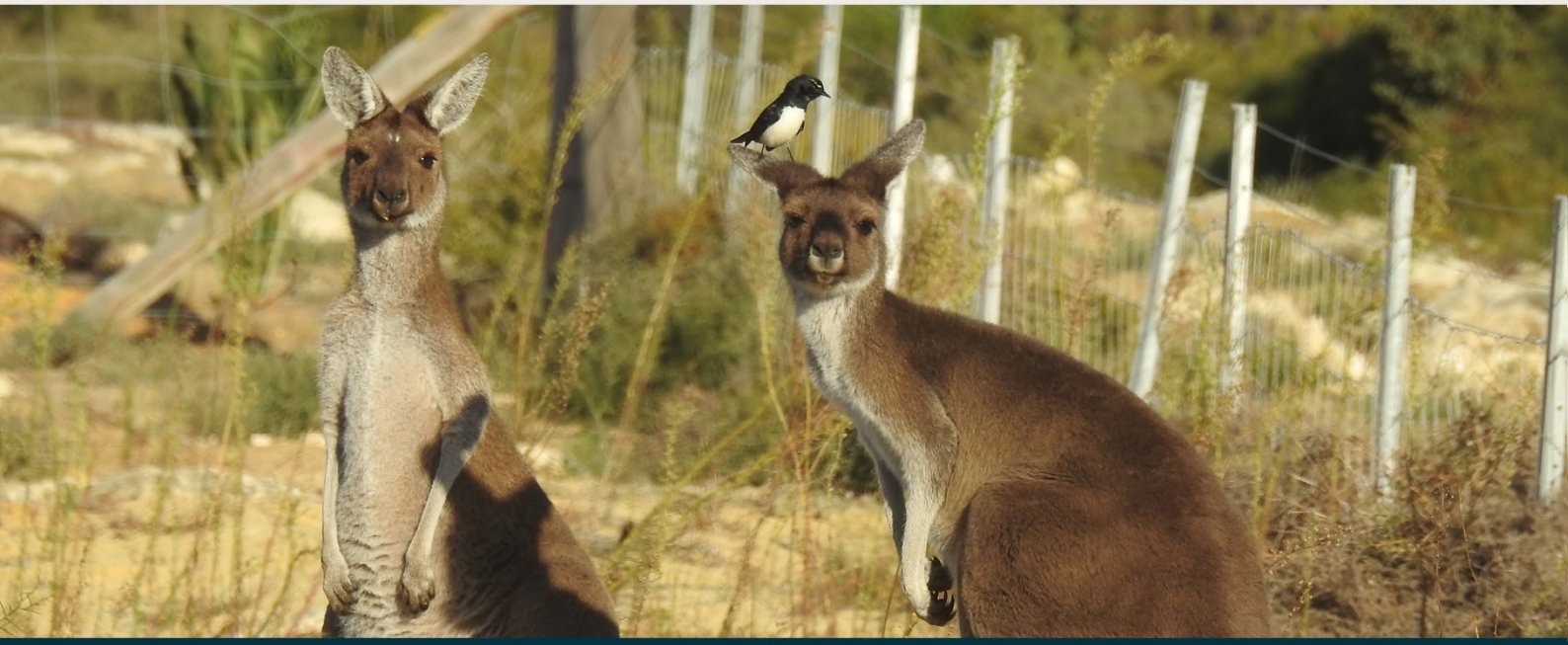
SHIRE OF GINGIN

HISTORY | BEAUTY | PROSPERITY



MINUTES

Ordinary Council Meeting

18 August 2026

CONFIRMATION OF MINUTES

These Minutes have been CONFIRMED by Council as the official record for the Shire of Gingin's Ordinary Council Meeting held on 18 August 2026, 19 August 2026, 25 August 2026 and 26 August 2026.

_____

Councillor L Balcombe
PRESIDING MEMBER

Date of Confirmation: 18 August 2026

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Applicants and other interested parties should refrain from taking any action until such time as written advice is received confirming Council's decision with respect to any particular issue.

ACKNOWLEDGEMENT OF COUNTRY

The Shire of Gingin acknowledges the Yued people, the traditional owners of Yued Boodja. The Shire pays respect to Yued Elders past and present, and acknowledges emerging Yued leaders. We extend this respect to all Aboriginal people. The Shire recognises the living, dynamic culture of the Yued people and the unique contribution they make to the Gingin region on Yued Boodja.

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ORDER OF BUSINESS

1 DECLARATION OF OPENING

The Presiding Member declared the meeting open at 3:00 pm and welcomed all in attendance.

2 RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

2.1 ATTENDANCE

Councillors – L Balcombe (President/Presiding Member), F Peczka (Deputy President), C Hyne, R Kestel, L Stewart, J Weeks (electronic attendance), D Wilkie and N Woods.

Staff – J Bayliss (Temporary Chief Executive Officer), L Parola (Acting Executive Manager Corporate Services), M Close (Temporary Executive Manager Regulatory and Development Services), R March (Executive Manager Operations and Assets), C Penheiro (Manager Development Services), L Burt (Coordinator Governance) and Y Moorby (Governance Support Officer/Minute Officer).

Observer – Dr S Silcox (Monitor).

Gallery – There were 34 members of the public present in the Gallery.

2.2 APOLOGIES

Nil

2.3 LEAVE OF ABSENCE

Cr A Vis

3 DISCLOSURES OF INTEREST

3.1 Cr Linda Balcombe

Item: 12.4 Dissolution of the Seabird Volunteer Bush Fire Brigade
Interest: Impartiality
Reason: As I chair the Bush Fire Advisory Committee.

Item: 14.1 Lot 108 (No. 281) Lennards Road, Lennard Brook - Agriculture Intensive (Unauthorised Existing Works)
Interest: Impartiality
Reason: Mr M Aldridge is on the Board of Directors at GDCFSL and they are my employer.

Item: 19.11 Breach 26/4 - Training Plan for Councillor
Interest: Impartiality
Reason: Close proximity to complainant.

Item: 19.12 Legal Representation Costs for Council Member
Interest: Impartiality
Reason: Close proximity to person in legal proceedings.

3.2 Cr Craig Hyne

Item: 12.4 Dissolution of the Seabird Volunteer Bush Fire Brigade
Interest: Impartiality
Reason: I am a Deputy Chief Bush Fire Control Officer for the Shire of Gingin and a member of the Bush Fire Advisory Committee. I did not attend the meeting in which this matter was considered.

Item: 14.1 Lot 108 (No. 281) Lennards Road, Lennard Brook - Agriculture Intensive (Unauthorised Existing Works)
Interest: Impartiality
Reason: I am a fellow member of the Gingin South Bush Fire Brigade with Mr Aldridge where I am the Captain.

Item: 14.3 Clearance of Subdivisions - Lancelin South (Stages 2, 3 and 4)
Interest: Financial
Reason: My company has an agreement with the developers for the sale of land in Lancelin South.

Item: 19.10 Alleged Breach 26/19 - Code of Conduct for Council Members, Committee Members and Candidates
Interest: Impartiality
Reason: I am a party to the complaint.

Item: 19.11 Breach 26/4 - Training Plan for Councillor
Interest: Impartiality
Reason: I am a party to the complaint.

3.3 Cr Robert Kestel

Item: 14.1 Lot 108 (No. 281) Lennards Road, Lennard Brook - Agriculture Intensive (Unauthorised Existing Works)
Interest: Impartiality
Reason: Mr Martin Aldridge gave a deputation against the application. I am a fellow board member and fire brigade member with Mr Aldridge.

3.4 Cr Lincoln Stewart

Item: 13.1 Proposed Policy - Rates Exemptions for Charitable Organisations (Non-Rateable Land)
Interest: Impartiality
Reason: I am on different NPF Boards.

Item: 19.7 Alleged Breach 26/16 - Code of Conduct for Council Members, Committee Members and Candidates
Interest: Impartiality
Reason: I am the complainant.

Item: 19.9 Alleged Breach 26/18 - Code of Conduct for Council Members, Committee Members and Candidates
Interest: Impartiality
Reason: The complaint is about comments made to me.

Item: 19.12 Legal Representation Costs for Council Member
Interest: Financial
Reason: I am the applicant seeking representation.

3.6 Cr David Wilkie

Item: 12.6 Petition to Legislative Council - Creation of Wilbinga National Park
Interest: Impartiality
Reason: I have signed a petition promoting the creation of the Wilbinga National Park

Item: 19.7 Alleged Breach 26/16 - Code of Conduct for Council Members, Committee Members and Candidates
Interest: Impartiality
Reason: I am friends and occasionally socialise with Cr Stewart, the applicant in the alleged breach.

Item: 19.12 Legal Representation Costs for Council Member
Interest: Impartiality
Reason: I am friends with Cr Stewart and occasionally socialise with him outside the Council.

3.7 James Bayliss - Temporary CEO

Item: 14.1 Lot 108 (No. 281) Lennards Road, Lennard Brook - Agriculture Intensive (Unauthorised Existing Works)
Interest: Impartiality
Reason: For chamber consistency – Mr Aldridge deputised on this item. I am a fellow member of the Gingin South Bush Fire Brigade with Mr Aldridge.

4 PUBLIC QUESTION TIME

Councillor Weeks left the meeting at 3:03 pm.

The Presiding Member declared Public Question Time open at 3:03 pm.

4.1 RESPONSES TO PUBLIC QUESTIONS PREVIOUSLY TAKEN ON NOTICE

4.2.3 Kate Lane - Neergabby

Workplace Investigation – former CEO

Q3: What was the total cost to the Shire and its ratepayers associated with the workplace investigation, including investigator fees, legal advice, consultancy costs, leave or termination payments, settlement payments and any other costs arising from this matter?

Response by the Presiding Member

Investigator and legal costs have been reported through the monthly financial statements. CEO remuneration will be disclosed in the Annual Reporting process in accordance with legislative requirements. Other costs sought relate to confidential employment matters and will not be disclosed.

4.2.4 Martin Aldridge – Gingin

Road Sealing - Schedule

Q1. I refer to Lennard's and Spratton Roads, Lennard Brook and I ask one. What is the approximate age since these roads were last resurfaced and what is the expected life of a sealed road?

Response by the Presiding Member

The Shire does not have an approximate age since these roads were last resurfaced. Once the road condition assessment has been completed on our sealed network we will be able to provide the expected life of the road.

Q3. I refer to agenda item 14.1 in relation to 281 Lennard's Road and Brook, which I understand has been withdrawn from today's meeting and I ask, with reference to the officer's report which asserts that the property was approved for irrigated horticulture under the former planning scheme number 8 and note 5 of the recommendation that advises that the property may be re-rated following approval of the application, suggesting that it may not have been rated appropriately, why has the property not been rated under the rural intensive differential rate and noting that the Shire of Gingin has the power under section 6.39(2)(b) to amend its rate record for the preceding five years, will it seek recovery of these rates?

Response by the Presiding Member

The advice note does not seek to assert that the former use was not rated properly, it simply attempts to alert the owner to a peripheral matter as a courtesy. The advice note has been used in various reports presented to the Council regarding intensive use class development approvals.

4.2.3 Ed Hartman – Neergabby

37 Lefroy Street

Q3. On page 76 of this month's agenda, subsection Capital Acquisitions, 37 Lefroy Street shows a negative $14,945. For what was this amount for?

Response by the Presiding Member

The amount referred to formed part of an expense recharacterisation as a result of asset maintenance costs. The amount relates to a building fixture that had reached the end of its service life.

4.2.6 Megan Kolbe – Gabbadah

Water Usage Costings

Q1. Can the Chief Executive Officer confirm the total amount paid for the water and electricity accounts relating to 37A Lefroy Street as shown in the list of accounts for payment presented to Council at this meeting?

Response by the Presiding Member

This is an operational matter and the Shire will not disclose the individual utility account sought.

Special Council Meeting

Q2. In response to question on notice 5 submitted by Councillor Stewart, the Chief Executive Officer states that the Deputy President cancelled a Special Council meeting called by Councillor Stewart. Is that statement, correct?
If so, please identify the evidence relied upon in making that statement. I also remind the CEO of the requirement to ensure the accuracy of Council records and proceedings under section 5.41 of the Local Government Act 1995 and to administer Council meetings in accordance with the Shire of Gingin Meeting Procedures Local Law.

Response by the Presiding Member

The Deputy Shire President sent an email to all Councillors stating:

"*The Special Council Meeting has been cancelled due to a lack of quorum as advised".*

Q3. The calling and convening of a Special Council meeting is governed by section 5.5 of the Local Government Act 1995. As the Act provides that a special Council meeting is convened by the Chief Executive Officer after receiving a valid request, will the CEO identify the person who made the decision to cancel the special Council meeting requested by Councillor Stewart?

The legislative authority under the Local Government Act 1995 relied upon to cancel that meeting and whether the CEO personally authorised that cancellation or acted on a direction from another person.

Response by the Presiding Member

Section 5.19(1) of the *Local Government Act 1995* provides that the quorum for a council meeting is at least 50% of the total number of council members. The Acting CEO at the time received advice from the Department of Local Government that, where it was known prior to the scheduled meeting that a quorum could not be achieved, a new meeting date could be arranged. The Deputy Shire President was advised accordingly, the meeting arrangements were cancelled by Administration, and the Deputy Shire President subsequently advised Councillors, as outlined in the response to Q3.

The meeting was subsequently reconvened. At that time, Cr Stewart withdrew his support for the request for the Special Council Meeting, with the result that the statutory threshold requiring the meeting to be convened was no longer met.

4.2 PUBLIC QUESTIONS

4.2.1 Michael Cramb – Lancelin

Mr Cramb provided questions for the meeting, but advised that the did not wish to read them aloud. Responses will be provided to Mr Cramb via a letter from the Presiding Member, but details will not be included in the Minutes for the August meeting.

4.2.2 Martin Adridge – Gingin

Item 14.1 Lot 108 (No. 281) Lennards Road, Lennard Brook - Agriculture Intensive (Unauthorised Existing Works)

Q1. I refer to agenda item 14.1 on page 389 of today's agenda and an officer comment in response to public submissions which states, "an advice note is recommended advising that the applicant obtain necessary permits from DWER for the establishment of the necessary buffer from the conservation category wetland". My question is does such an advice note form part of the officer recommendation and advice notes before counselling and if not, why not?

Response by the Temporary Executive Manager Regulatory and Development Services

This might have dropped off. It's not a statutory instrument for resolution of Council so it can be added back on either through the council meeting or by the correspondence to the proponent if it's determined as proposed.

Q2. I refer to agenda item 14.1 on advice note four which states, "all noise from the operation and associated equipment is required to comply with the Environmental Protection Noise Regulations 1997. My question relates to whether a diesel-powered centre pivot is a farming vehicle as defined by the regulations and therefore exempt from the noise regulations

Response by the Temporary Executive Manager Regulatory and Development Services

The legislation itself is quite poorly drafted and quite confusing. We've had a good look at it, there is an advice note clarifying it, acknowledging the difficulty interpretation. I can circulate that for you now and provide you with a copy and again, it will be captured.

4.2.3 Ed Hartman - Neergabby

37A Lefroy Street – Gingin

Q1. What was the water bill for 37a Lefroy Street in the last payment cycle?

Response by the Temporary CEO

I won't be disclosing any information that may relate to an employee's contract or anything that could disclose any sort of privacy information in relation to employee matters.

Q2. Why is the investigation taking so long?

Response by the Temporary CEO

It's a complex investigation

Q3. Will the rate payers ever see their money recovered from this incident?

Response by the Temporary CEO

Taken on notice.

4.2.4 Chandler McMinn – Lennard Brook

Mr McMinn provided questions for the meeting, but was not present to ask them. Responses will be provided to Mr McMinn via a letter from the Presiding Member, but details will not be included in the Minutes for the August meeting.

4.2.5 Kate Lane – Neergabby

Interaction with Social Media

Q1. Why are you bothering to actively engage with the very few people that are posting on Facebook and taking time to do it?

Response by the Temporary CEO

It was a statement that asked everyone to be respectful and courteous. It wasn't thought to be a particularly contentious statement for an organisation to release.

Q2. Has council acted to protect the Shire from any perceived liability by prohibiting all staff during working hours from downloading, reading, discussing or sharing of all social media, however accessed, to ensure full compliance with WorkSafe's legal requirements? If not why not?

Response by the Temporary CEO

Answered in two parts. One, the Temporary CEO doesn't seek to reaffirm the preamble as being accurate, and two, there has been no blanket provision on staff for any use of social media during work hours.

Q3. How many man-hours have you spent, which could have been better spent, addressing the issues that have led to social media comments in the first place?

Response by the Temporary CEO

Unknown.

4.2.6 Annette Howard – Mindarra

Road Signage

Q1. Will the Shire of Gingin install a stop sign on Wannamal South Rd, for traffic entering from Wannamal West Rd, Cullalla?

Response by the Executive Manager Operations and Assets

This is an operational request and, where possible, requests of this nature should be submitted directly to the Shire via mail@gingin.wa.gov.au so they can be appropriately recorded and referred to the relevant officer for consideration.

In this instance, regulatory signage is the responsibility of Main Roads WA. The Shire will contact Main Roads WA to refer your request and seek their consideration of the matter.

Q2. We request the Shire of Gingin to install "Echidna" signs 200 metres either side of this gazetted habitat on Wannamal West Rd for echidnas.

Response by the Temporary CEO

Taken on notice.

4.2.7 Megan Kolbe – Gabbadah

Temporary CEO

Q1. Has the CEO applied for council authorisation to engage in secondary employment as is required under the Code of Conduct and if not why not?

Response by the Temporary CEO

The Temporary CEO advised that he holds the appropriate approval for secondary employment.

Q2. Can the CEO explain why a property was removed from the CEO's annual return without filling in the disposition of property section?

Response by the Temporary CEO

This property has not been disposed of.

Conflicts of Interest

Q3. Did Councillor Kestel knowingly omit two important conflicts of interest on his 2025-26 annual return?

Response by the Presiding Member

Taken on notice.

Councillor Weeks returned to the meeting at 3:19 pm.

PROCEDURAL MOTION

MOVED: Councillor Stewart SECONDED: Councillor Wilkie

That Council resolve to extend Public Question Time by 5 minutes.

CARRIED UNANIMOUSLY
8 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Stewart, Councillor Wilkie, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

4.2.8 Kathleen Wright – Wanerie

Item 12.2 Draft Strategic Community Plan 2026-2036

Q1. Can Council confirm that renaming the rural area as the inland area and altering the boundary to place Neergabby in the lower coastal area will have no effect on planning classifications, differential rating, service delivery, funding priorities or community representation and will the Shire publish a clear map and list identifying the communities included in each area?

Response by the Temporary CEO

That will ultimately be up to Council during debate.

Q2. Will Council commit to publishing an implementation plan for the Strategic Community Plan that identifies for each priority the reasonable party delivery time frame, estimated costs and funding source measurable indicators of success and whether the Shire will deliver the outcome directly or advocate for another level of government or service provider to deliver it?

Response by the Temporary CEO

Taken on notice.

Item 12.6 Petition to Legislative Council - Creation of Wilbinga National Park

Q3. Item 12.6 identifies potentially significant environmental recreational planning infrastructure and financial consequences arising from the proposed Wilbinga National Park. What assessment has the Shire undertaken to determine that making a note comment is in the community's best interest rather than requesting further investigation and consultation with affected communities, new traditional owners, landowners and relevant government agencies?

Response by the Temporary CEO

The recommendation is based on the Shire not being the decision-maker and having no obligation to enter this space.

The Presiding Member declared Public Question Time closed at 3:22 pm.

PROCEDURAL MOTION

MOVED: Councillor Stewart SECONDED: Councillor Wilkie

That Council extend Public Question Time by 5 minutes.

CARRIED UNANIMOUSLY
8 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Stewart, Councillor Wilkie, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

5 PUBLIC STATEMENT TIME

Unlike Public Question Time, Public Statement Time is not a requirement under the *Local Government Act 1995* and is not listed in the Order of Business as set out in the Shire of Gingin Meeting Procedures Local Law 2014.

Public Statement Time was introduced at the Ordinary Council Meeting (OCM) on 20 February 2024 on a trial basis to provide an additional opportunity for the public to address Council. At its OCM on 15 October 2024 Council resolved that statements made during Public Question Time must relate to matters listed on the agenda for the meeting, and that practice has continued. No final decision has been made as to whether Public Statement Time will become a permanent part of Council's meeting procedures.

As part of ongoing local government reform measures, the State has previously flagged that model meeting procedures will be drafted which every local government in Western Australia will be required to adopt. There is currently no indication as to what the model procedures will require, and therefore there is no benefit to be gained by undertaking a formal amendment of the Shire's Meeting Procedures Local Law to include Public Statement Time as part of the Order of Business. In the interim, Council will continue to agree to include Public Statement Time at each council meeting.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVER Councillor Hyne SECONDER Councillor Wilkie

That Council resolve to amend the order of business for the meeting to include Public Statement Time.

CARRIED UNANIMOUSLY
8 / 0

The Presiding Member declared Public Statement Time open at 3:23 pm.

5.1 Michael Cramb – Lancelin

Mr Cramb made a public statement in relation to Item 16.2 Councillor Stewart – Coastal Erosion.

He raised concerns regarding the drafting of the item and disputed the suggestion that the motion could negatively affect relationships with State Government agencies, funding bodies and technical advisers.

He referred to previous community feedback opposing managed retreat and an independent peer review recommending further studies before managed retreat could be adopted. Mr Cramb urged Council to consider the motion on its merits.

5.2 Kate Lane – Neergabby

Ms Lane made a public statement in relation to Item 12.7 Unbudgeted Expenditure - Additional Full Time Equivalent (FTE) - Council Liaison Officer.

Ms Lane raised concerns regarding reporting on increased direct communication, staff workload pressures, social media management and unresolved or incomplete responses to public enquiries.

She acknowledged the proposal to establish a dedicated staff member to coordinate elected members' requests and supported recognition of the legitimate functions of elected members. She encouraged clear and comprehensive responses to questions from elected members and residents, and suggested the position remain dedicated to these functions.

5.3 Jemma Lang – Lancelin

Ms Lang made a public statement in relation to Item 12.1 Lancelin North Coastal Erosion - Interim Design Solution.

She spoke on behalf of the Save Lancelin Community Coalition, expressing gratitude for the action currently being undertaken but expressing concern that the current scope of work may be inadequate, with the risk that further emergency works will be required in 12 months' time.

She advocated for greater protection of the whole town by extension of the wall, and confirmed the Coalition would continue to advocate to the Minister and the Shire for protection of the entire area

5.4 Megan Kolbe - Gabbadah

Ms Kolbe made a public statement in relation to Item 12.7 Unbudgeted Expenditure - Additional Full Time Equivalent (FTE) - Council Liaison Officer.

Ms Kolbe raised concerns regarding the data provided in this item used to justify the need for additional staff, stating that while it demonstrated increased activity, it did not establish that the workload was excessive or that an additional full-time position was appropriate.

5.5 Kathleen Wright - Wannerie

Ms Wright made a public statement in relation to Item 12.2 Draft Strategic Community Plan 2026-2036.

Ms Wright acknowledged the importance of the proposed Strategic Community Plan but suggested a clearer implementation and reporting framework. She also requested greater transparency regarding the boundaries of the proposed Upper Coastal, Lower Coastal and Inland Areas, including assurance that the classifications would not unintentionally affect representation, services, funding priorities, rating or opportunities for community participation.

The Presiding Member declared Public Statement Time closed at 3:38 pm.

6 PETITIONS

Nil

7 APPLICATIONS FOR LEAVE OF ABSENCE

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVER Councillor Stewart SECONDER Councillor Woods

That Council approve Leave of Absence for Councillor A Vis for the Ordinary Council Meeting on 15 September 2026.

CARRIED UNANIMOUSLY
8 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Stewart, Councillor Wilkie, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

8 CONFIRMATION OF MINUTES

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Hyne SECONDED: Councillor Woods

That Council confirm the Minutes of the Ordinary Council Meeting held on 21 July 2026 and Special Council Meeting on 28 July 2026 as a true and accurate record.

CARRIED UNANIMOUSLY
8 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Stewart, Councillor Wilkie, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

9 ANNOUNCEMENTS BY THE PRESIDING MEMBER

Deputations

1. Martin Aldridge
   Item 14. Lot 108 (No. 281) Lennards Road, Lennard Brook – Agricultural Intensive (Unauthorised Existing Works)
   Deputation was in opposition to the officer recommendation.

2. Marc Halsall (Halsall & Associates)
   Item 14.1 Lot 108 (No. 281) Lennards Road, Lennard Brook – Agriculture Intensive (Unauthorised Existing Works)
   Deputation was in support of the officer recommendation.

3. Clement Williams (VIMG)
Item 14.3 Clearance of Subdivisions – Lancelin South (Stage 2, 3 and 4)
Deputation was in support of the officer recommendation.

4. Chris Mather (Department of Transport and Major Infrastructure)
Item 12.1 Lancelin North Coastal Erosion – Interim Design Solution
Deputation was in support of the officer recommendation.

Official Activities

28 July I met with the Local Government Inspector and Mr James McGovern with the Temporary CEO;

28 July I attended the July SCM for adoption of the 2026/27 budget;

29 July I attended the July relationship meeting with a Western Power rep and the Temporary CEO;

3 August I met with the Temporary CEO to sign VIMG Deed;

4 August I attended Lancelin South with Council to have an onsite inspection of stages 2, 3 and 4;

4 August Council Strategic Discussion and then Council attended a meeting with the Local Government Inspector and the appointed Monitor;

5 August I met with Dr Shayne Silcox the appointed Monitor;

9 August I attended the Woodridge Community Association AGM - had questions which I sent to the Temporary CEO as they were operations related - thanked the Shire for its assistance over the last 12 months;

11 August I attended Jenny Donaldson's funeral - longtime community member;

11 August I chaired the Roadwise Recognised Advisory Committee meeting. It was great to see Gingin get the most points in the band 3 group for the last quarter;

12 August I was interviewed by Nadia Misopolous ABC on Minister Carey's announcement of funding for Lancelin erosion;

12 August I chaired the LEMC meeting;

12 August I was interviewed by Andrew Collins ABC Regional Drive on Minister Carey's announcement of funding for Lancelin erosion;

12 August I met with the Temporary CEO;

13 August I attended a meeting of the CEO Selection Panel; and

16 August I attended the Sovereign Hill AGM along with Cr Peczka - thanked the Shire for all the assistance they have received over the last 12 months. They did have some questions which I will discuss with the Temporary CEO as they relate to operational matters.

10 UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS

Nil

11 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

12 REPORTS - OFFICE OF THE CEO

12.1 LANCELIN NORTH COASTAL EROSION - INTERIM DESIGN SOLUTION

File	ENV/10
Author	Ruth March - Executive Manager Operations and Assets
Reporting Officer	James Bayliss - Temporary Chief Executive Officer
Refer	Item 16.1 19 August 2025; Item 16.1 16 September 2025; Item 15.2 17 February 2026; Item 14.1 24 March 2026
Appendices	1. Technical Note- North Lancelin Interim Protection Basis of Design and Concept Design Options [**12.1.1** - 50 pages] 2. DTMI - Memo of support for interim coastal protection works [**12.1.2** - 2 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider the preferred design for interim protection works in north Lancelin.

BACKGROUND

Since May 2025, north Lancelin has experienced accelerated coastal erosion with the loss of approximately 50 metres of foredune, largely adjacent to Lot 76 Beacon Road and Lot 77 North Street.

The Shire applied for CoastWA Coastal Adaptation and Protection (CAP) grant funding in April 2026. The CAP guidance notes require successful projects to demonstrate an understanding of coastal hazards and how adaptation options will manage risk over different timeframes. New coastal protection works are generally not supported unless they can be adequately justified in the context of an adopted CHRMAP. It is noted that the CHRMAP (2023) remains in a draft format and further consultation will take place at the appropriate time.

The Shire received two (CAP) grants as part of the 26/27 program totalling $458,250 as follows:

- Grant 1 Project cost of $361,000 (CAP grant $270,750 and $90,250 Shire funded) for temporary rock bag design plus two sand nourishment campaigns; and

- Grant 2 Project cost of $250,000 (CAP grant $187,500 and $62,500 Shire funded) for geomorphology.

Given the accelerated rate of erosion being experienced at North Lancelin, the original scope of the grant funding requires review to ensure the available funding delivers the most effective response and provides the greatest benefit to the community.

The CoastWA funding is a restricted grant, meaning it can only be spent on activities approved by the State Government under the funding agreement. The Minister Assisting the Minister for Transport has expressed flexibility regarding the approved funding scope to ensure the funding can be directed towards the most appropriate management response.

Council was briefed at the Strategic Session on 21 July 2026 by the DTMI, DPLH and Bluecoast Consulting Engineers. At this meeting Council was provided background into the basis for interim design options and asked for feedback.

While the report mentions seeking decision from the Council regarding which interim design option is preferred so that detailed design can be finalised and procurement process can commence, Council Officer along with Review of DTMI Costal Engineers are recommending Option 1 (Rock Bags).

The Technical Note prepared by Bluecoast Consulting Engineers, which includes the design options is provided **(see appendices).**

COMMENT

An assessment of durability and performance, adaptability, environmental and amenity impacts, and cost and timeframe indicates that Option 1 (Rock Bags) provides the preferred solution for the site. It is expected to offer greater durability and performance under the site conditions, with the additional benefit that the bags can be recovered, stored and redeployed if required.

The DTMI provided the Shire with a memorandum also outlining their support for Option 1 **(see appendices).**

While Option 2 (geotextile sand containers) provides a modest improvement in the public and environmental interface, the overall assessment concluded that the Rock Bags are preferable in the circumstances of the site.

SUMMARY

Based on the above, the Officer recommends that Option 1 (Rock Bags) be progressed as the preferred interim solution.

RISK IMPLICATIONS

Risk	Likelihood	Consequence	Rating	Mitigation
Continued dune erosion if works are delayed	Almost Certain	Major	Extreme	Proceed with interim protection works
Storm damage to public infrastructure	Likely	Major	High	Install engineered protection
Public safety risks associated with dune collapse	Possible	Major	High	Stabilise dune toe
Environmental impacts during construction	Unlikely	Minor	Low	Environmental management measures and approval conditions
Damage to Rock Bags during severe storms	Possible	Moderate	Medium	Ongoing monitoring and maintenance
Community expectation that works are permanent	Likely	Moderate	Medium	Clear communication that works are interim

Overall, the risks associated with not undertaking the interim protection works are considered greater than the risks associated with installation.

STATUTORY/LOCAL LAW IMPLICATIONS

Nil.

POLICY IMPLICATIONS

Nil.

BUDGET IMPLICATIONS

The current budget allocation for the Shire's contribution to both Grant 1 and Grant 2 is $152,750.

The estimated cost of the proposed 140m of works is approximately $1.2 million, based on $6,700 per metre plus a 30% contingency. Further detail is provided in the Technical Note.

It is proposed to liaise with the State Government for any funding variances.

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	3. Planning & Sustainability - Plan for Future Generations
Strategic Objective	3.2 Preservation & Management of Endangered Habitats and Coastal and Inland Reserves - Sustainable policy/actions supporting preservation activities.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Kestel SECONDED: Councillor Stewart

That Council:

1. **Acknowledge the Technical Note received from Bluecoast Consulting Engineers regarding the basis of design and concept options for interim coastal protection works for north Lancelin;**

2. **Endorse Option 1 (Rock Bags) as the preferred solution for the interim coastal protection measure;**

3. **Authorise the Temporary Chief Executive Officer to pursue additional funding options to cover the construction costs; and**

4. **Authorise the Temporary Chief Executive Officer to procure the works, subject to allocation of the additional funding.**

CARRIED UNANIMOUSLY
8 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Stewart, Councillor Wilkie, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL MOTION

MOVED: Councillor Woods SECONDED: Councillor Stewart

That Council agree to amend the order of business for the meeting by considering items 16.2, 14.3 and 14.1 as the next items of business after Item 12.1.

CARRIED UNANIMOUSLY
8 / 0

FOR	*Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Stewart, Councillor Wilkie, Councillor Woods and Councillor Weeks*
AGAINST	*Nil*

In accordance with Council's resolutions, Items 16.2, 14.3 and 14.1 were brought forward and considered as the first, second and third items of business. See pages 471-475, 405-467 and 285-391 for details.

Item 12.2 was considered after Item 14.1.

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SHIRE OF GINGIN

Technical note

To	Shire of Gingin
From	Bluecoast Consulting Engineers (Bluecoast)
Authors	L. De Lucia & I. Andonegui
Reviewers	H. Loehr & E. Watterson
Reference	P25603_NorthLancelin_InterimCPW_ConceptOptions_R2.00
Date	10 August 2026
Subject	**North Lancelin interim coastal protection works - design basis and concept options**

1. Introduction

1.1 About this technical note

This technical note outlines the design basis and concept options for proposed interim coastal protection works at North Lancelin fronting the Lancelin Sands Hotel and Lancelin North End Caravan Park. This revision of the technical note documents the adopted design criteria, key assumptions and concept design outcomes. Detailed design and documentation of the interim coastal protection works (CPW) will be prepared following review and confirmation of the design basis and approach by the Shire and funding partner, the Department of Transport and Major Infrastructure (DTMI).

The proposed works are intended as an interim coastal protection measure only. They are intended to reduce immediate erosion risks while the Shire undertakes the further investigations, planning and option development required to establish an appropriate longer-term management solution for the site.

1.2 Project area

The project area is located at North Lancelin within the Shire of Gingin. The shoreline in this area is undergoing rapid erosion and realignment, as shown in Figure 1. In some locations, the vegetation and dune line have receded by more than 40 m over the past 12 months as shown in aerial photography collected by DTMI.

This erosion is threatening several public and private assets, including the Lancelin Sands Hotel and the Lancelin North End Caravan Park. The project area comprises approximately 110 m of coastline fronting these two assets. It does not extend across the full length of shoreline currently affected by erosion and realignment.

Over the past 12 months, the Shire has implemented several emergency measures to slow erosion and maintain a protective dune buffer. These temporary measures have included sand nourishment and, more recently, rock bags placed to secure a geotextile layer reinforcing the dune scarp.

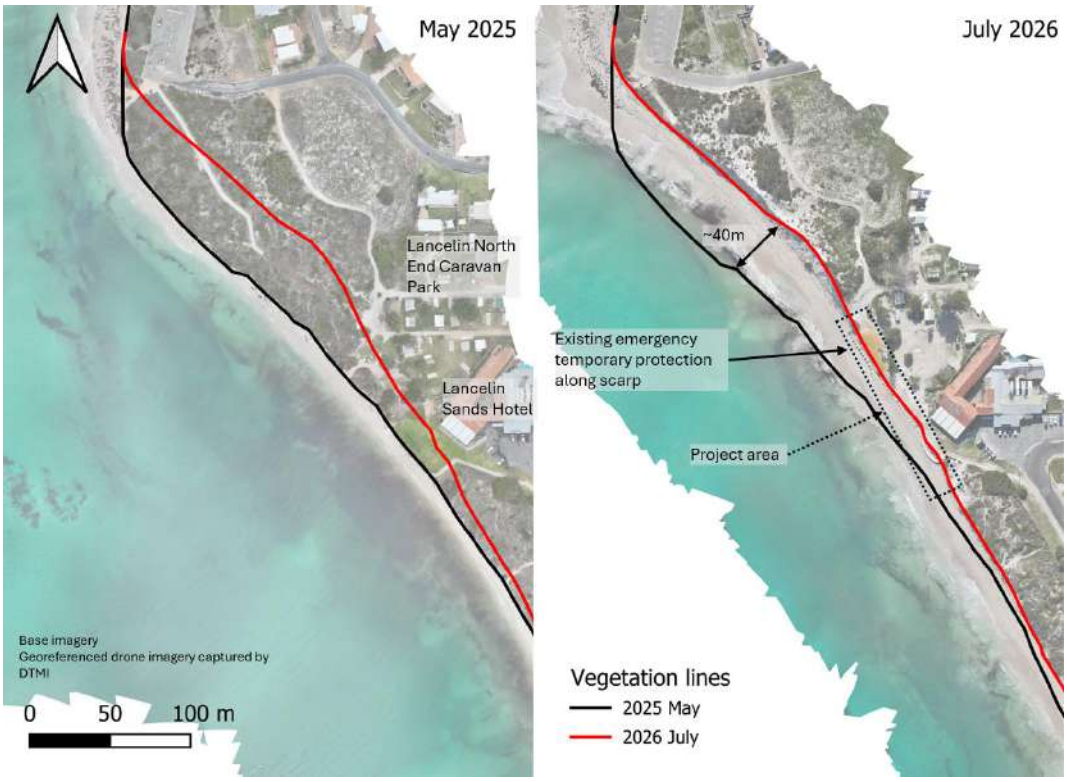

Figure 1. Project area.

1.3 Context of this report

The Shire's draft Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) (Shape Urban 2024) identifies the project area as being exposed to significant coastal erosion and inundation hazards. At this stage, the draft CHRMAP has not been adopted by Council and as such the long-term adaptation pathway for the area is unresolved. In the short term, the draft CHRMAP nominates dune management, monitoring and planning controls. It also identifies the need for broader geomorphological and coastal processes investigations to improve understanding of shoreline behaviour and inform future management decisions.

Since preparation of the draft CHRMAP, substantial erosion and shoreline realignment has occurred at North Lancelin. Observed recession rates have exceeded the planning allowances adopted in the existing coastal hazard assessment. There remains significant technical uncertainty regarding the drivers of this erosion, how the shoreline will continue to evolve and the most appropriate long-term response.

Accordingly, the long-term management solution for North Lancelin is not yet known and is dependent on a separate body of technical investigations. The Shire has recently secured a Coastal Adaptation and Protection (CAP) grant to fund a geomorphological study to establish a stronger technical basis for longer-term coastal management planning.

The Shire has also secured CAP grant funding for interim CPW while these investigations are completed. The funding conditions require the works to be temporary. The purpose of the current project is therefore to provide an interim reduction in erosion risk without committing the Shire to a permanent protection

solution or preventing implementation of a longer-term adaptation pathway. An overview of the report context is provided in Figure 2.

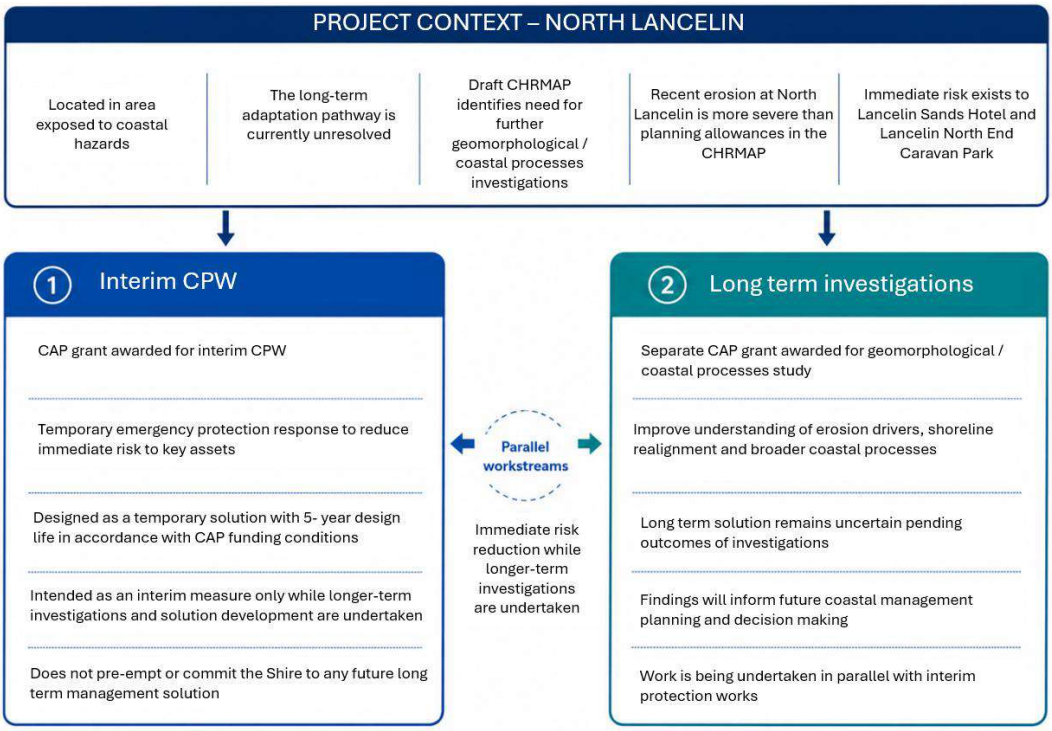

Figure 2. Overview of report context.

1.4 Scope and structure of this report

The scope is limited to the interim CPW within the nominated project area and has been developed to support progression to detailed design. The proposed works are intended to reduce immediate erosion risk while remaining consistent with the temporary, five-year design life required under the project funding conditions.

The scope of this technical note includes:

- Development of the design basis for the interim CPW, including the project objectives, adopted design criteria and concept design summary. This is provided in Section 2.
- A comparison of indicative construction costs and consideration of options for staging the works. This is provided in Section 3.
- Definition of the monitoring and maintenance requirements for the interim CPW. This is provided in Section 4.

2. Design basis

2.1 Project objectives

The project objectives for the interim CPW have been developed:

- consistent with the intent and funding conditions of the Coastal Adaptation and Protection grant;
- in consultation with
  - Department of Transport and Major Infrastructure officers as the funding partner;
  - Shire officers as the Client and asset custodian; and
  - Shire's elected members.

The objectives are aligned with the need to provide an interim reduction in erosion risk while broader geomorphological and coastal processes investigations are undertaken. Given the temporary nature of the proposed works and the remaining uncertainty regarding long-term shoreline behaviour and management requirements, the objectives have been framed to support a response consistent with best-practice coastal management. The adopted design objectives are presented in Figure 3.

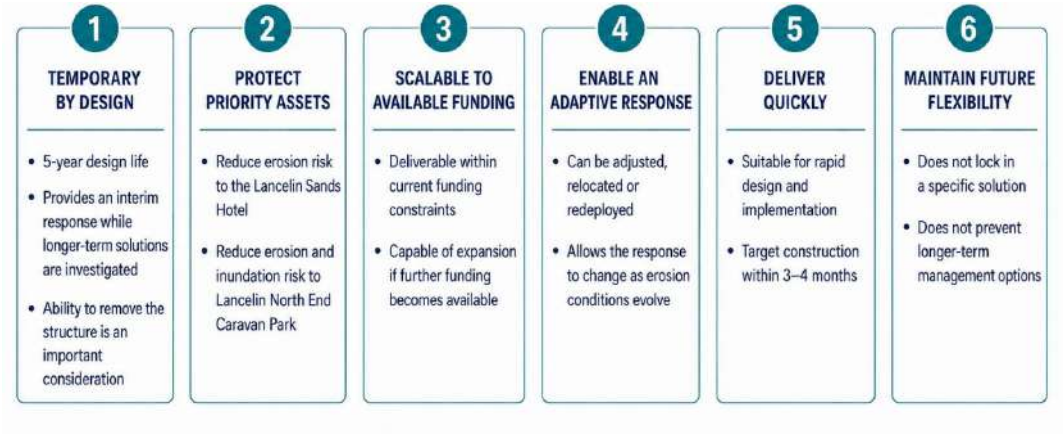

Figure 3. Overview of project objectives.

2.2 Design criteria

Table 1 presents the design criteria, assumptions and parameters adopted to guide the detailed design development. These criteria have been based on available literature and the project investigations completed to date.

Table 1. Design criteria

Criteria	Notes
Design standards and references	The design has been undertaken with reference to the following primary standards and guidance documents: • AS 4997:2026 Guidelines for the design of maritime structures • AS/NZS 1170.0:2002 Structural design actions, Part 0: General principles

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Criteria		Notes
		• AS 4678:2002 Earth-retaining structures • USACE EM 1110-2-1100 Coastal Engineering Manual • EurOtop Manual (2018) – Manual on Wave Overtopping of Sea Defence and Related Structures (2nd Edition) • CIRIA C683 The Rock Manual: The use of rock in hydraulic engineering, 2nd edition
Design life	5 years	In accordance with Table 6.1 of AS 4997, a design life of five years or less is appropriate for temporary structures. A five-year design life has therefore been adopted, consistent with the interim purpose of the works and the requirement for the protection measure to remain temporary.
Design conditions	Stability	In accordance with Table 5.4 of AS 4997, a 20-year ARI design condition has been adopted for structural stability under loading from coastal processes, including wave action and elevated water levels. The probability of this condition being exceeded at least once during the five-year design life is approximately 23%.
	Overtopping	A 20-year ARI design condition has been adopted for assessment of wave overtopping under combined wave action and elevated water levels. This is for damage to the slope behind the structure leading to failure of the structure.
Datum	AHD and GDA2020	All levels are relative to Australian Height Datum (AHD) and the adopted coordinate system is GDA2020 Zone 50, Universal Transverse Mercator (UTM), unless otherwise stated.
Acceptable damage	0-5% damage	If the design event occurs over the design life, then there may be some movement of up to 5% of the units that make up the structure. This does not represent failure of the structure or impact its structural stability. An inspection of the structure should be undertaken regularly and/or following major storm events by a suitably qualified engineer.
Design wave conditions (offshore)	20-year ARI wave height 8.05 m	Extreme offshore wave conditions at the site were derived from an extreme value analysis (EVA) of significant wave heights measured at the Jurien Bay Wave Rider Buoy (WRB), as presented in the Bluecoast (2025) report.

ARI	1 year	5-year	10-year	20-year
Hs (m)	6.25	7.31	7.69	8.05
98% confidence interval	[6.07-6.43]	[6.98-7.65]	[7.29-8.10]	[7.57-8.53]

Design wave conditions (inshore)	$Hs_{t=0}$ = 1.05 $Hs_{t=5}$ = 1.36 Tp = 11s	Nearshore wave conditions at the structure toe were derived using a 1D XBeach numerical model for two shoreline configurations: • T0 – commencement of design life: current surveyed profile.

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<table>
<tr><th>Criteria</th><th></th><th>Notes</th></tr>
<tr><td></td><td></td><td>• T5 – end of design life: sensitivity profile representing five years of continued shoreline recession
• Additional information is provided in Appendix B.</td></tr>
<tr><td>Design ocean still water level</td><td>20-year ARI ocean water level 0.92 m AHD</td><td>Return period still water levels at the Lancelin tide gauge based on extreme value analysis of measured water level records (Baird, 2020).
<table>
<tr><th>ARI</th><th>2 year</th><th>5-year</th><th>10-year</th><th>20-year</th></tr>
<tr><td>Water level (m AHD)</td><td>0.67</td><td>0.77</td><td>0.84</td><td>0.92</td></tr>
<tr><td>98% confidence interval</td><td>[0.65-0.69]</td><td>[0.73-0.82]</td><td>[0.75-0.94]</td><td>[0.77-1.06]</td></tr>
</table></td></tr>
<tr><td>Sea level rise</td><td></td><td>Sea level rise has been considered in accordance with the Department of Transport's Sea Level Change in Western Australia (DoT 2010). Over the design horizons, sea level rise is expected to have a minimal influence on water levels.
<table>
<tr><th>Planning timeframe</th><th>Present (2026)</th><th>2031</th></tr>
<tr><td>Sea level rise allowance (m)</td><td>0</td><td>0.03</td></tr>
</table></td></tr>
<tr><td>Overtopping</td><td>5 l/s/m</td><td>Wave overtopping has been assessed primarily as a structural design criterion. The adopted design wave conditions are within the H_{m0} =1–3 m range.
The crest and landward slope will be treated with coir matting, maintained and subject to ongoing monitoring. On this basis, the EurOtop criterion for a maintained grass-covered crest and landward slope has been adopted, corresponding to a mean overtopping discharge: q≤5 L/s per m
A separate pedestrian-access overtopping criterion has not been adopted. The structural criterion is more stringent when allowance is made for the smaller design event typically applied to pedestrian safety and the setback of pedestrian access from the structure crest.</td></tr>
<tr><td>Seabed material</td><td>Unconsolidated sand to beyond depth of scour</td><td>No site-specific geotechnical information is available for the project area. Site observations and the available coastal investigations indicate that the beach and dune profile is predominantly sandy, and no rock has been observed within the beach / dune area to date.
Competent limestone has, however, been identified within the broader Lancelin area, including in geotechnical investigations undertaken at South Lancelin, and reef is present in the nearshore.
For design purposes, the project area has been assumed to comprise unconsolidated sand to the adopted excavation and scour depth. Notwithstanding this assumption, limestone or cemented material may be encountered at depth during excavation.</td></tr>
</table>

Criteria		Notes
Scour design	Limited by the maximum excavation depth achievable during construction	The practical toe depth will be limited by the maximum excavation depth achievable during construction. Scour is expected to occur over the five-year design life due to: • ongoing shoreline realignment and recession • storm-driven local toe scour; and • seawall induced toe scour A scour assessment has been completed and is provided in Appendix B. Shoreline recession was assessed over the 2005 to 2025, 2016 to 2025, 2020 to 2025 and 2024 to 2025 periods. For design: • the 2016 to 2025 rate was adopted for the principal T5 profile • the higher 2020 to 2025 rate was assessed as a sensitivity case • the 2024 to 2025 rate was not extrapolated over the full design life because it represents a short period of rapid shoreline adjustment. Storm scour was assessed for the 20-year ARI design condition. Due to practical construction limits, the structure may not accommodate the full extent of recession and storm scour without intervention. If the higher recent recession rates persist, increased toe scour, settlement and flanking erosion at the ends of the structure may occur. Ongoing monitoring and management will be required, including placement of additional units and/or sand nourishment.

2.3 Concept summary

A summary of the key parameters adopted in the conceptual design of the interim CPW is provided in Table 2.

Table 2. Concept design parameters for interim CPW.

Design parameter		Value	Rationale
Structure type		Revetment (slope seawall)	A revetment has been adopted as an appropriate interim CPW measure in line with CAP grant funding conditions. This approach has a lower risk of erosion transfer and broader coastal process impacts than groynes or breakwaters, although greater than a sand nourishment-only response. Sand nourishment was not adopted as the primary measure, as the Shire and DTMI assessed it was not providing sufficient value for money.
Planform Refer to Section 2.4 for	Length (along crest)	140 m	The project area extends approximately 110 m along the shoreline. Protection of the Lancelin North End Caravan Park and Lancelin Sands Hotel would require the revetment to extend across this frontage, with additional length for appropriate tie-ins at each end.

Design parameter		Value	Rationale
discussion on planform			The proposed constructed length is approximately 140 m. The interim CPW is not intended to arrest the broader shoreline realignment. If recession progresses at or above the higher recent rates, terminal or flanking erosion may govern the performance of the works requiring extension, relocation or modification of the protection layout.
	Alignment	Following existing scarp line	The revetment alignment will generally follow the existing erosion scarp, with local adjustment to allow construction access to the toe and formation of an appropriate landward sand batter. The alignment should not extend further seaward than required. A more seaward alignment would increase the risk of terminal and flanking erosion and may result in greater interference with coastal processes. The alignment has been placed as far landward as possible, which now equates to the location of the scarp which is around 4-5 m from infrastructure at the narrowest location. This buffer should be retained for construction access purposes and to limit further potential compromise to asset foundations.
Stability	Material selection	Geotextile sand containers or rock bags	Geotextile sand containers or rock bags have been nominated for the revetment. These systems are commonly used for short-term interim CPW in similar applications because they are: • temporary by design; • locally available; • relatively simple to construct; • removable; • scalable to suit available funding and staging; and • flexible under settlement and local scour.
	Material sizing	GSCs = 2.5 m^3 Rock bags = 4.0 t	A stability assessment has been undertaken to determine the appropriate unit size for each material option. The assessment is provided in Appendix B. The stability assessment notes that a 2.0 t rock bag achieves stability requirements under wave action. A key consideration for the site is durability under abrasion, deformation and settlement given the likelihood of toe scour and use of rougher limestone rock as fill. Higher durability specification is recommended to minimise ongoing maintenance. This higher durability bag type is only available in 4 t and 8 t bag sizes.

Design parameter		Value	Rationale
	Toe design	Level = -1.0 m AHD Scour apron = 1 bag	A scour assessment considering both profile recession and storm conditions has been undertaken and is provided in Appendix B. The adopted toe level of −1.0 m AHD reflects the likely practical excavation limit for construction and is below the estimated global scour level associated with profile recession. A single-bag scour apron is nominated at the toe to act as a falling apron and provide additional protection where local storm scour extends below the constructed toe level. This is intended to improve resilience if significant storm erosion occurs during the design life. Future recession rates are estimated based on rates experienced over the past 10 years. Should greater than historical rates be experienced, slumping and settlement due to toe scour are likely to occur.
Cross section	Slope	1V:1.5H	A 1V:1.5H slope is nominated, consistent with standard practice for revetments in the coastal environment and the stability assessment provided in Appendix B. Opportunities to steepen the slope and reduce the structure footprint will be considered during detailed design, subject to confirmation of stability and constructability.
	Crest elevation	Rock bags = +3.2 m AHD GSCs = +3.8 m AHD	The crest elevations have been selected to achieve acceptable overtopping performance at the start of the five-year design life. The crest may be raised during the design life where monitoring identifies the need. Given the adopted toe level and the modular nature of the structure, the final crest height is also governed by the characteristic unit height, being approximately 0.6 m for rock bags and GSCs. A lower crest elevation is adopted for the rock bag option because the permeable structure is expected to provide greater wave-energy dissipation and improved overtopping performance compared with the less permeable GSC option. The ground level landward of the crest varies from approximately +3 2 to +4.2 m AHD. Some regrading and coir matting at the rear of the crest will be required.
	Layering	1 layer	A single-layer arrangement is nominated, consistent with standard practice for temporary and short-term geotextile container and rock bag revetments. The adopted stability assessment has been undertaken for a single-layer configuration and confirms the suitability of this arrangement for the concept design.

2.4 Planform (extents and alignment)

Extent

The project objectives identify the purpose of the interim CPW as protecting the Lancelin Sands Hotel and the Lancelin North End Caravan Park from the immediate coastal erosion risk.

At the Lancelin Sands Hotel, the primary risk is continued erosion of the dune scarp and potential undermining of the building. At the Lancelin North End Caravan Park, the initial risk is breaching of the remaining dune barrier, which may increase exposure to inundation and subsequently allow further erosion towards the site.

The site topography and key features influencing the proposed protection extent are shown in Figure 4, including the adjoining dunes, potential dune-breaching areas and assets requiring protection.

At the northern end of the site, the substantial existing dune provides a practical termination point for the structure. The tie-in arrangement will require further consideration during detailed design, as extensive excavation into this substantive dune is not considered feasible. Some terminal erosion should therefore be anticipated and managed through monitoring and ongoing adaptation or extension of the bag structure. As such, additional bags could be purchased (and possibly filled) so they are ready for post-construction installation.

At the southern end, the existing dune provides a reasonable erosion buffer and forms an appropriate termination point for the initial works. The tie-in should provide protection against terminal erosion. An existing blowout in this area provides an opportunity to form the tie-in while minimising disturbance to established dune vegetation and assisting with stabilisation of the blowout. Ongoing management, including potential extension of the bags, is likely to be required. The detailed design will also need to consider the provision and configuration of beach access at this end of the structure.

The interim CPW is not intended to arrest the broader shoreline realignment. If recession progresses at or above the higher recent rates, terminal or flanking erosion may govern the performance of the works requiring extension, relocation, sand nourishment or modification of the protection layout.

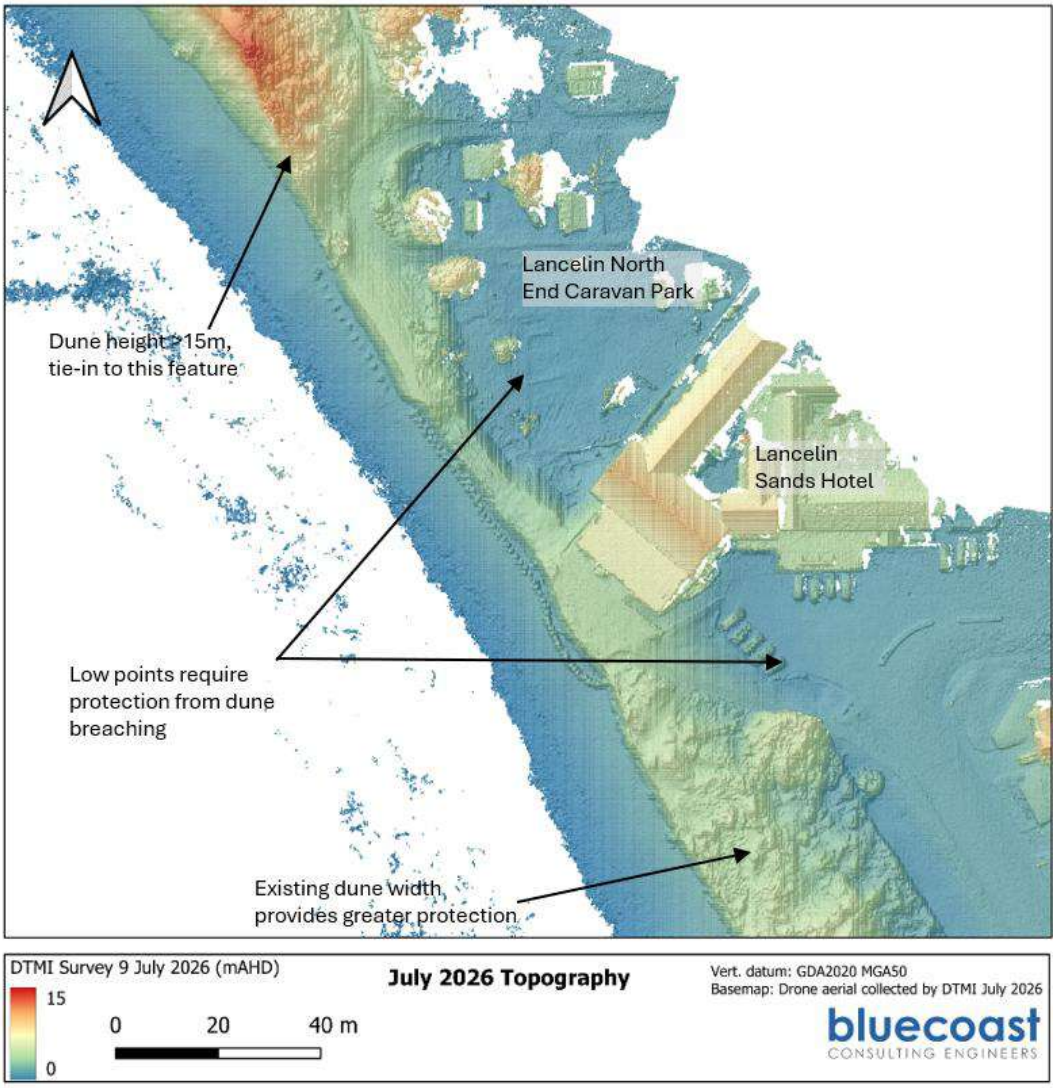

Figure 4. Key features determining the extent of protection required.

Alignment

The concept revetment control line has been developed to follow the existing erosion scarp and to locate the structure as far landward as practicable. This minimises the seaward footprint of the works and reduces unnecessary advancement of the shoreline, which could increase terminal and flanking erosion and interfere with existing coastal processes.

The alignment has been selected to:

- provide sufficient working space to excavate and construct the toe;
- accommodate the adopted revetment cross-section;
- allow formation of a suitable sand batter landward of the crest;

- avoid unnecessary excavation into established dunes and vegetation; and
- provide practical tie-ins at the northern and southern ends.

The alignment therefore represents a balance between retaining the structure landward, minimising disturbance and providing sufficient space for safe and practical construction. The final control line and tie-in details will be refined during detailed design based on the adopted structure type, construction methodology and site access requirements.

The proposed revetment control line has been divided into three lengths, as shown in Figure 5. Each part and the total revetment length are summarised in Table 3.

Table 3. Protection extent.

Section or works	Length (m)
Lancelin North End Caravan Park	75
Lancelin Sands Hotel	37
Southern tie-in	28
Total	**140**

Note: 1. Length and extent subject to review as part of detailed design.

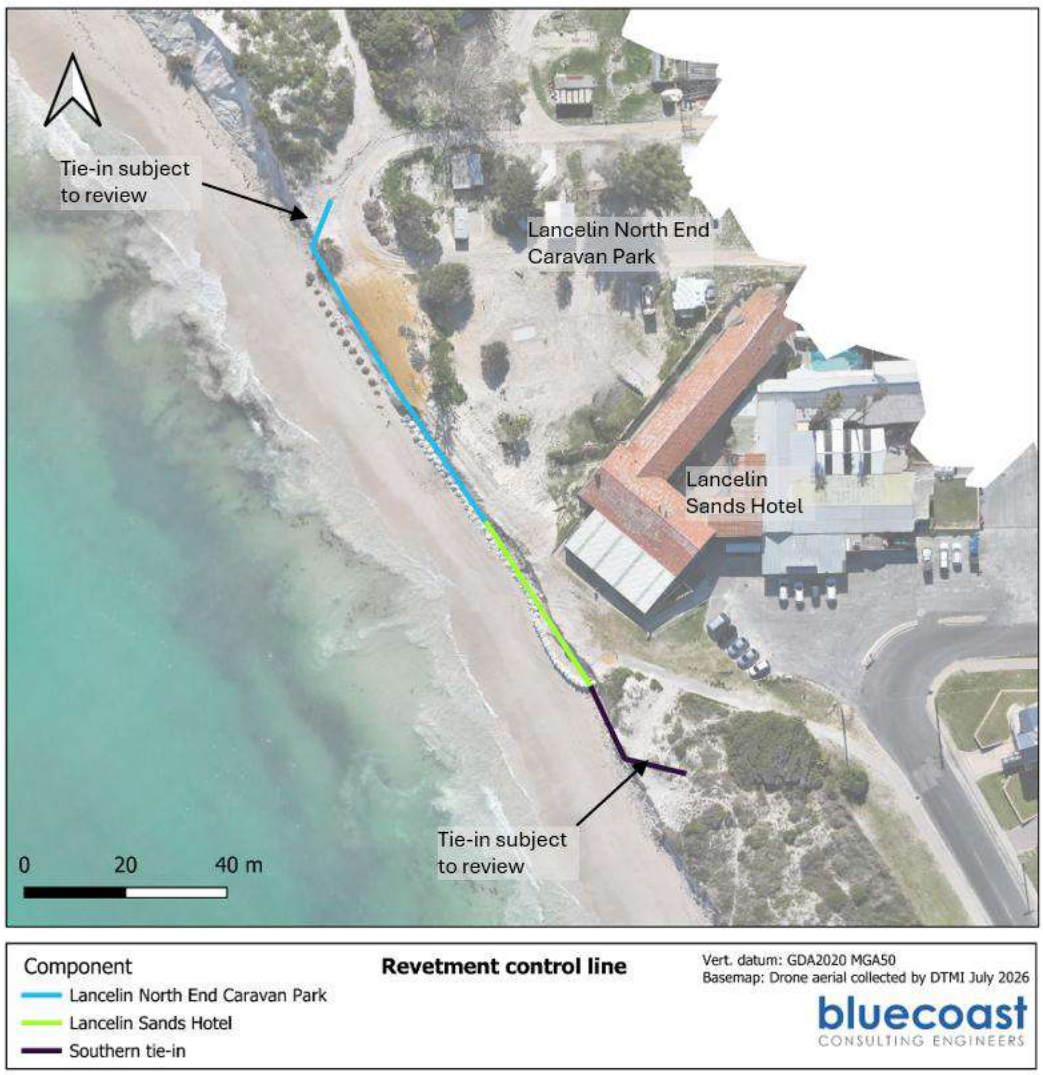

Figure 5. Concept revetment control line.

3. Cost comparison and staging

3.1 Cost comparison

3.1.1 Approach

Concept-level construction cost estimates have been prepared for the rock bag and geotextile sand container options. The estimates have been prepared by Bluecoast and have not been independently prepared or reviewed by a quantity surveyor.

Concept costings have been developed on a lineal metre basis for both the rock bag and GSC structures. The cost build-ups draw on the following sources:

- the Shire's actual costs and observed productivity rates for the rock bags constructed to date
- cost information from comparable local rock bag and GSC projects
- supplier quotations for rock bags, GSCs, geotextile and fill materials
- typical filling and placement rates provided by manufacturers, benchmarked against the Shire's experience and comparable local works.

3.1.2 Assumptions

The per metre cost estimates have been prepared on the following assumptions:

- the existing temporary structure will be fully removed and stockpiled on site
- the Shire will be responsible for subsequent transport and storage of the recovered rock bags
- bag filling will occur at a separate location within Lancelin rather than at the site
- the adopted filling arrangement includes double handling of the completed units and is therefore conservative; savings may be available where filling and placement can occur at the same location
- all materials, labour and plant will be supplied by an external local contractor
- additional mobilisation, travel and accommodation costs may apply if a Perth-based contractor is required
- potential savings associated with the Shire directly procuring or transporting materials have not been included
- the estimates exclude design, approvals, monitoring, maintenance and future modification or removal of the structure
- the costs for purchase and filling of additional bags required for operational and maintenance purposes have not been included.

A 30% contingency is recommended for preliminary budgeting to reflect the concept design status, short procurement timeframe and uncertainty in contractor pricing and methodology.

3.1.3 Estimates

The estimated construction cost per lineal metre for each option is presented in Table 4. These rates provide a consistent basis for comparing the relative cost of the rock bag and GSC options before confirming the final structure length and staging arrangement.

Table 4. Cost comparison

Option	Rock bags	Geotextile sand containers
Cost / m	$6,700	$7,500

Note: 1. Includes an allowance for preliminaries, deconstruction and earthworks.
2. Excludes contingencies. An additional 30% allowance for contingencies is recommended at this stage.
3. Excludes costs for project management or technical advice.
4. Excludes purchase and filling of additional bags required for operational and maintenance purposes.

3.1.4 Limitations

The estimates are intended to support comparison of the two options and as preliminary budget planning. They should not be interpreted as a prediction of the final tendered cost. Emergency coastal works can

attract substantial pricing variability, particularly where procurement and construction are required at short notice.

Key factors that may influence the final construction cost include:

- short procurement and mobilisation timeframes
- contractor availability at the time of the works
- the perceived urgency, budget and construction risk
- contractor methodology, staging and productivity
- site access and working space
- plant availability and the need for specialised lifting equipment
- economies of scale, with construction of the full structure likely to provide better value per metre than a partial stage
- double handling of filled units where filling and placement cannot occur at the same location
- accommodation and travel costs where a Perth-based contractor is required
- market competitiveness at the time of procurement.

3.2 Staging, cost saving or value engineering options

Throughout development of the concept options, there has been a level of uncertainty regarding the funding available for the interim CPW and therefore the viable scope of the works.

The concept options have been developed rapidly, consistent with the emergency interim nature of the project, and in accordance with relevant Australian standards and accepted coastal engineering practice. The primary design task was to develop a practical interim CPW solution based on established GSC or rock bag systems used for comparable emergency coastal works.

An initial review of potential staging, cost-saving and value-engineering opportunities has also been undertaken to assist the Shire in responding to funding constraints. This review extends beyond the core design basis and concept design task and is intended to identify practical opportunities rather than provide fully developed alternative designs.

Some options may be implemented through procurement or construction planning, while others would require additional investigation, risk assessment and design development before adoption.

The identified staging, cost-saving and value-engineering options are summarised in Table 5.

Table 5. Assessment of staging, cost saving or value engineering options.

Item	Discussion
Laydown and construction area	The current cost estimates assume that GSCs or rock bags will be filled at a separate location within the Lancelin townsite and transported to the site for placement. This requires double handling of the completed units and introduces additional transport and plant costs. This assumption was considered appropriately conservative, as it is consistent with the Shire's recent approach to rock bag deployment. Cost savings may be available where the Shire can negotiate use of land associated with the Lancelin Sands Hotel as a temporary filling and laydown area during construction. This would allow filling and placement

Item	Discussion
	activities to occur closer together and reduce handling, transport and mobilisation requirements.
Principal supplied materials	The current cost estimates assume that the construction contractor will procure and transport all materials, including the bags and fill material. Contractor-supplied materials typically include an allowance for overhead and profit, which has been assumed at approximately 15%. The Shire may be able to reduce these costs by using its existing arrangements with local suppliers to procure and transport the materials prior to construction. This would remove or reduce the contractor's margin on these items. Under this arrangement, the Shire would take responsibility for confirming the required quantities and ensuring that the supplied materials meet the project specifications. Appropriate inspection and quality assurance would be required before the materials are made available to the construction contractor. Use of rock from the Shire's existing stockpile at Ledge Point quarry was also considered. The grading evident in the existing rock bags, as shown in Figure 7, indicates that crushing and screening would be required before the material could be used. Given the quantity required, the mobilisation cost for crushing and screening plant is likely to exceed the cost of purchasing suitably graded material from a local quarry.
Upper bank flat placing (rock bags)	The concept design adopts standard multi-level placement, with bags stacked up the slope at approximately 1V:1.5H. This arrangement is consistent with typical Australian applications and the physical model testing used in the stability assessment. As a potential cost-saving or staging measure, the upper two to four horizontal bag layers could be replaced with one to two flat-placed bags oriented along the slope as shown in Figure 6. This would reduce the initial number of bags while retaining the option to add further layers later if required. This arrangement would require some additional design review before adoption and is best considered once contractor pricing and available funding are better understood. **Figure 6. Alternative upper bank bag arrangement to save costs.**
Reduced design life	The current concept is designed for a 5-year interim protection period and a 20-year ARI event. If cost constraints require, the design life could be shortened, or a smaller design event (e.g., 10-year ARI) could be adopted. Reducing the design event or life would reduce

Item	Discussion
and design event	the required crest height. However, this would increase residual risk and may require additional adaptation or maintenance. Any change would require further detailed design assessment.
Retention of existing bags	The Shire has placed approximately 40 existing 2.0 t EcoGreen rock bags at the site. These units are smaller and less durable than the bags recommended for the proposed works, and the rock grading does not meet the nominated 50–150 mm specification as shown in Figure 7. They are therefore considered to have a higher risk of tearing and premature failure, with tears evident in several units on site. The existing bags are currently providing some protection, although their remaining service life is uncertain and may range from approximately six months to two years depending on the conditions experienced. The current cost estimate assumes that all existing bags will be removed, deconstructed and stockpiled for potential reuse by the Shire. As a cost-saving measure, some bags could instead be retained or reused within the works, including flat placement higher on the slope. Retaining the existing bags at the toe or within the lower part of the structure is not recommended, as this would introduce a long-term point of weakness. Reuse higher on the slope or at the tie-ins may be feasible but would require further assessment before adoption. **Figure 7. Oversized rock in existing bags.**
Extents	The northernmost approximately 30 m of the proposed protection extent has a wider existing dune buffer and is therefore considered to have a slightly lower immediate risk than the central and southern sections, as shown in Figure 8. Where funding is significantly constrained, this section could be given a lower initial priority, with the existing bags retained temporarily and construction deferred for approximately six months. This would be a funding-driven staging measure rather than the preferred protection approach and would require ongoing monitoring and readiness to extend the works if erosion progresses.

Item	Discussion

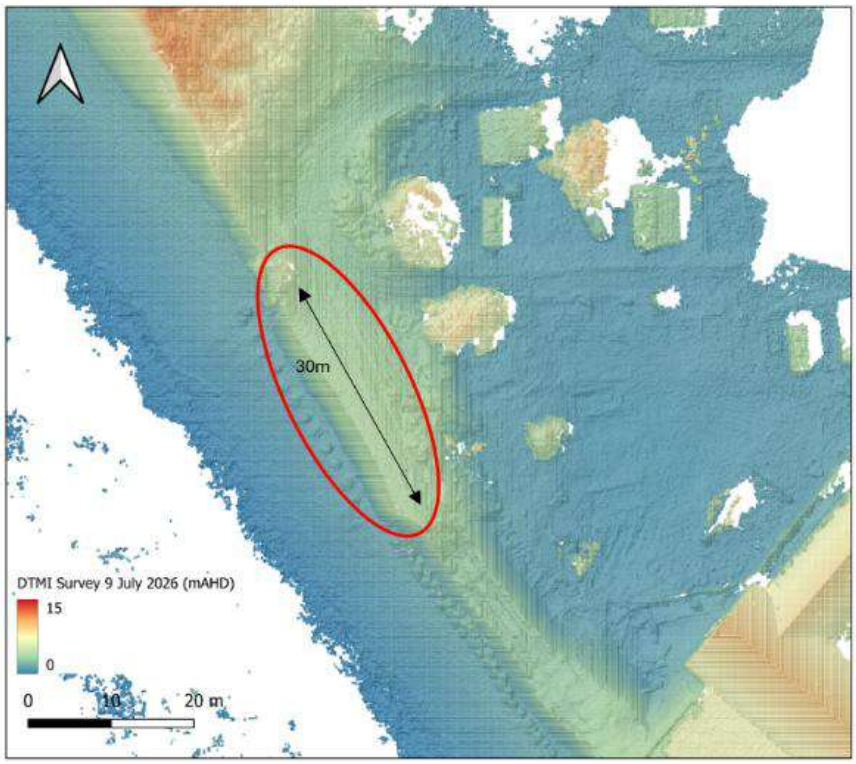

Figure 8. Slightly wider dune at northern end.

4. Monitoring and maintenance requirements

4.1 Overview

The interim CPW structure has a limited design life and is intended to mitigate erosion risk over the short term. Ongoing monitoring and maintenance will be essential, with key drivers including terminal and flanking erosion, toe scour, conditions exceeding the design event, and potential downdrift impacts. These activities fall into two categories:

- **Structural monitoring, maintenance and operational activities**, relating to the condition and performance of the structure, including bag integrity, displacement, settlement, crest condition, toe exposure, scour and tie-ins at each end.
- **Beach monitoring, maintenance and operational activities**, relating to the surrounding beach and dune response, including shoreline position, dune condition, terminal erosion, downdrift response, beach access and the need to extend, relocate or supplement the structure.

4.2 Structural monitoring, maintenance and operational activities

The key structural monitoring, maintenance and operational activities are summarised in Table 6.

Table 6. Structural monitoring, maintenance and operational activities

Category	Activity	Description	Frequency / trigger
Monitoring	Routine visual inspections	Visual inspection of the structure, including bag condition, visible tearing, displacement, settlement, crest profile, toe exposure, scour and the condition of the northern and southern tie-ins.	Monthly and following significant storm events. Inspections may be undertaken by the Shire, with review by a suitably qualified coastal engineer where issues are identified.
	Detailed condition assessment	Specialist assessment of structural condition and performance, including review of bag integrity, unit displacement, settlement, toe condition, scour, flanking and maintenance requirements. Topographic survey should be undertaken where required to quantify changes in structure and surrounding beach levels.	Annually, or where routine inspections identify potential structural issues.
Maintenance	Bag repairs	Repair of individual bags where holes, cuts or localised damage occur due to abrasion, vandalism or other causes. Repairs should be undertaken in accordance with the manufacturer's requirements using compatible materials and methods.	As required where inspections identify damage to individual units.
	Terminal erosion / flanking	Extension or adaptation of the structure where erosion progresses around the northern or southern tie-ins or begins to undermine the ends of the works.	As required where monitoring identifies progressing terminal or flanking erosion.
	Slumping or settlement	Regrading, repositioning or placement of additional bags where slumping or settlement occurs due to toe scour, overtopping, foundation response, local instability or other causes.	As required where inspections identify loss of the adopted profile, settlement or reduced structural support.
Operation	Structure adaptation	Addition, relocation or removal of bags where required to respond to changing shoreline conditions, altered protection priorities or changes in the available funding and construction extent.	As required over the design life.

4.3 Beach monitoring, maintenance and operational activities

The key beach monitoring, maintenance and operational activities are summarised in Table 7.

Table 7. Beach monitoring, maintenance and operational activities

Category	Activity	Description	Frequency
Monitoring	Visual inspections	Visual inspection of the beach, dune and adjacent foreshore, including erosion, accretion, scarping, dune breaching, access impacts and visible changes at the northern and southern ends of the structure. Particular attention should be given to potential downdrift erosion north of the site, including the Lookout car park at the end of Hinchcliffe Road.	Routine inspections and following significant storm events.
	Profile survey	Cross-shore profile surveys to track beach width, dune condition, beach levels and erosion or recovery adjacent to the structure. Profiles should extend beyond both ends of the works to identify terminal and downdrift effects.	Seasonally and following significant storm events.
	Spatial survey	Broader topographic survey of the beach and dune system to assess shoreline alignment, sand volumes, dune levels, terminal erosion and wider coastal trends. The survey extent should include the coastline north of the site and areas potentially affected by downdrift erosion.	Annually, and following major storm events or where visual inspections identify significant change.
Maintenance	Sand nourishment	Placement of sand where required to restore erosion buffers, address localised beach lowering or manage impacts adjacent to and downdrift of the structure.	As required where monitoring identifies unacceptable erosion, loss of beach width or increased risk to adjacent assets.
	Dune / vegetation management	Dune reshaping, stabilisation, revegetation and repair of eroded or breached dune areas to maintain the remaining coastal buffer and reduce windblown sand or access-related impacts.	Routine program and following erosion or public access impacts.
Operation	Scarp and access management	Management of erosion scarps to maintain safe beach access, beach amenity and operational use of the foreshore.	Following storm events or where scarps create access, safety or amenity issues.

Category	Activity	Description	Frequency
	Downdrift impact response	Investigation and implementation of management measures where monitoring identifies erosion attributable to, or potentially worsened by, the structure. Measures may include sand placement, extension or modification of the works, or additional protection of affected assets.	As required where monitoring identifies emerging downdrift impacts or increased risk to adjacent assets.

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SHIRE OF GINGIN

Appendix A: Materials option comparison

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North Lancelin interim coastal protection works Materials option comparison

Client: Shire of Gingin
Date: 31 July 2026
Author: Ion Andonegui
Reviewer: Liam De Lucia
Status: FINAL

Project objectives

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1 TEMPORARY BY DESIGN

- 5-year design life
- Provides an interim response while longer-term solutions are investigated
- Ability to remove the structure is an important consideration

2 PROTECT PRIORITY ASSETS

- Reduce erosion risk to the Lancelin Sands Hotel
- Reduce erosion and inundation risk to Lancelin North End Caravan Park

3 SCALABLE TO AVAILABLE FUNDING

- Deliverable within current funding constraints
- Capable of expansion if further funding becomes available

4 ENABLE AN ADAPTIVE RESPONSE

- Can be adjusted, relocated or redeployed
- Allows the response to change as erosion conditions evolve

5 DELIVER QUICKLY

- Suitable for rapid design and implementation
- Target construction within 3–4 months

6 MAINTAIN FUTURE FLEXIBILITY

- Does not lock in a specific solution
- Does not prevent longer-term management options

2

Option 1: Rock bags

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Item	Description

Materials	• Synthetic polymer mesh bags, locally available.
	• Indicative filled mass of 4.0 t per bag.
	• Filled with 50–150 mm crushed rock.
	• Rock sourced by either:
	  ○ crushing, screening and transporting material from the Shire's Ledge Point quarry; or
	  ○ purchasing and importing material from local commercial quarries.
	• Geotextile underlayer, locally available.

Construction	• Supply and transport bags, rock fill and geotextile to site. • Fill bags onsite using purpose-built filling frames. • Deconstruct and remove the existing temporary protection where required. • Undertake earthworks to provide access and enable construction to the design toe level. • Place geotextile underlayer. • Place rock bags using a crane or excavator with certified lifting straps. • Reinstate surrounding sand profile following construction.
Operation and maintenance	• Durable bag systems can provide a service life exceeding 10-20 years in marine environments, subject to product selection, exposure and damage. • Flexible and able to deform while maintaining structural integrity and protection performance. • If a bag tears, rock may be released onto the beach and remain within the coastal environment until recovered. • Bags can be repaired where localised tears or damage occur. • Use of smaller rock fill, generally less than 150 mm, reduces the likelihood of internal abrasion and bag damage. • Ongoing management will be required for toe scour, settlement and terminal erosion. • Direct community interaction with exposed bags should be limited to reduce damage and safety risks. • Displaced or mobile bags can generally be recovered using conventional construction plant.
End of life / adaptability	• Bags can be recovered and stockpiled using similar machinery to that used for installation. • Intact bags may be reused elsewhere or retained for future emergency works. • Rock fill can be removed and repurposed during decommissioning. • Empty bags can be stored for future reuse, subject to their condition

Example: Previous medium term rock bag structure in place at Stockton Beach.

Option 2: Geotextile sand containers

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Item	Description

Materials	• 2.5 m³ geotextile sand containers, approximately 4.5 t when filled.
	• Containers manufactured from a marine-grade, non-woven staple-fibre geotextile.
	• Sand fill sourced from:
	  ○ locally quarried sand within Lancelin; or
	  ○ suitable sand transported from beach areas north of the township.
	• Non-woven geotextile underlayer placed beneath the containers.

Construction	• Supply and transport containers, geotextile and filling equipment to site. • Fill bags on site using purpose-built j-frames, hopper and water source. • Deconstruct and remove the existing temporary protection where required. • Undertake earthworks to provide access and enable construction to the design toe level. • Place geotextile underlayer. • Place geotextile sand containers using an excavator with j-frame attachment. • Reinstate surrounding sand profile following construction.
Operation and maintenance	• Durable bag systems can provide a service life exceeding 10-20 years in marine environments, subject to product selection, exposure and damage. • Flexible and able to deform while maintaining structural integrity and protection performance. • If a container tears, sand will be released leading to failure over time. • Small tears can be repaired. • Ongoing management will be required for toe scour, settlement and terminal erosion. • Some community interaction is acceptable, but should be managed to reduce vandalism, damage and safety risks. • Displaced or mobile bags can generally be recovered using conventional construction plant.
End of life / adaptability	• Containers can be excavated and removed using conventional construction plant. • Sand fill can generally be released and retained within the beach system, subject to material suitability and approvals. • Intact containers may potentially be relocated or reused, although recovery without damage is less certain once they have been filled, placed and exposed. • Damaged geotextile would require removal and disposal.

Example: Medium term GSC structure in place at Watermans

4

Assessment of approach

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Criteria		Site specific considerations
	Durability and performance	• Stability under wave action • Performance under scour and settlement • Durability under deformation • Wave overtopping performance • Tolerance to local damage or unit failure • Abrasion and puncture resistance
	Adaptability and flexibility	• Capacity for adjustment / augmentation following construction • Capacity to extend or expand • Repairability • Ability to be recovered and reused • Ease of decommissioning
	Environment and amenity	• Public interface risk • Impact of released material
	Cost and timeframe	• Cost / m • Construction timeframes • Material availability and timeframes

Scoring

Low	1	
Average	2	
High	3	

5

Assessment outcomes

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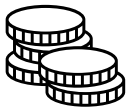
Criteria		Rock bags	GSCs
	Durability and performance	• Stable under wave action with suitable design. • More porous and dissipative, with better tolerance to local scour and foundation movement. • Internal rock can rearrange while the bag continues to retain mass and provide protection. • More porous and dissipative, generally providing better overtopping performance. • Local mesh damage may progressively release rock but is less likely to cause immediate collapse of the full unit. • Open mesh is relatively resistant to external puncture, but angular rock may cause internal abrasion.	• Stable under wave action with suitable design. • Flexible under settlement, but the less porous face may generate greater local toe scour. • Can deform and maintain contact between units, but excessive deformation or underfilling can reduce stability. • Smoother and less porous, with greater potential for wave run-up and downrush. • A tear can release sand relatively quickly, reducing unit mass and support to adjacent containers. • Strong documented abrasion and puncture resistance, but the continuous fabric remains more vulnerable to sharp objects and vandalism.
	Adaptability and flexibility	• Individual bags can be readily added, repositioned or used to reinforce the crest and toe. • Simple to extend progressively using the same units and conventional lifting plant. • Damaged bags can be patched, replaced or rebagged using recovered rock. • Intact bags can generally be lifted, stockpiled and redeployed with relatively low loss of material. • Straightforward to remove and repurpose, although dispersed rock may require beach clean-up.	• Additional containers can be added, but adjustment is more dependent on preparing the foundation and using specialist filling equipment. • Can be extended in stages, but construction requires continued access to filling frames, water and suitable sand. • Small tears can be patched, but severely damaged containers are more likely to require full replacement. • Recovery is possible, but reuse is more uncertain because filled containers may be damaged during excavation and lifting. • Sand can remain within the beach system, but all geotextile fabric should be recovered and removed.
	Environment, amenity and aesthetic	• Rougher and less suitable for public access and interaction. • Failure may release imported rock that remains on the beach and requires recovery. • Typically, less preferred visual aesthetics compared to GSCs.	• Softer and more regular, allowing better public access and interaction, although access should still be controlled to limit wear and vandalism. • Failure releases compatible sand to the beach, with the main residual risk being geotextile debris. • Typically considered more visually acceptable than rock bags.
	**Cost and timeframe**	• Suitable for quick mobilisation, with locally available bags, fill material (rock) and geotextile. • Cost / m is generally similar with rock bags marginally cheaper.	• Suitable for quick mobilisation, with locally available bags, fill material (sand) and geotextile. • Cost / m is generally similar with rock bags marginally cheaper.

Assessment outcome

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Option	Rock Bags	GSCs
Durability and performance		
Adaptability and flexibility		
Environment, amenity and aesthetic		
Cost and timeframe		
Total	10	9

Scoring

Low	1	
Average	2	
High	3	

Assessment outcome

- **Rock bags:** are expected to provide greater durability and performance for conditions at the site. Bags can be recovered and stored for redeployment.
- **Geotextile sand containers:** the primary advantage of geotextile sand containers is a small improvement in environment, amenity and aesthetic. Decommissioning involves emptying the sand on site and disposing of bags.

Appendix B: Technical assessments

Design conditions assessment

Purpose

The purpose of this assessment is to define the site conditions governing the design of the proposed coastal protection works. The assessment establishes the applicable wave and water level conditions, initially in deep water and subsequently at the structure toe.

The adopted design conditions provide the technical basis for assessing structural stability and hydraulic performance, including scour and wave overtopping.

Approach

- Adopt offshore wave conditions from the Jurien Bay Wave Rider Buoy extreme value analysis.
- Adopt still ocean water levels at Lancelin from Baird (2020), with sea level rise considered over the five-year design life.
- Scale the offshore wave heights from the buoy depth of approximately 42 m to the model boundary depth of approximately 26 m based on recommendations from MRA (2016).
- Prepare a year 0 (T0) profile representing current surveyed conditions, with the existing temporary bags removed and the proposed structure incorporated.
- Prepare a year 5 (T5) profile representing potential conditions at the end of the five-year design life, based on continuation of the recent 5.8 m/year shoreline recession rate. This is treated as a sensitivity case rather than a forecast.
- Run XBeach simulations for the adopted wave and water-level combinations across both the T0 and T5 profiles.
- Extract the significant wave height at the structure toe for each simulation.
- Consider the governing T0 and T5 toe conditions in the subsequent stability and overtopping assessments.

Assessment

Metocean datasets

The following metocean datasets were utilised in the assessment.

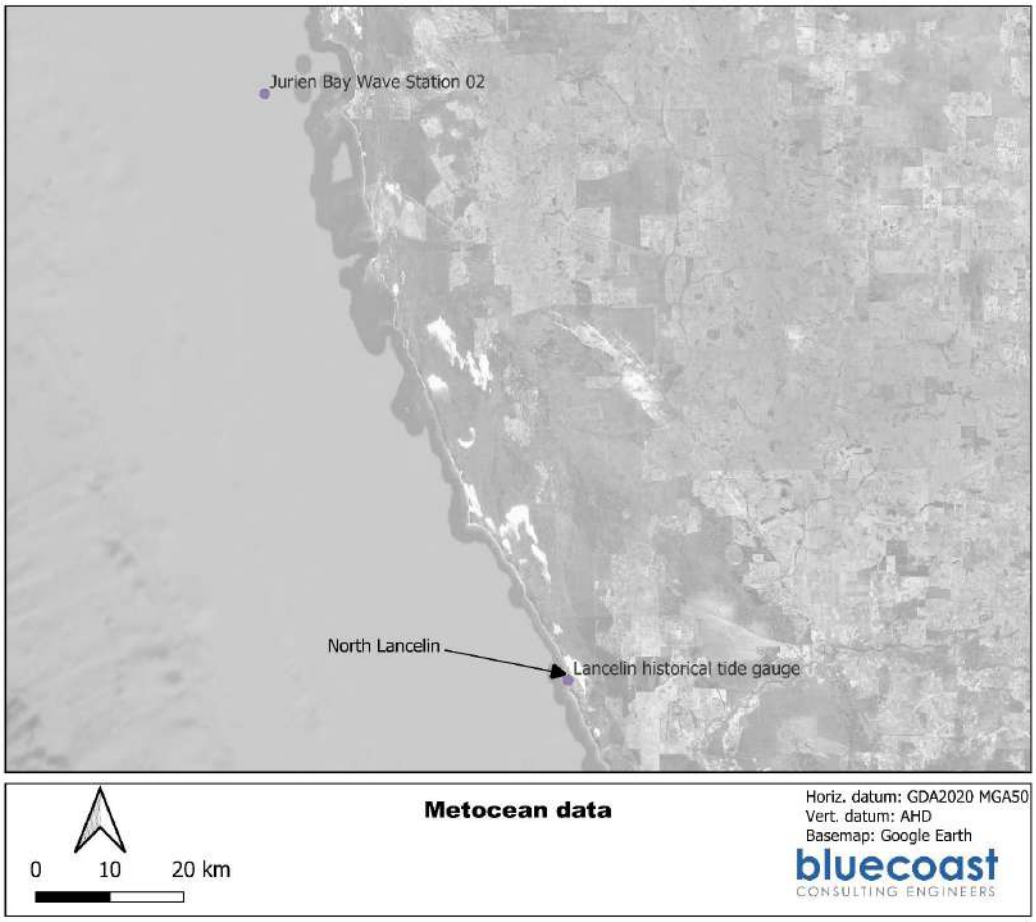


Figure 9. Metocean datasets utilised in the assessment.

Offshore wave conditions

Extreme offshore wave conditions at the site were derived from an extreme value analysis (EVA) of significant wave heights measured at the Jurien Bay Wave Rider Buoy (WRB), as presented in the Bluecoast (2025) report.

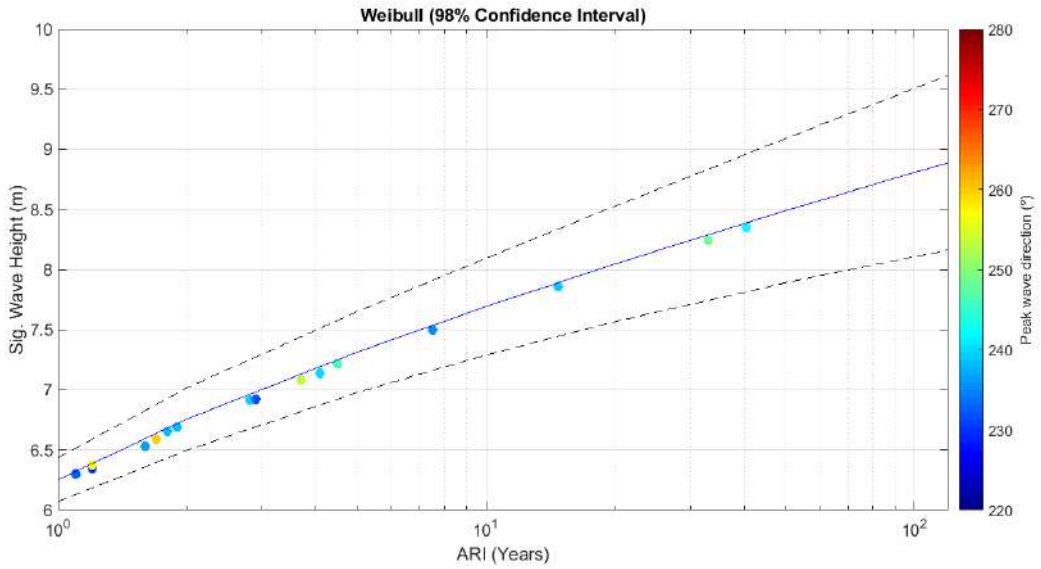


Figure 10. Results of extreme value analysis at Jurien Bay

Table 8. Average recurrence interval (ARI) wave height for Jurien Bay WRB

ARI	1 year	5-year	10-year	20-year
Hs (m)	6.25	7.31	7.69	8.05
98% confidence interval	[6.07-6.43]	[6.98-7.65]	[7.29-8.10]	[7.57-8.53]

Note: Based on data collected between October 1997 and May 2025 (~27 years).

Water levels

Return period still water levels at the Lancelin tide gauge based on extreme value analysis of measured water level records (Baird, 2020).

Table 9. Extreme value analysis on Lancelin measured water level data (Baird, 2020)

ARI	2 year	5-year	10-year	20-year
Water level (m AHD)	0.67	0.77	0.84	0.92
98% confidence interval	[0.65-0.69]	[0.73-0.82]	[0.75-0.94]	[0.77-1.06]

Note: Based on data collected between June 1993 and December 2012 (~20 years).

