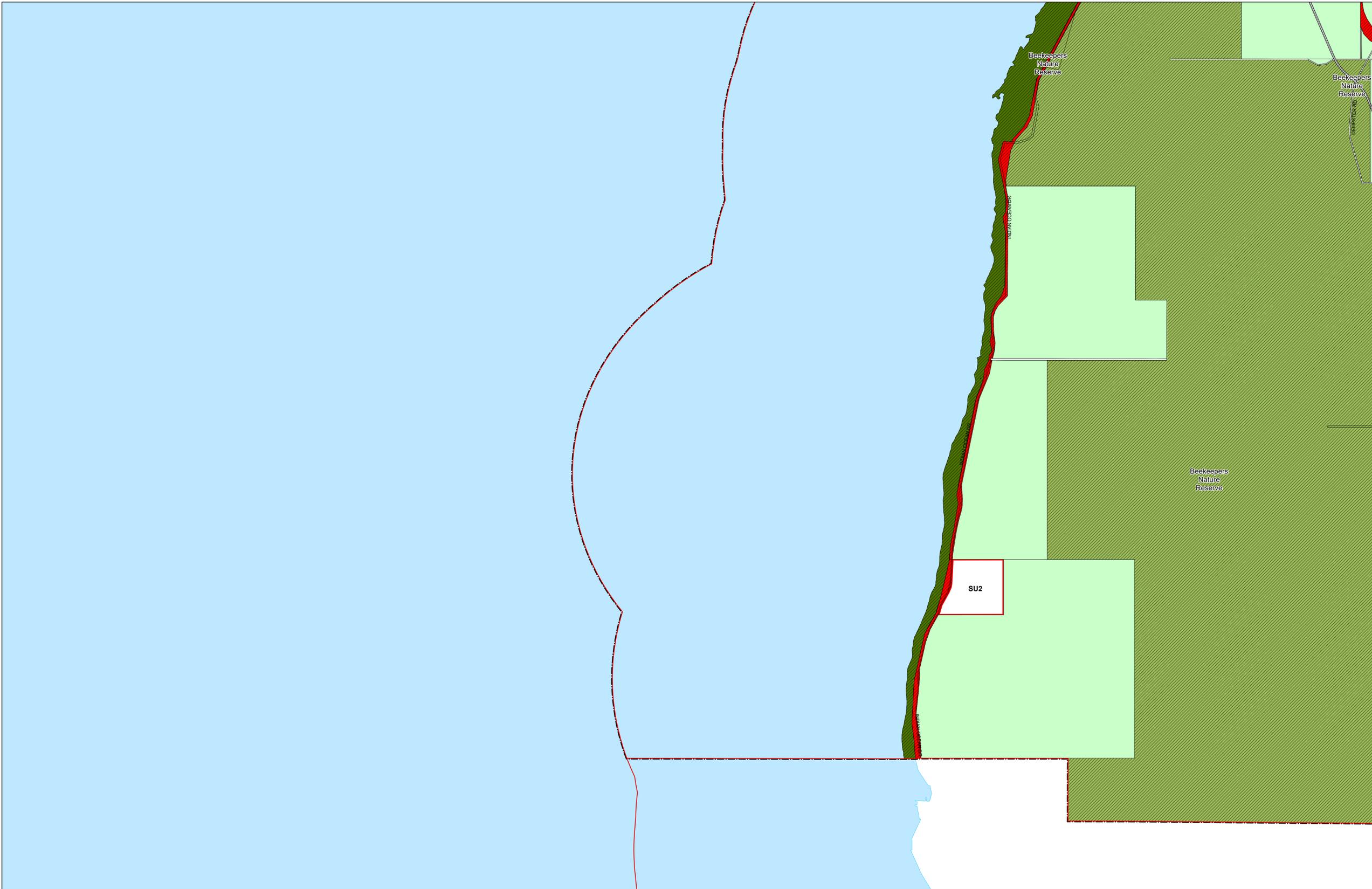
Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



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 Plot Date: 27 November 2025
 G.Gazette: N/A

Local Planning Scheme Map No. 6 of 17
 MAP: Arrowsmith Locality North East

Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



LEGEND

LOCAL SCHEME RESERVES

- Drainage/waterway
- Environmental conservation
- Foreshore
- Public open space
- Primary distributor road
- Local distributor road
- Local road
- Public purposes
- Railways
- Strategic infrastructure

LOCAL SCHEME ZONES

- General industry
- Light industry
- Neighbourhood centre
- Residential
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- Rural residential
- Rural smallholdings
- Special use
- Tourism
- Town centre
- Urban development

OTHER CATEGORIES

- Scheme Boundary
- Local Government Boundary
- Additional uses
- Special use area
- R Codes
- Visual landscape area
- Public drinking water source area
- Wastewater treatment plant buffer area
- Cement plant buffer area
- No Zone
- Oceans/waterways

VERSION No 1

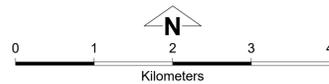
Shire of Irwin

Local Planning Scheme No. 6
(District Scheme)

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(District Scheme)

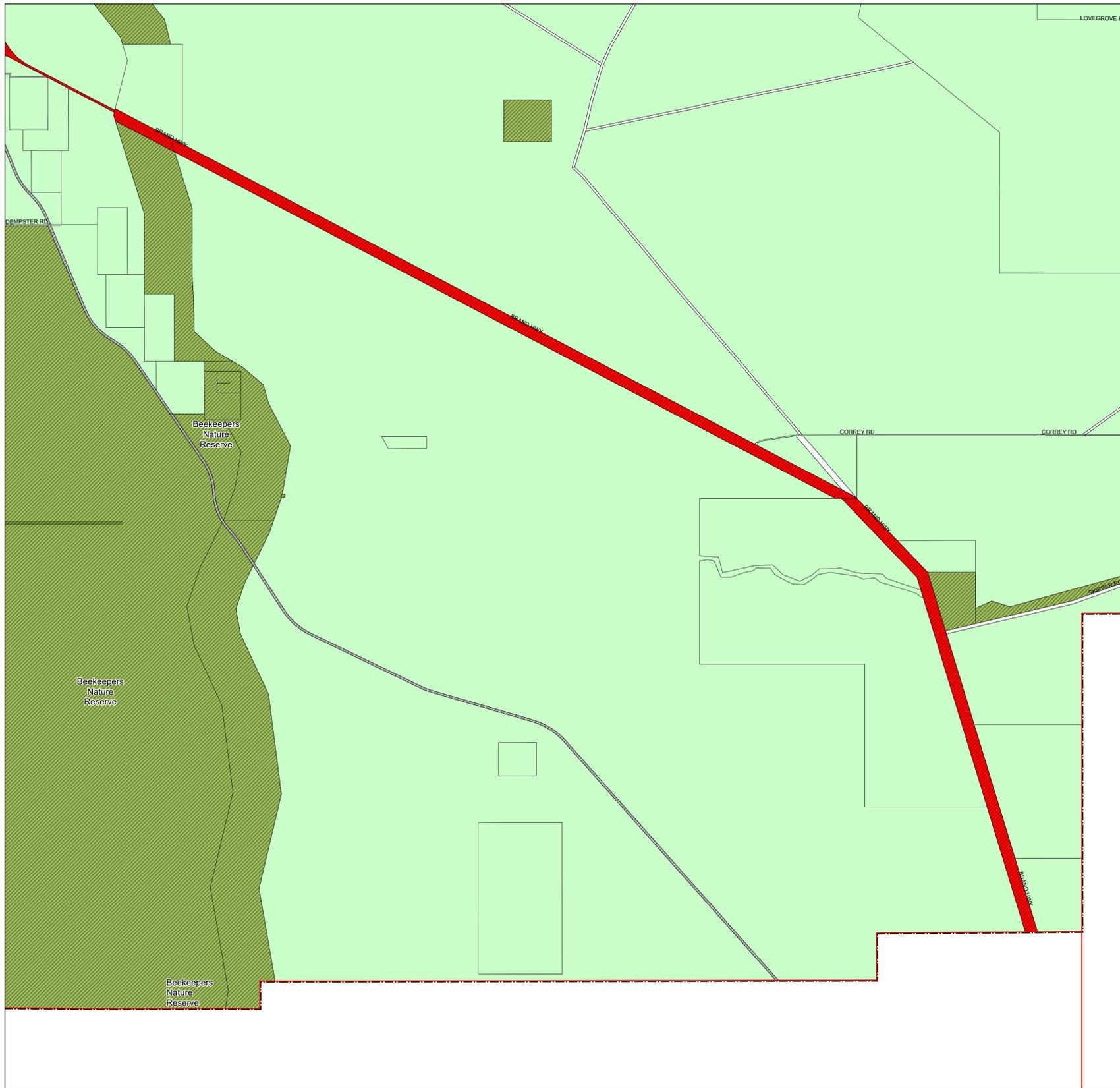


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Local Planning Scheme Map No. 7 of 17
MAP: Arrowsmith Locality South West



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LEGEND

LOCAL SCHEME RESERVES

- Drainage/waterway
- Environmental conservation
- Foreshore
- Public open space
- Primary distributor road
- Local distributor road
- Local road
- Public purposes
- Railways
- Strategic infrastructure

LOCAL SCHEME ZONES

- General industry
- Light industry
- Neighbourhood centre
- Residential
- Rural
- Rural residential
- Rural smallholdings
- Special use
- Tourism
- Town centre
- Urban development

OTHER CATEGORIES

- Scheme Boundary
- Local Government Boundary
- Additional uses
- Special use area
- R Codes
- Visual landscape area
- Public drinking water source area
- Wastewater treatment plant buffer area
- Cement plant buffer area
- No Zone
- Oceans/waterways

VERSION No 1

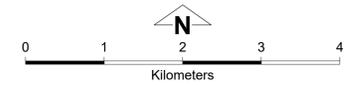
Shire of Irwin

Local Planning Scheme No. 6
(District Scheme)

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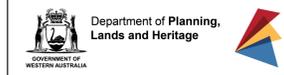
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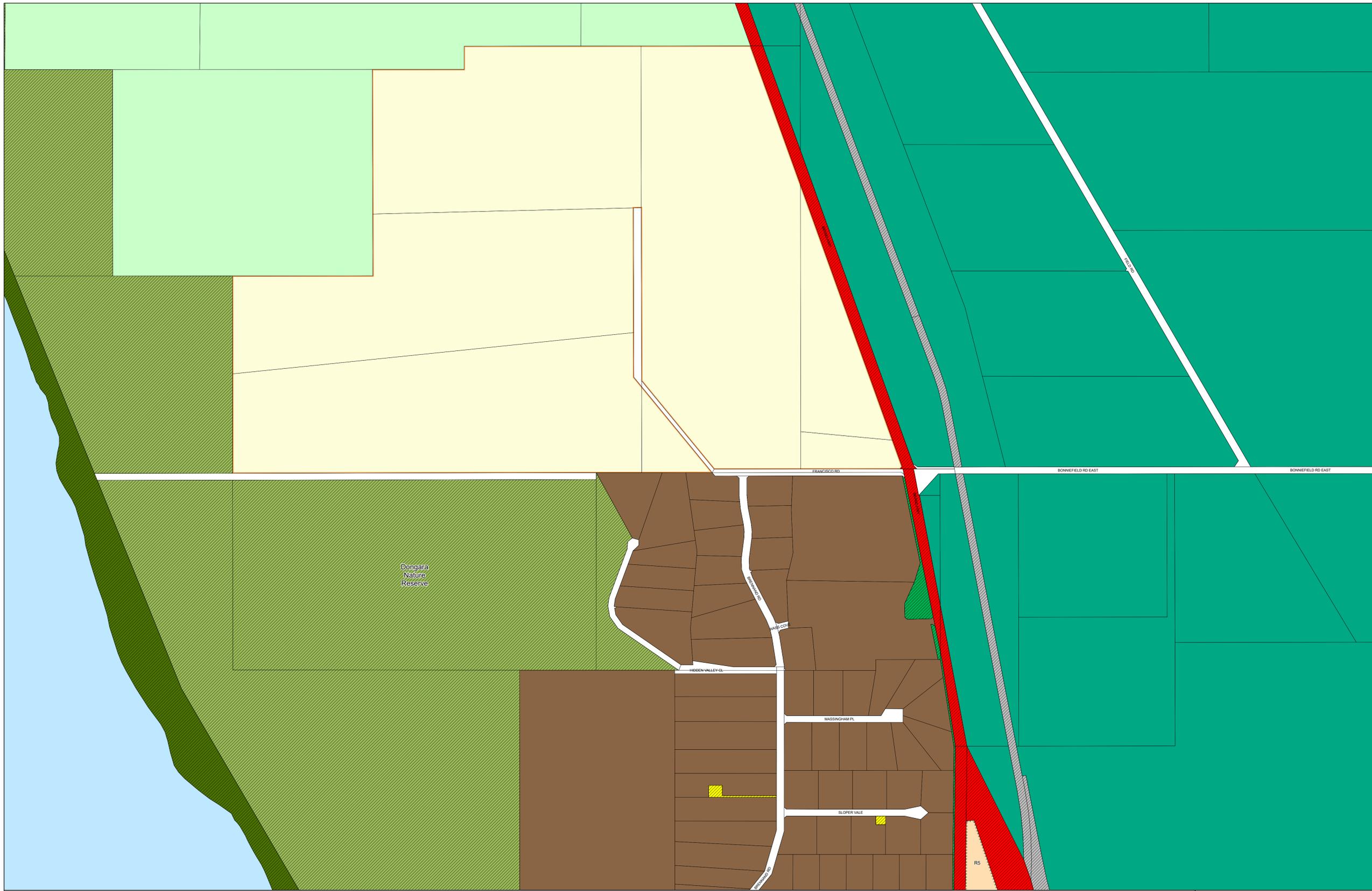
Shire of Irwin
Local Planning Scheme No. 6
(District Scheme)



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Plot Date: 27 November 2025
G.Gazette: N/A

Local Planning Scheme Map No. 8 of 17
MAP: Arrowsmith Locality South East





LEGEND

LOCAL SCHEME RESERVES

- Drainage/waterway
- Environmental conservation
- Foreshore
- Public open space
- Primary distributor road
- Local distributor road
- Local road
- Public purposes
- Railways
- Strategic infrastructure

LOCAL SCHEME ZONES

- General industry
- Light industry
- NC Neighbourhood centre
- Residential
- Rural
- Rural residential
- Rural smallholdings
- Special use
- Tourism
- Town centre
- Urban development

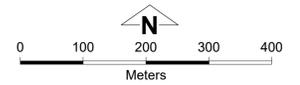
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- Scheme Boundary
- Local Government Boundary
- Additional uses
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- R20 R Codes
- SCA1 Visual landscape area
- SCA2 Public drinking water source area
- SCA3 Wastewater treatment plant buffer area
- SCA4 Cement plant buffer area
- No Zone
- Oceans/waterways

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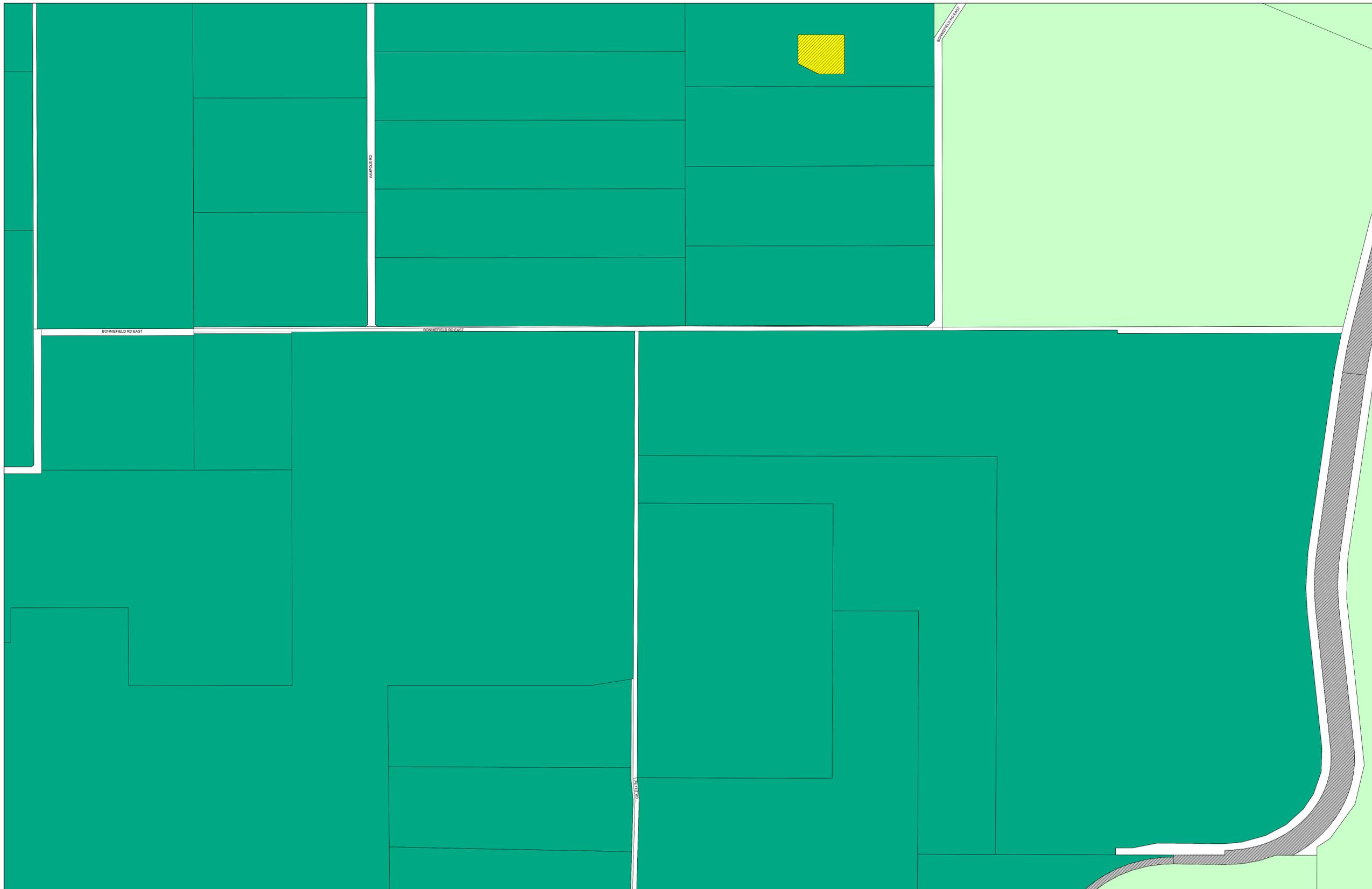
Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



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 Plot Date: 01 December 2025
 G.Gazette: N/A

Local Planning Scheme Map No. 9 of 17
 MAP: Dongara Townsite Locality North

Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



LEGEND

LOCAL SCHEME RESERVES

- Drainage/waterway
- Environmental conservation
- Foreshore
- Public open space
- Primary distributor road
- Local distributor road
- Local road
- Public purposes
- Railways
- Strategic infrastructure

LOCAL SCHEME ZONES

- General industry
- Light industry
- Neighbourhood centre
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- Rural
- Rural residential
- Rural smallholdings
- Special use
- Tourism
- Town centre
- Urban development