Sea level rise

Sea level rise has been considered in accordance with the Department of Transport's Sea Level Change in Western Australia (DoT 2010). Over the design horizon, sea level rise is expected to have a minimal influence on water levels.

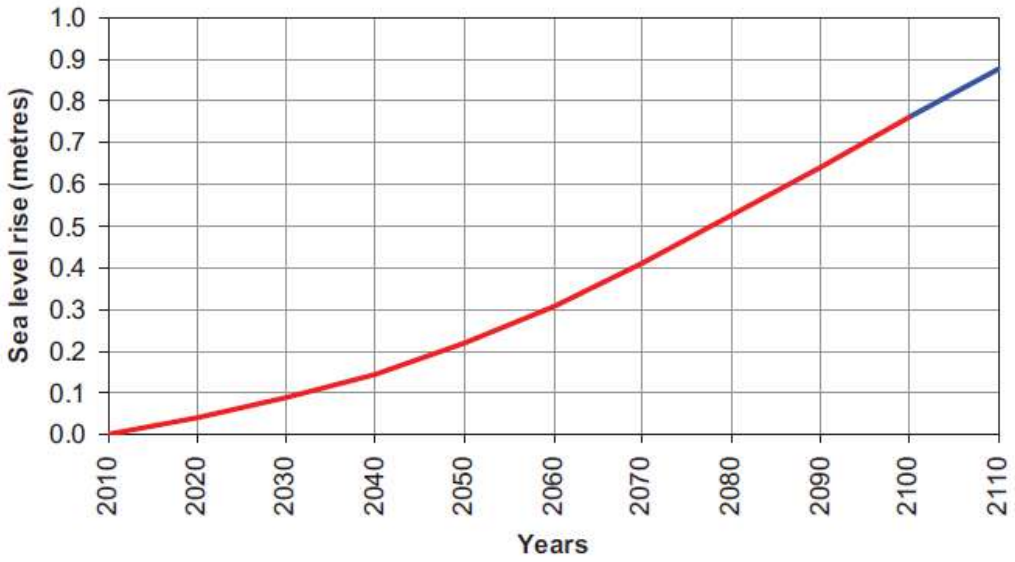


Figure 11. Recommended allowance for sea level rise in coastal planning for WA (DoT 2010)

Table 10. Sea level rise allowance.

Planning timeframe	Present (2026)	2031
Sea level rise allowance (m)	0	0.03

XBeach

High-resolution, non-linear nearshore wave simulations were undertaken using the XBeach model (Roelvink et al. 2009) to estimate wave transformation and water levels along characteristic profiles.

Input profiles

Two profile scenarios were assessed to represent wave conditions at the structure over its design life:

- **T0 – current profile:** represents site conditions at the commencement of the design life.
- **T5 – receded profile:** represents a sensitivity case for potential site conditions at the end of the five-year design life, assuming continuation of the recent shoreline recession trend.

The T0 profile was developed from the 9 July drone survey which provides the most recent representation of site topography. As the surveyed profile includes the existing temporary bags at the toe of the dune scarp, the profile was post-processed to remove these units and incorporate the proposed structure geometry. For profile information below water level, this data was coupled with the most recent available bathymetric data from the 2016 lidar dataset.

The T5 profile was developed from the T0 profile by applying five years of shoreline recession as established in the scour assessment. The T5 profile is intended to test the sensitivity of inshore wave conditions to continued shoreline recession. It should not be interpreted as a forecast of the future shoreline position.

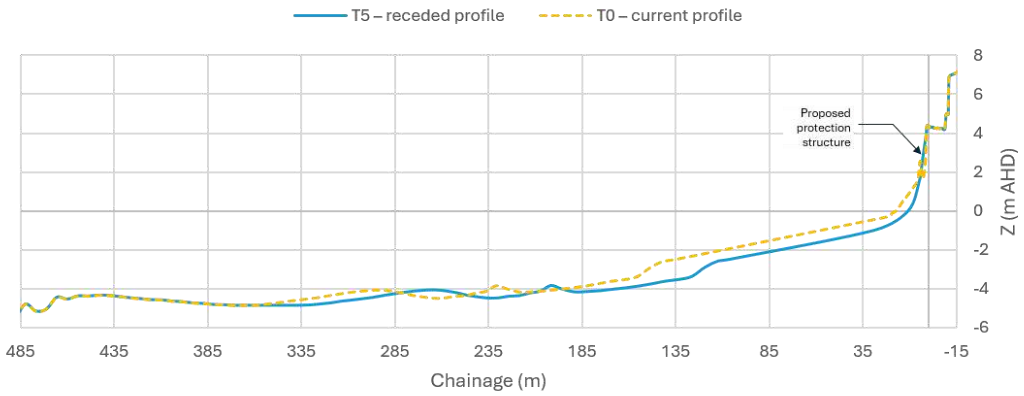


Figure 12. Coastal profiles used in XBeach modelling

Boundary conditions

The WRB is in approximately 42 m water depth, whereas the cross-shore profiles extend to around 26 m. Significant wave heights were therefore scaled to 76% of the WRB values, consistent with the relationship reported by MRA (2016).

Table 11 summarises the boundary conditions adopted for each design condition. These inputs are used in the XBeach simulations to transform the offshore wave conditions across the nearshore profile to the structure toe.

Table 11. Boundary condition parameters and profiles

Boundary condition/ profile	Design condition 1	Design condition 2	Design condition 3	Design condition 4
Hs (m)	6.12 (20-yr ARI)	4.75 (1-yr ARI)	6.12 (20-yr ARI)	4.75 (1-yr ARI)
WL (m)	0.70 (2-yr ARI)	0.95 (20-yr ARI)	0.70 (2-yr ARI)	0.95 (20-yr ARI)
Tp (s)	11	11	11	11
Profile	Current survey	Current survey	Receded profile	Receded profile

Results

The following figures present the modelled water level and significant wave height across the adopted cross-shore profiles for each of the four design conditions.

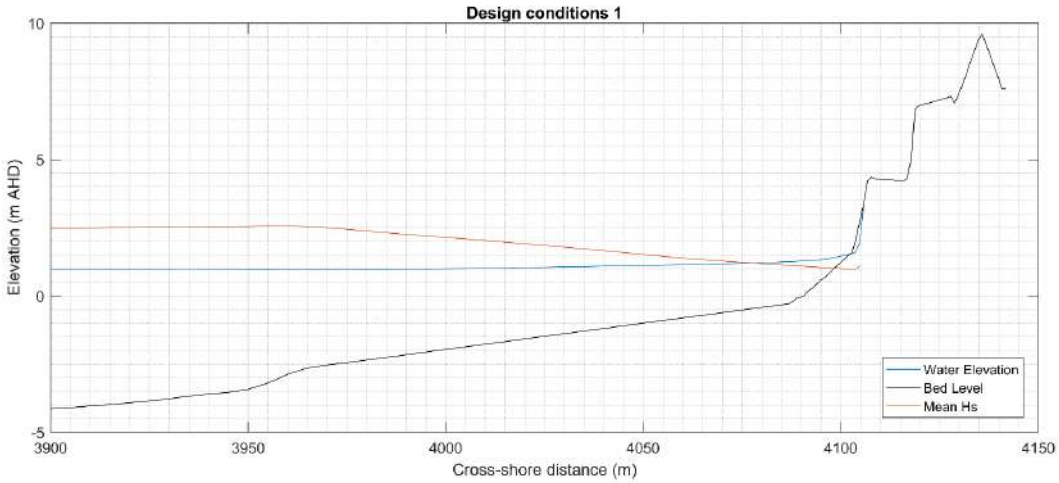


Figure 13. Modelled wave conditions for Design Condition 1

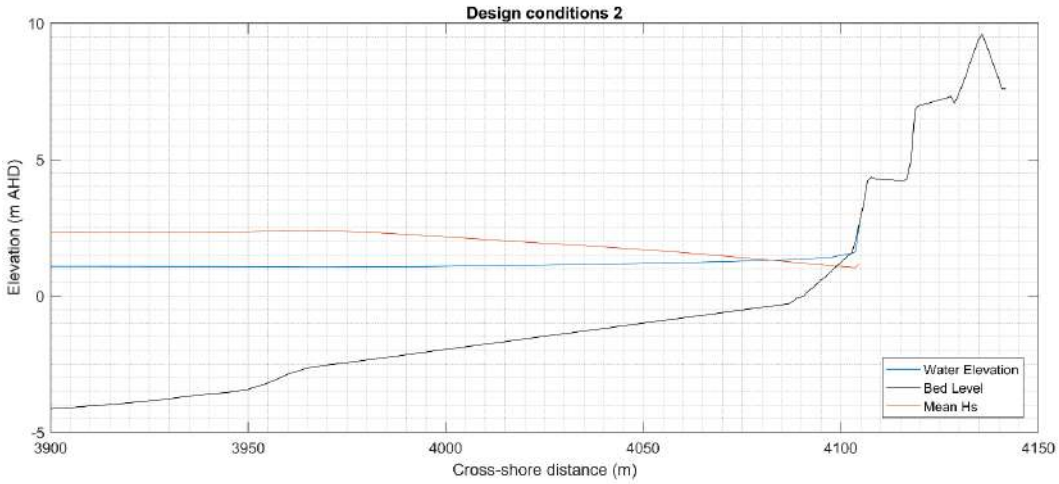


Figure 14. Modelled wave conditions for Design Condition 2

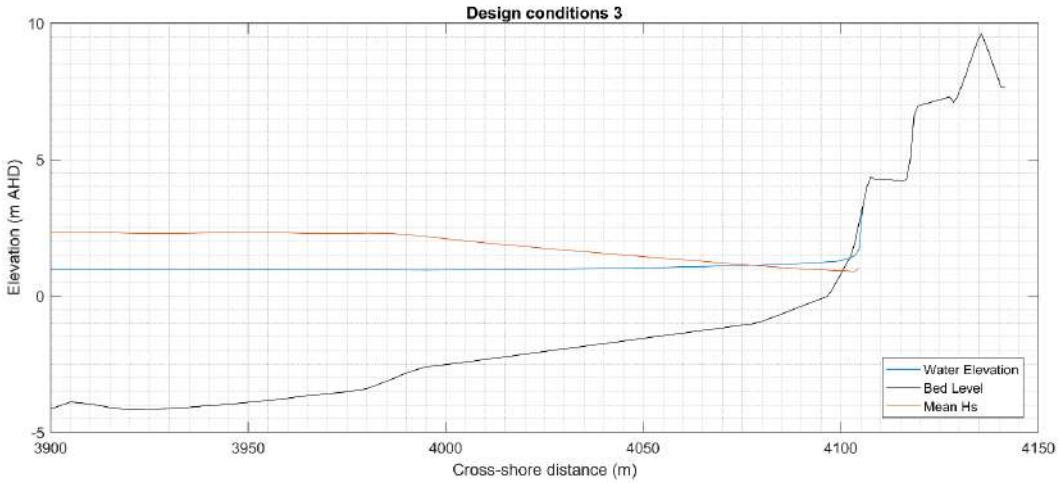


Figure 15. Modelled wave conditions for Design Condition 3

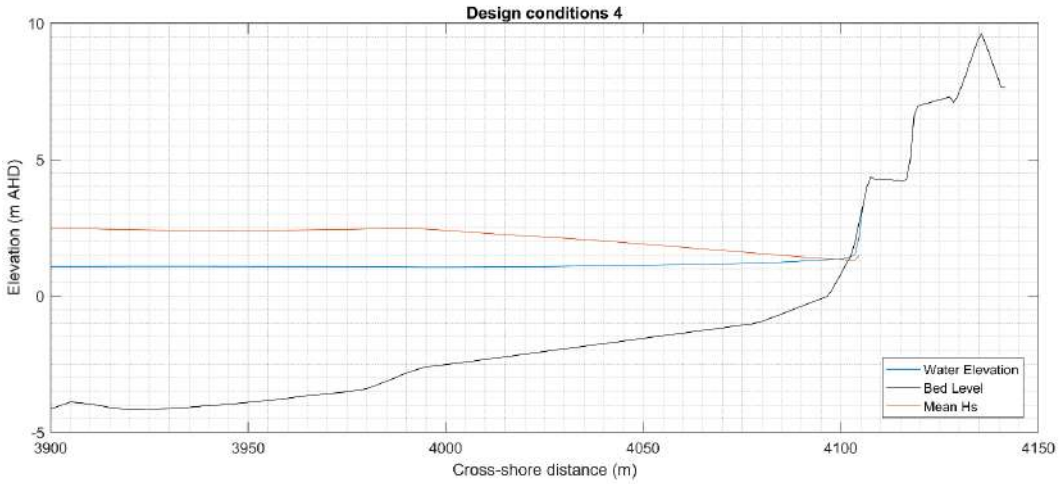


Figure 16. Modelled wave conditions for Design Condition 4

Outcome

The significant wave heights and water levels at the structure toe for each assessed design condition are summarised in Table 12.

Table 12. Design conditions at the toe of the structure.

Boundary condition/ profile	Design condition 1	Design condition 2	Design condition 3	Design condition 4
Hs (m)	0.97	1.05	0.94	1.36
WL (m AHD)	1.54	1.56	1.25	1.33

Stability assessment

Purpose

The purpose of the stability assessment is to determine the unit size required to achieve stability under wave loading. Geotextile sand containers and rock bags will be assessed against the adopted wave conditions at the structure toe using available physical modelling relationships. The results will inform the selection of a suitable protection type, unit size and configuration.

Approach

- Adopt the governing inshore design wave condition at the structure toe from the design conditions assessment.
- Adopt the nominated 1V:1.5H revetment slope and acceptable damage criterion.
- Identify available physical model testing applicable to geotextile sand containers and rock bags.
- Select stability relationships for the proposed unit types and revetment configuration.
- Determine the limiting significant wave height for each available unit size.
- Compare the adopted design wave height against the relevant stability limit for each material option.
- Identify the minimum suitable geotextile sand container and rock bag sizes for use in the concept design.

bluecoast
CONSULTING ENGINEERS

SHIRE OF GINGIN

Assessment

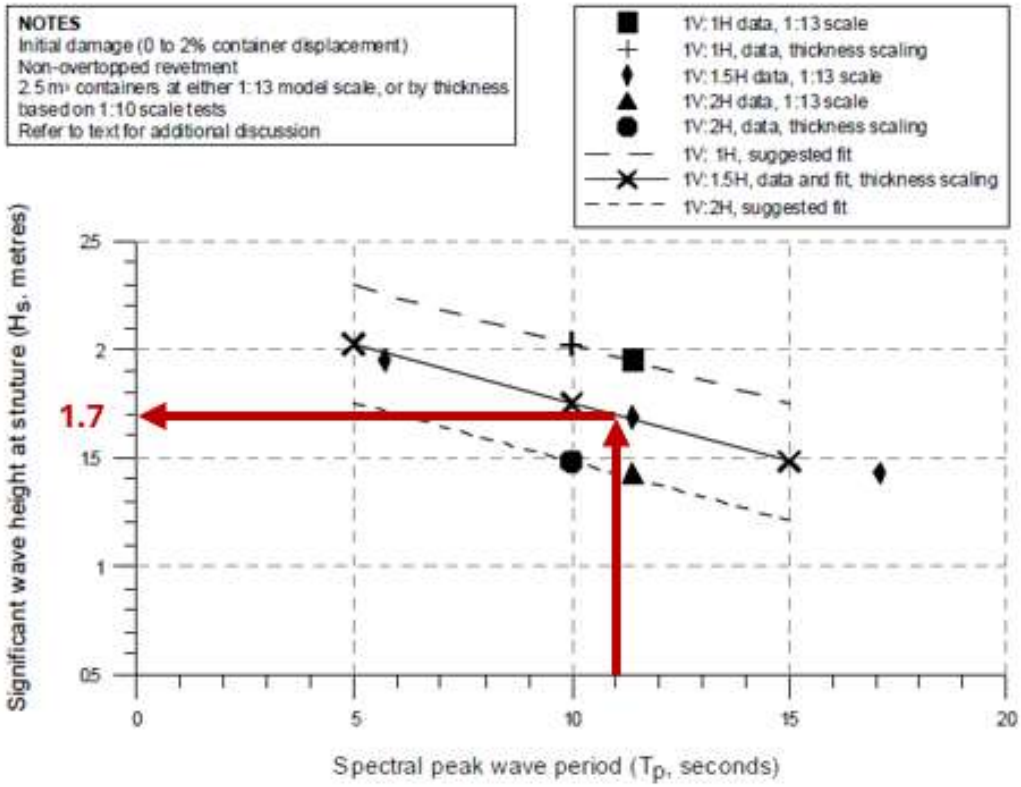


Figure 17. Design Wave Height for "Initial Damage" Criterion for 2.5 m³ Geocontainers at 1V:1.5 slope (Coghlan et al, 2009)

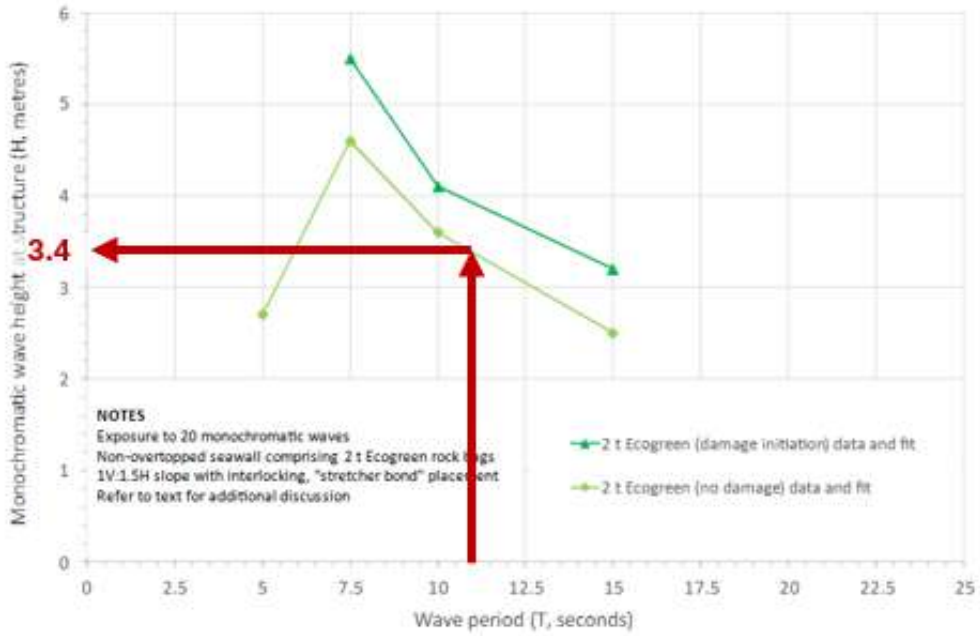


Figure 4. Preliminary design monochromatic wave height for 2 t Ecogreen rock bags.

Figure 18. Design wave height for 2.0 t Ecogreen rock bags at 1V:1.5 slope (Coghlan et al, 2024)

Outcome

Based on the stability assessment, the adopted design significant wave height of Hs = 1.36 m is below the relevant stability limits for both protection types:

- **2.5 m³ geotextile sand containers**: the adopted design condition is below the Hs = 1.7 m limit associated with the 'Initial Damage' criterion.
- **2 t rock bags**: the adopted design condition is below the Hs = 3.4 m limit associated with the 'No Damage' criterion.

Scour assessment

Purpose

The purpose of the scour assessment is to estimate potential seabed lowering at the structure toe under the adopted design conditions and over the design life. The results inform the adopted toe level and embedment requirements and support confirmation of the proposed structure stability for detailed design.

Two approaches have been considered:

- progressive profile lowering associated with ongoing shoreline realignment and recession; and
- storm-induced scour at the structure toe;

Approach

Profile recession

- Adopt the recent shoreline recession rate of 5.8 m/year derived from the shoreline movement assessment.
- Apply the recession rate over the five-year design life, corresponding to a horizontal recession distance of approximately 29 m.
- Translate the current cross-shore profile landward by the adopted recession distance, assuming the overall profile shape remains unchanged.
- Incorporate the proposed structure geometry into the receded profile.
- Determine the profile level beneath the proposed structure toe following recession.
- Adopt this level as the profile-recession scour level.

Storm scour

- Adopt the most recent survey-derived cross-shore profile and incorporate the proposed structure as a non-erodible feature.
- Configure a one-dimensional XBeach model in morphodynamic mode to simulate storm-driven beach response.
- Apply the adopted design storm wave and water-level conditions at the offshore model boundary.
- Transform the design conditions across the nearshore profile and simulate bed-level change around the structure.
- Extract the maximum modelled lowering at the structure toe.
- Adopt the resulting bed level as the storm-scour design level.

Profile recession assessment

Shoreline recession

DEA Coastlines data were used to assess shoreline movement at the site over four periods: 2005 to 2025, 2016 to 2025, 2020 to 2025 and 2024 to 2025, as shown in Figure 19. The calculated recession rates increase materially as the assessment period shortens, demonstrating both the recent acceleration in erosion and the substantial variability in observed shoreline movement.

The calculated rates are historical indicators and should not be interpreted as constant forecasts of future shoreline movement. The drivers of the current erosion and the likely future evolution of the shoreline remain uncertain and are subject to separate geomorphological and coastal processes investigations. In particular, the higher short-term rates coincide with rapid flattening of the existing shoreline salient north of the site. Linear extrapolation of the 2024 to 2025 rate across the full five-year design life would imply removal of much or all of the existing salient north of the site and a substantially different shoreline alignment. As the shoreline planform changes, the longshore transport gradients and recession rate measured at the existing profile cannot be assumed to remain unchanged.

For the T5 profile assessment, the 2016 to 2025 recession rate of 5.8 m/year was adopted as the principal design sensitivity scenario. This period captures the recent accelerated erosion phase while reducing the influence of individual annual changes. The higher 2020 to 2025 rate was also applied to provide an additional sensitivity case, with both receded profiles presented in Figure 20. The higher

recession sensitivity case remained less critical for toe lowering than the storm-scour condition assessed in the following section.

The adopted T5 profile is therefore a design sensitivity case rather than a forecast of the shoreline position at the end of the design life. Should recession continue at or above the higher recent rates, the principal risk would extend beyond local toe scour to substantial flanking erosion and broader loss of the adjacent shoreline. This would exceed the intended design envelope of the local interim works and can not be addressed through greater initial toe embedment alone. Active monitoring and adaptive intervention would be required, potentially including additional units, sand nourishment, extension or modification of the works, or reconsideration of the interim management response.

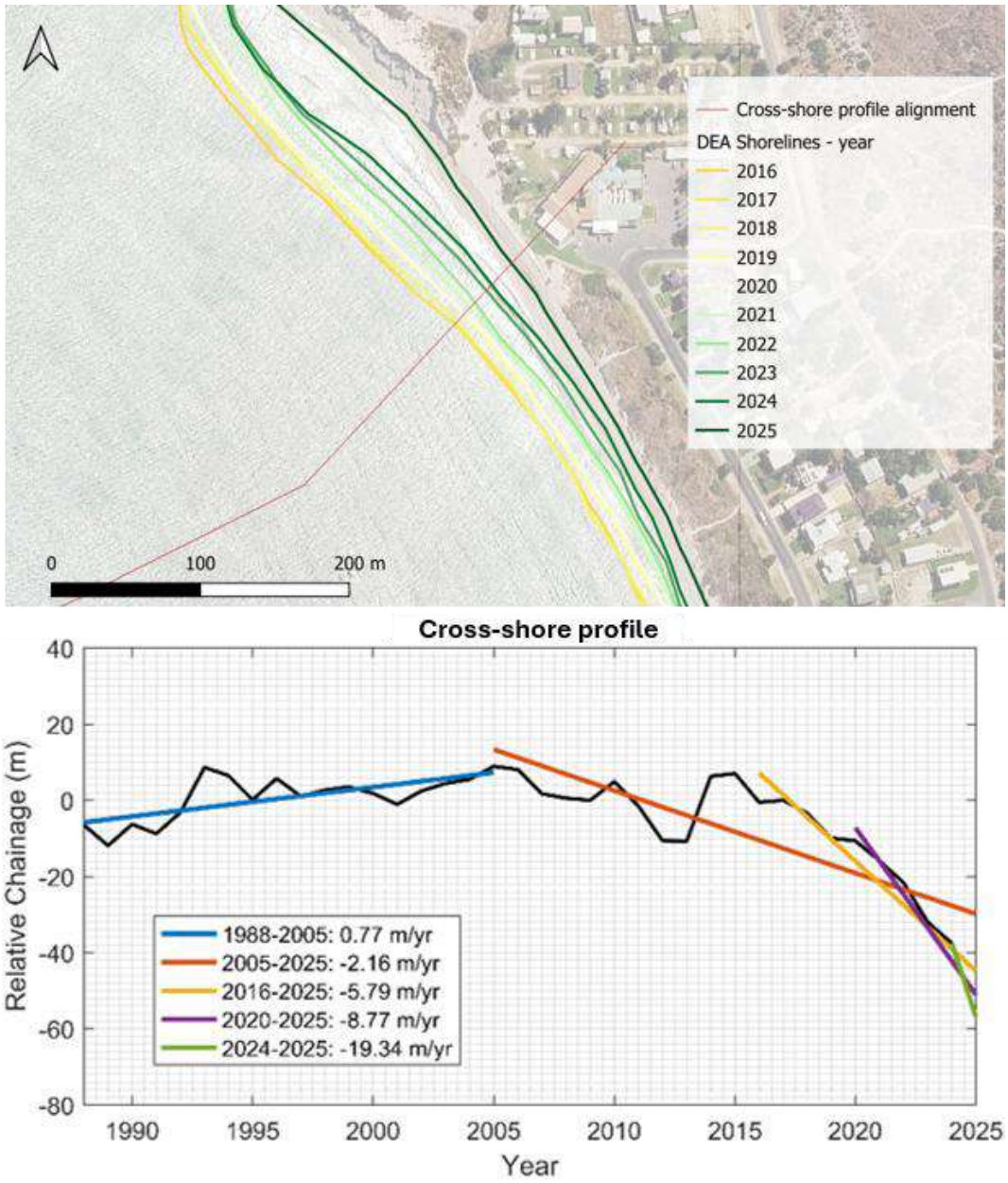


Figure 19. Recession rates adjacent to the site.

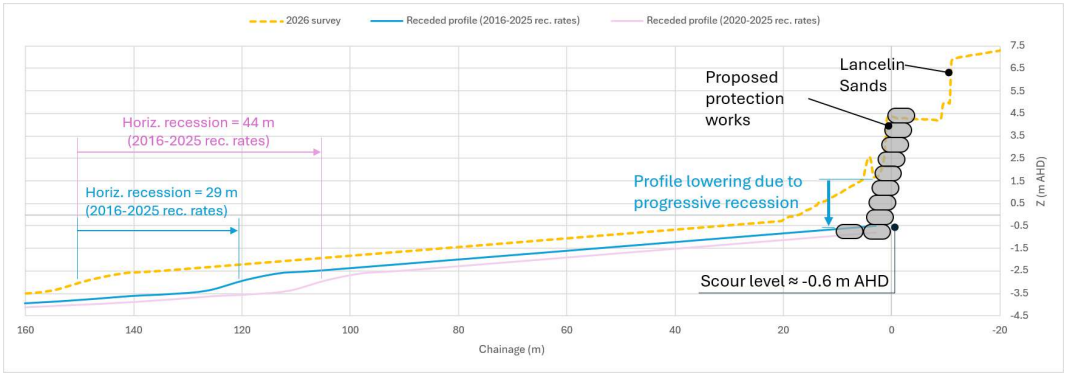


Figure 20. Profile recession and scour level.

Storm scour assessment

XBeach

A one-dimensional XBeach model was configured in morphodynamic mode to simulate the storm-driven response of the beach profile. The proposed structure geometry was incorporated into the cross-shore profile as a non-erodible feature to assess bed-level change and potential toe scour.

Design event

The storm scour assessment adopts the 25-year ARI regional design storm sequence developed by MRA (2018) for the Wheatbelt (Jurien Bay) region - which includes Lancelin - as the proxy for the 20-year ARI event. The MRA study was commissioned by the DTMI to identify representative mid-latitude storm events for erosion assessment along the west and south coasts of Western Australia.

The adopted event therefore represents a regional south-west storm sequence, including the combined influence of elevated waves, water levels and storm duration, rather than a single peak wave condition. This makes it suitable for assessing storm-driven profile lowering and scour at the proposed structure.

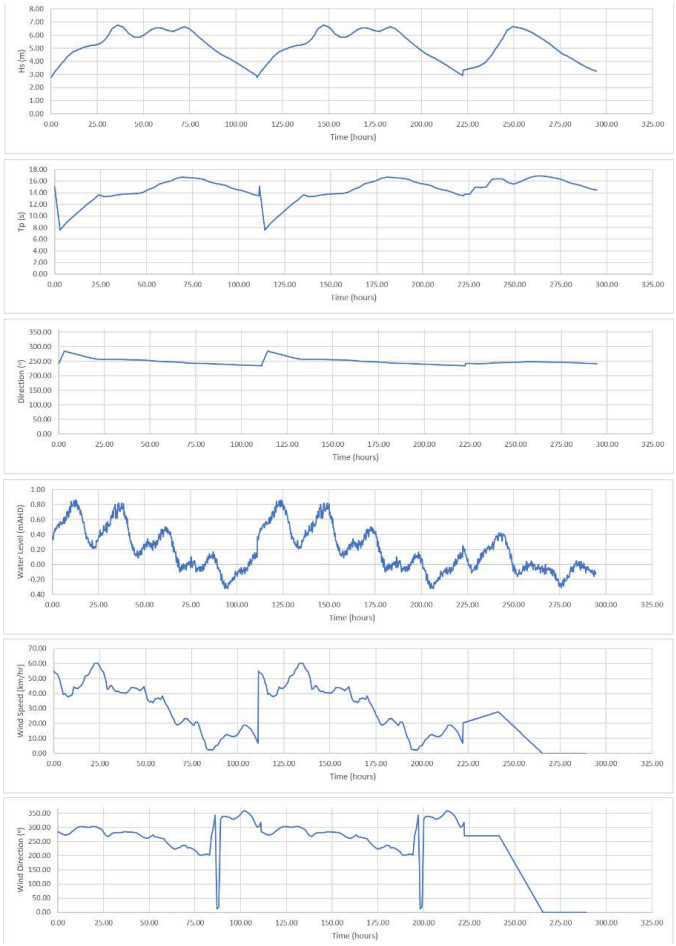


Figure 21. 25-year erosion event as nominated by MRA (2018)

Input profile

The most recent (July 2026) survey-derived cross-shore profile was adopted to represent the existing beach and dune morphology. The profile was extended offshore to the model boundary and modified to incorporate the proposed seawall geometry.

Boundary conditions

The WRB is in approximately 42 m water depth, whereas the model boundary extends to approximately 26 m water depth. Significant wave heights were therefore scaled to 76% of the WRB values, consistent with the relationship reported by MRA (2016).

Results

The design scour level was taken as the elevation of the eroded seabed at the toe of the structure as shown in Figure 22.

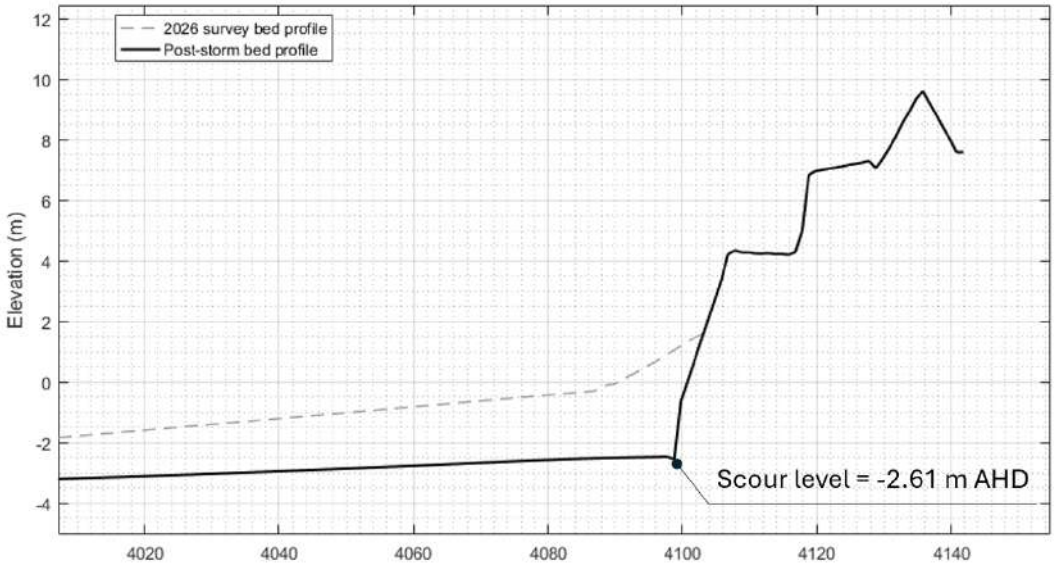


Figure 22. Storm scour level determined from XBeach modelling.

Outcome

The assessment indicates the following scour levels for each approach:

- Profile recession approach: **approximately −0.6 m AHD**.
- Storm scour approach: **−2.61 m AHD**.

The adopted toe level should consider both assessment outcomes. However, the practical embedment depth may ultimately be constrained by the maximum excavation depth achievable during construction.

Overtopping assessment

Purpose

The purpose of the overtopping assessment is to estimate wave overtopping for each selected protection type under the adopted design conditions. Overtopping discharges will be calculated using the EurOtop empirical methods and assessed against relevant performance limits. The results will inform the crest level required to achieve acceptable hydraulic performance and manage risks to landward infrastructure and users.

Approach

- Adopt the representative wave and water-level conditions at the structure toe from the design conditions assessment, including the governing T0 and T5 profile scenarios.
- Adopt the concept geometry for each protection option, including the 1V:1.5H slope, toe level and characteristic unit dimensions.
- Apply the EurOtop empirical method for wave overtopping at sloping coastal structures.
- Adopt roughness and permeability factors representative of the GSC and rock bag configurations.

- Calculate the mean overtopping discharge for a range of potential crest elevations under each adopted design condition.
- Assess the calculated overtopping against the adopted EurOtop performance limits:
  - mean overtopping discharge of 5 L/s/m;
- Adopt this limit on the basis that the landward slope will be treated with coir matting and maintained, providing a condition broadly comparable to a maintained grass-covered crest and landward slope.
- Determine the minimum crest elevation satisfying the adopted overtopping criteria for each protection option.

Assessment

Formulae

Mean wave overtopping discharge was calculated using the design and assessment equation for simple armoured rubble mound slopes provided in EurOtop (2018) – reproduced in Figure 23. The equation applies to steep armoured slopes between approximately 1V:2H and 1V:1.33H and accounts for the crest freeboard, incident wave height, surface roughness and wave obliquity. The assessment equation incorporates approximately one standard deviation above the mean prediction and was therefore adopted for the concept design assessment.

$$\frac{q}{\sqrt{g \cdot H_{m0}^3}} = 0.1035 \cdot \exp\left[-\left(1.35 \frac{R_c}{H_{m0} \cdot \gamma_f \cdot \gamma_\beta}\right)^{1.3}\right] \quad \text{for steep slopes 1:2 to 1:4/3} \quad 6.6$$

Figure 23. Primary EurOtop II (2018) formula used in overtopping assessment.

Where:

- q = mean overtopping discharge (m³/s/m)
- g = gravitational acceleration (9.81 m/s²)
- Hm0 = incident spectral significant wave height at the structure toe (m)
- Rc = effective crest freeboard above the still water level (m)
- yf = roughness and permeability influence factor
- yb = wave obliquity influence factor.

Roughness

Surface roughness factors were adopted based on the most applicable EurOtop categorisation for each structure type, as summarised in Figure 24:

- Geotextile sand containers: smooth impermeable surface, with γf = 1.0.
- Rock bags: two-layer rock armour with an impermeable core, with γf = 0.55, adopted conservatively to represent the rough and partially permeable bag surface.

Type of armour layer	γ_f	Figure
Smooth impermeable surface	1.00	Figure 6.8
Rocks (1 layer, impermeable core)	0.60	
Rocks (1 layer, permeable core)	0.45	
Rocks (2 layers, impermeable core)	0.55	
Rocks (2 layers, permeable core)	0.40	Figure 6.8
Cubes (1 layer, flat positioning)	0.49	
Cubes (2 layers, random positioning)	0.47	Figure 6.8
Antifers	0.50	Figure 6.8
HARO's	0.47	Figure 6.9
Tetrapods	0.38	Figure 6.9
Dolosse	*0.43*	
Accropode™ I	0.46	Figure 6.9
Xbloc®; CORE-LOC®; Accropode™ II	0.44	Figure 6.9
Cubipods one layer	*0.49*	
Cubipods two layers	*0.47*	

Figure 24. Roughness factor from EurOtop II (2018)

Test cases

The adopted test cases are summarised in Table 13 based on the design conditions assessment presented previously.

Table 13. Test cases

Conditions		Description
Design condition 2	Hs = 1.05 m WL = 1.56 m AHD Tp = 11 s	Represents the critical T0 condition, associated with the adopted 20-year ARI design event for the current profile.
Design condition 4	Hs = 1.36 m WL = 1.33 m AHD Tp = 11 s	Represents the critical T5 condition, associated with the adopted 20-year ARI design event for the receded end-of-design-life profile.

Outcome

The rock bag arrangement provides greater hydraulic permeability than the geotextile sand container arrangement, allowing more wave energy to be dissipated within the structure. This results in lower overtopping discharges for a given crest level and, consequently, a lower required crest elevation.

The minimum crest levels required to satisfy the adopted mean overtopping discharge criterion, together with the corresponding calculated discharges, are summarised in Table 14.

Table 14. Minimum crest levels and corresponding overtopping discharges

Criteria	Geotextile sand containers (GSC)		Rock bags	
	Crest level (m AHD)	Overtopping discharge (l/s/m)	Crest level (m AHD)	Overtopping discharge (l/s/m)
Design condition 2	3.2	4.21	2.9	4.43
Design condition 4	4.0	4.98	3.4	4.06

The adopted crest elevations have been selected with due consideration of both the minimum crest levels calculated in Table 14 and the practical stacking arrangements governed by the approximately 0.6 m characteristic unit height. Consistent with the adaptive design approach for interim CPW, the adopted levels provide acceptable overtopping performance at the start of the five-year design life, with the crest able to be raised where monitoring identifies the need.

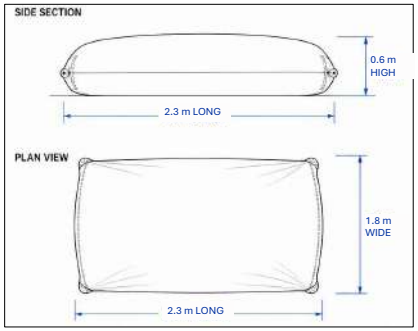
Table 15 presents the calculated overtopping discharges for the adopted crest elevations. Without a future crest raise, overtopping under the receded end-of-design-life condition would be marginally higher than the adopted criterion, with a corresponding increase in the risk of damage to the crest and landward slope and potentially greater maintenance requirements.

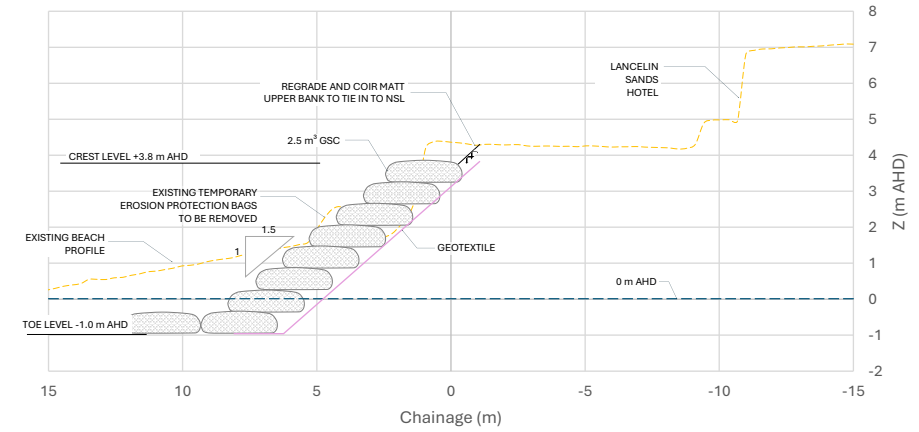
Table 15. Design crest levels and corresponding overtopping discharges

Criteria	Geotextile sand containers (GSC)		Rock bags	
	Crest level (m AHD)	Overtopping discharge (l/s/m)	Crest level (m AHD)	Overtopping discharge (l/s/m)
Design condition 2	3.8	1.12	3.2	2.03
Design condition 4		7.00		6.46

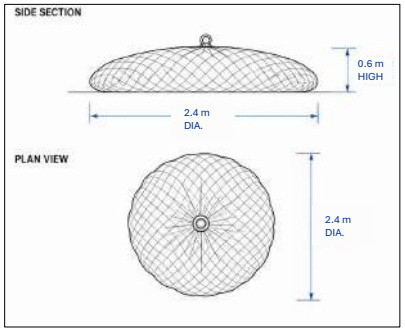
Appendix C: Concept design sections

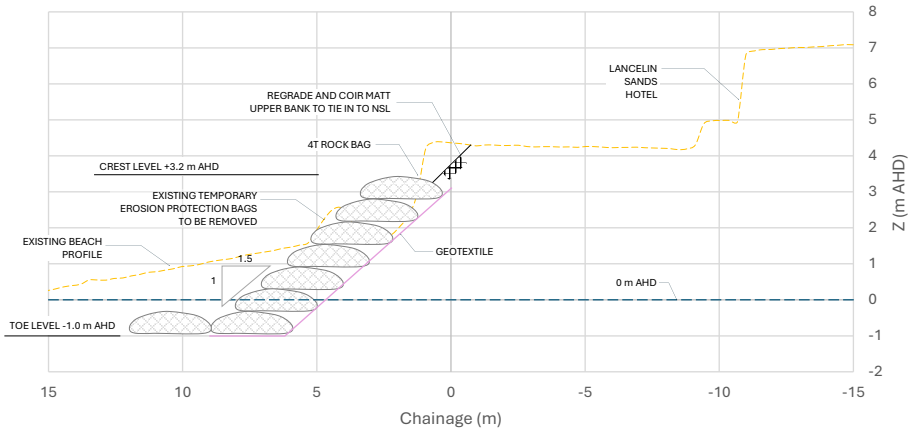
2.5 m³ GSC





4 T ROCK BAG





NOTES:

1. All dimensions are in metres unless noted otherwise.
2. Levels are in metres relative to AHD.
3. Existing profile is based on the July 2026 drone survey.
4. GSC/Rock bag unit dimensions are indicative and subject to supplier confirmation.
5. Final toe configuration is subject to construction methodology.
6. Final crest elevations are subject to review as part of detailed design.
7. Existing temporary erosion protection bags are to be removed unless noted otherwise.
8. Concept design only. **Not for construction.**

SKETCHED BY: I. ANDONEGUI
REVIEWED BY: L. DE LUCIA
APPROVED BY: E. WATTERSON

REFERENCES
HORIZONTAL DATUM MGA ZONE 50
VERTICAL DATUM AHD

NOT TO SCALE — DIMENSIONS ARE INDICATIVE ONLY

CLIENT: SHIRE OF GINGIN — HISTORY | BEAUTY | PROSPERITY

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PROJECT: NORTH LANCELIN INTERIM COASTAL PROTECTION WORKS

PROJECT NUMBER: P25603

SKETCH TITLE: CONCEPT PROTECTION OPTIONS – TYPICAL CROSS-SECTIONS

REFERENCE: P25603-SK-01-B

Government of **Western Australia**
Department of **Transport**

Memorandum

TO:	Executive Manager: Operations and Assets (Shire of Gingin)		
Cc:	Chief Executive Office (Shire of Gingin)		
	Director: Maritime Planning (DTMI)		
DATE:	10 August 2026		
FROM:	A/Manager: Coastal Engineering and Management (DTMI)	**FILE NO:**	A24439099

Lancelin: Interim Coastal Protection Works – Conceptual Options

Purpose

The purpose of this memorandum is to provide support for the adoption of a Rock Bag revetment as the preferred interim coastal protection solution for the section of shoreline fronting the Lancelin Sands Hotel and the north Lancelin Caravan Park.

This recommendation is based on the conceptual design and technical assessment undertaken by Bluecoast Consulting Engineers (BCE) as detailed in the attached draft report (Bluecoast, 2026) and the Coastal Engineering and Management Unit's (CEM) input into, and review of, the study.

Background

North Lancelin has experienced significant shoreline recession and dune erosion during recent years with erosion rates substantially exceeding those anticipated in previous coastal hazard assessments. Recent observations indicate erosion of the foredune system of more than 40 m in some locations over the preceding 12 months, resulting in an immediate risk to public and private infrastructure, dune breaching and potential inundation.

While longer term coastal management planning for north Lancelin is progressing through separate investigations and adaptation studies, there remains an immediate need to reduce erosion risk to public and private assets. Accordingly, a temporary and reversible protection measure is required that addresses the current hazard while maintaining flexibility for future coastal management decisions.

BCE has been engaged by the Shire of Gingin (Shire) to undertake the design and documentation of this protection.

Assessment of Options

BCE assessed two interim protection approaches, namely:

- Rock Bag Revetment, and
- Geotextile Sand Container Revetment.

This assessment considered the following aspects:

- Durability and performance,
- Adaptability and flexibility,
- Environment, amenity and aesthetic, and
- Cost and timeframe

While both options were considered technically feasible, the assessment concluded that Rock Bags offer superior performance under the anticipated site conditions.

The assessment was undertaken as a qualitative comparison and did not apply weighting to individual criteria. However, given the relative performance of the options, it is considered unlikely that application of reasonable weighting factors would have altered the overall outcome.

The following benefits were specifically noted during the assessment if a revetment was constructed from Rock Bags instead of Geotextile Sand Containers:

- Provide greater resistance to abrasion and puncture,
- Better tolerate settlement and toe scour,
- Offer higher level of structural resilience in the event of localised damage,
- Dissipate wave energy more effectively,
- Allow for a lower crest height relative to overtopping calculations,
- Can be readily repositioned, augmented or extended to changing shoreline conditions, and
- Can be recovered, stockpiled and redeployed if future adaptation pathways require modification or removal of the structure.

The assessment further identified that Rock Bags are less expensive than Geotextile Sand Containers, with concept level construction costs estimated at approximately $6,700 per meter and $7,500 per meter respectively, excluding contingency, design, project management, monitoring, and maintenance costs. A 30% allowance for contingencies was recommended on top of the forecast cost per metre by Bluecoast (2026).

For full details with respect to the assessment please refer to Bluecoast (2026).

Recommendation

Based on the findings of the BCE assessment, CEM supports the progression of the Rock Bag revetment option to detailed design and construction and recommends that the Shire adopt this option as the preferred interim coastal protection measure.

Additional Considerations

It is noted that ongoing monitoring and maintenance of the structure will be required regardless of the option selected. This is outlined in Bluecoast (2026) and the CEM will continue to work collaboratively with the Shire to undertake the monitoring, as recommended in Bluecoast (2026), and assist in the detailing of maintenance works.

It is noted that Rock Bags are a proprietary product. Following confirmation of the preferred option and advice from BCE regarding the required bag specification, size, and quantities, the Shire and CEM should investigate opportunities to procure the bags as Principal Supplied Materials. This approach has the potential to reduce procurement lead times, minimise supply risk, and support timely delivery of the protection works.

It is noted the Bluecoast (2026) report was in draft at the time of writing this memorandum. While a number of comments were made to improve the report, the recommendation to progress the Rock Bag revetment option is expected to remain.

12.2 DRAFT STRATEGIC COMMUNITY PLAN 2026-2036

File	COR/37
Author	Linda Fidge – Coordinator Corporate Planning
Reporting Officer	James Bayliss - Temporary Chief Executive Officer
Refer	OCM 17 March 2026 - Item 12.9
Appendices	1. Strategic Community Plan - Engagement Outcomes Report - Part 2 [**12.2.1** - 25 pages] 2. Responses - Survey and Email [**12.2.2** - 17 pages] 3. Sub-regional Mapping [**12.2.3** - 1 page] 4. Strategic Community Plan 2026 - 2036 - Draft [**12.2.4** - 34 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider adopting the draft Strategic Community Plan 2026-2036 (the Plan) subject to a boundary realignment to include the inclusion of Neergabby in the Lower Coastal Area and a change of name of the Rural Area(s) to that of Inland Area(s).

BACKGROUND

At its meeting on 17 March 2026, Council resolved to advertise the draft Strategic Community Plan 2026-2036 for public comment. Three forms of feedback options were undertaken, being community workshops, an online survey and email correspondence.

A total of 97 responses were received at outlined below:

- Guilderton workshop - 30 attendees;
- Lancelin workshop - 13 attendees;
- 44 online survey responses; and
- 10 email responses.

The Shire engaged a consultant to facilitate the workshops and collate the information, into the Engagement Outcomes Report (Part 2) **(see appendices)**. The report is based on the input of 97 people or 1.5% of the Shire's population (calculated on forward projection figure 2026 Population - Gingin | Place Forecast).

The report provides an update on the process of "closing the loop".

This means the feedback received during the initial community engagement was considered and incorporated into the Plan, which was then advertised for further community comment. The survey and written responses received by email are attached to this report (see Appendices).

The feedback received indicates that the main concern from the community is that the Plan does not provide enough detail about how the strategies will actually be delivered. There appears to be a difference between what the community expects the Plan to provide and what is required under the legislation.

The Strategic Community Plan is intended to be an overarching document that sets out the Shire's long-term priorities and direction. It is not intended to provide detailed information about individual projects, costs, timelines or how each strategy will be implemented. This distinction was explained to participants during the engagement process.

The more detailed information about what the Shire will do, when it will be done and what it is expected to cost is provided through the Corporate Business Plan and other supporting planning and budget documents.

Despite this explanation, the feedback indicates that some members of the community consider the Strategic Community Plan to lack sufficient detail to provide a clear understanding of what the Shire intends to achieve and how those priorities will be delivered.

An alternative approach is to develop a single 'Council Plan' that combines the Strategic Community Plan and Corporate Business Plan into one document. While the current legislative framework continues to provide for these as separate plans, some larger local governments have adopted a combined Council Plan approach.

The feedback received through the consultation indicates that simply adopting the Strategic Community Plan in its current format may not give all members of the community enough confidence about how the Shire will turn the Plan's priorities and aspirations into action.

A combined Council Plan would provide a clearer link between what the community wants to achieve, what Council has committed to doing, when it will be done, and the resources required to deliver it.

The Officer is of the view that a Council Plan approach should be considered for future reviews of the Shire's strategic planning framework. However, this should not result in the current draft Strategic Community Plan being abandoned or further delayed, as it fulfils the legislative requirements for a Strategic Community Plan and provides the required strategic direction for the Shire.

COMMENT

Previous Strategic Community Plans have been developed using the existing legislative framework without the same level of concern regarding the format or content of the Plan being raised through community consultation.
This does not diminish or invalidate the feedback received through the current consultation process, however it does raise the question of whether broader circumstances and current community concerns may be influencing the nature and tone of some of the feedback received.

The Shire is currently managing a range of contentious issues and challenges. It is possible that frustration about the progress of particular projects, or the inability to directly influence broader environmental or administrative matters, or matters beyond councils control, has contributed to a sense of frustration or helplessness within parts of the community. These broader sentiments may also be reflected in the feedback provided during the consultation process.

In terms of progressing the Plan for adoption, the Administration is seeking direction from Council on whether any amendments are required to the draft Plan's Vision and Aspirational strategies. The activities proposed to support delivery of the Aspiration strategies are outlined on pages 17–26 of the draft Plan (see Appendices).

Staff have not made any amendments to the Plan at this stage, however in terms of the Outcomes Report and adverse commentary and how that potentially affects the Plan, the following may require confirmation:

1. Draft Vision:

   "We are a prosperous and vibrant community that champions the beauty of our natural environments and landscapes, recognising the unique history and culture of the region"

   Staff comment: The vision describes what the community wants to experience when residing in the Shire of Gingin.

2. Aspiration 1 – Protect and Champion Environmental Diversity

   The Shire as 'Custodians of the Environment'

   The report comments on the Shire's previous history in this space. This is especially relevant for mining activity in the dune area in Lancelin and coastal erosion issues.

   Staff comment: The Shire would have to be very clear about what role/influences/objectives/activities it can deliver in this space.

3. Aspiration 3 – Local Connection and Shire-Wide Opportunities

The report comments on the perception of reliance/expectation on volunteers, exceeding capacity without support or resourcing. Additionally, Place-based decision making is not clearly understood and there is a distrust in the community whether engagement processes make meaningful change.

4. Aspiration 4 – Stronger Support and Investment in Capacity and Wellbeing

   The report comments that access to healthcare, aged care and in-home services is seen as a critical and immediate issue, rather than a long-term aspiration. This is especially relevant to coastal and remote areas.

   It also comments that there is limited confidence in youth empowerment objectives with participants seeking clearer pathways for implementation and resourcing.

   The Shire will have to be very clear on what direction/outcomes can be achieved in this space.

General Comments

The consultation identified a range of challenges and priorities that the community considers important to improving quality of life across the Shire. The Administration considers it important that the Strategic Community Plan clearly distinguishes between matters the Shire can directly influence and matters where its role is primarily one of advocacy. For example, areas such as education and home-help services are largely the responsibility of State Government agencies, with the Shire's role being to advocate for appropriate services and support.

Advocacy undertaken by the CEO and Administration should align with the priorities and aspirations identified in the Strategic Community Plan. It is common for local governments to establish their advocacy priorities as part of their strategic planning process and to clarify the respective roles of Council and the CEO in progressing those priorities.

The Administration does not recommend further changes to the draft Plan. The "close the loop" engagement process confirmed that the priorities identified in the draft Plan broadly reflect the community feedback received. The primary concern raised through the consultation was not necessarily the priorities themselves, but how and when the Shire will progress initiatives and translate those priorities into action.

The Shire also continues to use the established area framework of Upper Coastal, Lower Coastal, and Rural for demographic and population information. This framework has been used by the Shire for approximately 10–12 years and remains a useful way of presenting population data and considering the needs of different areas of the Shire (**see Appendices**).

Council may also wish to consider whether "Rural" should be renamed "Inland Areas" to align with the names of the three place-based advisory groups established by Council in February 2026.

The area map has not generally been used in the Shire's strategic planning documents. However, the draft Strategic Community Plan 2026–2036 includes the map to assist in identifying differing priorities across the three areas. Community feedback has raised concern that the map places Neergabby within the Rural area rather than the Lower Coastal area, with some concern that this may affect Neergabby's relationship with the Lower Coastal community.

The current boundary is based primarily on the demographic information available for the relevant postcode and is an administrative distinction rather than a rigid boundary defining community relationships. It does not prevent Neergabby from participating in or being recognised as part of the Lower Coastal community.

Council's February 2026 decision to establish place-based advisory groups provides a separate and more appropriate mechanism for community representation. The Lower Coastal Advisory Group was defined as including communities adjacent to Indian Ocean Drive south of the Greenwood Coast Road/McCormick Road/Indian Ocean Drive intersection. This definition does not exclude Neergabby.

Following the community feedback, the Administration consulted with Place Info regarding whether Neergabby could be separately identified from the broader 6503 postcode area. Place Info has confirmed that this can be done at no additional cost. The population, dwelling and demographic information for approximately 280 residents can therefore be incorporated into the Lower Coastal sub-region.

The Officer's view is that the boundary is not material to the functionality of the demographic information and can be amended if Council considers this appropriate.

Maps showing the existing and proposed boundaries are included in the Appendices.

RISK IMPLICATIONS

If adopted by Council, the Plan, in the current format as a high-level strategic plan (as legislated and described in the framework), may be considered by community as ineffectual, and community engagement seen as a meaningless activity. Community aspires to have more input into the activities or actions for their area.

The realignment of the sub-regional boundary to include the locality of Neergabby makes no material difference to the administration. If the decision were to not make a boundary change, negative sentiment towards the administration has the potential to increase due to community viewpoints being dismissed and disrespected.

STATUTORY/LOCAL LAW IMPLICATIONS

Local Government Act 1995
Part 5 Administration
Division 5 Annual reports and planning
s5.56 Planning for the future

POLICY IMPLICATIONS

Policy 1.41 Community and Stakeholder Engagement

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	4. Excellence & Accountability - Deliver Quality Leadership and Business Expertise
Strategic Objective	4.4 Strategic & Sustainable Financial Planning - Undertake long-term resource planning and allocation in accordance with the Integrated Planning and Reporting Framework.

VOTING REQUIREMENTS - ABSOLUTE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Kestel SECONDED: Councillor Woods

That Council adopt the draft Strategic Community Plan 2026-2036 on condition that the map depicting the area boundary for the Lower Coastal Area is realigned to include the location of Neergabby and amend the name of the 'Rural Area' to that of Inland Area.

CARRIED BY ABSOLUTE MAJORITY
8 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Stewart, Councillor Wilkie, Councillor Woods and Councillor Weeks*
AGAINST: *Nil*

Engagement Outcomes Report - Part 2

Strategic Community Plan

Shire of Gingin
7 Brockman Street, Gingin, WA 6503

Prepared by:
SLR Consulting Australia Pty Ltd

SLR Project No.: 675.V25287.00EA1

Client Reference No.: NA

8 June 2026

Revision: Draft B

Making Sustainability Happen

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
Draft A	1 June 2026	Vani K, Amelie White	Vani K	Kate Parker
Draft B	8 June 2026	Vani K	Vani K	Kate Parker
	Click to enter a date.			
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	Click to enter a date.			

Basis of Report

This report has been prepared by SLR Consulting Australia (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Shire of Gingin (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid. SLR may have used AI in the preparation of this document.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

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1.0 Executive Summary

This report presents the findings and analysis from the final stage of community engagement undertaken to support the development of the Shire of Gingin Strategic Community Plan 2026–2036. This phase of engagement focused on validating and refining the draft Plan, ensuring that it accurately reflects community views, priorities, and aspirations.

Findings are structured to align with the framework of the draft Community Plan, including the vision, aspirations, demographic priorities, and sub-regional considerations. This approach enables clear traceability between community feedback and the elements of the Plan.

Community Engagement

The engagement findings are based on a combination of a targeted community survey, two facilitated workshops, and follow-up written submissions. In total, **44 survey responses** were received, complemented by **two workshops held in Guilderton (26 participants) and Lancelin (10 participants)**, as well as **12 additional email submissions** providing further feedback. Together, these engagement activities provided both quantitative and qualitative insights, enabling validation of the draft Community Plan and deeper exploration of community priorities, concerns and expectations.

In total, approximately 100 participants contributed across survey responses, workshops and written submissions. As participation occurred across multiple engagement methods, this figure may include individuals who engaged more than once. This represents approximately 1.5% of the Shire's forecast population and should be considered when interpreting the findings.

Key Engagement Findings

Survey responses indicate broad agreement that the draft Plan reflects the community's previously stated priorities, with 53.5% of survey respondents agreeing or strongly agreeing that the Plan reflects community aspirations, and a further 11.6% neutral. This is reinforced by workshop feedback, where participants generally confirmed that the vision, aspirations and key themes accurately capture what was shared during earlier engagement.

However, this alignment is accompanied by a consistent and strongly expressed concern regarding implementation and delivery. A key overarching finding is a significant trust gap, with participants questioning whether the Plan will translate into tangible outcomes on the ground. Feedback was often strongly expressed, with repeated references to past plans not resulting in visible outcomes and a perception that engagement does not consistently translate into action.

Across all themes, the dominant message is that while the draft Plan successfully reflects community priorities, there is a need for:

- clear implementation pathways, actions and timeframes
- defined roles and accountability
- measurable and visible outcomes

Key Implications for the Shire

- The draft Plan is well aligned with community priorities, confirming that earlier engagement has been effectively captured
- There is a need to rebuild trust through delivery, not further articulation

- The final Plan should strengthen implementation clarity, accountability and measurable outcomes
- Ongoing communication will be critical to demonstrate progress and transparency

Cross-cutting themes

Across all engagement activities, several themes consistently emerged:

- trust and implementation concerns
- transport and connectivity as a core enabler
- access to services, particularly healthcare, shops and infrastructure
- growth not aligned with infrastructure capacity
- the importance of place-based, sub-regional planning approaches

Photo 1. Various Photos from Engagement Workshops at Guilderton and Lancelin

2.0 Introduction

2.1 Project background

The Shire of Gingin is developing a Strategic Community Plan to guide long-term decision-making and investment in alignment with community needs, aspirations and priorities. To inform the development of the Plan, a staged community engagement program has been undertaken.

The first stage involved a community perceptions survey to capture broad views on priorities across the Shire. This was followed by a second stage of workshop-style engagement, delivered by Element Advisory (part of SLR), which explored key themes in greater depth and provided important qualitative context.

Insights from these stages were synthesised to develop a draft Community Plan, including a proposed vision, aspirations and strategic priorities. This project represents the final stage of engagement, focused on validating and refining the draft Plan with the community prior to finalisation.

This report presents the findings from this final engagement phase.

2.2 Engagement Intent

The intent of this phase of engagement was to:

- demonstrate how earlier community input informed the draft Plan
- provide an opportunity for the community to validate, refine and sense-check the proposed direction

This approach supports transparency and helps to reinforce trust by clearly showing that community feedback has been considered and continues to inform the final Plan.

Figure 1. Community Plan development process

Importantly, this stage was not intended to generate new ideas, but to confirm that the draft Plan accurately reflects community views and to identify any gaps or areas for improvement.

2.3 Project Objectives

The objectives of this engagement phase were to:

- validate that the draft Community Plan reflects previously identified community priorities
- test whether the priorities, language and focus areas resonate with community experience
- refine elements of the draft Plan where improvements were identified
- build shared understanding and ownership prior to finalisation and presentation to Council

2.4 Methodology

This stage of engagement was undertaken using two primary methods:

- **Targeted survey:** A short survey was used to capture overall levels of agreement with the draft vision, aspirations and strategies
- **Community workshops:** Facilitated workshops were held across the Shire to enable participants to review, validate and refine the draft Plan through structured activities aligned with the Plan framework

Both methods were designed to test the draft Plan, confirm levels of support, and identify areas requiring further clarification, strengthening or adjustment.

3.0 Engagement Procedure

3.1 Stakeholder Identification

Stakeholder participation in this phase of engagement was primarily facilitated through Shire-led communications and promotion activities, including online platforms and local advertising. Participation in both the survey and workshops was voluntary, with no targeted recruitment undertaken as part of this stage.

As a result, the engagement reflects the views of those who were aware of, and chose to participate in, the process.

3.2 Proposed Consultation Methods

This phase of engagement was delivered through a combination of a targeted survey and facilitated workshops, designed to validate and refine the draft Community Plan. The targeted engagement was supplemented with written submissions received via email after the completion of the workshops.

Table 1. Consultation Methods

	Proposed plan	Dates	Attendance
Activity 1	Survey: A short, structured survey was used to capture the community's level of agreement with the draft vision, aspirations and strategies. The survey used consistent wording from the draft Plan to enable direct validation of content. The survey was designed by SLR and hosted by the Shire.	1 May - 22 May 2026	44 survey responses
Activity 2	Workshops: Two facilitated community workshops were held across the Shire (Guilderton and Lancelin), providing a forum for participants to review, test and refine the draft Plan. The workshops followed a structured format aligned with the Plan framework, including activities focused on validating aspirations, demographic needs and sub-regional priorities. The workshops were designed to support: • validation of existing content (what was previously heard) • refinement of language, priorities and emphasis • identification of any gaps or inconsistencies *Note: During the planning stages, three workshops were proposed and advertised, targeting each of the Shire's three sub-regions. However, the Gingin town centre workshop was cancelled due to low registration numbers. As a result, workshops were delivered in the upper and lower coastal sub-regions only.*	April 29 2026 – Gingin (cancelled) April 30 2026 – Guilderton and Lancelin	Gingin – NA Guilderton – 26 attendees Lancelin – 10 attendees
Activity 3	Email Communication: Additional feedback was received via email following the workshops, providing further qualitative input from participants and non-attendees.	Post April 30 2026	10 Separate Emails

The engagement was undertaken broadly in line with the proposed methodology. Two workshops were delivered as planned, while the Gingin workshop was cancelled due to low registration numbers. The remaining engagement activities (survey and workshops) provided sufficient data to support the objectives of this phase.

3.3 Limitations

While this engagement process was designed to be inclusive and comprehensive, several limitations should be acknowledged in interpreting the findings. These limitations do not detract from the value of the engagement outcomes but should be considered when drawing broader inferences or making policy decisions based on the findings.

These limitations are consistent with the intended purpose of this engagement phase, which was to validate and refine existing content rather than generate new ideas or achieve statistical representativeness.

- Self-selection bias: Participation was voluntary, and the findings reflect the views of those who chose to engage. As such, results are not statistically representative of the broader Shire population.
- Demographic representation: Workshop participation was skewed towards older age groups, with lower representation from working-age residents and younger cohorts. This may have influenced the relative prominence of certain issues.
- Scope of engagement activities: This phase focused on validation and refinement, rather than generating new ideas. While effective for testing the draft Plan, participants engaged less with refinement activities, with feedback often extending beyond the Plan's structure into broader community concerns.
- Nature of feedback: Workshop discussions at times shifted towards broader frustrations and historical concerns, particularly regarding delivery and implementation. While this provides important context, it may not directly align with the structure of the draft Plan.
- Engagement activities involved approximately 100 participant contributions across survey responses, workshops and written submissions. It is noted that some individuals may have participated in more than one activity. As such, this figure represents total participation rather than a count of unique individuals and equates to approximately 1.5% of the Shire's forecast population.

4.0 Summary of Consultation Outcomes

4.1 Approach to analysis

Engagement data from the survey, workshops and written submissions was consolidated and analysed using a consistent thematic framework, aligned with the structure of the draft Community Plan. This approach ensured that findings could be directly mapped to the Plan's key components, including the vision, community aspirations, demographic priorities and sub-regional considerations.

Both quantitative data (survey responses and workshop validation outputs) and qualitative feedback (workshop discussions, written comments and submissions) were considered to provide a balanced and comprehensive understanding of community sentiment.

The following approach was applied in consolidating and interpreting the engagement outcomes:

Table 2. Engagement Analysis

FORMAT	DESCRIPTION
Workshop and Survey Design	Consultant-led tools (including guiding questions, thematic prompts and activity sheets) were developed by SLR to support structured engagement. These tools ensured consistency in language, tone and alignment with the draft Community Plan.
Data Management and Integration	Data from all engagement activities, including survey responses, workshop outputs and written submissions, was consolidated into a central dataset. Each input was tagged by source and engagement type to enable clear tracking and comparison across datasets.
Thematic Analysis and Framework	All engagement data was analysed using a consistent thematic framework aligned with the draft Community Plan structure. This enabled identification of key themes, levels of support and areas requiring refinement.
Integration and Synthesis	Data from all sources was reviewed both independently and collectively to identify recurring themes, differences across demographic groups and sub-regions, and areas of alignment or divergence. Gaps in representation or feedback were also identified.
Outcomes Reporting	Findings were synthesised and presented in this report, including thematic summaries, supporting quantitative data and qualitative insights. The reporting approach provides clear alignment between community feedback and the structure of the draft Community Plan, while acknowledging limitations and potential biases.
Transparency and Traceability	Findings were structured to align directly with the draft Community Plan framework, enabling clear traceability between community feedback and Plan elements.
Note: All Raw data was provided to the Shire separately.	

5.0 Stakeholder Consultation Findings

This chapter presents the findings from the final stage of community engagement, integrating feedback from both the survey and workshop activities. Findings are structured in alignment with the draft Community Plan to enable clear linkage between community feedback and Plan content.

Analysis across survey, workshops and written submissions shows a high level of consistency in key themes. Issues such as transport, access to services, housing and trust in delivery emerged across all engagement methods and demographic groups, indicating that these are priority concerns for the community.

5.1 Vision

"We are a prosperous and vibrant community that champions the beauty of our natural environments and landscapes, recognising the unique history and culture of the region."

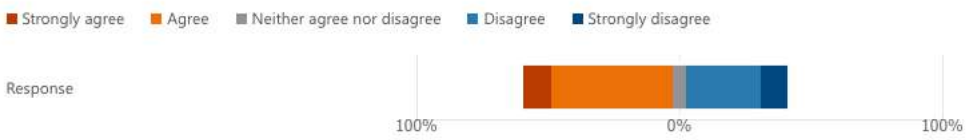

Figure 2. Survey Responses - Vision Statement

Survey results indicate broad agreement that the draft vision reflects the community's aspirations, suggesting that the intent and key themes have been captured from earlier engagement.

This is reinforced by workshop feedback, where participants generally supported the intent and direction of the vision, particularly its emphasis on environmental protection, local identity and community vibrancy.

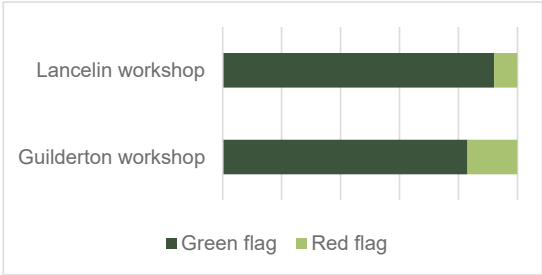

Figure 3. Workshop Responses - Vision Validation

However, across both engagement methods, feedback consistently highlighted concerns that the vision is high-level and aspirational. Participants frequently questioned how the vision would translate into action, with comments emphasising the need for clear implementation pathways and measurable outcomes.

"We already know this – how are you going to implement it?"

"Vision' is all well and good. How to make it reality is the question! "

- Participant Quotes

The vison's credibility is dependent on clearly demonstrating how it will be delivered, measured and implemented over time. Participants questioned:

- how the vision will be implemented and prioritised
- what measurable outcomes will demonstrate progress

5.2 Community Aspirations

5.2.1 Aspiration 1 - Protect and Champion Environmental Diversity

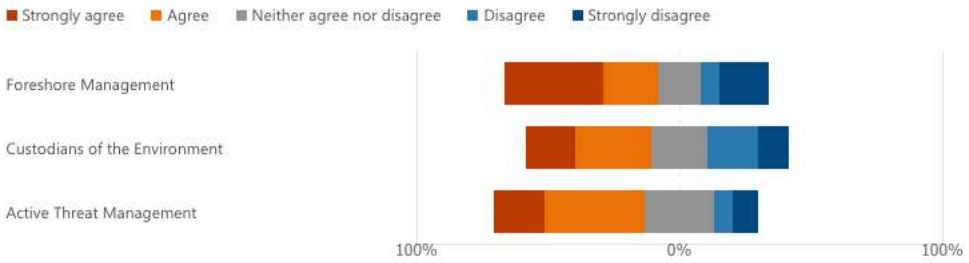

Figure 4. Aspiration 1 - Survey Responses

Survey and workshop feedback indicates strong agreement that this aspiration reflects community priorities, particularly in relation to coastal management, biodiversity and preservation of natural landscapes.

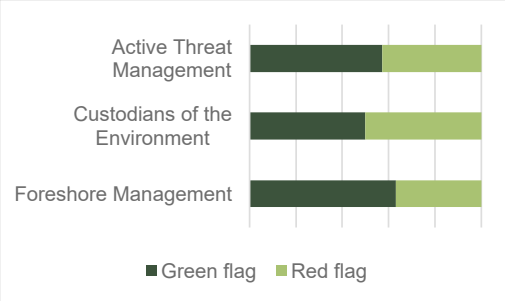

Figure 5. Workshop Responses - Guilderton

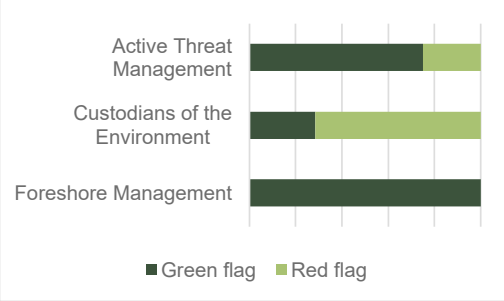

Figure 6. Workshop Responses - Lancelin

However, a consistent concern is a perceived disconnect between the aspiration and on-ground practices. In particular, participants questioned how the Shire can position itself as a custodian of the environment while permitting activities such as mining in sensitive dune and coastal areas, which are seen as directly undermining this objective.

Coastal erosion emerged as a dominant issue, with strong frustration expressed regarding the lack of visible progress despite longstanding planning efforts. This reinforces a broader perception of 'plans without action'.

"Actively fight to protect what's left of Lancelin's sand dunes."
- Responder email comment.

"Dunes - mining to stop. Definite priority is coastal erosion"

"Agree with items listed on this sheet - Track record is not good! "
- Participant Quotes

The aspiration is seen as high-level, with limited clarity on how environmental outcomes will be delivered in practice. Overall, while the aspiration is considered to accurately reflect community values, its credibility depends on demonstrating clear, consistent and measurable implementation.

5.2.2 Aspiration 2 - Creating Sustainable Economic Growth Opportunities

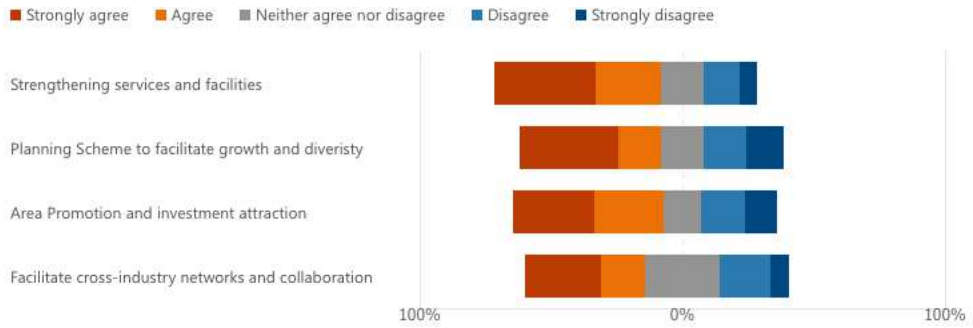

Figure 7. Aspiration 2 - Survey Responses

Survey and workshop feedback indicates broad agreement that economic growth is a priority, and that this aspiration reflects community expectations around tourism, local services and employment opportunities.

"Young people and backpackers working inland but living upper coastal "
- Participant Quote

However, feedback highlights limited clarity on how growth will be delivered, with uncertainty around what outcomes will be achieved and how benefits will be realised locally. Participants emphasised that growth should align with infrastructure capacity, particularly in coastal areas experiencing increasing population and visitor pressure. Additionally, while some Upper Coastal region participants expressed a strong view for the region as having very different needs and hence to be recognised as separate from the rest of the Shire, others highlighted the existing economic co-dependency of the subregions. For instance, the coastal regions play an important role of providing accommodation for agricultural labour during peak season. Participants also noted risks to community character and liveability if growth is not appropriately managed.

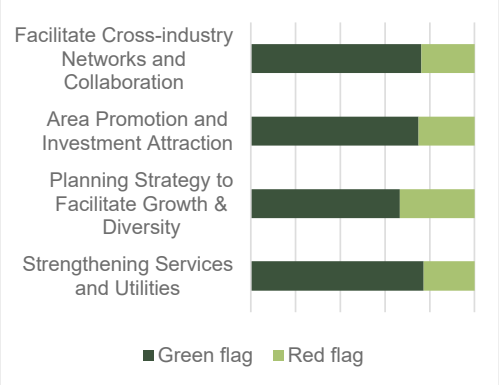

Figure 8. Workshop Responses - Guilderton

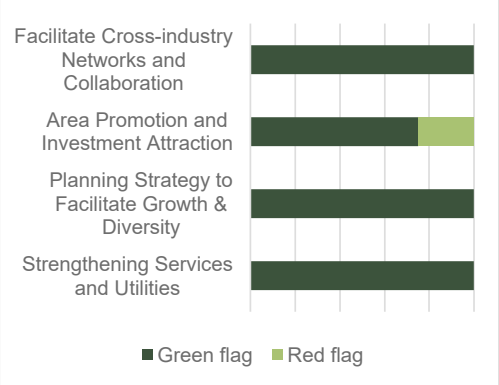

Figure 9. Workshop Responses – Lancelin

There is also a perception that the approach is too generic, with a need for more place-based strategies that respond to the distinct needs of different communities. Overall, while the aspiration reflects community priorities, there is a clear expectation for greater specificity and alignment between growth, infrastructure and local outcomes.

5.2.3 Aspiration 3 - Local Connection and Shire-Wide Opportunities

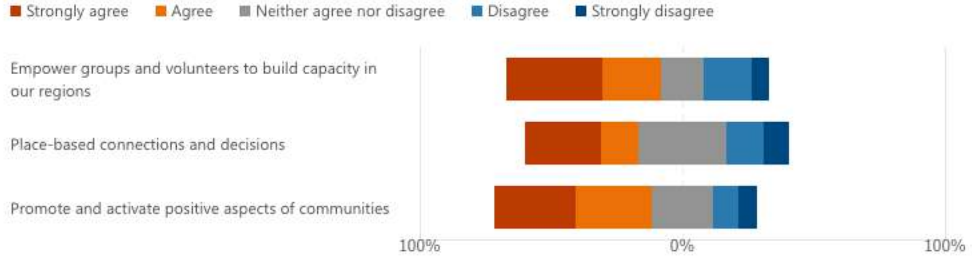

Figure 10. Aspiration 3 - Survey Responses

Survey and workshop feedback indicates moderate agreement that this aspiration reflects community priorities, particularly in relation to strengthening community connection and local voice. However, this aspiration is strongly linked to a lack of trust in the Shire, with participants questioning whether engagement processes meaningfully influence decisions. Feedback frequently described engagement as a "tick-box" process, reflecting a broader lack of trust in decision-making processes.

"Overall feeling of disassociation in community. Community plan is too broad and doesn't specify (on projects) "
- Participant Quote

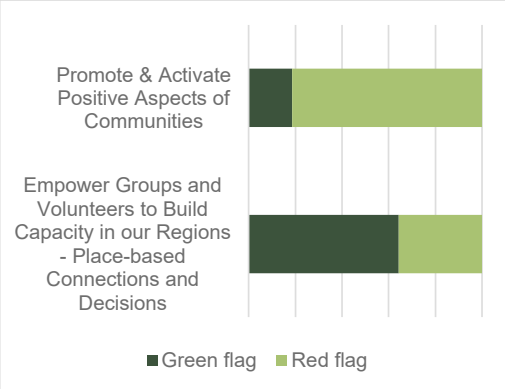

Figure 11. Workshop Responses - Guilderton

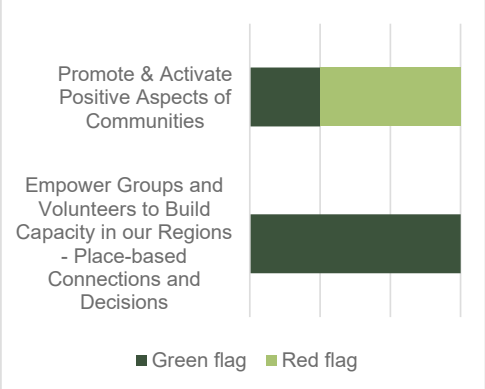

Figure 12. Workshop Responses - Lancelin

Feedback on the 'Promote and Activate positive Aspects of Communities' component was mixed. Participants raised concerns regarding the reliance on volunteers, noting that expectations often exceed available capacity without sufficient support or resourcing.

Concepts such as "place-based decision-making" are not clearly understood, indicating a gap between policy language and practical application.

Overall, while the aspiration reflects community sentiment, there is a strong expectation for greater transparency, clearer roles, and visible links between engagement and decision-making.

5.2.4 Aspiration 4 - Stronger Support and Investment in Capacity and Wellbeing

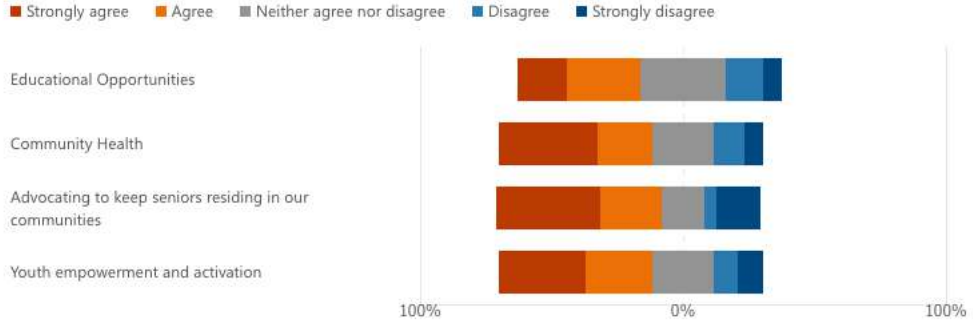

Figure 13. Aspiration 4 - Survey Responses

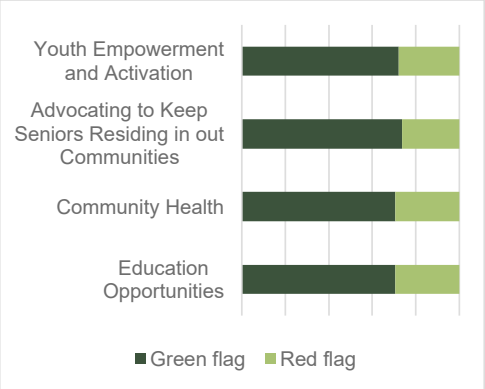

Figure 14. Workshop Responses – Guilderton

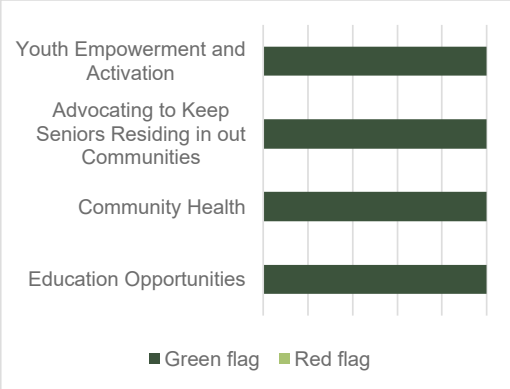

Figure 15. Workshop Responses - Lancelin

"Stronger Support and Investment in Capacity and Wellbeing' is meaningless, as we have no educational, medical, aged care or youth services in our area at all."

"Lower coastal area has no medical services"

- Participant Quotes

Survey and workshop feedback indicates strong agreement that this aspiration reflects key community priorities, particularly in relation to healthcare, ageing, youth services and education. However, feedback consistently highlights gaps in current service provision, particularly in coastal and more remote areas. Access to healthcare, aged care and in-home support services is seen as a critical and immediate issue, rather than a long-term aspiration.

There is a strong focus on the ageing population, with clear expectations for improved planning to support ageing in place, including housing, services and support networks.

While priorities such as youth empowerment and education are recognised as important, there is limited confidence in delivery, with participants seeking clearer pathways for implementation and resourcing. There is a clear expectation for tangible, near-term improvements in service access and provision.

5.2.5 Aspiration 5 - Maximising Transport Options

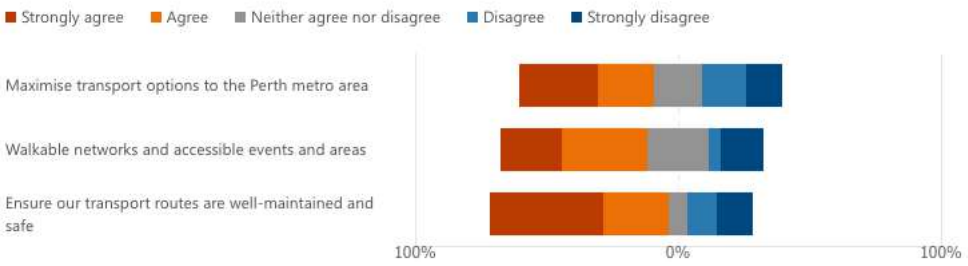

Figure 16. Aspiration 5 - Survey Responses

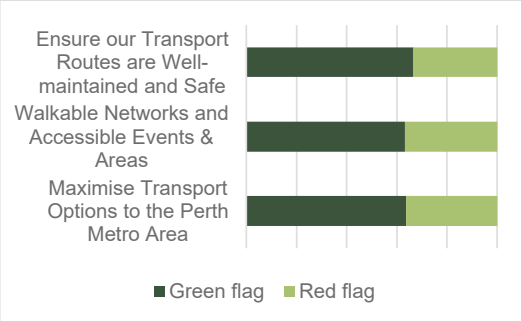

Figure 18. Workshop Responses - Guilderton

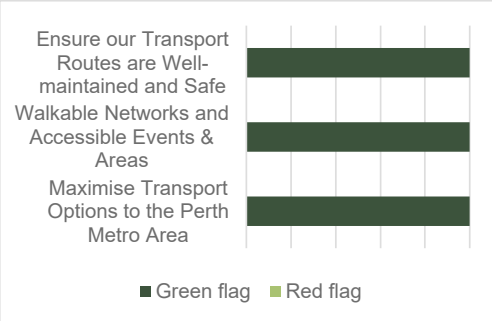

Figure 17. Workshop Responses - Lancelin

Survey and workshop feedback indicates moderate agreement that this aspiration reflects community priorities, with strong recognition of transport as a key enabler of access, liveability and economic participation.

"Support bus will ease the situation"

- Participant Quote in reference to 'Maximise Transport Options to the Perth Metro Area'

Transport was consistently identified as a cross-cutting issue, linking to access to services, employment, education and overall liveability. There exist concerns relating to limited public transport, poor road conditions and inadequate active transport infrastructure across the Shire. Participants highlighted:

Public transport for Woodridge, Guilderton, Sovereign Hill, Redfield to connect to Yanchep"

- Participant Quote

- challenges accessing services, employment and education
- safety and maintenance issues on roads
- limited footpaths, cycleways and accessible connections

There is also uncertainty around the Shire's role in delivering transport outcomes, particularly where reliance on State agencies is required. Overall, while the aspiration reflects community priorities, there is a strong expectation for clear prioritisation, defined responsibilities and visible improvements to transport infrastructure and connectivity.

5.3 Demographic groups

Survey and workshop feedback indicates general agreement that the draft Plan reflects the needs of key demographic groups, including youth and older residents. The themes identified are consistent with priorities raised during earlier engagement, particularly in relation to access to services, transport, housing and local opportunities.

5.3.1 Youth

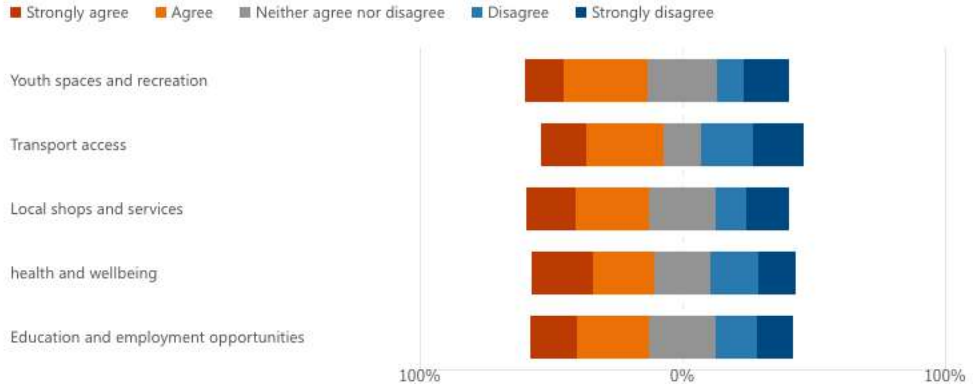

Figure 19. Survey Responses - Youth Needs

Survey responses indicate mixed to moderate agreement that the draft Plan reflects the needs of young people, suggesting that while key priorities have been identified, there is less confidence in how comprehensively they are addressed.

Workshop feedback reinforces that the Plan captures the core issues affecting youth. However, participants consistently highlighted that existing provision is insufficient, and that current conditions limit opportunities for young people to remain and engage within the community. Feedback emphasised that these needs are immediate rather than aspirational, with repeated calls for action and delivery.

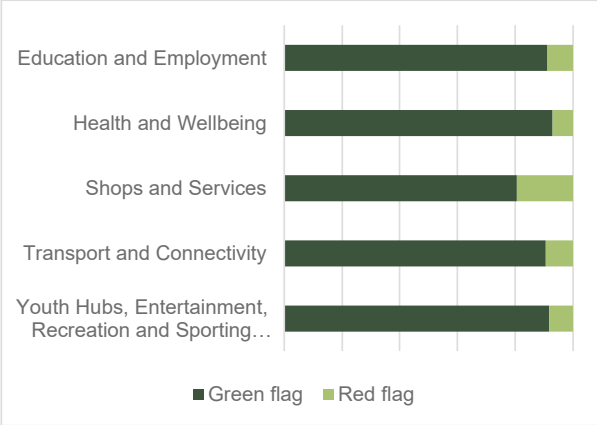

Figure 20. Workshop Responses Guilderton and Lancelin - Youth Needs

"Reliable and accessible transport options are seen as fundamental to youth independence and opportunity. "

- Participant Quote

5.3.2 General Community

Findings relating to the general community are primarily informed by workshop discussions and qualitative feedback, as this group was not directly tested through a dedicated survey question.

There is alignment on all key liveability issues mentioned. Participants highlighted that these issues are experienced consistently across the Shire, with ongoing concerns about infrastructure condition, service availability and equitable access between communities. There is also a recurring perception that while these priorities are well understood and reflected in planning, progress in addressing them has been limited.

Overall, while the Plan captures the needs of the general community, there is a strong expectation for measurable improvements in day-to-day liveability outcomes.

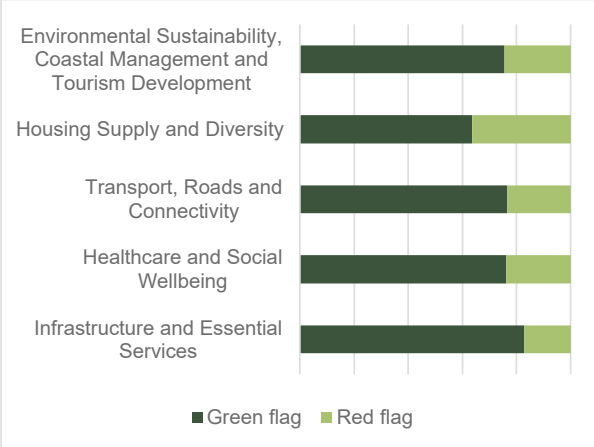

Figure 21. Workshop Responses Guilderton and Lancelin - General Community

5.3.3 Seniors

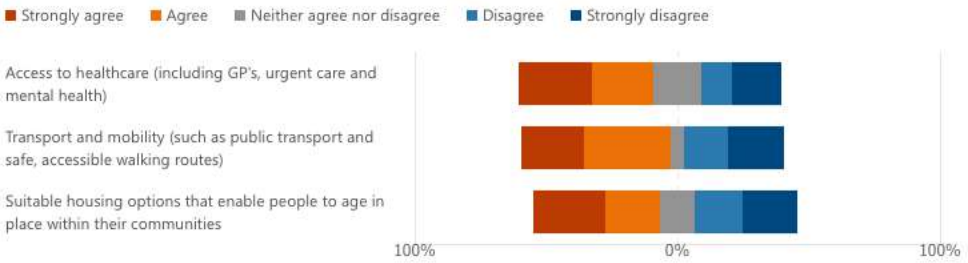

Figure 22. Survey Response – seniors' needs

Survey and workshop feedback indicates moderate to strong agreement that the draft Plan reflects the needs of older residents, particularly in relation to healthcare, housing and transport. Across both engagement methods, there is a clear emphasis on the importance of supporting ageing in place, with participants identifying critical priorities as:

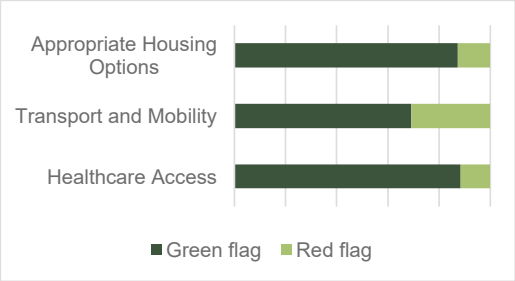

Figure 23. Workshop Responses Guilderton and Lancelin - Seniors' Needs

- access to healthcare services, including urgent care and mental health
- availability of appropriate and affordable housing
- transport and mobility options

Feedback highlights that current service provision is not meeting demand, particularly in more remote and coastal areas, and that this has direct implications for quality of life and the ability of residents to remain within their communities. There is also a perception that planning for an ageing population requires greater prioritisation and more immediate action, rather than long-term aspiration.

"Retirement housing is a high priority"

"But also need this along lower coastal strip - e.g. Woodridge, Sovereign Hill, Guilderton. Have to be able to downsize to smaller block not just retirement homes of lifestyle villages"

- Participant Quotes

Overall, while the Plan reflects the needs of older residents, there is a strong expectation for improved access to services, housing and transport to support ageing in place.