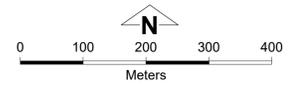
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- Scheme Boundary
- Local Government Boundary
- Additional uses
- Special use area
- R Codes
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- Public drinking water source area
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- Cement plant buffer area
- No Zone
- Oceans/waterways

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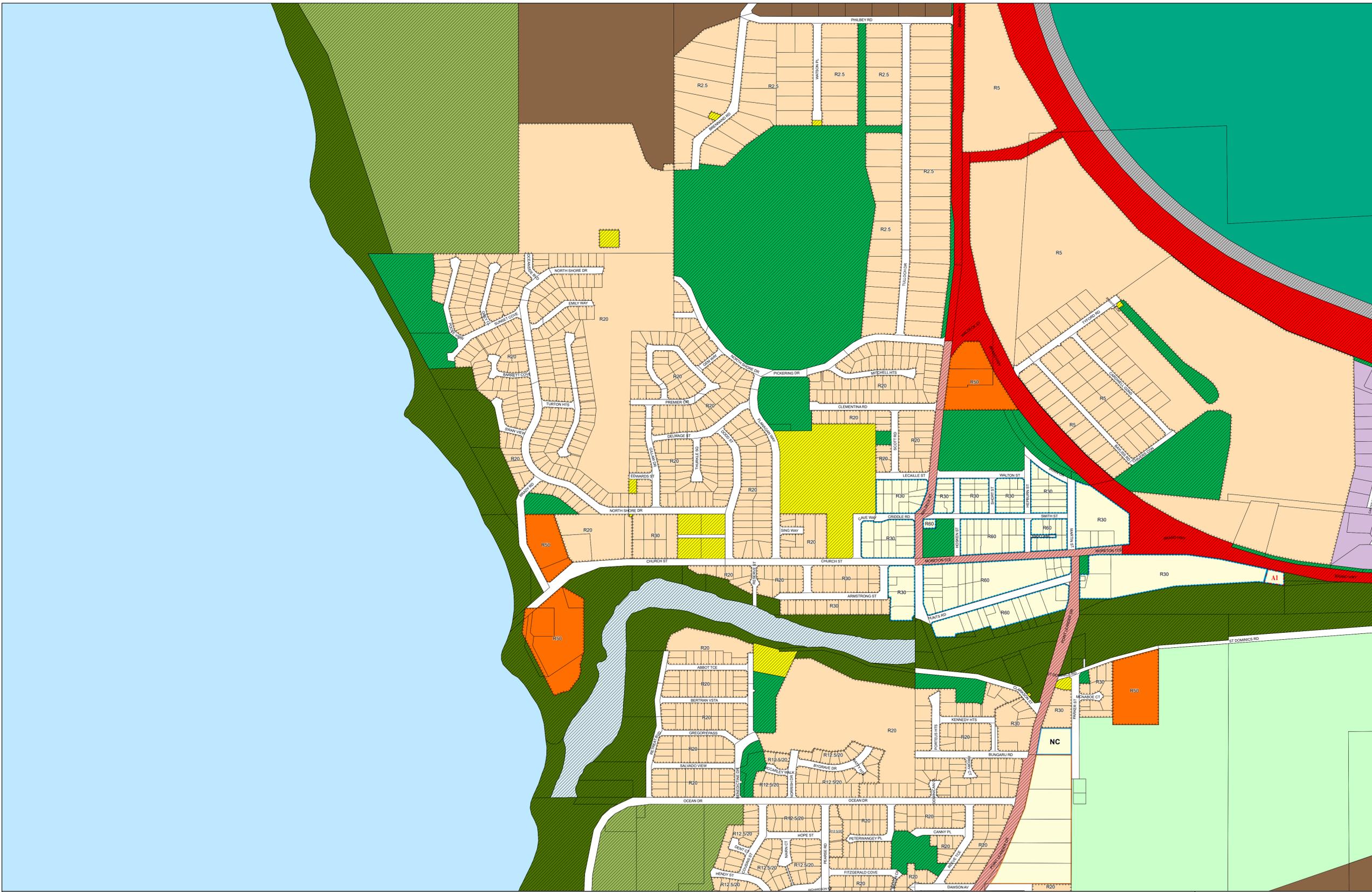
Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



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 Plot Date: 01 December 2025
 G.Gazette: N/A

Local Planning Scheme Map No. 10 of 17
 MAP: Bonniefield Locality

Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



LEGEND

LOCAL SCHEME RESERVES

- Drainage/waterway
- Environmental conservation
- Foreshore
- Public open space
- Primary distributor road
- Local distributor road
- Local road
- Public purposes
- Railways
- Strategic infrastructure

LOCAL SCHEME ZONES

- General industry
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- Neighbourhood centre
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- Tourism
- Town centre
- Urban development

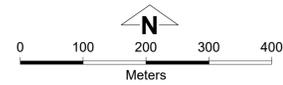
OTHER CATEGORIES

- Scheme Boundary
- Local Government Boundary
- Additional uses
- Special use area
- R Codes
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- Public drinking water source area
- Wastewater treatment plant buffer area
- Cement plant buffer area
- No Zone
- Oceans/waterways

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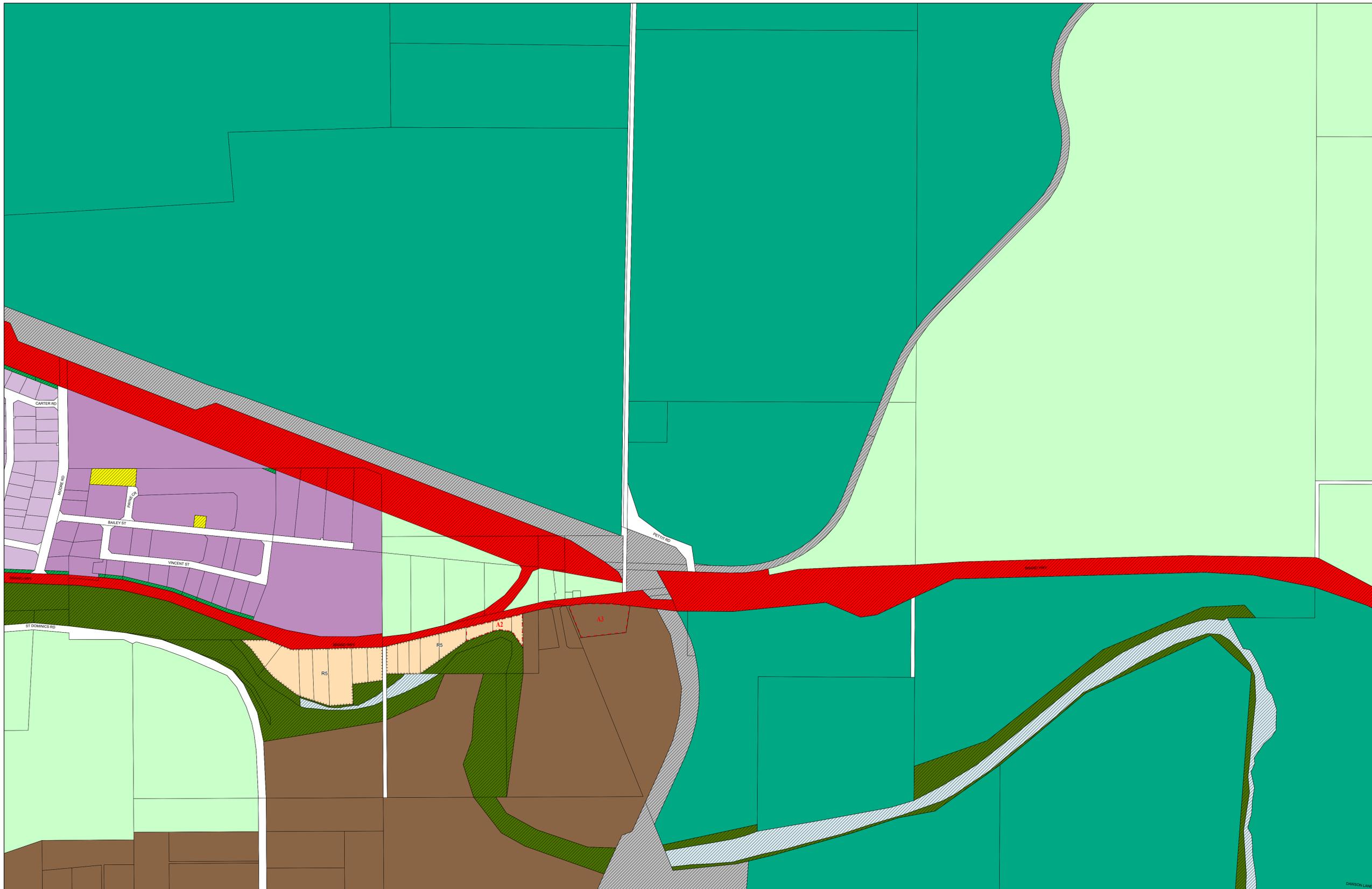
Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



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 Plot Date: 01 December 2025
 G.Gazette: N/A

Local Planning Scheme Map No. 11 of 17
 MAP: Dongara and Port Denison Townsite

Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



LEGEND

LOCAL SCHEME RESERVES

- Drainage/waterway
- Environmental conservation
- Foreshore
- Public open space
- Primary distributor road
- Local distributor road
- Local road
- Public purposes
- Railways
- Strategic infrastructure

LOCAL SCHEME ZONES

- General industry
- Light industry
- Neighbourhood centre
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- Rural smallholdings
- Special use
- Tourism
- Town centre
- Urban development

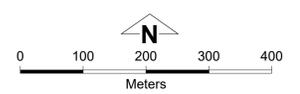
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- Scheme Boundary
- Local Government Boundary
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- Special use area
- R Codes
- Visual landscape area
- Public drinking water source area
- Wastewater treatment plant buffer area
- Cement plant buffer area
- No Zone
- Oceans/waterways

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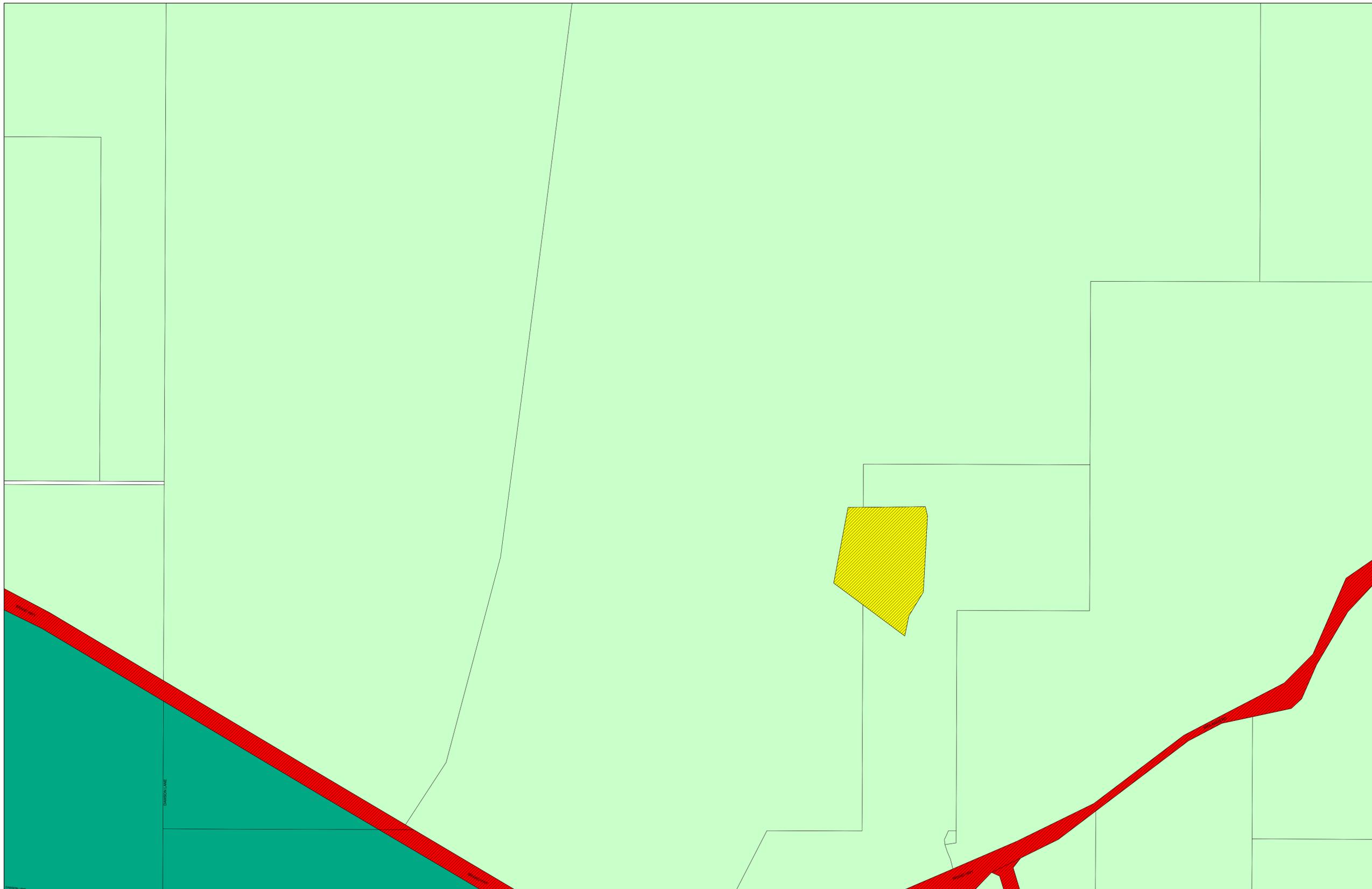
Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



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 Plot Date: 01 December 2025
 G.Gazette: N/A

Local Planning Scheme Map No. 12 of 17
 MAP: Dongara and Port Denison Locality East

Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



LEGEND

LOCAL SCHEME RESERVES

- Drainage/waterway
- Environmental conservation
- Foreshore
- Public open space
- Primary distributor road
- Local distributor road
- Local road
- Public purposes
- Railways
- Strategic infrastructure

LOCAL SCHEME ZONES

- General industry
- Light industry
- Neighbourhood centre
- Residential
- Rural
- Rural residential
- Rural smallholdings
- Special use
- Tourism
- Town centre
- Urban development

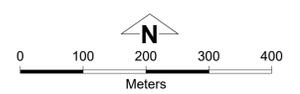
OTHER CATEGORIES

- Scheme Boundary
- Local Government Boundary
- Additional uses
- Special use area
- R Codes
- Visual landscape area
- Public drinking water source area
- Wastewater treatment plant buffer area
- Cement plant buffer area
- No Zone
- Oceans/waterways

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Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



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 Plot Date: 01 December 2025
 G.Gazette: N/A

Local Planning Scheme Map No. 13 of 17
 MAP: Yardarino Locality North

Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



LEGEND

LOCAL SCHEME RESERVES

- Drainage/waterway
- Environmental conservation
- Foreshore
- Public open space
- Primary distributor road
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- Railways
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LOCAL SCHEME ZONES

- General industry
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- Tourism
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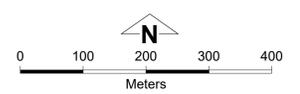
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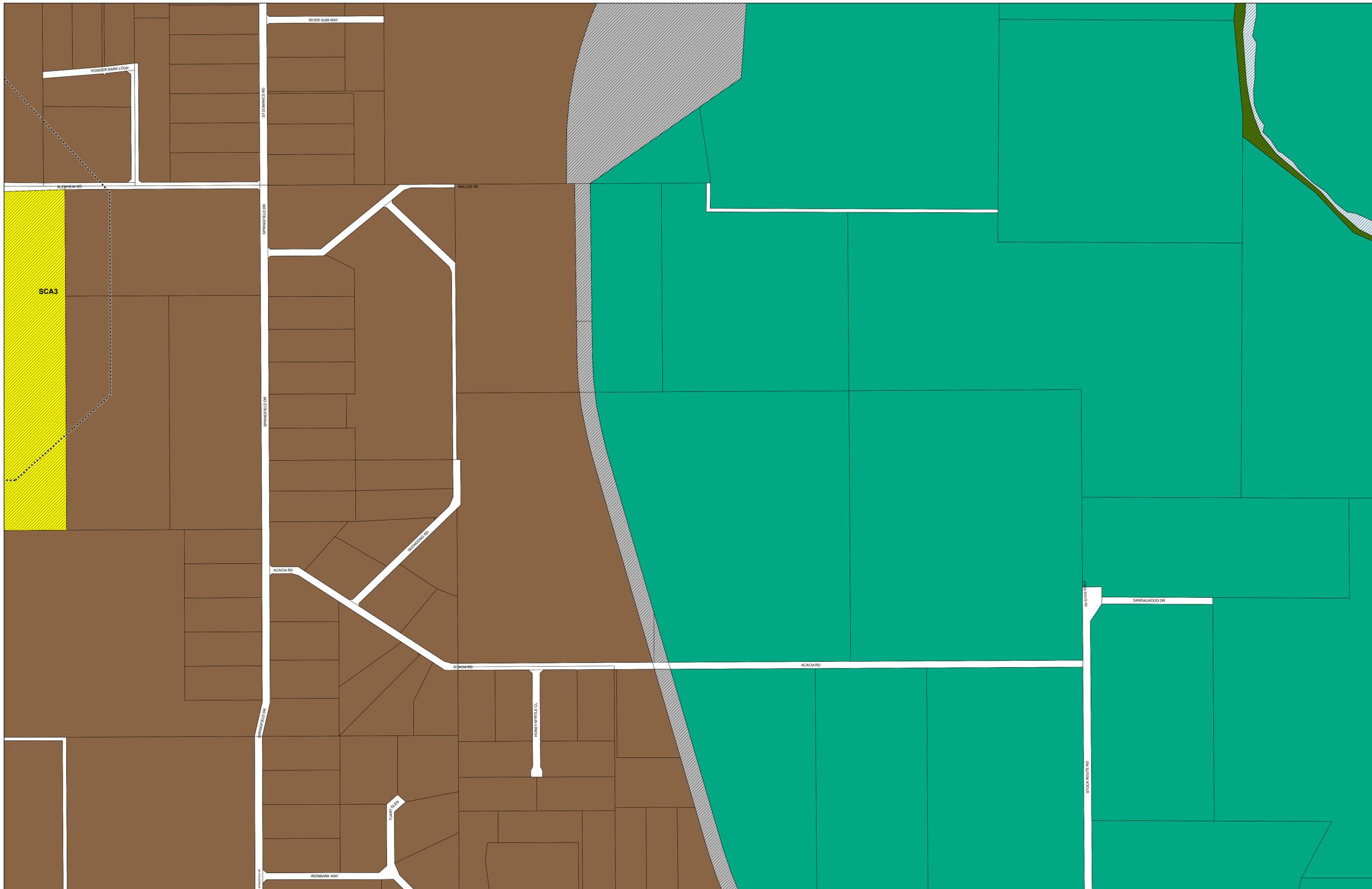
Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



Authorised: T.Servaas
 Plot Date: 01 December 2025
 G.Gazette: N/A

Local Planning Scheme Map No. 14 of 17
 MAP: Port Denison Townsite

Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



LEGEND

LOCAL SCHEME RESERVES

- Drainage/waterway
- Environmental conservation
- Foreshore
- Public open space
- Primary distributor road
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LOCAL SCHEME ZONES