5.4 Sub-regional insights

Sub-regional feedback confirms that the draft Plan reflects broad priorities across the Shire, consistent with earlier engagement. However, workshop discussions highlight that communities experience these priorities very differently at a local level, with more specific needs and expectations than reflected in the current Plan language. A consistent theme across all sub-regions is the gap between high-level strategy and place-based reality, alongside strong references to historical inaction and limited visible progress over time.

It is worth noting that the draft plan sought to recognise the key differences between each sub-region, enabling these to be addressed according to their specific conditions. However, the inclusion of sub-regional values led to some participant misunderstanding about the intent of referencing the three regions separately. Some participants may have interpreted this as an attempt to divide the shire.

5.4.1 Lower Coastal

"We definitely need one town in lower coastal (which is) central, with services. "

- Participant Quote

Feedback indicates that while the community's strategic priorities are reflected in the Plan, the lower coastal area is perceived as not functioning as a fully serviced community. There is a strong call for a centralised service hub to address limited access to basic services.

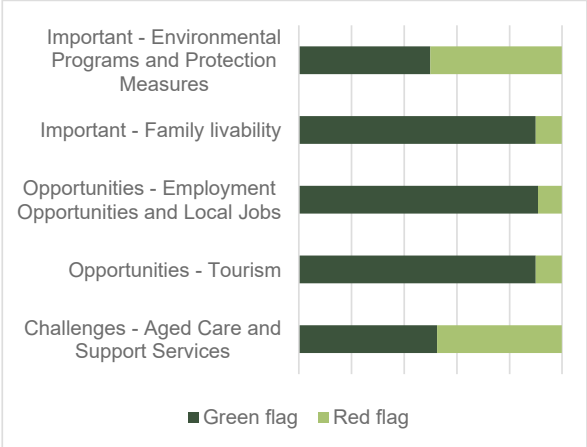

Figure 24. Workshop Responses - Lower Coastal

Concerns were also raised by residents of Neergabby and Sovereign Hill, who noted they were not included in the map provided in the draft Plan document. Participants described confusion about why their areas were classified within the Rural Inland sub-region, despite being closely aligned with, and geographically closer to, the South Coastal sub-region.

In addition, participants highlighted that coastal erosion and environmental management have been the subject of longstanding plans, with limited visible progress over time.

5.4.2 Gingin and Rural Inland

The rural inland area is experiencing declining access to essential services, particularly healthcare and local amenities. Participants highlighted the need for improved infrastructure maintenance and service provision, alongside greater support for local employment and housing to sustain long-term community viability. There is also a strong emphasis on maintaining the rural character and agricultural identity of the area, while ensuring it is supported by adequate services and investment. Participants asked for the agricultural and horticultural sectors to be acknowledged as key defining points for the Gingin and Rural Inland region.

"There is no emphasis into business support / acknowledgement of the agricultural / horticultural sectors that are employed within the shire"

- Participant Quote

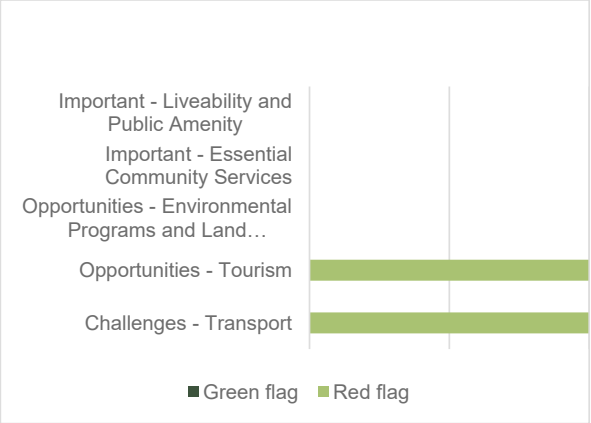

Figure 25. Workshop Responses - Gingin and Rural Inland

5.4.3 Upper Coastal

The upper coastal area faces growing pressure from tourism and population growth that is not fully supported by existing infrastructure. Participants identified concerns that services, facilities and infrastructure are not keeping pace with demand, particularly in relation to ageing community assets, transport connectivity and local amenity.

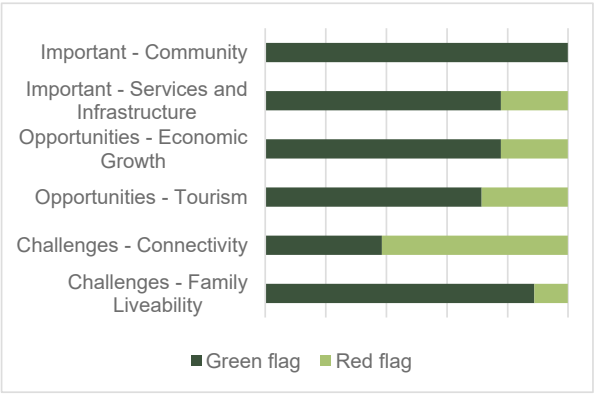

Figure 26. Workshop Responses - Upper Coastal

There is also an expectation that tourism development be more actively managed, with a clearer balance between economic growth and protection of the natural environment that underpins the region's identity.

"Existing location sporting and community club desperately needs maintenance and possible new facility in the next 10 years to accommodate residents of Lancelin south. Complex must be upgraded. Buildings getting into disrepair. "

"Coastal walking track connecting Lancelin to ledge. This is also tourism improvement. "

- Participant Quotes

6.0 Considerations for the Final Community Plan

While the draft Plan is intentionally strategic in nature, feedback consistently highlighted a desire for greater implementation detail. This reflects an opportunity for the final Plan, and subsequent implementation documents, to more clearly articulate how the identified priorities will be delivered, monitored and reported over time.

Based on the engagement findings, the following refinements should be considered in finalising the Strategic Community Plan:

- Strengthen implementation clarity: Clearly articulate actions, timelines and delivery pathways
- Define roles and responsibilities: Clarify what is led by the Shire vs State agencies (e.g. transport, health)
- Introduce measurable outcomes: Include indicators or success measures to demonstrate progress
- Incorporate place-based detail: Reflect distinct needs across Lower Coastal, Upper Coastal and Rural Inland areas
- Strengthen communication and transparency: Demonstrate how engagement informs decisions and how progress will be reported back

Making Sustainability Happen

Survey and Email Responses
Note: Comments are directly copied from participants own text – no correction to grammar/spelling/content has been undertaken.
Aspiration 1 - Protect and Champion Environmental Diversity - Comments from the survey
There are two very diverse "environments" in the Shire - one agricultural and one recreational/ coastal. It's difficult to comport these into a single aspiration.
Do we have a local indigenous group that can advise and be involved in things?
Support Wilbinga national park idea
The Lancelin Erosion must be resolved. Managed retreat is a terrible policy and needs to be revisited. A groin needs to be put in place. Livelihoods and the town is at stake
I believe our Shire is not using its beauty, the distance we are from Perth to create good tourism! When ever tourism is mentioned, it get put on the back burner!
Coastal Track and town connections upgrade, upkeep, patrolling and management
We have one of the most diverse geographically shires in the entire State ,it is undervalued and under represented .
Just look at the old growth trees that have been permitted to be knocked down for the new housing estate. It is utterly horrendous what has occurred there. Those trees should have been protected by the Shire!!
Vague questions, hard to target comment
Prosperous*.. Ledge and Lancelin look like they havnt had local investment in 50 years.
The shire is doing its best the community needs to manage its expectations considering the resources avaible to the shire.
I think it would be more encompassing to rephrase the statement with the following addition: "We are a productive, prosperous, and vibrant community..."
These questions do not make sense or are so broad that they are not defining consequences
The shires wildlife protections is inadequate, coastal erosion management is responsive and repetitive of short term measures and the administration and council is failing to source long term external funding and management of coastal erosion. The shires protection of important waterways from livestock and invasive weeds is not good enough.
Councils response to foreshore management is temporary and wastes money. Council failed the coastal people by not supporting an application for recognition as a defence industry hub. If you want to support custodians of the environment, engage indigenous elders from local elder groups. All of the councillors are fire captains and hold executive roles on bush fire brigades. If councils and emergency services input in threat management comes from the same individuals. How is it diverse.
Environmental diversity would be to protect our local birdlife, animals, reptiles and retain sandunes and ensure new development is not on the river bank.
The Shire needs to be split up and Gingin area amalgamated into a rural shire and the coastal towns amalgamated into a coastal shire. The strategic plan reveals that inland residents are subsidising coastal towns and vice versa. For example, animal husbandry is of little consequence or interest to coastal towns although essentials to farmers.
Foreshore management in guilderton DOES NOT HAPPEN. The north beach groyne his severe erosion in the carpark and the none existant boat ramp. There is no formal identity when it comes to unique history. There is no education to tourism to make a identify of histroy a key feature. Currently the shire is doing the complete opposite ie destroying the Guilderton top car park native vegetation but leaving weeds growing. Further foreshore deterioration with no timely plan. Outbreak of foxes and rabbits and rats

Regarding the environment and potential threats it is my belief the Shire has done nothing to preserve our natural bush environment for native habitat, shade, stabilization soil, nor has it endevoured to protect a very threatened underground water supply. This is seen by allowing the indiscriminate land clearance on land releases for new subdivisions within the town or peripheral to the township. There has been absolutely no offset planting of species endemic to the area within the town boundaries The Gingin townsite and surrounds are well recognized as one of the few sites within the State whereby Carnaby Cockatoos roost due to the substantial clusters of mature marri trees which also provide a food source. The Gingin Brook and tributaries provide excellent and accessible water. Lack of attention to the state of the Gingin Brook by the Shire - by declaring it is not our responsibility - it comes under the perview of a State Government Authority - has meant there has been little to no oversight of the myriad of "fixit programmes" that have been enacted within the Brook area under the banner of removing exotic species etc etc, but in reality have done more harm than good. As a land owner on two properties with a Brook boundary I have seen at first hand what damage these schemes have done to the integrity and flow of the Brook over the last 20 years - to the point it is becoming an overgrown and degraded morass with an ever diminishing flow of water through it. The Gingin Townsite was born of the presence of the Brook and its health and flow underpins much of the surrounding landscape's integrity. It also supports a huge array of endemic aquatic creatures (mussels, marron, native fish and turtles to mention a few who in themselves assist in maintaining the water quality)and these are being lost due not only to this outside interference but the lack of Council understanding of what has been happening under their noses. All that seems to be considered by Council - is - approvals of more subdivisions which gives more housing, therefore more people, giving more money through rates and expenditure within the town, with the final outcome being the provision of more amenities. May I suggest if the town and immediate localities loose its environment it will become an extension of the metro area - as has happened in the southern town of Byford, which is now a gazetted suburb of Perth. This is not what makes Gingin attractive to potential new comers !! I am not against growth per se - however it needs to be considered empathetically and the Council in reference back to the original question, in my view, has made little effort in being a meaningful Custodian of our Environment.
Foreshore management.... Seriously??? Nothing useful has been done for either Lancelin or Moore River
The Shire and Gingin-resident Councilors has no aspiration or capacity to protect the coastal towns from storm innundation. The patent bias against the coastal towns is obvious. The Council is completely disfunctional and innundated by nepotism and familial connetions linked to Gingin.
Aspiration 2 - Creating Sustainable Economic Growth - Comments from the survey
The word “diversity” has no place in the context of this aspiration unless it’s qualified by adding “diversity of investments” or”diversity of businesses”
Foreshore management is critical
Great at talking, but never come to fruition!
More education on natural environ.ent and networking with alldepartments
the only way to move forward is to do this collabotativelly as a collective community.
Regarding Ledge point and Lancelin. Id like to see notable examples of area promotion amd investment attraction Again these questions are not clear nor definIng consequences
The largest documented population growth is along the coast. The shire is focusing infrastructure in and around Gingin. Move the council chambers to Lancelin and focus the majority of the shires economic growth on the area with the largest planned developments and future populations.

Email your surgery to every rate payer and see how your statistics change. The only services being strengthened are in Gingin. The growth is along the coast. Gingin councillors want all the money spent locally and refuse to encourage tourism and growth along the coast. The planing scheme is cut and pasted and lacks individual application to our coastal and farming communities.
If council just throw the doors open, all we will get is a boxed in new development area, we need a plan of a unique coastal look, with bigger properties, to ensure that we are not just like the next town. Also encourage unique local shops and not just stock standard shops like Coles etc, it doesn't bring anything different to a town.
The collaboration does not out reach yo all businesses. The collaboration from the Shire to community is a joke . It sounds like the shire are just marking off formalities rather than seeking productive feedback.
None planned in lower coastal area, not even thinking ahead of new developments
I have seen no improvement in the provision of power, telecommunications, water or deep sewerage within the Shire of Gingin, and more particularly the town site where I live over the passed 40 years. In fact the situation has got worse as the population grows. In reality it is the population, i.e the residents that have made these situations better by personally investing in alternatives themselves due to advancing technologies. Regarding Town Planning Schemes and Strategies, Policies on housing diversity I see no supporting infrastructure to cope with what has been approved - and the current building scenarios are rapidly turning the place into wall to wall brick, tile and concrete !! This is not a way to be champions of environmental diversity with a "country twist" !! "Trails Master Plan,Coastal Tracks Plans. Policies .... to strengthen environmental custodianship" are "Sir Humphrey words" which mean nothing especially when external Consultancies are brought in to spend Grant monies to enact these plans, and who have no connections with the community. They may have community representatives on a particular Committee but they often feel they are part of a pre ordained "tick box" exercise. I have to mind a particular Trail that is being considered by a newly formed Council "Ad Hoc" Committee - but such situations are typical of the Committee and decision making process within this Shire. Words, words, words, lots of money spent on recommendation of an external Consultancy and not a bypartisan agreement on the final result.
Strengthening services and facilities hahahaaa.... Moore River Foreshore toilets, The caravan park hahahaha your solution to fix it is to lease it WTAF???
these statements are rediculous unmeasurable waffle. Absolutely pathetic - what do they actual mean and what outcomes are likely.
Aspiration 3 - Local connections and Shire-wide Opportunities - Comments from the survey
“Place-based connections and decisions” is gobbledygook
It shouldn't be up to volunteers to build capacity- the shire employs a huge number of people whose job descriptions should include this
Supporting and assisting volunteers is key. The Shire should continue and expand volunteer services as these people in the community are helping Shire assets and build the community. Open doors, assist with planning and building services, these are volunteers doing projects, help them along the way to give them confidence to keep volunteering and improving our community.
The erosion issue must be resolved in Lancelin. Managed retreat is not an option. Protect the town or face severe class action risks from the community Once again, there’s lots of words, not much action.
Relying on volunteers is a very big ask, expectation. Example. What would happen if the unpaid volunteers couldn't get to a fire, for whatever reason, or not enough volunteers turn out to even legally, get the fire engines out of the shed? Too much reliance is put on volunteers.

See above
Enabling and assisting the community and Volunteer groups to be able grow and strengthen over the next decade
The shire is doing its best the community needs to manage its expectations considering the resources avaible to the shire. Less of coastal Councillors pushing their personal agendas creating divide in council and community can lead to the shire smoothly archiving this aspiration
Support all varieties of volunteers in all areas of development with all means available e.g. grants e.t.c.
These questions are very unclear and not indicative of actual actions nor intentions.
If you're not part of a Gingin not for profit or the Bendigo bank, you have no chance of community funding for your organisation.
Only friends of the Bendigo bank, project Gingin, the Gingin rec group and the local Gingin sporting groups get support.
Building communities ensure that residents feel like they belong g and make a positive impact, resulting in more resilient members and positive citizens.
Could do better - await to see the outcome of the newly created advisory groups for the newly formed sub -regions. Many Committees under the banner of the Council, with community representation have recently been disbanded. They were set up in great expectations for the community to provide advice on issues of importance to the community. They rarely met and seemed to be very controlled in what was being said. Notably the Aging Committee and the Health/Medical Committee (not the exact titles) Towns people and residents in the Shire in my view are very skeptical of the words "Community Consultation" and by and large see it as a tick box exercise. Thereby now very reluctant in joining Committees underwritten by the Council or joining in community consultation. Note the Gingin input for a public meeting to comment on the Draft Strategic Community Plan 2026 - 2036 could not raise enough people to attend - and so it was CANCELLED. Possible reason - "we have been there, done that, and no one is paying attention to what we have said or recommended."
refer prior comment. complete gobeldygook.
Aspiration 4 - Stronger Support and Investment in Capacity and Wellbeing - Comments from the survey
Elderly won't remain without proper housing investment.
Love all of these but where is the "how"
I am not sure of some of these. Advocating means taking initiative to me. Most initiative usually comes from the community and occasionally shire gives support.The only real Shire initiative that I am aware of comes from the extreemly hard work of the 2 community people in the Shire. Andi and the new lady...forgot her name.
This can only be achieved if erosion is properly managed
Senior in Gingin are very neglected, our dr/nurse services are very poor!
Not enough doctors, health and medical experts in the shire to cover the number of residents. Gingin doctors only open 4 days a week. How is this going to work when the new housing estate is built and filled with more residents? health of the community is a cornerstone of any community
Encourage developers to include education and seniors facilities. The ones available need to increase with the expanding community
There are no long term retired living developments planned. What is being panned around the coastal towns for the largest expected population growth.

What is the shires plan for aged care living to keep locals in our shire when they retire? Is the shire working with developers to get the best community contributions such as aged care living, retired living and staying in place housing? How to the youth leave our towns and get around? What has the shire done to advocate to DOT for public transport to access routes to perth and our coastal?
Community health is not reached if it is handed to a corporate company, they recruit doctors just to fill numbers, they provide low job satisfaction and the doctor then never connects to the community. We need doctor owned and operated rooms. Youth has problems lately with no discipline, they are not motivated to do what is inherently right, just what they can get a reward for. Working with youth will need a skill full hand and someone with exceptional skills.
Most communities have youths cebters run be volunteers. This doesnt happen. There is no strategy show to manage age care or any how the shire is measuring its goals.
None of the above currently or planned for lower coastal area
Good aspirations but we want outcomes in the forseeable future - for example in my view the provision of the local medical service is disjointed and has deteriorated in the last decade; the Eco Village was sold to the Community as an Aged Care Development and in reality it is a gated over 45's lifstyle community that is going to benefit its owners and not the Aged in the Community. It is attracting metro and overseas buyers who want to lock up and leave to suit their lifestyle - it is as yet not seen to be benefiting the local residents. The Aged Units were built circa 1975 are not contemporary to current standards, and should be expanded in numbers, whilst maintaining affordability
Seniors, a few poxy activities monthly is hardly enticing them to stay in the community Youth empowerment, next joke....
we need to focus on aged care. as for the youth, without real opportunity this ambition is without any meaningful foundation.
Aspiration 5 - Maximising Transport Options - Comments from the survey
Grale roads are often unsafe or not done...as in loppolo rd,, Bambun rd, and the roads linking Brand hwy and Cowalla rd...just the ones I travel on.
One issues I have, is our walking tracks in the township of Gingin are very dangerous!
Community transport not relied on by volunteer drivers.
Essential for the growth of the area and the access to the Greater perth region.
Footpaths and roadside into towns full of weeds, irregularly maintained. Fences left to get overgrown with bush weeds.
Walking track around ledge point would be ideal. Track between ledge point and lancelin south should be built.
Bike paths and footpaths need a big increase to make it safer, no more accidents or deaths please
The community feedback for the strategic plan was watched by school students from Gingin. Had the shire contacted the department of transport about establishing the Gingin train line to perth? What transport options are available from all areas within the shire to bus residents to and from Ellenbrook and Yanchep train stations?
The admin and council has not done enough in this area
A bike path from the estates to the coast would encourage people to exercise and bike in the area.
All of the Aspirations are so vague as to be meaningless. None have actual specific measurable outcomes. The same applies to all those set out below. In its current form the plan is not of any value.
Guilderton road is a constant joke with the pot holes. There is no transport options out of guilderton
Gingin Rural Industrial Area needs the remaining road surfaces that haven't been completed to be done. The Large Trucks that are now using the surfaces has Dramatically increased, since the completion of Sadler Rd East, Todman Rd south & Hoy Roads. The pot holes and very bad surfaces

on Sadler Rd North, Todman Rd North & Entire of Bell Rd are constantly needing repairs that are not adequate for the amount of large Vehicles using them.
No transport options at all, except expensive taxis. No safe walkable areas in estates. Guilderton road is dangerous with ongoing potholes
We certainly need immediate and better public transport for the town. The community car is very limited in its range of service - it only accepts patients who require specialty services not available in the town. What if the resident does not wish to attend the local General Practitioner. Residents are entitled to seek out an alternative practitioner - and not be penalized for doing so. The Community Bus is currently dated and does not meet contemporary standards. It has been in service for 30 years as a "guesstimate". It is recommended the existing Bus be replaced, and an actual Bus Service be commenced using this bus, not on an ad hoc "For Hire for Special Occasions basis" but as a regular service .Note The Shire of Chittering Bindoon Service as an example.
Roads need a lot of work to bring them upto standard
Transport routes well maintained and safe ..... Open your eyes for God Sake
Aspiration 5 appears to omit key elements such as maintaining or expanding pathways and ensuring disability access, which are important for inclusive and effective service delivery.
overall transport routes are not a Shire responsibility. seriously, who came up with this nonsense.
Emailed comments
I find this "plan" very disappointing - it seems to be completely lacking in any actual planning and is a mishmash with very little actual substance. The opening page shows what appears to be a stock image that does not seem to actually relate to the approximately 104 aboriginal residents (2021 census data) or the Yued Noongar people of Gingin in particular. Page 2 states "We are a prosperous and vibrant community that champions the beauty of our natural environments and landscapes recognising the unique history and culture of the region' " This seems more like fluffy wishful thinking than reality - 100 years ago the Shire was beginning to move into prosperity - the railway which arrived in 1891 transported everything into Perth, financially benefitted the population greatly, but rail services finished in 1976 and ownership of private vehicles started to change the employment status of the population. It was no longer necessary live and work in the same place. The original, static population of large landowners and their workforce has changed in Gingin, just as it has worldwide. Many residents are wage earners and may not fall into the "prosperous" bracket. The past does not foretell the future and Gingin is not separate from the rest of the world - recent events in the Middle East have had a serious effects on our horticultural industry - nearly 50,000 tonnes of carrots are exported there per annum - but not now - this lucrative trade has come to an abrupt halt - with ongoing and serious consequences. Biting Fly (Stable fly) is not controlled. Lumpy Skin Disease is moving worldwide, it is spreading eastwards through Indonesia and will inevitable reach Western Australia where Biting Fly will spread it - this will instantly halt all exports of cattle / beef and hides (as would Foot and Mouth Disease). Varroa mite is spreading westwards from the Eastern States this will decimate our bee-keeping industry. The Shire cannot insulate itself from this and needs to ensure that agricultural enterprises are wide ranging in scope - preferable with alternative income streams. It would be foolish to put too many income eggs in this one basket. 3. What does the Shire of Gingin Look Like? Although the eulogy about the Shire is pleasant, it is lacking in pertinent observations. 40% of the "business" may be considered as agricultural, in one form or another, however it does not account for that proportion of employment. The number of employees in this sector has steadily declined as machinery and technology has advanced. Many of the Shire's residents commute south and are employed in a multitude of

differing industries, some are f.i.f.o. workers who work remotely. The larger proportion of residents live to the west of Cowalla Road / Military Road and are focussed on the "lifestyle" aspects of the Shire - the coast / smaller rural living blocks / "hobby" farms. They are generally employed in occupations that are not agricultural.
P.4 District Map It is curious that Neergabby and Wanerie have been excised from the Lower Coastal area - neither can be classed as "Rural Inland". Neergabby has historically identified with the Lower Coastal Area - Neergabby Community Association is part of the Lower Coastal Community Association and is active in fundraising for Lower Coastal projects - such as the Lower Coastal Community Bus. It is an immutable fact that the population to the west of Cowalla Road / Military Road do not look to the town of Gingin at all - they are focussed on the coast and employment elsewhere. Drawing an artificially constructed line on a map will not make this area part of the "Rural Inland" - an area that these residents seldom consider. The agricultural aspect of this area is generally irrigated horticulture - mostly comprising of large companies who are not actual residents. 1 The artificial construct placing Neergabby / Wanerie into "Rural Inland" needs to be changed - put them in the Coastal sector where they naturally gravitate to.
P.5 Community Trends It is all well and good to look at a couple of "forecasts" generated by algorithms - but these are notoriously inaccurate and do not show where population will actually increase. It is also foolish to think that trends from the past will continue into the future. The Shire's south west boundary is with northern Wanneroo - Yanchep, Two Rocks and the new suburbs immediately south have increased populations immensely in the last few years and with it has come new amenities. The railway and freeway have been extended - the Joondalup Line is now the Yanchep line. It is a 26 minute drive from Woodridge to catch the train - less than 34 km. Two Rocks is only 20 kms - it has two doctors surgeries and one independent school catering from kindy to year 12, a new shopping centre under construction and an existing shopping centre offering a full range of services. Yanchep has 3 doctors surgeries and an Urgent Care Clinic, eight independent schools in the surrounding suburbs and a new shopping centre with three different supermarkets. Costco is due to open next year in Alkimos. Gingin cannot "compete" with this and any population increase in the town will necessarily be less than in the western rural and coastal section. The nearest shopping centre to Gingin is actually Two Rocks (48.7 km) Midland is over 66 kms via Brand Highway. Therefore the "Community Trend" will be a consistent and increasing growth in the west - this Strategic Plan does not acknowledge this. What is a Strategic Community Plan At the moment the current draft seems to just be a box ticking exercise to fulfil the obligations under Section 5.56(1) of the Local Government Act 1995 - it does not offer any firm "nuts and bolts" strategies, or budgeting.
P7 Community Engagement The Shire offered a "Perception Survey" ...with results of less than 1,000 including 25 Gingin staff members and 100 from Gingin town High School. The survey was followed by "engagement workshops" - these were embarrassingly run along "playschool" lines and did not allow for any real meaningful engagement - 52 residents bothered to attend. Neither of these initiatives can be said to have been successful. This is easy to write off as apathy within the population - but this is not actually the case. The Shire does little to really engage - using Facebook, which is viewed only by a diminishing section of the population mostly over the age of 35, or expecting residents to seek and find information on the (very poor) Shire website, or via the "Country and Coast" newsletter, only seen by those who read Moore River News or the Gingin Buzz, or who know to sign up for email - none of this is adequate. A direct emailing of all ratepayers and any additional subscribers (with "opt out" rather than "opt in"), of all matters of interest on a monthly basis - including the locations of planning applications and subjects to be discussed at forthcoming Council meetings would help. Holding Council meetings at a time and place that working residents could attend would also result in greater engagement, however it is unlikely these strategies

will ever be implemented as neither the executive, or the Councillors have any real desire to facilitate actual community engagement.
P9. Our Values "The advantage of living in close proximity to the metro area, access to health services and improved transport connections" are three subjects highlighted. Many of the respondents were based in Gingin town where these concerns remain largely unresolved - those residents to the west already have the benefit of better access to some of these. 2 It is significant that the Gingin Railway Station is viewed entirely as a "Heritage Building" and not a transport opportunity. Older residents of the town will remember the railway closing in 1976 - presumably concluding that improved road transport made rail redundant, however this only holds good if one is able to drive and can afford to do so - not so good for the young, the elderly and those of modest means. It would make good sense - should Council really wish to improve the facilities of the Shire - to press for Gingin Town Station to be re opened with a commuter train service to Perth and for the Mitchell freeway and railway to extend northwards into the Shire. It has to be expected that in the future, Gingin town will be a slowly growing dormitory town for workers based south who commute via Brand Highway and f.i.f.o. workers - individuals with the desire for a rural living lifestyle and enough income to make this a reality. The westerly area will continue to attract a faster growing number of residents employed in a multitude of differing jobs. Lower and Upper Coastal Both of these areas - including the residents west of Cowalla Road / Military Road - have similar views, which although they differ a little, are mainly based on the need for decent transport opportunities - upgrade of Indian Ocean Drive to two lanes and bringing the rail line north are both feasible for this. Aged care could be managed by allowing small developments of purpose built modular / transportable homes within existing communities (Woodridge / Gabbadah and the coastal towns) - this makes "staying in place" a real option. Tourist based business needs to be actively encouraged by Council being willing to change planning rules and being willing to innovate. This will increase employment opportunities and ensures that families with children can live locally - thus supporting local schools and the continuum of generational stability. Rural Inland Due to the isolation of Gingin town from any of the main conurbations to the south it will be harder to maintain health and aged care services. Tourism could bring in enough revenue to support this in the inland areas - however it will be necessary to allow larger commercial developments and businesses promoting tourism - and to fully support these. The trend for "Wild" camping, formal caravan and camp sites, cabin based / tiny home holidays is growing - the Shire has not been pro-active in encouraging this. Introducing a Shire wide policy of permitted development would provide an easy solution - for example, giving properties over a certain acreage the right to host a certain number of campers per hectare, for a maximum stay of a set number of days per person, simple to implement emergency "escape" routes in case of fire / flood and easy registration would increase tourist visitors, whilst ensuring a low density spread throughout the Shire. Organisations such as "Hipcamp" also offer insurance to participating landowners. All of this would bring in revenue and open the door for other tourist based ventures to thrive - enhancing income from rates and increasing employment opportunities. It is essential to do all of this to build "proper" communities, where families can look for employment locally, ensuring that schools can be sustained and older residents can remain in place.
P. 12 Demographic Trends - Priorities Affecting Different Age Groups. The whole community, wherever they are in the Shire, recognise that accessible health care is important - but this remains a "wish list" item if the number of residents does not warrant "on the doorstep" facilities. Young people - school leavers, those in further education and those seeking first time employment are likely to move away to access these. The key to slowing this - and to have residents return as they progress in life - is to have available housing and employment. Without this, the balance of population will shift with a greater number of the over 50's remaining, or retiring to the area.

P. 13 Our Plan at a Glance This is full of uplifting words - "protect" "champion" "sustainable" "strengthening" "facilitate" "investment" "attraction" "collaboration" "empower" "promote" "activate" "wellbeing" "maximise" "well-maintained" "safe"..... .....BUT there is nothing of any substance in this - it is just a "Santa's wish list" of vague, ill defined, feel-good "hopes" and no actual plan. So - "Our plan at a glance" translates into "We have no actual plan". 3 This Strategic Plan misses the likelihood that the western population will continue to outpace the population east of Brand Highway, if this was addressed and a clear look was taken of the Shire as a whole it would make sense to move the administrative centre to a point that was more easily accessed by the majority of residents. In a few years Gabbadah will be a significant "town" in all but name - it is also the most central and easily accessible location in the Shire - moving the Shire's main offices here would serve the interests of the community best. The existing Shire Office building in Gingin could be retained and converted into a residential aged care / palliative care facility - it is about the right size, next to the medical facility and central to the town centre - a perfect location.
P. 14 The Vision This Shire encompasses two different sectors - inland rural and coastal facing - to include both in the stated "welcoming inclusive community" needs action across the whole area and this action needs to be equitable. Many of the smaller coastal communities have been denied simple infrastructure upgrades - pavements that make it possible to access facilities without danger - especially important after dark and for children; upgrades to toilet blocks and installing new ones, installing RV "dump points". For example - it is astonishing that Neergabby Grounds does not have a potable water supply and that any drinking water has to be brought in by individuals in containers, or commercially supplied, on an ad hoc basis. If the Shire is serious about increasing the "Tourist Dollar" simple basics need to be put in place:- clean and useable toilets where they are needed, plenty of rubbish bins, free parking places - placed along the coast to encourage use of all the beaches, beach access tracks, coastal and inland cycle routes, free overnight stop sites for travellers. Although these will increase the need for Shire staff to monitor and clean - this is necessary to increase tourists staying in the Shire. If these are implemented along with Shire wide opportunities to stay for several days, visitor number will increase, and with it tourist "spend". Why not use the land purchased by the golf course in Gingin as a basic camping ground and earn some good return on this for the community? All you need is a dump point for waste / "black" water, a skip for rubbish and a (boil before drinking) water supply - only self sufficient campers allowed. This simple project would earn the Shire income and act as a template for other Shire owned land to be similarly used in the future.
P. 15 The Role of the Shire Administration and Council Advocator, Provider, Monitor, Facilitator, Regulator, Funder, Partner Better transport? - have Council ever advocated for the re-opening of the railway for passenger transport to and from the city? This would benefit the expansion of the town and ensure access to hospitals etc. for all residents. Tourism? - the rail line runs from Albany to Geraldton - what a great tourism opportunity - have the Shire ever considered this? Why not work with the other LGA's to promote this as a tourist rail journey? It might seem like an impossible task for one LGA...but someone first thought of the Ghan...and it happened. Ratepayers like the basics provided first and foremost - without frills and without unnecessary red tape. Monitoring - where this requirement is devolved from State or Federal Government - ensure funding is devolved too. When problematic (noise / odour / stable fly) development applications are granted - make sure robust rules are in place AND implemented to protect those nearby. Facilitate - Actively help business and individuals to attain what they would like to do - offer simple advice / templates / guidance on "how to do it". Make it easy and keep it simple. Regulate with common sense. Fund equally Shire wide - take into account where the main centres of population will be in the future. Partnering is often just helping and allowing - do not think "what is the minimum we can allow under the regulations?" consider "what can we allow before regulation stops us?"

P 16 The Aspirations P 17 Foreshore Management 4 The ocean will ultimately do what it will, we can spend vast amounts of resource - both money and effort - to prevent this, but we will ultimately fail. Far better to accept that there are endless ongoing changes and to work with them. Having Plans and Strategies are only valid if they can change with the ongoing coastal changes and are affordable and acceptable. Community groups need practical help - not just grants - and "engagement" has to actually mean more than just talking about things and doing very little.
p 18 Custodians of the Environment The natural environment of the Shire is generally well looked after and cared for by individual residents - more designated tracks and trails would be beneficial - especially longer distance ones. Re-opening The Old North Track in its entirety would be worthwhile, especially with the advent of electric bikes making long distance cycling more popular. Active Threat Management This has already been mentioned and it is unfortunately inevitable that some of these environmental threats will occur in the Shire - BUT this is a State and Federal problem and this is where funding needs come from. DPIRD has a budget of $millions, very little of this finds its way into helping communities deal with problems. It is significant that Gingin is the only Shire to employ a dedicated Stable Fly Officer - and this has resulted in the Shire attaining a wealth of knowledge and information - this needs to be expanded upon and DPIRD need to devolve the ability to enforce penalties for non-compliance. It will be too late to try and control Stable Fly breeding once Lumpy Skin Disease or Foot and Mouth Disease arrives in Australia. Biting Fly also impacts tourism - we all are well aware that the beauties of the natural environment are completely ruined when Biting Flies are present. Tourists are already not returning if their stay has been spoiled by being bitten. Shot hole borer and Frogbit will be an ongoing issue - it is unlikely that either will disappear of its own accord. Any plans, or engagement with community to manage the above, will need State funding.
P. 19 Creating Sustainable Economic Growth Opportunities Strengthening Services and Utilities Much of this is out of the hands of the Shire Council - but community solar batteries in the town sites and rural residential areas, as well as individual household solar batteries, will help make us more resilient.
P. 20 Planning Strategy to Facilitate Growth and Diversity The Shire needs to allow smaller development without swamping these initiatives with expense and red tape. Having Local Planning Policies that allow certain developments without specific consents will help - low key, small scale tourist accomodation - be it "wild" camping by self sufficient campers, small camping sites with minimal facilities, small cabin / tiny home accomodation etc. etc. can be introduced with minimal restrictions. Policy that allows more than one "secondary" accommodation on rural properties - controlled by a sliding scale of land size to units - will allow for Airbnb style holiday accomodation to be readily available across the whole Shire - this will allow more visitors to be accommodated in a low impact manner. Area Promotion and Investment Attraction The greatest asset of the Shire is the natural environment - what we lack are toilets in some areas, overnight stops, rubbish collection points - but all of this needs to be maintained and clean - the rubbish bins on the pull in on Indian Ocean Drive just south of the Military Road junction are often overflowing with rubbish strewn along the ground and dumped by the un-emptied bins. This is a "turnoff" for everyone. It is better to do a little well ,than a lot badly. Controlling Biting Fly and offering basic rest stops will do more to attract investment than big plans that do not materialise, or cannot be sustained. We should look at what we have and use this first - the land by the golf course and other existing Council owned land are a good starting point. We should look to be managing our income producing assets ourselves and not handing this to others - Guilderton Caravan Park being one example. 5 Where good basic amenity exists private investment will follow. Facilitate Cross-Industry Networks and Collaboration This will occur naturally as long as the Shire Council are accomodating and flexible in their approach to new business. Small business

needs time to grow and develop, often good ideas die in the face of the difficulties imposed by inflexible interpretation of the "rules" - look at what CAN be allowed within any set of guidelines to allow a natural growth of new business.
P. 21 Local Connection and Shire Wide Opportunities 1. Empower Groups and Volunteers to Build Capacity in our Regions - Place-based Connections and Decisions. As stated - communities like to have a say in what happens. However this Community Plan has not engaged with the community and has arbitrarily divided the Shire into three sub-regions which do not reflect the actual engagement of communities with one another. The communities west of Cowalla Road / Military Road do not engage with the inland areas - they are invested in the coastal communities and the Moore River area. If these sub-regions are not re-defined to show this, then they are already unworkable. An "advisory group" that places coastal facing communities into the "inland rural" bracket will never be cohesive and cannot function effectively at all. It cannot satisfy both the more western elements and the rural heartland simultaneously. During Council discussion on the Inland Rural area - it was originally called "Gingin and Inland Rural Area" - Councillors decided to drop the "Gingin" part as they did not want it to appear focussed just on the town - but a change of name will not change the focus - which is indeed Gingin townsite and population.
P. 22 Promote and Activate Positive Aspects of Communities. This section is stating the obvious - without saying how this will be afforded. Lancelin still awaits the footpath budgeted for in 2022, rural residential areas ask for better basic facilities - which never transpire. In March 2024 Council borrowed $746,293 in the hope of building a new sports facility in the town - an illogical and expensive burden on the community purse. The need for sports facilities in twenty or so years, will be in the greatly expanded coastal communities, not Gingin town which will not have grown at anywhere near the same rate and already has an adequate sports facility.
P. 23. Stronger Support and Investment in Capacity and Wellbeing Education Opportunities To gain more schools requires more school children - this is obvious. One can "advocate" as much as one likes, but the facts are, that there will be no extra schools until population expands. The growth of families with children will be in the western area - which has better access to existing schools to the south. If there was reliable public transport from Gingin into Perth this would help - a rail service being the easiest and probably the most economic to achieve. Community Health The same requirements govern this too - there has to be sufficient population to support the desired service - without this, the community must have transport to where there are health facilities already in place.
P. 24 Advocating to Keep Seniors Residing in our Communities People have been advocating for this for donkey's years without much progress. At present, anyone on an Aged Care package is limited to what can be provided via Gingin - if you need frozen "ready meals" these can only be accessed via one provider and the meals are delivered to the Gingin CRC on Thursday only. So, if you are not near the town, cannot drive and have no-one to help - you effectively cannot use this facility, despite having been assessed as needing it. No other drop off points have been arranged - despite the main population being nowhere near Gingin CRC, this needs action not advocacy. 6 If the Shire really wants older residents to stay in place they should assist in easing the requirements for secondary accomodation for older persons, so older relatives can be near to their families - this is the best form of "care". Every new residential development should have a mandatory number of small blocks for sale to the over 55's - for the specific purpose of allowing modular / transportable homes installed - these are particularly successful as "tailor made" residences for older people, they arrive complete, are installed in a day or so, are economical to run and are easily maintained. Youth Empowerment and Activation The bare facts are that any young person living in this Shire is entirely dependent on having an adult transport them everywhere by private car. Again - why have Council never "advocated" for a train service? Why has there been no pressure for a bus

service from Lancelin to Yanchep train station? "Youth spaces" are all very well if there are sufficient "youth" to use them and they can get there. P. 25 A Connected, Mobile and Active Community 1. Maximise Transport Options to the Perth Metro Area There is nothing of any substance planned here - just carry on ferrying some individuals to medical appointments if they cannot get there by themselves, and run "the Shire-managed community bus" - the Lower Coastal Community bus not even being mentioned. "Advocating" to State Government? In other words, residents MUST continue be able to provide their own transport to get into the areas that can provide medical service, retail outlets and job opportunities - as the Shire has no workable plan to really change this. Again - no plan to re-open passenger rail transport from Gingin, or lobbying to extend the Yanchep line and Freeway, or upgrade Indian Ocean Drive. P. 26 2. Walkable Networks and Accessible Events and Areas "Continue to deliver the Pathways Program"? I am not sure what this is...but Lancelin awaits promised pavements within the town....and the Rural Estates often have issues with children safely accessing the pick up points for the school bus ...these are issues that are raised time and again - and even in this "ten year plan" there is nothing substantial offered. 3. Ensure our Transport Routes are Well-maintained and Safe "Strategies to Deliver: .... Let's make sure we are adequately resourced to implement the Roads Renewal Plan". I understand Gingin Shire has recently sold the grader and will not be replacing it?.....and our experienced Grader Driver is now employed elsewhere? Do Council think all of this can be contracted out and that we will get good work at at fair coast? The Shire needs to have the machinery and the men to do it directly - only then will we have any prospect of the work being done properly - and in a cost effective manner. P. 27 LONG-TERM OPERATIONAL PLANNING Apart from a flow chart that says nothing at all...where is the plan? No budget forecasts.....just an outline of an endless "talk-fest". It is painfully obvious that that Council are incapable of objectively viewing even the present - let alone the future. There is a wilful blindness in refusing to acknowledge that the western third of the Shire is growing apace and the northern suburbs of Wanneroo are creating the infrastructure that this area relies on. The enormous development at Neerabup offers increasing employment opportunities, the medical facilities and shops of Yanchep and Two Rocks already outstrip anything Gingin Town will be able to offer. The centre of the Shire has shifted and the administration must follow. 7 Gingin is not an isolated entity - at the moment the Council "vision" is very limited and backward looking. Ignoring the obvious and attempting to prevent the changes viewed as "not what we want" will lead to very poor outcomes. It has been suggested that the Shire should consider dividing north / south along Brand Highway - with the eastern section joining with the Shire of Chittering amalgamating with the similar "Inland Rural" towards Bindoon. With the Westward Seaboard / Moore River area joining with Yanchep and Two Rocks to create a coastal / river Shire. This plan has merits - it places "like with like" allowing communities to share common goals without conflict and would result in two Local Government Areas of similar size. P. 28 Tracking Our Performance Unfortunately it will be hard "to establish if the Shire of Gingin is making progress towards the ultimate visions and aspirations set out in this plan" as the "plan" says very little of anything that could be monitored - so declaring progress or failure will not be possible. The whole document delivers nothing of any substance - and most residents will see it as a waste of time and money - it says nothing, reads like it was generated by ChatGPT AI, and I suspect most will not read past the first three pages - if they read it at all. postscript - this was produced entirely by myself without the aid of any AI.
I started to fill out the Draft Strategic Community Plan survey... and honestly, some of the questions are so vague and jargon-heavy it feels like you need a policy degree just to get through it. Most normal ratepayers would open it, have a go, and then give up halfway through—not

because they don't care, but because it's not written in plain, practical language that reflects real community priorities. If the goal is genuine feedback from the wider community, it needs to be simple, clear, and accessible—not full of buzzwords that lose people before they even get to the end. Come on Shire of Gingin—if you want real engagement, make it something people can actually engage with.
To whom it may concern, I would like to provide further feedback after attending both Strategic Planning Meetings, and being a resident ratepayer of a Rural Residential area of the Lower Coastal area. The Lower Coastal Plan is very limited compared to the Inland Gingin and Upper Coastal Plans. I am also concerned that the prime focus of the lower coastal strategic plans is on the smaller populations of Guilderton and Seabird, because the shire sees rural residential areas as requiring less services and assets, because they are not a town as such. This means we basically only get rubbish removal and road maintenance for these residents, as we are deemed as having larger blocks, so fund our own recreation areas and parks on our own land. Services and assets that Lancelin and Gingin town take for granted are not available in the Lower Coastal area, even though we are fairly equal populations ie no medical centre/nursing post, police station, Community Recreation Centre, school, childcare, veterinary clinic, extensive sports fields and recreation areas, Bakery/butcher, gymnasium, area for industry/trades etc, Therefore the population normally drives outside the shire to access theses services and spend the bulk of our money not within the shire. In the rural estates, we have extremely unsafe verges for walking (mostly steep gravel and overgrown verges peppered with rabbit holes), and no walking trails, so most people and their pets walk on the roads within the estates, which I understand is because rural residential estates will never get walkable verges or footpaths. This is extremely dangerous, and an accident waiting to happen. The removal of Neergabby from the Lower Coastal area, I have been told, is a numbers game, to try and divide the shire in to 3 equal populations, not to assist with the provision of services or assets (even though we are a growing population). Distance and cost is the main reason most people from Lower Coastal don't access Lancelin or Gingin town for services/assets. I believe either Cowalla Road or Moore River National Park make far more sense as a dividing line between Inland Gingin and Lower Coastal. The Lower Coastal values and priorities as indicated in the strategic plan, will never come to fruition, if the shire only concentrates it services and assets in the tourist towns of Guilderton and Seabird, where most of the houses are empty most of the year, the town residents don't want change, and there is no land for development. The actual plan is not clear, concise or measurable, and uses a lot of adjectives that are meaningless ie "protect and champion", "custodians", "strengthening", "facilitate", "empower", "promote", "advocate" and "maximise". Unfortunately, the "Protect and Champion Environmental Diversity", only focus's on the 2 towns, not rural residential at all. The "Creating Sustainable and Economic Growth" also only focuses on the 2 tourist towns again, which will never grow if river and ocean summer activities are all that there is for tourists to do. "Local Connection and Shire Wide Opportunities" also has limited focus on newer rural residential areas. Education and Community Voices are often silenced by the entrenched Administrators of local social media pages, with name calling and profanities being allowed by their friends, but contentious issues such as water conservation removed, and the older residential area population ridiculing any new ideas or questions by the new residential area population. "Stronger Support and Investment in Capacity and Wellbeing" is meaningless, as we have no

educational, medical, aged care or youth services in our area at all. “A Connected, Mobile and Active Community” desperately needs advocating for state public bus services up to Lancelin from Two Rocks. Also, there is no safe walking areas in the residential estates as I previously stated. As a trained Occupational Therapist whose main area of work was disabled access (over decades), my assessment of the the tourist towns, is mainly one of untrained lip service only, as it appears accessible steps and gradients for the elderly/disabled is rarely within acceptable standards, and often dangerous and an accident waiting to happen. We are all waiting for the Guilderton Road to be re bituminised as promised. It would be better for the shire to focus on advocating for the Lower Coastal area to get outreach Community services to visit through your community services officer (as they do with Lancelin and Gingin town) and basic state government services/assets that the other areas already have, than to continually ask for residents to get a group together, and fundraise and apply for a grant through your Grants officer for pet projects for a minority. For the vast majority of rural residential permanent residents in the Lower Coastal area, this Strategic Plan offers no improvements for our future, even though we all pay our rates, and want to spend our money all year within this shire.
I have attended so many of these and at every one the universal highest priority for all of them was totally ignored by the Shire. It has always been a waste of time. Dare I hope it might be different this time?????? I will do the online option in case.
So many of these categories are being done by volunteers... Some with a bit of help from the Shire,but all the initiative and work is done by volunteers...always has been.It is only since Andi came that we have even seen the faces of shire workers...shown an interest in what is being done for and by the people in the shire. Simple things like footpaths etc that volunteers cant do just dont happen. Aged housing is a disgrace. 2 private people are trying to do something about it but we dont know how the Shire will really help them to achieve it...or just block it with regulations as usual. The Echo village is NOT for older people...even the ones who paid a deposit even though it was too far out of town and not really suitable have withdrawn their offer to buy because of the stipulation that the developers must have access to the inside if their (owned) houses at all times . If it wasnt for the Community Car, all older people who get an ongoing illness would have to move out of town. There is no transport for medical treatment in Perth otherwise. Those who did move out died very soon because their social connections and belongingness was gone. The Community Car is the only vital link.....or the Ambulance gets called for minor things...volunteers again!!!
A small town , Pingelly, has 39 aged houses. We have4
I am writing to formally request that the locality of Neergabby be considered for inclusion within the Lower Coastal sub-region as part of the Strategic Community Plan 2026–2036. After reviewing the draft Plan, particularly the sections outlining sub-regional values, challenges and priorities, it is clear that Neergabby aligns far more closely with the themes identified for the Lower Coastal area than with the Rural Inland region where it is currently placed. Neergabby shares the same coastal-connected lifestyle patterns, environmental considerations and community priorities described in the Plan. For example, the draft notes that the Lower Coastal region places strong importance on: - Maintaining family liveability, including access to schooling, childcare and core services - Protecting and managing the Moore River system and surrounding natural assets - Supporting tourism linked to the river-ocean interface and bushland environments - Ensuring coordinated growth and service provision for rural estates and coastal settlements

Neergabby sits directly within this environmental and social context. The community relies on the same service centres, shares the same transport and connectivity challenges, and is shaped by the same coastal-river environmental systems described in the Plan. The draft also highlights the importance of structured environmental management, sand-bar and river health programs, and the need for improved amenities to support both residents and visitors — all of which are highly relevant to Neergabby. By contrast, the Rural Inland priorities outlined in the Plan focus more heavily on agricultural land stewardship, heritage-based tourism, and the needs of the historic town centre. While important, these themes do not reflect the lived experience or planning needs of Neergabby residents. For these reasons, I believe that including Neergabby within the Lower Coastal sub-region would provide a more accurate representation of the community's identity, needs and future priorities. It would also ensure that planning, service delivery and investment decisions better reflect the realities of the area. I appreciate the significant work that has gone into the Strategic Community Plan and thank the Shire for the opportunity to provide input. I would welcome further discussion if required.
Please accept my feedback below: 1. Actively fight to protect what's left of Lancelin's sand dunes. This is a massive missed opportunity for the shire with 200,000+ visitors using them. Stop finding excuses not to act and start finding ways to make things happen. Toilets, interpretive centre that could double as an arts/performing arts/events centre, places for mobile vendors to setup - hardstands and power that you could charge for. 2. Identify and actively develop key tourist attractions. Be visionary. Think river to dunes walk/cycle trail similar to the Cape to Cape. Mountain bike trails in Lancelin Sporting Complex Reserve - would be one of the most picturesque trails in the state and already noted by Bike West as an ideal location for bike trails with a range of terrain. Lancelin is an ideal place to promote cycling as a mode of transport. 3. Coastal protection - get creative consider artificial reefs and waves that protect the coast and create more tourist attractions - diving and snorkeling, more good surfing waves and protection from erosion. City of Albany have built a great wave and happy to share their story and experience to get more of them going around WA. 4. Lancelin's population is misleading. Resident population is not much different to Gingin but itinerant and tourist numbers on any day would at least be double that and in peak times much more. A staffed 24/7 medical facility is something that should be well and truly in the short-term plan and something the shire is actively promoting with WACHS. 5. Building greater connection between our communities - Seaview, Lancelin South, Ledge Point such as with walk and cycle trails. These are some of the things I didn't feel we had the opportunity to talk about at the initial forums.
While Neergabby is geographically categorised within the "rural inland" area, we believe this classification does not accurately reflect the identity, lifestyle, service needs, community connections or future aspirations of our community. Neergabby is geographically closer to the lower coastal communities and the services and amenities they provide than it is to the Gingin townsite. Residents regularly access the coast for shopping, recreation, community events, schooling, tourism and social connection. These are the communities our residents naturally interact with and identify alongside in their daily lives. Importantly, Neergabby has a long and established history as one of the six communities represented by the Lower Coastal Community Association for more than 20 years. This reflects where our community relationships, shared interests and regional alignment have traditionally sat. We do not see Neergabby as aligning closely with either the township identity of Gingin or the broad pastoral and agricultural focus typically associated with the inland rural areas of the Shire. Neergabby has developed its own unique lifestyle and community character — one centred around rural living, lifestyle properties, community participation, recreation, events and strong volunteerism. This distinct identity is valued by residents and is something that deserves

recognition and protection within the Shire's long-term strategic planning. There is concern within our community that categorising Neergabby solely as "rural inland" risks oversimplifying our needs and overlooking the specific priorities that arise from our growth, demographic change and regional connections. We believe future planning should better acknowledge Neergabby's alignment with the lower coastal corridor and the role the community plays within that broader catchment. An additional priority for the Neergabby community is the protection and recognition of historically significant landmarks and heritage assets within our area. These places are important not only to Neergabby's local heritage, but also to the broader history of the Shire of Gingin and Western Australia. In particular, the Old North Track and its associated historic bridges and infrastructure form part of an important historical transport corridor and are deeply valued by the community. These sites contribute to the unique character and identity of the area and provide opportunities for heritage recognition, tourism and education. The Strategic Community Plan should place stronger emphasis on the preservation, protection and promotion of local heritage assets, ensuring that future planning and development does not diminish the historical significance and cultural value of these places for future generations. The Western Australian Local Government Association recognises that Local Government has a key role in delivering infrastructure and property services, recreation facilities, community services, planning and development, cultural facilities, heritage protection and initiatives that enhance community wellbeing and resilience. In this context, we believe the Strategic Community Plan should more strongly recognise Local Government's responsibility to support diverse communities in ways that reflect their unique identity, needs and regional connections, rather than applying broad classifications that may not accurately represent individual communities such as Neergabby. In particular, we encourage the Shire to place greater emphasis on: • Improved transport and road connectivity for the the lower coastal communities; • Investment in community infrastructure, recreation facilities and public spaces that support a growing lifestyle community; • Recognition of Neergabby as an emerging community and event hub servicing both inland and coastal residents; • Protection of the area's unique semi-rural lifestyle, community identity and heritage values; • Support for volunteer organisations and community groups that are essential to local social connection and resilience; • Consideration of tourism, recreation and visitor economy opportunities associated with the lower coastal region; • Protection and promotion of historically significant sites and infrastructure, including the Old North Track and associated bridges; • Strategic planning outcomes that better reflect Neergabby's long-standing social, cultural and service alignment with the lower coastal communities. The Neergabby Community Association respectfully asks Council to reconsider how Neergabby is represented within the Strategic Community Plan and to ensure the community's planning direction better reflects our established lower coastal connections, lifestyle identity, heritage significance and future needs. We look forward to continuing to work collaboratively with the Shire of Gingin to achieve positive outcomes for the Neergabby community.
Thanks for the opportunity to comment on the draft strategic community plan. Our family attended the last session but as sports training is on Thursday nights in Lancelin (football, netball and hockey) we wont be able to attend the next session. We live in the upper coastal area. We liked that you listened to what we value- services for families, sports facilities, youth and a road north of Lancelin. I feel like the intended outcomes or plans need to be more specific. We are not needing more advisory groups we are needing more action. Get things started. The word advocate is used a lot, this needs to be more specific- how will you

advocate? The outcomes/goals aren't measurable goals either and are not time-bound. One thing that was high on the list for youth was a youth hub- a dedicated safe space/s. I feel that because the shire is such a vast space, a youth van/mobile place would be best. This needs to be set up by the shire with paid staff (not rely on volunteers-in Lancelin most of the services are provided by volunteers. Ambulance, fire, sporting, Lions, CWA to name a few) The City of Swan have an awesome youth services section. They employ youth development officers and have an abundance of activities including weekly homeschool groups. The libraries host activities and workshops for age 13+- not just colouring in and board games but interactive activities and guests. I also noticed Chittering use to have a youth section which encouraged involvement across ages inviting CWA etc and had a bus service so that youth had access. The shire is trying with the Youth expo coming up this Wednesday but with no transport options for the youth of Lancelin and petrol prices through the roof, i doubt many Lamcelin youth will get to attend. I read in the plan that there is a shire managed community bus? Why wasn't this used for the youth expo? I will have a look at the survey set up and see if i can add any more to th feedback. I would love to see some actual outcomes from this plan. Lets hope it becomes a working document not just a "tick" on a list of paperwork.
Please accept my feedback below: 1. Actively fight to protect what's left of Lancelin's sand dunes. This is a massive missed opportunity for the shire with 200,000+ visitors using them. Stop finding excuses not to act and start finding ways to make things happen. Toilets, interpretive centre that could double as an arts/performing arts/events centre, places for mobile vendors to setup - hardstands and power that you could charge for. 2. Identify and actively develop key tourist attractions. Be visionary. Think river to dunes walk/cycle trail similar to the Cape to Cape. Mountain bike trails in Lancelin Sporting Complex Reserve - would be one of the most picturesque trails in the state and already noted by Bike West as an ideal location for bike trails with a range of terrain. Lancelin is an ideal place to promote cycling as a mode of transport. 3. Coastal protection - get creative consider artificial reefs and waves that protect the coast and create more tourist attractions - diving and snorkeling, more good surfing waves and protection from erosion. City of Albany have built a great wave and happy to share their story and experience to get more of them going around WA. 4. Lancelin's population is misleading. Resident population is not much different to Gingin but itinerant and tourist numbers on any day would at least be double that and in peak times much more. A staffed 24/7 medical facility is something that should be well and truly in the short-term plan and something the shire is actively promoting with WACHS. 5. Building greater connection between our communities - Seaview, Lancelin South, Ledge Point such as with walk and cycle trails. These are some of the things I didn't feel we had the opportunity to talk about at the initial forums.

Coastal - Guilderton
Moore River
Cowalla Road
Gingin Brook Road
Woodridge
Indian Ocean Drive

Cowalla Road
Moore River
Cowalla Road
Gingin Brook Road
Woodridge
Lower Coastal - Guilderton
Indian Ocean Drive

STRATEGIC
Community Plan
DRAFT
2026 - 2036
SHIRE OF
GINGIN
HISTORY | BEAUTY | PROSPERITY

Kaya Wanjoo Yued Boodja
The Shire of Gingin acknowledges the Yued people, the traditional owners of Yued Boodja. The Shire pays respect to Yued Elders past and present, and acknowledges emerging Yued leaders. We extend this respect to all Aboriginal people. The Shire recognises the living, dynamic culture of the Yued people and the unique contribution they make to the Gingin region on Yued Boodja.
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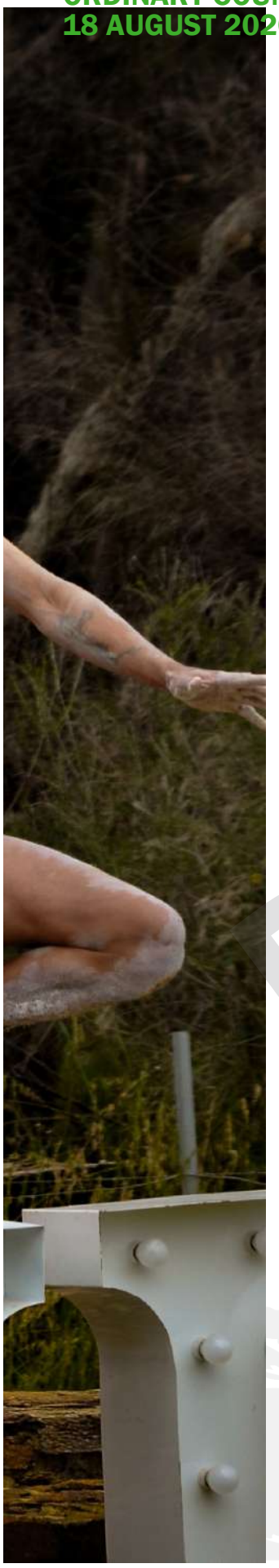

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DOCUMENT CONTROL

Period:	Review Type:	Review Conducted By:
2013-2023	Initial Plan	Building Better Communities/ Shire Administration
2015-2025	Minor Review	Shire Administration
2017-2027	Major Review	Shire Administration
2019-2029	Minor Review	Shire Administration
2022-2032	Major Review	Shire Administration
2024-2034	Minor Review	Shire Administration
2026-2036	Major Review	Shire Administration

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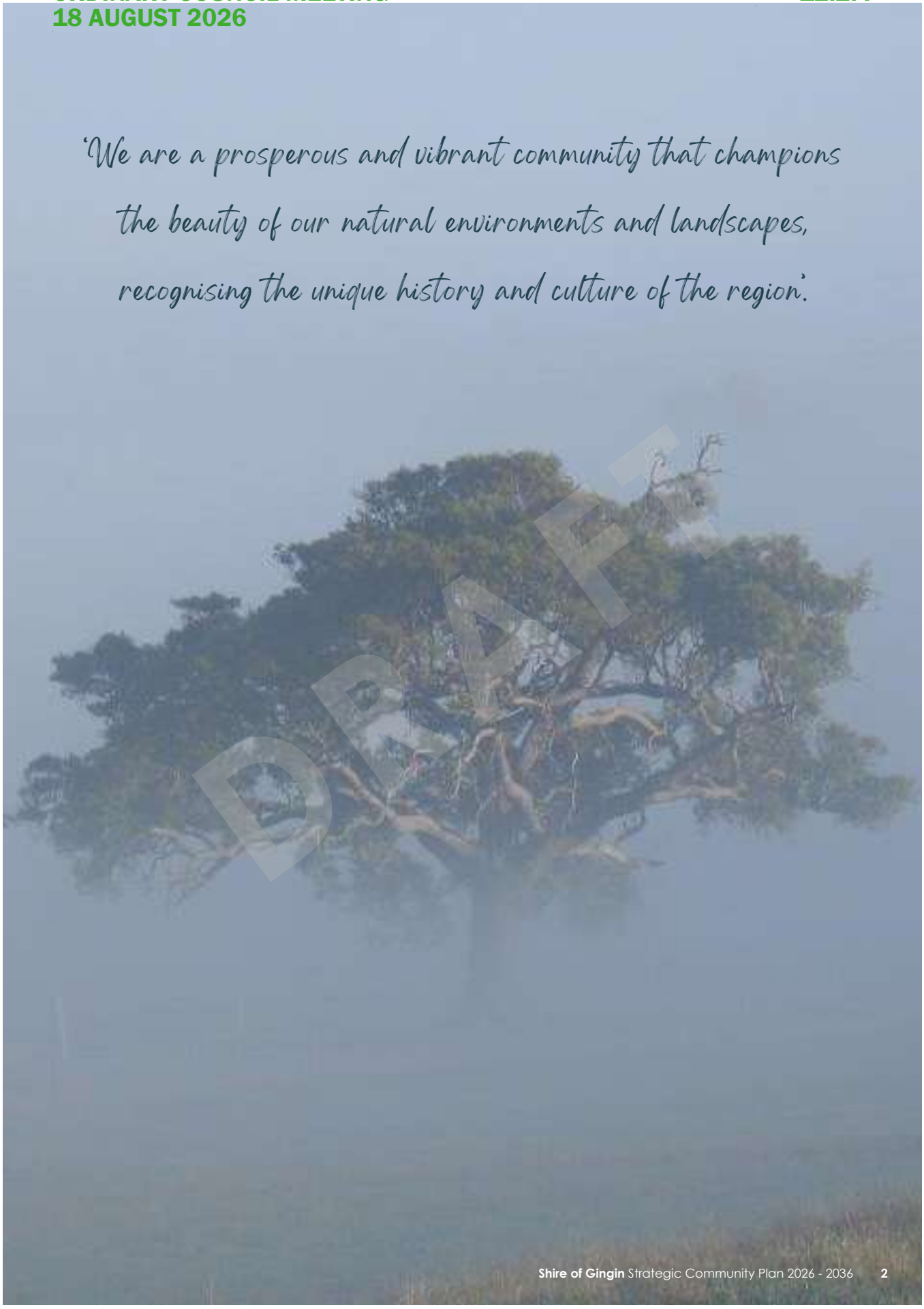
'We are a prosperous and vibrant community that champions the beauty of our natural environments and landscapes, recognising the unique history and culture of the region'.



WHAT DOES THE SHIRE OF GINGIN LOOK LIKE

Home to one of WA's oldest towns, several historic shipwrecks, numerous popular coastal tourist destinations and a thriving agricultural industry, the Shire of Gingin is located on the northern doorstep of the Perth Metropolitan Area and is one of the State's fastest growing regional local governments.

The Shire encompasses an area of 3,223 km² and is home to a population of approximately 6,420 residents (Place Forecast, October 2025). There are five townships within the Shire (Gingin, Guilderton, Lancelin, Ledge Point and Seabird) and many rural residential estates.

Geographically the Shire stretches from the coastline across the flat sandy soils of the Swan Coastal Plain in the west, to the hinterland and foothills of the Darling Scarp in the east. It embraces the lower reaches of the Moore River together with a system of freshwater lakes, streams and swamps and the watercourse of Gingin Brook.

The Shire of Gingin falls into the traditional land area of the Yued Noongar People which covers approximately 26,041 square kilometres and includes the Shires of Coorow, Dalwallinu, Dandaragan, Moora, Victoria Plains, Toodyay, Chittering, Wongan - Ballidu, Wanneroo and Goomalling. Nyoongar camping grounds, birthing areas, festival places, songlines and sacred lore sites are scattered throughout the Yued region and some are found along the Moore River, known as 'Gabah-daar' (translated as 'mouthful of water') and Karakin Lakes, known as 'Karak-nyinning' (translated as 'home/place of the black red-tail cockatoo').

Agriculture is the Shire's primary economic contributor and accounts for approximately 40% of local business, and some 137,145 hectares of land. Local industries within the Shire include cattle and sheep grazing, apiaries, irrigated horticulture, viticulture, olive groves, aquaculture, piggeries, poultry farms, wineries, abattoirs, feedlots and cray fishing. In addition to rural industries, the Shire's economy is also based around tourism with coastal areas consistently experiencing large influxes of people during holiday periods.

With its wide-open spaces, beautiful coastline and river systems, fascinating history and passionate communities, the Shire of Gingin has much to offer and is an exceptional place to live and visit.

The map defines the Shire of Gingin boundary and the three sub-regions.

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SHIRE OF GINGIN DISTRICT MAP

The district map below defines the Shire of Gingin boundary and the three sub-regions.

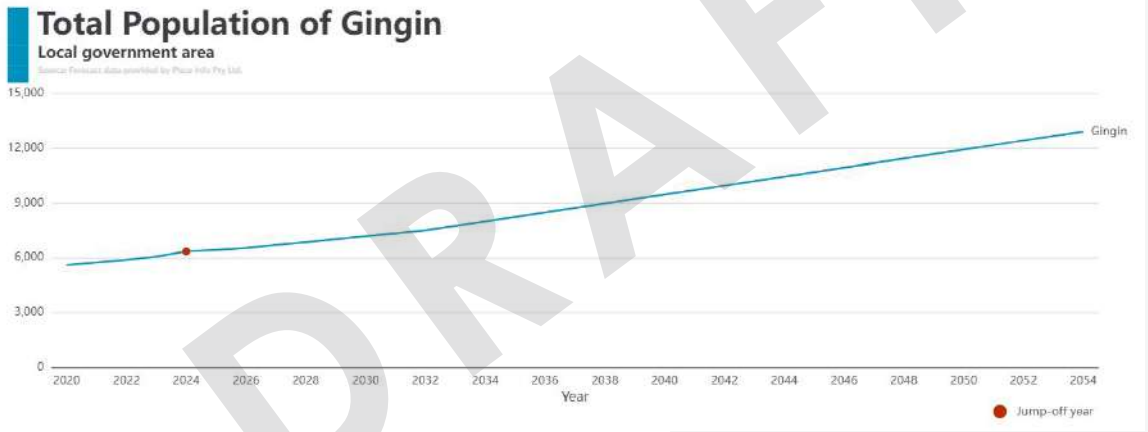
COMMUNITY TRENDS

As the 2026 census has yet to be undertaken, the Shire has utilised the Department of Planning, Lands and Heritage's WA Tomorrow report (last updated 4 February 2025 Western Australia Tomorrow 12 Population Forecasts). This report contains the latest population forecasts by age and sex, for Western Australia. It represents the official WA State Government forecasts to 2031. (The forecasts were compiled before the COVID-19 pandemic. Any possible impact from the pandemic on the population forecast may be evident in future WA Tomorrow reports).

The Report predicts that the WA population to increase by 282,000 people from the census population in 2021 of 2.75m to a forecast prediction of 3.57m people in 2036, an expected growth rate of 1.8%. By 2036 19.5% of persons will be 65 plus compared to 17% in 2026.

Net overseas migration is the most volatile component of population change in WA. The volatility has been heightened over recent years due to border closures during the Covid pandemic and strong post recovery in overseas arrivals. It is expected that net overseas migration will ease back to pre-pandemic levels as migration flows return to normal.

In terms of the Shire of Gingin's forecasted population growth, there is an expectation that this will increase by 1,957 persons from 6,528 persons (2026) to a forecasted 8,485 in 2036 (Place Forecast December 2025) indicating a 23% increase in population (2.3% increase per year).



The information on the next page has been produced by Place Info. with Shire of Gingin specific demographic trends and shifts, and socio-economic benchmarks.

The most significant forecasted population changes between 2026 and 3036 appear in the 60-79 age group where there is a nearly 3% drop from 29.9% to 27%, and in the 80 plus age group where there is a 3% increase from 6% to 9% of the total population. All other age brackets remain steady and within a 1% or lower shift when comparing 2026 against 2036.

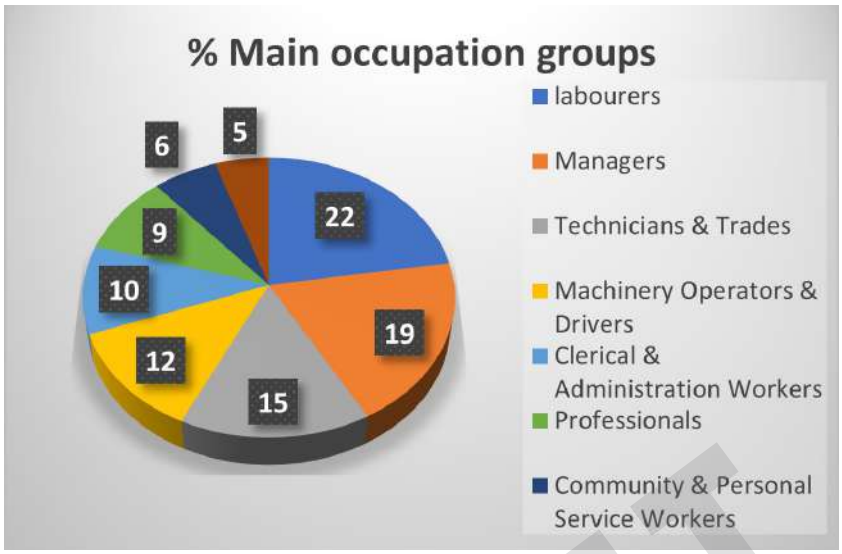
The 3% increase in the 80 plus age group would suggest that an increase in age-appropriate health services, at home services, and the need for appropriate accommodation options, would be likely to service this age group.

A subtle increase of .8% in 2036 of the 20-39 age group indicates an increase of families with children, helping to provide and maintain important small community supports for the survival of educational institutions, sporting organisations, community groups and local business.

In 2026, females represented 47.3% and males 52.7% of the population. This divide is further forecasted in 2035 with 46.2% females and 53.8% males suggesting an increasing trend.

Agriculture is the Shire's primary economic contributor and accounts for approximately 40% of local business and some 137,145 hectares of land. Local industries within the Shire include cattle and sheep grazing, apiaries, irrigated horticulture, viticulture, olive groves, aquaculture, piggeries, poultry farms, wineries, abattoirs, feedlots and cray fishing. In addition to rural industries the Shire's economy is also based around tourism with coastal areas consistently experiencing large influxes of people during holiday periods.

Main employment occupations in the Shire:



There was a 46% increase in the percentage of the Shire of Gingin population identifying as being an Aboriginal or Torres Strait Islander person. In 2016 people identifying as an Aboriginal or Torres Strait Island person was 1.9% of the total community and in 2021, this increased to 2.6%.

Although not updated since the 2021 census the Socio-Economic Indexes for Areas (SEIFA), produced by the Australian Bureau of Statistics (ABS), shows the Shire of Gingin's SEIFA percentile as compared across Western Australia, at 45%. At the time of access to the website (ABS Socio-Economic Indexes for Areas (SEIFA), Australia 2021 12 November 2025) this placed Shire of Gingin mid-way from what is considered as the most advantaged and disadvantaged across Australia according to the SEIFA index.

It is important for the development of this Strategic Community Plan to assess historical trends as a benchmark, and use data to inform the future direction, but most importantly the plan must be future focussed to deliver on strategic outcomes.

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WHAT IS A STRATEGIC COMMUNITY PLAN

All Western Australian Local Governments are required to prepare a "Plan for the Future" under Section 5.56(1) of the *Local Government Act 1995*. The Integrated Planning and Reporting Framework sits under the Act and provides guidance for the development of the Strategic Community Plan and Corporate Business Plan, the primary documents in a Local Government's "Plan for the Future".

The Strategic Community Plan is a long-term planning document that sets out the community's vision and aspirations for the future, and an overview of the key strategies to achieve these aspirations. One of the key features of the development of the Strategic Community Plan is the process of community engagement. The Strategic Community Plan influences the Shire's strategic direction as it seeks to achieve the community's long-term vision and aspirations. The Strategic Community Plan receives a minor review after two years and then a major review with thorough community engagement after four years (i.e. two years after the minor).

The Shire's Strategic Community Plan has been prepared in a manner that allows the community and organisations to adopt and utilise the identified vision and aspirations to guide their planning and activities.

The Shire of Gingin Corporate Business Plan is an internally focussed strategic document that identifies how the Shire will utilise its resources with identified costs to deliver outcomes that align with the longer-term aspirations of the community as provided in the Strategic Community Plan.

COMMUNITY ENGAGEMENT

The 2026-2036 Strategic Community Plan major review commenced in June 2025.

Formats of engagement included Stage One – 2025 Community Perception Survey, Stage Two - Community Engagement Workshops, and Stage Three – Public comment on the draft 2026-2036 Strategic Community Plan.

The Shire used various advertising mediums to ensure the community was aware of the consultation/ engagement process, including:

Stage One – Community Perception Survey June 2025:

A process gauging community perception on service delivery, liveability and initial priority setting for the strategic direction of Council. A sample of 805 or 17% of ratepayers/residents responded to the survey.

- Email invitation for 3036 residents to respond to the 2025 Community Survey via a digital link.
- Hard copy surveys posted for 1920 residents without a registered email address at the Shire administration.
- Facebook post x2 encouraging ratepayers to complete the survey.
- Shire's website with a digital link.
- Coast and Country June Print Edition
- Coast and Country June Electronic Edition

The following provides the response rate to the survey:

Online survey	Responded to the email invitation	607
Online survey	Accessed via QR code on the mail questionnaire	15
Mail survey	Distributed via addressed mail (to the householder)	183
TOTAL	Completed the survey online	622
TOTAL	Responded to the mail survey (by mail or QR code)	198

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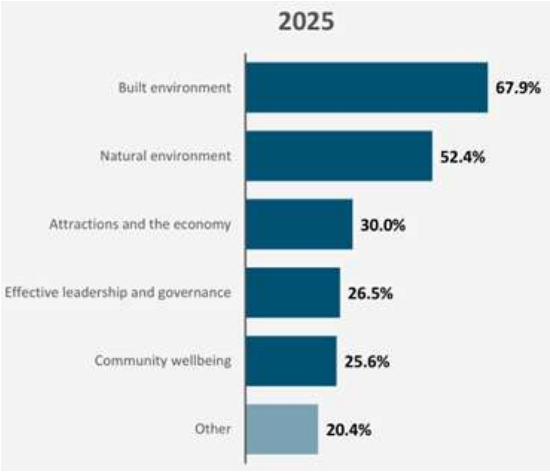
As part of the survey participants were asked to list three things the Shire should prioritise over the next 5-10 years. Their free worded responses were then coded into key themes. These are residents and ratepayers 'top of mind' responses. They are the first things that came to mind when asked what the Shire's priorities should be. Issues relating to the built environment were diverse and the received most comment. Issues relating to the natural environment were the next most frequently used.



Stage Two – Strategic Community Plan engagement workshops:

The Strategic Community Plan engagement workshops was a process whereby attendees were encouraged to complete activity sheets to capture community value's, vision and priorities, including a mapping task.

Advertising methods included:

- Posters and/or material advising of the upcoming Strategic Community Plan engagement workshops at events (Lancelin Buskers and Gingin Palette and Plates).
- 10 Facebook posts
- Eight Instagram posts
- LinkedIn x two posts
- Website – Events Calendar and Community Consultation page
- Mailchimp Subscribers database – 323 direct email x two rounds
- Posters on Shire notice boards/shop windows/post offices around the Shire.
- Digital notice board in the Gingin townsite

The Shire engaged an independent contractor to undertake the engagement process and to provide an Engagement Outcomes Report on which the survey results and the workshops were based.

Engagement Workshops and attendees:

- Gingin at the Granville Civic Centre - 19 attendees
- Shire of Gingin staff - 25 attendees (data not used in the outcomes report)
- Gingin District High School - circa 100 students
- Lancelin at the Lancelin Angling club - 26 attendees
- Redfield Park (Gabbadah) - seven attendees

Stage Three – Public Comment request for the draft 2026-2036 Strategic Community Plan:

The Shire advertised the draft Plan for 4-6 weeks and undertook two workshops and a pop-up quiz to make sure that the community's views and priorities were reflected in the draft document.

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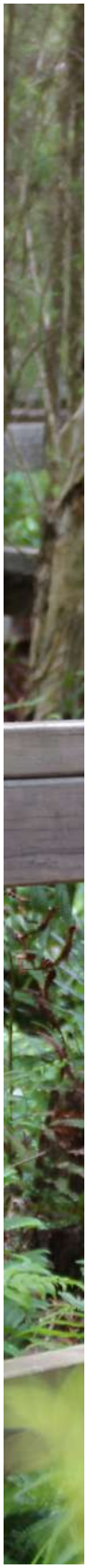

OUR VALUES

Across all areas and locations in the Shire there is a high degree of alignment in community values. Residents spoke on the importance of the natural environment, maintaining the peaceful and rural character, and the advantages of living in close proximity to the metro area. There is a strong aspiration to enhance liveability through improved transport connections and access to health services, along with diverse and affordable housing and high-quality recreational facilities. Other themes (no less important) include the strong existing sense of community, including volunteerism and community-led initiatives. Economic growth is also a shared priority, with tourism recognised as a key opportunity, leveraging off the unique strengths and character of each of the Shire's locations.

Key themes coming out of the workshops are represented by sub-region within the Shire including challenges for those communities, opportunities considered, and what is important to those communities, as follows.

Lower Coastal:

The Lower Coastal community expressed a strong desire to ensure their localities continue to function as both cherished coastal settlements and viable places to live year-round. A clear set of priorities emerged, centred on sustaining their identity, strengthening liveability, and supporting future growth in a coordinated and equitable manner.

Challenges	Opportunities	Important to the Community
Aged Care and Support Services: Ageing population and the ability to age in place. An increase in aged services, in-home support, allied health access and appropriate housing options are viewed as essential to retaining older residents and ensuring they remain connected to their community.	**Tourism:** Tourism was considered an area of unrealised potential. The community sees Guilderton with its river-ocean confluence and surrounding bushland as uniquely positioned to become a state recognised eco-tourism destination. Priorities include improved amenities and accommodation options for tourists and amenities catering for both visitors and year-round residents.	**Family liveability:** Including childcare, schooling and core services for sustaining population balance. Residents expressed concern that the area lacks the services expected of a recognised town (Guilderton). For the Lower Coastal Region to function as a complete community, essential services supporting families living in rural estates and settlements were considered a priority.
	Employment Opportunities and Local Jobs: Participants stressed the importance of supporting year-round economic activity, improving local job availability, and creating pathways for residents to work locally rather than travelling externally for employment. Tourism growth, service diversification and infrastructure renewal are seen as a means to achieve this.	**Environmental Programs and Protection Measures:** Participants stressed the need for structured environmental management and proactive programs for coastal erosion response, sand-bar intervention and river health. Coastal environment protection is seen as interconnected to tourism, economic reliability and community identity.

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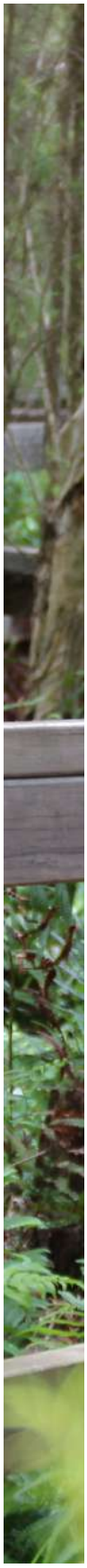
Upper Coastal:

The Upper Coastal community sees tourism as the area's most significant driver of future prosperity, underpinned by its natural coastal assets, sand dunes, island environment, and adventure-based identity. They are calling for a more coordinated and proactive approach that strengthens tourism infrastructure and visitor experience, while safeguarding the natural environment that attracts visitors in the first place. Doing this would in turn help uplift liveability by enabling much-needed services, amenities and employment opportunities.

Challenges	Opportunities	Important to the Community
Family Liveability - Childcare, schooling and recreation: Emphasis on services supporting children, young people and families. Schools, sports facilities and playgrounds all rated as priorities, reflecting a desire for environments that encourage healthy development, recreation and social connection. Childcare services are similarly identified as an important gap, particularly given the area's growing residential base.	**Tourism and Coastal Destination Development**: Tourism emerged as the strongest community priority, driven by the scale of visitor numbers and the perceived untapped potential of the coastline, dunes and bay. There is a view that the Upper Coast can attract greater investment, comparable in appeal to regional coastal destinations if properly managed. Community members expressed a desire for a managed, strategic tourism plan with clearer coordination between the Shire, businesses and tourism operators. The community value upgrades to visitor-facing amenities – public toilets, walking trails, tourist accommodation, cafes, restaurants and other visitor infrastructure. Better marketing combined with seasonal events has potential to put Lancelin and the Upper Coastal region on the map.	**Services and Infrastructure for Young People:** Youth facilities were identified as a major gap. Young people lack safe and engaging places to go, noting limited recreational spaces and structured activities. There are no youth leadership pathways, activation programming and recreational infrastructure to support the younger population.
Connectivity: There is an emphasis on improved intra-region public transport and connectivity including a road from Lancelin to Ledge Point. A road exit point north from Lancelin was expressed as an alternate evacuation route in the event of bushfire.	**Economic Growth:** Residents stressed the importance of employment opportunities, public transport, improved road links and local industry support. The broader sentiment is that expanded facilities will be required to accommodate both population and visitor growth.	**Community Health, Safety and Support Services:** Community sentiment stressed that older residents want to remain locally connected but require services to do so safely. This includes both living units and home-support services in addition to local hospital and allied health and mental health services.



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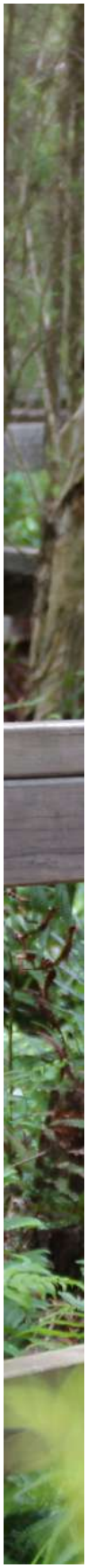

Rural Inland:

The Rural Inland community focused on sustaining the area's rural identity while strengthening the services and infrastructure needed to support long-term wellbeing and prosperity. The priorities reflect a desire to balance environmental stewardship, agriculture, community cohesion and the local provision of essential

Challenges	Opportunities	Important to the Community
Transport, Mobility and Connectivity: Employment opportunities and public transport were highly ranked, reflecting the desire to retain young people locally and support working households. Residents indicated that even limited weekly public transport timed to support medical trips, shopping, or cemetery visits would significantly increase fairness and access.	**Tourism and Heritage:** Tourism is seen not only as an economic opportunity, but to preserve and share the Shire's rich heritage and identity. Residents referred directly to the value of Gingin's historical building and heritage sites. Distinctive attractions including the Gravity Discovery Centre and Observatory, Eshcol Springs, national parks, rural landscapes and nature-based camping are seen as under-leveraged assets. There is strong interest in linking agriculture with tourism, including orchards, goat cheese, and farm-based product experience.	**Essential Community Services:** Access to health services, aged care, childcare, and mental health support presented as consistent priorities. Residents stressed the importance of reliable medical and allied health services to support older residents to age in place, and young families to remain connected and stable. There is a call for greater equity in assets including improved footpaths, universal access points and mobility accessible pathways particularly around the historic town centre. Residents also identified a lack of group accommodation for district-level events, impacting visiting families, sporting groups and event participants.
	Environmental Programs and Land Stewardship: Environment programs, waste disposal and recycling received the largest number of mentions in this region. This part of the Shire is widely regarded as the food bowl, shaped by generations of farming knowledge and stewardship of land and water. Protecting soil health, local water ways, biodiversity and agricultural landscapes is considered fundamental to sustaining livelihoods. Residents expressed interest in structured land care support, including practical environmental advice on planting, and community education on sustainable land management.	**Liveability and Public Amenity:** A strongly supported theme centred on enhancing pride and presentation through the improved upkeep of public spaces. Residents referred to neglected intersections, tired amenities, and a need for stronger maintenance and beautification to reflect Gingin's standing as the historic centre of the district. Improving the quality, safety and comfort of public spaces was closely linked to enhanced liveability but also contributing to tourism appeal and civic pride.

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Demographic Trends - Priorities Affecting Different Age Groups:

Youth	General Community	Seniors
Youth Hubs, Entertainment, Recreation & Sporting Activities: A need for dedicated, safe spaces to gather that support both structured and unstructured activities. Strong value placed on active, outdoor lifestyles, with these spaces playing a vital role in youth physical wellbeing, identify, social connection and sense of belonging.	**Infrastructure and Essential Services:** Need for reliable power, water, sewer, digital connectivity, footpaths, crossings, and improved road networks across the Shire.	**Healthcare Access:** Strong emphasis on urgent care, GP's, ambulances, disability support, mental health care, and more reliable, closer health services within the Shire.
Transport and Connectivity: Reliable and accessible transport options are seen as fundamental to youth independence and opportunity. There is a need for transit options for those who can't drive to reach school, sports and services. Transport is viewed as a gateway to education, jobs, social life and future prospects.	**Healthcare and Social Wellbeing:** A universal priority: local medical services, urgent care, disability support, mental health services, emergency response capacity, and homelessness support.	**Transport and Mobility:** Need for public transport for errands and appointments, safer pedestrian routes, accessible footpaths and crossings, and better connections to major centres.
Shops and Services: Strong and frequent concerns about limited retail choice, high prices, and the need to travel long distances for basic goods. There is a desire for a more balanced and self-sufficient local economy that supports everyday life.	**Transport, Roads and Connectivity:** Better road maintenance, safer roads, intra-shire and inter-city connections.	**Appropriate Housing Options:** Strong demand for affordable, suitable housing, including retirement living, aged care facilities, smaller accessible homes, and the ability for older residents to age in place rather than relocate.
Health and Wellbeing Concerns about access to healthcare, mental health support, and safety. These needs are portrayed as immediate and pressing.	**Housing Supply and Diversity** Pressure around affordable housing, lot size diversity, tourist accommodation impacts, and balanced, community-centred development	
Education and Employment: Year 11-12 options, expanded subject choices, access to TAFE and entry level jobs.	**Environmental Sustainability, Coastal Management and Tourism Development:** Sustainable foreshore planning, improved beach access, upgraded visitor amenities and environmentally responsible tourism infrastructure that enhances the visitor experience without compromising the natural landscapes that define the coastal identity.	

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OUR PLAN AT A GLANCE

'We are a prosperous and vibrant community that champions the beauty of our natural environments and landscapes, recognising the unique history and culture of the region'.

PROTECT AND CHAMPION ENVIRONMENTAL DIVERSITY

- Foreshore Management.
- Custodians of the environment
- Active threat management.

CREATING SUSTAINABLE ECONOMIC GROWTH OPPORTUNITIES

- Strengthening services and utilities.
- Planning Scheme to facilitate growth and diversity.
- Area promotion and investment attraction.
- Facilitate cross-industry networks and collaboration.

LOCAL CONNECTION AND SHIRE WIDE OPPORTUNITIES

- Empower groups and volunteers to build capacity in our regions - Place-based connections and decisions.
- Promote and activate positive aspects of communities.

STRONGER SUPPORT AND INVESTMENT IN CAPACITY AND WELLBEING

- Educational opportunities.
- Community health.
- Advocating to keep seniors residing in our communities.
- Youth empowerment and activation.

MAXIMISE TRANSPORT OPTIONS

- Maximise transport options to the Perth metro area.
- Walkable networks and accessible events and areas.
- Ensure our transport routes are well-maintained and safe.

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THE VISION

The 2024-2034 vision for the Shire of Gingin was that "We are a welcoming inclusive community that celebrates its unique coastal and inland landscapes with an aim to increase visitation to the region".

At the 2025 community workshops the community overwhelmingly expressed that preservation of coastal beaches, foreshores and the natural environment, and tourism visitation, as the number one priority.

Tourism was considered an un-tapped resource with the potential to bring many advantages to the Shire's communities however the sentiment focussed on its capacity to help the area prosper than simply just visit. The desire for housing options and medical support services equitably located across the Shire was also significantly important as was community facility upgrades/renewals and community places/hubs to meet.

'We are a prosperous and vibrant community that champions the beauty of our natural environments and landscapes, recognising the unique history and culture of the region'.

The reviewed vision speaks to the communities' priorities acknowledging the intention to value add to the region's economy through increased tourism and visitor experience whilst valuing and protecting beach foreshores, riverine systems and natural areas. It also acknowledges that communities across the Shire are continuing to grow and should provide inclusiveness and amenity objectives.

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THE ROLE OF THE SHIRE ADMINISTRATION AND COUNCIL

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The Shire Administration and Council is committed to working towards the SCP's Aspirations and Strategic Objectives. To do this there are seven roles that could be undertaken for a specific outcome. If, for expample the Shire has a legal responsibility to undertake the building permit process, this activity would fit under 'Regulator' whereby the Shire has the statutory responsibility and directs these activities as required. If the activity is providing grant funding to a community organisation, then the role is that of 'Funder'.

There are many instances where the Shire's level of influence is limited. In these cases the Shire takes on an 'Advocator' role to deicision-making entities such as State and Federal Government.

The expected role of the Shire Administration and Council is highlighted under the Shire's Aspirations with the corresponding icon.

Advocator

Promotes the aspirations of the Shire to other decision-making organisations such as State and Federal Governments.

Provider

Responsible for direct service delivery.

Monitor

Gathers information and checks on progress.

Facilitator

Encourages others to be involved in activities that enhance the quality of life in the Shire of Gingin.

Regulator

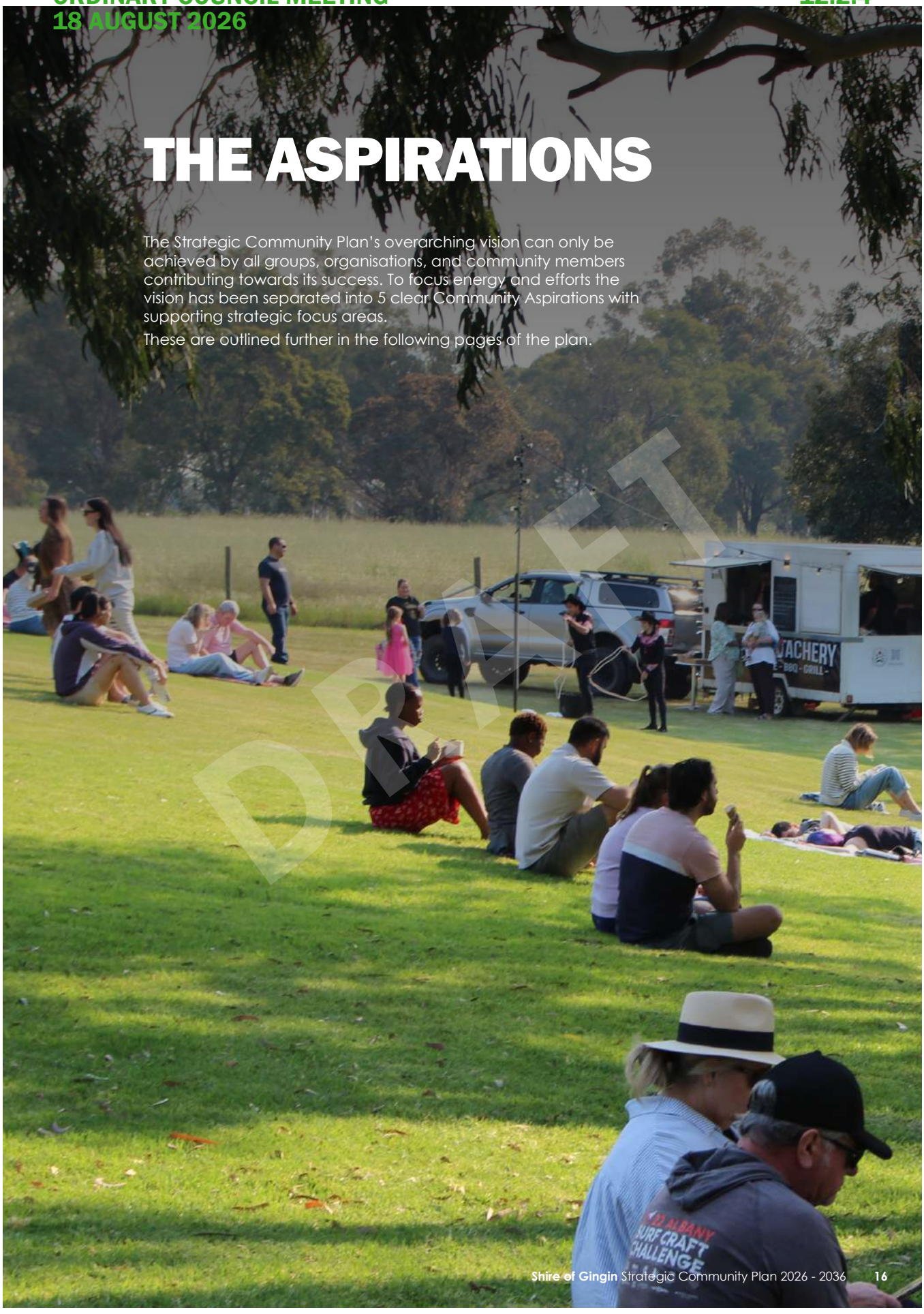
Has statutory responsibilities and directs these activities as required.

Funder

Provides grants to community organisations.

Partner

Works collaboratively with others to deliver programs and services.



THE ASPIRATIONS

The Strategic Community Plan's overarching vision can only be achieved by all groups, organisations, and community members contributing towards its success. To focus energy and efforts the vision has been separated into 5 clear Community Aspirations with supporting strategic focus areas.

These are outlined further in the following pages of the plan.

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PROTECT AND CHAMPION ENVIRONMENTAL DIVERSITY

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Over the last few community engagement rounds, the Shire of Gingin communities have voiced an increasing and reoccurring theme or priority surrounding conservation values, including coastal foreshore health and ambience, water ways and estuary health, and management of the pristine and unique natural landscapes within the Shire.

Additional to this is the importance of the 'dark skies' in the Shire for the unique opportunity for star gazing that also attracts visitors to the Shire.

The rural landscape, parks and open spaces are equally important for the wellbeing of communities and sharing with visitors to the Shire.

The three following focus areas underpin the value that the community holds in retaining and respecting the natural environment.

The icons indicate the role that the Administration and Council will play in making the aspirations a reality.

1. Foreshore Management

Understanding the potential challenges with a declining foreshore in one location, and an accreting foreshore in another, and the potential impacts on amenity and assets within those areas, is crucial to formulating strategies to deal with these challenges. The Coastal Hazard Risk Mitigation and Adaptation Plan is evolving and will provide the necessary information to develop Foreshore Management Plans, with actions, to enable the Shire to navigate the natural processes of climate change.

It is a balance to retain and protect the existing flora and fauna of foreshores, juxtapositioned with the creation of open recreational grassed areas for our community and visitors to enjoy. Ecological sensitive areas along our coast require thoughtful and insightful planning so that the amenity and tranquillity of an area is not compromised but is also accessible to community and visitors like.

Strategies to deliver the above:

- Coastal Hazard Risk Mitigation and Adaptation Plan
- Coastal Management Strategy
- Foreshore Management Plan
- Coastal Management Plan
- Ongoing community engagement
- Support community groups focussed on dune rehabilitation

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2. Custodians of the Environment

The community was very focussed on the need for environmental guardianship to protect the existing natural environment and additionally, put great emphasis on the lifestyle benefits that can be realised and the intrinsic value of being in nature.

Visitors and tourists are also attracted to the natural environment. Formal trails and pathways provide users the ability to view the natural amenity and reduces the potential injury of flora and fauna in sensitive areas.

The Shire is focussing on legislated requirements for waste reduction and recycling in line with the State Government's Waste Avoidance and Resource Recovery Strategy.

Strategies to deliver:

- Trails Master Plan
- Coastal Tracks Plan
- Policies and frameworks to strengthen environmental custodianship
- Shire of Gingin waste reduction strategy

3. Active Threat Management

Biosecurity hazards and environmental threats to the Shire such as Amazon Frogbit, Stable Fly, Shot Hole Borer and international risks such as Lumpy Skin Disease are increasing as the Shire's proximity to the Perth Metro Area and main transport corridors creep towards the boundaries of the Shire.

Importing and exporting goods along the major transport corridors in and nearby the Shire, makes it vulnerable to biosecurity hazards and environmental threats. Stable Fly, much entrenched in the Shire along with the other potential biosecurity and environmental hazards has put the Shire on alert with increasing management role expectations and functions.

Biosecurity hazards and environmental threats have the potential to significantly impact existing flora and fauna and agricultural livestock and have the potential to change the Shire's unique amenity, the natural balance of its waterways, the significant feeding areas of the Carnaby Cockatoo, and agricultural production.

Strategies to deliver:

- Operational management plans
- Community engagement and support for groups

CREATING SUSTAINABLE ECONOMIC GROWTH OPPORTUNITIES

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The Shire of Gingin communities recognise the economic importance of attracting visitors and tourists to our Shire and the potential benefits that could bring. Coastal areas offer the unique sand dunes and long coastal beaches with inland communities offering a historic visiting opportunity and agricultural tourism opportunities.

The community sees business development, innovation and employment pathway opportunities for the residents of the Shire as highly important for existing and new residents wishing to work within the Shire boundaries.

Additionally, it sees the strengthening and efficiency of existing services such as utilities and essential services as crucial for community cohesion, safety and engagement.

The four following focus areas underpin the value that the community holds in activating the tourism and business sector.

The icons indicate the role that the Administration and Council will play in making the aspirations a reality.

1. Strengthening Services and Utilities

Communities expressed concern that the Shire experiences power and telecommunications outages on a semi-regular basis. This is especially significant and concerning when there is an emergency threatening the safety of communities and effectiveness of emergency staff and volunteers to attend to that emergency.

Additionally, in the present world these services are seen as precursors to business success.
Strategies to deliver:

- Advocate on behalf of the communities to government representatives to secure reliable power and telecommunications for the safety of communities.
- Sewer extensions/development

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2. Planning Strategy to Facilitate Growth and Diversity

Ensure that the Shire's Town Planning Scheme has the ability to provide manoeuvrability as the Shire's population increases encompassing whole of life living experiences, and the diversity to offer economic development opportunities.

Strategies to deliver:

- Town Planning Scheme and Strategy
- Local Planning Policies encompass opportunities for housing diversity and future economic activity

3. Area Promotion and Investment Attraction

The community was very clear about the importance of, and managing assets that attracts visitors, delivers visitor comfort and will provide experiences that will result in visitor return or investment in the Shire.

Strategies to deliver:

- Identify tourist requirements in each sub-region that also value-adds to existing community infrastructure, creating community hubs of activity and services
- Utilise Sub-region Advisory Groups to understand requirements in each region
- Prioritise asset maintenance, renewal and development in visitor amenity areas
- Enhance the existing branding of the region and make the distinction from the Perth Metro Area

3. Facilitate Cross-industry Networks and Collaboration

The community is keen to experience and see a strengthened and diverse economic landscape, with heightened employment opportunities in our Shire. The Shire's population is increasing as people migrate out of the Perth metro area and are seeking local opportunities. This is an appropriate moment to understand what the Shire's communities' employment requirements are and potential prospects for local employment and small/medium business startup development and support.

Strategies to deliver:

- Connect and partner with local business and commerce groups to identify initiatives and opportunities
- Connect and partner with local tourist groups

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LOCAL CONNECTION AND SHIRE WIDE OPPORTUNITIES

The overwhelming sentiment across all workshops was the importance of 'community' and place making. Community hubs or places to meet or gather were seen as influential in keeping people connected and included, and necessary for wellbeing.

Communities across the Shire repeated the message that they know best what their communities want and desire to be a part of the decision-making process for their communities and not bystanders, while others make the decisions for them.

The two following focus areas underpin the value that the community holds in community facilities and activation of public spaces.

The icons indicate the role that the Administration and Council will play in making the aspirations a reality.

1. Empower Groups and Volunteers to Build Capacity in our Regions - Place-based Connections and Decisions

Enhanced community hubs, recreation places and youth spaces creates an opportunity for our community members who are invested both socially and recreationally in these areas and want the best outcomes for their communities.

Strategies to deliver:

- Value community voices
- An advisory group in each sub-region.
- Educate, empower and build the capacity of our communities.

2. Promote and Activate Positive Aspects of Communities

The community values continued investment in their local assets to achieve liveable and positive wellbeing objectives.

Considering the number of townsites and rural residential areas in the Shire, the Administration needs to be vigilant in its approach to long-term planning for maintenance and asset renewal. Asset management plans must speak of 'whole of life' cost forecasting to ensure assets are adequately renewed and/or 'green field' development such as playgrounds and recreational areas are planned appropriately.

Strategies to deliver:

- Asset Management Planning
- Pathway Program
- Trails Master Plan
- Roads Program

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STRONGER SUPPORT AND INVESTMENT IN CAPACITY AND WELLBEING

Across all three sub-regions in the Shire, communities continue to reference the importance and priority of improved medical and health services closer to their communities.

A strong emphasis has been placed on the availability of urgent care – a reaction to emergency response capabilities. The availability of home-care services for those that wish to remain in their own homes and disability support also rated highly.

The availability of mental health service support rated highly amongst youth and seniors within the Shire.

Education options remain limited in the Shire. The community were eager to see education and training provided in a more robust manner keeping young adults within our communities.

The four following focus areas underpin the value that the community holds in medical and aged-care services for the wellbeing of our communities.

The icons indicate the role that the Administration and Council will play in making the aspirations a reality.

1. Education Opportunities

Educational prospects and opportunities remain limited in the Shire. Let's advocate for an increase in educational options to keep our students and potential economic benefits also in the community.

Strategies to deliver:

- Advocate to broaden and offer diverse educational opportunities and training within the Shire of Gingin

2. Community Health

As the Shire grows and evolves, we need to make sure there is appropriate medical/health services including urgent care capabilities across the Shire with the understanding that the Shire's diverse regions may have different requirements due to existing services already being available and/or the demographic of the individual communities.

Strategies to deliver:

- Advocate to broaden available health care within the sub-regions of the Shire
- Advocate for 24-hour urgent care options (such as community paramedics) be provided to the sub-regions within the Shire

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3. Advocating to Keep Seniors Residing in our Communities

43% of our communities are 55 or over. Appropriately sized housing and well-aged person accommodation options are becoming increasingly vital across all regions of the Shire to keep seniors in our communities.

Further to housing needs, in-home services also contribute as an important service as the community ages. Although homecare is becoming more prevalent in some communities, there are many without this option.

Strategies to deliver:

- Advocate on behalf of our community for the development of appropriately sized housing across all sub-regions in the Shire
- Advocate with the relevant providers for rolling-out further home care services to enable seniors to remain in their homes and communities

4. Youth Empowerment and Activation

The Shire's youth have communicated the importance of the need for dedicated safe spaces to gather that support structured and unstructured activities. Strong value was placed on active, outdoor lifestyles, with these spaces playing a vital role in youth physical wellbeing, identity, social connection and sense of belonging.

Strategies to deliver:

- Ensure communication and engagement opportunities with youth in the Shire
- Asset Management Planning that by default delivers youth spaces
- Advocate for health services in sub-regions of the Shire of Gingin
- Advocate for transportation options

A CONNECTED, MOBILE AND ACTIVE COMMUNITY

All communities across the Shire have indicated that the lack of transport options is affecting their quality of life and is a priority.

Transport within the Shire is limited to a regional TransWA bus service (Lancelin and Gingin), local community buses and community cars based in Gingin and Lancelin for medical appointments.

Youth consider accessible transport fundamental for independence and opportunity and is a gateway to get to work, school, sports and recreation and socialising with their contemporaries.

Seniors in the community without personal transport have limited options for appointments and day-today retail purchasing. Seniors indicated the need for better connections to major centres. The general community values intra-Shire and inter-city connections.

All communities within the Shire consider walkable neighbourhoods a priority and necessary for safe walking routes and that our road network is safe for commuters.

The three following focus areas underpin the value that the community holds in transport, connectivity and community mobility.

The icons indicate the role that the Administration and Council will play in making the aspirations a reality.

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1. Maximise Transport Options to the Perth Metro Area

Community has expressed the need to be able to access public transport from the Shire to the established centres of Perth to access medical services and retail outlets and job opportunities.

Strategies to deliver:

- Advocate with State Government for the establishment of public transport from the Shire to the established centres of Ellenbrook, Joondalup and Yanchep.
- Continue with the Community Cars initiative transporting members of the community to medical appointments in the Perth Metro Area.
- Continue with the Shire-managed community bus.

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2. Walkable Networks and Accessible Events and Areas

Continue and expand the Shire's pathway program to provide accessible and safe pathway networks for our communities.

Strategies to deliver:

- Continue to deliver the Pathways Program and Trails Master Plan
- Disability Access and Inclusion Plan
- Promote disability and age friendly events and policies

3. Ensure our Transport Routes are Well-maintained and Safe

Continue best practice standards for road maintenance and renewal projects according to a priority program/plan.

Strategies to deliver:

- Let's make sure we are adequately resourced to implement the Roads Renewal Plan

LONG-TERM OPERATIONAL PLANNING

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The Strategic Community Plan is the foundation that guides focus and resource allocations in the Corporate Business Plan and annual budgets to result in a Shire servicing facilities and services.

Photography by Anton Wilk

TRACKING OUR PERFORMANCE

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To establish whether the Shire of Gingin is making progress towards the ultimate vision and aspirations set out in this plan, it is important to identify a mechanism(s) to monitor progress.

SURVEY

- Bi-ennial community satisfaction survey on the Shire's services and facilities

DELIVER

- Actions delivered aligned to each focus area
- Adoption and implementation of relevant informing plans with priorities and delivery timelines
- Nominate for awards where warranted
- Approved audited financials and other audited functions
- Annual Report on Shire actions

COMPARE

- Bi-ennial population comparison
- Annual landfill waste diversion rate improving by 50% over the next ten years
- Shire's financial health indicators all on target or improving
- Tourist visitation numbers (Tourism WA)

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12.3 CONTROL OF VEHICLES (OFF-ROAD AREAS) AMENDMENT LOCAL LAW 2026 (NO. 2)

File	LAW/1
Author	Lee-Anne Burt - Coordinator Governance
Reporting Officer	James Bayliss - Temporary Chief Executive Officer
Refer	OCM 16 December 2025 - Item 13.2
Appendices	1. Control of Vehicles Amendment Local Law 2026 (No. 2) [**12.3.1** - 1 page]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To commence the statutory process for amending a local law (Shire of Gingin Control of Vehicles (Off-road Areas) Local Law 2021) in accordance with the *Local Government Act 1995* (the Act) s.3.12.

BACKGROUND

At the Ordinary Council Meeting held on 16 December 2025, Council resolved to adopt the Shire of Gingin Control of Vehicles (Off-road Areas) Amendment Local Law 2026 (the amendment local law).

Amongst other things, the amendment local law increased the minimum age of a person permitted to use or drive a vehicle without adult supervision in an Off-road Vehicle Area in the Shire of Gingin from 16 years to 17 years by amending cl. 2.5(1)(b) of the Control of Vehicles (Off-road Vehicle Areas) Local Law 2021 (the primary local law). Unfortunately, the amendment local law (which was drafted by a consultant) failed to recognise that Schedule 1 of the primary local law, which sets out the modified penalties relating to infringements, also requires amendment where it refers to cl. 2.5(1)(b).

This oversight was identified during the process of submitting the amendment local law to the Joint Standing Committee on Delegated Legislation (JSCDL). The JSCDL was advised that the relevant provisions of the primary local law would not be enforced until such time as a further amendment process had been undertaken to bring Schedule 1 into conformity.

COMMENT

A new amendment local law **(see appendix)** has been prepared to amend Item 7 of Schedule 1.

The statutory process that must be followed when making, amending or repealing a local law is as follows:

1. Council must resolve to commence the process of making the local law;

2. Local public notice of the proposed local law must be given inviting public submissions. A submission period of at least 6 weeks must be allowed;

3. During the public submission period the proposed local law must also be submitted to the Department of Local Government, Industry Regulation and Safety (DLGIRS) and any other department responsible for administering the Act or Acts under which the local law is made for comment;

4. At the conclusion of the public submission period, a summary of submissions received, and any changes recommended by the DLGIRS or another department must be considered by Council. At this point Council may resolve to make the local law either as proposed, or in a form that is not significantly different from what was proposed. If, as a result of public submissions, Council wishes to make substantial changes to the proposed local law, then a further public submission period must be undertaken;

5. Once Council has resolved to make the local law, it must be published in the Government Gazette and a further copy provided to the DLGIRS;

6. Local public notice must be given of the adoption, gazettal and commencement date of the local law; and

7. A copy of the local law, together with a mandatory Explanatory Memorandum, must then be submitted to the JSCDL for review.

The JSCDL will review the local law and its effects, and may recommend to Parliament that it be amended, or request that it be disallowed. If amendment is required, then the local government will be requested to provide an undertaking to progress the amendment within a specified time frame.

The *Local Government (Functions and General) Regulations 1996* requires that, in commencing to make a local law, the person presiding at a Council meeting is to give notice of the purpose and effect of the local law by ensuring that the purpose and effect are included in the Agenda and Minutes for that meeting.

Accordingly, the purpose and effect for the Shire of Gingin Control of Vehicles (Off-road Areas) Amendment Local Law 2026 (No. 2) are:

Purpose: To amend the Shire of Gingin Control of Vehicles (Off-road Areas) Local Law by bringing the age limit specified in Item 7 of Schedule 1 into conformity with cl. 2.5(1)(b).

Effect: To enable the Shire of Gingin to issue modified penalties in instances where a person under the permitted age is found to be using or driving a vehicle in an off-road vehicle area without the supervision of an adult.

RISK IMPLICATIONS

No risk has been identified in relation to Council agreeing to commence the process of making this amendment local law.

There are risks associated with not agreeing to commence the amendment process as follows.

1. Legal inconsistency if not amended. The prescribed modified penalty is inconsistent with the offence provision, creating uncertainty about the circumstances in which an infringement may be issued.

2. Enforceability risk. An infringement issued could be challenged because the infringement schedule does not correspond with the offence created by the local law.

3. Governance risk: Failure to correct a known error may be viewed as poor legislative governance or inadequate maintenance of the local law framework, resulting in a recommendation by the Joint Standing Committee on Delegated Legislation to Parliament that the previous amendment local law be disallowed.

4. Safety risk for Off-Road Vehicle Area users: Whilst Shire officers can still police and issue warnings, they are currently unable to issue infringement notices for transgressions against cl.2.5(1)(b) of the primary local law. This potentially has implications for the safety of both underage vehicle operators/drivers and others using the Shire's off-road vehicle areas.

STATUTORY/LOCAL LAW IMPLICATIONS

Local Government Act 1995
Part 3 Functions of local governments
Division 2 Legislative functions of local governments
s.3.12 Procedure for making local laws
s.3.13 Procedure where significant change in proposal
Section 3.14 Commencement of local laws
Section 3.15 Local laws to be publicised

Local Government (Functions and General) Regulations 1996
Part 1A – Local laws
Regulation 3 – Prescribed manner of giving notice of purpose and effect of proposed local law (Act s.3.12(2))

Control of Vehicles (Off-road Areas) Act 1978
s.45 Local laws, local government may make

Shire of Gingin Control of Vehicles (Off-road Areas) Local Law 2021
Cl. 2.5 Using or driving a vehicle

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Costs will be incurred as a result of the statutory advertising and gazettal process, which will be met from the adopted Advertising/Publications budget.

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	4. Excellence & Accountability - Deliver Quality Leadership and Business Expertise
Strategic Objective	4.2 Effective Governance - Apply systems of compliance which assists Council to make informed decisions within a transparent, accountable, and principled environment.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Hyne SECONDED: Councillor Wilkie

That Council:

1. Agree, in accordance with the *Local Government Act 1995* s.3.12(2) and (3) and all other legislation enabling it, to give local public notice of its intention to make a Control of Vehicles (Off-road Areas) Amendment Local Law; and

2. Within that notice invite public submissions for a minimum 6 week period and advise of the following Purpose and Effect:

   Purpose: To amend the Shire of Gingin Control of Vehicles (Off-road Areas) Local Law by bringing the age limit specified in Item 7 of Schedule 1 into conformity with cl. 2.5(1)(b).

   Effect: To enable the Shire of Gingin to issue modified penalties in instances where a person under the permitted age is found to be using or driving a vehicle in an off-road vehicle area without the supervision of an adult.

CARRIED UNANIMOUSLY
8 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Stewart, Councillor Wilkie, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

LOCAL GOVERNMENT ACT 1995
CONTROL OF VEHICLES (OFF-ROAD AREAS) ACT 1978

SHIRE OF GINGIN

CONTROL OF VEHICLES (OFF-ROAD AREAS) AMENDMENT LOCAL LAW 2026 (NO. 2)

Under the powers conferred by the *Local Government Act 1995* and all other powers enabling it, the Council of the Shire of Gingin resolved on _____ to adopt the following local law.

1. Citation
This local law may be cited as the *Shire of Gingin Control of Vehicles (Off-road Areas) Amendment Local Law 2026 (No. 2).*

2. Commencement
This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

3. Principal local law
This local law amends the *Shire of Gingin Parking and Parking Facilities Local Law 2004* published in the *Government Gazette* on 13 September 2004 and amended in the *Government Gazette* on 10 October 2006, 11 December 2018, 14 March 2025 and 27 March 2026.

4. Schedule 1 amended
In Item 7, delete 16 from the Description of Offence and replace with 17.

_____

Dated _____

The Common Seal of the Shire of Gingin was affixed)
by authority of a resolution of the Council in the)
presence of:)

_____
COUNCILLOR LINDA BALCOMBE
PRESIDENT

_____
JAMES BAYLISS
CEO

12.4 DISSOLUTION OF THE SEABIRD VOLUNTEER BUSH FIRE BRIGADE

File	EMS/19
Author	Caitlin Skewes – Administrative Support Officer
Reporting Officer	James Bayliss - Temporary Chief Executive Officer
Refer	Nil
Appendices	Nil

DISCLOSURES OF INTEREST

Councillor Balcombe disclosed an impartiality interest in relation to Item 12.4 as she is the Chair of the Seabird Volunteer Bush Fire Brigade.

Councillor Hyne disclosed an impartiality interest in relation to Item 12.4 as he is the Deputy Chief Bush Fire Control Officer for the Shire of Gingin and a member of the Bush Fire Advisory Committee. He did not attend the meeting in which this matter was considered.

PURPOSE

To consider dissolving the Seabird Volunteer Bush Fire Brigade (SVBFB).

BACKGROUND

The operation of the SVBFB effectively became dormant in 2019 as a result of internal brigade challenges and a subsequent decline in volunteer numbers. The Shire engaged with the remaining members in March and December 2020, and again in February 2022, to recommence operational functions. There was no substantial progress achieved through these discussions.

The SVBFB appliance (light tanker) was reallocated to the Guilderton Volunteer Bush Fire Brigade (GVBFB) to ensure optimum use of available appliances and is accommodated in the nearby fire station located in Redfield Park.

The Bush Fire Advisory Committee (BFAC), at its meeting on 11 June 2025, resolved as follows:

> *That the Chief Executive Officer (CEO) contacts the Seabird Progress and Sporting Association (SPSA) seeking comment regarding the future of the Seabird Volunteer Bush Fire Brigade.*

The SPSA was subsequently contacted in June 2025 for comment and outlined an interest in reactivating the brigade from its current state of dormancy.

The Shire's Community Emergency Services Manager (CESM) developed a roadmap to firstly integrate the Seabird brigade members into the GVBFB to build capability, and then consider reactivating the SVBFB, or alternatively consider merging both brigades.

In December 2025, the then CEO and CESM attended a community meeting hosted by the SPSA in relation to volunteer numbers and the future of the brigade. The CESM, SPSA and the Guilderton VBFB undertook a promotional campaign to attract volunteers. Despite these efforts, only two membership applications were received from Seabird residents, with only one applicant committed to undertaking the required training.

In view of the above, the BFAC at its meeting on 10 June 2026 resolved as follows:

> *That the Committee recommend that Council dissolve the Seabird Bush Fire Brigade, with the following alternative fire control arrangement for the area:*
>
> *1. Encourage Seabird residents to join the Guilderton Bush Fire Brigade (or alternative neighbouring brigade); and*
>
> *2. Explore alternative uses for the existing Seabird fire shed that improves community resilience.*

COMMENT

Shire of Gingin Bush Fire Brigades Local Law (2004) (Local Law)

Clause 2.6 of the Local Law states:

> *The local government may cancel the registration of a bush fire brigade if it is of the opinion that the bush fire brigade is not complying with the Act, this local law, the Bush Fire Operating Procedures or the Rules, or is not achieving the objectives for which it was established.*

As the SVBFB has remained dormant for the last seven years, the Administration considers this brigade is not achieving the objectives for which it was established.

Division 5 of the Local Law continues to state that alternative fire control arrangements need to be made in respect to the brigade area should a brigade be deregistered. For the last seven years since the SVBFB becoming dormant, the Seabird community has effectively been protected from bushfires by the two brigades in the lower coastal area – GVBFB (10 minutes away) and the Gingin West Volunteer Bush Fire Brigade (15 minutes away).

The CESM intends to continue working with the Seabird community to encourage volunteer applicants to join the Guilderton VBFB, or alternative neighbouring brigades.

By dissolving the SVBFB, repurposing of the existing fire shed for an alternate purpose (whatever that may be) can be considered moving forward. The BFAC has suggested that it be set aside for a purpose that improves community resilience, however the Officer suggests that narrowing a potential purpose at this juncture is premature.
Any future repurposing of the facility should be determined through a separate process, considering broader community needs and strategic priorities.

RISK IMPLICATIONS

The SPSA has expressed an interest in re-establishing the brigade, however this interest has not been reflected through volunteer applications from the broader Seabird community. There is a risk that dissolving the SVBFB may result in a strained relationship with the SPSA given their position, possibly resulting in reputational risk for the Shire of Gingin.

There is a risk in maintaining an inactive brigade indefinitely. Given that the SVBFB has remained dormant for seven years, it may be considered inconsistent with Division 5, section 2.6 of the Local Law, which provides for the dissolution of a brigade that is no longer achieving the objectives for which it was established, consistent with section 41(3) of the *Bush Fires Act 1954*.

STATUTORY/LOCAL LAW IMPLICATIONS

Bush Fires Act 1954
Division 2
Section 41 Bush fire brigades

Shire of Gingin Bush Fire Brigades Local Law 2004
Division 5 – Dissolution of bush fire brigade

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	2. Connections & Wellbeing - Grow and Nurture Community Connectedness and Wellbeing
Strategic Objective	2.1 Community Safety & Support - Provide support and advocacy to residents and visitors so that they feel safe and secure at home and in the outdoor environment.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Hyne SECONDED: Councillor Peczka

That Council:

1. **Dissolve the Seabird Volunteer Bush Fire Brigade in accordance with section 41 of the *Bush Fires Act 1954;* and**

2. **Acknowledge that the repurposing of the facility will be determined through a separate process, taking into account broader community needs and strategic priorities.**

CARRIED UNANIMOUSLY
8 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Stewart, Councillor Wilkie, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

12.5 COMMENCEMENT TIME FOR COUNCIL MEETINGS

File	COR/31
Author	Lee-Anne Burt - Coordinator Governance
Reporting Officer	James Bayliss - Temporary Chief Executive Officer
Refer	OCM 18 February 2025 - Item 12.7; OCM 21 April 2026 - Item 12.3
Appendices	Nil

DISCLOSURES OF INTEREST

Nil

PURPOSE

To review the trial of a 4.00 pm commencement time for Ordinary Council Meetings (OCM) and consider commencement times for future OCM.

BACKGROUND

At its OCM on 18 February 2025 Council gave consideration to a motion arising from the Annual General Meeting of Electors held on 21 January 2025 (Electors' Meeting), which was as follows:

That Council meetings are moved to evening/late afternoon sessions to allow a wider range of the community to offer their services as Councillors. Currently only those ratepayers who are retired or can set their own work hours are able to stand for election, which effectively bars a large proportion of the population from acting as Councillors or attending meetings.

In response to this motion, Council agreed to trial a commencement time of 6:00 pm for the first three OCM in 2026, with the matter to be reviewed at the conclusion of the trial.

The purpose of the trial was to allow Council to assess whether the amended commencement time:

1. Allowed more members of the public to attend meetings; and/or

2. Was acceptable to Councillors.

Following the conclusion of the trial, Council resolved at its OCM on 21 April 2026 to conduct a new three month trial of a 4:00 pm meeting commencement time. This trial ended at the OCM on 21 July 2026.

COMMENT

The following table shows attendance numbers at OCM over the past 12 months:

OCM	Meeting Time	Attendance	OCM	Meeting Time	Attendance
Jan 2025	3:00 pm	3	Jan 2026	6:00 pm	22
Feb 2025	3:00 pm	10	Feb 2026	6:00 pm	22
Mar 2025	3:00 pm	3	Mar 2026	6:00 pm	23
Apr 2025	3:00 pm	4	Apr 2026	3:00 pm	26
May 2025	3:00 pm	5	May 2026	4:00 pm	20
Jun 2025	3:00 pm	13	Jun 2026	4:00 pm	16
Jul 2025	3:00 pm	11	Jul 2026	4:00 pm	23
Aug 2025	3:00 pm	14			
Sept 2025	3:00 pm	8			
Oct 2025	3:00 pm	17			
Nov 2025	3:00 pm	56			
Dec 2025	3:00 pm	11			

Note: August 2025 meeting was held at Ledge Point.

It is evident that attendance figures have remained largely stable for the past 7 months irrespective of the meeting commencement time.

The report presented to the OCM on 21 April 2026 made the following observations, which still apply.

1. As advised at the February 2025 OCM, in late 2024 the Shire's Governance team conducted a survey of all Class 3 local governments in WA to obtain information on commencement times for Ordinary Council Meetings. At the time of the survey commencement times varied between 1:00 pm and 8:00 pm, with the most common times being 6:00 pm (8 local governments), 4:00 pm (7 local governments) and 5:00 pm (7 local governments).

2. It is noted that the primary intent of the motion carried at the Electors' Meeting was to *...allow a wider range of the community to offer their services as Councillors*. However, given that the later commencement time was only introduced on a trial basis, and that trial had not commenced at the time of the October 2025 elections, it is not considered likely to have been taken into consideration by prospective candidates.

A review of a number of other Level 3 local governments with meeting commencement times varying between 4:00 pm (Shire of Irwin) and 7:00 pm (Shire of Chittering) and corresponding candidate numbers over the past five elections does not demonstrate that a later commencement time results in more candidates standing for election – rather, the number of people deciding to run for Council is more likely to be based on current issues in the community at the time.

3. As previously advised, the most important consideration when setting the commencement time for Council meetings is that they must be suitable for the majority of Councillors who are required to attend – it is pointless setting a commencement time that makes it difficult for existing members to attend.

4. Council should be aware that staff time (with the exception of the CEO and Executive Managers) after 4:30 pm represents an additional (although not significant) cost to the Shire.

5. Additionally, given the recent trend for meetings of a longer duration (between 3 and 4 hours), it should be recognised that long meetings commencing late or continuing into the night may affect the quality of decision making.

In considering this report, Council has three options open to it, which are:

1. Retain the existing 3:00 pm start time for OCM;

2. Adopt a new commencement time (either the trialled commencement times of 4:00 pm or 6:00 pm); or

3. Conduct a new trial for a different commencement time.

RISK IMPLICATIONS

It is not foreseen that there is any significant risk associated with any decision that Council may wish to make in relation to commencement times for OCM. There may be a slight reputational risk associated with a decision to retain the existing 3:00 pm commencement time, which may not be viewed favourably by those members of the community who support a later time.

STATUTORY/LOCAL LAW IMPLICATIONS

Local Government Act 1995
Part 5 – Administration
Division 2 – Council meetings, committees and their meetings and electors' meetings
Subdivision 1 – Council meetings
Clause 5.3 – Ordinary and special council meetings
Clause 5.4 – Calling council meetings

Local Government (Administration) Regulations 1996
Part 2 – Council and committee meetings
Regulation 12 – Meetings, public notice of (Act s.5.25(1)(g))

In setting the dates for its 2026 OCM at its meeting on 18 November 2025, Council agreed that all meetings apart from January, February and March would commence at 3:00 pm. Any decision to vary the commencement time will be publicly advertised in accordance with Regulation 12 of the *Local Government (Administration) Regulations 1996*.

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil. Additional costs in relation to staff overtime would be met from Council's adopted budget.

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	4. Excellence & Accountability - Deliver Quality Leadership and Business Expertise
Strategic Objective	4.2 Effective Governance - Apply systems of compliance which assists Council to make informed decisions within a transparent, accountable, and principled environment.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Weeks SECONDED: Councillor Wilkie

Councillor Stewart foreshadowed his intention to move an alternative motion in the event the motion under consideration was lost.

Councillor Hyne foreshadowed his intention to move an alternative motion in the event the motion under consideration was lost.

That Council agree to continue the existing commencement time of 3:00 pm for Ordinary Council Meetings.

CARRIED
6 / 2

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Woods and Councillor Weeks*

AGAINST: *Councillor Stewart and Councillor Wilkie*

12.6 PETITION TO LEGISLATIVE COUNCIL - CREATION OF WILBINGA NATIONAL PARK

File	RES/15
Author	James Bayliss – Temporary Chief Executive Officer
Reporting Officer	James Bayliss – Temporary Chief Executive Officer
Refer	OCM 17/9/2013 Item 11.1.13; OCM 20/8/2024 Item 14.7
Appendices	1. Petition No 59 Wilbinga National Park [**12.6.1** - 6 pages]

DISCLOSURES OF INTEREST

Councillor Wilkie disclosed an impartiality interest in relation to Item 12.6 as he has signed a petition promoting the creation of the Wilbinga Nation Park.

PURPOSE

To consider providing a response to the Standing Committee on Environment and Public Affairs with respect to a petition to create Wilbinga National Park.

BACKGROUND

The Standing Committee on Environment and Public Affairs has requested comment from the Shire of Gingin in relation to a petition tabled in the Legislative Council on 7 May 2026 seeking the creation of a new Wilbinga National Park.

The request contained within the petition is as follows:

> *Call on the Legislative Council to consider the creation of Wilbinga National Park – a unique opportunity to conserve an intact biodiversity and recreation corridor north of Perth. The proposed park would loosely span the area between Perth's northern edge at Two Rocks and the south bank of the Moore River estuary, bordered by Indian Ocean Drive and the coastline. Noting some small freehold properties exist on the southern bank of Moore River, this area comprises mainly Unallocated Crown Land and reserves. 80% of the proposed National Park area is currently zoned as Conservation and/or Recreation. A parcel of land based in the NW corner of the proposed National Park is subject to a current Subdivision Plan, based on surveys from the 1990s. The plan has faced consistent community opposition. Urban development in this location would be disconnected from existing communities and infrastructure, with poor access to employment, medical, and educational services. It is also a high-risk bushfire zone. We call on the Government to consider options, including through land amalgamation that could deliver a National Park that will showcase WA's iconic biodiversity, ensure long-term environmental resilience, cultural recognition, develop sustainable tourism into the future and provide for recreational activities for the north Perth metro area.*

Letters from the principal petitioner and the Hon. Dr Brad Pettitt MLC are attached for information (**see appendices**).

COMMENT

The proposal to establish the Wilbinga National Park arises from a petition tabled in the Standing Committee on Environment and Public Affairs and is currently being considered through the State Government's parliamentary processes.

At this stage, the proposal remains at a preliminary stage, and no formal request has been made to the Shire seeking endorsement, consultation or a position on the establishment of the National Park. The petition process is intended to enable the State Government to consider the matters raised and determine whether any further investigation or action is warranted.

The report accompanying the petition identifies a range of environmental, recreational and land management considerations that would require detailed assessment by the relevant State agencies should the proposal progress. As these matters fall primarily within the jurisdiction of the State Government, there is limited scope for the Shire to influence the current parliamentary process.

Should the proposal advance beyond the current parliamentary petition process, consideration would need to be given to the potential impacts on existing private landowners. The creation of a national park has the potential to introduce changes to land tenure, planning controls or management arrangements that may affect the existing use and future development potential of adjoining or affected land. This largely impacts the Moore River South Structure Plan area.

On 17 September 2013 Council endorsed a structure plan for the development area which was subsequently approved by the Western Australian Planning Commission (WAPC) on 30 October 2013. At the Ordinary Council Meeting on 20 August 2024, Council resolved to extend the approval timeframe of the Structure Plan and resolved to support cell block subdivision of the land.

Changes as suggested in the petition may have financial implications, including the possibility of claims for injurious affection or compensation where provided for under the relevant legislative framework. These matters would appropriately form part of any detailed assessment undertaken by the State Government before any decision is made.

Given the preliminary nature of the proposal, and in the absence of any formal request for the Shire to provide support or opposition on the matter, there is no identified operational or strategic benefit in Council adopting a position at this time. Should the State Government commence a broader consultation process after preliminary investigations, a further report can be presented to Council for consideration.

SUMMARY

It should be noted that Council is not obligated to form a position in favour of or opposed to this matter. There is limited information as to what implications creation of a national park would have on the organisation, and on that basis forming a position at this juncture is not recommended.

RISK IMPLICATIONS

The following are risks that may warrant specific consideration by the Shire of Gingin.

Reputation: Council's response may not adequately represent community expectations or stakeholder interests, and may attract public attention from conservation groups, residents, recreational users and industry stakeholders.

Financial: Potential reduction in future rating opportunities if land tenure changes reduce development potential.

STATUTORY/LOCAL LAW IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	3. Planning & Sustainability - Plan for Future Generations
Strategic Objective	3.3 Planning & Land Use - Plan the use of the land to meet future requirements, incorporating economic development objectives and community amenity.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Kestel SECONDED: Councillor Stewart

Councillor Stewart foreshadowed his intention to move an alternative motion in the event the motion under consideration was lost.

That Council advise the Standing Committee on Environment and Public Affairs that it has reviewed the petition and makes no comment.

CARRIED
6 / 2

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Woods and Councillor Weeks*

AGAINST: *Councillor Stewart and Councillor Wilkie*

STANDING COMMITTEE ON ENVIRONMENT AND PUBLIC AFFAIRS

Our ref: A2133845; Petition 59

24 June 2026

James Bayliss
Acting Chief Executive Officer
Shire of Gingin
7 Brockman Street
Gingin WA 6503

By email: ceo@gingin.wa.gov.au

Dear Minister,

Petition No. 59 – Wilbinga National Park

I refer to the above petition, which was tabled by Hon Brad Pettitt MLC in the Legislative Council on 7 May 2026 and referred to the Standing Committee on Environment and Public Affairs.

The Committee is undertaking preliminary inquiries into the petition and requests your comments on the petition terms and the submissions from the tabling Member and the principal petitioner (copies enclosed).

The Committee appreciates your assistance and requests your response by 9 July 2026. If you have any queries, please contact the Committee Office, on 9222 7300 or email env@parliament.wa.gov.au.

Yours sincerely

Hon Sandra Carr MLC
Chair

Enc: *Petition No. 59*
Submission from Hon Brad Pettitt MLC, Tabling Member, dated 12 June 2026
Submission from Roy Lewisson, principal petitioner, dated 14 June 2026

Please note that this correspondence including any attachments is confidential and privileged. You may only disclose or copy this material to your legal advisers or officers and agencies within your portfolio to the extent necessary to obtain information the Committee seeks. Each person to whom you distribute this material must be made aware of its confidential and privileged status.

Legislative Council Committee Office
18-32 Parliament Place | West Perth
Postal address: Parliament House | 4 Harvest Terrace | West Perth WA 6005
Telephone: 08 9222 7300 | Email: env@parliament.wa.gov.au

I, Roy Lewisson, of
in the State of Western Australia, am the promoter of this petition which contains 2011 signatures.

Wilbinga National Park

To the President and Members of the Legislative Council of the Parliament of Western Australia in Parliament assembled. We the undersigned request that the Legislative Council ...

Call on the Legislative Council to consider the creation of Wilbinga National Park - a unique opportunity to conserve an intact biodiversity and recreation corridor north of Perth. The proposed park would loosely span the area between Perth's northern edge at Two Rocks and the south bank of the Moore River estuary, bordered by Indian Ocean Drive and the coastline. Noting some small freehold properties exist on the southern bank of Moore River, this area comprises mainly Unallocated Crown Land and reserves. 80% of the proposed National Park area is currently zoned as Conservation and/or Recreation. A parcel of land based in the NW corner of the proposed National Park is subject to a current Subdivision Plan, based on surveys from the 1990s. The plan has faced consistent community opposition. Urban development in this location would be disconnected from existing communities and infrastructure, with poor access to employment, medical, and educational services. It is also a high-risk bushfire zone. We call on the Government to consider options, including through land amalgamation that could deliver a National Park that will showcase WA's iconic biodiversity, ensure long-term environmental resilience, cultural recognition, develop sustainable tourism into the future and provide for recreational activities for the north Perth metro area.

And your petitioners as in duty bound, will ever pray.

Environment and Public Affairs Committee via email: env@parliament.wa.gov.au

RE: Petition No. 59 – Wilbinga National Park

Dear Chair,

Thank you for the opportunity to make a submission in support of this petition, which calls on the Legislative Council to consider the creation of a Wilbinga National Park. As the principal petitioner, I am proud to bring this proposal forward on behalf of the 2,011 Western Australians who signed it.

The proposed park covers the coastal corridor between Two Rocks and the south bank of the Moore River estuary, bounded by Indian Ocean Drive and the coastline. Approximately 80 per cent of the area is already zoned for conservation and/or recreation, or held under traditional ownership. This petition presents a rare opportunity to secure lasting protection for one of the last large, intact coastal landscapes within reach of metropolitan Perth.

The WA Planning Commission has identified Perth's northern urban limit as a defined boundary just north of Two Rocks, with Perth already extending some 150 kilometres from Mandurah to Two Rocks. In the long term, the area between Two Rocks and the Moore River faces one of two (2) outcomes –

1. either it is given greater protections, such as being gazetted as a National Park, or
2. parts of it are eventually be carved up into residential developments, extending the sprawl beyond the current boundaries of Perth and Peel

The latter outcome would be a mistake.

Wilbinga lies within the South West Australia Ecoregion, one of only 36 globally recognised biodiversity hotspots, and supports threatened ecological communities and species including Carnaby's Black Cockatoo, the Yanchep Peacock Spider and tuart and banksia woodlands. It forms a north–south wildlife corridor linking Yanchep National Park to the Moore River and overlies the Gnangara Groundwater System, a key source of Perth's drinking water. As the urban boundary expands, much of this biodiversity has already been lost and the remainder is under continuing pressure from fragmentation, feral animals and degradation.

The area is on the Traditional Country of the Yued people and forms part of the South West Native Title Settlement, with future land management connected to the Yued Aboriginal Corporation. Traditional Owners of Yued Country have expressed support for the creation of the Wilbinga National Park, as it would enable culturally appropriate joint management and create employment and cultural-interpretation opportunities through programs such as the Yued Indigenous Ranger Program.

Wilbinga is currently valued for four-wheel driving, fishing, camping, hiking, wildlife watching and other recreational uses. This proposal does not seek to exclude these activities. Community groups already work alongside the Department of Biodiversity, Conservation and Attractions to care for the area. National Park status would formalise and improve responsible access while ensuring use is managed more sustainably. Existing activities, including managed four-wheel-drive access, can continue under a National Park framework and the existing Coastal Recreational Track Management Master Plan (supported by the Shire of Dandaragan, the Shire of Coorow and Gingin and local 4WD groups).

I note that the land most exposed to development, on the southern bank of the Moore River estuary, is currently without power, water and sewerage, road access and would inherit a huge bushfire risk. Servicing residential development there would, in practical terms, require a bridge across the Moore River. Curtin University estimates each new dwelling on Perth's fringe costs taxpayers approximately $90,000 more in infrastructure than infill development.

National Park status under the Conservation and Land Management Act 1984 provides the highest level of statutory protection available, requiring the agreement of both Houses of Parliament before its boundaries can be altered. This is why it is our preferred outcome for the area.

The level of community support for this petition is significant. Beyond the 2,011 signatures, public interest continues to grow. The premiere of the community documentary "Wilbinga" sold out, with 595 tickets purchased, and dozens of further screenings across the State have since been scheduled with strong interest from community groups, schools, the Yued Aboriginal Corporation and universities.

Whilst it is acknowledged this Committee does not have the legislative mandate to create a Wilbinga National Park, it is requested to consider two (2) empirically grounded socio-ecological options -

1. Commission an independent community survey on the future of Wilbinga, comparable to the WA Government's 2021 native forests survey. This survey - "The value and use of Western Australia's native forests now and into the future" was cited by the WA Government in its decision to end logging of native forests from 2024.

2. Engage an external, non-partisan research entity to develop a standardized, peer reviewed survey to quantify public support for a Wilbinga National Park. Utilizing a reputable, independent source ensures methodological rigor and eliminates conflict of interest, or stakeholder bias. Community advocacy stakeholders would take responsibility for distribution and administrative management of the survey. The Western Australian Biodiversity Science Institute (WABSI) represents an ideal, highly qualified organisation for developing this independent survey.

While I am confident that community support for this proposal is substantial, I consider it appropriate that the Committee establish the level of support independently rather than rely on my own assessment as petitioner. An independent survey would provide Parliament with a robust and impartial measure of public sentiment. Results from this survey are anticipated later in 2026.

I thank the Committee for its consideration of this important and once in a generation opportunity.

Yours sincerely,

Roy Lewisson

Principal Petitioner

OFFICE OF THE HON. DR BRAD PETTITT MLC
MEMBER OF THE LEGISLATIVE COUNCIL OF WESTERN AUSTRALIA

Unit 4/1 High St, Fremantle, WA, 6160
brad.pettitt@mp.wa.gov.au
(08) 9430 7755

12 June 2026

Environment and Public Affairs Committee
Via email: env@parliament.wa.gov.au

RE: Petition No. 59 – Wilbinga National Park

Dear Chair,

Thank you for the opportunity to make a submission in support of this petition, which calls on the Legislative Council to consider the creation of a Wilbinga National Park. As the facilitating member, I am pleased to support the 2,011 Western Australians who signed it.

The proposed park covers the coastal corridor between Two Rocks and the south bank of the Moore River estuary, bounded by Indian Ocean Drive and the coastline. Approximately 80 per cent of the area is already zoned for conservation and/or recreation, or held under traditional ownership. The petition presents a rare opportunity to secure lasting protection for one of the last large, intact coastal landscapes within reach of metropolitan Perth.

The WA Planning Commission has identified Perth's northern urban limit as a defined boundary just north of Two Rocks. Perth already extends some 150 kilometres from Mandurah to Two Rocks.

In the long term, the area between Two Rocks and the Moore River faces one of two outcomes: either it is given greater protections, such as being gazetted as a National Park, or parts of this area will eventually be carved up into residential housing developments, extending the sprawl beyond the current boundaries of Perth and Peel.

The latter outcome would be a mistake as Wilbinga lies within the South West Australia Ecoregion, one of only 36 globally recognised biodiversity hotspots, and supports threatened ecological communities and species including Carnaby's Black Cockatoo, the Yanchep Peacock Spider, and tuart and banksia woodlands. It forms a north–south wildlife corridor linking Yanchep National Park to the Moore River and overlies the Gnangara Groundwater System, a key source of Perth's drinking water. As the urban boundary expands, much of this biodiversity has already been lost, and the remainder is under continuing pressure from fragmentation, feral animals and degradation.

The area is on the Traditional Country of the Yued people and forms part of the South West Native Title Settlement, with future land management connected to the Yued Regional Corporation.

Traditional Owners of Yued Country have expressed support for the creation of the Wilbinga National Park, as it would enable culturally appropriate joint management and create employment and cultural-interpretation opportunities through programs such as the Indigenous Ranger Program.

Wilbinga is currently valued for four-wheel driving, fishing, camping, hiking, wildlife watching, and other recreational uses. This proposal does not seek to exclude these uses. Community groups already work alongside the Department of Biodiversity, Conservation and Attractions to care for the

OFFICE OF THE HON. DR BRAD PETTITT MLC
MEMBER OF THE LEGISLATIVE COUNCIL OF WESTERN AUSTRALIA

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area. National Park status would formalise and improve responsible access while ensuring use is managed more sustainably; existing activities, including managed four-wheel-drive access, can continue under a National Park framework.

I note that the land most exposed to development, which sits on the southern bank of the Moore River estuary, is currently without power, water, sewerage or road access. Servicing residential development there would, in practical terms, require a bridge across the Moore River. Curtin University estimates each new dwelling on Perth's fringe costs taxpayers approximately $90,000 more in infrastructure than infill development.

National Park status under the Conservation and Land Management Act 1984 provides the highest level of statutory protection available, requiring the agreement of both Houses of Parliament before its boundaries can be altered. This is why it is the petitioner's preference.

The level of community support for this petition is significant. Beyond the 2,011 signatures, public interest has continued to grow. The premiere of the community documentary *Wilbinga* sold out with 595 tickets purchased. Dozens of further screenings of *Wilbinga* across the State have been scheduled, with strong interest from community groups, schools, the Yued Aboriginal Corporation, and universities.

I acknowledge that the Committee is not able to decide on the creation of a National Park like Wilbinga. What I do hope, however, is that the Committee is able to consider commissioning an independent community survey on the future of Wilbinga, comparable to the WA Government's 2021 native forests survey. That survey attracted nearly 17,000 responses, with 95 per cent indicating that more should be done to protect native forests and 73 per cent that harvesting should not continue — results the Government cited in its decision to end native forest logging from 2024.

While I am confident that community support for this proposal is substantial, I consider it appropriate that the Committee establish the level of support independently rather than rely on the petitioners' assessment. An independent survey would provide Parliament with a robust and impartial measure of public sentiment ahead of the State Government survey anticipated later in 2026.

I thank the Committee for its consideration of this important matter.

Yours sincerely,

Hon Dr Brad Pettitt MLC
Member of the Legislative Council of Western Australia

12.7 UNBUDGETED EXPENDITURE - ADDITIONAL FULL-TIME EQUIVALENT (FTE) - COUNCIL LIAISON OFFICER

File	PER/1
Author	James Bayliss - Temporary Chief Executive Officer
Reporting Officer	James Bayliss - Temporary Chief Executive Officer
Refer	Nil
Appendices	Nil

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider approval to allocate unbudgeted expenditure from the Long Service Leave, Annual, Sick Leave and Staff Contingency Reserve to fund the establishment of an additional Full Time Equivalent (FTE) Council Liaison Officer position for the remainder of the 2026/27 financial year.

BACKGROUND

Since assuming the role of Acting/Temporary Chief Executive Officer, there has been a significant increase in the volume, complexity and implied urgency of governance-related requests generated through Council processes. These have included extensive Questions on Notice by Members, Notices of Motion, requests for information, confidential briefings, governance correspondence, complaints, external agency referrals, multiple Special Council Meetings, changes to meeting times and locations, high volume of behaviour complaints and associated administrative requirements.

Integrated ICT, the Shire's managed ICT Service provider, provided an analysis of email activity for the period between 26 February to 5 August 2026. The data provides a quantitative record of email traffic between these addresses over the reporting period. The reporting period reflects the ACEO/TCEO period.

To provide further statistics, Councillor Stewart has lodged 66 of the Questions on Notice by a Member and 30 'additional questions' immediately prior to consideration of the 26/27 budget. Cr Wilkie has lodged 22 of the Questions on Notice referenced. This accounts for all of the Questions on Notice by a Member.

Cr Stewart has lodged 14 Notice of Motions, and Cr Wilkie has lodged 4 Notice of Motions, accounting for the entirety of this statistic.

While behavioural complaints are confidential, the data shows a sharp increase in the volume of complaints over the past 6 months.

These statistics outline a substantial escalation of governance-related activity over the last 6 months.

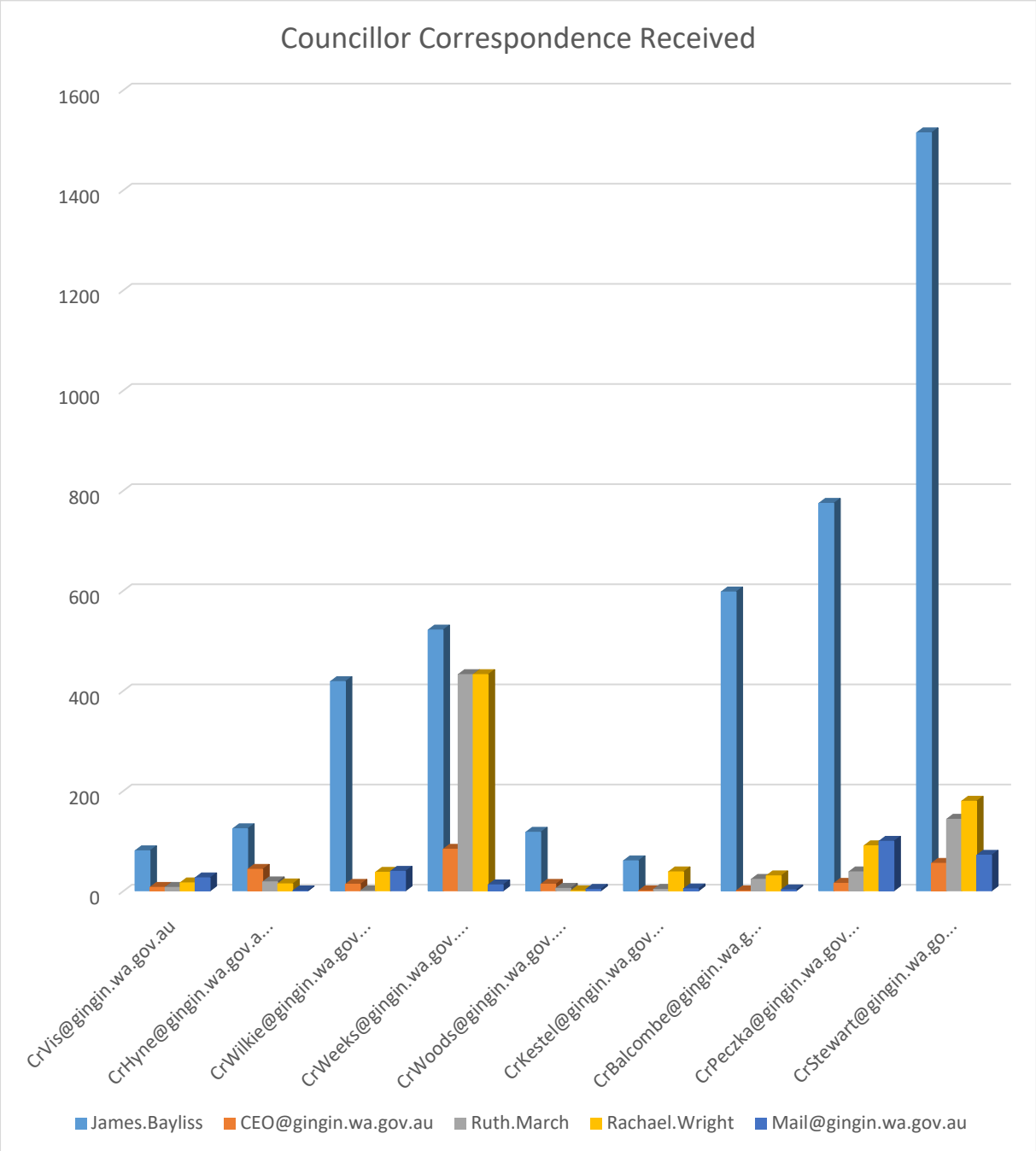

Table 1 – Email Traffic - 26 February 2026 – 5 August 2026

Sender	James Bayliss	CEO@gingin	Ruth March	Rachael Wright	Mail@gingin
Cr Vis	80	7	7	16	26
Cr Hyne	124	43	18	14	0
Cr Wilkie	418	13	0	37	39
Cr Weeks	521	83	432	432	12
Cr Woods	117	13	5	0	3
Cr Kestel	60	0	3	38	4
Cr Balcombe	597	0	23	30	2
Cr Peczka	774	15	38	90	99
Cr Stewart	1514	55	143	179	71
Total:	**4205**	**229**	**669**	**836**	**256**

Table 2 – Email traffic - Date Range – 26 February 2026 – 5 August 2026

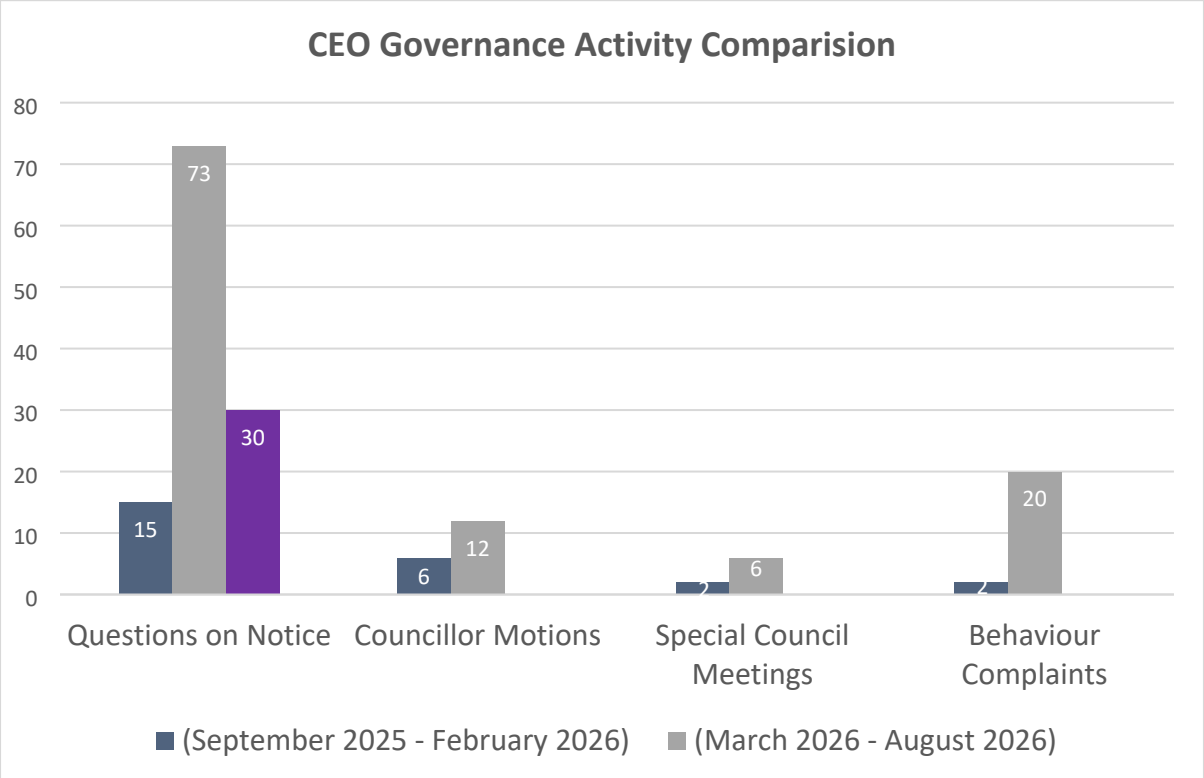

Table 3 – Governance Related Activity

The above statistics demonstrates a significant volume of activity, which places a material demand and impact on the Administration. This issue was raised with Council in a Strategic Discussion on 5 May 2026, and with no reduction in activity since that time, has resulted in this request for additional resourcing.

While it is recognised that elected members have an important governance and oversight role, the cumulative volume of these requests has created a material and ongoing operational impact on the organisation.

The preparation of responses frequently requires input from multiple business units, legal and governance review, document retrieval, coordination of confidential information, and considerable executive oversight. This work is often undertaken within compressed timeframes and in addition to the organisation's normal operational responsibilities.

The consequence has been a substantial diversion of finite staff resources away from core service delivery, strategic initiatives and priority projects. Officers have been required to repeatedly redirect effort from operational matters to respond to governance activities, reducing organisational efficiency and impacting the Shire's capacity to deliver outcomes for the broader community.

The sustained level of governance demand has also increased psychosocial risks within the workplace. Staff have experienced prolonged periods of high workload, repeated interruptions to planned work, compressed deadlines, interruptions to leave, and ongoing exposure to contentious governance matters.

WORK HEALTH AND SAFETY

Under the *Work Health and Safety Act 2020*, the Shire as a Person Conducting a Business or Undertaking (PCBU), has a duty of care to ensure, so far as is reasonably practicable, the health and safety of workers.

This duty extends beyond physical safety and includes the obligation to identify, eliminate or minimise psychosocial hazards, including those arising from unreasonable behaviours, excessive workloads, workplace conflict, bullying, harassment, and other factors that may adversely impact psychological health.

While the Chief Executive Officer is responsible for the day-to-day management of the organisation and the implementation of appropriate systems of work, Council has an important governance role in supporting the PCBU to meet these statutory obligations. Council decisions, behaviours and interactions with employees can directly influence the Shire's ability to maintain a safe and healthy workplace.

Recognising these responsibilities, Council unanimously adopted *Council Policy 1.46 – Work Health and Safety* on 18 November 2025.

The TCEO is increasingly concerned that the intent and expectations of the policy are not consistently being achieved in practice. There has been a pattern of behaviours and interactions that are inconsistent with the principles established by the policy and which have contributed to increased psychosocial risk for employees. These behaviours place pressure on organisational resources, detract from the Administration's ability to deliver services to the community, and may compromise the Shire's capacity to demonstrate that it is meeting its obligations as a PCBU.

It is therefore important that Council actively support the implementation of its adopted policy and ensures that its own governance practices, decision-making processes and interactions with employees align with both the policy's objectives and legislative obligations. Failure to do so may expose the Shire to increased legal, operational and organisational risk.

COMMENT

The position of TCEO has increasingly become occupied by governance administration, complaint management, information coordination and correspondence associated with Council processes. This has reduced the capacity of the executive to focus on organisational leadership, strategic planning, workforce development, economic opportunity, external stakeholder engagement and the delivery of Council's strategic priorities. It has impacted the organisations ability to respond with the time required to the coastal erosion response in Lancelin and associated planning of a community workshop(s).

The establishment of a dedicated Council Liaison position is therefore not proposed as an enhancement to existing service levels, but as a necessary organisational response to the level of governance activity currently being experienced as a result of Council-related demands.

The role would assist as a point of coordination for elected member requests, assist governance correspondence, strategic and information session management, complaint administration, information requests and associated reporting obligations and administrative tasks. This would improve response consistency, reduce disruption across operational teams, strengthen governance processes, and allow technical and operational staff to remain focused on delivering services to the community.

Importantly, this proposal does not seek to suppress the legitimate exercise of elected member functions. Rather, it acknowledges that the current level of governance activity carries a measurable resource cost. Where governance demand exceeds the capacity of existing staffing resources, it is appropriate that the organisation be adequately resourced to meet those expectations.

The requested position is therefore considered an appropriate and proportionate response to the impacts currently being experienced by the Administration.

It is not reasonable to expect existing staffing resources to continually absorb this level of unplanned governance activity (beyond the peaks and troughs of operational challenges) without either reducing service delivery or providing additional organisational capacity.

RISK IMPLICATIONS

Should Council determine not to approve the additional resourcing, the organisation will be required to continue managing the increasing governance workload outlined in the preceding report within existing staffing levels. This presents a number of strategic and operational risks, including:

- Ongoing diversion of executive and operational staff from core service delivery, strategic initiatives and Council priorities;
- Delays in responding to elected member requests, governance matters and operational functions due to competing priorities;
- Increased psychosocial hazards arising from sustained high workloads, frequent interruptions, compressed timeframes and after-hours work, creating a heightened work health and safety risk for employees;
- Reduced organisational resilience where specialist officers are regularly diverted from their substantive roles to respond to governance-related matters;
- Increased risk of staff fatigue, burnout, turnover and loss of corporate knowledge;
- Reduced capacity of the Chief Executive Officer and Executive Leadership Team to focus on strategic leadership, financial sustainability, workforce management and organisational improvement; and
- Increased organisational risk of errors, omissions or delays resulting from the sustained volume and complexity of governance-related work being undertaken within existing resources.
- Reputational damage via the diversion from core functions.

If the current level of governance activity continues without additional organisational capacity, there is a risk that the Shire will be unable to adequately manage psychosocial hazards arising from excessive workloads, frequent interruptions, compressed response timeframes and after-hours work. This presents a work health and safety risk to employees and may expose the Shire to increased regulatory, financial and reputational consequences should it fail to demonstrate that reasonably practicable control measures have been implemented.

STATUTORY/LOCAL LAW IMPLICATIONS

Local Government Act 1995

Work Health and Safety Act 2020

Work Health and Safety (General) Regulations 2022

POLICY IMPLICATIONS

Council Policy 1.46 – Work Health and Safety

BUDGET IMPLICATIONS

Account	Description	Current Budget	Revised Budget	(Surplus)/Deficit
120402000	Other Gov-Employee Cost	1,240,857	1,341,574	100,717
151402810	Admin – Transfers from Reserve	0	(100,717)	(100,717)
Net Change to surplus				0

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	4. Excellence & Accountability - Deliver Quality Leadership and Business Expertise
Strategic Objective	4.2 Effective Governance - Apply systems of compliance which assists Council to make informed decisions within a transparent, accountable, and principled environment.

VOTING REQUIREMENTS - ABSOLUTE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

That Council approve allocation of unbudgeted expenditure from the Long Service Leave, Annual, Sick Leave and Staff Contingency Reserve to fund the establishment of an additional Full Time Equivalent (FTE) Council Liaison position (or the like) for the remainder of the 2026/27 financial year generally in accordance with the Table below:

Account	Description	Current Budget	Revised Budget	(Surplus)/Deficit
120402000	Other Gov-Employee Cost	1,240,857	1,341,574	100,717
151402810	Admin – Transfers from Reserve	0	(100,717)	(100,717)
Net Change to surplus				0

VOTING REQUIREMENTS - SIMPLE MAJORITY

PROCEDURAL MOTION

MOVED: Councillor Peczka SECONDED: Councillor Stewart

That Council defer the motion to the next Ordinary Council Meeting of September 2026 Meeting pending further discussion and obtaining further information at Council's September 2026 Strategic Discussion-Information Session.

FOR: *Councillor Peczka, Councillor Stewart, Councillor Wilkie and Councillor Weeks*
AGAINST: *Councillor Balcombe, Councillor Kestel, Councillor Hyne and Councillor Woods*

There being an equal division of votes, Councillor Balcombe (Presiding Member) exercised her casting vote and voted AGAINST the motion.

LOST
4 / 5

A point of order raised by Councillor Balcombe regarding Councillor Wilkie discussing items from a confidential session. The point of order was upheld.

A point of order raised by Councillor Stewart in relation to his ability to ask a question at any point during debate (Cl.6.3 Meeting Procedures Local Law 2014). The Presiding Member ruled that the point of order was upheld.

PROCEDURAL MOTION

MOVED: Councillor Stewart SECONDED: Councillor Wilkie

That Council suspend standing orders.

FOR: *Councillor Peczka, Councillor Stewart, Councillor Wilkie and Councillor Weeks*
AGAINST: *Councillor Balcombe, Councillor Kestel, Councillor Hyne and Councillor Woods*

There being an equal division of votes, Councillor Balcombe (Presiding Member) exercised her casting vote and voted AGAINST the motion.

LOST
4 / 5

AMENDMENT MOTION

MOVED: Councillor Stewart SECONDED: Councillor Wilkie

That Council amend the motion by adding Part 2 as follows:

2. "the CEO is to provide a detailed job description of the new role and how it would benefit the CEO, Administration, Council and community".

Consideration of the amendment was interrupted to consider the following procedural motion.

PROCEDURAL MOTION

MOVED: Councillor Stewart SECONDED: Councillor Hyne

That Council agree that the meeting may continue for one more hour in accordance with Cl.4.8 of the Meeting Procedures Local Law 2014

CARRIED UNANIMOUSLY
8 / 0

FOR *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Stewart, Councillor Wilkie, Councillor Woods and Councillor Weeks*
AGAINST *Nil*

Consideration of the amendment motion resumed.

AMENDMENT MOTION

MOVED: Councillor Stewart SECONDED: Councillor Wilkie

That Council amend the motion by adding Part 2 as follows:

2. "the CEO is to provide a detailed job description of the new role and how it would benefit the CEO, Administration, Council and Community".

FOR: *Councillor Peczka, Councillor Stewart, Councillor Wilkie and Councillor Weeks*
AGAINST: *Councillor Balcombe, Councillor Kestel, Councillor Hyne and Councillor Woods*

There being an equal division of votes, Councillor Balcombe (Presiding Member) exercised her casting vote and voted AGAINST the motion.

LOST
4 / 5

VOTING REQUIREMENTS - ABSOLUTE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Kestel SECONDED: Councillor Hyne

That Council approve allocation of unbudgeted expenditure from the Long Service Leave, Annual, Sick Leave and Staff Contingency Reserve to fund the establishment of an additional Full Time Equivalent (FTE) Council Liaison position (or the like) for the remainder of the 2026/27 financial year generally in accordance with the Table below:

Account	Description	Current Budget	Revised Budget	(Surplus)/Deficit
120402000	Other Gov-Employee Cost	1,240,857	1,341,574	100,717
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Net Change to surplus				0

LOST
4 / 4

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne and Councillor Woods*

AGAINST: *Councillor Peczka, Councillor Stewart, Councillor Wilkie and Councillor Weeks*

As an Absolute Majority vote was required, no casting vote could be exercised by the Presiding Member.

13 REPORTS - CORPORATE SERVICES

13.1 PROPOSED POLICY - RATES EXEMPTIONS FOR CHARITABLE ORGANISATIONS (NON-RATEABLE LAND)

File	GOV/31
Author	Rachael Wright - Executive Manager Corporate Services
Reporting Officer	Rachael Wright - Executive Manager Corporate Services
Refer	OCM 19 May 2026 - Item 13.6
Appendices	1. Rates Exemption Policy [**13.1.1** - 5 pages]

DISCLOSURES OF INTEREST

Councillor Stewart disclosed an impartiality interest in relation to Item 13.1 as he is on different NPF Boards.

PURPOSE

To consider the adoption of proposed Council Policy *Rates Exemptions for Charitable Organisations (Non-Rateable Land)* following review by Elected Members and the incorporation of amendments arising from feedback received.

BACKGROUND

Elected Members were provided with the above policy for review at the Strategic Briefing Session held on 14 April 2026 and were invited to provide feedback to the Chief Executive Officer by close of business on 5 May 2026.

Any feedback received was to be incorporated into a subsequent Council report, with the policy either being amended, where appropriate, for Council's consideration or presented for adoption at the next available Ordinary Council Meeting (OCM) following the review period. Where relevant, the report would also include Administration's response to any issues raised.

No formal feedback or comments were received from Elected Members during the review period. Accordingly, the policy was presented to Council for formal adoption at its Ordinary Council Meeting held on 19 May 2026 where an untabled alternative motion was circulated by Councillor Stewart requesting the following changes to the policy:

- *Insert:*
  "All determinations must remain consistent with sections 6.26 and 6.27 of the Local Government Act 1995."

- *Insert:*
  "Council retains ultimate discretion regarding approval or refusal of rates exemptions."

- *Remove any wording that effectively allows administration to determine applications without Council oversight unless formally delegated.*

- *Ensure:*
  "charitable purpose" and "exclusive use"
  remain tied to legislation and case law — not internal subjective interpretation.

The matter was subsequently deferred to allow for further advice to be obtained.

COMMENT

The above proposed changes have not been included as they are not considered necessary given the policy already establishes that all applications will be assessed in accordance with the *Local Government Act 1995* and specifically Section 6.26(2)(g), which provides the legislative basis for determining whether land is non-rateable due to use for charitable purposes.

Legislation applies independently of Council policy and does not require duplication within the policy document. The purpose of the policy is to provide an administrative framework to ensure consistent assessment of applications, rather than restate legislative provisions. Additionally, Section 6.27 primarily relates to mining tenements and valuation matters and is not a determining provision for charitable rates exemptions under Section 6.26(2)(g).

The submission requesting that Council's ultimate discretion be expressly stated is also not supported. The policy already provides appropriate controls by requiring applications to be assessed against legislative requirements and policy criteria. The current wording also acknowledges that determinations may only be made by administration where Council has provided appropriate delegated authority. At present, Council does not have a delegation in place for officers to determine rates exemption applications, meaning all applications must currently be presented to Council for determination.

However, retaining this wording provides Council with the future flexibility to establish a delegation should it determine that routine applications can be managed administratively.

The submission also requested that the terms "charitable purpose" and "exclusive use" remain solely tied to legislation and case law rather than internal interpretation. This amendment is not considered necessary, as the policy already aligns these concepts with the requirements of the *Local Government Act 1995*, the *Charities Act 2013* and relevant legal principles. The additional guidance included within the policy is intended to provide transparency and consistency in how applications will be assessed. It does not seek to, nor can it, replace or alter legislative definitions.

This new Policy:

- Provides a clear and consistent framework for assessing rates exemption applications;
- Defines what constitutes a "charitable purpose" and "exclusive use", reducing ambiguity in decision-making;
- Supports fair and transparent decision-making, ensuring all applicants are assessed against the same criteria;
- Establishes a formal application and assessment process, including required evidence and timeframes;
- Protects the Shire from inconsistent or subjective decisions, reducing legal and reputational risk;
- Enables Council to clearly justify approvals or refusals, supporting defensible decision-making; and
- Introduces ongoing review and monitoring, ensuring exemptions remain appropriate over time.

RISK IMPLICATIONS

Risks associated with the absence of appropriate policies creates ambiguity, inconsistency and poor governance practices. This can potentially have implications in the areas of reputation, compliance and financial risk.

STATUTORY/LOCAL LAW IMPLICATIONS

Where any legislation applies, this has been referenced in the relevant policy.

POLICY IMPLICATIONS

Policy 1.4 Council Policy Management applies.

BUDGET IMPLICATIONS

Nil. The new policy was drafted in-house by Administration, with oversight from consultant Mr Steven Tweedie, who is currently assisting the Shire with policy review.

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	4. Excellence & Accountability - Deliver Quality Leadership and Business Expertise
Strategic Objective	4.2 Effective Governance - Apply systems of compliance which assists Council to make informed decisions within a transparent, accountable, and principled environment.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Stewart SECONDED: Councillor Peczka

That Council:

1. Adopt the Rates Exemptions for Charitable Organisations (Non-Rateable Land) policy as appendiced;

2. Acknowledge that the above policy was provided to Elected Members for review and feedback at the Strategic Briefing Session on 14 April 2026 and for formal consideration and adoption at the Ordinary Council Meeting on 19 May 2026; and

3. Acknowledge that feedback received from Elected Members has been considered.

AMENDMENT MOTION

MOVED: Councillor Stewart SECONDED: Councillor Peczka

That Council amend the motion in Part 1 by adding the following at the end of the Part:

(subject to the definition of "Charitable Organisation" on pg 5 of the Policy being amended by inserting, at the end of the definition, the words "or an incorporated Not-for-Profit organisation"

CARRIED UNANIMOUSLY
8 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Stewart, Councillor Wilkie, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

Reason

On page 183 under the rates exemption application process, Dot Point 5 says the organisation must be a charity with the ACNC or a registered incorporated not-for-profit organisation established for charitable purposes.

Page 185 determines the definition of a charitable organisation as one that is registered with the ACNC but has left out the part about being an incorporated association established for not-for-profit purposes. These two definitions or classifications for approval should align.

COUNCIL RESOLUTION

MOVED: Councillor Stewart SECONDED: Councillor Peczka

That Council:

1. **Adopt the Rates Exemptions for Charitable Organisations (Non-Rateable Land) policy as appendiced (subject to the definition of "Charitable Organisation" on pg 5 of the Policy being amended by inserting, at the end of the definition, the words "or an incorporated Not-for-Profit organisation");**

2. **Acknowledge that the above policy was provided to Elected Members for review and feedback at the Strategic Briefing Session on 14 April 2026 and for formal consideration and adoption at the Ordinary Council Meeting on 19 May 2026; and**

3. **Acknowledge that feedback received from Elected Members has been considered.**

CARRIED UNANIMOUSLY
8 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Stewart, Councillor Wilkie, Councillor Woods and Councillor Weeks*
AGAINST: *Nil*

DRAFT Policy [No.] Rates Exemptions for Charitable Organisations (Non-rateable Land)

POLICY OBJECTIVE

To outline how the Shire of Gingin assesses and grants rates exemptions for land used exclusively for charitable purposes, in accordance with relevant legislation.

This policy ensures a fair, transparent, and consistent approach when determining whether land is non rateable under Section 6.26(g) of the *Local Government Act 1995* (the Act) and provides an administrative framework for rates exemption applications.

POLICY SCOPE

This policy applies to:

- All applications for rates exemptions
- Land within the Shire of Gingin district that may be considered non rateable under Section 6.26(g) of the Local Government Act 1995

This policy does **not** apply to pensioner or hardship concessions, or to general requests for rate reductions.

POLICY DETAIL

1. Introduction

As per Section 6.26 of the Act, and except where elsewhere provided, all land within a district is rateable land. Section 6.26(2) identifies a number of situations where land is not rateable. Most of these situations are clearly defined and straightforward to apply. Section 6.26(2)(g), however, is open to some interpretation and therefore, this policy seeks to clearly define under what basis, this section of the Act is to be applied by Council.

Council is committed to adhering to the Act and providing support and guidance to applicants who provide assistance to members of the public and as such, a benefit to the community.

Claimants are required to evidence their right to an exemption, and demonstrate the land is used exclusively for charitable purposes.

2. Charitable Purpose Criteria

A charitable purpose, as recognised under Section 12 of the *Charities Act 2013*, includes:

a) The purpose of advancing health
b) The purpose of advancing education
c) The purpose of advancing social or public welfare
d) The purpose of advancing religion
e) The purpose of advancing culture

DRAFT Policy [No.] Rates Exemptions for Charitable Organisations (Non-rateable Land)

f) The purpose of promoting reconciliation, mutual respect and tolerance between groups of individuals that are in Australia
g) The purpose of promoting or protecting human rights
h) The purpose of advancing the security or safety of Australia or Australian public
i) The purpose of preventing or relieving the suffering of animals
j) The purpose of advancing the natural environment
k) Any other purpose beneficial to the general public that may reasonably be regarded as analogous to, or within the spirit of, any of the purposes mentioned in paragraphs (a) to (j)
l) The purpose of promoting or opposing a change to any matter established by law, policy or practice in the Commonwealth, a State, a Territory or another country, if:
(i) in the case of promoting a change—the change is in furtherance or in aid of one or more of the purposes mentioned in paragraphs (a) to (k); or
(ii) (ii) in the case of opposing a change—the change is in opposition to, or in hindrance of, one or more of the purposes mentioned in those paragraphs.

Certain purposes are disqualified from exemption under Section 11 of the Charities Act 2013, including:

a) The purpose of engaging in, or promoting activities that are unlawful or contrary to public policy; or
b) The purpose of promoting or opposing a political party or a candidate for political office.

3. Essential Exemption Requirements

For land to qualify as not rateable under Section 6.26(g) of the Act:

- The use of the land, not just the organisation's purposes, must be charitable
- The land use must come under the provisions of the Charities Act 2013
- The land must be used exclusively for charitable purposes
- The land use must be for a public benefit, where the benefit is available to members of the public generally or a particular section of the public

Any commercial activities conducted must be incidental to the charitable purpose.

When considering Australian case law, the proper test for determining whether land is used exclusively for charitable purposes is:

- If land is used for both charitable and non-charitable purposes, it does not qualify as exclusively used for charitable purposes and will not be exempt from rates.
- If the use of land for a charitable purpose generates incidental profit as a by-product of its operation, this does not necessarily disqualify the land from exemption, provided the primary use remains charitable.

DRAFT Policy [No.] Rates Exemptions for Charitable Organisations (Non-rateable Land)

4. Application Process

Applicants seeking a rates exemption must:

- Submit a written application using the approved form
- Be the person named in the rate record as the owner of the land or their agent or attorney of that person, or a tenant responsible for rates under a lease agreement
- Submit a separate application for each property owned
- Provide supporting documents, including:
  - Constitution of the organisation
  - Recent financial statements
  - Evidence of land use
- Be a registered charity with the Australian Charities and Not-for-profits Commission (ACNC) or an incorporated Not-for-Profit organisation
- If the property is leased, a copy of the lease is required with the application to ascertain if the lessee is liable for the payment of the rates in the terms of the lease
- Provide clear and concise information regarding the nature of their activities to illustrate eligibility for the exemption to facilitate Council's decision making.

Note that incomplete applications may be delayed or refused.

Applications must be lodged by 31 May for the upcoming rating year. Rates remain payable until an exemption is granted, with financial adjustments provided if applicable.

5. Determination of Exemption

The Shire will assess applications based on:

- Compliance with Section 6.26(g) of the Act and Section 12 of the Charities Act 2013
- Submission of required documentation
- Any necessary additional information requested by the Shire.

Once assessed, and unless Council has provided delegated authority to the CEO to make such determinations, a report will be presented to Council with an officer recommendation to either approve or decline the request.

The Council decision will be actioned by the officers, with a note being made against the property assessment and Landgate Valuation Services being notified.

Applicants will be notified in writing of Council's determination, with correspondence to include details of:

- The date of exemption commencement
- The relevant section of the Act
- The review period (i.e. 2 years); and

DRAFT Policy [No.] Rates Exemptions for Charitable Organisations (Non-rateable Land)

- The dollar amount of rates reversed.

Please note that:

- An exemption is only applicable to the rates component of the annual rates and charges. Where exemption from rates is approved, the property will still be subject to the Emergency Services Levy and any other charges.
- If the property was used for the stated purpose as of 1 July in the relevant financial year, the exemption will apply from that date, with refunds issued for any rates paid prior to determination.
- If the land use changes mid-year, any exemption granted will only take effect from the date of the change.
- If a property loses its exemption during the financial year, pro rata rates will apply effective from the 1st of the next month following the loss of exemption.
- If a property is sold, pro rata rates will be applied from the date of settlement.
- A partial exemption can be applied where only part of a defined lot is used for a charitable purpose
- The granting of an exemption in any year does not guarantee an ongoing exemption
- Exemptions are not automatically renewed and must be reassessed at the end of each review period
- If circumstances change regarding exemption status, the applicant must notify the Shire as soon as practicable in writing

6. Dispute Resolution Process

Where an application is declined, the applicant has options to challenge the determination.

- The applicant may object under Section 6.76 of the Act, on the basis that the land or part of the land was not rateable land
- The applicant has the right to appeal a decision made under Section 6.76 to the State Administrative Tribunal (SAT)– Within the statutory timeframe from the date of the decision.
- Apply for a concession under Section 6.47 of the Act. Such applications would be considered on a case by case basis and determined by Council.
- Where all appeals are not successful, the final option available to the applicant is to apply to the Minister for Local Government, to make a final determination, under Section 6.26(4) of the Act.

7. Rates Exemption Register

The Shire will maintain a register of exemptions explaining what the land use is and how it applies to the particular section of the *Local Government Act 1995* S6.26, the date it was applied by Council, the next scheduled review date and the amount of rates revenue lost.

DRAFT Policy [No.] Rates Exemptions for Charitable Organisations (Non-rateable Land)

8. Periodic Exemption Review

Periodic reviews of rates exemptions will be conducted biannually for owned properties and annually for leased properties.

DEFINITIONS

Charitable organisation - An entity established for charitable purposes and registered with the Australian Charities and Not-for-profits Commission (ACNC).

Charitable purpose - Includes the relief of poverty, advancement of education, advancement of religion or other purposes beneficial to the community.

Non rateable land - Land that is exempt from rates under *Section 6.26(2)* of the *Local Government Act 1995*.

Commercial activity - Any activity that generates profit or operates in competition with commercial businesses.

RELATED LEGISLATION

Local Government Act 1995 Section 6.26(g)
Local Government Act 1995 Section 6.76
Local Government Act 1995 Section 6.77
Charities Act 2013 Section 11
Charities Act 2013 Section 23
ACNC Act 2012 – Registration and recognition of charitable entities.
Associations Incorporations Act 1987 (WA)

RELATED POLICIES/KEY DOCUMENTS

WALGA Best Practice Guideline on Rates Exemptions for Charitable Organisations
Corporate Services Application for Rates Exemption

DELEGATED AUTHORITY

NIL

POLICY ADMINISTRATION

Review Cycle	4 years	**Next Review**	2030
Department			

Version	Decision Reference	Synopsis
1		

13.2 PROPOSED POLICY - NOTICES OF MOTION MANAGEMENT

File	GOV/31
Author	Rachael Wright - Executive Manager Corporate Services
Reporting Officer	Rachael Wright - Executive Manager Corporate Services
Refer	OCM - 19 May 2026, New and Amended Council Policies
Appendices	1. Proposed Policy - Notices of Motion Management [**13.2.1** - 4 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider the adoption of proposed Council Policy Notices of Motion Management following review by Elected Members and the incorporation of amendments arising from feedback received.

BACKGROUND

Elected Members were provided with the above policy for review at the Strategic Briefing Session held on 14 April 2026 and were invited to provide feedback to the Chief Executive Officer by close of business on 5 May 2026.

Any feedback received was to be incorporated into a subsequent Council report, with the policy either being amended, where appropriate, for Council's consideration or presented for adoption at the next available Ordinary Council Meeting (OCM) following the review period. Where relevant, the report would also include Administration's response to any issues raised.

No formal feedback or comments were received from Elected Members during the review period. Accordingly, the policy was presented to Council for formal adoption at its Ordinary Council Meeting held on 19 May 2026 where an untabled alternative motion was circulated by Councillor Stewart and requested the following changes to the policy:

"Delete any wording requiring mandatory consultation with the President or CEO before a lawful motion can proceed.

Delete:
"will not be progressed"

where based on:
- *strategic alignment;*
- *reputational implications;*

- *operational preference;*
- *administrative preference;*
- *lack of prior forum discussion.*

Insert:
"A Notice of Motion may only be excluded on grounds permitted under clause 4.5 and clause 8.2 of the Shire of Gingin Meeting Procedures Local Law 2014."

Insert:
"Nothing in this policy limits the rights of elected members under clause 4.5 of the Meeting Procedures Local Law 2014."

The matter was subsequently deferred to allow for further advice to be obtained on the requested amendments.

COMMENT

The amendments have now been considered and the wording relating to Notices of Motion being "not progressed" has been amended to clarify that matters may instead be *deferred to a future Council meeting where further information, consultation, or assessment is required to enable informed Council consideration.* This amendment reflects the purpose of the policy which is good governance, appropriate preparation, and ensuring Council has sufficient information available to make informed decisions.

The remaining submissions requesting the removal of consultation requirements, *Meetings Procedures Local Law 2014* stipulation and assessment criteria have not been incorporated. The *Meeting Procedures Local Law 2014* remains the governing document (secondary to the *Local Government Act* 1995 and *Local Government (Administration) Regulations 1996* regarding Council meeting matters and therefore this inclusion is considered superfluous. However, it should be noted that the local law was first adopted in 2014, at a time when it was not contemplated that multiple notices of motion would be received for a single meeting hours before deadlines. It is also noted that this was not an issue for 12 years since adoption of the Local Law, and has only recently required attention to resolve procedural governance issues.

At the conclusion of the Shire's most recent periodic review of local laws completed in 2022 (undertaken in accordance with s.3.16 of the *Local Government Act 1995*), Council resolved to defer any significant amendment of the local law in the knowledge that the State government was intending to introduce a model meeting procedures local law that all local governments would be required to adopt. Unfortunately drafting of the regulations necessary to bring a model local law into effect is yet to be completed by the State and the Department of Local Government, Industry Regulation and Safety is currently unable to provide a timeline for this.

Early consultation with the President and CEO is intended to support Elected Members by providing an opportunity to identify legislative, financial, operational and resource implications, determine whether a matter may be resolved administratively, and ensure appropriate information is available for Council consideration. It is not intended to prevent an Elected Member from bringing a matter before Council.

Well-developed motions that have been appropriately discussed and assessed reduce the likelihood of last-minute amendments, insufficient information being available at meetings, unnecessary delays and additional administrative workload. Encouraging early engagement supports more efficient meetings and assists Council in making decisions based on appropriate advice and a clear understanding of potential impacts.

The policy therefore maintains the premise that Notices of Motion should be thoughtfully developed, supported by appropriate information, and aligned with Council's strategic objectives, while recognising and preserving the rights of Elected Members.

The intention of the new policy is to:

- Promote informed, strategic, and collaborative decision-making;
- Encourage early consultation between Elected Members, the President, and the CEO;
- Ensure motions with financial, legal, operational, reputational, or resource implications are properly assessed prior to presentation to Council;
- Provide clear submission timeframes based on complexity;
- Ensure compliance with the Shire's Meeting Procedures Local Law;
- Clarify circumstances where a Notice of Motion may be delayed or refused; and
- Outline the level of administrative support available to Elected Members.

RISK IMPLICATIONS

There are potentially significant risks associated with Council being asked to make a decision on any matter without sufficient preparation and adequate supporting information from the Administration. Depending on the matter under consideration, such a decision could prove to be invalid and/or expose the Shire to risk in any of the following areas:

- People;
- Interruption to Service;
- Reputation;
- Compliance;

- Property;
- Natural environment; and
- Financial impact.

STATUTORY/LOCAL LAW IMPLICATIONS

Where any legislation applies, this has been referenced in the relevant policy.

POLICY IMPLICATIONS

Policy 1.4 Council Policy Management applies.

BUDGET IMPLICATIONS

Nil. The new policy has been drafted in-house by Administration.

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	4. Excellence & Accountability - Deliver Quality Leadership and Business Expertise
Strategic Objective	4.2 Effective Governance - Apply systems of compliance which assists Council to make informed decisions within a transparent, accountable, and principled environment.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Kestel SECONDED: Councillor Woods

That Council:

1. **Adopt the new Notices of Motion Management policy as appendiced;**

2. **Acknowledge that the above policy was provided to Elected Members for review and feedback at the Strategic Briefing Session on 14 April 2026 and for formal consideration and adoption at the Ordinary Council Meeting on 19 May 2026; and**

3. **Acknowledge that feedback received from Elected Members has been considered and amendments have been made as appropriate.**

CARRIED
5 / 3

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka and Councillor Woods*
AGAINST: *Councillor Stewart, Councillor Wilkie and Councillor Weeks*

The Temporary CEO left the meeting at 6:17 pm.

Dr Silcox (Monitor) left the meeting at 6:18 pm and returned at 6:19 pm.

The Temporary CEO returned to meeting at 6:19 pm.

Policy XX

Notices of Motion Management

POLICY OBJECTIVE

This policy aims to:

- Ensure compliance with the Shire's *Meeting Procedures Local Law.*
- Encourage early consultation and collaborative discussion on proposed motions.
- Ensure decisions with financial, legal, reputational or operational risks are properly assessed.
- Prevent motions from progressing where they lack sufficient justification, clarity, or strategic alignment.
- Ensure motions provide sufficient detail for the community to understand the rationale behind them.

POLICY SCOPE

- This policy applies to all Elected Members submitting Notices of Motion

POLICY DETAIL

The purpose of this policy is to:

- Promote informed, strategic, and collaborative decision-making by Council and beyond this, enhance business and governance outcomes.
- Encourage early consultation between Councillors, the Shire President, and the CEO.
- Ensure efficient and responsible use of Shire resources, including staff time, operational capacity, and budget.
- Ensure motions with financial, legal, operational, reputational, or resource implications are properly assessed before Council consideration.
- Strengthen good governance by preventing poorly formed or unsupported motions progressing without adequate justification.
- Support alignment with the Strategic Community Plan and Corporate Business Plan.
- Promote evidence-based decision-making and clear public understanding of Council proposals.
- Provide a consistent approach to publishing and preparing Notices of Motion

Policy XX

Notices of Motion Management

Drafting a Notice of Motion

Elected Members should:

- Refer to the Department of Local Government's *A Guide to Meetings* and *Operational Guideline No.7 – Clarity on Council Motions*.
- Consult the Shire President and CEO to determine:
  - Whether the matter can be handled through normal administrative processes;
  - Any legal, financial, operational, or policy implications.
- Submit the motion via the Shire's dedicated form, as a minimum the following information needs to be provided:
  - Introduction;
  - Background;
  - Reason/rationale.

Submission Requirements

Compliance

- All Notices of Motion must comply with the *Meeting Procedures Local Law*.

Mandatory Consultation

Prior to submitting a Notice of Motion, the Elected Member must:

- Discuss the proposed motion with the Shire President; or
- Discuss the proposal with the CEO (if submitted by the Shire President).

Motions submitted without this consultation may be deferred to the next available Ordinary Council Meeting.

Timeframes

To allow adequate assessment and inclusion in the Ordinary Council Meeting:

- Notices of Motion must be submitted at least four (4) clear working days before the Ordinary Council Meeting.
- Complex Notices of Motion should be submitted at least one month prior to the Ordinary Council Meeting to avoid potential delay.
- Late submissions will not be included.