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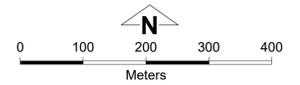
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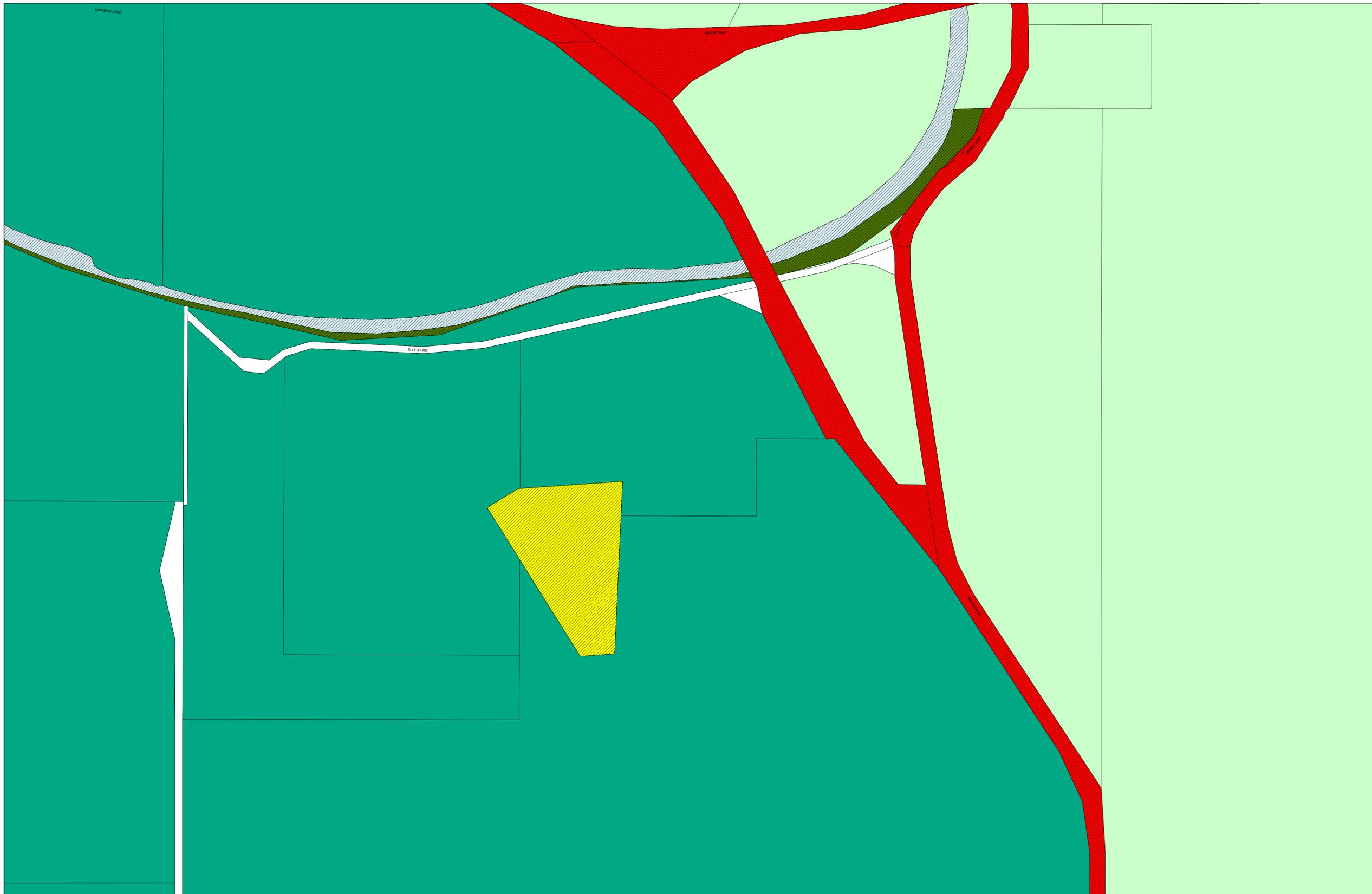
Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



Authorised: T.Servaas
 Plot Date: 01 December 2025
 G.Gazette: N/A

Local Planning Scheme Map No. 15 of 17
 MAP: Port Denison Locality East

Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



LEGEND

LOCAL SCHEME RESERVES

- Drainage/waterway
- Environmental conservation
- Foreshore
- Public open space
- Primary distributor road
- Local distributor road
- Local road
- Public purposes
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LOCAL SCHEME ZONES

- General industry
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- Tourism
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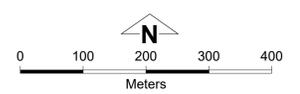
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- Cement plant buffer area
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- Oceans/waterways

VERSION No 1

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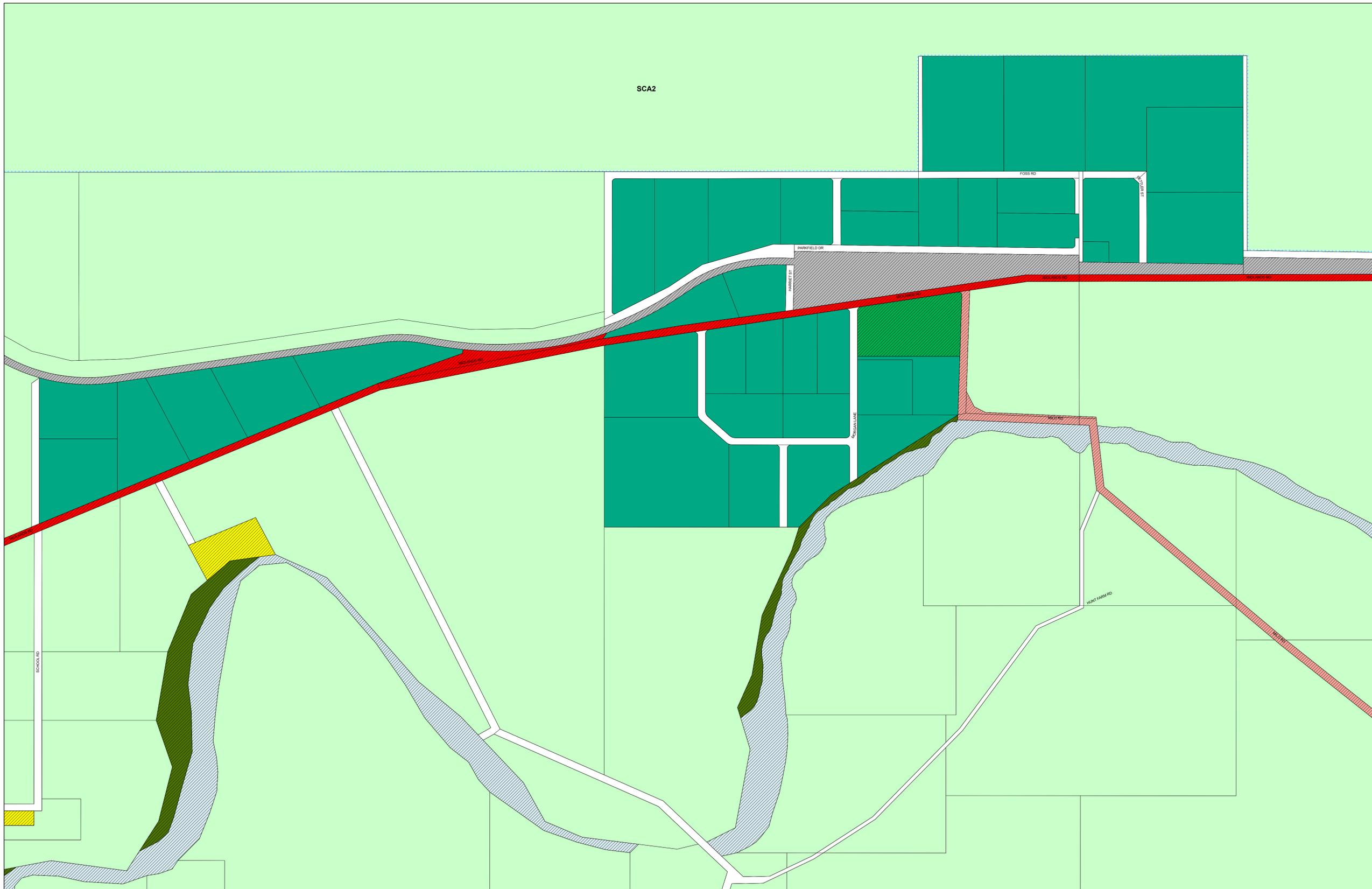
Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



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 Plot Date: 01 December 2025
 G.Gazette: N/A

Local Planning Scheme Map No. 16 of 17
 MAP: Yardarino Locality South

Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



LEGEND

LOCAL SCHEME RESERVES

- Drainage/waterway
- Environmental conservation
- Foreshore
- Public open space
- Primary distributor road
- Local distributor road
- Local road
- Public purposes
- Railways
- Strategic infrastructure

LOCAL SCHEME ZONES

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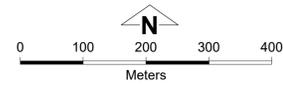
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- Oceans/waterways

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Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



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 G.Gazette: N/A

Local Planning Scheme Map No. 17 of 17
 MAP: Irwin Townsite

Shire of Irwin
 Local Planning Scheme No. 6
 (District Scheme)



Ordinary Council Meeting

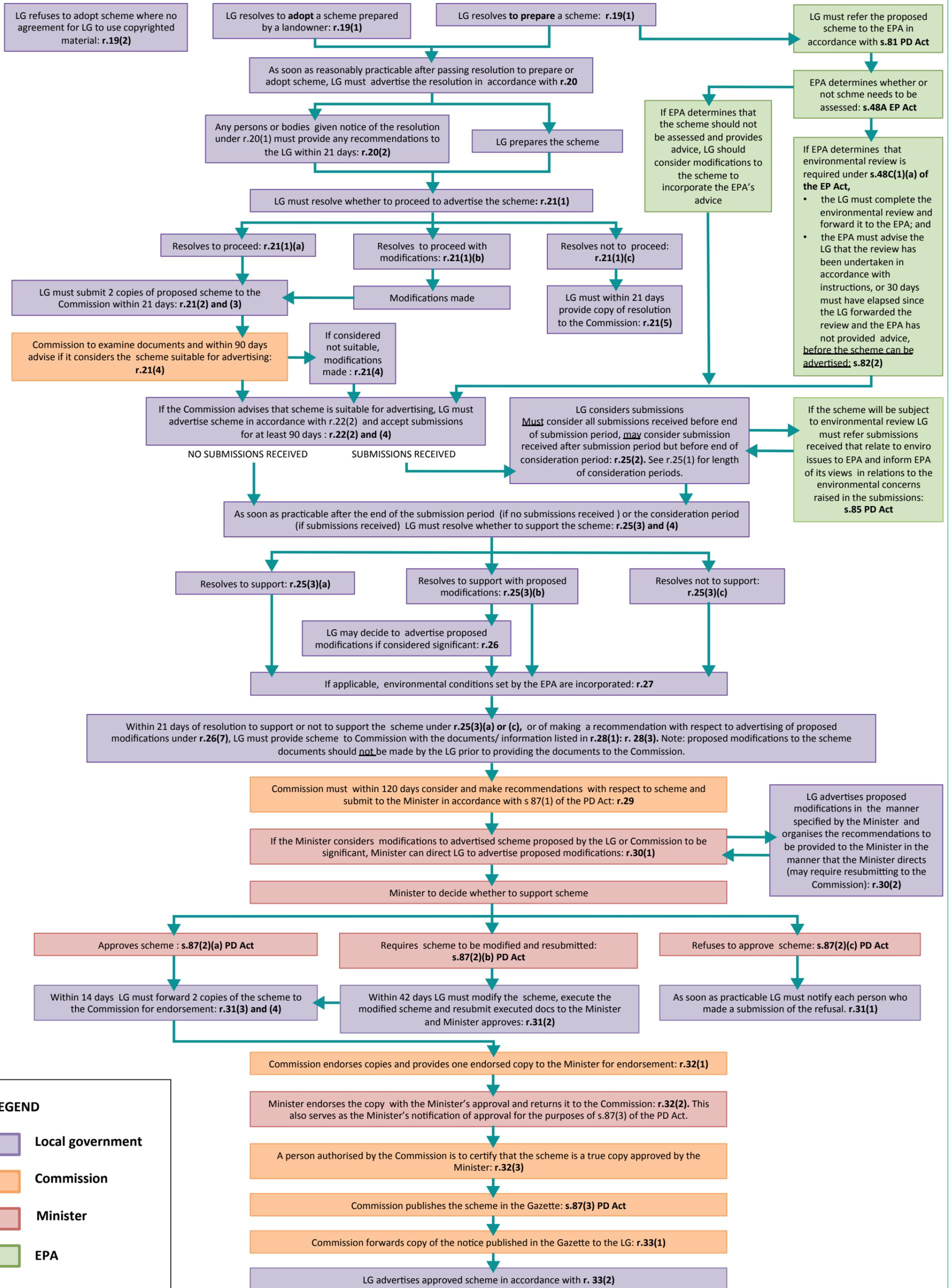
24 February 2026

Item DEV 02-02/26

Attachment 2

Process for preparation of new local
planning scheme flowchart

Process for preparation or adoption of new local planning schemes flowchart



LEGEND

- Local government
- Commission
- Minister
- EPA



Ordinary Council Meeting

24 February 2026

Item DEV 03-02/26

Attachment 1

Belisama Gas Project

Lot M441 Yandanooka West Road, Milo
Development Application Report

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Email: admin@planningsolutions.com.au

Web: planningsolutions.com.au

Project Details

Job number	9468	
Client	Hancock Energy (PBN) Pty Ltd	
Prepared by	Planning Solutions	
Consultant Team	Town planning Central Processing Facility Design Operations Village TIA and RAV Assessment Waste management Visual landscape Acoustic Bushfire Reporting Air Quality Assessment	Planning Solutions Equinox Engineering McNally Group Shawmac Engineering Talis Eco Logical Australia Lloyd George Acoustics Bushfire Prone Planning MRP Technical Consulting

Document Control

Revision number	File name	Document date	Prepared by	Checked by
A	DA Report	5/12/25	DC	RU

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1 PRELIMINARY

1.1 Introduction

Planning Solutions acts on behalf of Hancock Energy (PBN) Pty Ltd (**Hancock Energy**), the proponent of the Belisama Gas Project (**BGP**). The BGP comprises facilities to support the extraction and processing of hydrocarbon resources from the Perth Basin located in the mid-west region of Western Australia. Processed gas is exported to the Dampier-Bunbury Natural Gas Pipeline (**DBNGP**) to supply the Western Australian domestic gas market.

Planning Solutions has prepared this report in support of an Application for Development Approval for a gas processing facility and operations workforce accommodation village on Lot M441 (No. 1906) Yandanooka West Road, Milo (**subject site**).

This application is made under the significant development pathway under Part 11B of the *Planning and Development Act 2005 (PD Act)*.

This report will discuss various elements pertinent to the proposal, including:

- Site details
- Proposed development
- Strategic planning framework
- Statutory planning framework

1.2 Proponent

Hancock Energy was established in 2021 and is a wholly owned subsidiary of Hancock Prospecting Pty Ltd (**HPPL**) with a mandate to seek profitable investment opportunities across the energy value chain in addition to providing input from an energy and regulation perspective to HPPL's existing businesses.

In April 2023 Hancock Energy acquired Warrego Energy, securing a 50% stake in the West Erregulla gas field located in EP-469 in the Perth Basin. In December 2024, Hancock Energy acquired energy assets from Mineral Resources, including exploration permits EP-368 and EP-426 in the Perth Basin, which contains the Lockyer gas and Erregulla oil discoveries.

Hancock Energy (PBN) Pty Ltd are committed to developing the gas assets that are critical to service the WA domestic gas market. Hancock Energy hold the largest portfolio of hydrocarbon reserves and resources in the Perth Basin, and it is estimated that at full production, the BGP will supply circa 15-20% of WA's gas needs.

1.3 Project Background

The BGP is proposed to process gas extracted from the Lockyer and North Erregulla gas fields (together referred to in this document as the Lockyer gas field). The Lockyer gas field was discovered in October 2021 through the drilling of the Lockyer Deep-1 exploration well. Subsequent well testing at Lockyer Deep-1 and appraisal drilling at Lockyer-2, Lockyer-3 and Lockyer-6 indicated that the field holds economic volumes of prospective conventional natural gas resources.

Exploration drilling at North Erregulla Deep-1, adjacent to the Lockyer structure, resulted in the discovery of additional prospective conventional gas resources. Further appraisal drilling of the Lockyer gas field is ongoing together with drilling and well completion activities to support future production.

At a meeting on 28 November 2024 the WAPC granted development approval for a gas processing facility and operations workforce accommodation for the Lockyer Gas Project (LGP), proposed by Mineral Resources (SDAU-067-23). The approved facility was designed with a maximum design flow of 250 TJ/day.

On 31 October 2024 Mineral Resources announced the sale of 100% of Exploration Permits 368 and 426 in the Perth Basin, inclusive of the Lockyer Gas Project to Hancock Energy. The transfer of the assets was completed in December 2024.

West Erregulla Project

The West Erregulla gas field is located between 30 and 40 km south of the Lockyer gas fields, with Strike Energy the Operator of L25 and L26 (formerly EP-469). Preliminary design work for the West Erregulla project has proposed an upstream gathering system project. In addition, a separate Project has been proposed to include a central processing facility with an export gas pipeline project also to supply the Western Australian domestic gas market.

At a meeting on 3 October 2024 the Western Australian Planning Commission (WAPC) granted development approval for a gas processing facility and pipeline for the West Erregulla project in Arrowsmith East, proposed by Australian Gas Infrastructure Group (AGIG) and joint venture partners Warrego Energy (now Hancock Energy) and Strike Energy (SDAU-056-21). The approved facility was designed with a maximum design flow of 87 TJ/day. The West Erregulla proposal, if it proceeds, requires clearing of up to 90ha of vegetation.

Whilst tie-back of West Erregulla to the BGP central processing facility (CPF) is not currently being progressed, the proximity of the West Erregulla gas field to the proposed BGP CPF (the West Erregulla upstream gathering system is ~10-15 km south of the BGP CPF location), and Hancock Energy's 50% ownership share in that resource means that co-processing of West Erregulla has been considered in the BGP CPF design. The BGP CPF facilities are therefore designed to be able to co-process West Erregulla gas, with some modifications, if required in future.

Belisama Gas Project

The BGP proposes to relocate the facilities previously approved for the Lockyer Gas Project approximately 20km south of the originally proposed location, to be positioned between the Lockyer gas fields and the West Erregulla gas field. The BGP CPF location is fully cleared pasture land within a freehold owned property by Hancock Energy. The relocation of the CPF to the BGP provides significantly improved environmental and social outcomes compared to the LGP and supports Hancock Energy's intention to develop a facility that can sustain processing of other gas in the vicinity. In the event that at some point in time West Erregulla gas is processed through the BGP CPF rather than through a separate West Erregulla CPF the improved environmental and social outcomes of the single BGP is further enhanced.

If Hancock Energy fails to gain approval for the BGP CPF and Operations Village location the approved, but more impactful LGP CPF location will become the preferred location for the development of the Lockyer gas field. The BGP CPF and Operations Village location as presented in this application is clearly Hancock Energy's preferred location.

1.4 Engagement

Hancock Energy initiated a stakeholder consultation program following the acquisition of EP 426 and EP 368 in December 2024 from Mineral Resources. This has included exploration activities, Lockyer Gas Project and Belisama Gas Project. This extensive stakeholder engagement process is supported by Hancock Energy's Stakeholder Management Plan which ensures that all stakeholder engagement processes are planned and developed in line with the requirements of the PGER, the DMPE Guideline for the development of Petroleum, Geothermal and Pipeline Environment Plans in Western Australia (DMPE EP Guidelines) (DEMIRS, 2024), AEP Guide to Land Access (APPEA, 2015), Ministerial Council on Mineral and Petroleum Resources Principles for Engagement with Communities and Stakeholders (MCMPR, 2005), AA1000 Accountability Stakeholder Engagement Standard 2015 (AccountAbility, 2015), and industry best practice.

Refer **Appendix 4** for the Communications Summary.

2 SITE DETAILS

2.1 Land Description

The subject site is legally described as "Lot M411 on Plan 2981", being the whole of the land contained within Certificate of Title Volume 1661 and Folio 537. Hancock Energy is the registered proprietor of the subject site.

The subject site has a total area of 2,208.2430ha.

Refer Appendix 1 for a copy of the certificate of title.

2.2 Site and Contextual Analysis

2.2.1 Context

The subject site is located in the Mid-West region of Western Australia, approximately 300km north of Perth, 30km southeast of Dongara, and 20km west of Mingenew. The site straddles the boundaries of the local government districts of the Shire of Mingenew (Shire) and Shire of Irwin. Refer Figure 1 Location Plan which identifies the Hancock Energy landholdings and the development site in the regional context.

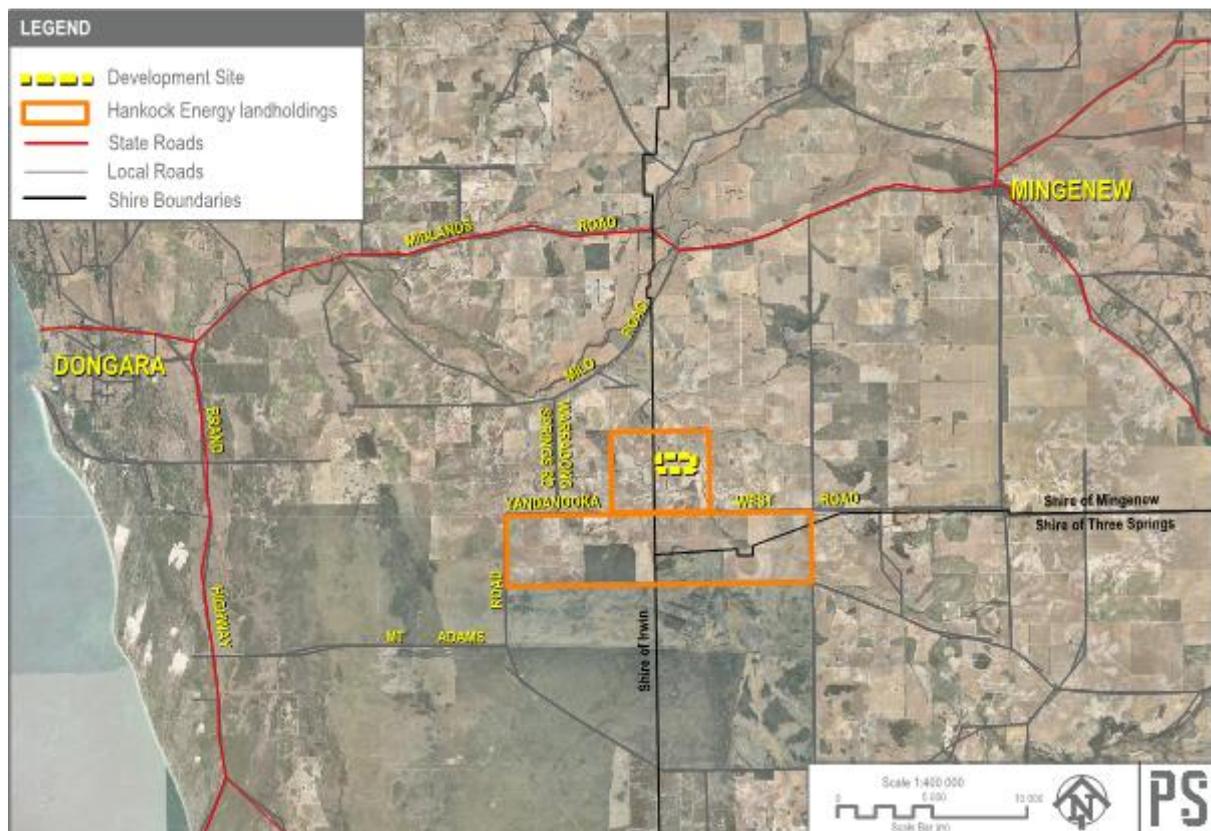


Figure 1: Location plan

The site is in an agricultural area where pasture and grazing activities predominate. Features of the locality include the Irwin River located approximately 4km to the northwest, and scrubland of the Leseur Sandplain approximately 2km to the south. All adjoining properties, like the subject site itself, are cleared pasture used for agricultural activities.

The subject site adjoins Yandanooka West Road on its southern boundary. Yandanooka West Road is an unsealed local distributor road that provides access to Brand Highway (via Mount Adams Road) to the west, and Midlands Road to the north and east via several routes.

2.2.2 Site Conditions

The subject site comprises pasture and is largely cleared of native vegetation. An agricultural building is located centrally on the site.

The site slopes gently down from west to east, from a high point of approximately 220m AHD on the western boundary to 110m AHD near the east boundary where Sandplain Creek flows northwards through the site.

The subject site is bisected by an unconstructed public road reserve that runs from the southeast corner to the western edge of the site.

The subject site forms part of a larger group of properties owned by Hancock Energy that include Lots 10106, 10107 and 10119, on the south side of Yandanooka West Road south of the subject site.

Development site

The development is proposed on an approximately 80ha portion of land (**development site**) with dimensions of approximately 1,400m east-west and 600m north-south, located on the eastern half of the subject site.

The development site comprises cleared pasture, sloping down from a highpoint of 155m AHD in the southwest corner to 120m AHD in the northeast corner. The gas processing facilities will be located in the eastern side of development site between 130m AHD and 120 m AHD. The Operations Village will be located in the south west corner of the development site at 150m AHD.

Refer **Figure 2** for the subject site and **Figure 3** for the Development Site Layout



Figure 2: Subject Site

3 PROPOSED DEVELOPMENT

3.1 Summary of development

The BGP proposes processing of gas from a field within the subject site owned by the Proponent. The BGP encompasses development of a central processing facility for the processing of gas from the Lockyer and North Erregulla gas fields and is capable of processing other gas resources in the region.

Gas will be collected from conventional gas wells and directed to the CPF via an underground pipeline network where the gas will be treated. The product gas will be routed via an underground export pipeline to the DBNGP for sale. The condensate by-product will be treated on site and transferred off site via road trains (typically a B-double configuration) for sale. An operations workforce accommodation facility (**Operations Village**) will be located within the development area.

The proposed development will consist of:

- A central processing facility to treat raw gas to the specification required for export to the DBNGP, inclusive of all utilities to support the field operations.
- A gas export pipeline connecting the central processing facility to the DBNGP.
- A condensate stabilisation, storage, and offloading system to support road transport of liquid product.
- On-site infrastructure to support the operations phase including power generation, warehousing and workshops, and control, equipment and switch room infrastructure. Utilities infrastructure including telecoms, groundwater supply bores, groundwater monitoring bores and sewage treatment systems
- An Operations Village with associated landscaping

Near-site infrastructure will also be developed, secured, or upgraded to support the project execution and operations phases. This will include:

- Existing road access upgrades at the intersection of Brand Highway and Mt Adams Road
- Construction of a site access road intersecting with Yandanooka West Road, and,
- Connection to existing fibre optic communications network.

Refer **Appendix 2** for the development plans. Specific details of each element are included below.

A breakdown of the operations village is provided for in **Table 1** below.

Table 1: Operations Village Breakdown

Item	Overall Internal Floor Area (m ²)	Roof Height (m)	Note
Gym	136	3.488	
Dining/Kitchen/Reception	366	4.006	
Laundry	43	3.017	

Item	Overall Internal Floor Area (m ²)	Roof Height (m)	Note
Recreation Room	90.5	3.488	
Two Room Accom.	42.6	3.021	
Three Room Accom. (one unit)	41.4	3.018	Floor area is per block. Refer Appendix 2 for individual room and ensuite area dimensions
Three Room Accom. (total of nine units)	373	3.018	Total floor area for nine initially installed blocks
Total Village	1,051	N/A	Whole village internal floor area (28 persons)



Figure 3: Central Processing Facility Looking North East



Figure 4: CPF Site Layout

3.2 Project background and overview

The LGP CPF location was selected by Mineral Resources based on its EP-368 and EP-426 holdings and the location of the resources it discovered. Whilst the LGP location is suitable for gas processing of the Lockyer gas fields, its positioning at the northern edge of the discovered resources makes its use as a regional processing hub more challenging, as well stream fluids are required to be transported over long distances.

Hancock Energy, through its acquisition of the LGP has an opportunity to reshape the LGP proposal to improve environmental, social and economic outcomes. Drilling activities undertaken in 2024 and 2025 have confirmed the Lockyer gas fields extend further south than previously considered. In addition, the Moriary-2 gas condensate discovery by Hancock Energy in early 2025 indicates that significant prospectivity in the central and southern areas of both EP-368 and EP-426 exists.

When considered in conjunction with Hancock Energy's 50% ownership share in the West Erregulla Gas Project and its acquisition of a freehold agricultural property in the Milo area in 2024, relocation of the CPF facilities to a site which is proximal to all discovered resources is beneficial.

The Belisama CPF and Operations Village site was selected following screening of all potential development sites between the Lockyer gas fields and the West Erregulla gas fields. This screening prioritised minimising (and where possible avoiding) adverse environmental and social impacts from the facilities. In particular, the following aspects were targeted as part of the site selection:

- No native vegetation clearing required within the alternative development area
- No impacts to inland waterways, with at least 500m separation to any minor watercourse and at least 1km separation from more significant watercourses
- Achieving sufficient separation distances from neighbouring residences to avoid air quality, noise and visual impacts from the facilities
- Good access to the heavy vehicle road transport network and safe access to the selected site
- Good access to the DBNGP pipeline with a route available which avoids native vegetation clearing to the maximum extent possible

The BGP proposes to relocate the CPF facilities approximately 20km south of the originally proposed location, to be positioned between the Lockyer gas fields and the West Erregulla gas field. The alternative BGP CPF location is fully cleared pasture land within a property owned by Hancock Energy.

The BGP CPF provides improved environmental and social outcomes compared to the LGP and supports Hancock Energy's intention to develop a facility that can support processing of other gas in the vicinity.

Refer **Figure 6** context plan showing the location of the BGP in proximity to gas resources and export infrastructure

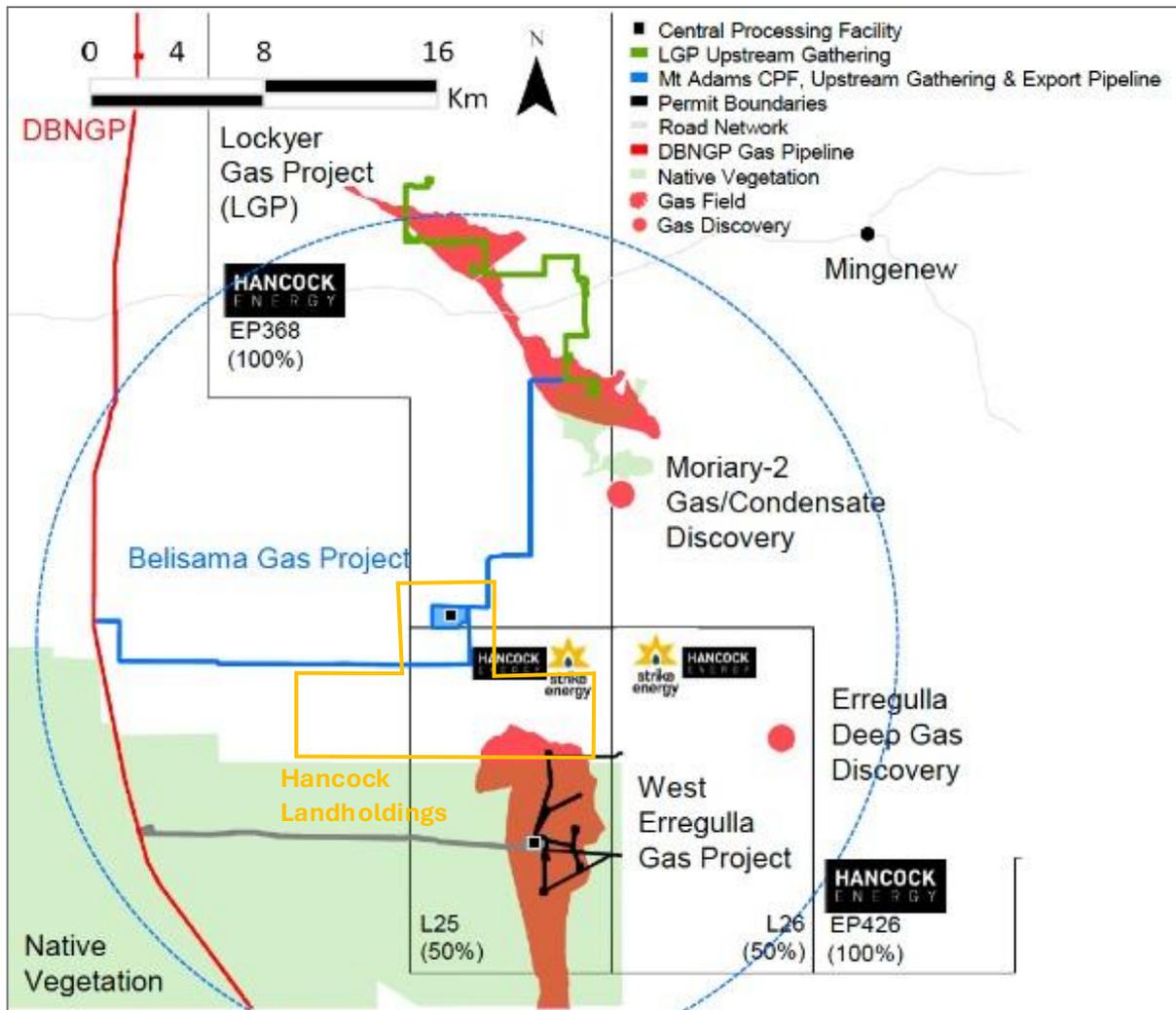


Figure 5: Belisama context plan

3.3 Excluded development

Works associated with and included in the BGP, but not included in this development application, include upstream wellhead gas extraction facilities and underground gas pipelines. These facilities do not require development approval on the basis the *Petroleum and Geothermal Energy Resources Act 1967* allows for the implementation of these works under the relevant exploration permits and production licences.

The proposed development plans include an indicative location for construction workforce accommodation however the accommodation is not included in this development application. Separate development approval will be sought for the construction workforce accommodation.

3.4 Economic Benefits

The economic benefits of undertaking the Project include economic activity and job creation, reinforcement of the Western Australian domestic gas supply, royalties and other payments to government, and potential enablement of downstream gas processing opportunities.

The estimated design, construction and commissioning capex for the Project is \$850M. Expenditure within WA will include engineering and technical design, project management, construction and commissioning services, directly employed labour, and materials and equipment procurement. Opportunities exist for local (Mid-West) companies to supply the Project, particularly during the construction and commissioning phases when on-site activity is at its peak.

The Project will operate for up to 20 years. Operations expenditure will include all labour, materials, equipment and services required to operate, maintain, inspect and repair the facilities. Hancock Energy will support local communities through a combination of direct employment of local personnel, use of local contractors and businesses to supply services and materials, and sponsorship of community groups and activities.

From late 2026 through execution, the Project will employ up to 350 people during the development and construction phase through to commissioning. This development and construction phase will see the direct employment of designers, engineers, project managers, safety specialists and construction labour crews covering civil, structural, electrical, mechanical and telecommunications trades. The site-based workforce will be supported by transport, catering and accommodation services personnel. Indirect employment in WA will be supported by the procurement, fabrication and services contracts required to support the construction and commissioning activities and ongoing operations.

Local contractors will be used where available and are expected to be particularly suitable for the Operations phase services, expected to occur for a period of up to 20 years. The extended operating period will support sustainable business development in the region. Once commissioned and the facility is operating, approximately 40 full-time site based operational staff will be employed. Suitably qualified local residents will be preferred for employment.

3.5 Central Processing Facility

3.5.1 Gas Processing Infrastructure

The CPF comprises a complex assembly of specialised equipment. The gas processing infrastructure is designed to produce gas and condensate from the extracted well stream fluids.

The CPF is designed to produce up to 210 TJ/day of sales quality gas, with associated liquids estimated at up to 1500 barrels (~240m³) per day. The gas processing infrastructure is positioned within a 54,000m² footprint, 200m x 270m, exclusive of the flare and condensate loading area.

The following is a simplified description of the processes being undertaken in the central processing facility.

Inlet receipt

Fluids from the gathering flowlines are directed to a slug catcher, where bulk vapour-liquid separation occurs. Liquid from the slug catcher is then directed to a liquid/liquid (inlet) separator, whilst vapour is directed via a gas-gas heat exchanger (used to optimise energy efficiency) to the inlet cooler. Condensed liquids are separated from the gas stream in the inlet separator downstream of the inlet cooler.

Gas conditioning

Gas from the inlet separator is superheated before being routed to a mercury guard bed which removes mercury, if mercury is present. Process gas from the mercury guard bed is then routed to fixed beds for H₂S removal via absorption, and then to the amine acid gas removal unit for CO₂ removal. The amine train will have a bypass stream capable of directing all flow around the package to limit the reservoir CO₂ being removed from the gas and released as greenhouse gas emissions. Flow through the amine system will be controlled to maintain the pipeline CO₂ specification. Together these acid gas removal systems will achieve the DBNGP gas specification for contaminants content.

Treated gas is then dew-pointed via JT cooling to meet the DBNGP hydrocarbon and water content specifications. A closed loop mono-ethylene glycol system is used to manage hydrate formation risk in the gas conditioning system.

Sales gas compression and export

Sales quality gas from the gas conditioning system is directed to the sales gas compressor for compression to a pressure suitable for discharge into the DBNGP via the Belisama gas export pipeline.

A plant recycle line is installed which provides the ability to return gas from the sales gas compression discharge manifold to upstream of the inlet cooler, to avoid flaring off-specification gas during facility start up or during process upsets.

Condensate stabilisation, storage and load out

Liquid hydrocarbons from the treated gas stream are processed in the condensate stabilisation system to meet the vapour quality specification required to allow the condensate to be transported off site by road.

Treated condensate from the column stabiliser is cooled then stored in condensate storage tanks at near atmospheric pressure until it is ready to be loaded out to road trains (typically B-doubles with a maximum length 27.5m).

Produced water treatment

Produced water (originating from the reservoir) is separated as part of the gas inlet and conditioning systems and treated prior to disposal via evaporation. Entrained liquid hydrocarbons are recovered using specialised oily water treatment equipment and recovered back to the condensate system, whilst the treated water is routed to the evaporation ponds. The ponds are designed to accommodate all expected produced water, as well as brine from the potable water system, oily water from the drains system and direct precipitation from annual rainfall.