Policy XX

Notices of Motion Management

Assessment and Progression

A Notice of Motion may be delayed or deferred if:

- It does not comply with the *Meeting Procedures Local Law*;
- Consultation with the Shire President and/or CEO has not occurred;
- It has financial, operational or resource implications and the CEO has not been able to prepare supporting advice or an administrative response.
- It is submitted too late for proper assessment or inclusion in the Council Agenda;
- It is unclear, overly broad, or lacks sufficient evidence, background, or rationale;
- It is complex and requires additional technical, legal, or financial analysis;
- It has significant budget or resource implications that cannot be assessed in time;
- It appears inconsistent with legislation, Local Laws, or adopted policies;
- It requires prior discussion at a Strategic/Concept Forum;
- Necessary supporting information has not been provided;
- The matter can be resolved through normal administrative processes rather than a Council motion.

Strategic or Concept Forum Discussion

Elected Members are strongly encouraged to present early concepts or draft motions at Strategic or Concept Forums to:

- Establish in-principle support;
- Identify strategic alignment;
- Assess budget, workforce, or operational considerations.

Motions With Financial or Resource Implications

- Motions that may impact budget, operations, staffing, or resources require an administrative report unless otherwise approved by the CEO.
- The CEO may provide this information verbally or in writing.

Administrative Support

- The CEO or relevant officers may assist with drafting motions for clarity and compliance.
- Assistance does not imply endorsement of the motion.

Policy XX

Notices of Motion Management

RELATED LEGISLATION

Local Government Act 1995

RELATED POLICIES/KEY DOCUMENTS

DELEGATED AUTHORITY

POLICY ADMINISTRATION

All Council policies will be recorded in the Shire's record management system and reviewed once every four years or as required or determined by legislation.

Review Cycle	4 years	**Next Review**	2030
Department	Office of the CEO		

Version	Decision Reference	Synopsis

13.3 PROPOSED POLICY - COUNCIL MEMBER USE OF SOCIAL MEDIA

File	COR/31
Author	Rachael Wright - Executive Manager Corporate Services
Reporting Officer	Rachael Wright - Executive Manager Corporate Services
Refer	OCM 17 March 2026 Item 12.3 Motion From Annual Electors' Meeting - Use of Social Media by Councillors
Appendices	1. Policy - Council Member Use of Social Media [**13.3.1** - 4 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider adoption of a policy addressing the use of social media by Elected Members.

BACKGROUND

At the Annual General Meeting of Electors held on 3 February 2026, the following motion was carried:

That Council resolve to:

1. *Develop and adopt a Council specific social media policy that applies to Councillors in their capacity as elected members.*

2. *Ensure the policy clearly outlines expectations regarding:*

    - *Professional conduct;*
    - *Respect for confidentiality; and*
    - *The avoidance of negative and disparaging public commentary.*

3. *Include guidance aimed at protecting the reputation, functionality and culture of the council and maintain community confidence.*

4. *Request that the policy be brought back to Council for adoption within one month.*

As per the *Local Government Act 1995* (s.5.33) Council was advised of the motion and provided with a draft Council Member Use of Social Media policy at its Ordinary Council Meeting on 17 March 2026, where it resolved:

That Council:

1. *Acknowledge that Council has a 21-day feedback period to provide comments on draft 'Council Member Use of Social Media Policy'.*

2. *Agree that 'Council Member Use of Social Media Policy' will be returned to Council for endorsement at a future meeting within 2 months.*

Council's Policy 1.4 - Council Policy Management (cl. 3.2) requires that any proposed new policy or significant amendments to an existing policy be circulated to Elected Members for a minimum of 21 days to allow for Elected Members to provide feedback. Any feedback received is then addressed in the officer's report when the policy is presented to Council for ratification.

The Shire's current Code of Conduct for Council Members, Committee Members and Candidates (the Code) sets out expectations regarding personal integrity, disadvantaging others and the publishing of information. Clause 15A(7) states:

(4) Council members may establish personal social media accounts at their own discretion to engage with the community, but the local government will not provide administration or moderation support for these accounts. Council members must bear in mind that personal communications and statements made privately in conversation, written, recorded, emailed or posted in personal social media have the potential to be made public, whether intended or not.

(5) Council member comments which become public and breach Division 4 of this Code will be considered to be a Minor Breach and may be referred to a standards panel for investigation.

(6) The local government will not be held liable for any loss or damage, however caused, suffered by council members or others in connection with the use of a council member's personal social media accounts.

The Code broadly addresses use of social media, and that adverse comments may constitute a breach. However, as indicated by the motion carried at the Electors' Meeting, a bespoke policy dealing with social media usage by Elected Members may need to be more prescriptive given the prevalence of such usage in the Shire of Gingin community.

COMMENT

During the consultation period, Administration received formal feedback from one Elected Member who suggested that the policy align with Western Australian Local Government Association (WALGA) industry standards, including consideration of the WALGA Social Media Policy model template.

It was also noted that existing regulatory frameworks, such as the Code and local government complaints processes, may already address potential breaches. Accordingly, it was suggested that any Council Member Social Media Policy should reflect and be consistent with the established regulatory processes.

Administration sought feedback from WALGA regarding the draft policy and the availability of the Social Media Policy Model template. WALGA advised that the template is no longer available and considers the Code an appropriate guideline relating to social media use. However, WALGA also advised that each local government's Code should be tailored and individualised to reflect its specific needs and circumstances with respect to social media usage.

It should be noted that no other feedback was received from Elected Members within the allocated response time.

The Policy was subsequently presented to Council at its Ordinary Council Meeting of 19 May 2026 where an untabled alternative motion was circulated by Councillor Stewart requesting the following changes to the policy:

1. *Deletion of the wording: 'Council Members should speak with one voice on agreed positions …'*

2. *Deletion of the wording: 'Once a resolution of Council is made, Council Members are expected to convey and support that decision in the public realm'*

3. *Deletion of the wording: 'Content of official accounts must align with Council decisions …'*

4. *Deletion of the wording: 'where the Shire has already made an official post about a topic then Council Members should share this information via their media channels as opposed to creating their own post'*

5. *Deletion of the wording: 'Council Members must not provide public commentary or seek to directly intervene in relation to service requests, community issues or complaints'*

6. *Deletion of the wording: 'Minor breaches of this policy will be referred to the President for informal resolution'*

7. *Insertion of the following clause: 'Nothing in this policy prevents a Council Member from making lawful political communication, public comment, policy criticism or public explanation of disagreement with a Council decision, provided the Council Member does not disclose confidential information or breach any written law'*

The recommended policy was subsequently deferred to allow Administration to obtain further advice on the matter.

Legal advice was obtained on 2 June 2026 from Mills Oakley **(see confidential appendix)** and only the recommended amendments from that advice have been incorporated into the policy.

The proposed policy with the incorporated amendments is provided for Council's consideration **(see appendix).**

Given that social media usage is such a common communication tool in society and given that electors have requested that more specific requirements be provided with respect to the use of social media by Elected Members, Administration believes the organisation would benefit from adopting a dedicated policy to provide clearer guidance, including specific expectations and enforceable parameters.

It is noted that the Code also requires amendments as noted in the legal advice, and these amendments, in conjunction with parameters around future social media use, will need to be addressed in the short term via a separate Council report process.

RISK IMPLICATIONS

There is a risk to Council's reputation in not supporting the motion from the Electors' Meeting given the view from community that social media comments and current usage appears to be eroding community trust in the Shire.

STATUTORY/LOCAL LAW IMPLICATIONS

Local Government Act 1995
Part 5 Administration
Division 2 Council meetings, committees and their meetings and electors' meetings
s.5.33 Decisions made at electors' meetings

POLICY IMPLICATIONS

Council's existing Code currently contains broad provisions relating to social media use by Elected Members. Adoption of a policy specifically addressing Elected Member use of social media will likely result in amendments to the Code to ensure consistency.

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	4. Excellence & Accountability - Deliver Quality Leadership and Business Expertise
Strategic Objective	4.2 Effective Governance - Apply systems of compliance which assists Council to make informed decisions within a transparent, accountable, and principled environment.

VOTING REQUIREMENTS - SIMPLE MAJORITY

MOTION/OFFICER RECOMMENDATION

MOVED: Councillor Hyne SECONDED: Councillor Woods

That Council:

1. Adopt the Council Member Use of Social Media Policy as appendiced to this report;

2. Acknowledge the feedback received from Elected Members and legal advice obtained with amendments incorporated as appropriate; and

3. Note that if any amendments are required to the Code of Conduct for Council Members, Committee Members and Candidates due to inconsistencies between the Policy and the Code, then amendment of the Code will be presented to a future Council meeting.

AMENDMENT MOTION

MOVED: Councillor Hyne SECONDED:

That Council amend the motion in Part 1 by adding the following at the end of the Part: subject to the following amendments:

a. Deletion in its entirety of the first bullet point under the words “Council Members:” on pg 2 of the policy;

b. Amendment of the first bullet point on pg 3 of the policy, by the addition of the following at the end of the point:

“, for the avoidance of confusion in messaging by the Council where the Shire has published an official post about a Council decision then Council Members are required to share the official post to their media channels rather than creating their own post”; and

c. In the third bullet point on pg 3 of the policy by deleting the words "community issues,"

PROCEDURAL MOTION

MOVED: Councillor Balcombe **SECONDED: Councillor Peczka**

That consideration of the matter be deferred to the Ordinary Council Meeting on 15 September 2026.

CARRIED
7 / 1

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Stewart, Councillor Wilkie, Councillor Woods and Councillor Weeks*

AGAINST: *Councillor Hyne*

The Executive Manager Regulatory and Development Services left the meeting the meeting at 6:27 pm and returned 6:28 pm.

DRAFT Policy [No.] Council Member Use of Social Media

POLICY OBJECTIVE

This policy guides Council Members of the Shire of Gingin in their use of social media and communications to ensure interactions with the community are professional, respectful, and aligned with the Shire's governance framework. It promotes role clarity, protects the Shire's reputation and staff psychosocial safety, and complies with the *Local Government Act 1995* (including Section 2.7(5)), *Local Government (Model Code of Conduct) Regulations 2021, Work Health and Safety Act 2020*, and WALGA guidelines.

POLICY SCOPE

This policy applies to all Council Members (including the President) when using social media or making public communications:

- In their official capacity representing the Shire; or
- In a personal capacity if commenting on Shire business, operations, decisions, staff, or elected members.

It includes social media platforms including but not limited to: Facebook, Instagram, X (Twitter), LinkedIn, Blogs, Online News, and emerging channels, as well as traditional media formats if a public comment is made to or picked up by the media.

POLICY DETAIL

The Shire President is the principal spokesperson for the Local Government, and all Council Members must respect this legislated role and refrain from making public comments via any media platform that could be perceived as speaking for the local government. The CEO or a designated employee may speak on behalf of the Local Government with the Shire President's agreement.

The Shire of Gingin's website, social media account, and other communication channels are managed as internal administrative communication functions under the remit of the CEO and are not the same as public comments to the media, or a statement made by an elected Council Member. Shire of Gingin social media accounts are moderated to remove offensive, defamatory, or irrelevant content. Contributors breaching guidelines may be blocked.

All Council Member communications must:

- Prioritise the protection of the Shire's reputation: Council Members must not post, support items (for example "liking" them), or comment in ways that could reasonably be perceived as bringing the Shire into disrepute or undermining public confidence in the Shire.

SHIRE OF GINGIN
HISTORY | BEAUTY | PROSPERITY

DRAFT Policy [No.] Council Member Use of Social Media

- Have regard to the need to support an organisational culture for the local government that promotes the respectful and fair treatment of the local government's employees. Council Members must ensure their social media conduct upholds this statutory duty by avoiding public criticism or negative commentary about staff or the performance of the organisation that undermines respectful treatment or fair workplace culture. Council Members must not post, support items, or comment in ways that could reasonably be perceived as harming Shire employee morale, reflecting negatively on Shire employee performance or professionalism, or undermine the character or integrity of Shire employees. Council Members must recognise their public comments may create psychosocial risks to employees regardless of the platform used or stated personal intent, and they have a responsibility to ensure this does not occur.

- Be factually accurate: Council Members must not make any public comments that are open to negative interpretation, are misleading, or make insinuations. All communications must comply with Shire policies, the Code of Conduct, and relevant laws (e.g., defamation, privacy, anti-discrimination).

- Not disclose confidential information: By the nature of their role and the type of meetings held such as workshops, concept forums, or confidential components of Council meetings, Council Members will have access to information that is not in the public realm, Council Members must not disclose any form of confidential information without the appropriate authorisation to do so either directly or indirectly.

- Not undermine adopted Council decisions. Councillors may state that they voted against a decision or held a different view however, they must not use social media to undermine, obstruct, or misrepresent an adopted Council decision.

Council Members:

- Should share official Shire of Gingin information via their media channels as opposed to creating their own post where the Shire has already made an official post about a topic or issue.

- Should ensure that advocacy efforts and public statements reflect the Shire as a unified organisation, rather than creating a perception of Council versus Administration. Advocacy should promote the Shire's strategic objectives and community interests, demonstrating alignment, consistency, and collaboration.

- Must adhere to proper use of Shire branding and representation, this includes not using the Shire logo, branding, or wearing Shire uniforms in a manner that misrepresent the Shire, implies personal views are those of the Shire, or could reasonably be perceived as detrimental to the Shire's reputation. This includes posting photos of themselves in Shire uniform at unauthorised events, media coverage, or court hearings involving the Shire. All representations must align with official Shire business, authorised activities, and approved communications.

DRAFT Policy [No.] Council Member Use of Social Media

- May maintain official accounts (Cr XXX) to engage constituents but must not use them for personal matters and preface personal views on Shire matters with "These are my personal views and do not represent the Shire of Gingin or Council" or similar statements.

- Who receive complaints or service requests via social media should encourage the customer to engage with the Shire directly via approved communication mechanisms or forward the information directly to the Shire on the persons behalf.

- Must not provide public commentary or seek to directly intervene in relation to service requests, community issues, or complaints.

- Have the right to express personal views on public issues but must clearly distinguish them from official positions and should refrain from using their official Council Member account when debating a public issue, recognising that even then they must recognise that their comments and behaviour still reflects upon the Shire given their leadership status within the community.

In both their official and personal media use Council Members must never:

- Criticise, ridicule, or make adverse reflections on Shire staff, their work, or the CEO/Administration in ways that could damage morale or psychosocial safety (e.g., public complaints about "poor service", staff "incompetence", or administrative delays).

- Harm the Shire's reputation by implying systemic failure, corruption, collusion, or dysfunction without prior internal resolution (for example posts suggesting "Council hides the truth" or "staff block progress").

- Post during election periods in ways that breach or undermine *Local Government (Elections) Regulations 1997* and/or WA Electoral Commission requirements.

For avoidance of doubt nothing in this policy prevents a Council Member from making lawful political communication, public comment, policy criticism or public explanation of disagreement with a Council decision, provided the Council Member does not disclose confidential information or breach any written law.

Breach of Policy

Minor breaches of this policy will be dealt with in accordance with the Code of Conduct.

Breaches involving reputational harm or staff psychosocial safety will be treated as serious with immediate referral to:

DRAFT Policy [No.] Council Member Use of Social Media

- The Behaviour Complaints Officer via a Division 3 Behaviour Complaint under the Code of Conduct for breaching this policy and clause 9 of the Code of Conduct
- The Local Government Inspector via a Division 4 Conduct Complaint under the Code of Conduct for breaching this policy and Clause 18 1(b) of the Code of Conduct.

Breaches that undermine s2.7(5) employee treatment obligations may also trigger scrutiny for failure to uphold council duties and may also trigger WHS implications for the Shire requiring action.

Training

All new Council Members are to receive training on this policy as part of the induction process.

DEFINITIONS

Council Member: Elected members, including the Shire President

Social Media: Platforms enabling users to create and share content (e.g., Facebook, Instagram).

RELATED LEGISLATION

Social media posts/comments related to/impacting upon Shire business are public records under the *State Records Act 2000.*

Council Members must provide copies of relevant posts to the CEO, upon request, for retention in the Shire's document management system.

RELATED POLICIES/KEY DOCUMENTS

Code of Conduct for Council Members, Committee Members, and Candidates

DELEGATED AUTHORITY

N/A

POLICY ADMINISTRATION

Review Cycle	4 years	**Next Review**	2030
Department	Office of the CEO		

Version	Decision Reference	Synopsis
1		

13.4 REVIEW - POLICY 1.4 COUNCIL POLICY MANAGEMENT

File	Gov/31
Author	Rachael Wright - Executive Manager Corporate Services
Reporting Officer	Rachael Wright - Executive Manager Corporate Services
Refer	OCM - 19 May 2026, New and Amended Council Policies
Appendices	1. Reviewed Policy 1.4 Council Policy Management [**13.4.1** - 4 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider amendments to Policy 1.4 Council Policy Management following review by Elected Members, and the incorporation of further amendments arising from the feedback received.

BACKGROUND

Elected Members were provided with the above policy for review at the Strategic Briefing Session held on 14 April 2026 and were invited to provide feedback to the CEO by close of business on 5 May 2026.

Any feedback received was to be incorporated into a subsequent Council report, with the policy either amended, where appropriate, for Council's consideration or presented for adoption at the next available Ordinary Council Meeting (OCM) following the review period.

Where relevant, the report would also include Administration's response to any issues raised.

No formal feedback or comments were received from Elected Members during the review period. Accordingly, the policy was presented to Council for formal adoption at its OCM held on 19 May 2026, where an untabled alternative motion was circulated by Councillor Stewart requesting the following changes to the policy:

Insert:
Nothing in this policy limits the governance role of Council under section 2.7 of the Local Government Act 1995 or the statutory role of elected members under section 2.10.

Insert:
Council policies must remain subordinate to the Local Government Act 1995, Local Laws and other written law.

Remove or amend any wording allowing administration to determine whether policy proposals proceed to Council based on "strategic alignment", "risk appetite" or similar subjective tests.

Restore the 21-day councillor review period unless there is a demonstrated operational necessity otherwise.

The matter was subsequently deferred to allow for further advice to be obtained.

COMMENT

This policy was due for review in January 2022 and therefore needs to be contemporised. It is appropriate to update this policy as a priority as it will guide any subsequent new policies/policy amendments.

Administration has reviewed the requested amendments received from Councillor Stewart, and the 21-day review period has been reinstated as requested.

The recommendations to include statements regarding the legislative hierarchy of Council policies and the preservation of Council's governance role have not been incorporated. These principles are already established through legislation and apply regardless of whether they are expressly stated. As this policy provides an administrative framework for the development, review and management of Council policies, rather than regulating Council's statutory functions, the inclusion of these statements is not considered necessary.

The recommendation to remove references to strategic alignment, risk appetite and similar considerations has also not been adopted. Council policies are intended to establish strategic direction, principles and decision-making parameters, rather than prescribe operational processes. Matters that are operational in nature are more appropriately addressed through CEO Directives or internal procedures. The policy does not give Administration discretion to prevent policy proposals from proceeding to Council, it ensures proposed policies are appropriately assessed before their adoption. The determination of whether a matter requires a policy or an operational directive remains consistent with the separation of roles between Council and the CEO.

The amended policy:

- Clearly distinguishes between the roles of Council and the CEO and outlines where CEO Directives are a more appropriate instrument;
- Outlines a consistent and mandated policy template;
- Improves usability, readability and consistency across all Council policies;

- Reduces ambiguity and improves understanding for Elected Members, staff and the community;
- Embeds principles such as alignment with strategic goals, values and risk appetite;
- Ensures policies do not interfere with administrative functions;
- Outlines a clear policy adoption process;
- Incorporates both internal and external stakeholder consultation considerations;
- Mandates a policy register update following adoption to maintain oversight;
- Strengthens record management obligations;
- Moves from a mandatory two-year review cycle to a four-year review cycle (or as required by legislation);
- Streamlines provisions relating to minor amendments and administrative changes;

RISK IMPLICATIONS

Outdated policies can create ambiguity and lead to inconsistency and poor governance practices. This can potentially have implications in the areas of reputation and compliance.

STATUTORY/LOCAL LAW IMPLICATIONS

Where any legislation applies, this has been referenced in the relevant policy.

POLICY IMPLICATIONS

Policy 1.4 Council Policy Management applies.

BUDGET IMPLICATIONS

Nil. This policy was amended in-house by Administration.

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	4. Excellence & Accountability - Deliver Quality Leadership and Business Expertise
Strategic Objective	4.2 Effective Governance - Apply systems of compliance which assists Council to make informed decisions within a transparent, accountable, and principled environment.

VOTING REQUIREMENTS - SIMPLE MAJORITY

MOTION/OFFICER RECOMMENDATION

MOVED: Councillor Kestel SECONDED: Councillor Hyne

That Council:

1. Adopt the amendments to Policy 1.4 - Council Policy Management as appendiced;

2. Acknowledge that the above amended policy was provided to Elected Members for review and feedback at the Strategic Briefing Session on 14 April 2026 and presented to the Ordinary Council Meeting on 19 May 2026 for formal consideration and adoption; and

3. Acknowledge that feedback received from Elected Members has been considered and amendments made where appropriate.

PROCEDURAL MOTION

MOVED: Councillor Stewart SECONDED: Councillor Peczka

That consideration of the matter be deferred to the Ordinary Council Meeting on 20 October 2026.

FOR: *Councillor Peczka, Councillor Stewart, Councillor Wilkie and Councillor Weeks*
AGAINST: *Councillor Balcombe, Councillor Kestel, Councillor Hyne and Councillor Woods*

There being an equal division of votes, Councillor Balcombe (Presiding Member) exercised her casting vote and voted AGAINST the motion.

LOST
4 / 5

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Kestel SECONDED: Councillor Hyne

That Council:

1. Adopt the amendments to Policy 1.4 - Council Policy Management as appendiced;

2. Acknowledge that the above amended policy was provided to Elected Members for review and feedback at the Strategic Briefing Session on 14 April 2026 and presented to the Ordinary Council Meeting on 19 May 2026 for formal consideration and adoption; and

3. Acknowledge that feedback received from Elected Members has been considered and amendments made where appropriate.

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne and Councillor Woods*
AGAINST: *Councillor Peczka, Councillor Stewart, Councillor Wilkie and Councillor Weeks*

There being an equal division of votes, Councillor Balcombe (Presiding Member) exercised her casting vote and voted FOR the motion.

CARRIED
5 / 4

Policy 1.4
Council Policy Management

POLICY OBJECTIVE

To ensure that all policies adopted by Council are relevant, clear, consistent, authorised at the correct level and reflective of good governance practices.

POLICY SCOPE

This policy applies to all employees and Councillors involved in the development, preparation and adoption of policies to govern the operations of the Shire.

POLICY DETAIL

Council policies must be adopted by Council and provide the Chief Executive Officer (CEO) or Councillors with high level rules/limits/boundaries in respect to decision making and actions to be undertaken.

Documented policies enable the effective and efficient management of resources and assist the community to understand reasoning behind Council and Administration decisions.

Council recognises that its governing role is separated from the CEO's executive role and will ensure that Council policies work to provide an appropriate governing end state. Council policy will set decision making parameters and accepted principles on a matter, but will not determine the manner in which the organisation will implement the Council policy. Council respects that the CEO may establish a Governance Framework and CEO Directives to prescribe how the Shire's administration and operations will be undertaken, which may extend to how Council policies may be implemented.

Council may establish policies under a Local Planning Scheme, legislative framework or Australian Standard that may differ from the general format as detailed in this policy because the format and outcomes of the policy are governed outside of the Shire's control.

Local planning policies are determined by Council under the *Planning and Development (Local Planning Schemes) Regulations 2015*. They support delivery of the Council's Local Planning Strategy and Local Planning Scheme, and their purpose is to provide guidance, detail and consistency of treatment with respect to amenity and other relevant planning issues.

Council policies at the Shire of Gingin will use a consistent format as detailed below:

1. Council Policy Title – this is to be included within the header with the Shire logo to ensure it carries across all pages of the Policy.

2. Policy Objective – this is to outline the key reason why the policy is being developed in the first place and the benefit of having it in place.

3. Policy Scope – this determines who the policy is to apply to i.e. is it being set to govern Councillor actions or organisational decision making/outcomes.

4. Policy Detail – this is where the actual content of the policy is to be included.

Policy 1.4
Council Policy Management

5. Definitions – if any acronyms or technical terminology is used within the policy then it should be defined within this section.

6. Related Legislation – this is where any Act or legislative framework that is linked to the Policy would be listed and where possible specific sections should be referenced.

7. Related Policies/Key Documents – this will detail any other related Council or other key documents that guide the implementation of the policy.

8. Delegated Authority – this will detail any delegations of authority that will need to align with the policy.

Policy Administration – providing details of when the policy is due for review, which department is responsible for undertaking the review and the policy history (details of original adoption date and previous revisions).

The following principles will be applied in policy development and review:

- Policies will be consistent with the Shire's strategic goals, values, risk appetite and policy template.

- Council Policy must not interfere with or seek to undertake an executive function aligned to the CEO.

- Policies will be concise and will state no more than is necessary to govern decision making and clarify expected outcomes or principles.

Policies will be clear and written in plain English to avoid ambiguity and to be easily understood by the reader.

Policy Adoption Process

Outlined below is a standard process that will be followed by the Shire for the development and adoption of new or substantially amended Council policies:

1. Need for new policy or review identified.

2. Draft policy developed, considering:

   a. Statutory compliance obligations;
   b. Industry standards, codes of practice, guidelines;
   c. Risk implications;
   d. Customer/community needs and expectations;
   e. Whether the policy effectively integrates with the Shire's operations;
   f. External stakeholder consultation;
   g. Internal stakeholder consultation;

SHIRE OF GINGIN
HISTORY | BEAUTY | PROSPERITY

Policy 1.4
Council Policy Management

h. Potential resource and budget implications; and
i. Strategic Community Plan.

3. Draft policy reviewed by CEO.

4. Draft policy circulated to Council for 21 days seeking input/feedback that may enhance the document before formal consideration at a Council meeting.

5. If the Administration suggests public consultation around the draft policy then the draft policy will be submitted to Council with a report outlining the reasoning behind the policy and seeking approval to develop further/undergo public consultation. If public consultation is not considered necessary then steps 5 and 6 will not apply

6. Draft policy revised based on public consultation (if a public consultation process is conducted).

7. Report submitted to Council outlining the results of public consultation (if undertaken), any changes made since the initial draft and requesting formal adoption.

8. After adoption the register of Council policies must be updated to keep an accurate measure of what policies are in place or due for review.

DEFINITIONS

Section 2.7 of the *Local Government Act 1995* defines the role of Council. It distinctly prescribes Council's role as a governing role, with a part of the governing role including determining the local government's policies.

Section 2.7 also clearly states that for the purpose of ensuring proper governance of the local government's affairs, the Council must have regard to the following principles:

a. the Council's governing role is separate from the CEO's executive role as described in section 5.41; and

b. it is important that the Council respects that separation.

Section 5.41 of the *Local Government Act 1995* articulates that the role of the CEO includes managing the local government's administration and operations, taking responsibility for employee management and determining systems and procedures for:

a. implementing the local government's policies as determined by the council; and

b. otherwise managing the local government's administration and operations.

The *Local Government Act 1995* does not define the term "policy" and hence, for the purposes of this policy, it shall mean:

Policy 1.4
Council Policy Management

A governing document, adopted by Council, which provides guidance to the Shire's decision making by establishing principles that apply, or describe relevant considerations that ought to be taken into account, when making decisions in order to achieve outcomes that are consistent, equitable, reasonable and proportionate in the circumstances.

Policy Review

All Council policies will be recorded in the Shire's record management system and reviewed once every four years or as required or determined by legislation.

RELATED LEGISLATION

Local Government Act 1995
Section 2.7 Role of Council
Section 5.41 Role of CEO

RELATED POLICIES/KEY DOCUMENTS

DELEGATED AUTHORITY

POLICY ADMINISTRATION

Review Cycle	4 years	**Next Review**	2030
Department	Office of the CEO		

Version	Decision Reference	Synopsis

13.5 AMENDMENT TO FEES AND CHARGES SCHEDULE 2026-2027

File	FIN/18
Author	Alarna Richards – Coordinator Financial Planning and Reporting
Reporting Officer	Rachael Wright – Executive Manager Corporate Services
Refer	Nil
Appendices	1. Fees Charges 2026-2027 -v 6 after adoption with the new Caravan Park Amounts & Printing Fees [**13.5.1** - 36 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

For Council to consider amendments to the 2026-2027 Shire of Gingin Fees and Charges Schedule.

BACKGROUND

Under the *Local Government Act 1995* (the Act), a local government may impose and recover fees and charges for goods or services it provides or proposes to provide. Fees and charges are generally imposed when adopting the annual budget; however, section 6.16 permits fees and charges to be imposed during a financial year and amended from time to time during a financial year, by absolute majority.

Where a fee or charge is imposed after the annual budget has been adopted, section 6.19 requires the local government to give local public notice of its intention to do so and the date from which the fee or charge is proposed to apply. As section 6.9 of the Act does not specify the period of public notice to be given, a notice period as per the *Local Government (Administration) Regulations 1996* section 3A(1)(b) will apply, being not less than seven days.

COMMENT

Following adoption of the 2026-2027 Fees and Charges Schedule:

1. Belgravia reviewed the Guilderton Holiday Park fees and charges and identified that several Long Weekender Offer fees did not correctly reflect the intended 20% discount. The affected fees have been corrected in the amended Fees and Charges Schedule **(see appendix)**.

The amendment is required to ensure the adopted schedule accurately states the fees to apply to the Long Weekender Offer. As the amendment is being made after adoption of the annual budget, Council is required to determine the change by absolute majority and local public notice will be given in accordance with section 6.19 of the *Local Government Act 1995*.

2. It was determined that a fee for printing of documents available under s.5.94 of the *Local Government Act 1995* should be included in the Fees and Charges Schedule as the Shire of Gingin has not included a fee for documents of this nature previously.

The proposed amendment is summarised below:

Guilderton Holiday Park (Pages 5 & 6)

The Long Weekender Offer fees have been amended to correctly apply the 20% discount as adopted by Council. The previous figure did not correctly show the full 20% discount.

The revised Fees and Charges Schedule will ensure the Guilderton Holiday Park fees are accurate and consistent with the discount approved for the Long Weekender Offer.

Documents Available Under s.5.94 of the Local Government Act 1995 (Page 2)

Printing of Documents available under s.5.94 of the Local Government Act 1995 has not previously attracted a fee. The ability to recoup costs is available to Council and it is suggested that the fees and charges reflect this ability.

RISK IMPLICATIONS

Failure to update or incorrectly updating a local government's Fees and Charges exposures the Shire to financial, compliance, operational and reputational risk. This includes but is not limited to under-recovery of costs, inconsistent service delivery, misalignment of budgets, regulatory breaches or audit findings.

STATUTORY/LOCAL LAW IMPLICATIONS

Local Government Act 1995
Part 6 – Financial management
Division 5 – Financing local government activities
Subdivision 2 – Fees and charges

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Fees and Charges revenue for the 2026-2027 Budget.

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2022-2032

Aspiration	4. Excellence & Accountability - Deliver Quality Leadership and Business Expertise
Strategic Objective	4.4 Strategic & Sustainable Financial Planning - Undertake long-term resource planning and allocation in accordance with the Integrated Planning and Reporting Framework

VOTING REQUIREMENTS - ABSOLUTE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Kestel SECONDED: Councillor Weeks

That Council:

1. Pursuant to Section 6.16 of the *Local Government Act 1995*, adopt the Amended 2026-2027 Fees and Charges Schedule as appendixed; and

2. In accordance with s.6.19 of the *Local Government Act 1995*, give local public notice of its intention to amend the 2026-2027 Fees and Charges below, effective from 1 September 2026.

Fee	Adopted Fee	Proposed Fee
Long Weekender Offer - Stay 3 Nights and save 20% (Powered) - 3 Nights Two People.	$112.50	$108.00
Long Weekender Offer - Stay 3 Nights and save 20% (Unpowered) - 3 Nights Two People.	$87.50	$84.00
Long Weekender Offer - Stay 3 Nights and save 20% (Chalets) - 3 Nights Two People.	$447.50	$429.60
Long Weekender Offer - Stay 3 Nights and save 20% (Glamping) - 3 Nights Two People.	$430.00	$412.80
A4 black & white per page (double sided)	N/A	$0.55
A4 colour per page (double sided)	N/A	$1.10
A3 black and white per page (double sided)	N/A	$0.75
A3 colour per page (double sided)	N/A	$2.00

CARRIED BY ABSOLUTE MAJORITY
8 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Stewart, Councillor Wilkie, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

FEES & CHARGES

2026/27

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
Administration					
Account Enquiries	Change of Ownership Rates Only (per single enquiry).	$64.00	$66.00		☐
	Rates with Orders & Requisitions (per single enquiry).	$129.00	$133.00		☐
Instalment Charges	Ad hoc Rates Payment Arrangements Administration Charge.	$50.00	$50.00		☐
	Two Rate Instalments Administration Charge.	$10.00	$10.00		☐
	Four Rate Instalments Administration Charge.	$30.00	$30.00		☐
	Payment in lieu of Rates.	As per Lease Agreement	As per Lease Agreement		☐
	At Counter - per copy of rate assessment (when ordering more than one).	$16.50	$16.50		☐
Notice of Discontinuance	Notice of Discontinuance (application to have court case discontinued) if eligible.	Recovery of Court Costs	Recovery of Court Costs		☐
Freedom of Information (Act 1992)	Application for access to non-personal information.	$30.00	$30.00		☐
	Processing and information access services - charge for staff time incurred in assessing, processing and administering an application, supervising access to records or information, and transcribing, compiling, reproducing or copying information, including photocopying costs. Charged at $30.00 per hour, pro rata for part of an hour, plus any applicable reproduction costs.		$30.00 per hour		☐
	Advance Deposit - an advance deposit may be required under section 18(1) of the Act. The deposit will be calculated as a percentage of the estimated charges payable in addition to the application fee.		25%		☐
Council Minutes	At Counter - per copy.	$12.15	$12.50		☒
	Posted - per copy.	$27.90	$28.50		☒

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
Printing of Documents Available Under s.5.94 of the *Local Government Act 1995*	A4 black & white per page (double sided)	N/A	$0.55	New	☒
	A4 colour per page (double sided)	N/A	$1.10	New	☒
	A3 black and white per page (double sided)	N/A	$0.75	New	☒
	A3 colour per page (double sided)	N/A	$2.00	New	☒
Administration Support	Document search fee (regulatory in nature) - per hour.	$65.00	$67.00		☐
	Document search fee (non-regulatory in nature) - per hour.	$71.50	$74.00		☒
	Shire staff administration support (regulatory nature) - per hour.	$55.00	$57.00		☐
	Shire staff administration support (non-regulatory) - per hour.	$60.50	$62.00		☒
Lease Assignment	Application Fee (excluding community).	$0.00	$500.00	New	☒
Cemetery Charges	Interment, exhumation, reinterment after exhumation.	$1,500.00	$1500.00		☒
	Interment of oversize casket/coffin (additional charge).	$400.00	$400.00		☒
	Issue of a grant of Exclusive Right of Burial – 25 yrs.	$150.00	$248.00		☐
	Renewal of a grant of Exclusive Right of Burial – 25 yrs.	$150.00	$248.00		☐
	Transfer of a grant of Exclusive Right of Burial – 25 yrs.	$50.00	$83.00		☐
	Permission to erect or alter headstone or monument.	$150.00	$150.00		☒
	Interment on weekend or public holiday, or outside normal working hours (additional charge).	$300.00	$600.00		☒
	For interment of ashes (in ground or niche wall).	$100.00	$150.00		☒
	Issue of a grant of Exclusive Right of Interment - Ashes - Niche Wall 25 yrs.	$150.00	$150.00		☐
	Renewal of a grant of Exclusive Right of Interment - Ashes - Niche Wall 25 yrs.	$150.00	$150.00		☐

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
	Transfer of a grant of Exclusive Right of Interment - Ashes - Niche Wall 25 yrs.	$50.00	$50.00		☐
	Purchase of Niche Wall Plaque engraved.	Cost plus $100 (installation and administration costs	Cost plus $150 (installation and administration costs)		☒
	Funeral Directors' Single Permit.	$150.00	$150.00		☐
	Funeral Directors' Annual Licence.	$300.00	$300.00		☐
	Monumental Masons' Single Licence.	$120.00	$120.00		☐
	Monumental Masons' Annual Licence.	$250.00	$250.00		☐
Memorials	Purchase of Plaque (engraved) or other Memorial and installation costs.	Cost plus $100 (installation and administration costs).	Cost plus $150 (installation and administration costs).		☒
History Books	Gingin History.	$12.50	$12.50		☒
	Gingin History – Wholesale.	$6.25	$6.25		☒
	Brush with Nature (soft).	$12.50	$12.50		☒
	Brush with Nature (soft) – Wholesale.	$6.25	$6.25		☒
	Brush with Nature (hard).	$18.50	$18.50		☒
	Brush with Nature (hard) – Wholesale.	$9.25	$9.25		☒
	The Old North Road.	$25.00	$25.00		☒
	The Old North Road – Wholesale.	$12.50	$12.50		☒
	Neergabby.	$18.50	$18.50		☒
	Neergabby – Wholesale.	$9.25	$9.25		☒
	Secret No Longer.	$20.00	$20.00		☒
	Secret No Longer – Wholesale.	$10.00	$10.00		☒
	Cowalla and its Buildings.	$15.50	$15.50		☒
	Cowalla and its Buildings – Wholesale.	$7.75	$7.75		☒

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
Special Area Vehicle Plates	Special Vehicle Area Plates (over and above Department of Transport fee).	$50.00	$52.00		☒
Standpipe Bore Water	Per 1,000 litre or part thereof - community group rate.	$3.25	$3.35		☐
	Per 1,000 litre or part thereof - standard rate.	$13.00	$13.50		☐
	Key Bond for Standpipe key.	$100.00	$100.00		☐
Community Bus Hire	Per kilometre charge - Residents/Ratepayers (mileage only charged).	$2.05	$2.15		☒
	Discounts - aged pensioner groups and Lancelin RSL 50% (per kilometre charge - mileage only charged.	$1.05	$1.10		☒
	Bond (Refundable).	$500.00	$500.00		☐
	Cleaning Surcharge – per hour.	$50.00	$50.00		☒
Events Trailer	Bond.	$200.00	$200.00		☐
Trading in Public Places Stallholders Events Only	Uninsured Stallholders Insurance.	$12.50 per day	$13.00 per day		☒
Guilderton Holiday Park	High Season Site Fees Late Sep to Early May (Powered) Per Day – Two Persons.	$58.50	$61.00		☒
	High Season Site Fees Late Sep to Early May (Powered) Per Day – Extra Person.	$12.50	$13.00		☒
	High Season Site Fees Late Sep to Early May (Unpowered) Per Day – Two Persons.	$36.00	$37.00		☒
	High Season Site Fees Late Sep to Early May (Powered) Per Day – Two Persons.	$58.50	$61.00		☒
	High Season Site Fees Late Sep to Early May (Powered) Per Day – Extra Person.	$12.50	$13.00		☒
	High Season Site Fees Late Sep to Early May (Unpowered) Per Day – Two Persons.	$36.00	$37.00		☒
	High Season Site Fees Late Sep to Early May (Unpowered) Per Day – Extra Person.	$12.50	$13.00		☒

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
	Low Season Site Fees Early May to Late Sep - Except June long weekend - (Powered) Per Day – Two Persons.	$43.50	$45.00		☒
	Low Season Site Fees Early May to Late Sep - Except June long weekend – (Powered) Per Day – Extra Person.	$12.50	$13.00		☒
	Low Season Site Fees Early May to Late Sep - Except June long weekend - (Unpowered) Per Day – Two Persons.	$34.00	$35.00		☒
	Low Season Site Fees Early May to Late Sep - Except June long weekend - (Unpowered) Per Day – Extra Person.	$12.50	$13.00		☒
	Premium Period Pricing - Christmas/New Year Holiday Period and Easter Period (Powered) Per Day - Two Persons.		$71.00	New	☒
	Premium Period Pricing - Christmas/New Year Holiday Period and Easter Period (Powered) Per Day - Extra Person.		$13.00	New	☒
	Premium Period Pricing - Christmas/New Year Holiday Period and Easter Period (Unpowered) Per Day - Two Persons.		$47.00	New	☒
	Premium Period Pricing - Christmas/New Year Holiday Period and Easter Period (Unpowered) Per Day - Extra Person.		$13.00	New	☒
	Chalets Daily – Up to Two Persons - High Season Late Sep to Early May. Minimum 2-Night Stay for bookings on Friday and Saturday.	$209.00	$216.00		☒
	Chalets Daily – Up to Two Persons - Low Season Early May to Late Sep - Except June long weekend.	$173.00	$179.00		☒
	Chalets Daily - Up to Two Persons - Premium Period Pricing - Christmas/New Year Holiday Period and Easter Period. Minimum 2-Night Stay for bookings on Friday and Saturday.		$236.00	New	☒
	Chalets Daily - Extra Person	$23.50	$24.00		☒
	Glamping Tent - High Season Late Sep to Early May. Minimum 2-Night Stay for bookings on Friday and Saturday.	$224.50	$232.00		☒
	Glamping Tent - Low Season Early May to Late Sep - Except June long weekend.	$166.00	$172.00		☒
	Additional Low Season Discounts				
	Stay for 7 nights, Pay 5 (Powered Sites) - 7 nights Two People.		$225.00	New	☒
	Stay for 7 nights, Pay 5 (Unpowered Sites) - 7 nights Two People.		$175.00	New	☒
	Stay for 7 nights, Pay 5 (Chalets) - 7 nights Two People.		$895.00	New	☒

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
	Stay for 7 nights, Pay 5 (Glamping) - 7 nights Two People.		$860.00	New	☒
	Midweek (Mon - Thurs) Stay 4, Pay 3 (Powered Sites) - 4 Nights Two People.		$135.00	New	☒
	Midweek (Mon - Thurs) Stay 4, Pay 3 (Unpowered Sites) - 4 Nights Two People.		$105.00	New	☒
	Midweek (Mon - Thurs) Stay 4, Pay 3 (Chalets) - 4 Nights Two People.		$537.00	New	☒
	Midweek (Mon - Thurs) Stay 4, Pay 3 (Glamping) - 4 Nights Two People.		$516.00	New	☒
	Long Weekender Offer - Stay 3 Nights and save 20% (Powered) - 3 Nights Two People.		$108.00	New	☒
	Long Weekender Offer - Stay 3 Nights and save 20% (Unpowered) - 3 Nights Two People.		$84.00	New	☒
	Long Weekender Offer - Stay 3 Nights and save 20% (Chalets) - 3 Nights Two People.		$429.60	New	☒
	Long Weekender Offer - Stay 3 Nights and save 20% (Glamping) - 3 Nights Two People.		$412.80	New	☒
	Children under 3 free.	$0.00	$0.00		☐
	Late Check Out – Chalets.	$23.50	$24.50		☒
	Late Check Out – Campsites.	$10.50	$11.00		☒
	Cancellation Fees				
	7 to 30 days notice.	One night charged partial refund	One night charged partial refund		
	Less than 7 days notice.	Full booking charged no refund	Full booking charged no refund		
	Online Booking Fee.	$2.50	$2.50		
	Note: Adult 13 years and over, and Child 12 and under.				

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Rate 2025/26	Rate 2026/27				Comments	Inc. GST
Administration *(continued)*								
Granville Civic Centre		**Community/ Not for Profit /Other 2025/26 (75%)**	**Community / Not for Profit / Ratepayer or Resident / Other 2026/27 (75%)**	**Free Community Event 2025/26 and 2026/27**	**Commercial or Non-Ratepayer or Non-Resident 2025/26**	**Commercial or Non-Ratepayer or Non-Resident 2026/27**	**Comments**	**Inc. GST**
	Weekday Hire							
	Main Hall including stage - per hour.	$27.00	28.00	$0.00	$35.50	$37.00		☒
	Main Hall including stage - per day.	$133.00	137.50	$0.00	$176.50	$182.00		☒
	Meeting Room - per hour (includes basic kitchen use, e.g. urn/fridge).	$14.00	14.50	$0.00	$18.00	$18.50		☒
	Meeting Room – per day (includes basic kitchen use, e.g. urn/fridge).	$69.50	72.00	$0.00	$92.50	$95.50		☒
	Kitchen full use - per hour (commercial/catering use includes oven/cool room etc.).	$17.00	N/A	N/A	$22.50	$23.50		☒
	Kitchen full use – per day (commercial/catering use includes oven/cool room etc.).	$84.50	N/A	N/A	$113.00	$117.00		☒
	Whole Area - per hour.	$59.50	$51.00	$0.00	$65.50	$68.00		☒
	Whole Area - per day.	$244.00	252.00	$0.00	$326.50	$337.00		☒
	Weekend Hire							
	Main Hall including stage - per hour.	$32.00	33.00	$0.00	$42.50	$44.00		☒
	Main Hall including stage - per day.	$159.50	165.00	$0.00	$213.00	$220.00		☒
	Meeting Room - per hour (includes basic kitchen use, e.g. urn/fridge).	$17.00	17.50	$0.00	$22.50	$23.50		☒
	Meeting Room - per day (includes basic kitchen use, e.g. urn/fridge).	$83.50	86.50	$0.00	$111.00	$115.00		☒

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Rate 2025/26	Rate 2026/27				Comments	Inc. GST
	Kitchen full use - per hour (commercial/catering use includes oven/cool room etc.).	$14.00	N/A	N/A	$18.00	$19.00		☒
	Kitchen full use - per day (commercial/catering use includes oven/cool room etc.).	$90.00	N/A	N/A	$93.00	$96.00		☒
	Whole Area - per hour.	$58.50	60.50	$0.00	$78.50	$81.00		☒
	Whole Area - per day.	$293.50	303.00	$0.00	$391.50	$404.50		☒
	Hire Fees							
	Hall Only - per hour.	$19.50	$20.00	$0.00	$25.50	$26.00		☒
	Hall Only - maximum charge (6 hours or more use).	$81.00	$83.50	$0.00	$121.00	$125.00		☒
	Meeting Room - per hour (includes basic kitchen use, e.g. urn/fridge).	$14.00	$14.50	$0.00	$18.00	$18.00		☒
	Meeting Room - maximum charge (6 hours or more use) (includes basic kitchen use, e.g. urn/fridge).	$50.50	$52.00	$0.00	$67.50	$69.00		☒
	Kitchen Full Use – Half Day (commercial/catering use includes oven/cool room etc.).	$47.00	$48.50	$0.00	$62.00	$64.00		☒
	Kitchen Full Use - full day (commercial/catering use includes oven/cool room etc.).	$85.50	$88.50	$0.00	$114.50	$118.00		☒
	Whole Area - per hour.	$35.50	$36.50	$0.00	$47.00	$48.00		☒
	Whole Area - maximum charge (6 hours or more use).	$183.50	$189.50	$0.00	$244.00	$252.00		☒
Lancelin Hall (excluding playgroup area)	**Weekday Hire**							
	Main Hall - including stage - per hour.	$27.00	$28.00	$0.00	$35.50	$36.50		☒
	Main Hall - including stage - per day.	$101.00	$104.00	$0.00	$134.00	$138.50		☒
	Hall Only - per hour (includes basic kitchen use e.g. urn/fridge).	$19.00	$19.50	$0.00	$25.50	$26.50		☒
	Hall Only - per day (includes basic kitchen use e.g. urn/fridge).	$93.00	$96.00	$0.00	$124.00	$128.00		☒
	Weekend Hire							
	Main Hall - including stage - per hour.	$32.00	$33.00	$0.00	$41.50	$43.00		☒
	Main Hall - including stage - per day.	$125.50	$130.00	$0.00	$166.50	$172.00		☒

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Rate 2025/26	Rate 2026/27				Comments	Inc. GST
	Hall Only - per hour (includes basic kitchen use e.g. urn/fridge).	$20.50	$21.50	$0.00	$27.00	$28.00		☒
	Hall Only - per day (includes basic kitchen use e.g. urn/fridge).	$92.00	$96.00	$0.00	$124.00	$128.00		☒
Recreation Public Open Space & Beach Reserves	Minor Event / Filming Permit - with up to 100 Attendees (fee charged per day).	$96.50	$99.50	$0.00	$128.50	$133.00		☒
	Medium Event / Filming Permit - with 100 to 249 Attendees (fee charged per day or less).	$192.50	$202.50	$0.00	$257.00	$270.00		☒
	Major Event / Filming Permit - with over 250 Attendees (fee charged per day or less).	$289.50	$299.50	$0.00	$385.50	$400.00		☒
Filming Permit/Approval	For large Commercial or Major Productions.					Price on Application		
Gingin Sound Shell	**Music/Stage Events**							
	Minor Event - up to 250 Attendees (including power) per hour.	$23.50	$24.50	$0.00	$32.00	$33.00		☒
	Major Event - over 250 Attendees (including power) per hour.	$47.00	$48.50	$0.00	$63.50	$65.50		☒
	Gingin Equestrian Centre – Local Community.	$150.00	$150.00	$0.00	$0.00	$0.00		☒
	Gingin Equestrian Centre – Non-Local Community.	$0.00	$0.00	$0.00	$300.00	$300.00		☒
Administration	**Event Cancellation Fee -** bookings cancelled less than five business days prior to event commencement will incur a 50% of booking fee cancellation charge, bookings cancelled 48 hours or less prior to commencement of booking will incur a 100% cancellation charge.							
	Late Booking Fee - booking requests received less than 10 business days prior to event commencement.	$84.50	$84.50	$0.00	$87.00	$112.50		☒
	Note: Community and Charitable Organisations may be exempt from payment of the Event Coordination/Administration/Hire Fees.							
	Per key	$50.00	$50.00	$0.00	$50.00	$50.00	If bond is forfeited, GST may apply if used as consideration	☐
Additional / Replacement Keys	Per key.	$50.00	$50.00	$0.00	$50.00	$50.00		☒

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Rate 2025/26	Rate 2026/27				Comments	Inc. GST
Bonds – Facilities and Open Space Events	Bond (Refundable) - High Damage Risk.	$395.00	$375.00	$375.00	$500.00	$500.00	If bond is forfeited, GST may apply if used as consideration	☐
Commercial Activities – Reserves / Other	Commercial use of Reserves where fee is charged by Instructor (requires copy of Public Liability Certificate of Insurance)/Other Uses - per day.				$14.00	$14.50		☒
	Commercial use of Reserves where fee is charged by Instructor (requires copy of Public Liability Certificate of Insurance)/Other Uses – per month.				$72.50	$60.50		☒
	Hire of 240 litre bin (per bin) for events only.				$24.00	$25.00		☒

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
Plant Hire / Private Works (wet hire only)					
Works	Plant hire/private works.	Cost + 100%	Cost + 100%		☒
Exploration Drilling on Shire Roads	Licence fee for holes.	Price on application.	Price on application.		☐
Path and Kerb Bond	Bond.	$520	$600.00		If bond is forfeited, GST may apply if used as consideration.
Restricted Access Vehicle Road Maintenance Agreements	Subsidy payment to Shire for road maintenance contribution for increased freight use on sealed and unsealed roads for any Restricted Access Vehicles.	As per WALGA guidelines for sealed and unsealed roads.			☐
Traffic Management Plan Approval			$200		☐
Service Fee – Administration Charge	Charge applicable for admin of private works – per works.		5% of Total Works less GST		
	Engineering Design – per hour – minimum one hour.		$130.00		
Service Fees – Subdivision Supervision Fees **IPWEA Subdivision Guideline section 1.2.3**	Application fee for Bonding of Incomplete Works.		$1000.00		
	Defects Liability Bond for Subdivision Civil Works – Per Bond.		$5% of Civil Contract Value		
	Engineering Supervision fee per Subdivision (Construct and Drain Street) – with consulting engineer and clerk of works.		$1.5% of Total Construction Costs Less GST		
	Engineering Supervision fee per Subdivision (Construct and Drain Street) – without consulting engineer and clerk of works.		$3% of Total Construction Costs Less GST		

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Determined by Act / Reg	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
Health						
Offensive Trades ***Health (Miscellaneous Provisions) Act 1911. Section 191*** ***&*** ***Food Act 2008 Section. 110***	Offensive Trades Application and Assessment Fee.	Act/Reg	$364.00	$189.00		☐
	Abattoirs or slaughterhouses.	Act/Reg	$310.00	$320.00		☐
	Piggeries (under specified conditions).	Act/Reg	$310.00	$320.00		☐
	Artificial manure depots **.	Act/Reg	$219.50	$320.00		☐
	Bone mills**.	Act/Reg	$178.00	$320.00		☐
	(a) Butcher shops and similar.	Act/Reg	$178.00	$320.00		☐
	(b) Larger establishments.	Act/Reg	$310.00	$320.00		☐
	Blood drying.	Act/Reg	$178.00	$320.00		☐
	Gut scraping, preparation of sausage skins.	Act/Reg	$178.00	$320.00		☐
	Fellmongeries **.	Act/Reg	$178.00	$320.00		☐
	Manure works.	Act/Reg	$219.50	$320.00		☐
	Fish curing establishment.	Act/Reg	$219.50	$320.00		☐
	Laundries, dry-cleaning establishment.	Act/Reg	$153.00	$320.00		☐
	Bone merchant premises**.	Act/Reg	$178.00	$320.00		☐
	Flock factories**.	Act/Reg	$178.00	$320.00		☐
	Knackeries**.	Act/Reg	$310.00	$320.00		☐
	Poultry processing establishment.	Act/Reg	$310.00	$320.00		☐
	Poultry farming (under specified conditions).	Act/Reg	$310.00	$320.00		☐
	Rabbit farming (under specified conditions).	Act/Reg	$310.00	$320.00		☐
	Fish processing establishment in which whole fish are cleaned and prepared.	Act/Reg	$298.00	$320.00		☐
	Shellfish and crustacean processing establishment.	Act/Reg	$310.00	$320.00		☐
	Any other offensive trade not specified.	Act/Reg	$310.00	$320.00		☐
	Note: ** means currently not operating in the Shire of Gingin.					
Wastewater Systems (Onsite Disposal Systems)	**Applications and permits for wastewater systems. Fees prescribed in the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974**					
	Administration Fee.	Act/Reg	$118.00	$118.00		☐

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Determined by Act / Reg	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
	Issuing of a permit to use an apparatus (inspection fee).	Act/Reg	$118.00	$118.00		☐
	Onsite Effluent Disposal Report to Dept of Health fee - per hour or part thereof.	Act/Reg	$208.00	$208.00		☐
	Reinspection of non-complying installation - per hour.	Act/Reg	$118.00	$118.00		☐
	Reinspection fees - non-compliance with health notice works orders - per hour.	Act/Reg	$118.00	$118.00		☐
Liquor Control and Gaming	***Liquor Control Act 1988 & Local Government Act 1995***					
	Issuing of Section 39 Certificate for a Liquor Licence - Non-Profit Organisation.	Act/Reg	$0.00	$0.00		☐
	Issuing of Section 39 Certificate for a Liquor Licence - Commercial premises desk top health risk assessment.	Act/Reg	$187.50	$194.00		☐
	Issuing of Section 39 Certificate for a Liquor Licence - Commercial premises on site health risk assessment.	Act/Reg	$260.00	$269.00		☐
Temporary Accommodation	Assessment of initial application.	Act/Reg	$183.00	$189.00		☐
	Temporary Accommodation where a person or persons residing in a Caravan with a current issued Building Licence for a proposed permanent dwelling on the property (conditions as per Temporary Accommodation Policy with one inspection per annum). Up to 24-month initial period.	N/A	$500.00	$517.00		☐
Caravan Parks	**Fees as prescribed in the *Caravan Parks and Camping Grounds Regulations 1997***					
	Application for temporary caravan and camping accommodation at approved events, other than private property and licensed caravan parks and designated camping sites.	Act/Reg	$260.00	$269.00		☐

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Determined by Act / Reg	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
	Application for Grant or Renewal of Licence	Act/Reg	Regulation 45 - Fee for an application for the grant or renewal of a licence is: a.$200.00 OR b. The amount calculated by multiplying the relevant amount set out below, by the maximum number of sites (including any sites that may be used in an overflow area) of the particular type specified in the applications, which ever is the greater.	Regulation 45 - Fee for an application for the grant or renewal of a licence is: a.$200.00 OR b. The amount calculated by multiplying the relevant amount set out below, by the maximum number of sites (including any sites that may be used in an overflow area) of the particular type specified in the applications, which ever is the greater.		☐
		N/A	Long Stay Sites $6.00 per site	Long Stay Sites $6.00 per site		☐
		N/A	Short Stay Sites and Sites in Transit Parks $6.00 per site	Short Stay Sites & Sites in Transit Parks $6.00 per site		☐
		N/A	Campsite $3.00 per site	Campsite $3.00 per site		☐
		Act/Reg	Overflow Site $1.50 per site	Overflow Site $1.50 per site		☐
		Act/Reg	Regulation 53, Additional fee for renewal after expiry penalty $20.	Regulation 53, Additional fee for renewal after expiry penalty $20.		☐
		Act/Reg	Regulation 54, Temporary license pro-rata amount of	Regulation 54, Temporary license pro rata amount of the fee		☐

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Determined by Act / Reg	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
			the fee payable under item 1 for the period for which the licence is to be in force with a minimum of $101.00.	payable under item 1 for the period for which the licence is to be in force with a minimum of $100.00.		
Food Premises	**Fees as prescribed under the *Food Act 2008 & Food Regulations 2009***					
	Food Act Application Fee.	Act/Reg	$183.00	$189.00		☐
	Food Act Notification Fee for Food Premises Modifications.	Act/Reg	$183.00	$189.00		☐
	Food Act Inspection Upon Request (per hour).	Act/Reg	$183.00	$170.00		☐
	Annual (or part thereof) Surveillance Fee - Low Risk (Exempt) Classification.	Act/Reg	$53.50	$55.00		☐
	Annual (or part thereof) Surveillance Fee - Low Risk Classification.	Act/Reg	$215.00	$222.00	(1 mandated inspection per year)	☐
	Annual (or part thereof) Surveillance Fee - Medium Risk Classification.	Act/Reg	$603.50	$444.00	(2 mandated inspections per year)	☐
	Annual (or part thereof) Surveillance Fee - High Risk Classification.	Act/Reg	$680.00	$888.00	(3-4 mandated inspections per year)	☐
	Annual (or part thereof) Surveillance Fee - High Risk Classification with a verified Food Safety Program and Regulatory Food Safety Audits by a Department of Health approved Auditor.	Act/Reg	$680.00	$444.00	1 visit per year plus review of Food auditor reports (twice per year)	☐
	Primary Producers – Food Act Application Fee.	Act/Reg	$183.00	$189.00		
	Annual (or part thereof) Surveillance Fee - without a verified Food Safety Program and Regulatory Food Safety Audits by a Department of Health approved Auditor.	Act/Reg		$1360.00		

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Determined by Act / Reg	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
	Note: In some circumstances Not for Profit or Charitable Organisations can apply to the Shire CEO for exemption from payment of food premises fees but are still required to be registered and inspected.					
	Improvement Order - per additional inspection to monitor compliance (per hour).	Act/Reg	$160.00	$170.00		☐
	Prohibition Order - per additional inspection to monitor compliance.	Act/Reg	$268.00	$277.00		☐
	Administration Processing Fee - overdue certifications.	Act/Reg	$86.50	$89.00		☐
Skin Penetration Premises	***Health (Miscellaneous Provisions) Act 1911***					
	Notification of new establishment and assessment.	Act/Reg	$183.00	$189.00		☐
	Annual Surveillance Fee (1 per annum).	Act/Reg	$154.50	$160.00		☐
Hairdressing Premises (including mobile hairdressing)	***Health (Miscellaneous Provisions) Act 1911***					
	Notification of new establishment and assessment.	Act/Reg	$183.00	$189.00		☐
	Annual surveillance (1 per annum).	Act/Reg	$154.50	$160.00		☐
Public Buildings	Application and assessment of new premises.	Act/Reg	$557.00	$575.00		☐
	Public Building Inspection for approval certification, transfer & variation of use of the Public Building.	Act/Reg	$172.00	$178.00		☐
	Public Building Low Risk Classification Annual Fee.	Act/Reg	$268.00	$277.00		☐
	Public Building Medium Risk Classification Annual Fee.	Act/Reg	$535.60	$553.00		☐
	Public Building High Risk Classification Annual Fee.	Act/Reg	$857.00	$885.00		☐
Events	Application and assessment for an event Low Risk classification.	Act/Reg	$268.00	$189.00		☐
	Application and assessment for an event Medium Risk classification.	Act/Reg	$857.00	$885.00		☐
	Application and assessment for an event High Risk classification.	Act/Reg	$3,214.00	$3,320.00		☐
	Pyrotechnics and Firework Permits.	Act/Reg	$535.60	$553.00		☒
Lodging Houses	Notification of new establishment and initial assessment.	Act/Reg	$0.00	$189.00		
	Registration Fee.	Act/Reg	$204.00	$211.00		☐
Morgue	Application Fee and Initial Assessment.	Act/Reg	$171.50	$189.00		☐
	Annual inspection fee.	Act/Reg	$171.50	$177.00		☐

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Determined by Act / Reg	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
Environmental Health Service Provision (emissions and contaminations)	Environmental Health Officer (EHO) Inspection/ Consultation/Monitoring Upon Request (per hour), not including laboratory analysis costs.	Act/Reg	$164.80	$170.00		☐
Bee Keeping (DBCA fee structure)	Commercial Apiarists - annual license to access land managed by local government authority per site.	Act/Reg	$129.00	$133.00		☐
Water Sampling	Aquatic Facilities Annual fee – inspections, water sampling and analysis.	Act/Reg	$728.00	$752.00		☐
	Aquatic Facilities Seasonal fee – inspections, water sampling and analysis for up to 6 months.	Act/Reg	$364.00	$376.00		☐
	Water sampling potable water - domestic/commercial (not including laboratory analysis costs).	Act/Reg	$180.00	$186.00		☐
Environmental Protection – (Noise) Regulations 1997	Inspection/ Consultation/Monitoring Upon Request (per hour).	Act/Reg	0.00	$170.00		☐
Aerobic Treatment Unit (ATU)	Domestic Premises ATU - Annual charge.	Act/Reg	$50.00	$52.00		☐
	Commercial Premises ATU - Annual charge.	Act/Reg	$100.00	$103.00		☐
Environmental Protection Act 1986	**Note:** The above fees may be subject to amendments from time to time as approved by legislation. If amended, the new gazetted fees will apply.					

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Determined by Act / Reg	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
Building						
Building Permit	Class 1 & 10 - Uncertified Application - fee is 0.32% of the estimated value of the building work inc. GST, but not less than $110.00 (s.16(1)).	Act/Reg	0.32% of the estimated value, but not less than $110.00	0.32% of the estimated value, but not less than $121.00		☐
	Class 1 and 10 - Certified Application - fee is 0.19% of the estimated value of the building work inc. GST, but not less than $110.00 (s.16(1)).	Act/Reg	0.19% of the estimated value, but not less than $110.00	0.19% of the estimated value, but not less than $121.00		☐
	Class 2-9 - Certified Application - fee is 0.09% of the estimated value of the building work inc. GST, but not less than $110.00 (s.16(1)).	Act/Reg	0.09% of the estimated value, but not less than $110.00	0.09% of the estimated value, but not less than $121.00		☐
Demolition Permit	Class 1 and 10 building or incidental structure (s.16(1)).	Act/Reg	$110.00	$121.00		☐
	Class 2-9 per storey (s.16(1)).	Act/Reg	$110.00 per storey	$121.00 per storey		☐
Occupancy Permit	Application for a completed building (s.46) - per application.	Act/Reg	$110.00	$121.00		☐
	Application for temporary occupancy permit for an incomplete building (s.47) - per application.	Act/Reg	$110.00	$121.00		☐
	Application for modification of an occupancy permit for additional use of building on a temporary basis (s.48) - per application.	Act/Reg	$110.00	$121.00		☐
	Application for a replacement occupancy permit for a permanent change of building's use, classification (s.49) - per application.	Act/Reg	$110.00	$121.00		☐
	Application for an occupancy permit for a building in respect of which unauthorised work has been done (s.51(2)) - per application.	Act/Reg	0.18% of estimated value, but not less than $110.00	0.18% of estimated value, but not less than $121.00		☐
	Application to replace an occupancy permit for an existing building (s.52(1)) - per application.	Act/Reg	$110.00	$121.00		☐
	Application to extend the time during which an occupancy permit has effect (s.65(3)(a)) - per application.	Act/Reg	$110.00	$121.00		☐
Retrospective Building Approval Certificates	Application Fee - per structure - application for a building approval certificate for a building in respect of which unauthorised work has been done (s.51(3)) 0.38% of the	Act/Reg	0.38% of the estimated current value of the unauthorised work, but not less than $110.00	0.38% of the estimated current value of the unauthorised work,		☐

	estimated value of unauthorised work, but not less than $110.00.			but not less than $121.00		
	Application for a building approval certificate for an existing building where unauthorised work has not been done (s.52(2)).	Act/Reg	$110.00	$121.00		☐
	Application to extend the time during which a building approval certificate has effect (s.65(3)(a)).	Act/Reg	0.137% of the estimated value of building work, but not less than $110.00	0.137% of the estimated value of building work, but not less than $121.00		☐
Park Homes & Rigid Annexes	Approval Fee is 0.32% of the estimated value of the building work Inc. GST, but not less than $110.00.		*0.32% of construction value, but not less than $110.00*	*0.32% of construction value, but not less than $121.00*		☐
Construction Training Fund Levy	Construction Training Fund Levy - 0.2% Value of works greater than $100,000 including GST.	Act/Reg	Determined by Act/Reg	Determined by Act/Reg		☐
Building Services Levy	Building Permit - 0.137% of the value of the building work, but not less than $61.65.	Act/Reg	0.137% of the estimated value of building work, but not less than $61.65	0.137% of the estimated value of building work, but not less than $61.65		☐
	Demolition Permit - 0.137% of the value of the demolition work, but not less than $61.65.	Act/Reg	0.137% of the estimated value of demolition work, but not less than $61.65	0.137% of the estimated value of demolition work, but not less than $61.65		☐
	Occupancy Permit or Building Approval Certificate for approved Building work under S.47, S.49 or S.52 of the Building Act*.	Act/Reg	$61.65	$61.65		☐
	Occupancy Permit or Building Approval Certificate for Unauthorised Building Work under S51 of the Building Act*.	Act/Reg	0.274% of the estimated current value of building work, but not less than $123.30	0.274% of the estimated current value of building work, but not less than $123.30		☐
	Occupancy Permit for approved work under Section 46.	Act/Reg	No levy is payable	No levy is payable		☐
	Modification of Occupancy Permit for additional use of building on temporary basis under S48 of the Building Act*.	Act/Reg	No levy is payable	No levy is payable		☐
	Request to amend building permit or builder's details.	Act/Reg	No levy is payable	No levy is payable		☐
	Note: Occupancy Permits or Building Approval Certificates may attract multiple fees if more than one section of the Act is applicable.					

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Regulation 31	Application as defined in Regulation 31 – for each Building Standard in respect of which a declaration is sought.	Act/Reg	$2,160.15	$2,160.15		☐
Regulation 61	Application for approval of battery powered smoke alarms (Regulation 61): set by local government.	Act/Reg	$179.40	$197.00		☐
	Note: The above fees may be subject to amendments from time to time as approved by legislation. If amended, the new gazetted fees will apply.					
Copying of Plans	Site Plan, Floor Plan or Elevations - A4 or A3 only.	N/A	$25.00	$26.00		☐
Copy of All Plans on Building File	Copies of all plans on Building File - per file if property has multiple volumes.	N/A	$87.00	$90.00		☒
Photocopying / Printing Charge for Building Applications	Printing/Photocopying of Plans - per sheet - A4 and A3 (If application submitted electronically or not enough submitted in hard copy).	N/A	$1.00	$2.00		☐
	Extra charge for A0, A1 & A2 per Sheet.	N/A	$8.00	$9.00		☐
Standard Building Specifications	Per Copy.	N/A	$30.00	$31.00		☒
Consulting Charge for Building Surveyor	Hourly rate.	N/A	$135.00	$140.00		☐
Swimming Pool Inspection (Reg 53)	Inspection Fee.	Act/Reg	$78.00	$78.00		☐
Initial Inspection on new Swimming Pool Safety Barrier 53A(2)	Inspection Fee.	Act/Reg	$312.00	$312.00		☐
	Note: The above fees may be subject to amendments from time to time as approved by legislation. If amended, the new gazetted fees will apply.					

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
Waste Management Facilities / Charges					
Waste Management Fee UV (Property but no Kerbside Service)	Per Assessment per pass includes Household waste only, up to 52 general waste tip visits annually on your reuseable tip pass.	$214.00	$224.00		☐
Waste Management Fee GRV (Property with Kerbside)	Per Assessment per pass includes Household waste only, up to 12 general waste tip visits annually on your reuseable tip pass.	$214.00	$224.00		☐
Waste Management Fee UV (Vacant Land)	Per Assessment per pass for Vacant Land (no approved dwelling), includes up to 6 green waste tip visits annually on your reuseable tip pass.	$214.00	$224.00		☐
Waste Management Fee UV or GRV (Commercial)	Per Assessment per pass includes Commercial Waste only, up to 6 general waste tip visits annually on your reuseable tip pass.	$375.00	$393.00		☐
Refuse Service Charge Kerbside Service	Properties within the collection service area (1 General waste bin and 1 Recycling bin).	$274.00	$287.00		☒
	Additional full service (additional 1 general waste bin and 1 recycling bin).	$274.00	$287.00		☒
	Commercial Premises (1 general waste bin and 1 recycling bin) Per Service.	$375.00	$393.00		☒
	Note: Kerbside Collection costs if applicable to your property. New services have to be assessed if viable. Only one top up per financial year and only once full year allocation used.				
Waste Facility Fees	Opening of tip outside normal operating hours (per hour).	$250.00	$258.00		☒
Controlled Waste	Animal carcasses - small domestic animals.	$24.00	$25.00		☒
	Animal carcasses - large animals (sheep and cattle, etc.).	$49.00	$50.00		☒
	Administration fee (applicable to any burial of materials at landfill - i.e. Asbestos/oversized carcasses).	$206.00	$213.00		☒
	Asbestos per cubic metre (plus administration fee).	$148.00	$153.00		☒
	Out of hours - special burial per cubic metre.	$279.65	$288.00		☒
General Waste	General Waste – Residential per Cubic Metre-or (One tip pass allocation).	$40.00	$42.00		☒
	General Waste – Commercial per Cubic Metre (or one tip pass allocation).	$66.00	$68.00		☒
	Green Waste - not contaminated (per cubic meter or one tip pass allocation).	$9.00	$10.00		☒
	General Waste – Shire Skip Bin Contractor per cubic metre.	$57.00	$59.00		☒
Recycling	Mattress (or one tip allocation).	$25.00	$26.00		☒

Shire of Gingin

Schedule of Fees & Charges 2026/2027

	Used Oil - residential (no fee up to first 20 litres) per litre.	$0.50	$0.55		☒
	Used Oil – commercial per litre.	$0.50	$0.55		☒
	Car tyre per item - no rims (clean).	$12.00	$14.00		☒
	Car Tyre per item – contaminated.	$26.00	27.00		☒
	Truck/Small Tractor tyre per item - No rims (clean).	$41.00	42.00		☒
	Truck/Small Tractor tyre per item - On rim (contaminated or dirty).	Not accepted	Not accepted		☒
	Truck/Large Tractor tyre per item - No rims (clean).	$83.00	$85.00		☒
	Truck/Large Tractor tyre per item - On rim (contaminated or dirty).	Not accepted	Not accepted		☒
E-Waste	White goods requiring de gassing - Air conditioner/ Fridge de gassing.	$20.00	$21.00		☒
	Televisions, printers, white goods.	$0.00	$0.00		☒
Replacement Tip Pass (lost or damaged)	Per Tip Pass.	$40.00	$42.00		☒
Replacement Residential Bin	Per replacement rubbish bin.	$110.00	$114.00		☒
Establishment Fee (New bin service)	One off establishment fee for new bin service.		$110.00		☒
Waste Facility Fees	Opening of tip outside normal operating hours (per hour).	$250.00	$260.00		☐
Tip Shop	Sale of material – salvageable goods.		Price on application at waste facilities		☐

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Determined by Act/Reg	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
Law & Order and Public Safety						
Rural Road Numbers	Measuring, Purchase and Instalment of Rural Road Number.	N/A	$88.00	$91.00		☒
Replacement Dog Tag	Free of charge.	Act/Reg	$0.00	$0.00		☐
Dog Registration	Unsterilised 1 year.	*Dog Act 1976*	Determined by Act/Reg	Determined by Act/Reg		☐
	Unsterilised 3 year.	*Dog Act 1976*	Determined by Act/Reg	Determined by Act/Reg		☐
	Sterilised 1 year.	*Dog Act 1976*	Determined by Act/Reg	Determined by Act/Reg		☐
	Sterilised 3 Year Lifetime Dog Registration.	*Dog Act 1976*	Determined by Act/Reg	Determined by Act/Reg		☐
	Working Dog: 25% of above fees (must be a breed recognised as a working dog and must be bona fide used for tending stock).	*Dog Act 1976*	Determined by Act/Reg	Determined by Act/Reg		☐
	Additional Dog Application fee.	Dogs Local Law 2025	$158.00	$163.00		☐
	Note: Pensioners 50% of above fees.	*Dog Act 1976*	Determined by Act/Reg	Determined by Act/Reg		☐
Replacement Tag	Free of charge.		$0.00	$0.00		☐
Cat Registration	Sterilised 1 year.	*Cat Act 2011*	Determined by Act/Reg	Determined by Act/Reg		☐
	Sterilised 3 year.	*Cat Act 2011*	Determined by Act/Reg	Determined by Act/Reg		☐
	Lifetime Cat Registration.	*Cat Act 2011*	Determined by Act/Reg	Determined by Act/Reg		☐
	Additional Cat Application fee – Standard.	Cats Local Law 2025	$158.00	$163.00		☐
	Note: Pensioners 50% of above fees.	*Cat Act 2011*	Determined by Act/Reg	Determined by Act/Reg		☐
Boarding/Breeding Kennel/Cattery Establishment	Licence/Permit Application Fee.	Cats Local Law 2025	$178.00	$184.00		☐
	Licence/Permit Issue/Renewal Fee.	Cats Local Law 2025	$178.00	$184.00		☐
	Licence/Permit Transfer Fee.	Cats Local Law 2025	$89.00	$92.00		☐

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Determined by Act/Reg	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
Cattery Establishment	Fee for application to grant or renew approval to breed cats per breeding cat (male or female).	*Cat Regulations 2012*	$100.00	$100.00		☐
	Licence/Permit Transfer Fee.	Cats Local Law 2025	$89.00	$92.00		☐
Ranger Fees – Impounding of Signs	Administration Fee.	LGA	$33.00	$34.00		☐
	Transporting signs back to owners.	LGA	$33.00	$34.00		☐
Ranger Fees – Impounding of Dogs and Cats	Dog and other domesticated animals impounded (per dog).	*Dog Act 1976* *Cat Act 2011*	$87.00	$90.00		☐
	Dog and other domesticated animals impounded on Sundays and Public Holidays (per dog).	*Dog Act 1976* *Cat Act 2011*	$131.00	$135.00		☐
	Surrender dog to ranger fee (per dog).	N/A	$137.00	$300.00		☒
	Transporting dog back to owners (per dog).	N/A	$35.00	$36.00		☒
Daily Substance Fees for Impounded	Dog and other domesticated animals per animal (per day or part thereof) (per dog).	*Local Govt (Miscellaneous Provisions) Act 1960*	$22.00	$23.00		☐
Rangers Fees – Impounding of Stock	Entire horses, mules, asses, camels, bulls, or boars per head if impounded after 6am & before 6pm.	*Local Govt (Miscellaneous Provisions) Act 1960*	$87.00	$90.00		☐
	Entire horses, mules, asses, camels, bulls, or boars per head if impounded after 6pm & before 6am.	*Local Govt (Miscellaneous Provisions) Act 1960*	$131.00	$135.00		☐
	Mares, geldings, colts, fillies, foals, oxen, cows, steers, heifers, calves, rams, or pigs per head if impounded after 6am & before 6pm.	*Local Govt (Miscellaneous Provisions) Act 1960*	$88.00	$91.00		☐
	Mares, geldings, colts, fillies, foals, oxen, cows, steers, heifers, calves, rams, or pigs per head if impounded after 6pm & before 6am.	*Local Govt (Miscellaneous Provisions) Act 1960*	$132.00	$136.00		☐
	Wethers, ewes, lambs, goats, per head if impounded after 6am & before 6pm.	*Local Govt (Miscellaneous Provisions) Act 1960*	$22.00	$24.00		☐
	Wethers, ewes, lambs, goats, per head if impounded after 6pm & before 6am.	*Local Govt (Miscellaneous Provisions) Act 1960*	$44.00	$46.00		☐

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Determined by Act/Reg	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
Poundage Fees for Stock Impounded	Entire horses, mules, asses, camels, bulls, or boars above or apparently above the age of two years, per head (First 24 hours or part).	*Local Govt (Miscellaneous Provisions) Act 1960*	$28.00	$29.00		☐
	Entire horses, mules, asses, camels, bulls, or boars above or apparently above the age of two years, per head (Subsequent 24 hours or part).	*Local Govt (Miscellaneous Provisions) Act 1960*	$17.00	$18.00		☐
	Mares, geldings, colts, fillies, foals, oxen, cows, steers, heifers, calves, rams, or pigs, per head (First 24 hours or part).	*Local Govt (Miscellaneous Provisions) Act 1960*	$27.00	$28.00		☐
	Mares, geldings, colts, fillies, foals, oxen, cows, steers, heifers, calves, rams, or pigs, per head (Subsequent 24 hours or part).	*Local Govt (Miscellaneous Provisions) Act 1960*	$11.00	$12.00		☐
	Wethers, ewes, lambs, goats, per head (first 24 hours or part).	*Local Govt (Miscellaneous Provisions) Act 1982*	$10.50	$11.00		☐
	Wethers, ewes, lambs, goats, per head (Subsequent 24 hours or part).	*Local Govt (Miscellaneous Provisions) Act 1982*	$5.50	$6.00		☐
Sustenance Charges for Stock Impounded	Entire horses, mules, asses, camels, bulls, mares, geldings, colts, fillies, foals, oxen, cows, steers, heifers, or calves, per head (For each 24 hours or part).	*Local Govt (Miscellaneous Provisions) Act 1982*	$17.00	$18.00		☐
	Pigs of any description, per head (For each 24 hours or part).	*Local Govt (Miscellaneous Provisions) Act 1982*	$10.50	$11.00		☐
	Rams, wethers, ewes, lambs or goats, per head (For each 24 hours or part).	*Local Govt (Miscellaneous Provisions) Act 1982*	$8.50	$9.00		☐
Fox/Dog/Cat Traps	Hire Fee – Fox/Dog/Cat Traps for a 14 Day Period.	N/A	$50.00	$52.00		☒
Fencing (Local Govt (Uniform Local Provisions) Regs 1996)	Contravention of Local Law upon conviction.	Act/Reg	$218.00	$225.00		☐
Noxious Weeds	First offence for non-compliance.	Act/Reg	$22.00	$24.00		☐
	Subsequent offence/s.	Act/Reg	$55.00	$57.00		☐

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Determined by Act/Reg	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
Abandoned Vehicles	Towing by Shire of Gingin.	*Local Government Act 1995 Section 6.16*	$300.00	$310.00		☐
	Towing by Private Contractor.	*Local Government Act 1995 Section 6.16*	Cost + 15%	Cost + 15%		☐
	Impound of abandoned vehicle.	*Local Government Act 1995 Section 6.16*	$88.00	$91.00		☐
	Storage fee (per 24 hours or part thereof).	*Local Government Act 1995 Section 6.16*	$22.00	$23.00		☐
	Administration Fee.	N/A	$33.00	$34.00		☐
Parking Fees	Parking Stations.	N/A	$2.00 per hour / Maximum $10.00 per day	$2.00 per hour / Maximum $10.00 per day		☒
Replacement Parking Permits	Replacement Parking Permits (Rate payers only).	N/A	$33.00	$34.00		☒
Fines Enforcement Fees	Issuing Final Demand.	Act/Reg	Determined by Act/Reg	Determined by Act/Reg		☐
	Preparing Enforcement Certificate.	Act/Reg	Determined by Act/Reg	Determined by Act/Reg		☐
	Registration of Infringement Notice.	Act/Reg	Determined by Act/Reg	Determined by Act/Reg		☐
	Firebreak Administration Fee - engagement of private firebreak contractors.	N/A	$33.00	$34.00		☐
Lancelin Off-road Vehicle Area	Admission Fee - Non-commercial.	Control of Vehicles (Off-road Areas) Act Local Law 2021	Determined by Act/Reg	Determined by Act/Reg		☐
	Admission Fee – Commercial.	Control of Vehicles (Off-road Areas) Act Local Law 2021	Determined by Act/Reg	Determined by Act/Reg		☐
	Trading Permits.	Control of Vehicles (Off-road Areas) Act Local Law 2021	Determined by Act/Reg	Determined by Act/Reg		☐
Itinerant Food Vendor	Application Fee.	Activities in Thoroughfares and Public	$174.00	$180.00		☐

Item	Description	Determined by Act/Reg	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
		Places and Trading Local Law (2004)				
	Annual permit.	Activities in Thoroughfares and Public Places and Trading Local Law (2004)	$546.00	$564.00		☐
	6 Month Permit.	Activities in Thoroughfares and Public Places and Trading Local Law (2004)	$347.00	$358.00		☐
	3 Month Permit.	Activities in Thoroughfares and Public Places and Trading Local Law (2004)	$220.00	$227.00		☐
	1 Month Permit.	Activities in Thoroughfares and Public Places and Trading Local Law (2004)	$168.00	$174.00		☐
Trading in Public Places Permits	Application Fee (not required for 1-day permits).	Activities in Thoroughfares and Public Places and Trading Local Law (2004)	$174.00	$180.00		☐
	Annual permit – Non Food Vendors.	Activities in Thoroughfares and Public Places and Trading Local Law (2004)	$1,092.00	$1,128.00		☐
	Annual Permit – Food Vendors.	Activities in Thoroughfares and Public Places and Trading Local Law (2004)	$884.00	$913.00		☐
	License Fee - area adjoining applicant's business premises (annually).	Activities in Thoroughfares and Public Places and Trading Local Law (2004)	$328.00	$339.00		☐
	6 Month Permit.	Activities in Thoroughfares and Public	$546.00	$564.00		☐

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Determined by Act/Reg	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
		Places and Trading Local Law (2004)				
	3 Month Permit.	Activities in Thoroughfares and Public Places and Trading Local Law (2004)	$360.00	$372.00		☐
	1 Month Permit.	Activities in Thoroughfares and Public Places and Trading Local Law (2004)	$208.00	$215.00		☐
	1 Week Permit.	Activities in Thoroughfares and Public Places and Trading Local Law (2004)	$87.20	$90.00		☐
	1 Day Permit.	Activities in Thoroughfares and Public Places and Trading Local Law (2004)	$33.00	$34.00		☐

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
Gingin Aquatic Centre					
Admission Fees	Adult Swimmers - ages 16 and over.	$5.00	$5.50		☒
	Child - 5 to 15 years of age.	$3.00	$3.00		☒
	Child Under 5 years of age.	$2.00	$2.00		☒
	Spectator Fee.	$0.00	$0.00		☒
	Concession (Seniors, Pensioners, Veterans & Health Care Card Holders/High Schools).	$3.50	$3.60		☒
	Family Pass - 2 adults and 3 children.	$15.50	$17.00		☒
Annual Membership Fees	Adult Swimmers - ages 16 and over.	$149.50	$154.50		☒
	Council Employee Annual Membership.	$75.00	$77.50		☒
	Child - 5 to 15 years of age.	$81.50	$84.00		☒
	Child Under 5 years of age.	$42.00	$43.50		☒
	Concession.	$77.00	$79.50		☒
	Family Pass - 2 adults and 3 children.	$380.00	$392.50		☒
	Purchase 10 Day Passes, get one Free.				☒
Swimming Lessons	Admission all ages (VacSwim / In Term/ Carnivals).	$2.60	$2.70		☐
	Members of the Swimming Pool.	$0.00			☐
	Note: These rates only apply where swimming lessons are supervised by qualified persons - School Term & VacSwim.				
Functions etc.	Hire of the Swimming Pool for functions, swimming carnivals, and other similar special events outside of opening hours can be arranged at a cost per hour plus penalties.	POA	POA		☒
Lane Hire (Hourly Rate)	Commercial use of pool where fee is charged (requires copy of Public Liability Certificate of Insurance).	$14.50	$15.00		☒
	Community Group – Not for Profit.	$7.50	$7.50		☒

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
Gingin Sale Yards					
Non-Stud/Registered Stock	Per head (Increase to cover power/water use) (including Cattle, Horses, Goats and other hoofed stock).	$8.50	$9.00		☒
Stud/Registered Stock (excluding Bulls)	Per head.	$52.50	$54.50		☒
Stud Bulls	Per head.	$77.00	$79.50		☒
Removal of Dead Stock	Per head.	Cost plus 25%	Cost plus 24%		☒
Charity Days/Community Use	In accordance with Council Delegation 1.2 (Donations).				☒
Bond	For use of sale yards.	$500.00	$500.00		If bond is forfeited, GST may apply if used as consideration.

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Determined by Act/Reg	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
Planning Development Applications						
General	**Determination of a Development Application (other than for an Extractive Industry) where the estimated cost of the development is:**					
	a) Not more than $50,000.	Act/Reg	$147.00	$147.00		☐
	b) More than $50,000 but not more than $500,000.	Act/Reg	0.32% of the estimated cost of development	0.32% of the estimated cost of development	Determined by Act/Reg	☐
	c) More than $500,000 but not more than $2.5 million.	Act/Reg	$1,700 + 0.257% for every $1.00 in excess of $500,000	$1,700 + 0.257% for every $1.00 in excess of $500,000	Determined by Act/Reg	☐
	d) More than $2.5 million but not more than $5 million.	Act/Reg	$7,161 + 0.206% for every $1.00 in excess of $2.5 million	$7,161 + 0.206% for every $1.00 in excess of $2.5 million	Determined by Act/Reg	☐
	e) More than $5 million but not more than $21.5 million.	Act/Reg	$12,633 + 0.123% for every $1.00 in excess of $5.0 million	$12,633 + 0.123% for every $1.00 in excess of $5.0 million	Determined by Act/Reg	☐
	f) More than $21.5 million.	Act/Reg	$34,196.00	$34,196.00	Determined by Act/Reg	☐
	Determining a development application (other than for an extractive industry) where the development has commenced or been carried out.	Act/Reg	The Development Application fee plus, by way of penalty, twice that fee.	The Development Application fee plus, by way of penalty, twice that fee.	Determined by Act/Reg	☐
Development Assessment Panel (DAP) Fee	**Pursuant to *Planning and Development (Development Assessment Panels) Regulations 2011* and *Amendment Regulations 2024*. The fee for a Development Assessment Panel (DAP) Application consists of both the required DAP fee and the required Shire of Gingin fee.**					
	Estimated cost of the development:					
	a) less than $2 million.	Act/Reg	$5,475.00	$5,475.00	Determined by Act/Reg	☐
	b) Not less than $2 million and less than $7 million.	Act/Reg	$6,322.00	$6,322.00	Determined by Act/Reg	☐

	c) Not less than $7 million and less than $10 million.	Act/Reg	$9,760.00	$9,760.00	Determined by Act/Reg	☐
	d) Not less than $10 million and less than $12.5 million.	Act/Reg	$10,620.00	$10,620.00	Determined by Act/Reg	☐
	e) Not less than $12.5 million and less than $15 million.	Act/Reg	$10,922.00	$10,922.00	Determined by Act/Reg	☐
	f) Not less than $15 million and less than $17.5 million.	Act/Reg	$11,226.00	$11,226.00	Determined by Act/Reg	☐
	g) Not less than $17.5 million and less than $20 million.	Act/Reg	$11,530.00	$11,530.00	Determined by Act/Reg	☐
	h) not less than $20 million and less than $50 million.	Act/Reg	$11,833.00	$11,833.00	Determined by Act/Reg	☐
	i) $50 million or more.	Act/Reg	$17,097.00	$17,097.00	Determined by Act/Reg	☐
	An application under r.17.	Act/Reg	$271.00	$271.00	Determined by Act/Reg	☐
Home Occupation	Home occupation.	Act/Reg	$228.00	$228.00	Determined by Act/Reg	☐
	Determination of an initial application for approval of a Home Occupation where the Home Occupation has commenced.	Act/Reg	The Home Occupation fee plus, by way of penalty, twice that fee	The Home Occupation fee plus, by way of penalty, twice that fee	Determined by Act/Reg	☐
Heritage Listed	State or Local Heritage listed buildings or places that would not normally require Planning Consent if not listed.	Act/Reg	$0.00	$0.00	Determined by Act/Reg	☐
Change of Use	Determining a change of use or for an alteration or extension or change of a non-conforming use, where the change or the alteration, extension or change has not commenced or been carried out.	Act/Reg	$295.00	$295.00	Determined by Act/Reg	☐
	Note: The above fees may be subject to amendments from time to time as approved by legislation. If amended, the new gazetted fees will apply.					

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Determined by Act/Reg	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
Planning						
Change of Use (Retrospective)	Determining a change of use or for an alteration or extension or change of a non-conforming use, where the change or the alteration, extension or change has commenced or been carried out.	Act/Reg	The Change of Use fee, by way of penalty, twice that fee.	The Change of Use fee, by way of penalty, twice that fee.		☐
Amending a Development Application	A fee of $295.00 will be charged for amendments (except where the initial fee was less than $295.00, in which case the original fee amount will be charged again.) If the development has commenced or been carried out, the fee, plus, by way of penalty, twice that fee.	Act/Reg	$295.00	$295.00		☐
Strata Applications	Built Strata Form 24 Fee (1-5 allotments).	Act/Reg	$656.00 plus $65 per lot	$656.00 plus $65 per lot		☐
	Built Strata Form 24 Fee (6-100 allotments).	Act/Reg	$981.00 plus $43.50 per lot	$981.00 plus $43.50 per lot		☐
	Built Strata Form 24 Fee (in excess of 100 allotments).	Act/Reg	$5,113.50	$5,113.50		☐
Subdivision Clearances	a) Not more than 5 lots.	Act/Reg	$73.00	$73.00		☐
	b) More than five (5) but not more than one hundred and ninety five (195) lots.	Act/Reg	$73.00 for first 5 lots then $35.00 per lot	$73.00 for first 5 lots then $35.00 per lot		☐
	c) More than one hundred and ninety-five (195) lots.	Act/Reg	$7,393.00	$7,393.00		☐
Extractive Industry Development Approval	Planning Application Fee (where the development has not commenced).	Act/Reg	$752.00	$739.00		☐
	Planning Application Fee (where the development has commenced or been carried out).	Act/Reg		$739.00 + twice the fee	As per Regs (19 Feb 2026)	☐
Extractive Industry Licence Initial Application Fee	Initial Application Fee.	N/A	$535.00	$553.00		☐
Extractive Industry Local Laws Licence Renewal/ Transfer	Where overall area of excavation is less than 5ha.	N/A	$420.00	$434.00		☐
	Where overall area of excavation is greater than 5ha.	N/A	$840.00	$868.00		☐

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Determined by Act/Reg	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
Extractive Industry - Retrospective	Determining a development application for an extractive industry where the development has commenced or been carried out.	Act/Reg	The above application fee plus, by way of penalty, twice that fee.	The above application fee plus, by way of penalty, twice that fee.		☐
Extractive Industry Rehabilitation Bond	To be applied per ha as a condition of development approval.	N/A	$1,948.00	$5,000.00		☐
Second Hand Transportable Dwellings Bond	In accordance with the Local Planning Policy 1.5 Transportable Dwellings.	N/A	$5,000.00	$5,150.00		☐
Structure Plans/ Local Development Plans	Structure Plans/ Local Development Plans.	Act/Reg	$4,871.00	$9,000.00		☒
	Modifications to structure/local-development plans/subdivision guide plans.	Act/Reg	$2,435.00	$6,453.00		☒
	Note: For advertising all Applications (if required), plus cost of newspaper advertising.					
	Note: If applicable, fees are calculated on the estimated total cost to the Shire, in terms of Officer time spent on each request, in accordance with Regulation 48 of the *Planning and Development Regulations 2009.*					
	Note: The cost of specialist services or reports required by the local government to adequately assess a scheme proposal is payable by the applicant, and the local government may permit this work (or part thereof) to be undertaken directly by the applicant.					
Scheme Amendments	If applicable, fees are calculated on the estimated total cost to the Shire, in terms of officer time spent on each request, in accordance with the *Planning and Development Regulations 2009*. The cost of specialist services or reports required by the local government to adequately assess a scheme proposal is payable by the applicant, and the local government may permit this work (or part thereof) to be undertaken directly by the applicant.	Act/Reg				☐
	Basic - at discretion of the Shire.	Act/Reg	$4,684.00	$4,825.00		☐
	Standard - at discretion of the Shire.	Act/Reg	$6,265.00	$6,453.00		☐
	Complex - at discretion of the Shire.	Act/Reg	$8,950.00	$9,219.00		☐
	For advertising all Applications (if required), plus cost of newspaper advertising.	Act/Reg	$168.00	$168.00		☐
Detailed Area Plan	Application fee.	N/A	$484.00	$4,500.00		☐

Shire of Gingin

Schedule of Fees & Charges 2026/2027

Item	Description	Determined by Act/Reg	Rate 2025/26	Rate 2026/27	Comments	Inc. GST
Detailed Area Plan Amendments	Application fee.	N/A	$333.00	$344.00		☐
Road Closure	Application fee to close public road.	N/A	$390.00	$403.00		☐
Administration Fee	Issue of a zoning certificate.	N/A	$73.00	$73.00		☒
	Sector 40 (Liquor Licensing) Requests.	N/A	$147.00	$152.00		☐
Miscellaneous	Reply to a property settlement questionnaire.	Act/Reg	$73.00	$73.00		☒
	Issue of a written Planning Advice.	Act/Reg	$73.00	$73.00		☒
	Town Planning Scheme Text/Policies.	N/A	$30.00	$30.00		☒
	Copies of Local Planning Strategy.	N/A	$30.00	$30.00		☒
	Townsite Expansion Plan.	N/A	$30.00	$30.00		☒
	Heritage Booklet.	N/A	$72.00	$72.00		☒
	Administration charges for photocopying plans - if not enough sets submitted with application (A3 and A4 size plans only).	N/A	$18.00	$19.00		☒
	Short Term Rental Accommodation Approval Amendment Fee.	N/A	$147.00	$147.00		☐
	Deemed to Comply Fee – Minor Assessment.	N/A	$73.00	$73.00		☒
	Deemed to Comply Fee – Major Assessment.	N/A		$295.00		
Advertising	Advertising/signage.	Act/Reg	At cost	At cost		☒
	Note: The above fees may be subject to amendments from time to time as approved by legislation. If amended, the new gazetted fees will apply.					