Incinerator Package

An incinerator package is provided to ensure all acid waste gas removed from the acid gas removal unit is completely combusted to minimise environmental air quality impacts.

Utilities

Utility systems such as fuel gas, heating medium, instrument air, nitrogen, flare, bore water, firewater system, potable water, demineralised water, chemical injection, closed drains, open drains, and power generation are provided to support the operations of Belisama Gas Plant

3.5.2 Condensate Pad

A 9,000m² hardstand area 60m x 150m is provided for the loading of condensate onto B-double trucks. The condensate loading pad is linked to the facility's entry road, positioned to minimise the interactions of the condensate road trains with the remainder of the site operations.

3.5.3 Administration Facilities

The major administrative components of the central processing facility are:

- 1,005m² administration building, inclusive of undercover area and breezeway

- 756m² warehouse building
- 324m² workshop building (integrated with the warehouse)
- Lay-down area
- Car parking and vehicle circulation areas

The administration facilities are located on the south side of the gas processing facilities, placed considering the prevailing wind directions, and are linked to the facility's main access road.

3.5.4 Sedimentation Pond

A sedimentation pond is located to the east of the condensate pad and will be used for disposing stormwater. The sedimentation pond will catch (clean) stormwater runoff only, with a separate, segregated drains system installed to capture potentially contaminated oily water (oily water will be treated and then routed to the evaporation pond).

3.5.5 Construction Laydown

A 34,020m² hardstand construction laydown area is proposed to the west of the gas processing infrastructure. It will be used for the storing of materials and equipment used during construction of the facility. It is linked to the facility's main access road via a driveway.

3.5.6 Central Processing Facility – Vehicle Access

Access to the development site will be via a dedicated access road to be constructed to connect with Yandanooka West Road. The location of the intersection with Yandanooka West Road has been selected to ensure visibility in both directions is adequate. Access control will be implemented near the intersection of the CPF Access Track with Yandanooka West Road, within the development area.

The road layout within the site is configured to minimise interactions between heavy and light vehicles and pedestrians.

The condensate loading loop will be the first infrastructure encountered by vehicles in the site and liquids trucks will be confined to this area

A facility access road along the southern edge of the CPF site will provide vehicle access to the workshop and warehouse areas (typically semi-trailers, flatbed trucks and light vehicles) and to the dedicated light vehicle parking zone adjacent to the main administration building.

The facility access road will continue west to the Operations Village. Traffic to the Operations Village will include buses for personnel transport, work vehicles, supply vehicles (trucks up to semi-trailer size) and utility and maintenance support vehicles (waste removal etc).

3.5.7 Decommissioning

Decommissioning requirements for the Project are regulated under the *Petroleum and Geothermal Energy Resources Act 1967* and the *Petroleum Pipelines Act 1969*.

The Department of Mines, Petroleum and Exploration (DMPE) provides the regulatory framework for decommissioning of onshore petroleum infrastructure through their guideline Decommissioning of petroleum and geothermal energy property, equipment and infrastructure in Western Australian onshore areas and State coastal waters (March, 2024). Decommissioning of the CPF and Operations Village will be included within the Environment Plan(s) for approval by the DMPE and will include a commitment towards removal of all property, equipment and infrastructure as a base case. DMPE will only consider the surrender of a title when all obligations are satisfied, including the fulfilment of all decommissioning and rehabilitation commitments and expectations to the satisfaction of the Minister. Refer to **Appendix 3** where Decommissioning and the legislative requirements under the DMPE requirements are further discussed.

3.6 Operations Workforce Accommodation

The development includes a 28-bed operations workforce accommodation village (Operations Village) located to the west of the gas processing infrastructure. It will occupy a footprint of 10,000m² (excluding the sewage leach drain area) and includes:

- 28 x 1-bed accommodation units on the south side of the village
- Club lounge, including meal preparation and serving areas and Operations Village administration facilities
- Recreation building
- BBQ area connecting the Club lounge and the gardens
- Gym building
- Outdoor sports court
- Service / loading zone
- 12 car parking bays and mini bus drop off/parking zone
- Utility service areas including potable water storage and treatment, switchboard and firewater storage and distribution
- Sewage treatment system (located proximal to the Operations Village but not within the footprint)
- Landscaping of facility grounds

The Operations Village layout will allow for the addition of up to 12 1-bed accommodation units in future if required to support the CPF functionality as a regional hub. The shared recreational and service buildings and supporting utilities are sized to allow additional accommodation units to be installed without modification.

Refer **Appendix 2** for the development plans.

3.7 Operational aspects

3.7.1 Operations

The central processing facility will operate 24 hours a day, 7 days a week. Up to 20 permanent staff (on average) will be stationed at the facility as per operational requirements.

3.7.2 Health and Safety

Health and safety management, including process safety management is of paramount importance, given the hazards associated with the high pressure and combustible fluids being processed. An 'inherently safer' approach to hazard management is one that actively eliminates the hazards, or reduces their magnitude, severity, or likelihood of occurrence by careful attention to the fundamental design and layout of the facility. Adoption of safety in design and human factors principles to the design of plant and equipment, processes, interfaces, and tasks has been and will continue to be used to support achievement of the objectives of reducing risk to personnel (and the environment) at the BGP.

The following hierarchy of risk management controls will be adopted, in order of preference, when selecting options to reduce risks:

- Elimination of risk by removing the hazard
- Substitution of a hazard with a less hazardous one
- Prevention of potential events
- Separation of people from the consequences of potential events
- Control of the magnitude and frequency of an event
- Mitigation of the impact of an event on people and the environment
- Emergency response and contingency planning.

Where required to mitigate risk, add-on safeguards shall be considered with an order of preference as follows:

- Passive safeguards, then active safeguards, then procedural controls.
- Hancock Energy has a corporate Health Safety and Environment Management System (HSEMS), which provides the framework for the delivery of the Company's values, policies, standards, practices and procedures related to health and safety.
- This HSEMS provides the means by which Hancock Energy will ensure a safe place of work. Hancock Energy have developed a list of non-negotiables that are specific to the high-risk activities normally associated with onshore oil and gas activities. Hancock Energy's management are committed to implementing the HSEMS and fully support the stop work authority process. All personnel are expected to be familiar with, trained in, and comply with its requirements.

The HSEMS applies to all:

- Workplaces, sites and activities operated by Hancock Energy and under Hancock Energy management or control
- Exploration, construction and development activities under Hancock Energy management or control
- Hancock Energy employees, contractors and visitors on Hancock Energy sites, in offices and on activities such as onshore inspections, construction and development projects.

The Hancock Energy HSEMS is an integrated management system (IMS) that is designed to conform to the requirements of AS/NZS ISO 45001 Occupational health and safety management systems - Requirements with guidance for use.

Hancock Energy is committed to continually seeking to improve the efficiency and effectiveness of its management systems. The HSEMS is based on the corporate requirements provided to direct personnel in their decision making, behaviour and conduct to ensure they meet leadership expectations related to people and processes for which they are responsible and accountable. The HSEMS consists of the following principal components:

- Policy which sets direction and corporate expectations,
- The HSEMS Standards that map out Hancock Energy's key safety performance requirements.
- These Standards have been developed to meet the requirements of Hancock Energy's policies and the requirements of relevant legislation

All activities at the BGP will be undertaken under an accepted Safety Case that addresses the major risks associated with the prescribed activities. The HSEMS underpins the accepted Safety Case and has been prepared in accordance with the requirements of the Work Health and Safety Act 2020 and Work Health and Safety (Petroleum and Geothermal Energy Operations) Regulations 2022.

3.8 Supporting information

3.8.1 Environmental Impact Assessment Overview

The Proponent has undertaken a comprehensive overview of the social and environmental impact considerations related to the proposed development. The Environmental Impact Assessment Overview report provides an overview of the environmental impact assessment approach being undertaken and outcomes to date by Hancock Energy for the alternative location of the BGP CPF and Operations Village, which is subject to Planning Approval under the *Development and Planning Act 2005*

Environmental impact considerations relevant to the development application have been detailed in the Environmental Impact Assessment Overview report. Refer to **Appendix 3** for the full summary of social and environmental considerations relevant to the proposed development. This summary also identifies the considerations subject to other legislation and approval processes. Hancock Energy considers the existing site conditions, combined with the avoidance and mitigation measures included into the design and outlined in this environmental impact summary document, as well as the ability of other statutory decision-making processes to mitigate potential impacts to the environment are sufficient to meet both the principles contained in the *Environmental Protection Act 1986* and the EPA's environmental objectives.

Hancock Energy believes the environmental factors studies indicate the environmental impacts of the BGP CPF and Operations Village are insufficient to meet the criteria for referral to the EPA under s38 of the *Environmental Protection Act 1986*.

The environmental impacts associated with the BGP CPF and Operations Village assessed against the EPA environmental factors and objectives (EPA 2023) are summarised in **Table 2** below.

Table 2: EPA Environmental Factors

Theme	EPA Factor	EPA Objective	Impact Assessment: CPF & Operations Village
Sea	Benthic communities and habitats	To protect benthic communities and habitats so that biological diversity and ecological integrity are maintained	Objective Not Applicable: On-shore development, no marine or coastal impact.

Theme	EPA Factor	EPA Objective	Impact Assessment: CPF & Operations Village
	Coastal processes	To maintain the geophysical processes that shape coastal morphology so that the environmental values of the coast are protected	Objective Not Applicable: On-shore development, no marine or coastal impact.
	Marine environmental quality	To maintain the geophysical processes that shape coastal morphology so that the environmental values of the coast are protected	Objective Not Applicable: On-shore development, no marine or coastal impact.
	Marine fauna	To protect marine fauna so that biological diversity and ecological integrity are maintained	Objective Not Applicable: On-shore development, no marine or coastal impact.
Land	Flora and vegetation	To protect flora and vegetation so that biological diversity and ecological integrity are maintained	<p>Objective Achieved: Detailed and targeted flora and vegetation surveys completed in 2025 and CPF and Operations Village site is completely cleared of native vegetation.</p> <p>No clearing of native vegetation is required for the CPF and Operations Village, no significant impact to local or regional biological diversity and ecological integrity.</p> <p>Legislative requirement - Not Applicable: A Native Vegetation Clearing Permit will not be required for the CPF and Operations Village as the land has been historically cleared and utilised for farming purposes.</p>
	Landforms	To maintain the variety and integrity of distinctive physical landforms so that environmental values are protected	Objective Not Applicable: Works associated with the CPF and Operations Village will not result in material changes to distinctive physical landforms.
	Subterranean fauna	To protect subterranean fauna so that biological diversity and ecological integrity are maintained	<p>Objective Not Applicable: Works associated with the CPF and Operations Village will not adversely impact the biological diversity and integrity of subterranean fauna.</p> <p>No dewatering or clearing of native vegetation, habitat and specific landforms associated with subterranean fauna is required.</p>
	Terrestrial environmental quality	To maintain the quality of land and soils so that environmental values are protected.	<p>Objective Achieved: Works associated with the CPF and Operations Village will not adversely impact the environmental values of the land and soils.</p> <p>Standard erosion / sediment control and dangerous goods storage practices included in project design and Construction Environment Management Plan.</p>

Theme	EPA Factor	EPA Objective	Impact Assessment: CPF & Operations Village
			<p>Legislative requirement: Works Approval under Part V of <i>Environmental Protection Act 1986</i>. Environment Plan under Petroleum and Geothermal Energy Resources (Environment) Regulations 2012. Dangerous Goods licence under the <i>Dangerous Goods Safety Act 2004</i>.</p>
	Terrestrial fauna	To protect terrestrial fauna so that biological diversity and ecological integrity are maintained	<p>Objective Achieved: Fauna surveys completed in 2025 and CPF and Operations Village site are completely cleared. No Threatened or Priority vertebrate fauna, and no suitable habitat for conservation significant species was recorded in the CPF and Operations Village area.</p> <p>Legislative requirement - Not Applicable: CPF and Operations Village locations historically cleared and used for farming activities with no suitable residual habitat for conservation significant species.</p>
Water	Inland waters	To maintain the hydrological regimes and quality of groundwater and surface water so that environmental values are protected	<p>Objective Achieved: Works associated with the CPF and Operations Village will not result in adverse impacts on environmental values of the hydrological regimes and quality of groundwater and surface water. No additional groundwater allocation is required.</p> <p>Legislative requirement: Licensing under <i>Rights in Water and Irrigation Act 1914</i>. Works Approval and Licence under Part V of <i>Environmental Protection Act 1986</i>. Environment Plan under Petroleum and Geothermal Energy Resources (Environment) Regulations 2012. Dangerous Goods licence under the <i>Dangerous Goods Safety Act 2004</i>.</p>
Air	Air quality	To maintain air quality and minimise emissions so that environmental values are protected	<p>Objective Achieved: Air dispersion modelling indicates predicted ground level concentrations for all pollutants are below corresponding ambient air quality criteria.</p> <p>Legislative requirement: Works Approval and Licence under Part V of <i>Environmental Protection Act 1986</i>. Environment Plan under Petroleum and Geothermal Energy Resources (Environment) Regulations 2012.</p>
	Greenhouse gas emissions	To minimise the risk of environmental harm associated with climate change by reducing greenhouse gas emissions as far as practicable	<p>Objective Achieved: Greenhouse gas emissions reduced as far as practicable. Scope 1 greenhouse gas emissions calculated as approximately 85 900 t/CO₂-e per annum for the highest emissions operational scenario, remaining well below the EPA assessment and Safeguard Mechanism thresholds of 100 000 t/CO₂-e per annum. No Scope 2 emissions.</p> <p>Legislative requirement:</p>

Theme	EPA Factor	EPA Objective	Impact Assessment: CPF & Operations Village
			Reporting under <i>National Greenhouse and Energy Reporting Act 2007</i> .
People	Social surroundings	To protect social surroundings from significant harm	<p>Objective Achieved: CPF and Operations Village will not result in significant harm to social surroundings.</p> <p><u>Visual impact assessment:</u> The CPF and Operations Village has limited visibility from public roads and there are no nearby elevated publicly accessible elevated vantage points. Existing vegetation provides limited screening along parts of Yandanooka West Road. The nearest residence is approximately 3.5 km from the site and owned by Hancock Energy (PBN) Pty Ltd. The visual impacts are not expected to result in significant harm to social surrounds.</p> <p><u>Environmental noise assessment:</u> Noise modelling from the CPF and Operations Village indicates compliance with regulated noise limits at all sensitive receptors, based on the rural location with very low density of residential houses.</p> <p>Legislative requirement: Compliance with Environment Protection (Noise) Regulations 1997</p> <p><u>Aboriginal cultural heritage:</u> The CPF and Operations Village is being located on an existing cleared paddock subject to significant prior disturbance and decades of farming activity. No known registered heritage sites are identified within the area to be developed for the CPF and Operations Village. Engagement with Yamatji Southern Regional Corporation (YSRC) is ongoing, with Yamatji Nation representatives attending the CPF and Operations Village site between 3 – 5 November with no issues noted before, during or after this site visit.</p> <p>Legislative requirement: Compliance with <i>Aboriginal Heritage Act 1972</i>.</p> <p><u>Community engagement:</u> The region (Shires of Irwin and Mingenew) has been subject to oil and gas exploration and development for ~60 years. The Shires of Mingenew and Irwin have been regularly informed of activities and engaged regarding local community activities and support. Council and Community information sessions: Mingenew: 6 November 2025 Dongara: 24 November 2025 Hancock Energy has opened an office in Mingenew, providing the opportunity for local residents and interested parties to engage directly with Hancock Energy personnel.</p>

Theme	EPA Factor	EPA Objective	Impact Assessment: CPF & Operations Village
			Hancock Energy has a strong Stakeholder Engagement Policy and is supported by a Stakeholder Engagement Plan which outlines the clear and consistent approach to open, honest and transparent stakeholder engagement. Additional Information on this can be found in the Stakeholder Engagement and Communications Summary.
	Human health	To protect human health from significant harm.	Objective Not Applicable: EPA Environmental Factor Guideline on Human Health is limited to providing the specific framework for considering the possible impacts to human health arising from the emission of radiation and is therefore not applicable. Other potential human health considerations are addressed in the relevant studies such as Air Quality and Noise.

3.8.1.1 Heritage

The Environmental Impact Assessment Overview considers cultural heritage in relation to the proposed development. Importantly, the following should be noted in relation to cultural heritage:

- The Proposal is located within the Yamatji Nation Determination Area, with native title existing in selected parcels of land within the Determination Area.
- The Proposal site is located on freehold land where native title does not exist; however Aboriginal cultural heritage remains a relevant consideration under the Aboriginal Heritage Act 1972 (WA).
- A search of the Aboriginal Cultural Heritage Inquiry System (November 2025) did not identify any registered Aboriginal Cultural Heritage within the Proposal area.
- The BGP CPF and Operations Village is located on lands subject to extensive prior disturbance and therefore not anticipated to result in any adverse impact to Aboriginal cultural heritage. Hancock Energy continues to engage with the Yamatji Southern Regional Corporation.

Refer **Appendix 4** for the Environmental Impact Assessment Overview where cultural heritage considerations are further discussed.

3.8.1.2 Inland Waters Assessment

An Inland Waters Assessment has been prepared in support of this application. The Inland Waters Assessment identifies the key considerations in relation to local water catchments and provides an assessment of the potential impacts as a result of the proposed development.

Refer to **Appendix 12** for the Inland Waters Assessment

3.8.2 **Transport and Access**

The application is supported by a Traffic Impact Statement (TIS) prepared by Shawmac. This TIS examines the intersection of Brand Highway and Mount Adams Road, which will be used by condensate delivery vehicles moving between the BGP and port. It demonstrates the intersection is safely capable of accommodating anticipated vehicle movements.

The application is also supported by a RAV Assessment Report prepared by which demonstrates the suitability of Mount Adams Road and Yandanooka West Road for accessing the site by condensate delivery vehicles.

The TIS and RAV assessment discuss the key considerations for vehicles to adequately access and service the site, confirming the parameters for safe and efficient access to the subject site.

Refer **Appendix 5** for the TIS, the RAV Assessment Report and the Heavy Haulage Report.

3.8.3 Waste Management

A Waste Management Plan (**WMP**) has been prepared in support of the proposed development by Talis. The WMP considers estimation of general waste volumes and recommendations for appropriate collection, storage, handling and management of waste and recycling for the development.

Importantly, the WMP confirms the following:

- Estimated waste generation can be adequately catered for within the proposed bin storage areas.
- Sufficient space and bins for various streams of waste is capable of being provided.
- Waste collection will occur through a private waste contractor with all waste collected on site.
- The private contractor is estimated to service the site twice per week and is capable of entering and existing the site in forward gear.

Overall, waste is capable of being stored and collected within a safe and efficient manner with minimal adverse impacts anticipated to arise.

Refer **Appendix 89** for the WMP.

3.8.4 Stormwater Management

A baseline hydrology modelling and surface water assessment has been undertaken to identify potential flood risks to the proposed BGP site infrastructure and inform the stormwater design for the site to ensure adverse impacts to infrastructure and property internal and external to the site are avoided.

The BGP site stormwater drainage system is designed to:

- Manage risks to the site from major regional catchment overland flow events, and
- Convey, segregate, manage and contain or discharge different types of stormwater runoff to ensure drainage and other water systems will perform as intended, access is maintained, and environmental limits are always adhered to.

Surface water catchment areas within the site have been categorised into potentially contaminated and clean surface water areas. The following systems have been designed to manage the various internal surface water runoff:

- Treated hydrocarbon contaminated water will be collected and discharged into the two evaporation ponds. These ponds will be designed with a double liner system, a seepage monitoring sump/leakage detection system and are designed with a 500mm freeboard to cater for a 100-year Annual Return Interval (**ARI**) event.
- Uncontaminated stormwater runoff from roads and verges will be directed towards a sediment pond which has been designed for a 24hr duration, 5 years ARI event with a spillway to discharge to the environment.
- Internal stormwater diversion drains to manage internal overland flows have been designed for a 24-hour, 1 years ARI event.

A stormwater management technical memo has been prepared in support of the application. Importantly, the stormwater management technical memo identifies that stormwater is capable of being effectively managed and can be dealt with in accordance with relevant regulatory standards.

Refer to **Appendix 8** for the stormwater management technical memo.

3.8.5 Belisama Village Servicing and Utilities

Untreated (Raw) Water source

Hancock Energy has an existing groundwater license (GWL 156102) issued under the *Rights in Water and Irrigation Act 1914*. GWL 156102 is located on the Hancock Energy property and is managed in accordance with the relevant licence conditions including a DWER approved Ground Water Operating Strategy. A new water bore in the vicinity of the CPF will be installed to supply water to the development. The water from this bore will be extracted under the existing water extraction licence associated with the property. No additional groundwater allocation is required.

Potable water

The Operations Village potable water demand is estimated to be up to 300 litres per person per day. The system is sized assuming a maximum future occupancy of 40 persons, giving a total maximum consumption of 12,000 litres per day. The water supply from the CPF is designed to supply up to 24,000 litres per day to a holding tank at the Operations Village, double required maximum daily demand. The capacity required by the Operations Village (12,000 litres per day) represents only 5% of the total potable water capacity available from the CPF.

- The Operations Village potable water system comprises the following facilities:
- Potable water supply pipe (buried HDPE piping) from CPF
- Potable water holding tank
- Potable water treatment package
- Distribution network within the Operations Village. All water supply within the buildings will be potable water.

The location of the Water Treatment Plant (labelled "WTP") is identified on the Operations Village General Arrangement Plan. A water quality monitoring program will be implemented during operations to ensure that water supplied for consumption meets drinking water quality standards.

Raw Water

The raw water system at the Operations village provides firewater, water for garden reticulation and general outdoor washdown. The raw water is not utilised inside any buildings. The Operations Village raw water system will be sized to have a minimum 10,000 litres of tank storage for garden reticulation and outdoor washdown, plus a minimum of 50,000 litres of fire water capacity as required by the bushfire risk management plan.

Firefighting equipment within the Village will comply with Australian Standards, and will include a distribution system with hoses, portable fire extinguishers etc.

The storage capacity required by the Operations Village (minimum 60,000 litres) represents less than one percent of the total raw water storage capacity available at the CPF. The raw water supply from the CPF is designed to supply up to 48,000 litres per day to a holding tank at the Operations village.

The Operations Village raw/fire water system comprises the following main facilities:

- Raw water supply pipe from CPF (buried HDPE piping)
- Raw water holding tank, including fire water reserve
- Raw water pumps – for reticulation and outdoor washdown
- Raw water distribution network in the Operations Village
- Fire water pumps – for fire fighting
- Fire water distribution network in the Operations Village

The location of the Water Treatment Plant (labelled "WTP") is identified on the Operations Village General Arrangement Plan.

Electricity

Electricity is provided from the CPF to the Operations village via an 11kV underground cable rated for 250kW capacity. The current village design indicates a demand for approximately 200 KVA which is well within the cable capacity.

The electricity required by the Operations Village represents less than two percent of the total power generation available at the CPF.

The system comprises the following main facilities:

- Supply cable from CPF (11kV)
- Step down transformers to Village voltage (240V)
- Distribution boards and electrical distribution network

The location of the electrical station (labelled "SMSB") is identified on the Operations Village General Arrangement Plan.

Wastewater

All wastewater from the Operations Village will be treated onsite. The wastewater system is sized based upon consumption of 300 litres per day per person plus a design allowance recommended by the unit manufacturer. The treatment plant will be selected from equipment approved by the WA health department.

The preliminary design presented in the DA plans is based upon use of a system with a septic tank and leach drains. The final selection of vendor(s) and specifications of the treatment facilities is to be completed during detailed design.

Leach drain locations are identified on the Overall Site Plan (drawing number PLO-D-00-002-01 Rev B). Refer to "General Note 4". The sewage treatment system will also be located within this zone.

4 STRATEGIC PLANNING FRAMEWORK

4.1 State Planning Strategy 2050

State Planning Strategy 2050 is the highest-level strategic planning document for Western Australia. The State Planning Strategy provides a framework of planning principles, strategic goals and directions in response to anticipated planning and growth challenges.

Table 3 below provides comment on the applicable objectives and aspirations of the State Planning Strategy 2050

Table 3: Applicable objectives of the State Planning Strategy 2050

Objective	Aspiration	Comment
<i>Section 1.1 The Resources Economy</i>		
<i>To maintain and grow Western Australia as the destination of choice for responsible exploration of development resources.</i>	<i>The State maintains support for exploration activity and resource development through informed land-use and policy decisions.</i>	Hancock Energy is part of one of Australia's largest companies and has the financial capacity and expertise to develop its discovered hydrocarbon resources to support supply to the Western Australian domestic gas market using existing pipeline infrastructure.
<i>Section 2.3 Energy</i>		
<i>To enable secure, reliable, competitive and clean energy that meets the State's growing demand</i>	<i>The use of offshore and onshore gas fields continues to reduce carbon emissions</i>	The proposed development will supply gas to meet the predicted shortfall in the domestic gas market, creating energy security, supporting decarbonisation, and reducing the cost of energy to consumers.

The proposed development is entirely consistent with the relevant objectives and aspirations of State Planning Strategy 2050.

4.2 Shire of Mingenew Local Planning Strategy (2006)

The Shire’s Local Planning Strategy (**the Strategy**) was endorsed in September 2006. The Strategy provides strategic guidance for the future development of the Shire.

The Strategy provides the following statements in part 4.1.1:

“The GSWA [Geological Survey of Western Australia] also advises that:

1. *The western part of the Shire ... [is] highly prospective for petroleum. ...*
3. *There has been no reported mineral or petroleum production from the Shire in recent years.*
6. *Exploration for petroleum ... in the Shire is currently at a high level and should be encouraged on account of its economic and social benefits.”*

Further, Section 8.15 of the Strategy notes the Department of Minerals and Energy had identified a mineral or gas discovery could mean new employment and infrastructure opportunities which should be factored into the Scheme review.

The Strategy not only identifies the development site as highly prospective for petroleum exploration but encourages its exploration noting the economic and social benefits. The proposed development is estimated to create up to 350 jobs during the construction phase from ~July 2024 and employ approximately 40 full-time site-based staff once operational, with a focus on local employment and skills.

5 STATUTORY PLANNING FRAMEWORK

5.1 Planning and Development Act 2005

The PD Act is the overarching legislation providing a system of land use planning and development in Western Australia and for related purposes. It provides for the making of planning instruments including state planning policies, region planning schemes, and local planning schemes, as well as establishing the WAPC with broad functions directed at regulating the State's planning system.

This application is made as a 'significant development application' under Part 11B of the PD Act and requires determination by the WAPC (or the Statutory Planning Committee under delegated authority).

Section 171R(1) of the PD Act allows the WAPC to determine a significant development application in a manner that conflicts with the provisions of an applicable planning instrument, where one of four circumstances applies. Such a conflict applies in regard to the impermissibility of an industrial land use under the applicable local planning scheme – refer **section 5.4.3** of this report. Accordingly, section 171R(1) discretion must be exercised.

Of the four circumstances prescribed in section 171R(1), (a) and (b) both apply:

- (a) if the Commission is of the opinion that –**
- (i) the application raises issues of State or regional importance; and**
 - (ii) the determination is in the public interest**

The BGP is anticipated to supply circa 15-20% of WA's domestic gas needs. The project will play a critical role in the energy provision for the state and will contribute to the decarbonisation strategy for energy provision. This is reflected in the State Planning Strategy 2050 strategies that include:

- *Maintain and grow Western Australia as the destination of choice for responsible exploration of development resources.*
- *Maintain support for exploration activity and resource development through informed land-use and policy decisions.*
- *Enable and secure, reliable, competitive and clean energy that meets the State's growing demand*
- *Encourage the use of offshore and onshore gas fields continues to reduce carbon emissions*

Noting the proposed development works towards achieving the abovementioned strategic goals, the proposed development will supply gas to meet the predicted shortfall in the domestic gas market, creating energy security, supporting decarbonisation, and reducing the cost of energy to consumers.

- (b) if –**
- (i) the applicable planning instrument is a local planning scheme; and**
 - (ii) the local planning scheme was not first published, or a consolidation of the local planning scheme has not been published, in the preceding 5 years; and**
 - (iii) the determination complies with any requirements prescribed by Part 11B regulations for the purposes of this subparagraph;**

The Shire's local planning scheme was published in January 2020 and is therefore more than five years old, and there are no relevant regulations which apply to section 171R(1)(b).

Only one of the above circumstances need apply – the criteria is met applying either (a) or (b).

Section 171R(2) provides that in exercising discretion, due regard must be given to the need to ensure the orderly and proper planning, and the preservation of amenity of the locality to which the application relates. Section 171R(3) provides the WAPC is not limited to planning considerations and may have regard to any other matter affecting the public interest. In this regard:

- **Orderly and proper planning.** This requires the exercise of discretion should be conducted in an orderly way - that is, in a way which is disciplined, methodical, logical and systematic, and which is not haphazard or capricious. This report methodically demonstrates the development aligns with strategic planning intentions with regard to gas extraction activities in the Perth basin and addresses all other matters under the planning framework.
- **Preservation of amenity of the locality.** As this report demonstrates, the development is suitably separated from other properties, developments, and features in the locality and does not give rise to amenity concerns through visual impact or off-site impacts.
- **Public Interest.** The concept of 'public interest' is not a closed definition and is broad in scope. Broadly speaking, it involves the careful weighing of considerations and objectives common to many discretionary planning decisions with considerable flexibility to factor in the long-term environmental, social and economic impacts of a development over its foreseeable lifespan. It is not an additional consideration but rather an overarching conclusion of what is the best outcome for the community as a whole. It also requires demonstration of benefit/s to the public over and above requirements that are mandatory under other relevant legislation.

The BGP is an important cornerstone to the State's ambitions to transition from carbon-intensive coal energy as set out in the *State Planning Strategy 2050* (refer **section 4.1**) and *State Planning Policy 2.0 Environment and Natural Resources* (refer **section 5.2.0**). The BGP is also environmentally, socially, and economically preferable to the approved Lockyer and West Erregulla gas processing facilities and it is in the public interest to approval the BGP. Hancock Energy has a strong commitment to local content supported by the Local Content Policy. Once the BGP obtains this development approval and secures Final Investment Decision (FID), which is expected in Q3 2026, Hancock Energy will engage with the SDAU at this time to commence the cancellation of the existing LGP Development Application.

The application therefore warrants the exercise of discretion under section 171R for approval of the proposed development.

5.2 State Planning Policies

The following State Planning Policies have been prepared under Part 3 of the PD Act and apply to the proposed development as documents for which due regard is to be given.

5.2.0 State Planning Policy 2.0 – Environment and Natural Resources

State Planning Policy 2.0 Environment and Natural Resources (SPP 2.0) applies State-wide; it has the following objectives:

- *to integrate environment and natural resource management with broader land use planning and decision-making;*
- *to protect, conserve and enhance the natural environment; and*
- *to promote and assist in the wise and sustainable use and management of natural resources.*

An Environmental Matters and Approvals summary provides an overview of the environmental impact assessment approach being undertaken to facilitate the Project. Hancock Energy anticipates referring the Project to the Environmental Protection Authority under Part IV of the *Environmental Protection Act 1986*, and it is expected environmental issues will be comprehensively addressed through that independent process. The Environmental Matters and Approvals summary provides a overview of the key environmental factors including water resources, air quality, soil and land quality, and biodiversity, and demonstrates the SPP 2.0 objective of protecting, conserving, and enhancing the natural environment is met.

Refer **Appendix 4** for the Environmental Impact Assessment Overview

Section 5.7 of SPP 2.0 provides assessment criteria for petroleum resources:

Mineral resources, petroleum resources and basic raw materials are important natural resource assets and are a vital part of the economy, contributing 30% to Western Australia's gross domestic product. ...

The Western Australian Petroleum Industry accounts for a substantial portion of the State's earnings from resources development. Onshore gas fields and pipelines carrying gas to domestic markets, processing plants and other industrial sites, require protection in the form of setback distances and dedicated easements, that safeguard the infrastructure and the safety of local communities. The activities of the oil and gas industries are administered by the Department of Mineral and Petroleum Resources, using petroleum legislation and regulations.

...

Planning strategies, schemes and decision-making should:

- (i) Identify and protect important and economic mineral resources to enable mineral exploration and mining in accordance with acceptable environmental standards.*
- (ii) Identify and protect important basic raw material resources and provide for their extraction and use in accordance with Statement of Planning Policy No. 10: Basic Raw Materials.*
- (iii) Support sequencing of uses where appropriate to maximise options and resultant benefits to community and the environment.*
- (iv) Have regard to the State Gravel Supply Strategy (1998), the draft Towards a State Lime Strategy (2001) and any other Government adopted basic raw material or mineral strategy, in considering proposals for the extraction of basic raw materials and mineral resources.*
- (v) Support, where possible, improved efficiencies in the production and consumption of mineral and basic raw material resources to ensure their availability for future environmental and human uses.*

Per the above provisions, the applicable local planning strategies identify the gas fields and recognise their economic importance to the State.

Section 5.10 of SPP 2.0 relates to greenhouse gas emissions. It states:

There is widespread awareness of the need to increase the efficiency with which energy is used in Western Australia, including the need to reduce our reliance on energy produced from non-renewable resources such as fossil fuels. The primary objective is to reduce greenhouse gas emissions by means including (but not limited to) increasing energy efficiency, decreasing reliance on non-renewable fuels, and increasing usage of renewable energy sources.

The most recent National State of the Environment report recognises that Australians have a high per capita level of greenhouse emissions by world standards, increasing by 16.9% between 1990 and 1998.

Guided by the National Greenhouse Strategy (1998), the draft State Sustainability Strategy (2002), and the State greenhouse strategy currently being developed, planning can contribute to reducing the use of energy by the community through the design of urban settlements, promoting the use of alternative fuels and encouraging landscaping to provide energy efficient microclimates. Planning can also contribute to reductions in greenhouse gas emissions by reducing car dependency and encouraging the retention of vegetation and promoting revegetation in land use and development proposals.

Planning strategies, schemes and decision making should:

...

(iii) *Support the use of alternative energy generation, including renewable energy, where appropriate.*

The State’s planning framework recognises gas as an alternative energy source to other sources with higher emissions such as coal. For instance, Section 2.3 Energy of the State Planning Strategy 2050 includes under the heading ‘State challenges’ *“Further development of offshore and onshore gas reserves can also provide a transition away from fossil fuels that have higher emissions, such as coal.”* This is included as an aspiration in Table 11 of the State Planning Strategy 2050.

5.2.1 State Planning Policy 2.5 – Rural Planning

State Planning Policy 2.5 – Rural Planning (SPP 2.5) applies to all rural zoned land in Western Australia. The intent of SPP2.5 is to protect and preserve Rural zoned land, to ensure its economic, natural resource, food production, environmental and landscape values are maintained.

Protection of rural land and land uses

Section 5.1 of SPP 2.5 provides measures for the protection of rural land and land uses. **Table 4** below provides an assessment of the proposal against the relevant provisions of SPP 2.5.

Table 4: Assessment against Section 5.1 of SPP 2.5

Policy measure	Proposal
<i>Requiring that land use change from rural to all other uses be planned and provided for in a planning strategy or scheme.</i>	The Shire’s Local Planning Strategy contemplates and highlights the importance of the nature of the proposed development (onshore gas). There are also numerous state and local strategic planning documents which encourage diversification of emerging generation, away from traditional coal fired power sources. The proposed development will not impact on the surrounding agricultural uses and the impact of the proposed development on the rural setting is considered negligible. The proposal is therefore appropriate for consideration and warrants support
<i>Retaining land identified as priority agricultural land in a planning strategy or scheme for that purpose.</i>	The development site is not identified for ‘priority agricultural land’.
<i>Ensuring retention and protection of rural land for biodiversity protection, natural resource management and protection of valued landscapes and views.</i>	The proposed development is supported by visual and environmental assessments which demonstrate that no areas for biodiversity protection will be adversely impacted, and that negligible visual impact is experienced.
<i>Protecting land, resources and/or primary production activities through the State’s land use planning framework.</i>	The subject site is not identified for any particular resources or primary production activities under the planning framework.

Policy measure	Proposal
<i>Creating new rural lots only in accordance with the circumstances under which rural subdivision is intended in Development Control Policy 3.4: Subdivision of rural land.</i>	No new rural lots or fragmentation of land will be created as a result of the proposed development.
<i>Preventing the creation of new or smaller rural lots on an unplanned or ad-hoc basis, particularly for intensive or emerging primary production land uses.</i>	
<i>Comprehensively planning for the introduction of sensitive land uses that may compromise existing, future and potential primary production on rural land.</i>	There are no sensitive land uses proposed on the site. The operations village is directly related to the operations of the BGP and has been designed to be appropriately setback and separated from any of the processing infrastructure.
<i>Accepting the impacts of well-managed primary production on rural amenity.</i>	The proposed development does not negatively impact on the capability of primary production of any neighbouring rural lots.

Section 5.5 of SPP 2.5 provides:

Western Australia is a large and diverse State with regional variations of climate, economic activity, cultural values, demographic characteristics and environmental conditions. The WAPC's decisions will be guided by the need to provide economic opportunities for rural communities and to protect the State's primary production and natural resource assets. WAPC policy is to:

...

(d) *recognise the differing needs of the various regions, and consider regional variations where they meet the stated objectives of this policy and are supported in strategies and schemes.*

As identified in **Section 4** of this report, the State Planning Strategy 2050 and the relevant local planning strategies identify the locality's prospective onshore gas exploration and production capabilities, and the extraction and processing of gas is therefore a suitable use under section 5.5 of SPP 2.5.

Managing and improving environmental and landscape attributes

Section 5.10 of SPP2.5 relates to environmental and landscape attributes. A VIA has been prepared in support of this application and details the proposed development is largely obscured from view by vegetation and due to the topography of the landscape.

Refer **Appendix 76** for the VIA prepared in support of the development application.

Preventing and managing impacts in land use planning

SPP 2.5 notes there is a relationship between this policy and State Planning Policy 4.1 Industrial Interface (**SPP 4.1**) which applies to industrial land and land uses, in that both policies deal with separation distances and buffers. Refer **section 5.2.6** for an assessment against SPP 4.1.

The proposed BGP CPF and Operations Village will occupy less than 4% of the total area of the subject site. The remainder of the subject site will continue to be utilised for agricultural purposes including pasture and livestock grazing. The dual purposes for the subject site will be managed in a manner that will ensure separate accesses to the subject site and enable appropriate management of all relevant legislative and regulatory safety and other requirements.