13.6 LIST OF PAID ACCOUNTS JULY 2026

File	FIN/25
Author	Hannah Campbell –Finance Officer
Reporting Officer	Rachael Wright – Executive Manager Corporate Services
Refer	Nil
Appendices	1. Voucher List July 2026 [**13.6.1** - 7 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

For Council to note the payments made in July 2026.

BACKGROUND

Council has delegated authority to the Chief Executive Officer (CEO) to exercise the power to make payments from the Municipal Fund (Delegation 1.1.13 Payments from the Municipal or Trust Funds). The CEO is required to present a list to Council of those payments made since the last list was submitted.

COMMENT

Accounts totalling $2,682,989.99 were paid during the month of July 2026.

A payment schedule is included as **an appendix** to this report.

The schedule details:

• Municipal Fund electronic funds transfers (EFT)	$2,337,853.79
• Municipal Fund cheques	$0
• Municipal Fund direct debits	$345,136.20
TOTAL MUNICIPAL EXPENDITURE	**$2,682,989.99**
TOTAL EXPENDITURE	**$2,682,989.99**

All invoices have been verified, and all payments have been duly authorised in accordance with the Shire's procedures.

RISK IMPLICATIONS

Nil

STATUTORY/LOCAL LAW IMPLICATIONS

Local Government Act 1995
s.6.4 – Financial Report

Local Government (Financial Management) Regulations 1996
Reg. 13 – Payments from municipal fund or trust by CEO
Reg. 13A – Payments by employees via purchasing cards

Shire of Gingin Delegation Register – Delegation 1.1.13 Payments from the Municipal or Trust Funds

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Resource requirements are in accordance with existing budgetary allocations.

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	4. Excellence & Accountability - Deliver Quality Leadership and Business Expertise
Strategic Objective	4.4 Strategic & Sustainable Financial Planning - Undertake long-term resource planning and allocation in accordance with the Integrated Planning and Reporting Framework

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Woods SECONDED: Councillor Hyne

That Council note all payments made by the Chief Executive Officer under Delegation 1.1.13 for July 2026 totalling $2,682,989.99 as detailed in the appendices to this report, comprising:

• Municipal Fund electronic funds transfers (EFT)	$2,337,853.79
• Municipal Fund cheques	$0
• Municipal Fund direct debits	$345,136.20

CARRIED UNANIMOUSLY
8 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Stewart, Councillor Wilkie, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

Payments made under Delegated Authority *2.1 Payment of Creditors* for the period 01/07/2026 - 31/07/2026

Payment Category
L - Local, R - Reimbursement, F - Funded, S - Staff, PF - Partially Funded, C - Councillor

TYPE	DATE PAID	NAME	DETAILS	AMOUNT
PAY-191	2/07/2026	Shire of Gingin	Net Pay	185,686.81
EFT-47543	3/07/2026	AFGRI Equipment Pty Ltd	Shire Vehicle: Supply Part	589.95
EFT-47544	3/07/2026	Alltrack Earthmoving	Asset Hire	9,504.00
EFT-47545	3/07/2026	Aurora Delta Pty Ltd	Pre Employment Medical	210.00
EFT-47546	3/07/2026	Australasian Performing Right Association Ltd	Licence Renewal	1,003.23
EFT-47547	3/07/2026	Bunnings Buildings Supplies Pty Ltd	Tools and Materials	3,981.32
EFT-47548	3/07/2026	Civil Products WA	LORVA Grant Signage	3,158.43
EFT-47549	3/07/2026	Claymont Development Pty Ltd	Refund	800.00
EFT-47550	3/07/2026	Cleanflow Environmental Solutions	Various Locations: Soak Well and Pit Drainage	4,213.00
EFT-47551	3/07/2026	Department of Premier and Cabinet	Government Gazette Local Law Amendments	1,428.03
EFT-47552	3/07/2026	Dibbles Plumbing Service	Various Shire Facilities: Plumbing Repairs	3,551.90
EFT-47553	3/07/2026	Duncan Solutions	Parking Meters Transactions & Service	751.93
EFT-47554	3/07/2026	Eagleye Technical Services	Various Shire Facilities: Electrical Repairs	710.47
EFT-47555	3/07/2026	Frontline Fire and Rescue Equipment	Repairs to BFB Heavy Vehicle	662.84
EFT-47556	3/07/2026	Indian Ocean Pest Control	Shire Facilities/Locations: Pest Control	6,297.50
EFT-47557	3/07/2026	Kenworthy Contracting Pty Ltd	Footpath Replacement	11,044.00
EFT-47558	3/07/2026	Lancelin Outdoors	Storage Shed at Shire Facility	18,430.05
EFT-47559	3/07/2026	Lancelin Tree Services	Various Locations: Tree Removal & Pruning	9,845.00
EFT-47560	3/07/2026	Landgate	UV & GRV Interim Valuation	595.25
EFT-47561	3/07/2026	LD Total	Turf Maintenance Contract	51,173.63
EFT-47562	3/07/2026	Ledge Point Community Association - LPCA	Community Grant Funding	2,500.00
EFT-47563	3/07/2026	Local Government Professionals WA - LGPWA	Membership Renewals	560.00
EFT-47564	3/07/2026	McLeods Lawyers Pty Ltd	Legal Advice	3,764.20
EFT-47565	3/07/2026	Omnicom Media Group Australia Pty Ltd (Marketforce)	Public Notice	499.38
EFT-47566	3/07/2026	SoundBay Pty Ltd t/a Manyus, Store DJ, Derringers Music & Optimum Percussion	Sound System Equipment	6,054.00
EFT-47567	3/07/2026	Stewart & Heaton Clothing Co Pty Ltd	Bushfire Brigade PPE	223.26
EFT-47568	3/07/2026	Trans Tank International	Supply/Deliver Asset	10,860.52
EFT-47569	3/07/2026	Truck Centre WA Pty Ltd	Vehicle Service	2,812.94
EFT-47570	3/07/2026	WEX Australia Pty Ltd	Fuel Purchases	1,844.73
EFT-47571	3/07/2026	A. Vis	Councillor Quarterly Payment	2,778.75
EFT-47572	3/07/2026	C. Hyne	Councillors Quarterly Allowance	2,778.75
EFT-47573	3/07/2026	D. Wilkie	Councillors Quarterly Allowance	2,778.75
EFT-47574	3/07/2026	F. Peczka	Deputy President & Councillor Quarterly Payment Cr Travel Expenses	5,307.39
EFT-47575	3/07/2026	J. Weeks	Councillors Quarterly Allowance	2,778.75
EFT-47576	3/07/2026	L. Stewart	Councillors Quarterly Allowance	2,778.75
EFT-47577	3/07/2026	L. Balcombe	Shire Presidents Quarterly Payment	8,525.00
EFT-47578	3/07/2026	L. Kapadia	Refund	2,828.56
EFT-47579	3/07/2026	N. Woods	Councillors Quarterly Allowance	2,778.75
EFT-47580	3/07/2026	T. Tomlinson	Refund	804.00
EFT-47581	8/07/2026	AMPAC Debt Recovery WA Pty Ltd	Debt Recovery Costs	66.00
EFT-47582	8/07/2026	Australian Taxation Office (PAYG)	Payroll deduction for PE: 02/07/2026	51,529.00
EFT-47583	8/07/2026	Beemarra Group Pty Ltd	Shire Waste Facilities: Operations & Site Management	25,575.00
EFT-47584	8/07/2026	Benara Nurseries	Supply and Deliver Plants	1,793.88
EFT-47585	8/07/2026	BOC Pty Ltd	Shire Facilities/Locations: Supply Gas & Oxygen	110.79
EFT-47586	8/07/2026	Bond Investments T/A Bond Hire	CCTV Towers	1,320.00
EFT-47587	8/07/2026	CarBon Leasing & Rentals Pty Ltd	Novated Lease	1,024.60
EFT-47588	8/07/2026	Carringtons Traffic Services	Traffic Management	15,250.84
EFT-47589	8/07/2026	CFMEU	Payroll Deduction	60.00
EFT-47590	8/07/2026	Child Support Agency	Payroll Deduction	734.59
EFT-47591	8/07/2026	Country Copiers	Photo Copier Charges	455.32
EFT-47592	8/07/2026	Department of Planning, Lands & Heritage - DPLH	Development Assessment Panel Fee	17,097.00
EFT-47593	8/07/2026	Dibbles Plumbing Service	Various Shire Locations/Facilities: Testing & Reports	2,783.00
EFT-47594	8/07/2026	Gingin Fuel and Tyres Pty Ltd	Supply/Deliver Diesel	15,512.00
EFT-47595	8/07/2026	IGA Local Grocer Gingin	Supermarket Purchases	684.15
EFT-47596	8/07/2026	Lancelin Gull Roadhouse	Fuel Purchases	2,448.13
EFT-47597	8/07/2026	Ledge Point Volunteer Bush Fire Brigade	Starlink Subscription	673.00
EFT-47598	8/07/2026	LGRCEU (WA Division)	Payroll Deduction	72.00
EFT-47599	8/07/2026	Local Government Professionals WA - LGPWA	Membership Renewals	560.00
EFT-47600	8/07/2026	Roads 2000 Pty Ltd	Road Maintenance	36,610.11
EFT-47601	8/07/2026	Rural Infrastructure Services	Consultancy Services	2,728.80
EFT-47602	8/07/2026	Sherrin Rentals Pty Ltd	Water Truck Hire	10,459.35
EFT-47603	8/07/2026	H. Morris	Shire Waste Facilities: Landfill Cell Developer	8,979.00
EFT-47604	8/07/2026	R. Putrino	Refund	200.00
PAY-192	16/07/2026	Shire of Gingin	Net Pay	186,098.59

Payments made under Delegated Authority *2.1 Payment of Creditors* for the period 01/07/2026 - 31/07/2026

Payment Category
L - Local, R - Reimbursement, F - Funded, S - Staff, PF - Partially Funded, C - Councillor

TYPE	DATE PAID	NAME	DETAILS	AMOUNT
EFT-47605	16/07/2026	Altus Planning Pty Ltd	Planning Services	7,282.00
EFT-47606	16/07/2026	Aurora Delta Pty Ltd	Gingin Medical Centre Subsidy	989.02
EFT-47607	16/07/2026	Belgravia PRO Pty Ltd	Shire Facilities: Hire, Management & Licencing Fees	41,418.65
EFT-47608	16/07/2026	Bluemont Pty Ltd	Supply & Deliver Materials	12,291.40
EFT-47609	16/07/2026	Brightmark Group Pty Ltd	Cleaning Shire Facilities	22,663.43
EFT-47610	16/07/2026	Castlerock Developments Pty Ltd	Refund	61.65
EFT-47611	16/07/2026	Central Regional Tafe	Staff Training	1,337.24
EFT-47612	16/07/2026	Civic Legal	Legal Advice	5,775.00
EFT-47613	16/07/2026	Civil Engineering Assignments	Capital Works Designs	14,338.70
EFT-47614	16/07/2026	Civil Products WA	Road Signage	319.00
EFT-47615	16/07/2026	Cleanflow Environmental Solutions	Various Locations: Soak Well and Pit Drainage	6,160.00
EFT-47616	16/07/2026	Complete Office Supplies Pty Ltd	Stationary	1,814.55
EFT-47617	16/07/2026	Cooee Couriers & Transport	Freight	1,041.81
EFT-47618	16/07/2026	Country Values Real Estate - Trust Account	Rent	2,320.00
EFT-47619	16/07/2026	Department of Health	Staff Training	1,320.00
EFT-47620	16/07/2026	Everjazz Pty Ltd T/A Alarm Assets Group & Austech Surveillance	Quarterly Monitoring	153.00
EFT-47621	16/07/2026	Full Flow Plumbing and Gas	Shire Facilities/Locations: Plumbing Repairs	3,341.80
EFT-47622	16/07/2026	Gingin Florist	Condolence Flowers	80.00
EFT-47623	16/07/2026	Gingin Fuel and Tyres Pty Ltd	Vehicle: Supply Tyres	1,920.00
EFT-47624	16/07/2026	Gingin Trading	Hardware Store Purchases	1,563.60
EFT-47625	16/07/2026	Indian Ocean Pest Control	Shire Facilities/Locations: Pest Control	1,540.00
EFT-47626	16/07/2026	Integrated ICT	IT Services Contract	16,181.37
EFT-47627	16/07/2026	Iron Mountain Australia Group Services Pty Ltd	Storage	150.82
EFT-47628	16/07/2026	Jason Industries & Signmakers	Supply & Install Capital Asset	19,663.05
EFT-47629	16/07/2026	JLT Risk Solutions Pty Ltd	Insurance	2,054.23
EFT-47630	16/07/2026	K B Riley & Sons Pty Ltd t/a Lancelin Sands	Remedial Works Lancelin	2,200.00
EFT-47631	16/07/2026	Kleen West Distributors	Ablution Supplies	828.30
EFT-47632	16/07/2026	Lancelin Gull Roadhouse	Volunteer Week Voucher	666.00
EFT-47633	16/07/2026	Lancelin Trade and Rural Supplies	Hardware Store Purchases	1,323.55
EFT-47634	16/07/2026	Local Government Professionals WA - LGPWA	Membership Renewals & Staff Training	725.00
EFT-47635	16/07/2026	Local Health Authorities Analytical Committee (LHAAC)	Analytical Services	1,593.00
EFT-47636	16/07/2026	Market Creations Agency Pty Ltd	Subscription & Renewal	16,340.50
EFT-47637	16/07/2026	Martin's Trailer Parts	Shire Asset: Supply Parts	548.41
EFT-47638	16/07/2026	McLeods Lawyers Pty Ltd	Legal Advice	5,564.68
EFT-47639	16/07/2026	Mills Recruitment	Recruitment	4,290.00
EFT-47640	16/07/2026	NXP Civils Pty Ltd	Capital Project Works	102,109.15
EFT-47641	16/07/2026	Ocean Farm Volunteer Bush Fire Brigade	Subscription & Catering	203.43
EFT-47642	16/07/2026	Officeworks	Councillor Equipment	127.95
EFT-47643	16/07/2026	Ohura Consulting	IR Consultancy	5,482.50
EFT-47644	16/07/2026	Pedders Suspension - Joondalup	Vehicle: Supply Parts	1,137.60
EFT-47645	16/07/2026	Perth Commercial Kitchens	Shire Facility: Supply Asset	8,280.44
EFT-47646	16/07/2026	ReadyTech User Group WA Inc.	Membership Renewal	962.50
EFT-47647	16/07/2026	RingCentral Australia Pty Ltd	Monthly Phone Service	1,368.39
EFT-47648	16/07/2026	RNK Sales Pty Ltd (Kanga Loaders)	Shire Asset: Supply Parts	1,197.34
EFT-47649	16/07/2026	Shire of Gingin	Refund	50.00
EFT-47650	16/07/2026	Shire of Gingin	Refund	61.17
EFT-47651	16/07/2026	Sonic HealthPlus Pty Ltd	Staff Hearing Tests	189.20
EFT-47652	16/07/2026	The PR Collaborative Pty Ltd	Consulting Services	3,850.00
EFT-47653	16/07/2026	The Right Water Company Pty Ltd	Consultancy Services	8,250.00
EFT-47654	16/07/2026	Thinkproject Australia Pty Ltd	Software Rental	15,158.48
EFT-47655	16/07/2026	Tiffany's Catering	Catering	770.00
EFT-47656	16/07/2026	TLCWA Pty Ltd t/as Saferoads WA	Road Maintenance	123,948.00
EFT-47657	16/07/2026	Waterlogic Australia Pty Ltd	Asset Hire	180.05
EFT-47658	16/07/2026	Western Australian Local Government Association	Staff Training	682.00
EFT-47659	16/07/2026	T. Kusters	Shire Facility: Plumbing Repairs	100.00
EFT-47660	17/07/2026	ASK Waste Management Pty Ltd	Consultancy Services	7,513.00
EFT-47661	17/07/2026	Australian Taxation Office (PAYG)	Payroll Deduction	51,792.00
EFT-47662	17/07/2026	Beemarra Group Pty Ltd	Shire Waste Facilities: Operations & Site Management	12,787.50
EFT-47663	17/07/2026	CarBon Leasing & Rentals Pty Ltd	Novated Lease	1,024.60
EFT-47664	17/07/2026	Carringtons Traffic Services	Traffic Management	11,684.45
EFT-47665	17/07/2026	CFMEU	Payroll Deduction	60.00
EFT-47666	17/07/2026	Child Support Agency	Payroll Deduction	848.47
EFT-47667	17/07/2026	Cleanflow Environmental Solutions	Various Locations: Soak Well and Pit Drainage	5,830.00
EFT-47668	17/07/2026	Commercial Locksmiths	Shire Facilities: Building Maintenance	2,411.09
EFT-47669	17/07/2026	Dibbles Plumbing Service	Asset Replacement	911.90

Payments made under Delegated Authority *2.1 Payment of Creditors* for the period 01/07/2026 - 31/07/2026

Payment Category
L - Local, R - Reimbursement, F - Funded, S - Staff, PF - Partially Funded, C - Councillor

TYPE	DATE PAID	NAME	DETAILS	AMOUNT
EFT-47670	17/07/2026	Dielectric Security Systems	Various Shire Facilities: Alarm Monitoring Fees	919.16
EFT-47671	17/07/2026	Ecowater Services	Shire Facilities/Locations: ATU Maintenance	325.00
EFT-47672	17/07/2026	Enviro Sweep	Road Maintenance	1,169.44
EFT-47673	17/07/2026	Gull Gingin Pty Ltd	Volunteer Week	250.00
EFT-47674	17/07/2026	Jason Industries & Signmakers	Signage	505.71
EFT-47675	17/07/2026	Ledge Point Reticulation & Refrigeration	Shire Location: Install Bore	10,670.00
EFT-47676	17/07/2026	LGRCEU (WA Division)	Payroll Deduction	72.00
EFT-47677	17/07/2026	Local Government Professionals WA - LGPWA	Membership Renewals	3,020.00
EFT-47678	17/07/2026	Minuteman Press Balcatta	Name Badges	184.80
EFT-47679	17/07/2026	Moore Septics	Waste Removal	1,155.00
EFT-47680	17/07/2026	Strooth Consulting Pty Ltd	Consulting Services	792.00
EFT-47681	17/07/2026	Team Global Express Pty Ltd	Freight	38.86
EFT-47682	17/07/2026	Telair Pty Ltd	Internet Charges	1,340.20
EFT-47683	17/07/2026	Tiffany's Catering	Catering	120.00
EFT-47684	17/07/2026	Veris Australia Pty Ltd	Shire Road Survey	15,334.00
EFT-47685	17/07/2026	West Coast Technical Services Pty Ltd	Shire Asset Service	170.50
EFT-47686	17/07/2026	D. Hoey	Refund	123.34
EFT-47687	17/07/2026	M. Donaldson	Refund	180.00
EFT-47688	17/07/2026	M. Close	Reimbursement	210.00
EFT-47689	22/07/2026	Beemarra Group Pty Ltd	Shire Waste Facilities: Operations & Site Management	12,787.50
EFT-47690	22/07/2026	Civil Engineering Assignments	Capital Works Designs	3,478.75
EFT-47691	22/07/2026	Cleanflow Environmental Solutions	Various Locations: Soak Well and Pit Drainage	2,915.00
EFT-47692	22/07/2026	Docu-Shred	Shredding	1,371.92
EFT-47693	22/07/2026	Duncan Solutions	Ticket Rolls	631.52
EFT-47694	22/07/2026	Eagleye Technical Services	Shire Facilities: Electrical Upgrades	3,660.83
EFT-47695	22/07/2026	Easy Signs Pty Ltd	Palettes & Plates	213.88
EFT-47696	22/07/2026	Ecowater Services	Shire Facilities/Locations: ATU Maintenance	560.40
EFT-47697	22/07/2026	Gingin Fuel and Tyres Pty Ltd	Supply Hardware, Tyres & Fuel	17,408.20
EFT-47698	22/07/2026	IP Cameras Australia	CCTV Assessment	2,193.84
EFT-47699	22/07/2026	Kleen West Distributors	Ablution Supplies	2,642.42
EFT-47700	22/07/2026	Lancelin IGA Local Grocer	Supermarket Purchases	85.30
EFT-47701	22/07/2026	Lancelin Outdoors	Shire Facility: Building Maintenance	6,424.00
EFT-47702	22/07/2026	LG Best Practices Pty Ltd	External Officer	5,021.50
EFT-47703	22/07/2026	McLeods Lawyers Pty Ltd	Legal Advice	1,084.60
EFT-47704	22/07/2026	Metrocount	Minor Asset Parts	445.50
EFT-47705	22/07/2026	Mobile Sentinel Pty Ltd T/A Little Rippers Technology	Pet Waste Bags	1,391.50
EFT-47706	22/07/2026	NAPA a division of GPC Asia Pacific Pty Ltd	Various Vehicles: Replacement & Maintenance Parts	420.01
EFT-47707	22/07/2026	Officeworks	Stationary	233.95
EFT-47708	22/07/2026	Ohura Consulting	Consultancy Services	8,194.73
EFT-47709	22/07/2026	Perth Trade Parts	Vehicles: Replacement Parts	326.41
EFT-47710	22/07/2026	Shire of Gingin	Commission Paid on BSL	140.25
EFT-47711	22/07/2026	Sonic HealthPlus Pty Ltd	Staff Hearing Tests	94.60
EFT-47712	22/07/2026	Strooth Consulting Pty Ltd	Consulting Services	2,970.00
EFT-47713	22/07/2026	Telair Pty Ltd (Mobile Phones)	Mobile Phones Charges	279.40
EFT-47714	22/07/2026	True Blue Rogers Pty Ltd T/as Rooftop Gutters and Solar Cleaning	Various Locations/Facilities: Building Maintenance	23,185.00
EFT-47715	22/07/2026	Uniforms at Work	Uniforms	464.60
EFT-47716	22/07/2026	W & J Greenwell	Equipment and PPE	486.60
EFT-47717	22/07/2026	West Coast Vehicle Hoist Repairs	Asset Inspection	495.00
EFT-47718	22/07/2026	Westair Pnuematic Systems Pty Ltd	Asset Repairs & Service	953.15
EFT-47719	22/07/2026	D. Wilkie	Councillor Travel Expenses	928.65
EFT-47720	22/07/2026	D. Meldrum	Refund	150.00
EFT-47721	22/07/2026	H. Sutherland	Reimbursement	34.11
EFT-47722	29/07/2026	ACS Swan Express Print	Stationary	530.20
EFT-47723	29/07/2026	AFGRI Equipment Pty Ltd	Shire Vehicle: Electrical Repairs	720.70
EFT-47724	29/07/2026	Aurora Delta Pty Ltd	Pre Employment Medical	210.00
EFT-47725	29/07/2026	Belgravia PRO Pty Ltd	Shire Facilities: Hire, Management & Licencing Fees	282.21
EFT-47726	29/07/2026	Bormaz Contracting Pty Ltd	Mechanical Works	38,000.00
EFT-47727	29/07/2026	Bunnings Buildings Supplies Pty Ltd	Storage	586.90
EFT-47728	29/07/2026	Civil Engineering Assignments	Capital Works Designs	4,135.12
EFT-47729	29/07/2026	Cleanflow Environmental Solutions	Various Locations: Soak Well and Pit Drainage	8,745.00
EFT-47730	29/07/2026	Coastal Courier	Advertising	40.00
EFT-47731	29/07/2026	Cohesis Pty Ltd	Consulting & Intranet Development	11,385.00
EFT-47732	29/07/2026	Construction Training Fund	Building Services Levy	12,611.83
EFT-47733	29/07/2026	Department of Transport	Release of Information fee	51.00
EFT-47734	29/07/2026	Eagleye Technical Services	Various Locations/Facilities: Electrical Repairs	9,331.60
EFT-47735	29/07/2026	Ecowater Services	Shire Locations/Facilities: ATU Maintenance	1,135.20

Payments made under Delegated Authority *2.1 Payment of Creditors* for the period 01/07/2026 - 31/07/2026

Payment Category
L - Local, R - Reimbursement, F - Funded, S - Staff, PF - Partially Funded, C - Councillor

TYPE	DATE PAID	NAME	DETAILS	AMOUNT
EFT-47736	29/07/2026	Electricity Networks Corporation	Power Line Damage	3,686.67
EFT-47737	29/07/2026	Frontline Fire and Rescue Equipment	Asset Repairs	3,178.96
EFT-47738	29/07/2026	Full Flow Plumbing and Gas	Shire Facility: Plumbing Repairs	495.00
EFT-47739	29/07/2026	Guilderton Community Association Inc (GCA)	Hire of Community Hall	19.50
EFT-47740	29/07/2026	Gull Gingin Pty Ltd	Catering	220.00
EFT-47741	29/07/2026	Integrity Management Solutions Pty Ltd	Subscription Renewal	9,350.00
EFT-47742	29/07/2026	Interfire Agencies Pty Ltd TTF The Lovett Family Trust	Firefighting Materials	3,789.98
EFT-47743	29/07/2026	Jason Industries & Signmakers	Signage	66.34
EFT-47744	29/07/2026	JB Hi-Fi Group Pty Ltd	Staff Electronics	1,938.80
EFT-47745	29/07/2026	K B Riley & Sons Pty Ltd t/a Lancelin Sands	Various Locations: Drainage & Renourishment Works	82,893.25
EFT-47746	29/07/2026	Lancelin Outdoors	Shire Facility: Repair Roof	673.64
EFT-47747	29/07/2026	Landgate	UV Interim Valuation	99.60
EFT-47748	29/07/2026	LGISWA	LGISWA Scheme Membership	396,632.06
EFT-47749	29/07/2026	McLeods Lawyers Pty Ltd	Legal Advice	10,203.60
EFT-47750	29/07/2026	Moore River Electrical Services	Shire Location/Facilities: Electrical Repairs	440.00
EFT-47751	29/07/2026	Northern Garage Doors (WA)	Shire Facility: Supply & Install Roller Door	4,250.00
EFT-47752	29/07/2026	Officeworks	Stationary	81.45
EFT-47753	29/07/2026	RBH Fencing	Various Locations/Facilities: Fence Repairs & Installation	8,690.00
EFT-47754	29/07/2026	RingCentral Australia Pty Ltd	Monthly Phone Service	1,368.39
EFT-47755	29/07/2026	Stewart & Heaton Clothing Co Pty Ltd	Firefighter PPE	772.76
EFT-47756	29/07/2026	Team Global Express Pty Ltd	Freight	145.30
EFT-47757	29/07/2026	Tiffany's Catering	Catering	132.00
EFT-47758	29/07/2026	Training Services Australia	Staff Course	363.00
EFT-47759	29/07/2026	UTL Utilities Pty Ltd	Consultancy Services	9,531.01
EFT-47760	29/07/2026	Veris Australia Pty Ltd	Consulting Services	47,401.25
EFT-47761	29/07/2026	W & J Greenwell	PPE	225.00
EFT-47762	29/07/2026	WA Mapping	Road Reports	2,750.00
EFT-47763	29/07/2026	Zagro Australia Pty Ltd	Refund	215.00
EFT-47764	29/07/2026	J. Battern	Face Painting for Event	200.00
EFT-47765	29/07/2026	R. Young	Refund	150.00
PAY-193	30/07/2026	Shire of Gingin	Net Pay	193,323.40
				2,337,853.79

CHEQUES

CHEQUES				**-**

DIRECT DEBIT

DE-8226	1/07/2026	LJ Hughes	Allocation of Lease	688.25
DE-8227	1/07/2026	HP Financial Services (Australia) Pty Ltd	Allocation of Lease	748.57
DE-8383	1/07/2026	Go Go Media	Monthly Messages On Hold	75.90
DE-8377	1/07/2026	Synergy	285 816 690 Electricity Charges	1,811.02
DE-8386	1/07/2026	Water Corporation	9007285863 Water Charges	78.31
DE-8376	1/07/2026	Synergy	301 688 750 Electricity Charges	149.80
DE-8379	1/07/2026	Synergy	803 180 850 Electricity Charges	2,321.92
DE-8381	1/07/2026	Synergy	803 650 860 Electricity Charges	2,965.83
DE-8347	1/07/2026	Bendigo Bank	BPay Biller Fee	469.04
DE-8348	1/07/2026	Bendigo Bank	Bendigo Bank Fees	62.50
DE-8349	1/07/2026	Bendigo Bank	Bendigo Bank Fees	8.00
DE-8362	1/07/2026	Finrent Pty Ltd	Rental of Printer	167.32
DE-8370	1/07/2026	Department of Transport	Licensing	35,393.10
DE-8346	2/07/2026	Precision Administration Services Pty Ltd	Payroll Deduction	36,053.28
DE-8350	2/07/2026	Bendigo Bank	Bendigo Bank Fees	17.25
DE-8363	2/07/2026	Department of Transport	Licensing	7,166.75
DE-8388	3/07/2026	Synergy	669 547 310 Electricity Charges	134.40
DE-8351	3/07/2026	Bendigo Bank	Bendigo Bank Fees	5.70
DE-8352	3/07/2026	Bendigo Bank	Bendigo Bank Fees	171.28
DE-8353	3/07/2026	Bendigo Bank	Bendigo Bank Fees	5.39
DE-8354	3/07/2026	Bendigo Bank	Bendigo Bank Fees	341.91
DE-8355	3/07/2026	Bendigo Bank	Bendigo Bank Fees	1,116.49
DE-8356	3/07/2026	Bendigo Bank	Bendigo Bank Fees	213.84
DE-8357	3/07/2026	Bendigo Bank	Bendigo Bank Fees	162.26

Payments made under Delegated Authority *2.1 Payment of Creditors* for the period 01/07/2026 - 31/07/2026

Payment Category
L - Local, R - Reimbursement, F - Funded, S - Staff, PF - Partially Funded, C - Councillor

TYPE	DATE PAID	NAME	DETAILS	AMOUNT
DE-8358	3/07/2026	Bendigo Bank	Bendigo Bank Fees	64.00
DE-8364	3/07/2026	Department of Transport	Licensing	6,097.75
DE-8392	6/07/2026	Synergy	836 441 510 Electricity Charges	605.04
DE-8390	6/07/2026	Synergy	520 356 120 Electricity Charges	196.14
DE-8359	6/07/2026	Bendigo Bank	Bendigo Bank Fees	30.00
DE-8365	6/07/2026	Department of Transport	Licensing	3,988.85
DE-8400	7/07/2026	Synergy	799 289 350 Electricity Charges	938.15
DE-8403	7/07/2026	Synergy	870 298 050 Electricity Charges	339.41
DE-8398	7/07/2026	Synergy	328 979 240 Electricity Charges	128.61
DE-8401	7/07/2026	Synergy	158 243 550 Electricity Charges	379.67
DE-8402	7/07/2026	Synergy	187 761 900 Electricity Charges	161.15
DE-8395	7/07/2026	Synergy	107 391 000 Electricity Charges	71.35
DE-8399	7/07/2026	Water Corporation	9018507038 Water Charges	12.05
DE-8366	7/07/2026	Department of Transport	Licensing	5,040.90
DE-8396	8/07/2026	Synergy	178 235 200 Electricity Charges	205.49
DE-8397	8/07/2026	Synergy	781 501 390 Electricity Charges	140.20
DE-8367	8/07/2026	Bendigo Bank	Bendigo Bank Fee	3.60
DE-8368	8/07/2026	Department of Transport	Licensing	1,472.95
DE-8385	9/07/2026	Synergy	235 782 200 Electricity Charges	233.49
DE-8387	9/07/2026	Synergy	285 816 50 Electricity Charges	1,708.20
DE-8389	9/07/2026	Synergy	613 883 23 Electricity Charges	1,497.08
DE-8391	9/07/2026	Synergy	190 842 510 Electricity Charges	1,257.30
DE-8393	9/07/2026	Synergy	376 853 180 Electricity Charges	710.83
DE-8394	9/07/2026	Synergy	247 878 000 Electricity Charges	174.57
DE-8384	9/07/2026	Telstra	Telstra Group Plan	2,345.21
DE-8369	9/07/2026	Department of Transport	Licensing	5,917.00
DE-8380	10/07/2026	Synergy	346 843 830 Electricity Charges	1,436.62
DE-8382	10/07/2026	Synergy	905 975 750 Electricity Charges	362.99
DE-8374	10/07/2026	Department of Transport	346 843 830 Electricity Charges	5,249.55
DE-8332	11/07/2026	QPC Group	Printer Charges	865.87
DE-8361	11/07/2026	Telstra	Telstra Group Plan	960.21
DE-8378	13/07/2026	Synergy	392 383 35 Electricity Charges	889.41
DE-8375	13/07/2026	Department of Transport	Licensing	671.80
DE-8371	14/07/2026	Credit Card - CESM	Credit Card Purchases	1,955.19
DE-8372	14/07/2026	Credit Card - EMO	Credit Card Purchases	2,240.86
DE-8337	14/07/2026	Viva Energy Australia Pty Ltd	Shell Card Purchases	131.52
DE-8414	14/07/2026	Credit Card - EMCCS	Credit Card Purchases	2,112.27
DE-8428	14/07/2026	Credit Card - EMRDS	Credit Card Purchases	1,742.99
DE-8373	14/07/2026	Credit Card - Mechanic/Depot Controller	Credit Card Purchases	4,631.38
DE-8493	14/07/2026	Credit Card - GG Aquatic Centre Manager	Credit Card Purchases	4.00
DE-8406	14/07/2026	Department of Transport	Licensing	2,943.15
DE-8417	15/07/2026	Bendigo Bank	Bendigo Bank Fees	39.23
DE-8323	16/07/2026	Synergy	936 644 360 Electricity Charges	861.54
DE-8416	16/07/2026	Department of Transport	Licensing	4,211.15
DE-8420	16/07/2026	Department of Transport	Licensing	2,355.55
DE-8415	16/07/2026	QPC Group	Printer Charges	33.00
DE-8419	16/07/2026	Precision Administration Services Pty Ltd	Payroll Deductiom	36,191.68
DE-8422	16/07/2026	Bendigo Bank	Bendigo Bank Fees	25.65
DE-8344	17/07/2026	Business Service Brokers T/A TeleChoice	Mobile Phone Charges	138.00
DE-8338	17/07/2026	Synergy	696 773 000 Electricity Charges	347.63
DE-8421	17/07/2026	Department of Transport	Licensing	2,256.35
DE-8423	17/07/2026	Bendigo Bank	Bendigo Bank Fees	4.35
DE-8342	20/07/2026	Windcave Pty Ltd	Transaction Fees	928.54
DE-8460	20/07/2026	Department of Transport	Licensing	11,308.05
DE-8340	21/07/2026	Synergy	285 816 880 Electricity Charges	217.34
DE-8461	21/07/2026	Department of Transport	Licensing	11,728.00
DE-8339	22/07/2026	Water Corporation	9014990894 Water Charges	373.49
DE-8345	22/07/2026	Vocus Communications	Internet	808.50
DE-8464	22/07/2026	Bendigo Bank	Bendigo Bank Fees	4.95
DE-8465	22/07/2026	Department of Transport	Licensing	10,835.20
DE-8467	22/07/2026	Department of Transport	Licensing	2,710.85
DE-8466	23/07/2026	Department of Transport	Licensing	5,837.90
DE-8341	23/07/2026	Water Corporation	9017841552 Sewerage Charges	128.83
DE-8513	23/07/2026	Western Australian Treasury Corporation (WATC)	Guarantee Fee	6,948.55
DE-8336	24/07/2026	Australia Post	Postage Charges	1,484.14
DE-8343	27/07/2026	Synergy	948 161 960 Electricity Charges	11,779.33

Payments made under Delegated Authority *2.1 Payment of Creditors* for the period 01/07/2026 - 31/07/2026

Payment Category
L - Local, R - Reimbursement, F - Funded, S - Staff, PF - Partially Funded, C - Councillor

TYPE	DATE PAID	NAME	DETAILS	AMOUNT
DE-8468	27/07/2026	Department of Transport	Licensing	11,299.15
DE-8511	27/07/2026	Western Australian Treasury Corporation (WATC)	Loan Payment	12,159.68
DE-8409	29/07/2026	Synergy	285 816 690 Electricity Charges	1,878.70
DE-8404	29/07/2026	Synergy	803 180 850 Electricity Charges	2,182.83
DE-8408	29/07/2026	Synergy	803 650 860 Electricity Charges	1,773.02
DE-8418	29/07/2026	Viva Energy Australia Pty Ltd	Shell Card Purchases	137.72
DE-8500	29/07/2026	Department of Transport	Licensing	8,752.10
DE-8499	29/07/2026	Department of Transport	Licensing	3,678.80
DE-8501	29/07/2026	Bendigo Bank	Bendigo Bank Fees	6.60
DE-8405	29/07/2026	Synergy	803 180 850 Electricity Charges	647.27
DE-8410	29/07/2026	Synergy	285 816 690 Electricity Charges	684.86
DE-8407	29/07/2026	Synergy	803 650 860 Electricity Charges	620.47
DE-8411	30/07/2026	Synergy	301 688 750 Electricity Charges	97.26
DE-8502	30/07/2026	Precision Administration Services Pty Ltd	Payroll Deduction	37,839.42
DE-8504	30/07/2026	Department of Transport	Licensing	1,520.25
DE-8412	30/07/2026	Synergy	301 688 750 Electricity Charges	37.81
DE-8503	30/07/2026	Bendigo Bank	Bendigo Bank Fees	17.55
DIRECT DEBIT				**345,136.20**
TOTAL MUNICIPAL				**2,682,989.99**

CREDIT CARD BREAK-UP

JUNE				
CEO/EMRDS	3/06/2026	City of Perth	Parking	12.12
	10/06/2026	Raine Square	Parking	29.52
	12/06/2026	City of Perth	Parking	27.26
	17/06/2026	City of Perth	Parking	20.19
	18/06/2026	JB HI-FI	Media and Marketing Equipment	1,354.90
	19/06/2026	Eureka 4wd & Truck Training	Ranger Training	295.00
	30/06/2026	Bendigo Bank	Bank Fee	4.00
				1,742.99
EMCS	3/06/2026	Kmart	Naidoc Event Supplies	984.11
	3/06/2026	Kakadu Plumb Co	Naidoc Event Supplies	253.86
	3/06/2026	Pack Queen	Naidoc Event Supplies	210.57
	3/06/2026	Mailchimp	Subscription	105.67
	3/06/2026	Mailchimp	International Transaction Fee	3.17
	18/06/2026	Kmart	Naidoc Event Supplies	501.75
	20/06/2026	Kmart	Refund of Naidoc Event Supplies	-63.00
	20/06/2026	Kmart	Refund of Naidoc Event Supplies	-11.50
	28/06/2026	Gull Gingin	Fuel	123.64
	30/06/2026	Bendigo Bank	Bank Fee	4.00
				2,112.27
CESM	4/06/2026	ANGAD Gull	Catering	16.00
	6/06/2026	ANGAD Gull	Refreshments	9.99
	14/06/2026	JB HI FI	DCBFCO Equipment	1,925.20
	30/06/2026	Bendigo Bank	Bank Fee	4.00
				1,955.19
EMOA	9/06/2026	NTRO/ARRB	Construction Guide	190.00
	11/06/2026	Shire of Gingin	Building Services Levy	227.85
	23/06/2026	Geofabrics	Materials	1,819.01
	30/06/2026	Bendigo Bank	Bank Fee	4.00
				2,240.86
MECHANIC	9/06/2026	Total Tools	Minor Asset	149.00
	9/06/2026	Total Tools	Vehicle Replacement Parts	64.95
	9/06/2026	Motion	Vehicle Replacement Parts	65.37
	9/06/2026	Clutch and Brake Australia	Vehicle Replacement Parts	520.88
	12/06/2026	Fuchs Lubricants	Vehicle Replacement Parts	2,567.71
	16/06/2026	North Metro TAFE	Training	206.20
	17/06/2026	Statewide Bearings	Vehicle Replacement Parts	4.40
	19/06/2026	JAS Oceania	Refund of Incorrect Part	-475.00
	23/06/2026	Shire of Gingin	Plate Remake	52.10

Payments made under Delegated Authority *2.1 Payment of Creditors* for the period 01/07/2026 - 31/07/2026

Payment Category
L - Local, R - Reimbursement, F - Funded, S - Staff, PF - Partially Funded, C - Councillor

TYPE	DATE PAID	NAME	DETAILS	AMOUNT
	23/06/2026	Shire of Gingin	Plate Remake	52.10
	23/06/2026	Shire of Gingin	Plate Remake	52.10
	24/06/2026	Shire of Gingin	Change of Plate	32.00
	25/06/2026	Shire of Gingin	Change of Plate	32.00
	25/06/2026	O'Brien	Vehicle Replacement Parts	1,303.57
	30/06/2026	Bendigo Bank	Bank Fee	4.00
				4,631.38
AQUATIC	30/06/2026	Bendigo Bank	Bank Fee	4.00
				4.00
	Total			**12,686.69**
CALTEX CARD BREAKUP				
JUNE		WEX Australia Pty Ltd	2GG: 95.09L	186.18
			GG005:106.32L	227.42
			GG003: 196.69L	442.06
			GG073: 173.05L	386.07
			QAR Fees	603.00
	Total			**1,844.73**
SHELL CARD BREAKUP				
		Viva Energy Australia Pty Ltd	GG071: 58.17L	126.52
			GG04: 66.05L:	137.72
			Card Surcharge	5.00
	Total			**269.24**

13.7 MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDING 30 JUNE 2026

File	FIN/25
Author	Alarna Richards - Coordinator Financial Planning and Reporting
Reporting Officer	Rachael Wright - Executive Manager Corporate Services
Refer	Nil
Appendices	1. Monthly Financials June 2026 [**13.7.1** - 23 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To present for Council endorsement the Monthly Financial Report for the period ending 30 June 2026.

BACKGROUND

The Financial Report is presented to Council in accordance with the *Local Government Act 1995* and *Local Government (Financial Management) Regulations 1996*.

COMMENT

The Monthly Financial Report for the period ending 30 June 2026 presents the financial performance of the Shire for the 2025/2026 financial year and compares year-to-date expenditure and revenue against the current budget.

A break-up of the **$5,374,128** variance in the Monthly Financial Report for the period ending 30 June 2026 is summarised across operations, investing and financing below, with a detailed explanation of variations within each area contained within the **appendix**.

Under Budget	
Opening Funding Surplus/Deficit	$0
Operating Expenditure	$1,745,033
Investing Activities – Revenue	$(4,779,578)
Investing Activities – Expenditure	$6,068,797
Financing Activities – Revenue	($2,250,572)
Financing Activities – Expenditure	$1,621,064
Over Budget	
Operating Revenue	$2,969,384

An explanation outlining a summary of the variances across each of the above areas is provided in Note 3, and those specific to capital works are provided within the supplementary information on page 12.

It should be noted that the June 2025/2026 monthly financial report is an unaudited version of the year end position and further end of year processes will impact the final financial statements. Most notable of these are the recalculation of provisions, roads depreciation, reserve transfers and other end of year processes.

Investments

As required by Council Policy 3.2 Investments, details of Council's investments are provided within the supplementary information on page 10.

STATUTORY/LOCAL LAW IMPLICATIONS

Local Government Act 1995
Part 6 – Financial Management
Division 3 – Reporting on activities and finance
Section 6.4 – Financial Report

Local Government (Financial Management) Regulations 1996
Part 4 – Financial Reports
Reg 34 – Financial activity statement required each month.

Shire of Gingin Delegation Register – Delegation 1.1.10 Power to Invest and Manage Investments

RISK IMPLICATIONS

Nil

POLICY IMPLICATIONS

Policy 3.2 Investments

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	4. Excellence & Accountability - Deliver Quality Leadership and Business Expertise
Strategic Objective	4.2 Effective Governance - Apply systems of compliance which assists Council to make informed decisions within a transparent, accountable and principled environment

VOTING REQUIREMENTS – SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Woods SECONDED: Councillor Kestel

That Council endorse the Monthly Financial Report for the period ending 30 June 2026.

CARRIED UNANIMOUSLY
8 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Stewart, Councillor Wilkie, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

SHIRE OF GINGIN

MONTHLY FINANCIAL REPORT

For the period ended 30 June 2026

LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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SHIRE OF GINGIN
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2026

	Note	Amended Budget Estimates (a)	YTD Budget Estimates (b)	YTD Actual (c)	Variance* $ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.
		$	$	$	$	%	
OPERATING ACTIVITIES							
Revenue from operating activities							
General rates		8,364,952	8,374,637	**8,419,276**	44,639	0.53%	▲
Rates excluding general rates		3,616,345	3,606,660	**3,606,660**	0	0.00%	
Grants, subsidies and contributions		2,909,425	2,909,425	**4,811,224**	1,901,799	65.37%	▲
Fees and charges		5,287,323	5,287,323	**5,665,326**	378,003	7.15%	▲
Interest revenue		402,637	402,637	**887,818**	485,181	120.50%	▲
Other revenue		340,108	340,108	**499,870**	159,762	46.97%	▲
Profit on asset disposals		45,025	45,025	**250,948**	205,923	457.35%	▲
Share of net profit of associates accounted for using the equity method		0	0	**0**	0		
Fair value adjustments to financial assets at fair value through profit or loss		0	0	**75,558**	75,558		▲
		20,965,815	**20,965,815**	**24,216,680**	**3,250,865**	15.51%	
Expenditure from operating activities							
Employee costs		(8,152,817)	(8,152,817)	**(7,544,576)**	608,241	7.46%	▲
Materials and contracts		(10,357,284)	(10,357,284)	**(9,364,928)**	992,356	9.58%	▲
Utility charges		(551,166)	(551,166)	**(610,540)**	(59,374)	(10.77%)	▼
Depreciation		(11,002,864)	(11,002,864)	**(3,728,375)**	7,274,489	66.11%	▲
Finance costs		(195,291)	(195,291)	**(102,318)**	92,973	47.61%	▲
Insurance		(472,672)	(472,672)	**(481,042)**	(8,370)	(1.77%)	
Other expenditure		(1,041,950)	(1,041,950)	**(831,243)**	210,707	20.22%	▲
Loss on asset disposals		(92,739)	(92,739)	**(6,563)**	86,176	92.92%	▲
		(31,866,783)	**(31,866,783)**	**(22,669,585)**	**9,197,198**	28.86%	
Non cash amounts excluded from operating activities	2(c)	11,142,078	11,142,078	**3,408,432**	(7,733,646)	(69.41%)	▼
Amount attributable to operating activities		**241,110**	**241,110**	**4,955,527**	**4,714,417**	1955.30%	
INVESTING ACTIVITIES							
Inflows from investing activities							
Proceeds from capital grants, subsidies and contributions		11,355,126	11,355,126	**6,543,050**	(4,812,076)	(42.38%)	▼
Proceeds from disposal of assets		356,125	356,125	**388,624**	32,499	9.13%	▲
Proceeds from financial assets at amortised cost - self supporting loans		2,430	2,430	**2,430**	0	0.00%	
Proceeds on disposal of financial assets at fair value through profit and loss		2,036	2,036	**2,035**	(1)	(0.05%)	
		11,715,717	**11,715,717**	**6,936,139**	**(4,779,578)**	(40.80%)	
Outflows from investing activities							
Right of use assets recognised		(22,100)	(22,100)	**(15,830)**	6,270	28.37%	▲
Acquisition of property, plant and equipment		(3,980,330)	(3,980,330)	**(3,890,046)**	90,284	2.27%	▲
Acquisition of infrastructure		(12,012,961)	(12,012,961)	**(6,034,448)**	5,978,513	49.77%	▲
		(16,015,391)	**(16,015,391)**	**(9,940,324)**	**6,075,067**	37.93%	
Non-cash amounts excluded from investing activities	2(d)	22,100	22,100	**15,830**	(6,270)	(28.37%)	▼
Amount attributable to investing activities		**(4,277,574)**	**(4,277,574)**	**(2,988,356)**	**1,289,218**	30.14%	
FINANCING ACTIVITIES							
Inflows from financing activities							
Leases liabilities recognised		22,100	22,100	**15,830**	(6,270)	(28.37%)	▼
Transfer from reserves		2,250,572	2,250,572	**0**	(2,250,572)	(100.00%)	▼
		2,272,672	**2,272,672**	**15,830**	**(2,256,842)**	(99.30%)	
Outflows from financing activities							
Payments for principal portion of lease liabilities		(23,226)	(23,226)	**(22,740)**	486	2.09%	
Repayment of borrowings		(272,117)	(272,116)	**(272,116)**	0	0.00%	
Transfer to reserves		(1,946,847)	(1,946,847)	**(326,268)**	1,620,579	83.24%	▲
		(2,242,190)	**(2,242,189)**	**(621,125)**	**1,621,064**	72.30%	
Non-cash amounts excluded from financing activities	2(e)	(22,100)	(22,100)	**(15,830)**	6,270	28.37%	▲
Amount attributable to financing activities		**8,382**	**8,383**	**(621,125)**	**(629,508)**	(7509.34%)	
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year	2(a)	4,028,081	4,028,081	**4,028,081**	0	0.00%	
Amount attributable to operating activities		241,110	241,110	**4,955,527**	4,714,417	1955.30%	▲
Amount attributable to investing activities		(4,277,574)	(4,277,574)	**(2,988,356)**	1,289,218	30.14%	▲
Amount attributable to financing activities		8,382	8,383	**(621,125)**	(629,508)	(7509.34%)	▼
Surplus or deficit after imposition of general rates		**0**	**0**	**5,374,128**	**5,374,128**	0.00%	▲

KEY INFORMATION

▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data outside the adopted materiality threshold.
▲ Indicates a variance with a positive impact on the financial position.
▼ Indicates a variance with a negative impact on the financial position.
Refer to Note 3 for an explanation of the reasons for the variance.

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

SHIRE OF GINGIN
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 30 JUNE 2026

	Actual 30 June 2025	Actual as at 30 June 2026
	$	$
CURRENT ASSETS		
Cash and cash equivalents	17,666,084	23,120,033
Trade and other receivables	1,193,642	1,899,973
Other financial assets	4,465	4,554
Inventories	30,210	52,095
Other assets	279,618	253,732
TOTAL CURRENT ASSETS	19,174,019	25,330,387
NON-CURRENT ASSETS		
Trade and other receivables	172,912	172,911
Other financial assets	89,302	160,306
Property, plant and equipment	68,826,885	70,705,299
Infrastructure	211,083,396	215,279,709
Right-of-use assets	25,142	18,126
TOTAL NON-CURRENT ASSETS	280,197,637	286,336,351
TOTAL ASSETS	299,371,656	311,666,738
CURRENT LIABILITIES		
Trade and other payables	2,369,572	4,886,405
Contract liabilities	698,684	694,076
Capital grant/contributions liabilities	2,663,376	4,635,115
Lease liabilities	14,987	15,928
Borrowings	272,116	530,585
Employee related provisions	981,248	981,248
Other provisions	98,105	98,105
TOTAL CURRENT LIABILITIES	7,098,088	11,841,462
NON-CURRENT LIABILITIES		
Lease liabilities	10,547	2,696
Borrowings	1,795,924	1,265,339
Employee related provisions	198,046	198,046
Other provisions	6,016,619	6,016,619
TOTAL NON-CURRENT LIABILITIES	8,021,136	7,482,700
TOTAL LIABILITIES	15,119,224	19,324,162
NET ASSETS	**284,252,432**	**292,342,576**
EQUITY		
Retained surplus	43,647,233	51,411,109
Reserve accounts	8,428,593	8,754,861
Revaluation surplus	232,176,606	232,176,606
TOTAL EQUITY	**284,252,432**	**292,342,576**

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

SHIRE OF GINGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2026

1 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES

BASIS OF PREPARATION

This prescribed financial report has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements
Section 6.4(2) of the Local Government Act 1995 read with the *Local Government (Financial Management) Regulations 1996,* prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the Shire to measure any vested improvements at zero cost.

Local Government (Financial Management) Regulations 1996, regulation 34 prescribes contents of the financial report. Supplementary information does not form part of the financial report.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

PREPARATION TIMING AND REVIEW
Date prepared: All known transactions up to 30 June 2026

THE LOCAL GOVERNMENT REPORTING ENTITY
All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements.

MATERIAL ACCOUNTING POLICES
Material accounting policies utilised in the preparation of these statements are as described within the 2024-25 Annual Budget. Please refer to the adopted budget document for details of these policies.

Critical accounting estimates and judgements
The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the financial report.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:
- Fair value measurement of assets carried at reportable value including:
  - Property, plant and equipment
  - Infrastructure
- Impairment losses of non-financial assets
- Expected credit losses on financial assets
- Measurement of employee benefits
- Measurement of provisions
- Estimation uncertainties and judgements made in relation to lease accounting

SHIRE OF GINGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2026

2 NET CURRENT ASSETS INFORMATION

(a) Net current assets used in the Statement of Financial Activity

	Note	Budget Opening 1 July 2025	Actual as at 30 June 2025	Actual as at 30 June 2026
Current assets		$	$	$
Cash and cash equivalents		10,997,067	17,666,084	23,120,033
Trade and other receivables		1621743	1,193,642	1,899,973
Other financial assets		4,554	4,465	4,554
Inventories		32,101	30,210	52,095
Other assets		276,783	279,618	253,732
		12,932,248	19,174,019	25,330,387
Less: current liabilities				
Trade and other payables		(2,137,340)	(2,369,572)	(4,886,405)
Other liabilities		(2,191,277)	(3,362,060)	(5,329,191)
Lease liabilities		(15,665)	(14,987)	(15,928)
Borrowings		(530,585)	(272,116)	(530,585)
Employee related provisions		(997,391)	(981,248)	(981,248)
Other provisions		0	(98,105)	(98,105)
		(5,872,258)	(7,098,088)	(11,841,462)
Net current assets		7,059,990	12,075,931	13,488,925
Less: Total adjustments to net current assets	2(b)	(7,059,990)	(8,047,850)	(8,114,797)
Closing funding surplus / (deficit)		**0**	**4,028,081**	**5,374,128**

(b) Current assets and liabilities excluded from budgeted deficiency

Adjustments to net current assets				
Less: Reserve accounts		(7,601,686)	(8,428,593)	(8,754,861)
Less: Financial assets at amortised cost - self supporting loans		(4,554)	(4,465)	(4,554)
Add: Current liabilities not expected to be cleared at the end of the year				
- Current portion of lease liabilities		15,665	14,987	15,928
- Current portion of borrowings		530,585	272,116	530,585
- Current portion of other provisions		0	98,105	98,105
Total adjustments to net current assets	2(a)	**(7,059,990)**	**(8,047,850)**	**(8,114,797)**

(c) Non-cash amounts excluded from operating activities

	Amended Budget Estimates 30 June 2026	YTD Budget Estimates 30 June 2026	YTD Actual 30 June 2026
	$	$	$
Adjustments to operating activities			
Less: Profit on asset disposals	(45,025)	(45,025)	(250,948)
Less: Fair value adjustments to financial assets at amortised cost	0	0	(75,558)
Add: Loss on asset disposals	92,739	92,739	6,563
Add: Depreciation	11,002,864	11,002,864	3,728,375
Non-cash movements in non-current assets and liabilities:			
- Pensioner deferred rates			0
- Other provisions	91,500	91,500	0
Total non-cash amounts excluded from operating activities	**11,142,078**	**11,142,078**	**3,408,432**

(d) Non-cash amounts excluded from investing activities

Adjustments to investing activities			
Right of use assets received	22,100	22,100	15,830
Total non-cash amounts excluded from investing activities	**22,100**	**22,100**	**15,830**

(e) Non-cash amounts excluded from financing activities

Adjustments to financing activities			
Non cash proceeds from new leases	(22,100)	(22,100)	(15,830)
Total non-cash amounts excluded from financing activities	**(22,100)**	**(22,100)**	**(15,830)**

CURRENT AND NON-CURRENT CLASSIFICATION
In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the local governments' operational cycle.

SHIRE OF GINGIN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2026

3 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.
The material variance adopted by Council for the 2025-26 year is $30,000 or 10.00% whichever is the greater.

Description	Var. $	Var. %	
	$	%	
Revenue from operating activities			
Grants, subsidies and contributions Less MAF Funding treatments completed; lack of sponsorship for the Gingin Aquatic Centre and prepayment of the 2026-27 Financial Assistance Grant	1,901,799	65.37%	▲
Fees and charges Additional building, planning , health, refuse and caravan park fees.	378,003	7.15%	▲
Interest revenue Higher interest revenue received - See Note 3	485,181	120.50%	▲
Other revenue Long service leave accruals reimbursed from other councils; timing of reimbursements of debt collection costs; sucessful insurance claims	159,762	46.97%	▲
Profit on asset disposals DFES instigated vehicle change over disposals (non-cash)	205,923	0.00%	▲
Fair value adjustments to financial assets at fair value through profit or loss Due to increase in value in local government house trust units	75,558	9.58%	▲
Expenditure from operating activities			
Employee costs Reduced employee costs due to vacant positions; reversal of accrued salaries and wages yet to be offset by accrued salaries and wages for 2025-26	608,241	7.46%	▲
Materials and contracts Timing of maintenance works - roads, bridges, parks and gardens, ovals etc; Fire mitigation works under budget but offset by grant funding; Legal fees lower than anticipated; the Guilderton Caravan Park is under budget for maintenace for the year and will be carried forward.	992,356	9.58%	▲
Utility charges Utility costs over budget	(59,374)	(10.77%)	▼
Depreciation Depreciation of fixed assets still be to be processed for June 2026 and Roads	7,274,489	66.11%	▲
Finance costs Unwind of the discount on the landfill provision still to be completed	92,973	47.61%	▲
Other expenditure DFES vehicle change over disposals (non-cash)	210,707	20.22%	▲
Loss on asset disposals Some vehicles/ plant not replaced in 2025/26 so being carried forward to 2026/27 - see note 6	86,176	92.92%	▲
Non cash amounts excluded from operating activities Depreciation of fixed assets and other non cash amounts	(7,733,646)	(69.41%)	▼
Inflows from investing activities			
Proceeds from capital grants, subsidies and contributions Timing of recognition of grant funding including Weld Street Bridge	(4,812,076)	(42.38%)	▼
Outflows from investing activities			
Acquisition of infrastructure Timing of Capital works - see note 5	5,978,513	49.77%	▲
Inflows from financing activities			
Transfer from reserves End of year process still to be finalised	(2,250,572)	(100.00%)	▼
Outflows from financing activities			
Transfer to reserves End of year process still to be finalised	1,620,579	83.24%	▲
Surplus or deficit after imposition of general rates	5,374,128	0.00%	▲

SHIRE OF GINGIN

SUPPLEMENTARY INFORMATION

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BASIS OF PREPARATION - SUPPLEMENTARY INFORMATION

Supplementary information is presented for information purposes. The information does not comply with the disclosure requirements of the Australian Accounting Standards.

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

1 KEY INFORMATION

Funding Surplus or Deficit Components

Funding surplus / (deficit)

	Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
Opening	$4.03 M	$4.03 M	$4.03 M	$0.00 M
Closing	$0.00 M	$0.00 M	$5.37 M	$5.37 M

Refer to Statement of Financial Activity

Cash and cash equivalents

	$23.12 M	% of total
Unrestricted Cash	$14.37 M	62.1%
Restricted Cash	$8.75 M	37.9%

Refer to 3 - Cash and Financial Assets

Payables

	$4.89 M	% Outstanding
Trade Payables	$1.27 M	
0 to 30 Days		98.9%
Over 30 Days		1.1%
Over 90 Days		0.8%

Refer to 9 - Payables

Receivables

	$1.05 M	% Collected
Rates Receivable	$0.85 M	93.3%
Trade Receivable	$1.05 M	% Outstanding
Over 30 Days		36.1%
Over 90 Days		34.2%

Refer to 7 - Receivables

Key Operating Activities

Amount attributable to operating activities

Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
$0.24 M	$0.24 M	$4.96 M	$4.71 M

Refer to Statement of Financial Activity

Rates Revenue

YTD Actual	$8.42 M	% Variance
YTD Budget	$8.37 M	0.5%

Grants and Contributions

YTD Actual	$4.81 M	% Variance
YTD Budget	$2.91 M	65.4%

Refer to 13 - Grants and Contributions

Fees and Charges

YTD Actual	$5.67 M	% Variance
YTD Budget	$5.29 M	7.1%

Refer to Statement of Financial Activity

Key Investing Activities

Amount attributable to investing activities

Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
($4.28 M)	($4.28 M)	($2.99 M)	$1.29 M

Refer to Statement of Financial Activity

Proceeds on sale

YTD Actual	$0.39 M	%
Amended Budget	$0.36 M	9.1%

Refer to 6 - Disposal of Assets

Asset Acquisition

YTD Actual	$9.92 M	% Spent
Amended Budget	$15.99 M	(49.8%)

Refer to 5 - Capital Acquisitions

Capital Grants

YTD Actual	$6.54 M	% Received
Amended Budget	$11.36 M	(42.4%)

Refer to 5 - Capital Acquisitions

Key Financing Activities

Amount attributable to financing activities

Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
$0.01 M	$0.01 M	($0.62 M)	($0.63 M)

Refer to Statement of Financial Activity

Borrowings

Principal repayments	($0.27 M)
Interest expense	($0.10 M)
Principal due	$1.80 M

Refer to 10 - Borrowings

Reserves

Reserves balance	$8.75 M
Net Movement	$0.33 M

Refer to 4 - Cash Reserves

Lease Liability

Principal repayments	($0.02 M)
Interest expense	($0.00 M)
Principal due	$0.02 M

Refer to Note 11 - Lease Liabilites

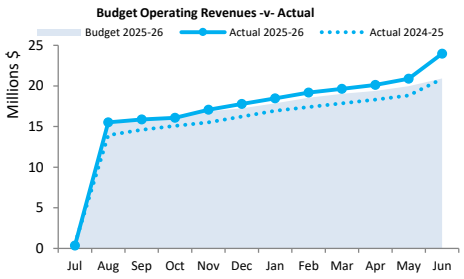
This information is to be read in conjunction with the accompanying Financial Statements and notes.

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

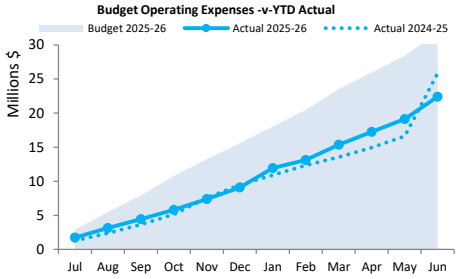
2 KEY INFORMATION - GRAPHICAL

OPERATING ACTIVITIES

OPERATING REVENUE

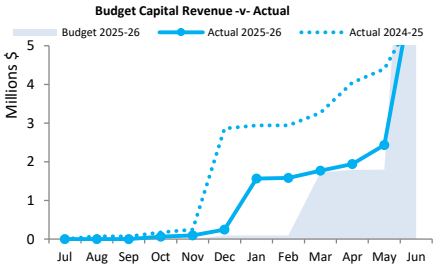


OPERATING EXPENSES

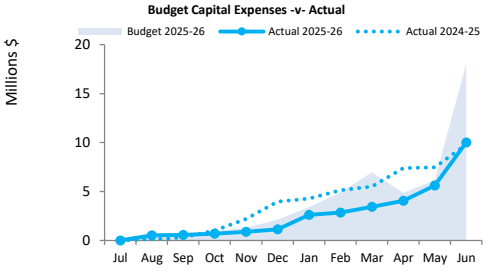


INVESTING ACTIVITIES

CAPITAL REVENUE

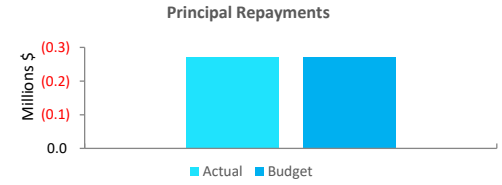


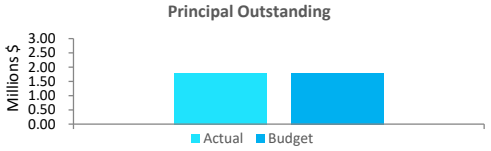
CAPITAL EXPENSES



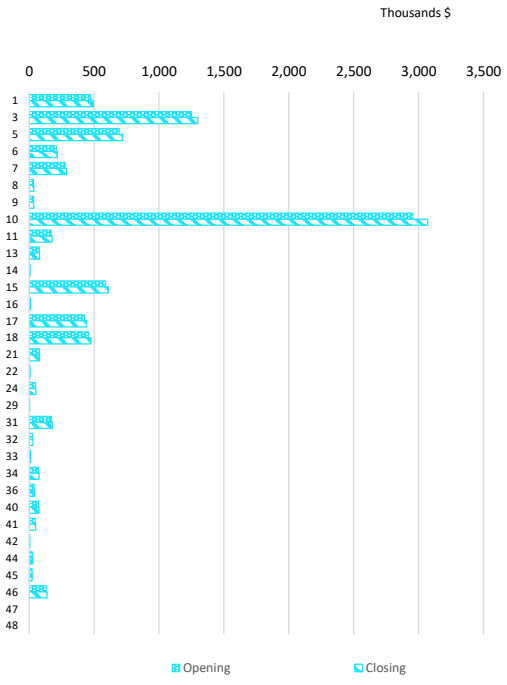
FINANCING ACTIVITIES

BORROWINGS



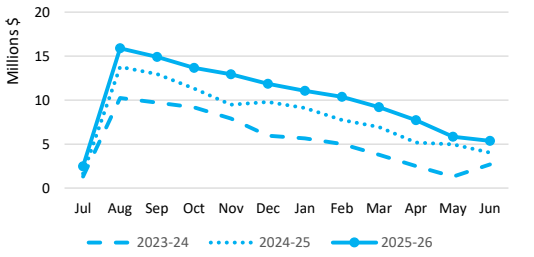


RESERVES



Refer to Note 4 - Reserves

Closing funding surplus / (deficit)



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

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

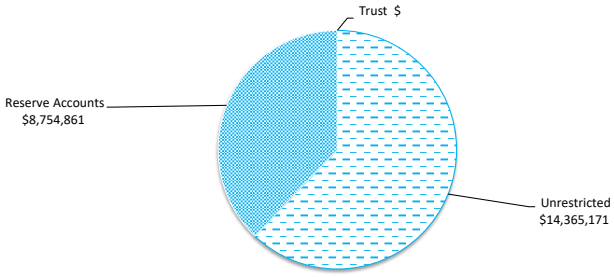
3 CASH AND FINANCIAL ASSETS AT AMORTISED COST

Description	Classification	Unrestricted	Reserve Accounts	Total	Trust	Institution	Interest Rate	Maturity Date
		$	$	$	$			
Municipal Bank Account	Cash and cash equivalents	14,363,371	0	14,363,371	0	Bendigo Bank	3.35%	At Call
Reserve Bank Account	Cash and cash equivalents	0	8,754,861	8,754,861	0	Bendigo Bank	3.35%	At Call
Cash on hand	Cash and cash equivalents	1,800	0	1,800	0	Petty Cash/Till float	N/A	At Call
Total		**14,365,171**	**8,754,861**	**23,120,033**	**0**			
Comprising								
Cash and cash equivalents		14,365,171	8,754,861	23,120,033	0			
		14,365,171	**8,754,861**	**23,120,033**	**0**			

KEY INFORMATION
Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.
Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

The local government classifies financial assets at amortised cost if both of the following criteria are met:
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 8 - Other assets.



SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

4 RESERVE ACCOUNTS

		Budget				Actual			
	Reserve account name	Opening Balance	Transfers In (+)	Transfers Out (-)	Closing Balance	Opening Balance	Transfers In (+)	Transfers Out (-)	Closing Balance
		$	$	$	$	$	$	$	$
	Reserve accounts restricted by Council								
1	LSL Annual Sick Leave and Staff Contingency	476,067	8,492	0	484,559	476,066	18,428	0	494,494
3	Plant and Equipment Reserve	1,267,543	133,610	(488,463)	912,690	1,249,543	48,369	0	1,297,912
5	Land and Buildings Reserve	715,041	163,969	(307,950)	571,060	693,971	26,863	0	720,834
6	Guilderton Caravan Park Reserve	209,708	3,741	0	213,449	209,708	8,105	0	217,813
7	Shire Recreation Development Reserve	277,141	140,443	(155,000)	262,584	277,141	10,728	0	287,869
8	Redfield Park Reserve	34,867	622	0	35,489	34,867	1,350	0	36,217
9	Ocean Farm Recreation Reserve	34,525	616	0	35,141	34,525	1,336	0	35,861
10	Tip Rationalisation Reserve	2,912,246	351,947	(688,390)	2,575,803	2,955,789	114,418	0	3,070,207
11	Lancelin Community Sport and Recreation Reserve	158,961	31,093	0	190,054	169,870	6,576	0	176,446
13	Community Infrastructure	88,925	261,258	0	350,183	78,016	3,020	0	81,036
14	Staff Housing Reserve	6,362	15,037	0	21,399	6,362	246	0	6,608
15	Future Infrastructure Reserve	586,461	10,461	0	596,922	586,461	22,702	0	609,163
16	Guilderton Country Club Reserve	9,286	8,398	0	17,684	9,586	384	0	9,970
17	Coastal Management Reserve - Coastal Inundation	448,523	138,001	(368,734)	217,790	425,374	16,466	0	441,840
18	Guilderton Foreshore Reserve	452,867	370,889	(96,950)	726,806	457,063	17,693	0	474,756
21	Seniors Housing Reserve	78,053	33,492	(77,585)	33,960	78,053	3,021	0	81,074
22	Gingin Railway Station Reserve	6,367	114	0	6,481	6,368	246	0	6,614
24	Contributions to Roads Reserve - Cullalla Road Intersection	50,001	892	0	50,893	50,001	1,936	0	51,937
29	Contribution to Roads Reserve - Chitna Road	3,333	59	0	3,392	3,333	129	0	3,462
31	Contribution to Roads Reserve - Balance of Muni Funds	171,699	3,063	0	174,762	172,660	6,684	0	179,344
32	Community Infrastructure Reserve - Lower Coastal Fire Control	28,002	499	0	28,501	28,002	1,084	0	29,086
33	Community Infrastructure Reserve - Gingin Logo Plates	10,396	485	0	10,881	10,487	406	0	10,893
34	Community Infrastructure Reserve - Gingin Ambulance	72,075	7,286	0	79,361	72,075	2,790	0	74,865
36	Community Infrastructure - Lancelin Ambulance	38,513	18,687	0	57,200	38,514	1,491	0	40,005
40	Public Open Space	72,265	11,213	(55,000)	28,478	72,265	2,797	0	75,062
41	Guilderton Trailer Parking Reserve	47,126	5,758	0	52,884	47,502	1,839	0	49,341
42	Gingin Outdoor Activity Space (GOAS) Playground	5,857	104	0	5,961	5,857	227	0	6,084
44	Community Resilience Reserve	24,615	439	0	25,054	24,615	953	0	25,568
45	Contribution to Roads Reserve - Aurisch Road Maintenance Community Infrastructure - Development Reserve Fund Lot 601	24,480	12,937	(12,500)	24,917	22,689	878	0	23,567
46	Brockman Street (Brookview Estate)	98,038	135,285	0	233,323	131,830	5,103	0	136,933
47	Community Facilities Fund	0	66,848	0	66,848	0	0	0	0
48	Maritime Facilities Fund	0	11,109	0	11,109	0	0	0	0
		8,409,343	**1,946,847**	**(2,250,572)**	**8,105,618**	**8,428,593**	**326,268**	**0**	**8,754,861**

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

5 CAPITAL ACQUISITIONS

Capital acquisitions	Amended Budget	YTD Budget	YTD Actual	YTD Variance
	$	$	$	$
Buildings - non specialised	81,000	81,000	54,493	(26,507)
Buildings - specialised	781,057	781,057	490,414	(290,643)
Plant and equipment	1,387,157	1,387,157	1,393,852	6,695
PPE - Vehicles	1,731,116	1,731,116	1,950,438	219,322
PPE - Work in Progress	0	0	850	850
Acquisition of property, plant and equipment	**3,980,330**	**3,980,330**	**3,890,046**	**(90,284)**
Infrastructure - roads	3,195,314	3,195,314	2,911,738	(283,576)
Infrastructure - Footpaths and cycleways	200,749	200,749	129,753	(70,997)
Infrastructure - Parks and ovals	612,025	612,025	441,552	(170,473)
Infrastructure - Other	45,480	45,480	38,879	(6,601)
Infrastructure - Bridges	7,369,393	7,369,393	2,311,398	(5,057,995)
Infrastructure - Landfill assets	590,000	590,000	201,129	(388,871)
Acquisition of infrastructure	**12,012,961**	**12,012,961**	**6,034,448**	**(5,978,513)**
Total capital acquisitions	**15,993,291**	**15,993,291**	**9,924,494**	**(6,068,797)**
Capital Acquisitions Funded By:				
Capital grants and contributions	11,355,126	11,355,126	6,543,050	(4,812,076)
Other (disposals & C/Fwd)	356,125	356,125	388,624	32,499
Reserve accounts				
Plant and Equipment Reserve	488,463	0	0	0
Land and Buildings Reserve	307,950	0	0	0
Shire Recreation Development Reserve	155,000	0	0	0
Tip Rationalisation Reserve	688,390	0	0	0
Coastal Management Reserve - Coastal Inundation	368,734	0	0	0
Guilderton Foreshore Reserve	96,950	0	0	0
Seniors Housing Reserve	77,585	0	0	0
Contribution - operations	2,098,968	4,282,040	2,992,821	(1,289,219)
Capital funding total	**15,993,291**	**15,993,291**	**9,924,494**	**(6,068,797)**

KEY INFORMATION

Initial recognition

An item of property, plant and equipment or infrastructure that qualifies for recognition as an asset is measured at its cost.

Upon initial recognition, cost is determined as the amount paid (or other consideration given) to acquire the assets, plus costs incidental to the acquisition. The cost of non-current assets constructed by the Shire includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

Assets for which the fair value as at the date of acquisition is under $5,000 are not recognised as an asset in accordance with *Local Government (Financial Management) Regulation 17A(5).* These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

Individual assets that are land, buildings and infrastructure acquired between scheduled revaluation dates of the asset class in accordance with the Shire's revaluation policy, are recognised at cost and disclosed as being at reportable value.

Measurement after recognition

Plant and equipment including furniture and equipment and right-of-use assets (other than vested improvements) are measured using the cost model as required under *Local Government (Financial Management) Regulation 17A(2).* Assets held under the cost model are carried at cost less accumulated depreciation and any impairment losses being their reportable value.

Reportable Value

In accordance with *Local Government (Financial Management) Regulation 17A(2),* the carrying amount of non-financial assets that are land and buildings classified as property, plant and equipment, investment properties, infrastructure or vested improvements that the local government controls.

Reportable value is for the purpose of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date minus (to the extent applicable) the accumulated depreciation and any accumulated impairment losses in respect of the non-financial asset subsequent to its last valuation date.

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

INVESTING ACTIVITIES

5 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

Capital expenditure total
Level of completion indicators

0%
20%
40%
60%
80%
100%
Over 100%

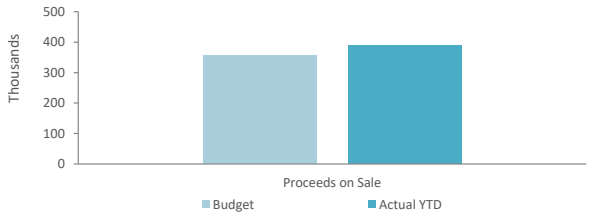
Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

	Account Description	Amended Budget	YTD Budget	YTD Actual	Variance (Under)/Over
		$	$	$	$
BC11050-141105120	Gingin Library CRC Building - Building Specialised	24,500	24,500	9,200	15,300
BC11100-141101120	Granville Civic Centre - Building (Capital)	51,680	51,680	0	51,680
BC11190-141101120	Lancelin Hall - Building (Capital)	30,000	30,000	23,310	6,690
BC11200-141102120	Gingin Aquatic Centre Building Operations - Building	20,000	20,000	6,163	13,837
BC11261-141102120	Ablution Block - Guilderton Foreshore - Building	7,670	7,670	7,670	0
BC11290-141102120	Ablution Block - Lancelin Back Beach - Building	5,600	5,600	5,600	0
BC11312-141103120	Gingin Bowling Club - Building (Capital)	20,000	20,000	15,750	4,250
BC11319-141103120	Gingin Recreation Centre - Building (Capital)	0	0	7,528	(7,528)
BC11391-141103120	Lancelin Sports Complex - Building - Specialised	30,000	30,000	28,485	1,515
BC1154-141103120	Ablution Facility Silver Creek - Building (Capital)	300,000	300,000	217,436	82,564
BC11700-141107120	Old Granville Building - Building (Capital)	20,000	20,000	22,380	(2,380)
BC1181-141103120	Ablution Block - Ledge Point Oval - Building (Capital)	10,000	10,000	9,100	900
BC1191-141103120	Ablution Block - Lancelin Wangaree Park - Building	6,000	6,000	0	6,000
BC12100-141201120	Guilderton Shire Depot - Building (Capital)	1,350	1,350	0	1,350
BC12200-141201140	Gingin Depot - Building (Capital)	46,000	46,000	16,755	29,245
BC12202-141201120	Gingin Depot - Building Specialised (Capital)	0	0	560	(560)
BC12290-141201140	Lancelin/Ledge Point Depot - Building (Capital)	35,000	35,000	22,793	12,207
BC13243-141302120	Sovereign Hill Entry Statement - Building (Capital)	20,000	20,000	0	20,000
BC14200-141402120	Gingin Administration Office - Building (Capital)	35,000	35,000	31,450	3,550
BC5100-140501120	Gingin Colocation Fire Facility - Building (Capital)	39,569	39,569	0	39,569
BC5180-140501120	Ledge Point Fire Shed - Building (Capital)	25,000	25,000	12,941	12,059
BC8390-140803120	Lancelin Playgroup - Building (Capital)	40,000	40,000	35,372	4,628
BC9106-140901140	37A Lefroy Street - Building (Capital)	0	0	14,945	(14,945)
BC9490-140904120	Seniors Units - Lancelin - Building (Capital)	77,585	77,585	57,470	20,115
BSR0001-140802120	Bus Shelter Replacement Program	17,103	17,103	0	17,103
P013-141203310	Isuzu Utility 4WD Space Cab - GG Maint Supervisor	67,000	67,000	61,822	5,178
P017-141203310	Isuzu Utility 4WD Space Cab (tipper) - Guilderton	74,228	74,228	0	74,228
P019-141203300	Purchase of Tractor GG019 - Capital Project	140,000	140,000	140,000	0
P02-140501300	Beermullah Hino Tanker GG02 - Plant Capital	0	0	485,439	(485,439)
P020-141203300	Isuzu D-Max 4x4 3.0L Turbo Space Cab GG020 - Plant	66,250	66,250	0	66,250
P033-141203310	Isuzu Utility 4WD Space Cab (tipper) - LA Gardener	67,000	67,000	61,822	5,178
P04-140501300	Ocean Farm Hino Tanker GG04 - Plant Capital	0	0	484,750	(484,750)
P048-141203300	Crew Cab Truck GG048 - Plant Capital	210,000	210,000	0	210,000
P050-141203310	Isuzu Utility 4WD Dual Cab - Construction Ute GG05	67,068	67,068	66,655	413
P056-141203300	Flatbed Crew Cab Truck GG056 - Plant Capital	383,474	383,474	378,559	4,915
P06-140501310	Light Tanker GG06 - Plant Capital	319,779	319,779	319,779	0
P076-140501310	Beermullah Light Tanker GG076 - (Capital)	302,805	302,805	302,805	0
P08-140501310	Red Gully BFB Light Tanker GG08 - Capital	320,316	320,316	320,316	(0)
P081-140501310	Ledge Point BFB Light Tanker GG081 - Capital	320,037	320,037	320,037	(0)
P085-141203300	Forklift GG085 - Plant Capital	47,000	47,000	42,738	4,262
P09-140501310	4WD Utility Dual Cab BRMO	70,000	70,000	0	70,000
P095-141203300	Mower (Toro) Gingin - Capital Project	40,000	40,000	37,500	2,500
P12552-141203300	Trailer- GG12552	10,000	10,000	0	10,000
P12553-141203300	Trailer- GG12553	10,000	10,000	0	10,000
P2-141402330	Purchase of EMCS Vehicle 2GG - (Capital)	63,640	63,640	63,640	0
P3-140704310	Isuzu MU-X EHO 3GG - Capital Project	59,243	59,243	58,936	307
P6-141402300	Isuzu MU-X Pool Car 6GG - Capital Project	56,443	56,443	56,152	291
P6015-141203300	Trailer- GG6015	10,000	10,000	5,152	4,848
PE07700-140707300	Gingin Medical Centre - Plant Capital	40,000	40,000	28,403	11,597
PE10070-141007300	Gingin Cemetery - Plant and Equipment (Capital)	25,000	25,000	23,990	1,010
PE11200-141102300	Gingin Aquatic Centre - Plant Capital	131,600	131,600	19,880	111,720
PE5100-140501300	Gingin Colocation Fire Facility- Plant and Equipment	0	0	6,175	(6,175)
PE5501-140501300	Bermullah Fire Shed - Plant and Equiptment (Capital)	0	0	6,175	(6,175)
PE5502-140501300	Red Gully Fire Shed - Plant and Equipment (Capital)	0	0	6,175	(6,175)
PNEW10-141203300	Purchase of secondhand loader	35,000	35,000	0	35,000
PNEW11-141203300	Purchase of secondhand loader for refuse site	35,000	35,000	0	35,000
PNEW12-141203300	Purchase of secondhand track loader	100,000	100,000	0	100,000
-141203300	Plant mulcher and 3 x Traffic Counters	47,390	47,390	(271,084)	318,474
-141203310	Plant - Vehicles Capital	0	0	318,474	(318,474)
-141302121	Tour - Building Specialiased- Soverign Hill Entry Statement Work in Progress	0	0	850	(850)
-141402300	Admin - Plant and Equiptment Capital	0	0	(56,152)	56,152
DC000-141201650	Drainage Construction	31,519	31,519	0	31,519
DC097-141201660	Brockman Street - Gingin - Drainage Capital	24,251	24,251	35,936	(11,685)
DC178-141201650	Edward Street - Gingin - Drainage Capital	500,000	500,000	481,139	18,861
FC000-141201700	Footpath Construction	200,749	200,749	129,753	70,997
LF10100-141007650	Construction Costs Capital Gingin Landfill	166,667	166,667	30,507	136,160
LF10190-141007650	Construction Costs Capital Lancelin Landfill	166,666	166,666	168,314	(1,648)
OC1162-141103900	Gabbadah Park- Infrastructure Other	13,480	13,480	11,594	1,886
PC11261-141102700	Guilderton Foreshore Capital Project	20,000	20,000	24,201	(4,201)
PC11381-141103700	Ledge Point Country Club (Capital)	100,000	100,000	84,908	15,092
PC1162-141103700	Gabbadah Park	25,000	25,000	16,893	8,108
PC1189-141103700	Ledge Point Off-Road Vehicle Area - Capital works	48,375	48,375	48,350	25
PC1191-141103700	Lancelin Wangaree Park (Capital)	13,650	13,650	6,588	7,062
RC004-141201420	Beermullah Road West (Capital)	30,000	30,000	14,782	15,218
RC007-141201420	Sappers Road (Capital)	30,000	30,000	21,138	8,863
RC039-141201420	Cullalla Road (Capital)	30,000	30,000	8,340	21,660
RC321-141201420	Ioppolo Road (Capital)	20,000	20,000	21,000	(1,000)
RRG003-141201490	Cowalla Road (RRG)	1,471,689	1,471,689	1,441,074	30,615
TD0001-141103700	Gingin Heritage Trail Upgrade	140,000	140,000	34,500	105,500
-141007650	Landfill Operation Services	90,000	90,000	0	90,000
-141102900	Gingin Aquatic Centre - Chemigem	0	0	6,000	(6,000)
-141103700	Playground Renewals	30,000	30,000	18,750	11,250
	Total	**15,993,291**	**15,993,291**	**9,924,494**	**6,068,797**

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

6 DISPOSAL OF ASSETS

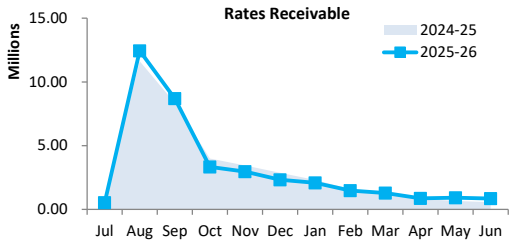
Asset Ref.	Asset description	Budget Net Book Value	Budget Proceeds	Budget Profit	Budget (Loss)	YTD Actual Net Book Value	YTD Actual Proceeds	YTD Actual Profit	YTD Actual (Loss)
		$	$	$	$	$	$	$	$
	Buildings								
	Silver Creek Ablutions	30,371	0	0	(30,371)	0	0	0	0
	Sovereign Hill Entry Statement	11,643	0	0	(11,643)	0	0	0	0
	Plant and equipment								
	GG12533 Portable Traffic Light Trailer	2,411	0	0	(2,411)	2,062	279	0	(1,783)
	GG12534 Portable Traffic Light Trailer	1,657	0	0	(1,657)	1,256	212	0	(1,044)
	GG6015 Trailer	762	0	0	(762)	762	190	0	(572)
	GG003 Grader	0	0	24,367	0	0	0	0	0
	GG085 Forklift	3,357	3,000	1,643	0	2,500	3,000	500	0
	GG077 Gingin West Fire Tanker	0	26,074	0	0	5,500	26,074	20,574	0
	GG076 Beermullah Bushfire Light Tanker	0	35,000	0	0	9,500	35,000	25,500	0
	GG08 Red Gully Bushfire Light Tanker	0	35,000	0	0	9,500	35,000	25,500	0
	GG081 Ledge Point Bushfire Light Tanker	0	37,601	0	0	9,500	37,601	28,101	0
	GG06 Gingin West Bushfire Light Tanker	0	37,177	0	0	8,000	37,177	29,177	0
	GG02 Beermullah Bushfire Fire Tanker	0	0	0	0	4,500	75,000	70,500	0
	GG04 Ocean Farms Bushfire Fire Tanker	0	0	0	0	4,700	50,000	45,300	0
	Vehicles								
	GG09 Bushfire Risk Mitigation Vehicle	10,000	12,000	2,000	0	0	0	0	0
	6GG Isuzu MU-X	15,000	17,000	0	(5,000)	15,000	15,454	454	0
	3GG Isuzu MU-X	15,000	17,000	0	(5,000)	15,000	15,455	455	0
	2GG Isuzu MU-X	20,446	17,273	0	(6,446)	20,437	17,273	0	(3,164)
	GG013 Isuzu D-Max Space Cab Ute	15,000	21,000	0	(7,000)	15,000	19,091	4,091	0
	GG017 Isuzu D-Max Space Cab Ute	10,533	13,000	1,467	0	0	0	0	0
	GG020 Isuzu D-Max Space Cab Ute	13,440	17,000	0	(1,441)	0	0	0	0
	GG033 Isuzu D-Max Space Cab Ute	10,533	12,000	1,467	0	10,533	10,909	377	0
	GG050 Isuzu D-Max Utility Ute	10,490	12,000	1,510	0	10,490	10,909	419	0
	GG048 Isuzu D-Max Crew Cab Ute	17,430	44,000	12,571	0	0	0	0	0
	Bridges								
	Weld Street Bridge	21,008	0	0	(21,008)	0	0	0	0
		209,081	**356,125**	**45,025**	**(92,739)**	**144,240**	**388,624**	**250,948**	**(6,563)**



SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

7 RECEIVABLES

Rates receivable	30 June 2025	30 Jun 2026
	$	$
Opening arrears previous year	757,894	572,666
Levied this year	12,025,936	12,025,936
Less - collections to date	(12,211,164)	(11,753,577)
Net rates collectable	**572,666**	**845,025**
% Collected	95.5%	93.3%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$	$
Receivables - general	(3,442)	701,425	18,491	2,359	373,722	1,092,555
Percentage	(0.3%)	64.2%	1.7%	0.2%	34.2%	
Balance per trial balance						
Trade receivables						1,092,555
Allowance for impairment of receivables from contracts with customers						(37,607)
Total receivables general outstanding						**1,054,948**

Amounts shown above include GST (where applicable)

KEY INFORMATION

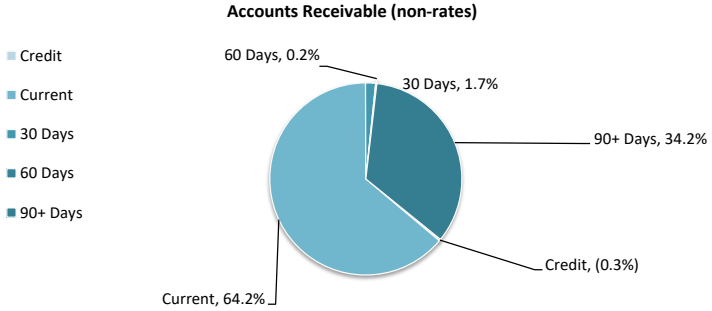
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment). The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Classification and subsequent measurement

Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the Shire measures them subsequently at amortised cost using the effective interest rate method.



SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

8 OTHER CURRENT ASSETS

Other current assets	Opening Balance 1 July 2025	Asset Increase	Asset Reduction	Closing Balance 30 June 2026
	$	$	$	$
Other financial assets at amortised cost				
Financial assets at amortised cost - term deposits	0	13,468,489	-13468489	0
Financial assets at amortised cost- advances	0	2,035	(2,035)	0
Financial assets at amortised cost - self supporting loans	4,465	2,519	(2,430)	4,554
Inventory				
Fuel	16,390	410,420	(388,326)	38,484
History Books	13,820	0	(208)	13,612
Other assets				
Prepayments	204,836	247,878	(217,948)	234,766
Contract assets	74,782	35,973	(91,789)	18,966
Total other current assets	**314,293**	**14,167,314**	**(14,171,225)**	**310,382**

Amounts shown above include GST (where applicable)

KEY INFORMATION

Other financial assets at amortised cost

The Shire classifies financial assets at amortised cost if both of the following criteria are met:
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Inventory

Inventories are measured at the lower of cost and net realisable value.
Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

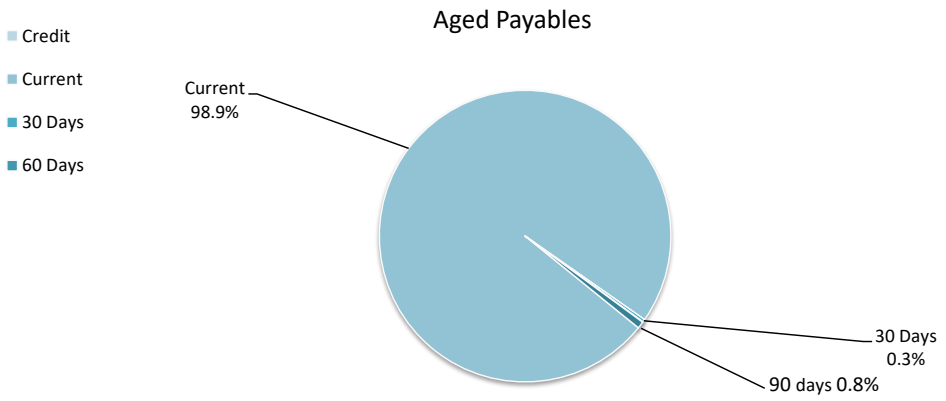
9 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$	$
Payables - general	0	1,259,040	4,038	487	9,783	1,273,348
Percentage	0.0%	98.9%	0.3%	0.0%	0.8%	
Balance per trial balance						
Sundry creditors						1,273,348
Accrued salaries and wages						0
ATO liabilities						(30,179)
Other payables						89,151
Bonds & deposits						885,934
Prepaid rates (excess rates)						338,007
Accrued expenses						2,311,398
Income received in advance						3,760
Accrued interest on loans						14,986
Total payables general outstanding						**4,886,405**

Amounts shown above include GST (where applicable)

KEY INFORMATION

Trade and other payables represent liabilities for goods and services provided to the Shire prior to the end of the period that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.



SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

10 BORROWINGS

Repayments - borrowings

Information on borrowings			New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	**Loan No.**	**1 July 2025**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**
		$	$	$	$	$	$	$	$	$
Tip Rationalisation Site	111	327,742	0	0	(25,903)	(25,903)	301,838	301,839	(20,857)	(20,857)
Seabird Sea Wall	127	35,582	0	0	(23,573)	(23,573)	12,009	12,009	(746)	(746)
Guilderton Community Hall Extension	114	163,579	0	0	(50,749)	(50,749)	112,830	112,830	(10,790)	(10,790)
Regional Hardcourt Facility	120	136,850	0	0	(30,918)	(30,918)	105,932	105,932	(8,634)	(8,634)
Regional Hardcourt Facility	124A	140,192	0	0	(25,794)	(25,794)	114,398	114,398	(5,526)	(5,526)
Gingin Swimming Pool Tiling	126	17,160	0	0	(17,160)	(17,160)	-0	0	(400)	(400)
Gingin Outdoor Activity Space	132	109,215	0	0	(17,558)	(17,559)	91,657	91,656	(1,501)	(1,501)
Lancelin Cunliffe Street Carpark	133	208,583	0	0	(22,151)	(22,151)	186,433	186,432	(9,256)	(9,256)
Altus Financials Suite	131	120,035	0	0	(9,891)	(9,891)	110,145	110,144	(2,279)	(2,279)
Lot 44 Weld Street, Gingin	123	74,674	0	0	(23,209)	(23,209)	51,465	51,465	(4,800)	(4,800)
Land for Future Gingin Sporting Precinct	134	724,388	0	0	(22,780)	(22,780)	701,608	701,608	(38,340)	(38,340)
		2,058,001	0	0	(269,686)	(269,687)	1,788,315	1,788,314	(103,129)	(103,129)
Self supporting loans										
Ledge Point Country Club Cool Room		10,039	0	0	(2,430)	(2,430)	7,609	7,609	(204)	(204)
		10,039	0	0	(2,430)	(2,430)	7,609	7,609	(204)	(204)
Total		**2,068,040**	**0**	**0**	**(272,116)**	**(272,117)**	**1,795,924**	**1,795,923**	**(103,333)**	**(103,333)**
Current borrowings		272,116					530,585			
Non-current borrowings		1,795,924					1,265,339			
		2,068,040					**1,795,924**			

All debenture repayments were financed by general purpose revenue.
Self supporting loans are financed by repayments from third parties.

KEY INFORMATION
The Shire has elected to recognise borrowing costs as an expense when incurred regardless of how the borrowings are applied.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature.

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

11 LEASE LIABILITIES

Movement in carrying amounts

Information on leases			New Leases		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	**Lease No.**	**1 July 2025**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**
		$	$	$	$	$	$	$	$	$
Lancelin administration office	1B	0	15,830	15,234	(7,753)	(7,421)	8,077	7,813	(503)	(229)
Photocopier	2A	18,054	0	0	(7,506)	(7,506)	10,548	10,548	0	0
IT Server	4	7,481	0	0	(7,481)	(7,481)	-1	0	(27)	(229)
Canon Photocopier		0	0	6,866	0	(818)	0	6,048	0	0
Total		**25,535**	**15,830**	**22,100**	**(22,740)**	**(23,226)**	**18,624**	**24,409**	**(530)**	**(458)**
Current lease liabilities		14,987					15,928			
Non-current lease liabilities		10,547					2,696			
		25,534					**18,624**			

All lease repayments were financed by general purpose revenue.

KEY INFORMATION
At inception of a contract, the Shire assesses if the contract contains or is a lease. A contract is or contains a lease, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. At the commencement date, a right of use asset is recognised at cost and lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Shire uses its incremental borrowing rate.

All contracts classified as short-term leases (i.e. a lease with a remaining term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

12 OTHER CURRENT LIABILITIES

Other current liabilities	Note	Opening Balance 1 July 2025	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance 30 June 2026
		$	$	$	$	$
Other liabilities						
Contract liabilities		698,684	0	270,082	(274,690)	694,076
Capital grant/contributions liabilities		2,663,376	0	5,991,205	(4,019,466)	4,635,115
Total other liabilities		3,362,060	0	6,261,287	(4,294,156)	5,329,191
Employee Related Provisions						
Provision for annual leave		568,167	0	0	0	568,167
Provision for long service leave		413,081	0	0	0	413,081
Total Provisions		981,248	0	0	0	981,248
Other Provisions						
Provision for Landfill rehabilitation		98,105	0	0	0	98,105
Total Other Provisions		98,105	0	0	0	98,105
Total other current liabilities		**4,441,413**	**0**	**6,261,287**	**(4,294,156)**	**6,408,544**

Amounts shown above include GST (where applicable)

A breakdown of contract liabilities and associated movements is provided on the following pages at Note 13 and 14

KEY INFORMATION

Provisions

Provisions are recognised when the Shire has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.
Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Employee Related Provisions

Short-term employee benefits

Provision is made for the Shire's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.
The Shire's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the calculation of net current assets.

Other long-term employee benefits

The Shire's obligations for employees' annual leave and long service leave entitlements are recognised as employee related provisions in the statement of financial position.

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur. The Shire's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Shire does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

Contract liabilities

An entity's obligation to transfer goods or services to a customer for which the entity has received consideration (or the amount is due) from the customer.

Capital grant/contribution liabilities

Grants to acquire or construct recognisable non-financial assets to identified specifications be constructed to be controlled by the Shire are recognised as a liability until such time as the Shire satisfies its obligations under the agreement.

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

13 GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Unspent grant, subsidies and contributions liability					Grants, subsidies and contributions revenue					
	Liability 1 July 2025	Increase in Liability	Decrease in Liability (As revenue)	Liability 30 Jun 2026	Current Liability 30 Jun 2026	Amended Budget Revenue	YTD Budget	Annual Budget	Budget Variations	Expected	YTD Revenue Actual
	$	$	$	$	$	$	$	$	$	$	$
Grants and subsidies											
Financial Assitance Grant - General purpose	0	0	0	0	0	671,910	671,910	729,411	(57,501)	671,910	1,862,610
Financial Assitance Grant - Roads	0	0	0	0	0	564,989	564,989	631,879	(66,890)	564,989	1,647,528
Governance											
Seniors Week Grant	0	0	0	0	0	3,000	3,000	3,000	0	3,000	3,000
Carers WA Grant	0	0	0	0	0	0	0	0	0	0	2,273
Australia Day Grant	0	0	0	0	0	10,000	10,000	10,000	0	10,000	10,000
Law, order, public safety											
DFES Operating Grant	0	0	0	0	0	264,970	264,970	264,970	0	264,970	197,890
Education and Welfare											
Youth Week Grant	0	0	0	0	0	3,000	3,000	3,000	0	3,000	9,455
Development Disability WA Grant	0	0	0	0	0	0	0	0	0	0	1,000
International Volunteer Appreciation Day Grant	0	0	0	0	0	0	0	0	0	0	1,000
NRM Community Stewardship Grant - Conservation Project - Amazon Frogbit control	14,308	0	(14,308)	0	0	0	0	0	0	0	14,308
Community Amenities											
CAP Grant Funding - Sand Renourishment - Grace Darling Park to Edward Island Point $50,000	0	0	0	0	0	58,000	58,000	50,000	0	58,000	54,400
CAP Grant Funding - Northern Beach Alliance	0	0	0	0	0	0	0	17,588	(9,588)	0	0
2025-26 Coast WA Grant Program - Lancelin Coastal	0	0	0	0	0	150,000	150,000	150,000	0	150,000	150,000
CHRMAP Funding	0	0	0	0	0	20,000	20,000	20,000	0	20,000	0
Coastal Mgmt Plan/Strategy Grant CMPAP	0	0	0	0	0	10,580	10,580	10,580	0	10,580	0
Recration and culture											
SLWA Encouraging Promising Practice Grant LA	0	0	0	0	0	14,034	14,034	10,534	3,500	14,034	12,382
Direct Road Grant MRWA	0	0	0	0	0	333,909	333,909	333,909	0	333,909	315,929
Lancelin Offroad Vehicle Area Wheatbelt Development Commission	0	69,986	0	69,986	69,986	0.00	0.00	0.00	0.00	0	14,200
	14,308	**69,986**	**(14,308)**	**69,986**	**69,986**	**2,104,392**	**2,104,392**	**2,234,871**	**(130,479)**	**2,104,392**	**4,295,975**
Contributions											
General purpose funding											
Rates Incentive Prize Night	0	0	0	0	0	12,000	12,000	12,000	0.00	12,000	10,227
Law, order, public safety											
CESM Grant - DFES	0	0	0	0	0	102,909	102,909	102,909	0.00	102,909	80,365
BRMO Grant - DFES	95,048	74,478	(52,029)	117,497	117,497	72,994	72,994	72,994	0	72,994	52,029
MAF Mitgation - DFES	0	125,618	(125,618)	0	0	379,926	379,926	379,926	0	379,926	144,584
Gingin Resilience Project - Mindaroo Foundation	135,072	0	(80,353)	54,719	54,719	101,032	101,032	101,032	0	101,032	80,352
DFES Overtime Claims at Fires	0	0	0	0	0	5,000	5,000	5,000	0	5,000	27,132
DFES Overtime Claims - Training	0	0	0	0	0	0	0	0	0	0	10,721
Education and Welfare											
Youth Week Contributions	0	0	0	0	0	3,000	3,000	3,000	0	3,000	2,817
Community Amenities											
Claymont Estate Planning Contributions	0	0	0	0	0	35,000	108,672	27,200	20,280	35,000	55,418
Brookview Estate Planning Contributions	0	0	0	0	0	48,672	0	36,192	0	48,672	48,672
Lancelin South Planning Contributions	0	0	0	0	0	25,000	0	25,000	0	25,000	0
Recreation and culture											
Naming Sponsorship Gingin Aquatic Centre	0	0	0	0	0	0	0	10,000	(10,000)	0	0
Contribution income for Paletts and Plates	0	0	0	0	0	5,000	5,000	5,000	0	5,000	2,273
Library Contributions - SLWA	2,382	0	(2,382)	0	0	0	0	0	0	0	0
Transport											
Contribution income for Aurisch Road Maintenance	0	0	0	0	0	12,500	12,500	12,500	0	12,500	0
Economic Services											
Guilderton Caravan Park Deposit Liability	451,874	0	0	451,874	451,874	0	0	0	0	0	0
Market Public Liability Insurance	0	0	0	0	0	2,000	2,000	2,000	0	2,000	659
	684,376	**200,096**	**(260,382)**	**624,090**	**624,090**	**805,033**	**805,033**	**794,753**	**10,280**	**805,033**	**515,249**
TOTALS	**698,684**	**270,082**	**(274,690)**	**694,076**	**694,076**	**2,909,425**	**2,909,425**	**3,029,624**	**(120,199)**	**2,909,425**	**4,811,224**

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

14 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

	Capital grant/contribution liabilities					Capital grants, subsidies and contributions revenue					
Provider	Liability 1 July 2025	Increase in Liability	Decrease in Liability (As revenue)	Liability 30 Jun 2026	Current Liability 30 Jun 2026	Amended Budget Revenue	YTD Budget	Annual Budget	Budget Variations	Expected	YTD Revenue Actual
	$	$	$	$	$	$	$	$	$	$	$
Capital grants and subsidies											
Law, order, public safety										0	
DFES - Capital Grant - Buildings	27,021	0	0	27,021	27,021	39,569	39,569	39,569	0	39,569	0
DFES - Capital Grants - Vehicles	0	0	0	0	0	1,262,937	1,262,937	0	1,262,937	1,262,937	2,233,126
Ledge Point Off-road Vehicle Area	58,905	0	(45,978)	12,927	12,927	48,375	48,375	48,375	0	48,375	45,978
Recreation				0						0	
Heritage Trails Project	0	0	0	0	0	0	0	0	0	0	0
Transport											
Roads to Recovery	266,053	4,739,997	(423,304)	4,582,746	4,582,746	5,964,046	5,964,046	5,964,046	0	5,964,046	423,305
Financial Assistance Grants - Special Projects	2,311,397	0	(2,311,397)	0	0	2,311,398	2,311,398	2,007,170	304,228	2,311,398	2,311,398
Regional Roads Group	0	780,078	(780,078)	0	0	1,094,573	1,094,573	991,674	102,899	1,094,573	1,053,529
State Government Funding Master Trails Plan	0	75,000	(34,500)	40,500	40,500	130,000	130,000	130,000	0	130,000	0
LRCIP - Phase 4	0	0	0	0	0	0	0	0	0	0	17,007
Commodity Route Funding - Shoval Ready Project Bennie Road	0	276,149	(304,228)	(28,079)	(28,079)	304,228	304,228	304,228	0	304,228	304,228
Lancelin Off Road Vehicle Area Upgrades	0	119,981	(119,981)	0	0	200,000	200,000	200,000	0	200,000	154,480
	2,663,376	**5,991,205**	**(4,019,466)**	**4,635,115**	**4,635,115**	**11,355,126**	**11,355,126**	**9,685,062**	**1,670,064**	**11,355,126**	**6,543,050**

SHIRE OF GINGIN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

15 BUDGET AMENDMENTS

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

Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
			$	$	$	$
Budget adoption						0
OCM 19/08/2025 Item 16.1 Emergency Dune Mitigation - Lancelin Sands Hotel and Hinchcliffe Lookout - CAP Grant Funding - Northern Beach Alliance GI10503	AUG 2025/2026	Operating revenue	0	0	(17,588)	(17,588)
OCM 19/08/2025 Item 16.1 Emergency Dune Mitigation - Lancelin Sands Hotel and Hinchcliffe Lookout - CAP Grant Funding - Northern Beach Alliance EP10501	AUG 2025/2026	Operating expenses	0	0	(12,413)	(30,001)
CCM 18/11/2025 Item 20.1 Variation to Turf Maintenance Contract - W10116	NOV 2025/2026	Operating expenses	0	15,950	0	(14,051)
CCM 18/11/2025 Item 20.1 Variation to Turf Maintenance Contract - W11300	NOV 2025/2026	Operating expenses	0	0	(15,950)	(30,001)
OCM 16/12/2025 Item 19.4 Landfill Operations Services	DEC 2025/2026	Operating expenses	0		(170,000)	(200,001)
OCM 16/12/2025 Item 19.4 Landfill Operations Services	DEC 2025/2026	Capital expenses	0	170,000		(30,001)
OCM 16/12/2025 Item 19.4 Landfill Operations Services	DEC 2025/2026	Capital expenses	0		(90,000)	(120,001)
OCM 16/12/2025 Item 19.4 Landfill Operations Services	DEC 2025/2026	Capital revenue	0	90,000		(30,001)
SCM 24/03/2026 Lancelin Coastal Erosion	MAR 2025/26	Operating expenses	0		(140,000)	(170,001)
SCM 24/03/2026 Lancelin Coastal Erosion	MAR 2025/26	Capital revenue	0	140,000		(30,001)
Management Budget Amendment- Sanitation Consultant extra costs funded from Roads Consultants	MAR 2025/26	Operating expenses	0		(36,610)	(66,611)
Management Budget Amendment- Sanitation Consultant extra costs funded from Roads Consultants	MAR 2025/26	Operating expenses	0	36,610		(30,001)
Management Budget Amendment - Edward Street Drainage costs increase funded from Roads Maintenance Budget	MAR 2025/26	Capital expenses	0		(150,000)	(180,001)
Management Budget Amendment - Edward Street Drainage costs increase funded from Roads Maintenance Budget	MAR 2025/26	Operating expenses	0	100,000		(80,001)
Management Budget Amendment - Edward Street Drainage costs increase funded from Roads Maintenance Budget	MAR 2025/26	Operating expenses	0	50,000		(30,001)
Budget Review 2025-2026	MAR 2025/26			60,002	0	30,001
Management Budget Amendment - electrical connection for the BBQ	APR 2025/2026	Operating expenses		5,000		35,001
Management Budget Amendment - electrical connection for the BBQ	APR 2025/2026	Operating expenses			(5,000)	30,001
OCM 21/04/2026 Item 13.4 Transfer of Surplus to Coastal Management Reserve	APR 2025/2026	Capital revenue			(30,001)	0
OCM 21/4/2026 - MFR - Unbudgeted purchase of water tank for GG056 truck	APR 2025/2026	Capital expenses		65,000		65,000
OCM 21/4/2026 - MFR - Unbudgeted purchase of water tank for GG056 truck	APR 2025/2026	Capital revenue			(65,000)	0
Management Budget Amendment - Mobile phone for operations staff money moved to Admin IT Budget for purchase	MAY 2025/2026	Operating expenses		4,000		4,000
Management Budget Amendment - Mobile phone for operations staff money moved to Admin IT Budget for purchase	MAY 2025/2026	Operating expenses			(4,000)	0
OCM 16/06/2026 – Item 12.3 Establishment of CEO Selection Panel	JUNE 2025/2026	Operating expenses		11,700		11,700
OCM 16/06/2026 – Item 12.3 Establishment of CEO Selection Panel	JUNE 2025/2026	Operating expenses			(11,700)	0
						0
				748,262	**(748,262)**	**0**

14 REPORTS - REGULATORY AND DEVELOPMENT SERVICES

14.1 LOT 108 (NO. 281) LENNARDS ROAD, LENNARD BROOK - AGRICULTURE INTENSIVE (UNAUTHORISED EXISTING WORKS)

This matter was brought forward for discussion as the fourth item of business (see pg. 26).

File	BLD/8051 (P
Applicant	Halsall & Associates
Location	Lot 108 (No. 281) Lennards Road, Lennard Brook
Owner	J Treloar
Zoning	General Rural – GR30
WAPC No	Nil
Author	Casimir Penheiro – Manager Development Services
Reporting Officer	Mark Close – Temporary Executive Manager Regulatory and Development Services
Refer	Nil
Appendices	1. Location Plan [**14.1.1** - 1 page] 2. Aerial Image [**14.1.2** - 1 page] 3. Applicant's Report [**14.1.3** - 22 pages] 4. Farm Management Plan [**14.1.4** - 41 pages] 5. Traffic Impact Statement [**14.1.5** - 4 pages] 6. Excerpt from Easement Documents and Landgate [**14.1.6** - 11 pages] 7. Schedule of Submissions Lot 108 Lennard Rd [**14.1.7** - 18 pages]

DISCLOSURES OF INTEREST

Councillor Balcombe disclosed an impartiality interest in relation to Item 14.1 as Mr M Aldridge is on the Board of Directors at GDCFSL and they are her employer.

Councillor Kestel disclosed an impartiality interest in relation to Item 14.1 as Mr Martin Aldridge gave a deputation against the application. He is a fellow board member and fire brigade member with Mr Aldridge.

Temporary CEO disclosed an impartiality interest in relation to Item 14.1 as Mr Aldridge deputised on this item. He is a fellow member of the Gingin South Bush Fire Brigade with Mr Aldridge.

Councillor Hyne disclosed an impartiality interest in relation to Item 14.1 as Mr Aldridge deputised on this item. He is a fellow member of the Gingin South Bush Fire Brigade with Mr Aldridge where I am the captain.

PURPOSE

To consider an application for development approval for unauthorised existing 'Agriculture Intensive (Annual Horticulture)' use and associated centre pivot irrigation system on Lot 108 (No. 281) Lennards Road, Lennard Brook.

BACKGROUND

The subject property is 66.61 hectares in area. The property is approximately seven kilometres south-east from the Gingin townsite. It is accessed off a 'Right of Carriageway' easement from Lot 379 on the west. The property is bounded by Lennard Brook on the north, Lot 11 (east), Lot 379 (west), and Lots 1448 and 446 (south).

A location plan and aerial photo are provided **(see appendices).**

Lennards Road consists of a sealed road (approximately 2.2km) constructed within a local road reserve managed by the Shire and a section of unsealed road within an easement over private property (approximately 3.2km). The easement provides access to nine lots, including the subject property.

The subject property operated for many decades as an 'Irrigated Horticulture' (Orange Orchard and Processing) use class under the former Town Planning Scheme No. 8. Under the current Local Planning Scheme No. 9 (LPS9), the land use category 'Irrigated Horticulture' has been replaced with the land use category 'Agriculture–Intensive'. For the purposes of this assessment and report, the development is referred to as 'Agriculture–Intensive'.

The Shire was made aware of the unauthorised works 'centre pivot irrigation system' in late 2024, after complaints were made about the use, noise and clearing of the land. The Shire made several requests to the landowner to obtain approval or cease the use.

A Planning Direction Notice (Planning Order) was issued by the Shire as a final demand for action in early 2025. The landowner ceased the use of the 'centre pivot' in July 2025. A development application was later lodged in September 2025 for the 'unauthorised use and irrigation infrastructure'.

The application was advertised and, in response to matters raised in the submissions, the applicant agreed to lodge further information and justification to support the proposal. Information about the 'Right of Carriageway' easement was provided in April 2026 and responses to the submissions, the Farm Management Plan and Traffic Impact Statement were provided in late May 2026 by the applicant.

Proposal

Full details are provided in the Applicant's Report, Farm Management Plan, Traffic Impact Statement and the easement document (**see appendices**).

The applicant has indicated the proposal consists of the following:

- Unauthorised existing works (pivot irrigation installation), established prior to approval in 2024.
- The use constitutes a change from perennial horticulture (citrus orchards of approximately 18 hectares) to annual horticulture/fodder cropping of approximately 15 hectares (lucerne, canola, and other fodder crops) and introduction of a centre pivot irrigation system.
- The property has an existing water licence - GWL200953(4), permitting extraction of up to 250,000 kilolitres per annum from an approved bore, valid to 20 February 2028.
- Existing sheds, office, internal access roads and easement-based access arrangements will continue to be used, with no new structures proposed as part of this application apart from the new irrigation system.
- Traffic is indicated to be substantially lower than under the previous citrus orchard operation, which involved at peak times between 60 and 80 employees and approximately 20 truck movements per day.
- The applicant has prepared a Farm Management Plan addressing water and nutrient management, spray drift and dust, noise, stable fly and waste management and separation to nearby sensitive land uses.
- The main infrastructure (works) change is the introduction of a centre pivot irrigation system, which is highly visible.
- Chemical sprays will be administered by ground boom or drone. Fertilizers will be spread using a tow behind ground spreader or with a seeder as referred to in the Farm Management Plan.
- The centre pivot irrigation system is set back approximately 160m from the creek line.

COMMENT

Stakeholder Consultation

The application was advertised to the adjoining landowners for a period of 28 days in accordance with clause 64 of the *Planning and Development (Local Planning Scheme) Regulations 2015.*

The application was also advertised to the following State agencies for a period of 42 days in accordance with clause 66 of the *Planning and Development (Local Planning Scheme) Regulations 2015:*

- Department of Water and Environmental Regulation (DWER);
- Department of Health (DoH);
- Department of Biodiversity, Conservation and Attractions (DBCA); and
- Department of Primary Industries and Regional Development (DPIRD).

A total of seven submissions have been received, three from landowners, one from an interest group and three from government agencies. A copy of the Schedule of Submissions and Responses is provided **(see appendices).**

PLANNING FRAMEWORK

The application was assessed against the following relevant acts, regulations and policies:

- Planning and Development (Local Planning Scheme) Regulations 2015 (Deemed Provisions);
- State Planning Policy 2.5 - Rural Planning (SPP 2.5);
- State Planning Policy 2.9 – Water (SPP 2.9);
- Local Planning Scheme No. 9 (LPS 9); and
- Local Planning Policy 1.6 – Agriculture Intensive (LPP 1.6).

The proposed centre pivot irrigation device is common infrastructure supporting agriculture in the Rural zone throughout the Shire. The development was found to be consistent with the objectives and other requirements outlined in these documents. The key issues are consistent across the informing strategic and statutory framework as addressed in the Schedule of Submissions and Responses **(see appendices)** or as noted below.

Farm Management Plan (FMP)

The applicant provided an FMP, outlining commitments and procedures measures for protection of the water resource/catchment in the locale. The FMP states what chemicals will be used, and topography and weather considerations to minimize on and off-site environmental impacts.

It is noted that the application was referred to DWER and no comments were received (**see appendices**).

Traffic Movement

The applicant advises that the operator will use farm machinery at 20km/hr, recognising access is via private properties and an easement. Vehicle movements are expected to be limited to a 'ute' and tractor, three to four movements per month for eight months of the year. During four months of the year there will be three truck movements per week, at low speed.

The former use of the land was a large citrus orchard with its own processing operation generating greater traffic than the current use.

Right of Carriageway Easement

The applicant has addressed the submissions received during the advertising, in particular concerns about increased use and traffic of an accessway (unsealed road) within the easement (**see appendices**).

With reduced numbers of staff and crops, traffic impact is expected to be less than the former use. It is noted that the easement and annotation on title itself don't restrict the type or volume of traffic permitted. A copy of the easement has been provided by the applicant (**see appendices**).

The easement documents consist of:

- Extract from the original easement document.
- Relevant provisions of the *Transfer of Land Act 1893* (9th Schedule).
- Plans showing the easement alignment.
- Landgate mapping confirming the easement's location.
- An aerial photograph showing the existing access aligns with the easement.
- The original easement document.

The easement grants right of carriageway to the landowner and their successors in title, allowing them, their tenants, agents, workers, and visitors to travel over the easement at all times and for all purposes, with or without animals or vehicles.

The wording of the easement indicates no limitation restricting access to a particular purpose or level of use. The Landgate mapping identifies the easement location as "Lennards Road" highlighting its significance as a long-established access route serving not only Lot 108 but also other properties.

The certificate of title for Lot 108 references five properties with access rights to neighbouring landowners.

It is expected that any dispute over the easement and issues relating to traffic frequency, impact on surrounding properties or the roadway would be a civil matter.

Traffic Impact Statement (TIS)

The applicant provided a Traffic Impact Statement (TIS) addressing the Department of Planning, Lands and Heritage (DPLH) Transport Impact Assessment Guidelines for development applications. The Guidelines indicate that the size of development should be considered to determine the level of assessment, noting individual developments can vary from very large scale to a particular single land use.

The applicant's TIS has been accepted based on information provided in the TIS and a statement from the former landowner and operator of the former 'Irrigated Horticulture' (Orange Orchard and Processing). A copy of the statement is attached in the Farm Management Plan (FMP) (**see appendices**).

The development is proposed to be carried out for eight months in the year, between April and November. Vehicle movements are to consist of one 'ute' moving to and from the site daily, tractor movements (one tractor only) and truck movements at three to four per month, together with occasional visits by contractors or government officials where required.

The vehicle movements change during December to March (peak period), with traffic movements increasing to one 'ute' plus an additional light vehicle for the occasional assistant worker, including one tractor moving onsite and three truck visits per week. Again, there is also potential for an occasional contractor or Shire official visit. This would be peak hour with five or six vehicle movements, below the ten vehicle movements, as per the DPLH guidelines.

The development is expected to generate a low level of traffic and impact and is significantly lower than the former orchard/farm operation.

Summary

The existing development use and works (introduction of pivot irrigation system) constitutes a modification to the former use on site. The applicant has provided detailed information in response to the concerns and objections raised during advertising of the application. It is considered that the information provided now demonstrates sufficient controls to minimise impact from the rural activity/use on residential uses in the area and the surrounding environment. The application is recommended for approval, as it is considered consistent with the objectives of the rural zone and can be managed through appropriate conditions.

RISK IMPLICATIONS

If the application is refused, the proponent can seek a review of the Shire's decision through the State Administrative Tribunal.

STATUTORY/LOCAL LAW IMPLICATIONS

Planning and Development Act 2005.
Planning and Development (Local Planning Scheme) Regulations 2015.
Local Planning Scheme No 9 (General Rural zone objectives).

POLICY IMPLICATIONS

Local Planning Policy 1.6 - Agriculture Intensive
State Planning Policy 2.5 - Rural Planning.
State Planning Policy 2.9 - Water.

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	3. Planning & Sustainability - Plan for Future Generations
Strategic Objective	3.3 Planning and Land Use - Plan the use of the land to meet future requirements, incorporating economic development objectives and community amenity.

VOTING REQUIREMENTS - SIMPLE MAJORITY

MOTION/OFFICER RECOMMENDATION

MOVED: Councillor Kestel SECONDED: Councillor Hyne

That Council grant development approval for an Agriculture Intensive (Annual Horticulture) use and associated centre pivot irrigation system on Lot 108 Lennards Road, Lennard Brook subject to the following conditions:

1. The land use and development shall be undertaken generally in accordance with the approved plans (including any amendments marked in red) and accompanying documentation, unless otherwise conditioned by this approval.

2. This approval is for an Agriculture Intensive (Annual Horticulture) use and associated centre pivot irrigation infrastructure only, over a maximum growing area of 15 hectares, as indicated on the approved plans.

3. The applicant, within two months of the date of this approval, must submit an amended Farm Management Plan to include a Fire Management Plan to the satisfaction of the Shire of Gingin.

4. The approved Farm Management Plan shall form part of this approval and is to be implemented and adhered to at all times, to the satisfaction of the Shire of Gingin.

5. A minimum setback of 160 metres shall be maintained between the centre pivot irrigation infrastructure/cropping area and Lennard Brook at all times, in accordance with the approved plans.

6. No native vegetation is to be cleared in association with this approval. Existing vegetated buffers along the site boundaries are to be retained and maintained, and any dead or dying buffer vegetation is to be replaced with new planting to the satisfaction of the Shire of Gingin.

7. Chemical spray application shall only occur during periods of low wind and shall be undertaken via ground boom, low-level drone or through the irrigation system, in accordance with manufacturer specifications and relevant safety data sheets.

8. Chemicals and fertiliser shall be stored within the existing sealed sheds in accordance with manufacturer specifications and relevant safety data sheets.

9. Waste material (including chemical containers) generated by the approved use shall not be stored on the property in a manner that facilitates fly breeding or odour emissions. Crop waste shall be incorporated into onsite soils within a timeframe specified in the approved Farm Management Plan.

10. Vehicle movements associated with the approved use shall generally be limited to the hours of 7:00am to 7:00pm daily.

11. The landowner/operator shall maintain a written complaints register and make it available to the Shire upon request, together with details of any corrective actions taken in response to complaints received.

12. The area shall be rehabilitated to pasture cover to the satisfaction of the Shire of Gingin immediately upon cessation of the approved use.

Advice Notes:

Note 1: If you are aggrieved by the conditions of this approval you have the right to request that the State Administrative Tribunal (SAT) review the decision, under Part 14 (section 251) of the *Planning and Development Act 2005*.

Note 2: Where an approval has lapsed, no development may be carried out without further approval of the local government having first been sought and obtained.

Note 3: In relation to Condition 2, please note that any alteration or extension to the approved Agriculture Intensive development on the property may require further development approval.

Note 4: Clearing or removal of riparian vegetation of any wetland environment is prohibited. Cleared foreshore and adjacent areas to an intensive horticulture activity should be revegetated with species endemic to the area. All noise from the operation and associated equipment is required to comply with the *Environmental Protection (Noise) Regulations 1997.*

Note 5: Please be advised that the property may be re-rated to reflect the change in intensification and use approved as part of this application.

Note 6: The Applicant is reminded that this Planning Approval is not to be interpreted as approval to extract and utilise groundwater supplies, nor does it imply that the Shire of Gingin has knowledge in relation to availability of groundwater supplies.

Note 7: The Applicant is reminded of the water supply and wastewater disposal requirements.

a. All drinking water provided on site must meet the health-related requirements of the Australian Drinking Water Guidelines 2011. Any non-drinking water (i.e., water that is not intended or suitable for drinking) must be managed to ensure it cannot be confused with or contaminate the drinking water supply. This requires satisfactory labelling of non-drinking water taps and, depending on system configuration, suitable backflow prevention arrangements in accordance with Australian/New Zealand Standards AS3500 – Plumbing and Drainage.

b. Disposal of wastewater generated on site is required to comply with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*. In accordance with the Regulations, an 'Application to Construct or Install an Apparatus for the Treatment of Sewage' is required to be submitted to the Shire of Gingin for each wastewater system: https://www.health.wa.gov.au/Articles/A_E/Apply-to-install-a-wastewater-system.

c. As some horticulture produce can be subject to compliance with relevant provisions under the *Food Act 2008, Food Regulations 2009*, and relevant standards of the Australia New Zealand Food Standards Code, and in particular the new Food Standards 4.2.7, 4.2.8 and 4.2.9. The applicant is reminded of the requirement to obtain Food Business Registration or notification under the *Food Act 2008* with the appropriate enforcement agency (the Shire of Gingin) prior to commencing/converting crops. More information on starting a food business can be found at:

- https://www.health.wa.gov.au/Articles/S_T/Starting-a-food-business-in-WA; and
- https://www.health.wa.gov.au/Articles/F_I/Horticulture-standards-berries-leafy vegetables-and-melons.

Note 8: The development may trigger a need to amend the existing water licence held with the Department of Water and Environmental Regulation. It will be necessary to contact that Department to obtain any necessary approvals.

AMENDMENT MOTION

MOVED: Councillor Hyne SECONDED: Councillor Wilkie

That Council amend the motion by inserting the following additional condition:

13. A Landscaping Plan shall be submitted to and approved by the Shire of Gingin within six months of the determination of this application. The Landscaping Plan shall detail:

a. Provision of a 20 metre wide dense vegetative landscaping buffer within and/or adjacent to the Conservation Category Wetland;

b. Detailed planting regime and plans identifying the number of plants, species and size of tubs appropriate to the riparian interface; and

c. A schedule of planting including how the vegetation is planted, monitored for failure and replaced where required.

Once approved, the Landscaping Plan shall be implemented within 12 months of the date of approval and thereafter maintained to the satisfaction of the Shire of Gingin.

CARRIED
6 / 2

FOR: *Councillor Balcombe, Councillor Hyne, Councillor Stewart, Councillor Wilkie, Councillor Woods and Councillor Weeks*
AGAINST: *Councillor Kestel and Councillor Peczka*

Reason

1. The proposal has not met the 200m minimum setback requirement to the Conservation Category Wetland, pursuant to cl. 3.1.9 of *Local Planning Policy No. 1.6 – Intensive Agriculture* (LPP 1.6).

2. Notwithstanding DWER providing no objection, this setback provision is to the satisfaction of Council, including consideration of smaller setbacks and supporting mitigation measures.

3. At a minimum, the imposition of the 20 metre 'dense' vegetation buffer, also required by cl. 3.1.9 of LPP 1.6, is a proportionate response to address the setback variation, environmental and nutrient management considerations of the policy.

Point of order raised by Councillor Wilkie regarding whether Councillor Hyne moved the motion. The Presiding Member ruled that the point of order was not recognised.

The amendment was incorporated into the substantive motion which was then put.

COUNCIL RESOLUTION

MOVED: Councillor Kestel SECONDED: Councillor Hyne

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CARRIED
6 / 2

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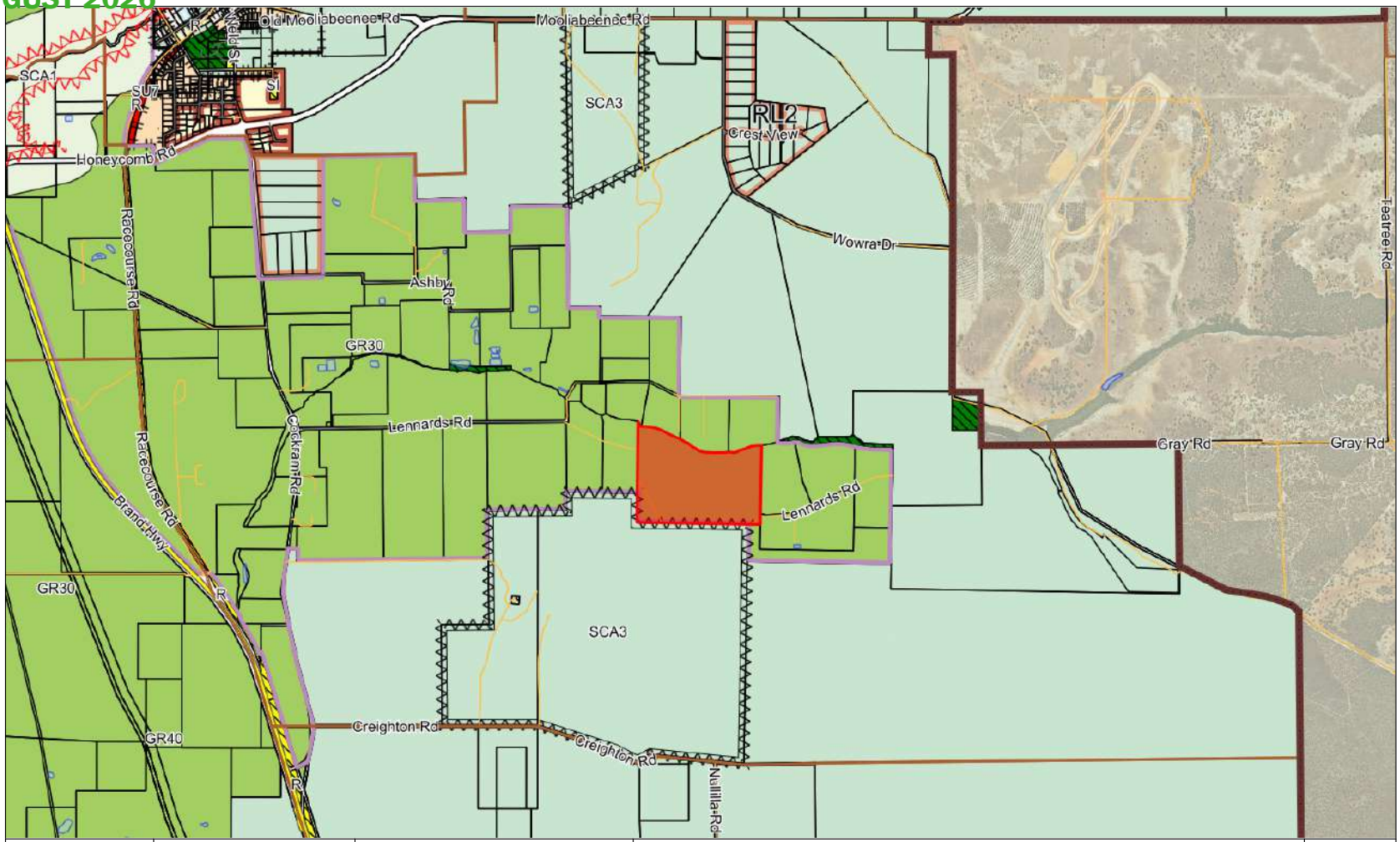
AGAINST: *Councillor Peczka and Councillor Stewart*



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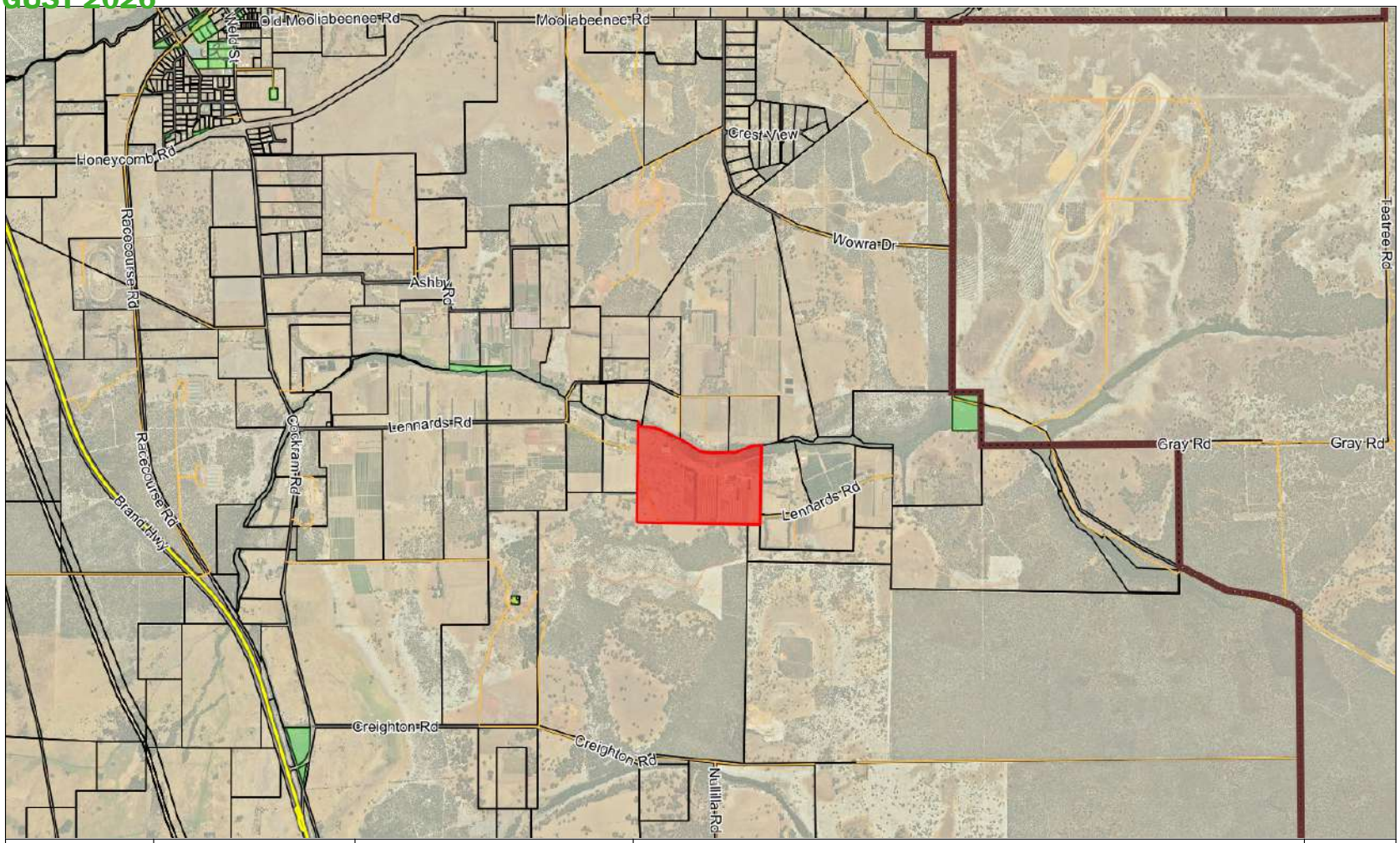

SHIRE OF GINGIN HISTORY | BEAUTY | PROSPERITY	7 Brockman St Gingin WA 6503 P: 08 9575 5100 255 Vins Way Lancelin WA 6044 P: 08 9575 5155 E: mail@gingin.wa.gov.au	Shire of Gingin does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that Gingin Shire Council shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information.	Aerial Image - Lot 108 Lennards Road, Lennard Brook Scale: 1:43894 Date: 09/03/2026	N

Halsall & Associates
Town Planning Consultants

SHIRE OF GINGIN
LOCAL PLANNING
SCHEME NO. 9

Development Application
Modification to Agriculture Intensive

Lot 108 (201) Lennards Road, Lennard Brook

September 2025

Development Application – Modification to Agriculture Intensive
Lot 108 (201) Lennards Road, Lennard Brook

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In preparing this report we have made certain assumptions. We have assumed that all information and documents provided to us by the Client or as a result of a specific request or enquiry were complete, accurate and up-to-date. Where we have obtained information from a government register or database, we have assumed that the information is accurate. Where an assumption has been made, we have not made any independent investigations with respect to the matters the subject of that assumption. We are not aware of any reason why any of the assumptions are incorrect.

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Version Control

Report version	Revision No.	Purpose	H&A Author	Review date by officer	Date
Initial Draft			Marc Halsall		25/07/2025
2	1	Further work	Marc Halsall		18/08/2025
2	2	Further work	Marc Halsall		22/08/2025
4	3	Further work	Marc Halsall		15/09/2025
Final			Marc Halsall		21/09/2025

Approval for Issue

Name	Signature	Date
Marc Halsall	Marc Halsall	21/09/2025

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Attachment 1 - Application Plans
Attachment 2 - Water Licence

1.0 INTRODUCTION

This report documents justification for retrospective approval for the establishment of centre pivot irrigation and the growing of a variety of agricultural annual horticultural crops including particularly lucerne, canola and other fodder crops amongst others.

The landowners (John and Brenda Treloar) recently acquired the subject site (Lot 108 (201) Lennards Road, Lennard Brook) which had been used for many decades for the growing of citrus. There had however been two recent fires which had damaged the citrus plantation including its irrigation system and some of the scattered remnant bushland on the property. The citrus orchard had also been neglected in many respects prior to acquisition.

Upon acquisition of the site, transfer of the relevant water licence also occurred which permits 250,000 kilolitres of pumping irrigation from an approved bore.

Given the citrus plantation was partially damaged and neglected, the Treloar's needed to decide what to do next in respect to agriculture onsite and a decision was made to commence removal of the citrus and bring to site a centre pivot irrigation system (given the previous reticulation system was damaged) and grow Lucerne, Canola, Sorghum and other fodder crops with a view to other annual horticultural produce being grown season to season depending on the market.

The Treloar's did not see this necessary as a change in land use because the site was still being used for intensive agriculture.

In fact, an argument could be put that there has not been a change in land use because both the growing of citrus and the growing of other horticultural crops, all falls under the definition of intensive agricultural use, for which the site has been used for decades and therefore has a continuing use right. The change from one type of crop to another is a logical move given the fact that the site was affected by fire and partially neglected. It is also arguable that a centre pivot irrigation system is development.

The Shire contacted the owners advising that in their opinion a change of use had occurred and installation of the centre pivot required planning approval. Whilst there is a question as to whether or not this is clearly a change in land use, the Treloar's have decided to retrospectively apply for approval in good faith to work with the Shire and maintain their business, respectfully requesting that the centre pivot can be retained onsite whilst the application is determined.

The area to be utilised for the centre pivot as documented under this application, is for all intents and purposes, almost occupying the same area that was used for citrus production and the existing sheds will continue to be used for incidental storage, packing, juicing and other related activities supporting the agricultural use.

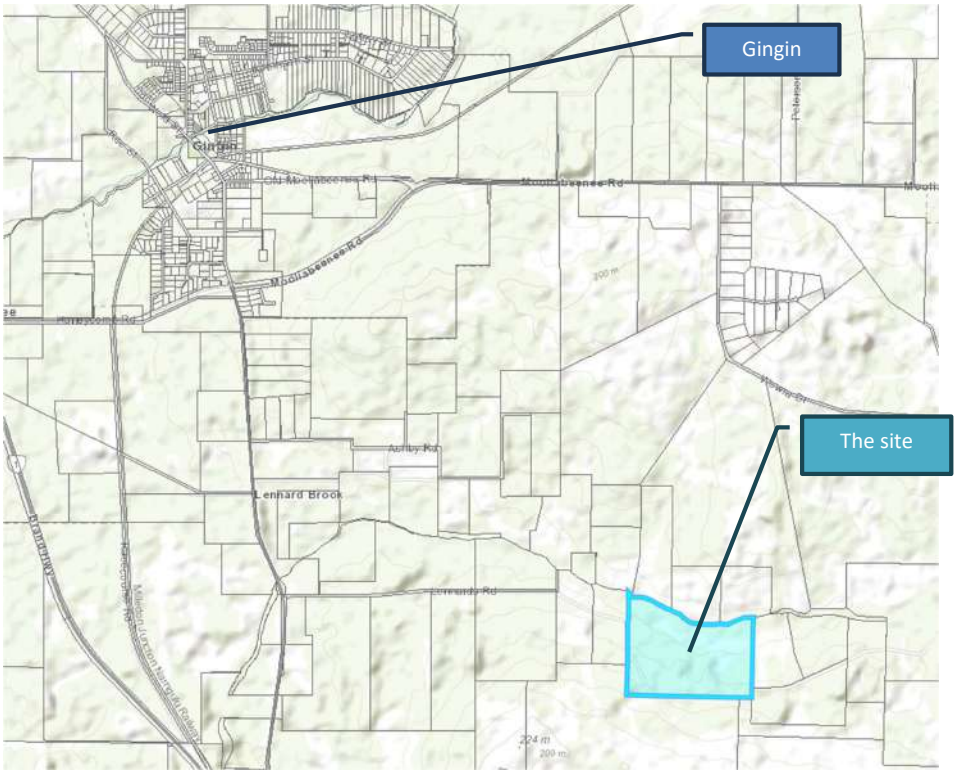
The Treloar's did not intend to purposefully contravene any planning requirements, simply were of the view that the change of crop was not necessarily a change of land use and therefore this change in activity was an honest move to try and maintain agricultural viability as a result of the citrus orchard neglect and damaging fires.

2.0 THE SITE

The subject site is Lot 108 (201) Lennards Road, Lennard Brook which is 66.61ha hectares in area with frontage to Lennard Brook Road along the northern boundary. The site is almost rectangular in shape except for the northern boundary which follows the alignment of Lennards Road reserve and therefore is not a straight alignment.

The site is situated within the Shire of Gingin, approximately 5.8 kms south-east from the townsite of Gingin as evident on the location plan below at **Figure 1.**

Figure 1 – Location Plan



The site is traversed by a creekline (Lennard Brook) in the north near the boundary, which harbours some vegetation and was previously established with 18 hectares of citrus plantation and various windrows of planting, old irrigation system and much of this is still evident on the aerial photograph below at **Figure 2.**

Figure 2 – Aerial photograph (Source: Plan WA)

Also evident above, in the aerial photograph, are some farm sheds and office in the northwest which have historically been used to support intensive agricultural activity including juicing, storage of materials, packing of goods etc. and also storage of equipment.

Small sections of native vegetation in the northeast were damaged by the recent fire and some of which (dead trees) was removed.

As stated previously, the site is the subject of a water licence allowing extraction of 250,000 kilolitres of water for intensive agricultural use, a copy of this licence is included at **Attachment 2.**

The subject site contains quality soils for horticulture as demonstrated by the previous citrus activity. It is also supported by a strong water supply from an approved bore, again established to support the previous citrus operation.

It is noted that the surrounding area is occupied by many different types of intensive agricultural pursuits, particularly along the Lennard Brook on the north and south side. This is evident on the aerial photograph below.

Figure 3 – Locality illustrating mixture of intensive agricultural pursuits

The fact that there are a large number of intensive agricultural pursuits in the area demonstrates that it is a high quality agricultural area with capability and the subject site represents one of the larger lots within this particular locality.

The subject site is accessed along Lennard Brook Road and then via easements through adjoining properties to the internal driveway systems. In addition, a substantial driveway exists along the western and southern boundaries, likewise protected by easements servicing other lots to the east. This easement arrangement was likely established as a better alternative to the actual Lennard Brook Road reserve alignment.

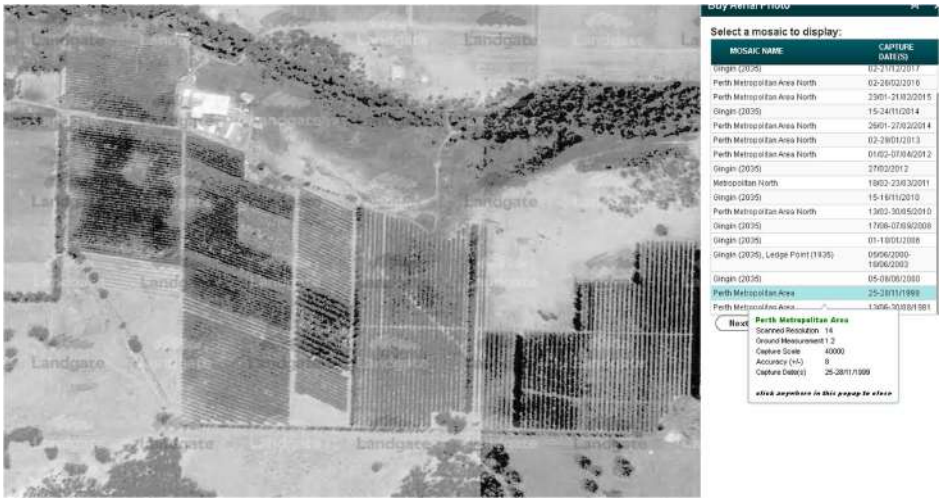
Power services are available onsite and this supports the existing infrastructure as well as the bore located just north of the existing sheds.

As evident on the aerial photograph, most of the site is cleared with the Lennard Brook running along the northern boundary and small patches of bush associated with this and in the east. Some previously established windrows are also evident.

The site slopes gently from south to north towards the Lennard Brook.

The citrus operation has been in existence for decades and aerial photography is limited at Landgate however, in 1999 it is clear that the citrus operation was in place and an aerial photograph below illustrates this. The sheds were also evident.

Figure 4 – Landgate aerial photograph showing operation in 1999



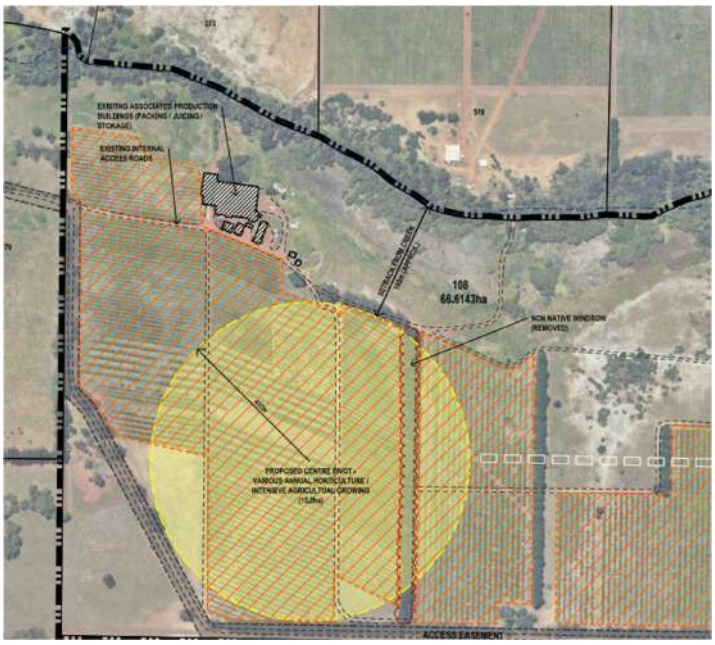
3.0 THE PROPOSAL

The proposal is to seek retrospective approval for establishment of a centre pivot irrigation system and the planting of annual horticultural crops over an area of 15 hectares, essentially previously used for citrus production (prior to the fire). The crops to be grown will vary from year to year, dependent on climatic and economic factors but will effectively be annual horticultural produce such as lucerne, canola, sorghum and other fodder crops and other horticultural produce.

A plan indicating the aerial centre pivot irrigation and therefore, growing area, is depicted on the application plan contained at **Attachment 1.**

As evident at **Figure 5** below, the area where the centre pivot activity is to occur, is for all intents and purposes, where previous intensive agricultural growing occurred in the form of citrus and the intention is to retain the windrow along the south boundary however, remove all citrus from the site and any windrows which would interfere with the growing of annual horticulture.

Figure 5 – Location of Proposed Pivot



The area of growing is 15 hectares, which is less than the 18 hectares of citrus that previously occupied the site.

The proposed activity will be operated from the same sheds, with generally the same amount of traffic movement, staff (family run) and the sheds will be used for similar activity to previous including storage, packing, keeping of machinery etc.

Access to the site will remain from the existing locations and the only change physically to the site that will be evident, will be the fact that the plantation of citrus would no longer be in situ and the centre pivot irrigation system would be evident.

It is noted that this type of centre pivot irrigation production is common in the Shire of Gingin and there are a wide variety of agricultural activities occurring within the immediate locality as evident on the broader locality aerial photograph at **Figure 3.**

The activity will include the following:

- The centre pivot will be located as indicated on the application plan and will be centred to direct irrigation to annual horticultural crops which will vary from year to year dependant on market forces.
- All chemical spray will be by ground boom or drone.
- All fertiliser will be spread using tow behind ground spreader or with seeder.
- Application of chemicals and fertiliser will be generally commensurate with previous citrus planting.
- The centre pivot will be setback approximately 160 metres from the creek as evidenced on the application plan.
- All existing citrus will be removed from the site.
- The existing sheds, office etc. will be utilised for the same purposes as it has previously including juicing, storage, packing and associated works related to the agricultural production on the land.

The actual centre pivot has been located onsite and a photograph depicting this is provided below at **Figure 6.**

Figure 6 – Centre Pivot

This is a relatively low profile piece of irrigation equipment which is also not significant in the landscape.

Visually the centre pivot is less bulky than the large citrus orchard.

The attached plan (attachment 1) illustrates how the activity will be located on the site ongoing.

Again, an argument could be presented that there is actually no change in land use because all the landowners have chosen to do is change the type of crop to be grown within existing areas used for intensive agriculture for decades. There are some marginal sections that weren't used for intensive agriculture and the Shire could take the view that there may have been a material change in the use of the land and therefore development, although again, this could be questioned. The landowner has chosen to work with the Shire and lodge this application seeking approval for surety and to keep in good standing with the Shire.

The amount of produce grown can be serviced by the approved water licence as documented below.

A review of DPIRD irrigation calculator indicates for example, on clay loamy soils with an area of 15 hectares in the Gingin locality, the following requirements for irrigation are needed between October and May with no irrigation required in June, July, August or September.

Lucerne 2000 kilolitres

High Pasture 1670 kilolitres

This clearly demonstrates that there is adequate water to support the activity.

The proposal is therefore a minor physical change to the site which has limited implications and is effectively commensurate with previous land use that has been occurring for many years.

4.0 PLANNING FRAMEWORK

4.1 Shire of Gingin Local Planning Scheme No. 9 ('the scheme')

The subject site falls within the Shire of Gingin and therefore within the area of Local Planning Scheme No. 9. Under the Scheme the subject site is zoned General Rural as evident in the excerpt of the Scheme Map below at Figure 5.

Figure 5 – Zoning Map

It is also evident on the Scheme Map that the General Rural zone is coded GR30.

The objectives of the General Rural zone are:

a. *"Manage land use changes so that the specific local rural character of the zone is maintained or enhanced*

b. *Encourage and protect broadacre agricultural activities such as grazing and more intensive agricultural activities 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*
c. *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; and*
d. *Provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the General Rural zone"*

The proposal is consistent with the objectives of the zone because the change in land use is minor in the context of the area and would not be a significant visual change affecting the rural character. Further, the use is intensive agriculture and this is therefore encouraged as the primary activity. In addition, the intensive agricultural pursuit is setback the same distance from watercourses and vegetation as the existing / previous citrus intensive agricultural pursuit and this is a notable setback (160 metres) and the proposed activity is similarly distanced from sensitive land uses within the locality.

The land use was established under the previous Local Planning Scheme and whilst a different land use classification existed at the time, the use was permissible within the relevant zone.

Under the current Scheme, the use falls within the definition of Agriculture Intensive, which is a 'D' use or discretionary use under the Scheme.

The definition of Agriculture Intensive under Schedule 1 of the Scheme as follows:

"Means premises used for the trade or commercial purposes, including outbuildings and earthworks associated with 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); or*
d. *Aquaculture"*

The annual horticulture proposed including a variety of crops and fodder is effectively production of exotic or native plants and irrigated fodder / pasture, therefore falling within the definition of

Agriculture Intensive. This is akin to the land use previously of citrus, which would likewise fall within the same definition.

This means that the land use would not be non-conforming because it is permissible, both under the previous and current Scheme. It is just the land-use and definitions have changed.

Within the General Rural zone, Table 2 outlines site requirements and states that a 20 metre front, side and rear setback is applicable and plot ratio and site coverage are not applicable. Any landscaping is as required by Local Government.

The proposed centre pivot activity is setback adequately from boundaries as required under this part of the Scheme as evident on the application plan.

Clauses specific to the General Rural zone are included at 4.8.6 and there are generally no clauses of relevance to the proposal warranting comment.

A review of the Local Planning Scheme clearly indicates that the subject site is set aside for agricultural purposes and the site has been used for this purpose for decades and the area proposed to be utilised for centre pivot activity under this proposal, is generally consistent with previous activity. Such activity is encouraged within the zone and is obviously prevalent within the Lennard Brook area.

4.2 Shire of Gingin Local Planning Strategy

The Local Planning Strategy was adopted in February 2012 and provides guidance for strategic planning and land use within the Shire.

It is noted at Section 2.5.2 that agriculture and the continued use of this for production is paramount to the economic future of the Shire. The Strategy recognises that regionally, horticultural activity is recognised and there is substantial potential for further diversification.

It is noted that for future growth and viability of diversified agriculture in the Shire, it is dependent on a number of factors including market demand, competitiveness, diversity of produce, availability of water supply etc. The proposal moves away from a single product (citrus) to a diversified horticultural activity which is recognised by the Strategy with diversification considered important. The Strategy recognises there has been a trend towards diversified and more intensive agricultural land uses.

The proposal therefore aligns strongly with the anticipated paramount objectives within the Shire for agriculture. Diversification in agriculture is a key observation and given the site has the benefit of a

substantial water licence, this presents that it is an important site with adequate area for annual horticulture production. The built infrastructure on the land is also highly beneficial as this supports agricultural activity.

Again, of relevance to the proposal is the section in respect to economy (3.5). A key objective is to *"Facilitate more intensive and diversified use of rural land for higher value products, including horticulture, intensive animal husbandry, basic raw materials extraction and farm forestry, which are compatible with land capability attributes and surrounding farming practices".*

This section also recognises the need to ensure agriculture can occur with minimal conflict on uses and promotion of processing and value adding.

In summary, the proposal aligns with the Local Planning Strategy intentions.

4.3 Local Planning Policy Statement No. 1.6 – Agriculture Intensive

This Local Policy provides standards for different form of irrigated horticulture in order to prevent impacts on the natural environment and surrounding property.

It is noted that the Shire will process development applications for irrigated horticulture purely on land use planning grounds without regard for viability such as water licencing.

Proposals should indicate areas of vegetation and wetlands and physical characteristics, which is included on the application plans noting that no native vegetation is proposed to be removed.

Irrigated horticulture located within 500 metres of an existing Residential or Rural Residential area will only be considered in certain circumstances. The proposed use area is not within such a circumstance.

All horticultural activities should have a minimum distance satisfactory to Council from any conservation category wetland. Whilst it is unclear whether Lennard Brook is a conservation category wetland, the proposed horticultural activity is setback the same distance as the existing citrus activity. In fact, it is setback further than some parts of the existing citrus activity. The proposal invokes the removal of citrus which therefore effectively increases the setback more generally of horticultural activity as this relates to the Lennard Brook. There is also vegetation on the Lennard Brook and 160 metres of separation to the Brook. This is a substantial setback to the waterway which may not be conservation status in any case.

The Policy mentions annual horticulture relating to market gardens and floriculture, although this is not the cropping that the application envisages. Notwithstanding this, it is reiterated that the setbacks from watercourses are to be increased as a result of the proposal.

5.0 PLANNING ISSUES

5.1 Hydrological Use

The subject site has been utilised for the growing of 18 hectares of citrus for decades and is the subject of a 250,000 kilolitre water licence issued by the Department of Water & Environmental Regulation. The calculations provided in the proposal section of this report demonstrate that 15 hectares of horticultural production can be serviced by this bore, obviously dependent on the type of crops that are installed.

The landowner is aware of the water demand and availability under their licence and will be required to operate within the scope of this licence and so, the management of horticultural crops within the area proposed will be cognicent of the water availability. It is typical for water licences and applicable bores to be the subject of monitoring in respect to the amount of water used and so this water supply use is self-governing.

The proposal therefore serves to ensure that the activity will be operated sustainably within the scope of available water resources. This use is commensurate with previous use of the land, albeit with a different crop.

The Shire Policy mentioned at section 4.3 above does not require water licensing to be a determiner prior to consideration of annual horticulture.

5.2 Environmental Management

The growing of crops in rural areas and the application of fertilisers, sprays etc. has been occurring on the site for many years in the same areas the subject of this proposal.

As documented in the proposal section, the inputs in respect to annual horticulture production is similar to that in respect of the citrus production and given the areas to be utilised are effectively the same, there is effectively no change in the way the site is used agriculturally in respect to inputs.

The area of production is separated the same distance away from the creekline system and is therefore no different to long term use of the site for citrus production in respect to proximity to water courses. The change in activity therefore does not change the situation in respect to environmental impact.

The proposal includes removal of citrus currently located closer to the Lennard Brook and therefore with removal of citrus the proposal indicates that intensive agricultural use will be setback further from the Brook given some citrus is currently much closer to the brook particularly in the west.

6.0 CONCLUSION

The subject site has been used for intensive agricultural purposes for decades, including growing of 18 hectares of citrus. A recent fire damaged this citrus orchard and the associated irrigation system and the Citrus had been neglected and the landowners needed to decide how to economically continue farming the site. Various intensive agricultural options were considered and it was determined that a centre pivot irrigation system could be installed, utilising water from an existing approved licence and this would enable the growing of horticulture on an annual basis, dependent on climatic and economic factors.

This would mean the site would continue to provide an agricultural income and contribution to the agricultural sector in the Shire of Gingin, albeit with different crops with a more flexible approach in respect of horticultural production. Diversity in agriculture is promoted by the Local Planning Strategy.

It was determined the citrus orchard was damaged and not producing quite as well as it had in the past and therefore, a change in the type of crop was a logical move and still an appropriate activity under the Scheme.

The change in activity could have been perceived by any layperson as still intensive agricultural use and the fact that the Shire considers this as development warranting application whilst possibly questionable, is one that the landowner has been willing to participate with the Shire in good faith in the lodgement of this application, seeking approval.

We trust the information included in this application demonstrates the suitability of the proposal and the simplicity of it such that an approval could be issued.

The opportunity to liaise with the Shire in respect to consideration of this proposal is respectfully requested.

The landowners intend to be able to retain the centre pivot onsite whilst this proposal is being considered, given particularly the use of irrigation systems would not be necessary until probably October /November in any case and this will mean that the irrigation system will lay dormant and the use will effectively not be occurring whilst the proposal is assessed. The landowners are long term farmers and experts in agricultural production and have been stressed by the recent process in relation to their activity which they genuinely thought was something that was not effectively a change in land use and so, cooperation with the Shire is respectfully requested.

File No:
DWERVT10543

Government of **Western Australia**
Department of **Water and Environmental Regulation**

Instrument No. GWL200953(4)

LICENCE TO TAKE WATER

Granted by the Minister under section 5C of the Rights in Water and Irrigation Act 1914

Licensee(s)	John James Treloar		
Description of Water Resource	Gingin Perth - Leederville - Parmelia.	**Annual Water Entitlement**	250,000kL
Location of Water Source	Lot 108 on Plan 231044 Lot 108 Lennards Road Gingin		

Authorised Activities	**Taking of water for**	**Location of Activity**
	Irrigation of up to 18 ha of citrus trees	Lot 108 on Plan 231044 Lot 108 Lennards Road Gingin
Duration of Licence	From 12 July 2022 to 20 February 2028	

This Licence is subject to the following terms, conditions and restrictions:

1. The annual water year for water taken under this licence is defined as 1 November to 31 October.

2. The licensee shall not use water for sprinkler irrigation between 9 am and 6 pm except for the establishment of newly planted areas. For newly planted areas water may be used within these hours for a period of up to 28 consecutive days, commencing from the date of planting.

End of terms, conditions and restrictions

This Licence is granted subject to the Rights in Water and Irrigation Regulations 2000.

FARM MANAGEMENT PLAN

JOHN TRELOAR
LOT 108 (281) LENNARDS ROAD, LENNARD BROOK

AUTHOR: HALSALL & ASSOCIATES

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Attachment 1 Centre Pivot Application Plan

Attachment 2 Statement by previous owner

EXECUTIVE SUMMARY

John Treloar recently purchased Lot 108 (281) Lennards Road, Lennard Brook and the site had been used for decades as a citrus orchard operation, which included a substantial building with packing and processing facilities.

This enterprise had been run in association with other farms in the area and was a notable operation employing up to 60-80 persons with significant vehicle movements (the previous owner states at least 20 truck movements per day).

The subject site is located where there is an arrangement of access as an alternative to the formal road reserve, protected by easements and there are seven properties utilising an easement through the first property which connects to Lennards Road.

When purchasing the site, John Treloar identified that the citrus operation was waning, was not commercially viable and was later affected by fire.

Consideration of alternate farming methods needed to be considered given the site had notable infrastructure, good quality soils and a significant water licence.

Without realising the Shire may consider this development, the type of crop was modified to fodder crops with centre pivot irrigation rather than the damaged previous irrigation system that serviced the citrus and some citrus was removed.

The Shire received a complaint and requested a planning application be lodged to deal with the proposal.

Whilst it is reasonable to argue that there has not actually been a change of land use, given the site has been used for intensive agriculture and is proposed to be continued for intensive agricultural use, in good faith, John Treloar decided to lodge an application to cooperate with the Shire.

The proposal was advertised for comment and objections were received and this has necessitated the need to prepare this farm management plan to outline the minimalistic nature of operations, such that the Shire / neighbourhood can understand the nature of the operation and this farm management plan could be endorsed as the operational guide of the land use, thus addressing concerns of neighbours.

It is noted that in the advertising of the proposal, all Government Agencies had no issue with the proposal.

Proposed Management Actions to minimise potential impacts on the environment and surrounding land uses include:

- Implement appropriate fertiliser and irrigation regimes to match watering and fertiliser application to crop demand and soil conditions
- Avoiding use of centre pivot irrigation in periods of high wind
- Chemical storage and use to occur in accordance with manufacturer's specifications
- Offsite waste management for non-organic waste
- Crop waste to be incorporated back into soils onsite
- Farm equipment to minimise activities in early morning (before 7am)
- Farm equipment to be maintained as per manufacturer's specifications
- Maintenance of complaints register and undertaking of corrective actions if required
- Maintenance of landscape buffer around the periphery.

1.0 INTRODUCTION

1.1 Background

This report documents justification for management and retrospective approval for the establishment of centre pivot irrigation and the growing of a variety of agricultural annual horticultural crops including particularly lucerne, canola and other fodder crops amongst others.

The landowners (John and Brenda Treloar) recently acquired the subject site (Lot 108 (201) Lennards Road, Lennard Brook) which had been used for many decades for the growing of citrus. There had however been two recent fires which had damaged the citrus plantation including its irrigation system and some of the scattered remnant bushland on the property. The citrus orchard had also become not commercially viable.

Upon acquisition of the site, transfer of the relevant water licence also occurred which permits 250,000 kilolitres of pumping irrigation from an approved bore.

Given the citrus plantation was partially damaged and not commercially viable, the Treloar's needed to decide what to do next in respect to agriculture onsite and a decision was made to commence removal of the citrus and bring to site a centre pivot irrigation system (given the previous reticulation system was 30 years old and unserviceable) and grow Hemp, Lucerne, Canola, Sorghum and other fodder crops with a view to other annual horticultural produce being grown season to season depending on the market.

The Treloar's did not see this necessary as a change in land use because the site was still being used for intensive agriculture.

In fact, an argument could be put that there has not been a change in land use because both the growing of citrus and the growing of other horticultural crops, all fall under the definition of intensive agricultural use, for which the site has been used for decades and therefore has a continuing use right. The change from one type of crop to another is a logical move given the fact that the site was affected by fire and not commercially viable. It is also arguable that a centre pivot irrigation system is development.

The Shire contacted the owners advising that in their opinion a change of use had occurred, and installation of the centre pivot required planning approval. Whilst there is a question as to whether or not this is clearly a change in land use, the Treloar's have decided to retrospectively apply for approval

in good faith (without prejudice) to work with the Shire and maintain their business, respectfully requesting that the centre pivot can be retained onsite whilst the application is determined.

The area to be utilised for the centre pivot as documented under this application, is for all intents and purposes, almost occupying the same area that was used for citrus production, and the existing sheds will continue to be used for incidental storage, packing, juicing and other related activities supporting the agricultural use.

The Treloar's did not intend to purposefully contravene any planning requirements, simply were of the view that the change of crop was not necessarily a change of land use and therefore this change in activity was an honest move to try and maintain agricultural viability as a result of the lack of viability of the citrus and damaging fires. This was recognised by the Dept of Primary Industry and Regional Development in their response to the referral of the proposal.

1.2 Shire of Gingin Local Planning Scheme No. 9

The subject site falls within the Shire of Gingin and therefore within the area of Local Planning Scheme No. 9. Under the Scheme the subject site is zoned General Rural as evident in the excerpt of the Scheme Map below at **Figure 1.**

Figure 1 – Zoning Map

It is also evident on the Scheme Map that the General Rural zone is coded GR30.

The objectives of the General Rural zone are:

a. *"Manage land use changes so that the specific local rural character of the zone is maintained or enhanced*
b. *Encourage and protect broadacre agricultural activities such as grazing and more intensive agricultural activities 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*
c. *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; and*
d. *Provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the General Rural zone".*

The proposal is consistent with the objectives of the zone because the change in land use is minor in the context of the area and would not be a significant visual change affecting the rural character. Further, the use is intensive agriculture, and this is therefore encouraged as the primary activity. In addition, the intensive agricultural pursuit is setback the same distance from watercourses and vegetation as the existing / previous citrus intensive agricultural pursuit and this is a notable setback (140 metres), and the proposed activity is more than 300m from sensitive land uses within the locality.

The land use was established under the previous Local Planning Scheme and whilst a different land use classification existed at the time, the use was permissible within the relevant zone.

Under the current Scheme, the use falls within the definition of Agriculture Intensive, which is a 'D' use or discretionary use under the Scheme.

The definition of Agriculture Intensive under Schedule 1 of the Scheme as follows:

"Means premises used for the trade or commercial purposes, including outbuildings and earthworks associated with 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); or*
d. *Aquaculture"*

The annual horticulture proposed including a variety of crops and fodder is effectively production of exotic or native plants and irrigated fodder / pasture, therefore falling within the definition of Agriculture Intensive. This is akin to the land use previously of citrus, which would likewise fall within the same definition.

This means that the land use would not be non-conforming because it is permissible, both under the previous and current Scheme. It is just the land-use and definitions have changed.

Within the General Rural zone, Table 2 outlines site requirements and states that a 20 metre front, side and rear setback is applicable and plot ratio and site coverage are not applicable. Any landscaping is as required by Local Government.

The proposed centre pivot activity is setback adequately from boundaries as required under this part of the Scheme as evident on the application plan.

Clauses specific to the General Rural zone are included at 4.8.6 and there are generally no clauses of relevance to the proposal warranting comment.

A review of the Local Planning Scheme clearly indicates that the subject site is set aside for agricultural purposes, and the site has been used for this purpose for decades and the area proposed to be utilised for centre pivot activity under this proposal, is generally consistent with previous activity. Such activity is encouraged within the zone and is obviously prevalent within the Lennard Brook area.

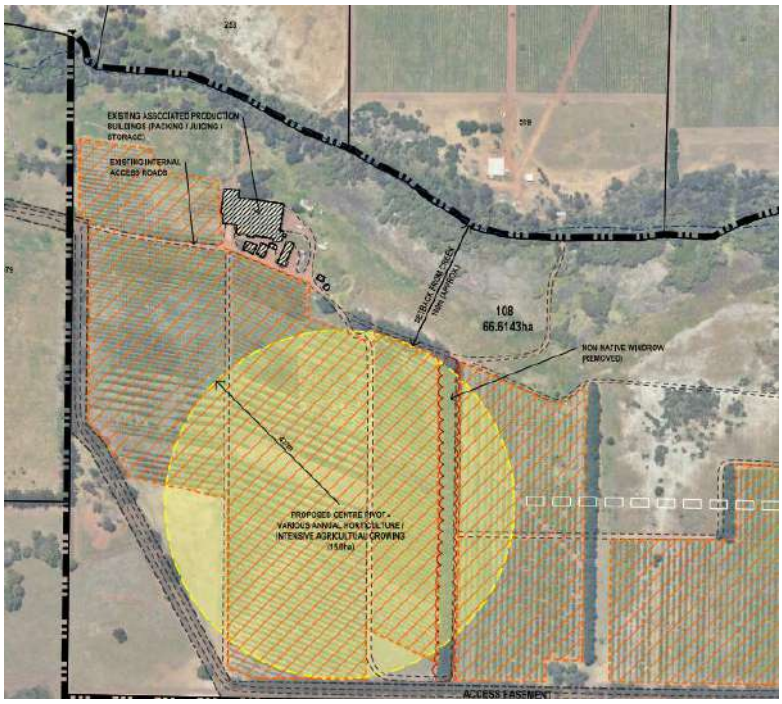
1.3 Application for Development Approval

The proposal is to seek retrospective approval for establishment of a centre pivot irrigation system and the planting of annual horticultural crops over an area of 15 hectares, essentially previously used for citrus production (prior to the fire). The crops to be grown will vary from year to year, dependent on climatic and economic factors but will effectively be annual horticultural produce such as lucerne, canola, sorghum, hemp and other fodder crops and other horticultural produce.

A plan indicating the aerial centre pivot irrigation and therefore, growing area, is depicted on the application plan contained at **Attachment 1.**

As evident at **Figure 2** below, the area where the centre pivot activity is to occur, is for all intents and purposes, where previous intensive agricultural growing occurred in the form of citrus and the intention is to retain the windrow along the south boundary however, remove all citrus from the site and any windrows which would interfere with the growing of annual horticulture.

Figure 2 – Location of Proposed Pivot



The area of growing is 15 hectares, which is less than the 18 hectares of citrus that previously occupied the site.

The proposed activity will be operated from the same sheds, with a markedly significant reduction in the type and volume of traffic movement to a small family run operation and the sheds will be used for similar activity to previous including storage, packing, keeping of machinery etc.

There is a statement that has been made by the previous owner of the property (Paul Ellison) stating that he used to own the property when it had 20,000 fruit trees, including packaging and shipping to market from this site. This included employment of 60-80 persons and there were 10 tractors utilising the easement area from all of the farms in this section. The easement was also the subject of 20 truck movements per day for the citrus operation plus the other farms using the easement such as fuel trucks, fertilisers and miscellaneous contractors such as electrician, irrigation personnel, Agriculture Department monitors and Shire inspections. This statement is included at **Attachment 2**.

Access to the site will remain from the existing locations and the only change physically to the site that will be evident, will be the fact that the plantation of citrus would no longer be in situ, and the centre pivot irrigation system would be evident.

It is noted that this type of centre pivot irrigation production is common in the Shire of Gingin and there are a wide variety of agricultural activities occurring within the immediate locality as evident on the broader locality aerial photograph at **Figure 3.**

Figure 3 – Aerial photograph showing broader locality

The activity will include the following:

- The centre pivot will be located as indicated on the application plan and will be centred to direct irrigation to annual horticultural crops which will vary from year to year dependant on market forces.
- All chemical spray will be by ground boom or low flying drone.
- All fertiliser will be spread using tow behind ground spreader or with seeder.
- Application of chemicals and fertiliser will be generally commensurate with previous citrus planting and in accordance with manufacturer's specifications.
- The centre pivot will be setback approximately 140 metres from the creek as evidenced on the application plan.
- Eventually all existing citrus will be removed from the site.

- The existing sheds, office etc. will be utilised for the same purposes as it has previously including juicing, storage, packing and associated works related to the agricultural production on the land.

The actual centre pivot has been located onsite and a photograph depicting this is provided below at **Figure 4.**

Figure 4 – Centre Pivot

This is a relatively low profile piece of irrigation equipment which is also not significant in the landscape.

Visually the centre pivot is less bulky than the large citrus orchard.

The attached plan (attachment 1) illustrates how the activity will be located on the site ongoing.

Again, an argument could be presented that there is actually no change in land use because all the landowners have chosen to do is change the type of crop to be grown within existing areas used for intensive agriculture for decades. There are some marginal sections that weren't used for intensive agriculture and the Shire could take the view that there may have been a material change in the use of the land and therefore development, although again, this could be questioned. The landowner has chosen to work with the Shire and lodge this application seeking approval for surety and to keep in good standing with the Shire.

The amount of produce grown can be serviced by the approved water licence as documented below.

A review of DPIRD irrigation calculator indicates for example, on clay loamy soils with an area of 15 hectares in the Gingin locality, the following requirements for irrigation are needed between October and May with no irrigation required in June, July, August or September.

Lucerne 2000 kilolitres

High Pasture 1670 kilolitres

This clearly demonstrates that there is adequate water to support the activity.

The proposal is therefore a minor physical change to the site which has limited implications and is effectively commensurate with previous land use that has been occurring for many years.

1.4 Purpose of this Document

The purpose of this document is to outline the activity for centre pivot agricultural activity on the site and explain the practices, scale of operation etc. and how practices will best address the interrelationship with surrounding land use and the environment. The intent is that this Farm Management Plan could be required to be complied with as a condition of development approval thus providing a strong guide to ongoing activity and limiting this as such.

2.0 KEY POLICIES AND GUIDELINES

- EPA Guidance Statement No. 3 – Separation Distances between industrial and sensitive land use (EPA, 2005)
- Guidelines for Separation of Agricultural and Residential Land Uses (DoH, 2012)
- Environmental Protection (Noise) Regulations 1997 (Noise regulations) (EPA, 2005)
- State Planning Policy 2.5 Rural Planning and associated Rural Planning Guidelines (WAPC, 2016a)
- State Planning Policy 2.9 (Water)
- Shire of Gingin Local Planning Policy 1.6 – Agriculture Intensive (Shire of Gingin, 2016)
- State Planning Policy 2.5 – Rural Planning and associated Rural Planning Guidelines (WAPC, 2016a; 2016b)
- Biosecurity and Agriculture Management (Stable Fly) Management Plan 2019 (WA Govt, 2019b)

2.1 EPA Guidance Statement No. 3 – Separation Distances Between Industrial and Sensitive Land Uses (EPA 2005)

The Environmental Protection Authority (EPA) has issued Guidance Statement No. 3 which provides advice on recommended separation distances between Industrial and Sensitive Land Uses (EPA, 2005).

General separation distances are based on emissions from the following sources that have been identified as

potentially affecting the amenity of nearby sensitive land uses (EPA, 2005):

• Gaseous and particulate emissions

• Noise

• Dust

• Odour

Separation distances related to the proposed land uses at the site are outlined in Table 1.

Table 1 – DWER Recommended Separation Distances Source EPA, 2005

Industry	Description of Industry	Impacts					Buffer Distance
		Gaseous	Noise	Dust	Odour	Risk	
Market Gardens	Broad-scale operations	✓	✓	✓	✓	×	300-500 m depending on size
Chemical Storage (Minor)	Non-bulk storage of chemicals	✓	×	×	✓	✓	200-300 m

The operation is very small being only 1 centre pivot and so 300m would be the applicable separation distance.

2.2 Guidelines for Separation of Agricultural and Residential Land Uses (DoH, 2012)

The guidelines for separation of agricultural and residential land uses (DoH, 2012) notes that there are minimum requirements which will be considered suitable by the Department of Health (DoH).

It is noted that the subject site is located within a rural area and whilst there are residential land uses nearby, this site is not close to a residential area.

The following apply:

- A separation distance of 300 metres for control of spray drift, dust, smoke and ash
- A minimum 40 metre separation distance can be used where a vegetative buffer has been adequately designed and implemented
- Vegetative buffers will not be operational until trees reach the minimum effective height

Natural geographical features (watercourses and ridgelines), public open space, road reserves can be used to meet the requirement for separation distances.

To be effective barriers to spray drift, vegetation buffers need to meet certain criteria including:

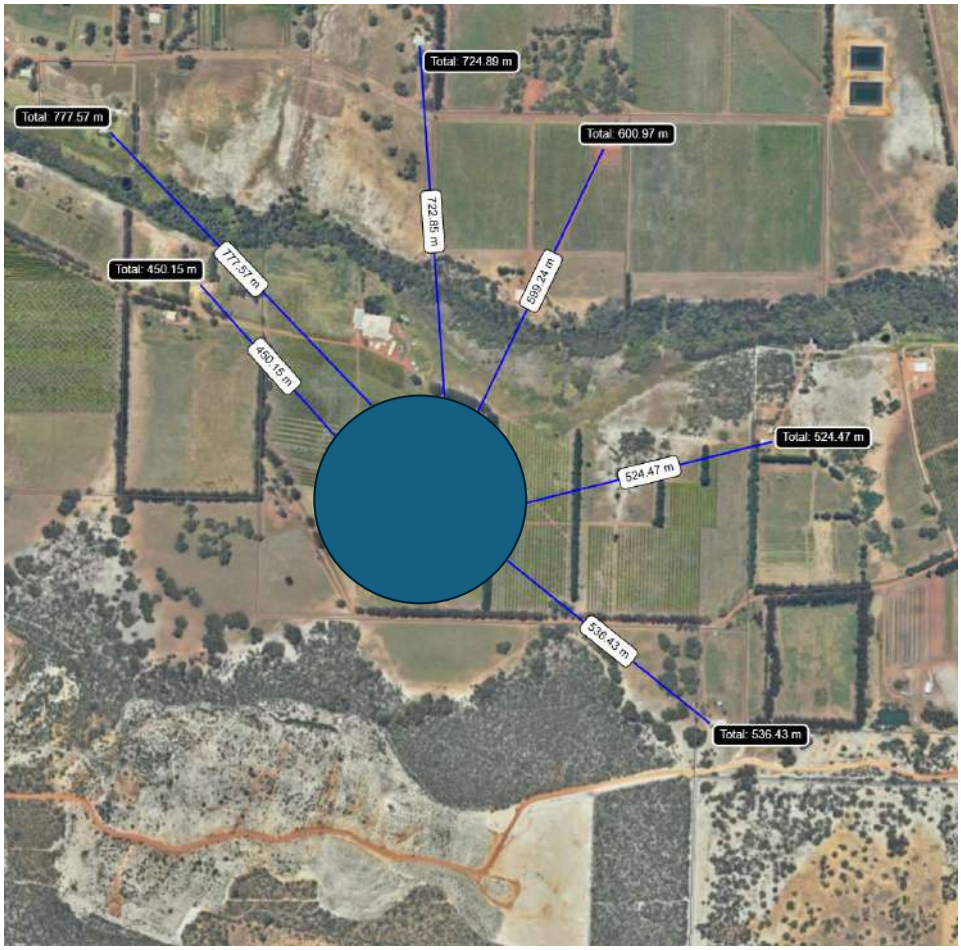
- Be close to the point of release of the spray
- Have a total width of 40 metres
- Contain random plantings of a variety of shrubs and trees
- Include species with long thin needle like or rough foliage
- Foliage should be from base to crown
- Provide a permeable barrier

- Have mature tree height twice the height of the spray application and
- Have a mature height and width dimension which do not detrimentally impact on adjacent crop land

It is noted that the location of the centre pivot is replicating the location of previous citrus and sensitive land uses located nearby have been identified with dwellings located on properties to the east, southeast and northwest, although there is a building located on Lot 519 to the north. It is however uncertain whether this is actually a dwelling.

As indicated in the illustration below, at **Figure 5**, all of the dwellings are situated in excess of 300 metres from the centre pivot location and there are landscape buffers in existence between the centre pivot and such dwellings, even though such buffers would not be required.

Figure 5 – Approx. Centre Pivot Location and Approximate Distances to Dwellings (source PlanWA)



2.3 Environmental Protection (Noise) Regulations 1997

The *Environmental Protection (Noise) Regulation 1997* identify the following which is relevant to the operation of agricultural premises:

- 'Rural premises' are defined as premises used primarily for pastoral or agricultural purposes on land classified or zoned for agricultural or rural use, or for rural lifestyle living, under a planning scheme.
- A 'farming vehicle' means a motor vehicle which is used for, or in association with, soil preparation and cultivation, land drainage and water management, crop seeding and planting, crop spraying and fertilisation, pest management, produce harvesting or stock management.
- The noise regulations do not apply to a vehicle used for pumping water for crop or pasture irrigation, stock watering or land drainage.
- The assigned levels for noise do not apply to noise emitted from a farming vehicle on rural premises at any time between sunrise and sunset if the occupier of the premises shows that the vehicle, including its noise reduction system, has been maintained to a reasonable standard.
- The assigned levels for noise do not apply to noise emitted from a farming vehicle on rural premises at any time between sunset and sunrise if the occupier of the premises shows both that:
    - the vehicle, including its noise reduction system, has been maintained to a reasonable standard;
    - it was reasonably necessary for the vehicle to be operated at night-time (for example, work which may be reasonably necessary would be 24-hour seeding after rain).

2.4 State Planning Policy 2.5 – Rural Planning & Rural Planning Guidelines

State Planning Policy (SPP) 2.5 – Rural Planning and the associated Rural Planning Guidelines has the following policy intent (WAPC, 2016a):

- The purpose of this policy is to protect and preserve Western Australia's rural land assets due to the importance of their economic, natural resource food production, environmental and landscape values. Ensuring broad compatibility between land uses is essential to delivering this outcome.

Policy objectives are as follows:

a) support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food
b) provide investment security for existing, expanded and future primary production and promote economic growth and regional development on rural land for rural land uses
c) outside of the Perth and Peel planning regions, secure significant basic raw material resources and provide for their extraction
d) provide a planning framework that comprehensively considers rural land and land uses, and facilitates consistent and timely decision-making
e) avoid and minimise land use conflicts
f) promote sustainable settlement in, and adjacent to, existing urban areas
g) protect and sustainably manage environmental, landscape and water resource assets.

2.5 State Planning Policy 2.9 - Water

SPP 2.9 Water Resources has the following objectives in relation to water resources:

5.1 Protect and improve the environmental, social, cultural and economic values of the State's water resources

5.2 Protect public health and the long-term supply of good quality and affordable drinking water

5.3 Manage the risk of riverine flooding to people, property and infrastructure

5.4 Ensure the secure and sustainable supply, use and re-use of water resources

5.5 Ensure future development is resilient to the water related impacts of climate change

5.6 Minimise future costs and protect public health by ensuring that appropriate wastewater infrastructure is provided

The Policy considers issues of environmental, riverine flooding, water use and infrastructure, public drinking water source protection as key issues.

In respect to environmental, wetlands and waterways, water quality and social and cultural issues are raised.

The proposal responds to the Policy given the annual horticultural crop and centre pivot location is setback approximately 140 metres from the Lennard Brook, consistent with the previous more significant citrus farming operation. For all intents and purposes, the centre pivot is also at least more than 100 metres from what might be considered riparian area. From the view of aerial photography, it is noted that a wetland is mapped along the Lennard Brook, however the mapping of this does not appear to follow the contours of the area and it is therefore uncertain. The proposed centre pivot is not located within the area indicated as wetland on the State Government mapping.

The proposal results in actual removal of citrus operations located closer to the Brook than the centre pivot and the area of centre pivot is reduced, when compared to the previous citrus operation. As such the farming activity is withdrawing and maintaining an adequate setback from the creekline.

Application of chemicals and fertilisers will be in accordance with manufacturers specifications and farm advice by Agriculture WA.

It is also noted that the Department of Health have been consulted in respect to the proposal and comments provided relate principally to water supply and waste disposal onsite meeting health requirements and again, handling of food to comply with the Act etc.

Further, the Department of Water & Environmental Regulation have stated they have ***'No objection'*** to the application. DWER provided no specific comments in respect to the application.

In addition, the Department of Primary Industries Regional Development also raised ***'No objection'*** to the proposal and made comments as follows:

'DPIRD supports the change in intensive agricultural use from perineal horticulture citrus to annual horticulture based on the central pivot irrigation system'.

DPIRD supports the perspective that the proponent did not intend to purposefully contravene any planning requirements.

The response of these agencies validates that the consideration of the change of farming activity in respect to water features and the environment associated with this, is acceptable.