5.2.2 State Planning Policy 2.7 - Public Drinking Water Source

One of the objectives of State Planning Policy 2.7 – Public Drinking Water (SPP2.7) is to *"ensure that land use and development within public drinking water source areas is compatible with the protection and long-term management of water resources for public water supply."*

The proposed development is not in or near any public drinking water source areas.

5.2.3 Draft State Planning Policy 2.9 - Water, and Government Sewerage Policy (2019)

Draft State Planning Policy 2.9 Water (SPP2.9) and the Government Sewerage Policy (2019) both intend to preserve and protect water resources as well as public health and amenity.

Whilst SPP2.9 provides guidance to the decision making of development applications that affect water bodies and sources, the Government Sewerage Policy (2019) details the minimum requirements for on-site sewerage disposal. It is intended the proposed development will utilise ground water treated to potable water quality and provide an on-site sewerage treatment system. Before proceeding with either, the Proponent will obtain the relevant permits required and in strict accordance with the relevant policies.

5.2.4 State Planning Policy 3.6 – Infrastructure Contributions

State Planning Policy 3.6 – Infrastructure Contributions (SPP 3.6) provides that a decision maker can impose infrastructure contributions as part of the development application process if they can demonstrate there is both a need and nexus, and other principles of SPP 3.6 are met. Pursuant to the Mingenew Scheme, SPP 3.6 is read as part of that Scheme.

The Proponent has commenced engagement with Main Roads Western Australia (MRWA), Shire of Irwin and Shire of Mingenew regarding road use agreements and assessments. Part of these discussions have to date included upgrade to Brand Highway intersection with Mt Adams Road, as well as upgrades and maintenance Mt Adams and Yandooka West Road. This consultation and engineering assessments is ongoing.

5.2.5 State Planning Policy 3.7 – Planning in Bushfire Prone Areas

The proposed development does not encompass any habitable buildings within a 'bushfire prone area'. Additionally, the subject site is cleared of any vegetation and is at a low risk of bushfire threat.

Notwithstanding the above, it is noted there is a very minor area designated as 'bushfire prone' on the subject site. Whilst an assessment against the provisions of State Planning Policy 3.7 (SPP 3.7) is not mandatory, a Bushfire Management Plan (BMP) and Bushfire Risk Report (BRR) has been prepared to accompany the development application.

There will be suitable separation distanced between the development site and any other uses of the subject site to meet all Health, Safety and Environmental regulatory requirements. This will include firebreaks and suitable exclusion zones to support bushfire management

Refer to **Appendix 7** for the BMP and BRR.

5.2.6 State Planning Policy 4.1 Industrial Interface

SPP 4.1 seeks to prevent conflict and encroachment between industrial and sensitive land uses. Clause 6.2.1 includes the following considerations for defining an impact area:

- d) *any separation distances recommended in government policy and guidance*
- e) *the existing or potential requirement for approvals, licenses and/or registration under the Environmental Protection Act 1986, among others*

Per section 3.4(f) of SPP 2.5 and the WAPC’s Fact Sheet: Industrial Planning – Agency Assessment and Legislative Requirements, the applicable environmental policy guidance is the Environmental Protection Authority’s (EPA) Environmental Protection Guidance Statement No. 3: Separation Distances between Industrial and Sensitive Land Uses (GS3) which provides guidance on recommended separation distances between many rural land uses and sensitive land uses. GS3 assists in the determination of land use buffers and planning decision-making.

Appendix 1 of GS3 provides generic separation distances between industrial and sensitive land uses, beyond which site-specific technical analysis is not required. The closest industry in Appendix 1 of GS3 to match the BGP is the following:

Industry	Description of industry	DoE Licence or Registration category (*)	Key Government agencies for advice or approvals	Code of Practice (CoP) / environmental requirements	Impacts					Buffer distance in metres and qualifying notes
					Gaseous	Noise	Dust	Odour	Risk	
Oil or gas production (other)	production of oil or gas, including gas reforming	√ (11)	DoIR		√	√		√	√	2000

SPP 2.5 defines a sensitive land use to include single houses on rural land.

The nearest sensitive land use on a property not owned by Hancock Energy is more than 4,000m from the central processing facility, more than double the generic separation distance recommended by GS3. Section 4.4.1 of GS3 states:

*Where the separation between the industrial and sensitive land uses is **greater** than the generic distance, there will not usually be a need to carry out site-specific technical analyses to determine the likely area of amenity impacts due to emissions from the industry. The need for technical analyses is likely to be limited to such instances as major industrial developments, industries using new or non-typical processing techniques, or areas subject to cumulative impacts.*

The proposed gas processing facility uses conventional techniques to process gas. Accordingly, as the recommended separation distance is exceeded, no site-specific studies are required as part of the development approval process. However, various other approvals are required for the BGP including environmental works approvals and regulatory approvals from the DMPE. These approval processes include the preparation of environmental and health studies demonstrating there is no environmental or health impact to other persons.

The Proponent has conducted a site-specific noise assessment, an air quality assessment and a visual amenity impact assessment to ensure potential impacts at each sensitive receptor are quantified. Sensitive receptors within the Hancock Energy property, as well as the Operations Village were included in these assessments. Refer **Appendix 43** for the environmental Impact Assessment Overview for more information.

The proposal achieves suitable separation from sensitive land uses under SPP 4.1 and SPP 2.5.

5.2.7 State Planning Policy 7.0 - Design of the Built Environment

State Planning Policy No.7.0 – Design of the Built Environment (SPP 7.0) is the lead policy that elevates the importance of design quality, and sets out the principles, processes and considerations which apply to the design of the built environment in Western Australia, across all levels of planning and development.

SPP7.0 establishes a set of ten ‘design principles’, providing a consistent framework to guide the design, review and decision-making process for planning proposals.

An assessment against the SPP 7.0 policy provisions in relation to the proposed operations village is provided for in **Table 5** below.

Table 5 – SPP 7.0 Assessment

Design Principle	Assessment
<p>Context and Character</p> <p><i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p>	<ul style="list-style-type: none"> • The Operations Village is respectful to the rural context and provides an appropriate design outcome for the site. • Efforts to ensure minimal impacts to the site and locality more broadly from a visual amenity perspective have been factored into design and layout.
<p>Landscape Quality</p> <p><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p>	<ul style="list-style-type: none"> • The landscaping provision seeks to provide a contextually appropriate outcome, softening the built form. • Landscaping allows for passive and practical usage of the operations village. • Landscaping is integrated into the built form of the operations village to provide a comfortable and human scale experience for the development site.
<p>Built form and scale</p> <p><i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area</i></p>	<ul style="list-style-type: none"> • The bulk and scale of the Operations Village provides minimal impact to the lot and the locality. • The size of the Operations Village is appropriate for the context of the overall development and does not overly dominate the landscape.
<p>Functionality and build quality</p> <p><i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i></p>	<ul style="list-style-type: none"> • The Operations Village has been designed for efficiency and comfort in mind. • Dwelling structure and amenity layout and general arrangement planning has been provided to allow adequate separation whilst balancing efficient and legible access around the operations village.
<p>Sustainability</p> <p><i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></p>	<ul style="list-style-type: none"> • Design materials used in the construction of the Operations Village will seek to minimise unnecessary waste and allow for an efficient construction process. • Constructions materials will be selected with the intention of providing energy efficient layouts and thermally considered design outcomes to minimise the reliance on unnecessary heating and cooling systems.

Design Principle	Assessment
<p>Amenity</p> <p><i>Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy</i></p>	<ul style="list-style-type: none"> • A range of amenities have been provided within the operations village that will allow workers to participate in activities and recreate on site. • Passive and active amenities have been provided to allow for a diversity of amenities • Functional and practical amenities for workers to utilise have been provided, allowing for a comfortable on site experience where the majority of their needs are met and catered for on site.
<p>Legibility</p> <p><i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></p>	<ul style="list-style-type: none"> • Way finding in and around the operations village is intuitive and legible. • There is a delineation between private and communal spaces.
<p>Safety</p> <p><i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use</i></p>	<ul style="list-style-type: none"> • The operations village has been designed to ensure worker safety and comfort. • Measures such as appropriate separation distances, general arrangement layout and materiality are all employed to promote safety. • The location and siting of the operations village is key to ensure there are minimal impacts from any operations and safe and convenient access is afforded.
<p>Community</p> <p><i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction</i></p>	<ul style="list-style-type: none"> • The Operations Village provides comfortable and convenient temporary residence and recreation spaces for workers of the gas plant whilst on site. However, Hancock Energy have set up an office in the town of Mingenew and are becoming an increasingly present local contributor.
<p>Aesthetics</p> <p><i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></p>	<ul style="list-style-type: none"> • Noting there is little to no visibility of the Operations Village from any public area as well as minimal visibility from neighbouring land owners, the aesthetics of the Operations Village are practical, functional and have sustainability factored in.

Consistent with WAPC decisions on similar proposals, an independent design review of the proposed development is not necessary given the site’s isolation and that its industrial design was appropriate for its intended function.

5.3 Other WAPC policies

5.3.1 Development Control Policy 4.2 Planning for Hazards and Safety

The WAPC's Development Control Policy 4.2 Planning for Hazards and Safety (**DC Policy 4.2**) has objectives to ensure that developments are reviewed with a view to maintaining appropriate public safety, and to maintain acceptably low risk exposure through appropriate planning procedures.

Clause 4.1.1 requires development should be planned to minimise and otherwise control risks, and ensure that infrastructure, such as fire and other emergency services, are considered and will have appropriate access.

The development is located among pasture and there is therefore a risk of causing fire which can spread quickly through cropland.

The CPF facilities design uses segregation as a primary method of fire risk management, both for fires within the gas facilities area and fires that may originate outside the development site but potentially impact the gas facilities. The gas processing areas will be surrounded by "sterile zones", primarily gravel or other non-flammable surfaces to provide a barrier between flammable materials. The location of the evaporation ponds, sedimentation ponds, construction laydown area, flare zone and supporting buildings (workshop, warehouse, hard-stand storage areas) provide effective separation between pastured areas and the facilities. In addition,

The risk of a fire originating within the CPF spreading to nearby pasture areas is considered highly unlikely. The CPF design includes a specific fire and explosion risk assessment which informs the facilities design to ensure the impacts of a fire are minimised and contained within the site. The CPF and supporting buildings will have a fire and gas detection system and a firewater system installed. This will allow the facility to be shut down, and the gas inventory removed (by flaring) in the event of an uncontrolled gas release.

Mobile fire-fighting equipment will be located on the site to be used in the event of grass or other minor fires.

Cropping will not be conducted within the development area. Pasture levels in the vicinity of the CPF and Operations Village will be maintained to reduce fire risk.

5.3.2 Position Statement: Workforce Accommodation

The WAPC's Position Statement: Workforce Accommodation (**PSWA**) has been prepared by the WAPC to assist users of the planning system in understanding the land use planning considerations for workforce accommodation. One of its purposes is to outline the development requirements for workforce accommodation under the PD Act and associated regulation. The PSWA's 'position statement' is:

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.

The outcomes sought by the 'position statement' are to be implemented in the applicable planning framework. Part 5 of the PSWA states:

Where the requirement for development applicable under the Planning and Development Act applies, a local government has the ability to control the location, permissibility, terms of operation and development standards of workforce accommodation through its local planning scheme and other local planning instruments.

Notably, the Shire of Mingenew Local Planning Strategy and Scheme do not have specific provisions on the location or design of workforce accommodation facilities.

In the absence of development standards for workforce accommodation, the PSWA explicitly provides that planning decision-makers cannot control that workforce accommodation be located in a town rather than a mine-site. Nor does the PSWA require development applications to demonstrate a social or economic benefit for on-site accommodation.

This development application proposes operational workforce accommodation. It is critical that the operational village is located at the central processing facility site, given the relatively small number of staff compared to the scale of the facilities operation. Having staff located at the central processing facility manages risk in the facilities operation and in the event of an incident.

The PSWA includes a table summarising parameters that planning decision-makers can and cannot have regard to when considering proposals for workforce accommodation:

Table 6 - Extract from WAPC's Position Statement: Workforce Accommodation - planning decision-makers can:

<i>Control</i>	<i>Not control</i>
<ol style="list-style-type: none"> 1. <i>Where a planning application is required, the terms of an approval related to:</i> <ol style="list-style-type: none"> (a) <i>timeframe</i> (b) <i>setbacks</i> (c) <i>landscaping</i> (d) <i>parking and access</i> (e) <i>location and appearance of buildings</i> (f) <i>integration with surrounding areas any other land use planning matters relevant to the site.</i> (2) <i>Where a planning application is required, the ability to approve/refuse a proposal considering local planning scheme requirements.</i> 	<ol style="list-style-type: none"> 1. <i>Any matters specified by a State Agreement Act.</i> 2. <i>The issuing of a mining tenement made under the Mining Act 1978 – which can include a general purpose lease for 'any other purpose directly connected with mining operations' (may be located in a townsite).</i> 3. <i>That workforce accommodation needs to be met by permanent accommodation rather than 'villages'.</i> 4. <i>That workforce accommodation be located in a town rather than a mine-site.</i> 5. <i>Whether the land for workforce accommodation is owned by the Crown or held in fee simple.</i> 6. <i>Requirements for 'community contributions' by workforce accommodation proponents.</i> 7. <i>Requirements for workforce accommodation to achieve 'legacy benefits'.</i>

The BGP Operations Village will provide 28 workforce accommodation units and high-quality amenities on site to support its workforce. As part of the scoping work for the BGP, Hancock Energy assessed the likely staffing requirements for the proposed gas plant, including manning levels, industry typical rosters, required skills, experience and competencies and potential availability of suitable personnel both locally and within WA. It is expected that up to 16 operations and maintenance personnel will be required on site over a 24-hour period to safely operate and maintain the facility. 14 personnel will typically work the day shift with 2 on night shift.

The BGP Operations Village is sized for this workforce with an extra 12 rooms (taking the total to 28) provided for camp support staff and to be available to accommodate personnel undertaking regular planned maintenance and engineering work.

Safety In Design Regulatory Obligations and Impacts on Workforce Recruitment

Gas processing facilities are inherently higher risk facilities compared to mining and many other industrial facilities. This is due to the flammable and explosive nature of the gas and liquids produced from the reservoirs. The industry is highly regulated.

To ensure all production-related health and safety risks are mitigated, highly specific, independently verified, detailed engineering and technical safety studies are required. Upon completion of these studies and before gas plant operation, DMPE will approve a Safety Case which describes the Safety Management System (SMS) and the Emergency Response (ER) provisions on site, allowing the plant to operate. The Safety Case and SMS are prescribed under the *WHS PAGEO 2022* regulations consistent with Industry Best Practice guidelines (ref 1).

The Safety Case demonstrates all risks are identified and reduced to So Far As Is Reasonably Practicable (SFAIRP). As part of reducing risks to SFAIRP, Hancock Energy must employ staff to operate the facility who have the specific skills, experience, competency, and site-specific training required to operate the facilities and to respond to all emergencies. This narrows the potential worker employment field to a relatively small group of highly skilled, well paid, in-demand oil and gas operators.

Requirement for Worker Accommodation on Site

The BGP will compete with oil and gas projects across Australia to attract the experienced and skilled staff required. Whilst it is expected that some local personnel will be suitably qualified – and local hires of suitable personnel will be prioritised – it is likely that those people will be drawn from other local oil and gas facilities and will be insufficient in number to meet the full staffing needs. It is highly unlikely that the full staffing requirements will be met either by local residents, or by BGP hired staff prepared to relocate to the Mingenew or Dongara areas, driving the requirement for a permanent workforce accommodation for BGP.

Hancock Energy will compete with the wider Australian oil and gas industry, including offshore facilities, to attract and retain staff. Attracting these people to work at the BGP will require Hancock Energy to provide high quality accommodation and amenities that will ensure long-term worker physical and mental well-being. The BGP Operations Village, as described in the following sections, will be developed with these factors in mind and will provide some of the highest quality accommodation and amenities available to oil and gas workers anywhere in Australia.

Oil and gas industry rosters are well established within Australia, with even time rosters (2 weeks on – 2 weeks off) typical for onshore operations. These rosters typically include 12-hour shifts to meet full-time requirements and allow effective management of the competencies required to be maintained on site for safe operations. With staff working long days, management of fatigue is a key consideration, additional to meeting the safety and operational needs.

Onsite accommodation is specified for the Belisama operations phase personnel for the following reasons:

1. **Emergency response capability** Under the *Work Health and Safety Act (2022)* and *Work Health and Safety Petroleum and Geothermal Energy Operations (PAGEO) Regulations (2022)*, Hancock Energy has a duty to ensure the facility can respond to all possible scenarios that present a risk to workers health and safety (emergency preparedness). Accommodating members of the Emergency Response Team (ERT) within the BGP site ensures that a timely response can be achieved. Site specific emergency scenario analysis identified that up to 12 people are required to be ERT members to respond to an emergency. ERT is a key capability for the core crew and minimum safe manning levels and crew competencies are actively managed through rostering to ensure the required combination of emergency management and rescue skills are always on site. Each member of the core crew will be assigned a role within the ERT and will have completed mandatory training relevant to that role.

To ensure emergencies can be responded to immediately and risk of escalation mitigated, initial incident response must be site based. Third party agencies (police, fire, medical) from Dongara or Mingenew will take an hour or longer to reach the site and mobilization of expert resources and specialist equipment will take several hours. This will likely come from Perth and take 4-6 hours (aero-medical retrieval response will be quicker).

2. Management/Minimisation of security risks that would be elevated with only two persons on site overnight.
3. Management/reduction of road traffic accident risks, including fatigue and fauna impacts. Driving to site would occur in the dark, or at dawn or dusk for most of the year.
4. Management/reduction of fatigue related risks. Commuting at the start and end of each day will extend the workday by ~45 minutes each way (Mingenew or Dongara).

The proposed operational workforce accommodation facility has been designed to a high standard, consistent with contemporary facilities and in line with other modern resource project facilities in Western Australia. It therefore warrants approval. Position Statement: Dark Sky and Astrotourism

The Position Statement: Dark Sky and Astrotourism details the WAPC's position on the provision and designation of dark sky locations, and the subdivision and development implications throughout Western Australia.

Facility design will be consistent with the requirements of DPLH/WAPC Position Statement: Dark sky and astro-tourism, January 2022. Accordingly, all external lighting will:

- Use horizontally mounted asymmetric fixtures to prevent upward light spill. Where lights cannot be pointed down, shielding will be used to avoid upward light spill.
- Lighting at wellhead and hub sites will be normally off at night and only switched on when operators need to visit these sites or visually inspect the site using CCTV in response to a system alarm.
- Lights will not be directed at reflective surfaces.
- Warm white fixtures less than 2500K will be used.
- Comply with AS/NZS 4282: Control of obtrusive effects of outdoor lighting.

5.4 Shire of Mingenew Local Planning Scheme No. 4

The Shire of Mingenew Local Planning Scheme No.4 (**Scheme**) is a local planning scheme prepared under the PD Act which applies to the local government district of the Shire of Mingenew as shown on the Scheme map.

The Scheme provisions are supplemented by the deemed provisions contained in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Where a deemed provision is inconsistent with a provision of the Scheme, the deemed provision prevails to the extent of the inconsistency.

5.4.1 Aims

Aims of the Scheme include:

- (e) *to ensure the protection of agricultural land by discouraging land uses and developments that may detract from the principle function of the land while maintaining opportunities for innovations in agriculture to establish within the Shire; and*
- (f) *to facilitate and promote mining, including any subsequent and related land uses and developments that are required as a result;*

The proposed development will be supported by operational management plans and practises that ensure the protection of the surrounding the agricultural land from the facilities operation.

5.4.2 Zoning

The development site is zoned Rural under the Scheme Map. The Scheme objectives for the Rural zone are:

- *To provide for the maintenance or enhancement of specific local rural character.*
- *To protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use.*

- To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage.
- To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone.
- To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.

The proposed development is not in conflict with the zone objectives. It is a non-rural land use which is compatible with surrounding land uses, as demonstrated by its separation to sensitive land uses. The VIA provided with the application demonstrates the development will not be visually prominent. Importantly, the application proposes to develop on less than 4% of the subject site, and the remaining portion of the subject site will continue to be used for agricultural production by Hancock Energy's related companies in conjunction with the broader landholdings owned by Hancock Energy.

5.4.3 Land Use Permissibility

The processing of gas is an activity which falls within the Scheme land use category of 'industry', defined as:

industry means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes –

- (a) the storage of goods;
- (b) the work of administration or accounting;
- (c) the selling of goods by wholesale or retail;
- (d) the provision of amenities for employees;
- (e) incidental purposes;

An industry is a land use that is prohibited ('X') in the Rural zone pursuant to the Zoning Table of the Scheme. However, there is discretion available for the approval of a development in conflict with the Scheme pursuant to section 171R of the PD Act – refer **section 5.1** of this report. As explained in that section, the proposal aligns with strategic planning intentions for the extraction of gas from the Perth basin and approval is therefore warranted.

5.4.4 Development Standards and Requirements

Refer **Table 7** for an assessment of the relevant development standards of the Scheme.

Table 7: Mingenew Scheme development standards

Clause	Provided / Comment
3. Rural zone	
<i>2. In considering an application for development approval in the Rural zone, in addition to the matters outlined in Clause 67 of the deemed provisions the local government will have due regard for the following:</i>	Refer to Section 5.4.5 below for consideration of the matters outlined in clause 67 of the deemed provisions.
<i>(a) any sensitive or incompatible uses and how the application has addressed minimisation of potential environmental and health impacts through separation distances and other measures;</i>	Refer Section 5.2.1 and 5.2.6 where the proposed development is discussed in its rural context and the separation considerations relevant to the proposal. In summary, the siting of the proposed development on the subject site allows for significant setback distances and separation of the development to minimise any adverse impacts on neighbouring properties and the locality generally.
<i>(b) any wetland or remnant vegetation or other sensitive feature, and how the application has addressed the protection of the feature;</i>	The proposed development does not require clearing of any native vegetation. The development is also not anticipated to have any adverse impacts to any nearby sensitive features.
<i>(c) evidence of a sustainable water supply that does not rely on catchment outside the lot, or damming of a stream that will impact on the water availability for another lot or lots;</i>	The Proponent holds an existing groundwater licence (GWL 156102). The groundwater licence Purpose will be amended to allow for construction and operational use however no additional groundwater allocation is required. Stormwater management is addressed in the Stormwater Management Technical Memo provided as Appendix 8 .
<i>(d) soil conditions, slope, soil type, rock, potential for water logging, foundation stability, and how the application has addressed these site characteristics; and</i>	The Proponent has undertaken detailed site analysis pursuant to the relevant legislation, including contour surveys, surface water studies and geotechnical studies of these studies indicate the proposed design is consistent with the site conditions. Study results will continue to inform detailed engineering for the site.
<i>(e) proposals for treatment and disposal of waste products.</i>	A Waste Management Plan (WMP) has been prepared in support of the proposal to identify how waste will be dealt with onsite. Refer Appendix 9 for the WMP.
5. Site development requirements	
<i>1. Unless otherwise provided by the Scheme, development on all lots is subject to the setbacks, plot ratio and site coverage as outlined in Schedule 2:</i>	
<i>Min front setback – 30m</i>	>30m
<i>Min rear setback – 20m</i>	>20m
<i>Min side setback – 20m</i>	>20m
<i>Landscaping % - N/A</i>	n/a
6. Landscaping	
<i>1. The landscaping requirement referred to in Schedule 2 means an open area designed, developed and maintained as garden planting and areas for pedestrian use. At the discretion of the local government, natural bushland, swimming pools and areas under covered ways may be included within the landscaped area.</i>	

Clause	Provided / Comment
7. Building height	
<p>1. <i>The maximum height limit for buildings and structures above natural ground level irrespective of whether or not development approval is required is 10m.</i></p> <p>2. <i>Notwithstanding clause 7.1, the local government may, after following the advertising procedures set out at clause 64 of the deemed provisions, permit the construction of buildings or structures in excess of the height limit specified where it is satisfied:</i></p> <p>(a) <i>site constraints are such as to prevent the construction of a building or structure within height limits; or</i></p> <p>(b) <i>additional height is critical to the function and operation of the proposed building or structure; and</i></p> <p>(c) <i>the building or structure will be in harmony with the general character of buildings in the locality; and</i></p> <p>(d) <i>the building or structure will not adversely affect the beauty, character, quality of environment or the townscape generally; and</i></p> <p>(e) <i>the building or structure will maintain a satisfactory relationship to the boundaries of the lot on which it is to be constructed and relates generally to the siting, design and aspect of buildings on other nearby lots;</i></p> <p>(f) <i>the building or structure will not impair the amenity or development of adjoining lots.</i></p> <p>3. <i>For the purpose of clause 7.1, a building or structure does not include reference to a chimney, mast, satellite dish (not exceeding a diameter of 4 metres), pole, wind turbine or signal receiving or transmitting tower provided that the structure or facility is designed, sited and/or treated so as not to detract from the visual amenity of the locality.</i></p>	<p>The maximum 'building' height for any building on site is approximately 10.067m. This relates to the workshop warehouses. The proposed maximum building height is appropriate for the following reasons:</p> <ul style="list-style-type: none"> • The VIA undertaken to accompany the development application confirms that no/ minimal visibility of the proposed development occurs from neighbouring properties. • The tallest building on the site therefore will have minimal visibility from any neighbouring properties or any publicly accessible area. • The development site is significantly setback within the subject site meaning there is minimal visibility is further reduced and there are no impacts of maximum building height on the adjacent properties. • The development site is sited in a relatively low lying portion of the site meaning that any potential broader impacts are further minimised.
8. Car parking and servicing	
<p>2. <i>Where land is proposed to be developed as a use not listed in Schedule 3, the number of parking spaces required is to be determined by the local government having due regard to:</i></p> <p>(a) <i>the nature of the proposed development;</i></p> <p>(b) <i>the number of employees or others likely to be employed or engaged in the use of the land;</i></p> <p>(c) <i>the anticipated demand for visitor parking; and</i></p> <p>(d) <i>the orderly, proper and sustainable planning of the area.</i></p>	<p>The car parking provision on site is sufficient for the following reasons:</p> <ul style="list-style-type: none"> • The primary means of access for workers will be via shuttle bus or designated work vehicles. • Adequate shuttle bus parking and set down areas have been provided. • Company vehicles may be present on site with adequate parking to reflect the number of workers on site at any one time.
13. Amenity	
<p>1. <i>No lot, building or appliance shall be used in such a manner as to permit the escape of smoke, dust, fumes, odour, noise, vibration or waste products in such quantity or extend in such manner as to create or to be a nuisance to any inhabitant of the surrounding neighbourhood or to traffic or persons using roads in the vicinity.</i></p>	<p>Refer Appendix 3 where the environmental consideration of the proposed development are identified and addressed.</p>

Clause	Provided / Comment
15. Development of land abutting an unconstructed road	
<p>1. In considering any development application for the development of land abutting an unconstructed road reserve, the local government shall either:</p> <p>(a) refuse the application until the road has been constructed or direct access to a constructed road is provided; or</p> <p>(b) grant approval subject to a condition requiring the applicant to contribute to the full or partial cost of constructing the road as determined by the local government and impose any other conditions it considers necessary; or</p> <p>(c) require other legal arrangements to be made for permanent legal access to the satisfaction of the local government.</p>	<p>The proposed development has an access road that connects the development site to Yandanooka West Road to the south.</p>

5.4.5 Matters to be Considered

Clause 67(2) of the Deemed Provisions sets out the matters for which due regard is to be given when considering a development application. Refer **Table 8** below for an assessment of the relevant matters.

Table 8 - Matters to be considered

Matter to be considered	Provided
(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;	Refer Section 5.4 for consideration of the applicable Schemes.
(b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;	This report methodically assesses the application against the relevant planning framework. No planning instruments relevant to the proposal are being seriously considered.
(c) any approved State planning policy	Refer Section 5.2 for consideration of the applicable State Planning Policies
(d) any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d)	There is no environmental protection policy approved under the EP Act related to the subject site.
(e) any policy of the Commission	Refer Section 5.3 for consideration of the relevant WAPC's Position Statements.
(f) any policy of the State	Refer Section 4.1 for consideration against the State Planning Strategy and Section 5.2 for consideration of the applicable State Planning Policies.
(fa) any local planning strategy for this Scheme endorsed by the Commission	Refer Section 4.2 for assessment of the Shire of Mingenew's Local Planning Strategy.
(g) any local planning policy for the Scheme area;	Refer Section 5.4 for assessment of the Shire of Mingenew's Local Planning Scheme.
(h) any structure plan or local development plan that relates to the development	N/A
(i) any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015	N/A

Matter to be considered	Provided
(j) <i>in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve</i>	N/A
(k) <i>the built heritage conservation of any place that is of cultural significance</i>	No built heritage of any significance is located in proximity to the proposed development.
(l) <i>the effect of the proposal on the cultural heritage significance of the area in which the development is located;</i>	The Proponent has undergone extensive consultation with key stakeholders, including the local community and traditional owners. Refer Section 1.4 which details the consultation completed and planned. Additionally, refer Appendix 3 for the Environmental Impact Assessment Overview where cultural heritage matters are further discussed.
(m) <i>the compatibility of the development with its setting, including –</i> (i) <i>the compatibility of the development with the desired future character of its setting; and</i> (ii) <i>the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;</i>	<p>The compatibility of the proposed development with its setting is discussed and addressed throughout this report.</p> <p>As identified, the proposed development is consistent with the relevant planning strategies that highlight the importance of natural gas as a critical decarbonisation strategy. Further extensive technical reporting has been undertaken demonstrating the proposed developments has no substantive impact on the current landscape.</p> <p>The VIA undertaken as part of this application demonstrates visibility and the visual impact to surrounding land parcels and public areas is minimal.</p> <p>The subject can and will continue to operate for rural purposes and the development will not restrict or limit the broader subject site or locality from its rural operations.</p>
(n) <i>the amenity of the locality including the following –</i> (i) <i>environmental impacts of the development;</i> (ii) <i>the character of the locality;</i> (iii) <i>social impacts of the development;</i>	<p>The amenity of the locality will not be adversely impacted by the proposed development. Importantly, the following should be noted:</p> <ul style="list-style-type: none"> • The development site only encompasses a small portion of the overall subject site (less than 4 %) • The VIA undertaken to accompany the development application confirms that no/ minimal visibility of the proposed development occurs from neighbouring properties. • The development site is sited in a relatively low lying portion of the site meaning that any potential broader impacts are further minimised. • The proposed development will have a net benefit social contribution to the Shire of Mingenew. A regional support office has been established the Mingenew town centre to support the proposed development as well as the Proponent's other operations within the region. <p>Refer Appendix 3 for the Environmental Impact Assessment Overview where the environmental and social impacts are further discussed and addressed.</p>
(o) <i>the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource</i>	Refer Appendix 3 for the Environmental Impact Assessment Overview where environmental impacts are considered and addressed.

Matter to be considered	Provided
(p) <i>whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;</i>	No trees are proposed to be removed by this development. Refer Appendix 2 for the landscape concept plan which details the proposed landscaping associated with the Operational Village.
(q) <i>the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bushfire, soil erosion, land degradation or any other risk</i>	The Proponent has undertaken an extensive site analysis as per their own due diligence and pursuant to the relevant legislation. Refer Appendix 3 Environmental Impact Assessment Overview, Appendix 7 Bushfire Management and Appendix 8 Stormwater Management where these matters are further addressed.
(r) <i>the suitability of the land for the development taking into account the possible risk to human health or safety</i>	Refer Appendix 3 for the Environmental Assessment Overview for consideration of environmental impacts. Operational management plans and practices will further ensure there is no risk to human health or safety. Refer Appendix 10 Noise Assessments and Appendix 11 Air Quality Assessments where these matters are further addressed.
(s) <i>the adequacy of –</i> (i) <i>the proposed means of access to and egress from the site; and</i> (ii) <i>arrangements for the loading, unloading, manoeuvring and parking of vehicles;</i>	Refer Section 3.8.2 for consideration of access and servicing.
(t) <i>the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;</i>	Refer Section 3.8.2 for consideration of access and servicing.
(u) <i>the availability and adequacy for the development of the following –</i> (i) <i>public transport services;</i> (ii) <i>public utility services;</i> (iii) <i>storage, management and collection of waste;</i> (iv) <i>access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);</i> (v) <i>access by older people and people with disability;</i>	Refer Section 3.8.3 for consideration of waste management.
(v) <i>the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;</i>	The proposed development will not negate any community service whilst creating employment opportunities.
(w) <i>the history of the site where the development is to be located;</i>	The site has historically been used for rural purposes.
(x) <i>the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;</i>	Refer Section 3.4 where the economic benefits and community considerations are discussed.
(y) <i>any submissions received on the application;</i>	Any submissions received during advertising will be considered.
(za) <i>the comments or submissions received from any authority consulted under clause 66;</i>	Any submissions received pursuant to clause 66 will be considered.
(zb) <i>any other planning consideration the local government considers appropriate.</i>	Refer Table 7 for additional considerations of the Mingenew Scheme for the Rural zone that are in addition to clause 67(2).



Ordinary Council Meeting

24 February 2026

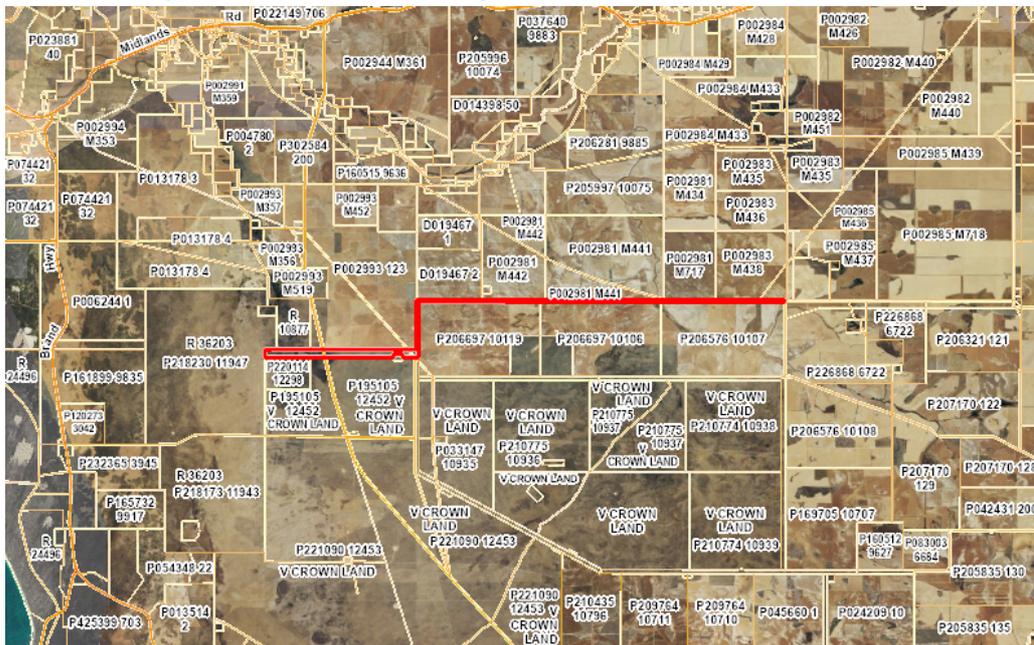
Item DEV 03-02/26

Attachment 2

Belisama Gas Project

Lot M441 Yandanooka West Road, Milo
Reserve Report

Reserve Number	10876
Reserve Name	N/A
File Number	00774-1990-01RO
Legal Area (ha)	990.2821
Status	CURRENT
Current Purpose	STOCK ROUTE
Class	C
Responsible Agency	DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)
Date of Last Change	03/02/2007
Management Orders	N/A
Document Number	N/A
Local Government Authority	SHIRE OF IRWIN SHIRE OF MINGENEW
Land Use	STOCK ROUTES
Type	N/A
Notes	N/A
Additional Reserve Information	N/A
Reserve Land Listing	View Land Listing
Additional Details	View Details
Reserve Report	View Report



[Click to Launch Map Viewer Plus](#)

Reserve Details Report - 10876

Reserve	10876	Legal Area (ha)	990.2821
Name	N/A	Status	CURRENT
Type	N/A	Current Purpose	STOCK ROUTE
File Number	00774-1990-01RO		
Notes	N/A		
Additional Reserve Information	N/A		

Class	Responsible Agency	Date of Last Change
C	DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)	03/02/2007

Management Order	Document Number
N/A	N/A

Land Use
STOCK ROUTES

Local Government Authority
SHIRE OF IRWIN
SHIRE OF MINGENEW

CLT Number	Parcel Identifier	Street Address, Suburb	File Number	PIN	Area (m ²)
LR3111/599	Lot 12234 On Deposited Plan 95260	No Street Address Information Available	00774-1990-01RO.	1347806	12328.655
LR3112/803	Lot 12299 On Deposited Plan 220114	No Street Address Information Available	00774-1990-01RO	1338589, 1338590	4480112.503
LR3118/575	Lot 12490 On Deposited Plan 220865	No Street Address Information Available	00774-1990-01RO.	1347807	28764.805

Previous Certificates of Title	Status
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Document Number/Gazette Page	Date	Type	Text
H572572	01/01/2000	Location	VICTORIA LOC'S 12234, 12490 & 12299
H572572	01/01/2000	Survey Number	CS: MISC DIA E261, CS: PLAN 20865, CS: MISC PLAN 20114
N/A	09/02/1990	Correspondence File Number	774/990
N/A	14/06/1989	Easement	EASEMENT NO. 3134B/312
4213	20/11/1987	Current Area	990.2821
2458	17/08/1984	Historical Area	ABT 4466.0
1183	19/05/1972	Area Reduced by	BY RD.14667
634	17/03/1972	Area Reduced by	[No text]
1184	29/04/1960	Area Reduced by	[No text]
2371	02/08/1957	Area Reduced by	[No text]
1110	02/05/1952	Area Increased by	[No text]
2287	05/07/1907	Class	C
2287	05/07/1907	Original Gazettal and page	ORIGINAL GAZETTE
N/A	05/07/1907	Current Purpose	STOCK ROUTE
N/A	05/07/1907	Original Area	ABT 4500.0.0
N/A	05/07/1907	Previous Lot/Locations	VICTORIA
N/A	05/07/1907	Public Plan	MOUNT LEFROY & YUWARANA 1:50 000

date: Nov 19, 2025, 8:27:45 AM