2.6 Shire of Gingin Local Planning Policy 1.6 – Agriculture Intensive

Local Planning Policy (LPP) 1.6 provides standards for different forms of irrigated horticulture in order to prevent adverse impacts on the natural environment and surrounding properties. Key elements of this LPP which are relevant to the site include:

- All applicants shall clearly indicate areas of vegetation, wetlands and any other physical characteristics on the plans accompanying an application
- Waste material generated from the horticultural activity shall not be stored on the property in a manner that facilitates fly breeding or odour emissions, but shall be either buried, treated or removed off-site to Council's satisfaction
- Horticultural waste to be used for soil improvement shall be turned into soil within two days of the removal of the crop or portion of the crop to Council's satisfaction
- Proposals for Irrigated Horticulture located within 500 metres of an identified existing or future Residential or Rural Residential area shall only be considered where it can be demonstrated that effective vegetation buffers and other measures will satisfactorily minimise or avoid potential land use conflict
- All irrigated horticulture activity shall be set back 500 metres from any Rural Living, Residential, Tourist, Commercial or Urban Development zones. Applications for reduced setbacks shall be accompanied by comprehensive data and evidence that supports the proposed reduction
- All annual horticulture activities shall have a minimum distance of 200 metres from the highest known level of a waterway (riverine environment)

2.7 State Planning Policy 2.5 – Rural Planning and Associated Rural Planning Guidelines (WAPC 2016a; 2016b)

The purpose of this policy is to protect and preserve Western Australia's rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values. Ensuring broad compatibility between land uses is essential to delivering this outcome (WAPC, 2016a).

This policy applies to rural land and rural land uses in Western Australia (WAPC, 2016a).
Elements of this SPP which are relevant to the site include (WAPC, 2016a):

- The planning requirements for rural living precincts are that –
    - (ii) the proposal will not conflict with the primary production of nearby land, or reduce its potential
    - (ix) the land is not subject to a separation distance or buffer from an adjoining land use, or if it is, that no sensitive land uses be permitted in the area of impact

- Intensive agriculture is generally supported and encouraged on rural land provided rural amenity and environmental impacts can be effectively managed
- In considering buffer distances between intensive agriculture and sensitive land uses, the
    - requirements of clause 5.12 should be observed, and the following matters may also affect the buffer
        i. types of chemicals used and their method of application;
        ii. the characteristics of the site/s, including vegetation, topography and prevailing winds;
        iii. potential mitigation approaches, including fencing, vegetation buffers, open space, road reserves and other compatible uses;
        iv. potential staging and/or expansion intention of the intensive agriculture operator;
    - Where an intensive agriculture proposal may affect the nutrient load of a river, estuary or associated tributary and the system and/or its receiving water body has no further capacity to assimilate nutrients without an adverse impact on ecosystem health, a reduction in nutrient export is to be demonstrated

The Rural Planning Guidelines (WAPC, 2016b) explain the intent and interpretation of SPP 2.5.

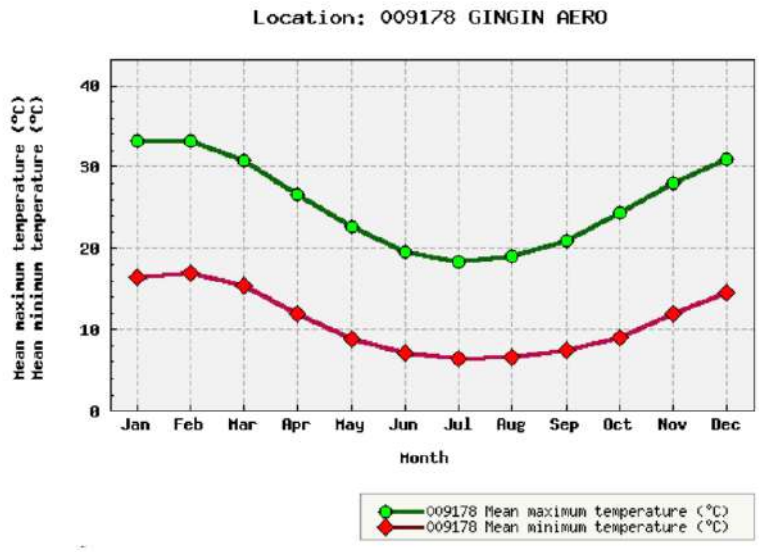
3.0 ENVIRONMENTAL FEATURES OF THE SITE AND SURROUNDS

3.1 Climate

Lennards Brook experiences a Mediterranean climate. The nearest weather station is at Gingin Aero.

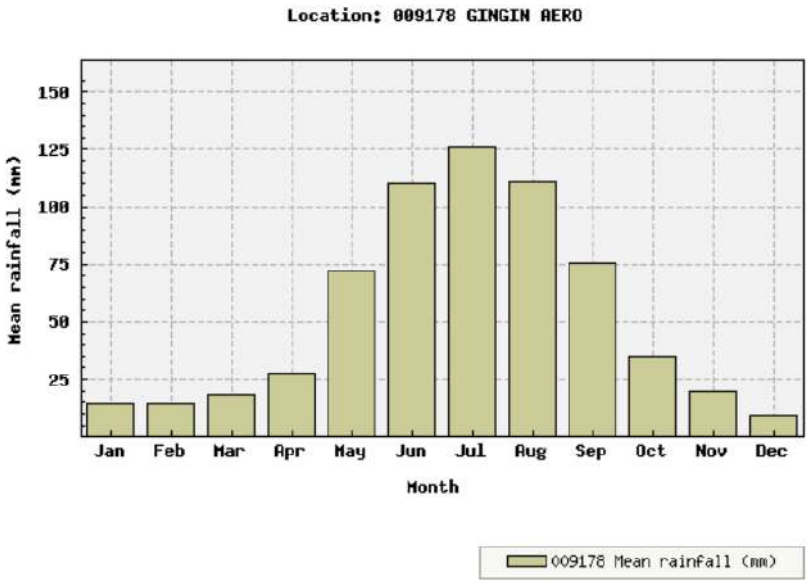
Mean monthly temperature conditions for this area are recorded at the weather station and the highest temperatures are generally in January & February, with the coolest in July (refer to diagram below).

Figure 6 – Mean Monthly Temperatures Source: Bureau of Meteorology 2023



In respect to rainfall, the area receives around 639 mm annually with drier conditions experienced in the summer months, with the highest rainfall generally in winter, noting that July is the most prolific. Mean rainfall is documented in the table below provided by the Bureau of Meteorology 2023 at **Figure 6.**

Figure 7 – Mean Rainfall Source: Bureau of Meteorology 2023



Predominant winds are easterly in the mornings, south-westerly in the afternoons in summer and in winter, directions are generally northerly and easterly directions.

3.2 Typography and Soils

The subject site slopes downhill northwards from the southern boundary towards the Lennards Brook and the highest point being in the southwest corner of the site at around 148 metres AHD and the lowest point in the north about the creekline system at 90 metres AHD, therefore representing a fall across the site of a maximum of 58 metres, although generally the slope about the centre pivot activity falls around 36 metres.

The Department of Agriculture mapping identifies that the area falls within area known as the Dandaragan Plateau zone (222) which is described as gently undulating plateau with areas of sand plain and some laterite on cretaceous sediments. Broad U shaped valleys 80 – 150 metres deep with smaller V shaped east of Gingin scarp in the south. Soils are formed in colluvium and weathered rock. A soil analysis conducted by Eurofins APAL documents the soils as Loamy sands.

3.3 Hydrology

The subject site is traversed along the north boundary by the Lennards Brook which is adjacent to the northern boundary and a bore has been established along with licence in place close to this feature to enable use of water for irrigation of agriculture on the site.

The licence allows use of 250,000 kilolitres, which is adequate to support 15 hectares of horticultural production.

The separation distance of intensive agricultural use is commensurate with previous citrus use and the proposal results in removal of some citrus from areas closer to the waterway feature.

3.4 Vegetation and Flora

The area where the proposed centre pivot is to occur does not contain any vegetation or flora as this has previously been cleared. There was a section of land previously planted with windrows north – south around the central part of the centre pivot area and eastern edge however, this was non-native and has since been removed.

Remaining native vegetation on the site that is therefore relevant fauna habitat is associated with the Lennard Brook along the north boundary. This will be protected.

Windrow planting is retained along the south boundary and west boundary of the site.

3.5 Fauna Habitat

The lack of remnant vegetation within the area of the site limits potential fauna habitat opportunities.

The principal fauna habitat would be along the creekline system which is to be protected and maintained and any larger standing trees on the site may provide access for Black Cockatoos of various varieties, where trees are larger.

The proposal does not affect native vegetation and therefore, fauna habitat onsite.

3.6 Surrounding Land Uses

The site is bounded by the following:

- Lot 379 (immediately to the west) which is a small farm predominantly used for grazing
- Lot 1448 to the southwest and south which is a large rural holding, again principally used for grazing containing notable sections of native vegetation and appears to have been used for some forms of limited intensive agricultural use
- Lots 11 & 12 to the east where intensive agricultural and grazing activities have occurred including a notable avocado plantation
- Lots 519 & 520 to the north which contain vineyards

It is also noted that further to the east of the site is Lot 448 and Lot 3311 which also take access from Lennards Road and incorporate intensive agricultural production of various types with plantations of crops evident.

It is evident from the surrounding land uses that the intensive agricultural use is a predominant activity in the area and many of such intensive agricultural uses are supported with access along the easement that runs through the subject site but also, adjoining properties to the west, connecting to Lennard Brook Road.

4.0 PROPOSED OPERATIONS

4.1 Overview

The proposal, as explained previously is to change from citrus activity to a single centre pivot as indicated on the plan at **Attachment 1**. This area is 15 hectares and will be utilised for a variety of crops including changing from year to year dependent on markets including for example, hemp, lucerne, canola, sorghum and other fodder crops and other horticultural produce.

This will involve:

- A 15 hectare irrigation centre pivot.
- Utilisation of the existing sheds and driveway systems associated with this.
- One full time staff member and potentially one person assisting from time to time when required.
- Farming operations occurring mostly between 7am – 5.30pm.
- Truck movements will be typically in summer, this may be up to 3 times per week. This is due to the carting of fodder and hay during this time. There will also be occasional movement of 1 ute and a tractor occasionally during this time. This activity will be therefore between December and April inclusive.
- Between May and November, typically movements will be with a ute and tractor occasionally and 3 trucks per month.
- At all times there may be occasional contractors for repairs and maintenance visiting the site with typical vehicles that will be utilised by such parties.
- It is noted the landowner advises that there are 7 farms in total using the easement through the first property adjacent to Lennards Road. These farms include an avocado farm where trucks visit regularly and there are approximately 3 workers moving in and out.
- Three (3) other farms generally have cars, utes, vans, motorbikes moving backwards and forward. One farm includes small vegetable production including rosemary and garlic etc.
- The use of the site for centre pivot under this proposal is a significant decrease in the amount of traffic that was experienced previously when the citrus operation occurred, given there were previously 60-80 employees working onsite with 20 truck movements per day and all vehicles associated with workers and other miscellaneous deliveries such as fertilisers, contractor visitations, inspections by Agriculture Department and Shire etc.
- Application of fertiliser and chemicals will occur in accordance with industry practice and Agriculture WA guidelines.

- Irrigation will be avoided at times of high winds.
- Existing boundary planting will be retained.
- Irrigation will be provided from the existing approved bore.
- Fertiliser will be spread by tow behind ground spreader or with a seeder.
- Chemical spray may also be via drone.
- Existing sheds will be utilised for storage of machinery, goods and for packing, storage of fertiliser in appropriate sealed areas and will be the base for the operations of the centre pivot activity, principally by one person with the occasional assistant.

4.2 Farm Equipment

This includes the centre pivot, a tractor, a ute, a drone, ground spreader or seeder. There will also be a semi-trailer truck visiting.

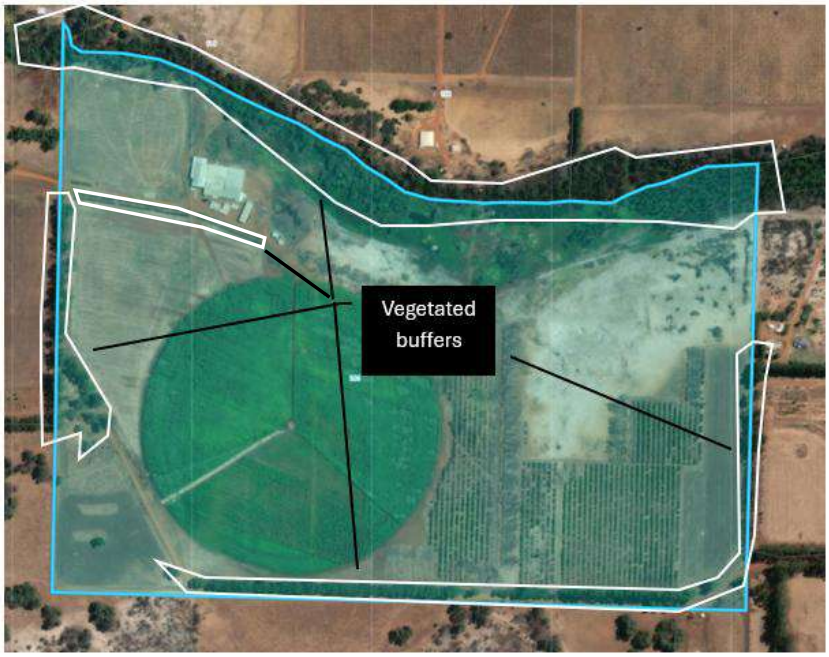
4.3 Power Supply

There is existing power to the significant sheds on the property which were previously utilised for citrus operations. There is also an office nearby and the operations are far more significant than the proposal, given there were 60-80 persons working onsite and much more intensive movement of goods and packing of such.

4.4 Screening Vegetation

Screening vegetation is in existence around the southern and western sides of the centre pivot area and there are also sections close to and adjacent to the eastern boundary. Vegetation also exists along the Lennard Brook. Such vegetation buffers are evident at **Figure 8** below.

Figure 8 – Landscape buffers



Such landscape buffers indicated in white above provide a good level of separation to existing land uses, particularly in the direction of where there are sensitive land uses such as dwellings. Given the separation to sensitive land uses is greater than 300m buffers are not necessarily required but are nevertheless in situ.

It should also be noted that particularly to the southwest and south, there are no sensitive land uses within 1km. The buffers are indicated generally in the photographs below at **Figures 9 & 10** and consist of well-established trees, some with very thick foliage, providing a level of buffer including along the Lennard Brook which is also quite a well vegetated corridor.

Figure 9 – Existing buffer of trees along the western boundary

Figure 10 – Buffer planting along the eastern and southern boundaries

The intention of the proposal is to maintain these vegetated buffers and therefore, the separation to surrounding land users.

Given separation distances required to sensitive land uses is more than 300 metres, and this is effectively achieved in any case, the existence of such buffers should serve to be adequate as demonstrated by the lack of objection from the relevant environmental and primary industry resource agencies (Government).

4.5 Water Requirements

The site currently holds a groundwater licence with an annual entitlement of 250,000 kilolitres which is adequate for the activity. There was no objection from DWER.

4.6 Chemical Use and Storage

Chemicals required and used as part of this farming activity is common practice. The chemicals will be stored in the existing sealed buildings with concrete sealed floor and will be kept in accordance with safety data sheets.

The storage shed is located relatively distant from the boundaries of the property and around 300 metres from the nearest building on adjoining property.

The types of chemical use include:

- Low volume application to enhance spreading and foliage deposition of fungicides and insecticides
- Better wetting and absorption herbicides
- Weed control
- Chemicals to protect the plant surface and inhibit spore germination
- Control leaf spot and fungal diseases and control of insect, pests and aphids

4.7 Waste Generation

Waste generation will be very limited and any empty chemical drums will be disposed of appropriately. Any plastic, wood or paper waste will be disposed of at the appropriate tip site and any organic matter will be incorporated back into soil onsite. Any other waste would typically be placed in bins for disposal at an appropriate waste facility.

5.0 MANAGEMENT

5.1 Water & Nutrient Management – Management Objectives & Actions

The objective is to conserve water resources and protect the sustainability and productivity of the soil, waterways and environment in general.

The subject site contains soils described as loamy sand as per a soil analysis produced by Eurofins APAL. This company delivers high quality independent soil, plant and water analytical services to enable better agronomic decisions.

The value of the soil's ability to hold essential nutrients (7.33) is within the acceptable range, being between 5 – 25 cmol/kg. The best way to manage fertiliser application in this soil type would be to apply nutrients in smaller doses on more frequent occasions to match the crop's growth stages.

Another objective would be to keep stubble and adding organic amendments to keep the organic carbon percentage up and this will assist in nutrient retention baseline.

Fertiliser and irrigation regimes will be guided by periodic monitoring and testing including:

- Soil testing to measure nutrients
- Plant tissue analysis
- Irrigation water testing

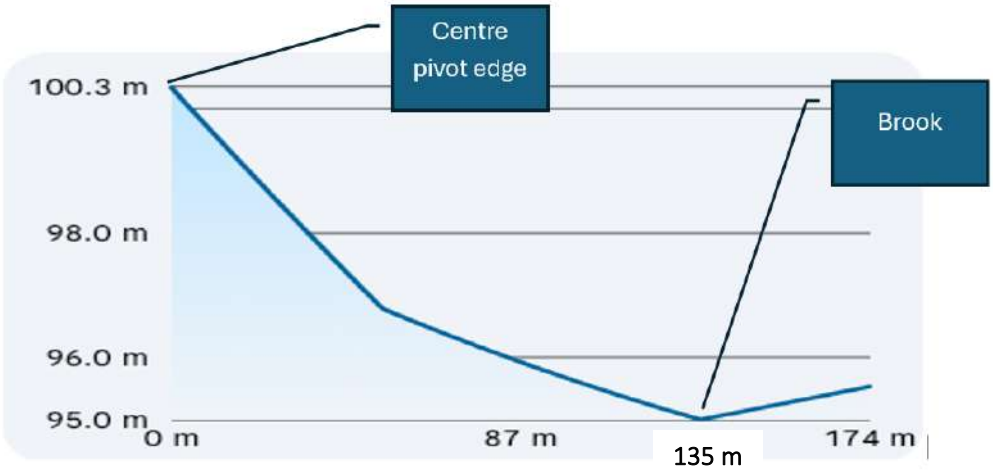
An objective will also be to water little and often so as not to over irrigate beyond field capacity.

During off season, stubble retention will support ground conditions when left fallow and the root system will assist in managing nutrients in the soil. If turned into the soil this would serve the same purpose.

The management of inputs of water and fertiliser matching the needs of the plants is not only sound practice for the management of nutrients but also it will ensure that the inputs into the centre pivot cropping will match what is needed and therefore, will not waste resources. This will be in the farmers interests in any case.

The proximity of the centre pivot to the nearby brook has not been objected to by the Department of Water & Environmental Regulation. It is noted that the centre pivot is situated more than 130 metres away from the brook and a greater distance than the previous substantial citrus operation. The fact that the separation distance is around 130 metres and there is a drop in contour of 5 metres over this distance. See elevation profile below at **Figure 11.**

Figure 11 – Elevation Profile Source: Google Earth



It is also noted that there is some vegetation situated between the brook and the centre pivot area. The centre of the centre pivot is situated approximately 385 metres from the brook, and the upper extents of the centre pivot are approximately 600 metres from the brook.

Management of application of water and fertiliser and monitoring of this ongoing soil management and retention of stubble and organic matter when left fallow, will mean use of water and fertiliser is managed effectively to protect the groundwater and adjoining brook systems.

5.2 Separation to Nearby Sensitive Receptors – Management Objectives and Actions

The objective is to protect surrounding sensitive land uses from emissions due to the operations on site.

Management actions include consideration of the separation distance of 300 metres to control spray drift, dust taking into account vegetative buffers.

It is noted that the centre pivot operation is situated much more than 300 metres from any sensitive receptor (dwelling) and there are vegetative buffers in place between the centre pivot and nearby receptors. This is illustrated in an earlier section of this report.

It is noted that dominant wind directions are generally easterly in summer morning and south-westerly in summer afternoons and this is when cropping will generally be occurring. It is noted that there is

substantive vegetative landscape to the south of the site and the nearest sensitive receptor to the west is over 400 metres away and there is a vegetation belt between this sensitive receptor and the centre pivot.

Notwithstanding the above, the intention is to only apply sprays during times of low winds, thus avoiding the potential for spray drift and therefore applying sprays directly to the crop.

To further reduce potential disturbance to surrounding land uses, the following will occur.

- Retention of buffers of trees around the periphery of the site will be maintained
- Any application will be at low level, close to the crop
- The centre pivot will be maintained in its approved location
- Should there be any deaths in surrounding vegetative buffers, it will replaced with new planting.

5.3 Dust, Spray Drift and Owner Management – Management Objectives and Actions

The objective will be to ensure that farm operations minimise the generation of dust and odours and spray drift to unreasonably impact neighbours.

Sources of dust and spray drift include fertiliser application, chemical application, movement of vehicles, ploughing or ripping and windblown dust from disturbed ground.

The following actions will be undertaken to minimise and manage such potential emissions.

- The movement of one ute and one tractor and a small number of trucks per week during the peak season and lesser in off season will be minimal in respect to generation of dust from existing driveways however, vehicle movements will be directed to be slow (below 20km/hr) so as to minimise creation of dust on the existing driveway network
- Vegetation screens will be maintained as existing around boundary
- Maintenance of stubble at the end of each harvest will stop the ground from becoming dusty and therefore will avoid the cause of wind-born dust
- Irrigation rates will be maintained to ensure soil moisture levels and reduce dust
- Ploughing or ripping will only occur when soil moisture levels are higher to prevent dust

In respect to spray drift, the following will be applied:

- Fertilisers and chemicals will be applied at rates as per manufacturer specifications

- Fertiliser will be applied at low level and generally through the irrigation system or low level drone
- Application of fertiliser and chemicals will be in low wind conditions to ensure that they reach their target and do not spread
- An onsite weather station will be used to monitor wind speeds
- Consideration of wind direction will also be given when applying chemicals, noting that northerly winds are generally more favourable where there are no reasonably close sensitive receptors to the south
- Vegetation screens will be maintained and if there are any deaths, will be replaced

In respect to odour management, it is noted that the chemical shed is located at some distance from boundaries and is more than 300 metres from any sensitive land uses. It is not expected that organic matter or stubble will create any odour issues given the distance from sensitive receptors, although if this becomes a management issue, the stubble will be turned over into the soil.

5.4 Noise Management – Management Objectives and Actions

The objective will be to ensure that activities and farm operations do not produce noise that is unreasonably impacting neighbours.

It is noted that the Environmental Protection (Noise) Regulations 1997 do not apply to farming vehicles so long as the vehicle has a noise reduction system. This indicates that the movement of farm vehicles to and from the site and on the site is standard practice and noise levels from such vehicles are expected in rural areas.

It is also noted that farming activity will generally be occurring during the daytime, mostly between the hours of 7am – 7pm and these are the timeframes when noise levels under the Regulations change allowing more noise. As such, the activities onsite will be occurring during times when noise regulations are more flexible.

To minimise disturbance to neighbours, the following actions will be implemented.

- Farm machinery will only operate during the day wherever possible
- The packing shed is located a significant distance from neighbours (in excess of 300 metres) and operations again will be limited between 7am – 7pm
- Farm equipment will be maintained to manufacturer's specification

- Should any noise emissions be raised by neighbours, the operator will liaise with the concerned party, discuss management actions and move to implement any actions to address such query
- Noise Regulations need to be complied with in any case.

5.5 Stable Fly Management – Management Objectives and Actions

The objective is to minimise Stable Fly breeding.

Stable Fly is a declared pest in WA and principally can attack humans and livestock, drawing blood.

The best way to avoid Stable Fly numbers increasing is to avoid ideal environments for breeding and the WA Government has issued a document entitled *'Biosecurity and Agriculture Management (Stable Fly) Management Plan 2019'.*

In keeping with this document, the proponent will:

- Harvest crops within 6 weeks of maturity
- Unharvested crop will be turned over into the soil within 3 days
- All chemical and fertiliser containers will be disposed of through approved channels

Should Stable Fly outbreak occur, the operator will apply measures such as:

- Installing fly traps
- Using chemical control in the form of insecticides and;
- Report Stable Fly outbreak to the Department of Primary Industries & Regional Development

5.6 Waste Management – Management Objectives and Actions

The objective will be to ensure offsite impacts from waste is minimised.

Waste will be minimal from the operation however, the following will be undertaken:

- Recycling of chemical drums through drum muster and recycling of plastic if possible and if not, disposed at the Shire of Gingin's waste facility
- Remaining crop in the ground or from packing operations will be turned back into the soil and;
- Disposal of waste will be to the Shire of Gingin's waste facility

5.7 Complaints Management – Management Objectives and Actions

The objective will be to keep an effective record of complaints if received and if recurring, to implement actions to minimise this.

Management actions will include the landowner and farmer being responsible for identifying any complaints received and undertaking actions to address complaints wherever possible and a register of complaints will be kept.

5.4 Staff Amenities – Management Objectives and Actions

The objective will be to ensure that staff amenities do not adversely impact nearby sensitive receptors and land uses.

It is noted that the existing packing shed is located in the central north, at a significant distance from the surrounding sensitive receptors including 322 metres from the dwelling to the west, 540 metres from the dwelling to the northeast, 790 metres from the dwelling to the east, over a kilometre from the dwelling to the southeast and there are no dwellings within reasonable proximity to the south and southwest.

The buildings are substantial given the previous operations for citrus which was serving between 40 – 60 staff. There are adequate toilets, lunchroom and other facilities serviced by adequate apparatus and effluent systems.

The operations within the shed will generally be by one person, possibly two on occasion and will be very limited and inconsequential in comparison to previous operations that occurred on the site.

5.4 Safe Vehicle Access – Management Objectives and Actions

The objective will be to maintain safe vehicle access to and from the site.

The intention will be to move vehicles at a slow pace (20km/hr), recognising that the access is an easement through adjoining property. This will also minimise dust.

Truck movements will be limited generally to a ute and tractor and 3-4 truck movements per month for 8 months of the year. For 4 months of the year this will also include 3 truck movements per week, again to move at low speed and recognising other users.

6.0 CONCLUSION

The objectives and management actions embodied within this Farm Management Plan will serve to ensure that the operation of the single centre pivot on the property is conducted in an appropriate manner, recognising the separation distances to sensitive receptors, buffers that exist and the low volumes of traffic and activity that is anticipated.

It is in the best interests of the landowner to ensure that the application of inputs to the activity is applied slowly and at appropriate times so that the inputs target the actual crop and do not affect surrounding landowners or the environment.

Ongoing monitoring of soil condition will occur, and management practices will serve to respect the surrounding area, recognising that the proposal is very modest.

It is important to note that the Department of Water & Environmental Regulation and Department of Primary Industries & Regional Development do not object to the proposal and did not require a Farm Management Plan or Nutrient Management Plan when the proposal was referred to such agencies. This serves to indicate that the proposal is reasonable in its context and the management actions within this document should provide an additional benefit to outline the use to protect the amenity of the area and surrounding neighbours.

7.0 REFERENCES

Bureau of Meteorology (2023). *Climate Data Online*. [Online]. Australian Government, Canberra, Australian Capital Territory.

Department of Health (DoH) (2012). *Guidelines for Separation of Agricultural and Residential Land Uses*. [Online]. Government of Western Australia, Perth, WA.

Department of Planning, Lands and Heritage (2023a). *Planning and Development (Local Planning Scheme) Regulations 2015.* [Online]. Western Australian Planning Commission, Perth, Western Australia

Department of Primary Industries and regional Development (DPIRD) (2023a). *Natural Resource Information.* [Online]. Government of Western Australia, Perth, Western Australia.

Department of Primary Industries and regional Development (DPIRD) (2023c). *Stable Fly in Western Australia.* [Online]. Government of Western Australia, Perth, Western Australia.

Environmental Protection Authority (2005). *EPA Guidance Statement No. 3 – Separation Distances between industrial and sensitive land use.*

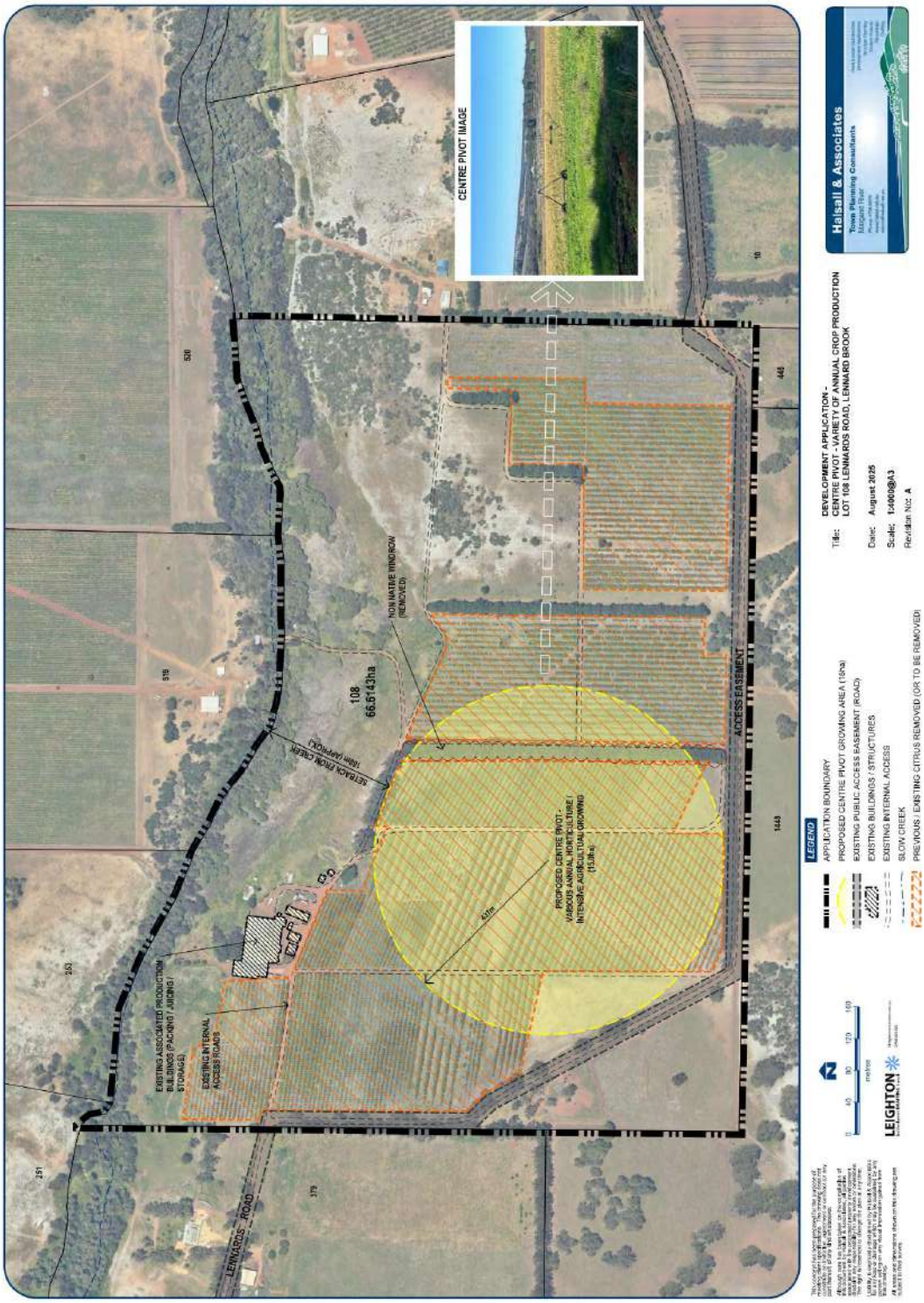
Government of Western Australia (1997). *Environmental Protection Authority (Noise) Regulations 1997 (Noise regulations).* [Online]. Government of Western Australia, Perth, WA

Government of Western Australia (2005). *Planning and Development Act 2005*

Government of Western Australia (2019b). *Biosecurity and Agriculture Management (Stable Fly) Management Plan 2019.*

Soil Analysis by Eurofins APAL 25/07/24

Attachment 1 – Centre Pivot Plan



Attachment 2 – Letter from Previous Owner Traffic Movements

I Paul Ellison of lot 523 gingin (map) Brook Rd. I used to own lot 281 Remards Brook Rd. When it had 20,000 fruit trees packaging and Shipping to Market from this premise. 60-80 employees driving to work from two there were 10 tractor from all the farm using the easement including 20 truck Movements per day. plus the other farms using the road easement. including fuels trucks fertelizer and misalaneous contractors electrician irrigation personell ag department monitors and shire inspectors.

PAUL ELLISON.

TRAFFIC IMPACT STATEMENT

Proposed Centre Pivot Operation

John Treloar

Lot 108 (281) Lennards Road, Lennard Brook

Author: Halsall & Associates

1. Introduction

The Department of Planning, lands & Heritage have issued specific Transport Impact Assessment Guidelines for development applications referenced at Volume 4.

The Guidelines outline that the size of development should be taken into account to determine the level of assessment, noting that individual developments can vary from very large scale to a particular single land use such as the subject proposal.

A three-level assessment process has been developed to accommodate diversity of applications.

For subdivisions and individual developments, low impact is deemed to be where vehicle movements are less than 10 trips per peak hour, moderate is between 10-100 trips per peak hour and high impact is 0-100 vehicle trips per peak hour.

Where a development is considered to be low impact, no transport information is normally required. It is necessary simply to provide a brief description of the land use and proposed development to establish this as low impact.

2. Description of Proposal to Determine Low Impact

The subject proposal incorporates a centre pivot operation that will generally involve higher level activities between December – March (4-month period).

Other operations throughout the year will be more limited.

The proposal incorporates submission of a Farm Management Plan which documents the level of traffic expected for the land use and conditional approval of the development and required compliance with this Farm Management Plan can ensure this.

The operations will include the following:

For 8 months of the year, between April – November, vehicle movements will consist of one ute moving to and from the site daily, tractor movements (one tractor only) and truck movements at 3-4 per month occasional visits by contractors or Government officials if necessary.

This represents that if a tractor movement, vehicle movement, truck and contractor or Government official visited the site at any given time within the same hour, there would be three or four vehicle movements maximum at peak hour.

During the December – March period inclusive, traffic movements will increase to one ute plus an additional light vehicle for occasional assistant worker. There will also be one tractor moving onsite and 3 truck visits per week.

There would also be the occasional contractor or Shire official visit.

This means during the peak season of operations, if the two workers, truck movement, contractor or official and tractor all visited in the same peak hour, there would be 5 or 6 vehicle movements.

The vehicle movements anticipated from the use being primarily a one person operation with limited farm machinery and limited truck movements, is well below the 10 vehicle movements per peak hour and therefore does not warrant further transport information and detailed traffic transport impact assessment.

The table provided below is excerpted from the Transport Impact Assessment Guidelines and this indicates the types of uses that trigger moderate or high impact and therefore, the need for detailed traffic impact assessment.

Table 1: Level of TIA required by land use and size

LAND USE	MODERATE IMPACT	HIGH IMPACT
	Transport Impact Statement required	Transport Impact Assessment required
	10 – 100 vehicle trips in the peak hour	> 100 vehicle trips in the peak hour
Residential	10–100 dwellings	>100 dwellings
Schools	10–100 students	>100 students
Entertainment venues, restaurants, etc.	100–1000 persons (seats) OR 200–2000 m^2 gross floor area	>1000 persons (seats) OR >2000 m^2 gross floor area
Fast food restaurants	50–500 m^2 gross floor area	>500 m^2 gross floor area
Food retail / Shopping centres with a significant food retail content	100–1000 m^2 gross floor area	>1000 m^2 gross floor area
Non-food retail	250–2500 m^2 gross floor area	>2500 m^2 gross floor area
Offices	500–5000 m^2 gross floor area	>5000 m^2 gross floor area
Service Station	1–7 refuelling positions	>7 refuelling positions
Industrial/Warehouse	1000–10,000 m^2 gross floor area	>10,000 m^2 gross floor area
Other Uses	Discuss with approving authority	Discuss with approving authority

It is evident from this table that there would need to be equivalent to 10 dwellings or 100 persons visiting a venue or other significant land uses to trigger moderate impact and therefore, a Transport Impact Statement.

3. Conclusion

The proposal is clearly low impact and does not warrant a Transport Impact Statement other than explanation of the use and the vehicle movements expected.

Given this is documented in a Farm Management Plan which can be made conditional to an approval, the proposal can be assured to be maintained as low impact.

Excerpt from Easement Document

NOW THIS DEED WITNESSETH as follows:-

1. IN CONSIDERATION of the premises and in order to give effect thereto the Grantor for itself and its successors in title the registered proprietor or proprietors for the time being of the Grantors land DOTH HEREBY GRANT to the Grantee FIRSTLY as proprietor of the land described in the first and second schedules hereto a right of carriageway in terms of the ninth schedule to the Transfer of Land Act 1893 and amendments over the portion of the affected land coloured brown on the sketch plan annexed hereto AND SECONDLY as the proprietor of the land described in the 2nd schedule hereto a right of carriageway in terms of the ninth schedule to the Transfer of Land Act 1893 and amendments over the portion of the affected land coloured green on the sketch plan annexed hereto.

Ninth Schedule of Transfer of Land Act 1893 as relevant Below

Ninth Schedule — Creation of rights of carriage-way

[s. 65]

[Heading inserted: No. 19 of 2010 s. 38(8).]

Western Australia

Creation of Right of Carriage-way in a Transfer of Freehold Land

Together with full and free right and liberty to and for the transferee hereunder and to and for the registered proprietor or proprietors for the time being of the land hereby transferred or any part thereof and his her and their tenants servants agents workmen and visitors to go pass and repass at all times hereafter and for all purposes and either with or without animals or vehicles into and out of and from the said land or any part thereof through over and along the road or way or several roads or ways delineated and indicated by a symbol on the said map.

Creation of Right of Carriage-way in a Lease of Freehold Land

Together with full and free right and liberty to and for the said lessee and his transferees proprietors for the time being of the land hereby leased or any part thereof and his her and their tenants servants agents workmen and visitors to go pass and repass at all times hereafter during the continuance of this lease and for all purposes and either with or without animals or vehicles into and out of and from the said land and any part thereof through over and along the road or way or several roads or ways delineated and indicated by a symbol on the said map.

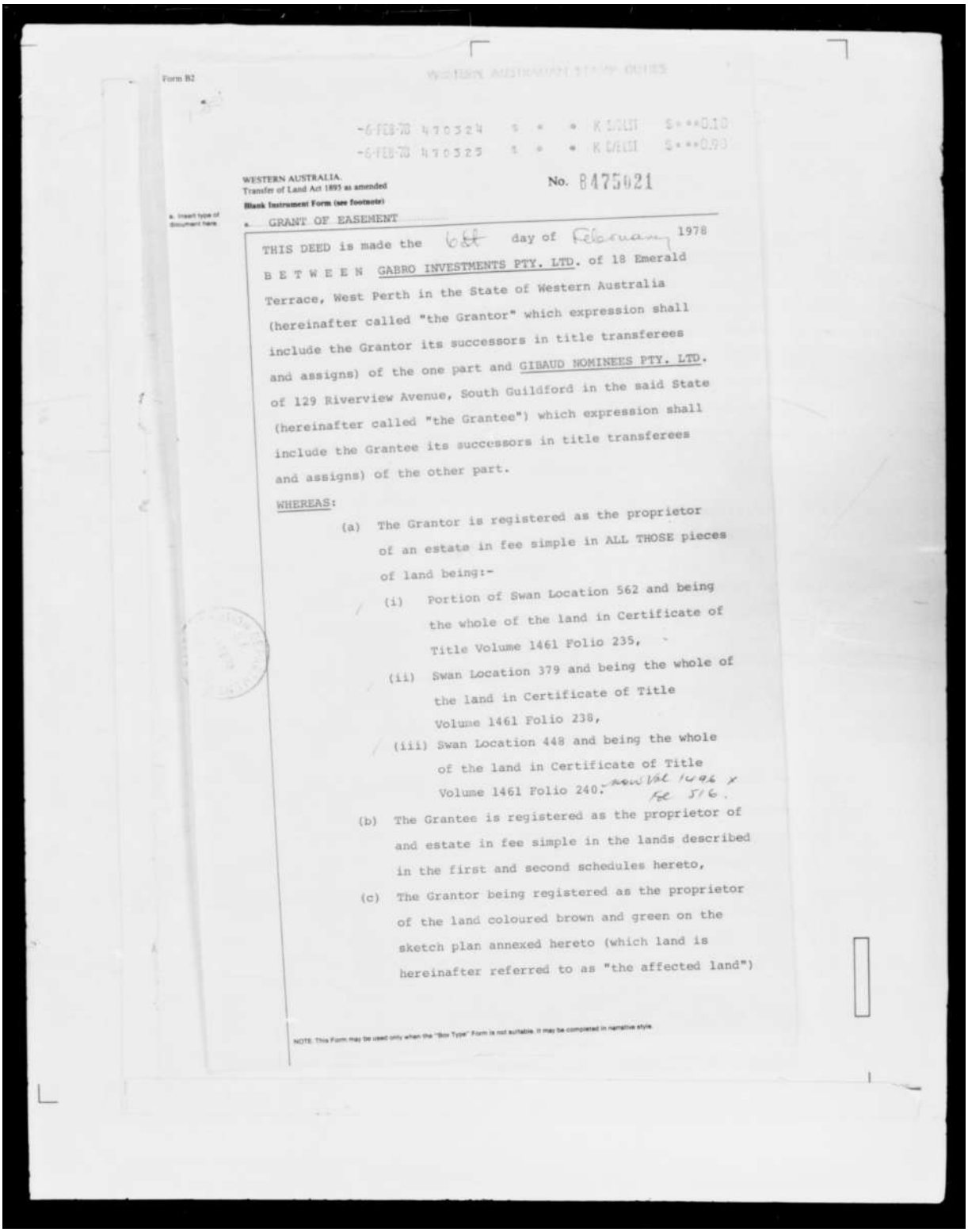
[Ninth Schedule amended: No. 81 of 1996 s. 148[7].]

Excerpt Easement Document

Easement Document Matches Landgate Mapping Below

Access is within alignment as shown below

Landgate Mapping Marks the Easement as Lennards Road



Form B2

WESTERN AUSTRALIA.
Transfer of Land Act 1893 as amended
Blank Instrument Form (see footnote)

No. 8475021

a. Insert type of document here.

a. GRANT OF EASEMENT

THIS DEED is made the 6th day of February 1978

B E T W E E N GABRO INVESTMENTS PTY. LTD. of 18 Emerald Terrace, West Perth in the State of Western Australia (hereinafter called "the Grantor" which expression shall include the Grantor its successors in title transferees and assigns) of the one part and GIBAUD NOMINEES PTY. LTD. of 129 Riverview Avenue, South Guildford in the said State (hereinafter called "the Grantee") which expression shall include the Grantee its successors in title transferees and assigns) of the other part.

WHEREAS:

(a) The Grantor is registered as the proprietor of an estate in fee simple in ALL THOSE pieces of land being:-

(i) Portion of Swan Location 562 and being the whole of the land in Certificate of Title Volume 1461 Folio 235,

(ii) Swan Location 379 and being the whole of the land in Certificate of Title Volume 1461 Folio 238,

(iii) Swan Location 448 and being the whole of the land in Certificate of Title Volume 1461 Folio 240. now Vol 1496 x fol 516.

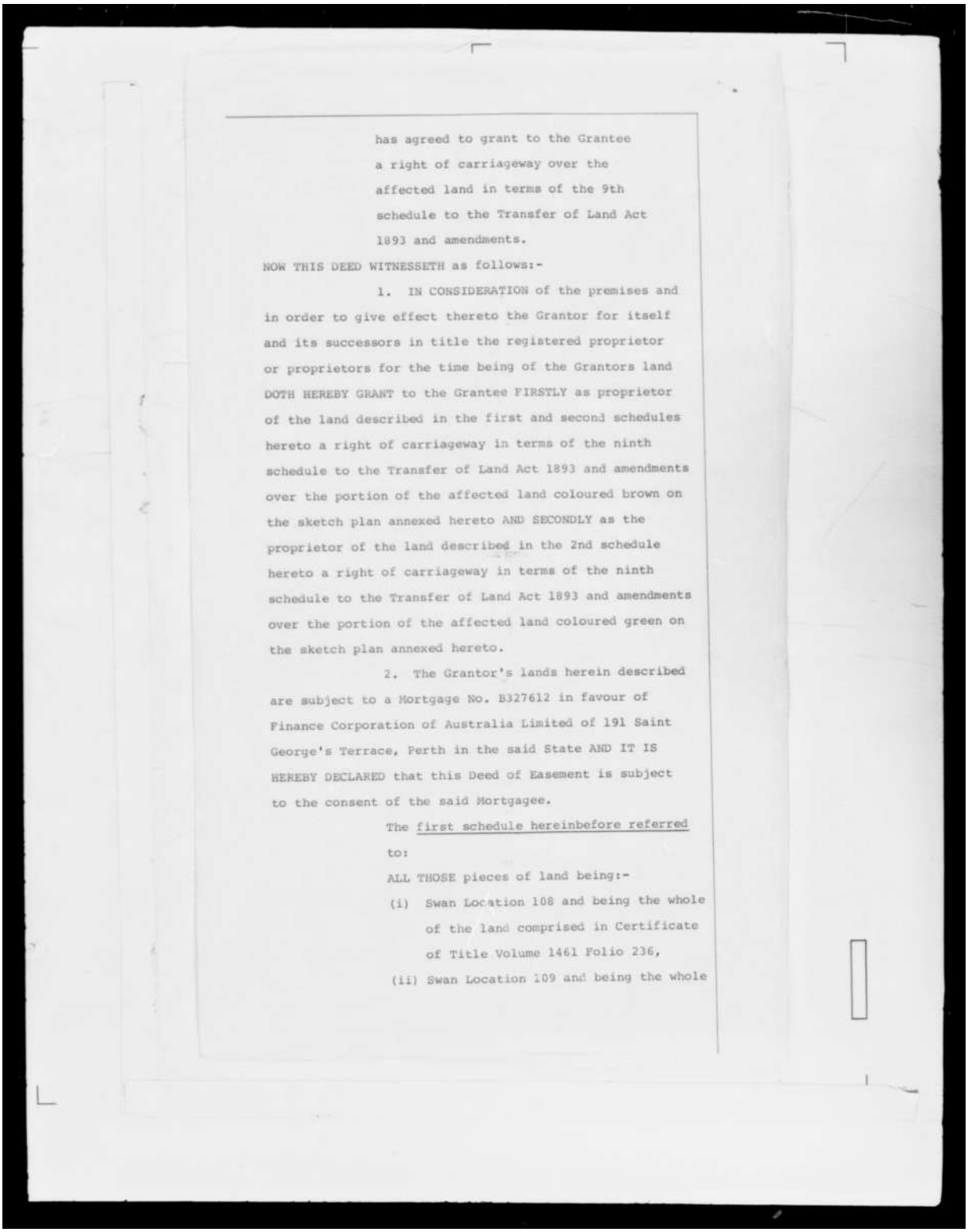
(b) The Grantee is registered as the proprietor of and estate in fee simple in the lands described in the first and second schedules hereto,

(c) The Grantor being registered as the proprietor of the land coloured brown and green on the sketch plan annexed hereto (which land is hereinafter referred to as "the affected land")

NOTE: This Form may be used only when the "Box Type" Form is not suitable. It may be completed in narrative style.

LANDGATE COPY OF ORIGINAL NOT TO SCALE 21/04/2026 11:04 AM Request number: 69717908

Landgate
www.landgate.wa.gov.au



has agreed to grant to the Grantee a right of carriageway over the affected land in terms of the 9th schedule to the Transfer of Land Act 1893 and amendments.

NOW THIS DEED WITNESSETH as follows:-

1. IN CONSIDERATION of the premises and in order to give effect thereto the Grantor for itself and its successors in title the registered proprietor or proprietors for the time being of the Grantors land DOTH HEREBY GRANT to the Grantee FIRSTLY as proprietor of the land described in the first and second schedules hereto a right of carriageway in terms of the ninth schedule to the Transfer of Land Act 1893 and amendments over the portion of the affected land coloured brown on the sketch plan annexed hereto AND SECONDLY as the proprietor of the land described in the 2nd schedule hereto a right of carriageway in terms of the ninth schedule to the Transfer of Land Act 1893 and amendments over the portion of the affected land coloured green on the sketch plan annexed hereto.

2. The Grantor's lands herein described are subject to a Mortgage No. B327612 in favour of Finance Corporation of Australia Limited of 191 Saint George's Terrace, Perth in the said State AND IT IS HEREBY DECLARED that this Deed of Easement is subject to the consent of the said Mortgagee.

The first schedule hereinbefore referred to:

ALL THOSE pieces of land being:-

(i) Swan Location 108 and being the whole of the land comprised in Certificate of Title Volume 1461 Folio 236,

(ii) Swan Location 109 and being the whole

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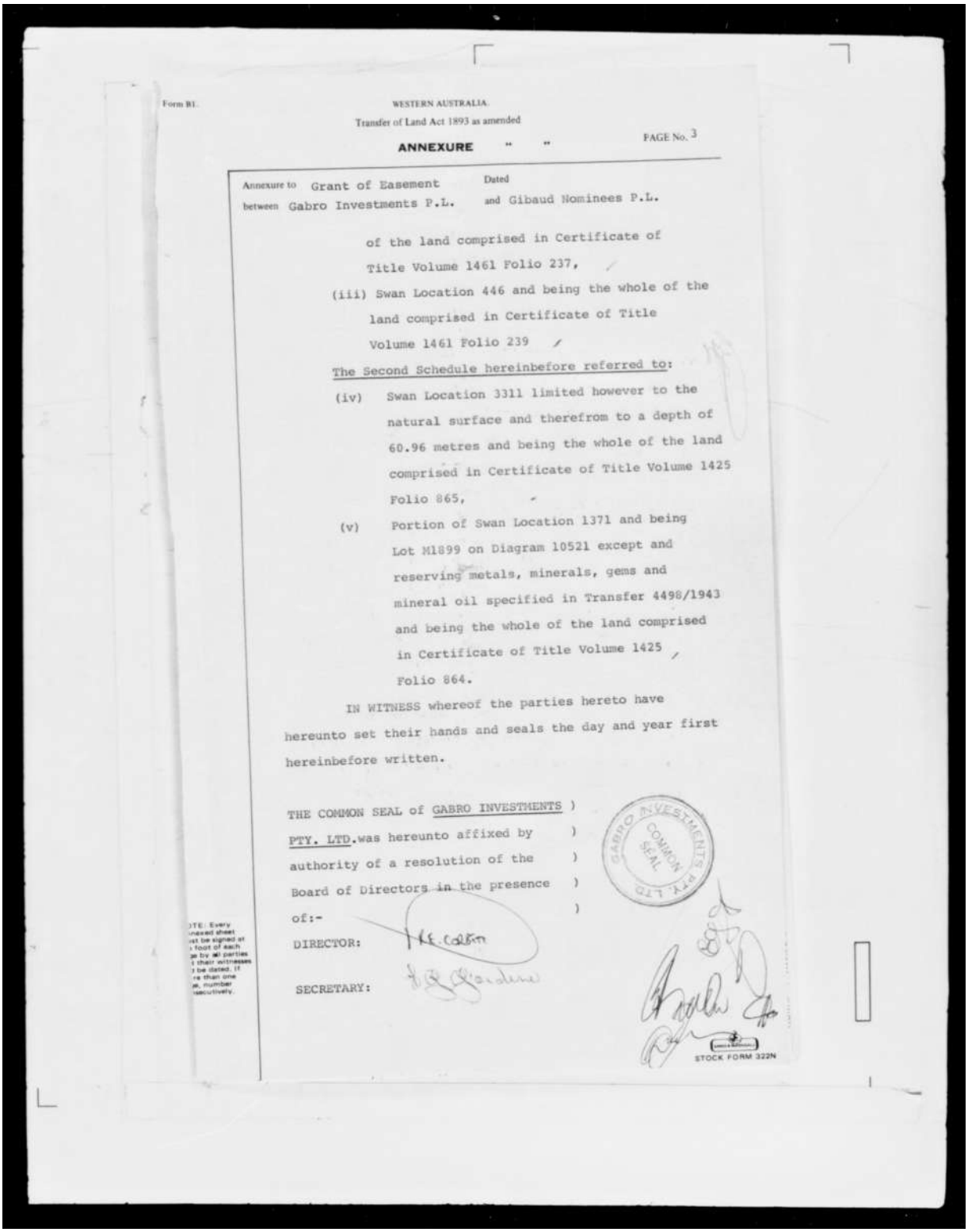

Form B1.

WESTERN AUSTRALIA.
Transfer of Land Act 1893 as amended

ANNEXURE " "

PAGE No. 3

Annexure to Grant of Easement Dated
between Gabro Investments P.L. and Gibaud Nominees P.L.

of the land comprised in Certificate of Title Volume 1461 Folio 237,

(iii) Swan Location 446 and being the whole of the land comprised in Certificate of Title Volume 1461 Folio 239

The Second Schedule hereinbefore referred to:

(iv) Swan Location 3311 limited however to the natural surface and therefrom to a depth of 60.96 metres and being the whole of the land comprised in Certificate of Title Volume 1425 Folio 865,

(v) Portion of Swan Location 1371 and being Lot M1899 on Diagram 10521 except and reserving metals, minerals, gems and mineral oil specified in Transfer 4498/1943 and being the whole of the land comprised in Certificate of Title Volume 1425 Folio 864.

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first hereinbefore written.

THE COMMON SEAL of GABRO INVESTMENTS PTY. LTD. was hereunto affixed by authority of a resolution of the Board of Directors in the presence of:-

DIRECTOR:

SECRETARY:

GABRO INVESTMENTS PTY. LTD. COMMON SEAL

STOCK FORM 322N

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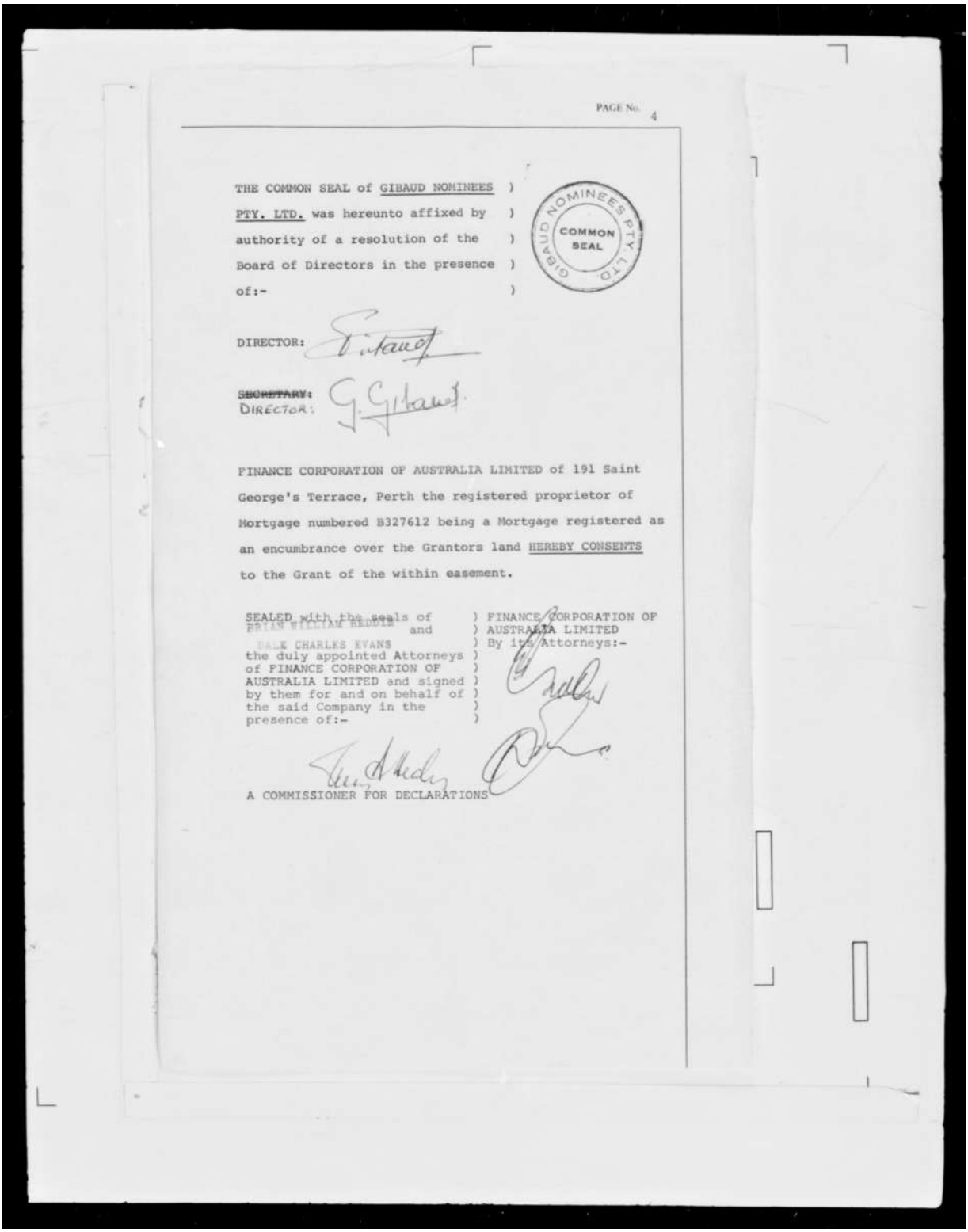

PAGE No. 4

THE COMMON SEAL of GIBAUD NOMINEES PTY. LTD. was hereunto affixed by authority of a resolution of the Board of Directors in the presence of:-

GIBAUD NOMINEES PTY. LTD. COMMON SEAL

DIRECTOR:

~~SECRETARY~~:
DIRECTOR:

FINANCE CORPORATION OF AUSTRALIA LIMITED of 191 Saint George's Terrace, Perth the registered proprietor of Mortgage numbered B327612 being a Mortgage registered as an encumbrance over the Grantors land HEREBY CONSENTS to the Grant of the within easement.

SEALED with the seals of [illegible] and DALE CHARLES EVANS the duly appointed Attorneys of FINANCE CORPORATION OF AUSTRALIA LIMITED and signed by them for and on behalf of the said Company in the presence of:-

FINANCE CORPORATION OF AUSTRALIA LIMITED By its Attorneys:-

A COMMISSIONER FOR DECLARATIONS

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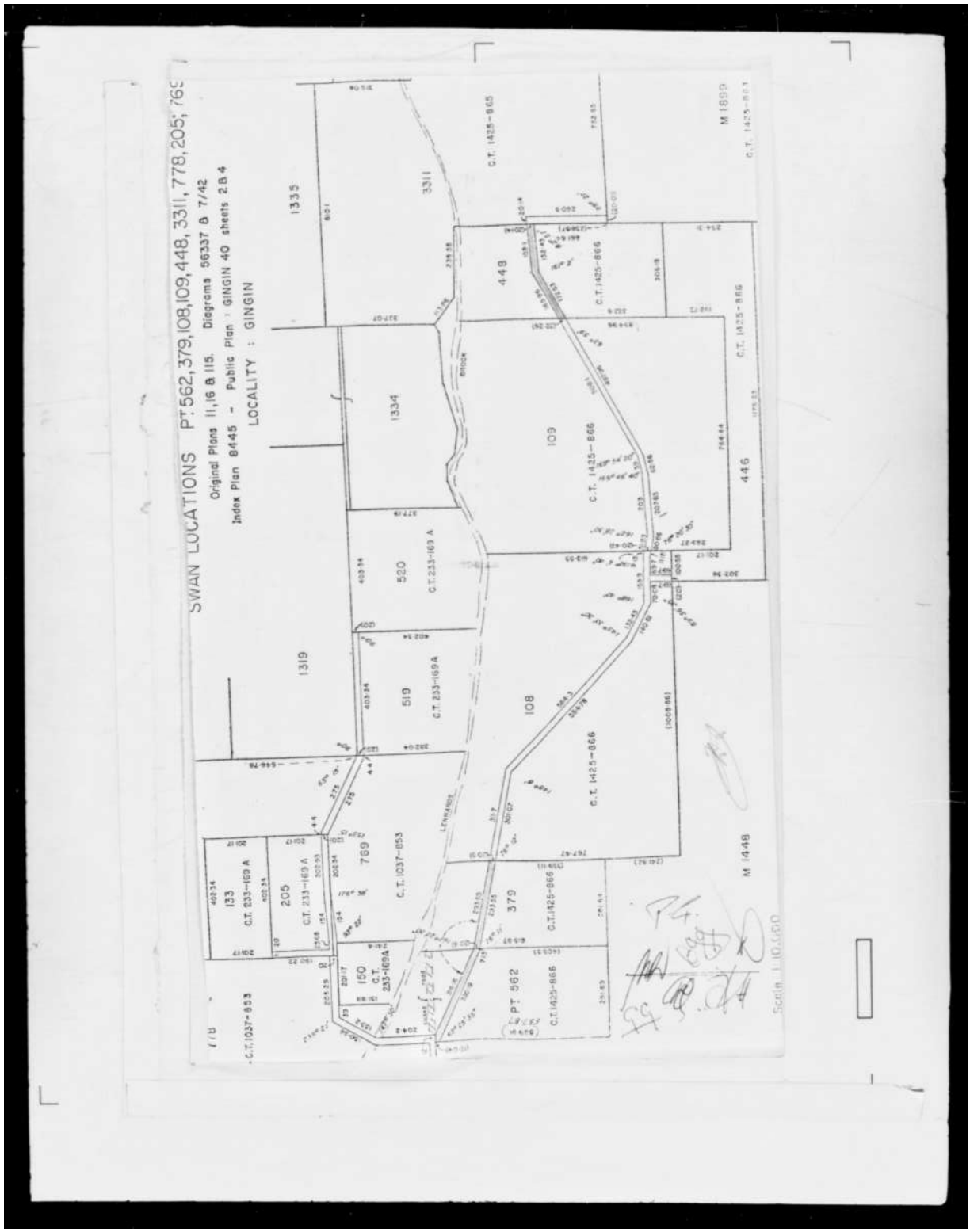

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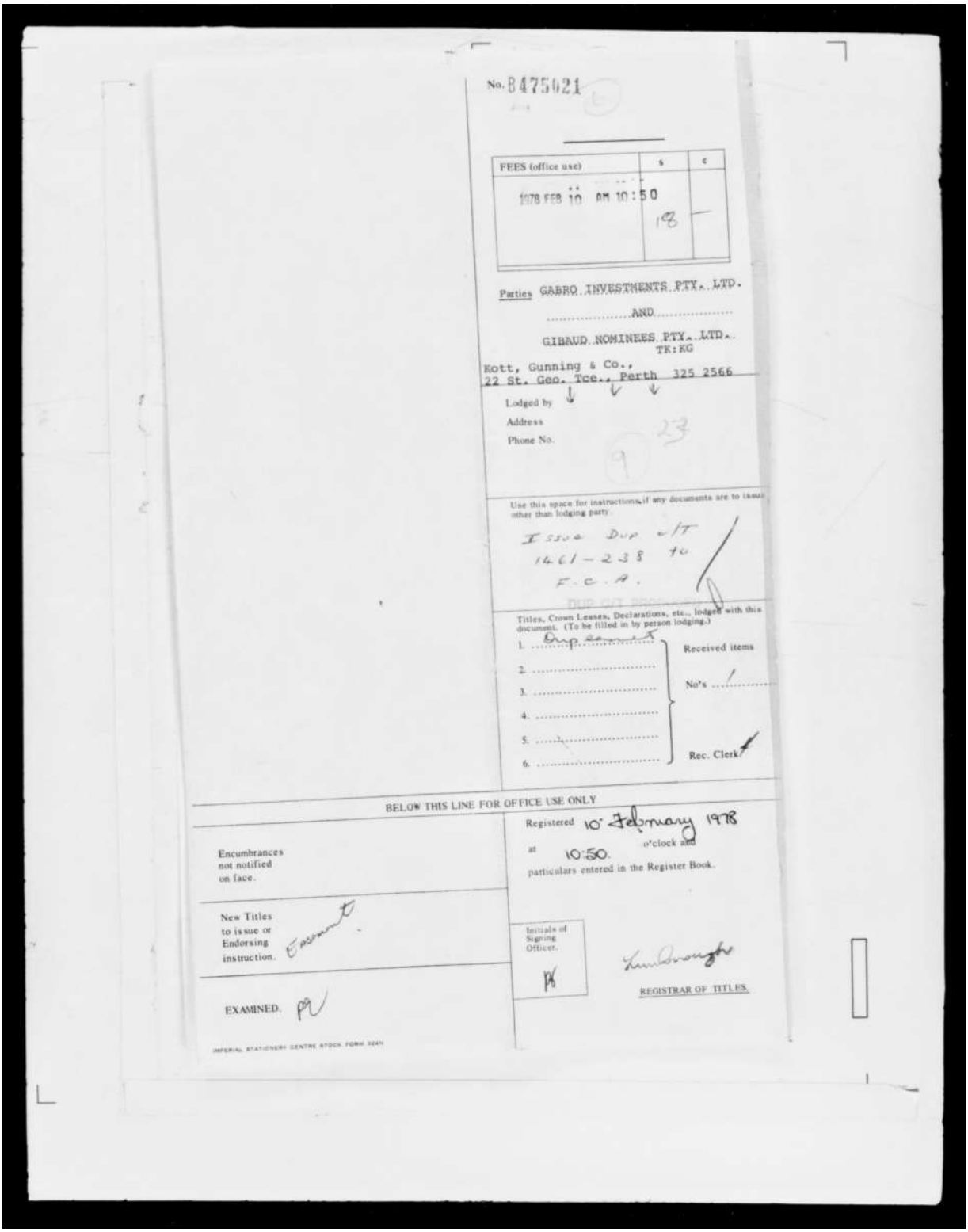

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Parties GABRO INVESTMENTS PTY. LTD.
AND
GIBAUD NOMINEES PTY. LTD.
TK:KG

Lodged by Kott, Gunning & Co.,
Address 22 St. Geo. Tce., Perth 325 2566
Phone No.

Use this space for instructions if any documents are to issue other than lodging party.

Issue Dup c/t
1461-238 to
F.C.A.

Titles, Crown Leases, Declarations, etc., lodged with this document. (To be filled in by person lodging.)

1. Dup. Comm't
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Received items
No's 1
Rec. Clerk

BELOW THIS LINE FOR OFFICE USE ONLY

Encumbrances not notified on face.

New Titles to issue or Endorsing instruction. Easement

EXAMINED. PR

Registered 10 February 1978
at 10:50 o'clock am
particulars entered in the Register Book.

Initials of Signing Officer. PR

REGISTRAR OF TITLES.

IMPERIAL STATIONERY CENTRE STOCK FORM 324H

LANDGATE COPY OF ORIGINAL NOT TO SCALE 21/04/2026 11:04 AM Request number: 69717908

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SCHEDULE OF SUBMISSIONS AND OFFICER'S AND RESPONSES

Development Application: Proposed – Agricultural Intensive (Irrigated Horticulture) - Lot 108 (281) Lennards Rd, Lennard Brook

No.	Submitter	Submission details	Applicant's Response	Officer's response
1.	**Dept of Health (DoH)**	The submitter has **no objection** to the application and provides the following general comment: 1. **Water supply and wastewater disposal.** All drinking water provided on site must meet the health-related requirements of the Australian Drinking Water Guidelines 2011 Any non-drinking water (i.e., water that is not intended or suitable for drinking) must be managed to ensure it cannot be confused with or contaminate the drinking water supply. This requires satisfactory labelling of non-drinking water taps and, depending on system configuration suitable backflow prevention arrangements in accordance with Australian/New Zealand Standards AS3500 – Plumbing and Drainage. Disposal of wastewater generated on site is required to comply with the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974. In accordance with the Regulations, an 'Application to Construct or Install an Apparatus for the Treatment of Sewage' is required to be submitted to the Shire of Gingin for each wastewater system: https://www.health.wa.gov.au/Articles/A_E/Apply-to-install-a-wastewater-system. **2. Food safety.** Any handling of food intended for sale, or sale of food at this facility, including manufacturing juice, will need to comply with the Food Act 2008, Food Regulations 2009 and any relevant standards of the Australia New Zealand Food Standards Code. This includes the requirement to notify or register the food business under the Food Act 2008 with the appropriate enforcement agency (the Shire of Gingin) prior to commencing operating. Additionally, primary production and processing of berries, leafy vegetables and melons for sale is required to comply with new food standards as of February 2025. The proponent must comply with relevant provisions of the Food Act 2008, Food Regulations 2009, and relevant standards of the Australia New Zealand Food Standards Code, and in particular the new food standards 4.2.7, 4.2.8 and 4.2.9. This includes the requirement for the food business to register or notify under the Food Act 2008 with the appropriate enforcement agency (the Shire of Gingin) prior to commencing operating. More information on starting a food business can be found at •https://www.health.wa.gov.au/Articles/S_T/Starting-a-food-business-in-WA	The comments of the DoH are noted however, existing effluent disposal systems are in place and will be utilised as part of the proposal ongoing. In respect to compliance with the Food Act & Regulations, manufacturing of juice will no longer be occurring and if any of the production activities that occur in the shed require compliance with the Food Act, Regulations etc. this will be complied with by the proponent.	**NOTED: ADVICE NOTES TO BE APPLIED** **1. Water supply and wastewater disposal.** The DoH advice will be provided as an 'Advice Note', if the application is approved. **2. Food safety.** As above an advice note will be provided. Separately, the Shire's Environmental Health Services are required to issue permits for a food establishments if it applies.

No.	Submitter	Submission details	Applicant's Response	Officer's response
		• https://www.health.wa.gov.au/Articles/F_I/Horticulture-standards-berries-leafy vegetables-and-melons. The Shire of Gingin's appointed Environmental Health Officer will be able to provide further advice regarding these matters in accordance with the relevant legislation. Should you have any queries or require further information, please contact Rachael Donovan on 9222 2000 or eh.eSubmissions@health.wa.gov.au.		
2.	**Ratepayer**	The submitter does **NOT SUPPORT** the application and provides the following general comment: Re: Objection and Request for Conditions – Development Application (Retrospective) for Modification to Agriculture Intensive – Lot 108 (281) Lennard's Road, Lennard Brook. I write on behalf of the owners of an adjoining property to Lot 108 (281) Lennard's Road. I wish to lodge a formal submission and objection to the above development application, on the basis that the proposal materially alters the agricultural activity on the site in a way that increases impacts on neighbouring landholdings, intensifies use of easements, creates environmental risks, and lacks sufficient supporting assessments. The citrus orchard that was formally on the subject site was planted from 1978 onwards by Jack and Max Machlin. In total their planting was 12,000 orange trees and 200 persimmon trees. All the trees were irrigated via a drip irrigation system with one sprinkler per tree placed at the base of the tree. Fertiliser was delivered to the trees via the same system. The orchard was irrigated via a series of stations, taking a week to run through the entire watering program and fully irrigate the orchard. This orchard was subsequently sold to Westralian Fruits who pulled out the persimmon trees but continued to successfully run the orchard with the 12,000 trees. This citrus watering system pioneered by the Machlin brothers was most mindful of water usage by employing the water saving drip irrigation system. The Machlin brothers were previously successful lucerne growers in their large acreage in Balcatta. They were well aware of the large water and insecticide requirements necessary to grow lucerne but for a variety of considerations including soil and water chose instead to establish a citrus orchard, which assisted in establishing Gingin as an orange growing area. The brothers used the historic Stratton Homestead on the property as their residence when onsite in Gingin.	Comments on the history of the use of the site are noted.	**CONDITIONS AND ADVICE NOTES APPLIED (Refer assessment / comments in Report).** The current agricultural use is classified as 'Agriculture - Intensive' under the Shire of Gingin LPS9 and classed as a "D" use category. This means that the use is not permitted unless the Shire has exercised its discretion by granting development approval. Should this application be supported, a condition will be included requiring implementation of the approved Farm Management Plan and will address the operational issues highlighted by the submitter. Its noted that the submitter has not indicated which assessments are lacking in the application.

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		In regard to the notification of adjoining and impacted neighbours, I was not given any notice of this application. Last week it was observed that an advertising sign was positioned on the verge of our property on Stratton Rd verge. It was however found lying on the ground, with no typed notice attached to the sign. No correspondence in regard to this application was sent to the landowner of 230 Lennards Rd, Lennard Rd which is a property that would be directly affected by the change of use of 281 Lennards Rd, Lennard Brook. I believe that the Council has therefore not fully complied with its advertising obligations for this application, and will need to advertise the application again in a compliant manner. My other concerns and grounds for objection are outlined below. **1. Easement Use and Intensification of Access Through My Property.** The application confirms that access to Lot 108 occurs via easements through adjoining properties. The applicant utilises the private easement that runs through our property. It is not a road reserve. As stated in the application. As a landowner who will be significantly affected by this access, I object on the basis that the proposed shift to annual fodder production and centre-pivot irrigation will: • Increase vehicle movements, including heavy machinery, contractors, and spray equipment. • Intensify wear on shared access tracks, with potential for damage, rutting, drainage disruption and increased maintenance burden. • Create safety, dust, noise and amenity impacts not previously associated with the citrus operation, with a potential impact on our crops • Impact on our own vehicular movement between our two blocks. The use of the easement for a more intensive cropping program is a material intensification of use that was not envisaged when the easement was created. Before any consideration of this application proceeding any further, the Shire should require: • A traffic and access impact assessment together with a traffic count of current vehicular movement on the easement • Clear limits on vehicles, hours, and types of machinery using the easement. • A requirement that the proponent bears full maintenance and repair responsibilities for any increased wear associated with their operations.	Comments on the advertising of the proposal by the Shire are also noted and it is noted it is the responsibility of the Shire to ensure that referral of proposals is conducted correctly. In respect to the increase in vehicle movements, intensification of wear on tracks, creation of safety, dust, noise and amenity impact and impact on vehicle movements in the easement, details have been provided to the Shire on the status of the easement and how this provides full access to the subject site for all types of vehicles proposed to be used, as well as many other properties in the area. Also, in relation to previous operations, written advice has been obtained from the previous owner, Paul Ellison stating that the site was previously used when fully operational with fruit trees and packaging and shipping to market by 60 – 80 employees and there were 10 tractors from all of the farms using the easement including 20 truck movements per day. There are also other forms of road users including fuel truck, fertiliser delivery and miscellaneous contractors such as electricians, irrigation personnel and Agricultural Department monitors as well as Shire inspections. The proposal intends to, in comparison, be operated by one primary staff member with one assistant occasionally and for 6 months of the year between May – November, movements will be a ute and a tractor occasionally. During Dec – April, movements will include the ute and occasional movement of tractor but also a truck 3 times per month, there will also be allowance for the occasional contractor for repairs and maintenance etc. This a very modest amount of traffic for a working farm is an actual significant reduction in traffic that previously used to use the easement when operational for citrus.	The Shire conducted the notification to landowners. The advertising of the application followed the procedures as prescribed in clause 64 – Advertising applications under the *Planning and Development (Local Planning Schemes) Regulations 2015.* The sign posted at the address is confirmed by the Shire office placing the sign at the subject property. The tampering with the sign is not something the shire can control. The letter notices were sent to the relevant parties, in accordance with the requirements of the Regulations. **1. Easement Use and Intensification of Access** From information provided by submitters and the applicant, it is stated that the previous agricultural use and operation on the subject property accessed via the same 'right of carriageway' easement instrument. Any dispute over rights of carriageway / access under the easement on title or legal agreement, is a civil matter between the parties that have the shared arrangement. • The applicant has indicated that the traffic generated will be less than the previous agricultural use (orange orchard). • The submitter has not substantiated the statement there the use will potential increased wear, damage and maintenance to accessway is a civil matter. • The dust and noise nuisance are subject to controls under the Environmental Health regulations and will also be managed through the 'Farm Management Plan'. The Plan requires approval from the Shire, if the application is supported. • The submitter has not clarified how their crops and vehicle movements from their property will be impacted by the proposed development. As noted above the traffic and access controls/conditions if any, would be through the easement, under civil jurisdiction. • The applicant has provided a Traffic Impact Statement, which indicates the movements and . • Limits on vehicle hours can be considered as part of a Farm Management Plan. • The issue of proponent bearing full maintenance and repair responsibilities for wear on the accessway, is a civil matter. • The Shire does not have power over a civil agreement through the development approval process.

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		• Confirmation that the proposed use does not exceed the lawful scope of the easement.	The owners of the proposal site indicate that there are other users of the easement which include an avocado farm with trucks regularly moving and 3 workers onsite. There are 3 other farms with cars, utes, vans, motorbikes and two of these are undertaking typical grazing activity and another with small vegetable growing, rosemary and garlic etc. In total, it is understood that there are 7 properties utilising the easement. The activities under this proposal are insignificant in the context of other users and previous use when citrus operations occurred and the easement is certainly provided for the purpose intended under this proposal.	
		2. Chemical Spray Drift and Fertiliser Drift Risks The application proposes use of: • Ground boom spraying • Drone spraying • Broad-acre fertiliser spreading These activities pose significant risk of chemical drift onto my property, particularly given the topography and wind patterns of the Lennard Brook valley. No Spray Drift Management Plan, chemical buffer, or risk assessment has been provided. This represents an unacceptable level of uncertainty for adjoining landowners. Annual fodder cropping involves much higher frequencies and volumes of chemical application than citrus production. I formally request that before the Shire considers this application they require (at minimum): • A Chemical Application and Drift Management Plan approved by the Shire before operations commence. • Evidence that a spray buffer of 50–100 m from all property boundaries will be maintained. • The prohibition of drone spraying within a set distance of adjoining lots. • Mandatory neighbour notification prior to chemical applications.	The vehicle movements outlined above attributed to the proposal are included in the farm management plan supplied to the Shire which can be made conditional to any approval. In respect to chemical spray drift and fertiliser drift, again a farm management plan has been submitted which outlines the management of chemical spray drift, noting that there are adequate separation distances between the activity and surrounding sensitive land uses and also, landscape buffers along boundaries in place. It is the responsibility of the landowner to ensure that spray drift does not occur onto adjoining property and this would be a waste of resources if it occurred in any case. The intention is to spray only in periods of low wind so as to ensure application of sprays and fertilisers is directly to where they are required. Again, conditional compliance with the farm management plan will address this matter.	**2. Chemical Spray Drift and Fertiliser Drift.** The submitter has not provided sufficient information/data to justify potential occurrence of chemical spray drift. Spray management can be identified in the Farm Management Plan, which requires the Shire's approval. It is noted that DWER has not commented on the application. The applicant can be required to lodge a Farm Management Plan (FMP), which considers the chemical used and application, and drift management for approval by the Shire before operations commence. A spray buffer if necessary can be assessed as part of the objectives of its management. Whether a 50–100m buffer from surrounding properties is reasonable is will be reviewed as part of a FMP. The prohibition of drone spraying within a set distance of adjoining lots (as per 'spray buffer' above). The FMP could require neighbour notification prior to chemical applications.
		3. Hydrological and Groundwater Impact Concerns The DA relies solely on the fact that a 250,000 kl water licence exists. This does not demonstrate that the new cropping system is hydrologically neutral for neighbouring bores and groundwater levels. The proposal states that in clay loamy soil with an area of 15 hectares in the Gingin locality the amount of water required for irrigating a lucerne crop between October to May is 2000 kilolitres, The soil on this site is not clay, loamy soil and lucerne crops require a large amount of water for irrigation, the figure of 2000 kilolitres significantly understating what is required.	In respect to hydrological and groundwater impact concerns, the Department of Water has issued a 250,000 kl water licence for the property and the ongoing maintenance of water levels in the area and the effect on other bores is monitored by the Department of Water	**3. Hydrological and Groundwater Impacts** Impacts are monitored by DWER. DWER has made no comment on the matter. A Farm Management Plan provides a general hydrological assessment, but unlikely include potential interference with neighbouring bores/water intake. The measure or restriction of the water consumption is controlled by DWER. For an understanding of how DWER manages interference with consumption impacts for adjoining properties, submitters can enquire directly with DWER. The FMP can provide information on the proposed irrigation program and monitoring and reporting conditions as required by DWER.

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		Annual fodder production generally involves more intensive irrigation patterns, higher summer extraction, and greater nutrient leaching risk than citrus. No groundwater modelling or hydrological impact statement has been supplied. I request that before the Shire considers this application the Shire requires: • A hydrological assessment, including potential interference with neighbouring bores. • Evidence that the proposed irrigation program can occur without adverse impact to the shared aquifer. • Monitoring and reporting conditions to ensure sustainable use. 4. **Nutrient Runoff, Soil Erosion and Lennard Brook Impacts** The DA asserts no environmental change because the cropping area is similar in location to the former citrus orchard. This assumption is incorrect. Annual cropping involves: • More frequent soil disturbance • Increased fertiliser application • Seasonal bare ground • Higher risk of erosion and nutrient export during storm events. Lennard Brook is a sensitive waterway, and the proposed activity sits on land sloping toward the Brook. No Nutrient Management Plan, erosion control plan, or runoff mitigation strategy has been provided. Some windrows are proposed for removal, further reducing natural filtration. I object to the proposal until these environmental assessments are supplied and reviewed. **5. Noise, Dust and Rural Amenity Impacts** Annual horticulture and fodder production typically produce: • More frequent tractor passes • Night-time pumping •Increased heavy machinery during planting and harvest • Dust in dry months • Odour and particulate impacts from fertiliser spreading The DA provides no assessment of noise, dust, odour or amenity impacts. The change is significantly different from the former orchard in intensity and operational pattern. Increased machinery use will affect the quiet rural amenity of my property. **6. Bushfire Risk and Removal of Windrows** The DA notes prior fire events and proposes removing windrows that interfere with operations. This	when issuing such licences. The monitoring of groundwater is a matter that is dealt with under this licencing process. It should be noted that the Department of Water & Environmental Regulation has raised no objection to the proposal clearly indicating no concern in respect to the use of water and the impact of the proposal on groundwater resources and wetlands/creek lines. In relation to noise, dust and rural amenity impacts The proposal includes the use of one centre pivot irrigation system located almost central to the property and the activity and movement of equipment and people on the site will be markedly less than any previous activity on the site. The activities that are proposed on the land are typical farming activities and any noise associated with this would be typically to what would be expected in the amenity of a rural area.	**4. Nutrient Runoff, Soil Erosion and Lennard Brook Impacts** The Farm Management Plan can address the management of nutrient loading and any potential run off into the brook. The Shire will rely on DWER's advise on this matter. If DWER is concerned that there is a risk of nutrient loading or run-off impacting the brook it has a responsibility to advise the Shire. The application was referred to DWER and no comments have been provided. **5. Noise, Dust and Rural Amenity Impacts** The dust, noise and any other amenity impacts can be managed through the Farm Management Plan which will require the Shire's approval, if the application is supported. **6. Bushfire Risk and Removal of Windrows** The lots has recognised areas subject to State Planning Policy 3.7 – Designated Bushfire Prone Areas, the development application for unauthorised existing works (pivot irrigation/sprinkler equipment) does not involve habitable buildings and is not assessable under the policy.

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		significantly changes the landscape's fire behaviour and may increase bushfire spread risk. I request that before the Shire considers this application the Shire requires: • A Fire Management Plan, • Confirmation that removal of vegetation does not compromise boundary firebreak function, • Assessment of machinery-related ignition risk. **7. Retrospective Approval and Non-Compliance** The centre pivot irrigation system and land-use change occurred prior to obtaining planning approval. This has already imposed unassessed impacts on adjoining land. I request that before the Shire considers this application the Shire requires a full environmental and traffic assessment of any impact as a result of the current activity on the site in questions **8. Summary of Requested Outcome** Given the issues outlined, I request that the Shire: Refuse the application until the applicant submits full environmental, hydrological and access assessments and in the interim impose strict conditions including: • Traffic and easement-use limitations • Spray-drift and chemical management controls • Hydrological impact assessments and monitoring • Nutrient, runoff and soil management plans • Fire management requirements • Boundary and riparian buffers • Ongoing compliance inspections **9. Conclusion - As an adjoining landowner directly affected by this proposal, I do not support this DA**. The application significantly impacts my property, and does not address risks associated with access, chemicals, water use, environmental protection or rural amenity. I respectfully request that the Shire of Gingin fully consider the issues raised and require additional assessment and safeguards before determining the application. In light of the concerns raised in this submission, the landowners of 230 Lennards Rd, Lennard Brook expect that the Shire of Gingin will reject this application. Please confirm receipt of this submission. I am available to discuss these concerns further should Council require clarification.	In respect to bushfire risk and removal of windrows, a bushfire management plan is not required for this type of proposal under relevant policy and the integrity of firebreaks are not compromised by the proposal. In respect to retrospective approval and non-compliance, it is still questionable as to whether an approval is required to change the type of agricultural activity under the land use of Agriculture Intensive. The landowner reserves the right to query the necessity for approval. The landowner made a change to the use on the basis that they considered it would not require approval however a retrospective application has been submitted in good faith to work with the Shire such that the nature of the operation can be understood and appropriate conditions applied. The proposal is an alternate form of Intensive Agricultural farming, much less impactful that previous land use which can be appropriately managed with conditional approval including compliance with the farm management plan and it is important to note that all relevant Government Agencies have not objected to the proposal including the Department of Water & Environmental Regulation, the Department of Primary Industry and Regional Development.	**7. Approval of 'Unauthorised Existing' Use and Non-Compliance** The *Planning and Development (Local Planning Schemes) Regulations 2015*, permits Local Governments to consider unauthorised existing (established) land uses and associated works. **8.Summary** Noted. The application is required to be assessed in accordance with the information submitted and any requests for further information reasonably required by the Shire. The applicant has not provided an Environmental Assessment or a Farm Management Plan to support the application. **9. Conclusion.** Noted
3.	**Ellen Brockman Integrated**	The Lennard Brook sub catchment is part of the larger Ellen Brook catchment and as such is part of the area in which the Ellen Brockman Integrated Catchment		**CONDITIONS AND ADVICE NOTES APPLIED (Refer assessment / comments in Report).**

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	Catchment Group Inc.	Group (EBICG) works to reduce nutrient input and carry out natural resource management on a catchment basis. EBICG wishes to respond to the above application that has been brought to our attention and make the following comments.		
		1. Damage to Native Vegetation by fire does not grant a right to remove the "dead trees". Depending on how long after the fire the removal of the trees commenced, they may not in fact have been dead. Many native species survive fire and will recover by reshooting from epicormic buds on truck and branches or from lignotubers below ground level. Regardless, removal of native vegetation requires a permit from DWER. It is possible the vegetation removed was Banksia Woodland and may have met the criteria for inclusion in the federally EPBC Act listed Threatened Ecological Community Banksia Woodlands of the Swan Coastal Plain.	In respect to damage to native vegetation by fire and removal of dead trees, this is a separate matter to the consideration of the proposal. Removal of planted windrows is effectively not native vegetation.	**1. Damage to Native Vegetation** DWER had no objections to the applicant's proposal.
		2. The current water licence on the site (licence #200953) was issued 10/10/2025 for 250,000 kL (accessed WA Water Register 9/12/25). This is after the date of the Development Application being assessed here (dated September 2025). A copy of the licence referred to on page 7 as being included as Attachment 2 to the DA is not attached to the report. DPIRD irrigation calculator indicates 201.53ML of water is required for lucerne in clay/loam soil in Gingin. This figure seems to have been incorrectly converted to kL and should be 201,530kL not 2,000kL as quoted in the report. This indicates a considerably great volume of water use than indicated and more than likely, a greater nutrient input from the fodder crops.	In respect to the water licence, again the Department of Water & Environmental Regulation have raised no objection to the proposal and an appropriate licence is in place for the activity.	**2. Water licence.** The Farm Management Plan will need to address this, should the application be supported.
		3. Conservation Category Wetland The applicant argues, on page 17, that Lennard Brook may not be a conservation category wetland and that the proposed development is sufficiently setback from the wetland, as it is no closer than the previous citrus orchard was. However, Lennard Brook **is** a Conservation Category Wetland as shown on the attached screenshot of Landgate Locate (accessed 9/12/25) which indicates parts of the proposed pivot area overlap the CCW area as does part of the existing built infrastructure on site. That previous use occurred this close to the brook/CCW does not mean that the use will not be impacting the environment. The previous use was approved many years ago when environmental impact was not taken seriously or so much into consideration when approving developments. Previous use would have had considerable impact on the brook.	In respect to the conservation category wetland mapping shown in the submission, again it is noted that the Department of Water & Environmental Regulation have raised no concern in respect to the proposal and its relationship to this feature.	**3. Conservation Category Wetland** DWER has made no comment on the use impacting the Lennard Brook conservation area. The existing overlap of existing buildings within the area are historic and proposed pivot infrastructure on site is not permanent as it rotates through. A limitation can be placed on the growing field to be excluded from the conservation reserve area as a condition if the application is approved. The Farm Management Plan addresses management of nutrient loading and runoff from the property.

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		4. Ellen Brook/Chandala Brook catchment. The brook is part of the Ellen Brook/Chandala Brook catchment that flows to the Swan River, which is designated a priority catchment by DBCA, Swan Canning Waterways Branch as a very high contributor to nutrient load. Lennards Brook has been monitored for the past 20 years by EBICG for physical parameters and nutrients. It is a high contributor to the Ellen Brook and, in wet years, a high contributor to the Gingin Brook. The outcome of high nutrients is greater weed growth (for example Amazon Frogbit) that blocks the channels, reduces oxygen levels and creates algal blooms all of which is detrimental to the ecology of the waterways. **5. Citrus Orchard.** It is noted that the citrus orchard has not been fully functioning for several years prior to the property changing hands. Impact has probably been less since the orchard was not in use. This new use of 6. irrigated fodder crops will increase the nutrient flow into the brook. **6. Objective (c) of the General Rural Zone** "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" This should include rehabilitation of the area already cleared in the Conservation Category Wetland and the maintenance of the appropriate exclusion distance from the Wetland. For the reasons outlined in the comments, the Ellen Brockman Integrated Catchment Group does not recommend that the application for modification to the type of intensive agriculture as outlined be approved. Thank you for the opportunity to respond to this application. Should you require any further information please contact us on 0493 977 426 or email admin@chitteringlandcare.org.au.	In respect to change of use, this has taken some time for the new landowner to move into for financial reasons and the Department of Water & Environmental Regulation and Department of Primary Industry and Regional Development have no concern in respect to nutrient flow towards the brook. A farm management plan is also presented to the Shire for ongoing compliance. Compliance with the environmental qualities of the landscape under the Rural zone is a matter that the Shire can be comfortable with in respect to this proposal, particularly given the Department of Water & Environmental Regulation and Department of Primary Industry & Regional Development have not objected to the proposal based on the information already submitted, even without the submission of a farm management plan.	**4. Ellen Brook/Chandala Brook catchment.** Noted. **5. Citrus Orchard.** The applicant has advised that the Citrus orchard has ceased. Any nutrient flow is indicated to be controlled through the Farm Management Plan and subject to DWER requirements for agriculture uses within water way catchments. **6. Objectives of General Rural Zone** All objectives must be considered in context of this application. Objectives cannot be made redundant by picking or merely applying relevance. The Shire's LPS9 states the 'General Rural Zone' objectives as: *"a) manage land use changes so that the specific local rural character of the zone is maintained or enhanced;* *b) encourage and protect broad acre agricultural activities such as grazing and more intensive agricultural activities 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;* *c) 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; and* *d) provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the General Rural zone." The objectives are believed to be compliant."*

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		 Diagram 1: Conservation Category Wetland, Lennards Brook as outlined on Lot 108 (281) Lennards Road, Gingin. Diagram 2: Lot 108 (281) Lennards Rd Pivot. (Google Earth 20-11-2025)		
4.	**Ratepayer**	As a neighbouring property owner, Heidelberg Materials Australia (HMA) would like to make comment on the Development Application concerning the proposed works at Lot 108 Lennards Rd, Lennard Brook. HMA have a few observations regarding the proposal and have been categorised below:		**CONDITIONS AND ADVICE NOTES APPLIED (Refer assessment / comments in Report).**

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		Location The Shire public notice letter references Lot 108 (281) Lennards Rd; however the Application document references Lot 108 (201) Lennards Rd and they are quite different locations. Please be aware the application is incorrect.	Comments on the incorrect address are noted.	**Location** Has been corrected for this report
		Traffic Management Due to the change in production of produce from winter to year-round, there will likely be an increase of truck movements along Lennard Rd. HMA would like to confirm if there is a traffic management plan in place and whether there has been any consideration of road deterioration taken into account from the increased traffic.	In respect to traffic management, traffic numbers are very modest and decreasing from previous activities and will be very minimal in the context of the area. Refer to comments under response to submission no. 2.	**Traffic Management** There has been was a horticultural activity on the subject property for many years, which was confirmed by other submitters. Access has been addressed in other sections of this table and report. Access is via an 'right of carriage' easement established over several land titles. The applicant has provided a Traffic Statement and supporting information from the former owner indicating the intensity of operations will be less than the previous use at the property. All potential environmental impacts will be addressed as part of the Farm Management Plan, which forms part of the control measures, should this application be supported.
		Water Management HMA understands that water use is not regulated by the Shire; however, there are a number of concerns that the Shire may be able to liaise with the Department of Water and Environmental Regulation (DWER) if they are unable to oversee through planning conditions.	In relation to water management, the Department of Water & Environmental Regulation have been consulted and no objection received.	**Water Management /Water Licence.** The application was referred to DWER as part of the consultation process. DWER has not objected or provided detailed comments on application.
		Water Licence The large water licence allows for up to 250,000kL/year to be extracted from groundwater. This will have an impact on our neighbouring property where restoration of Banksia Woodlands are taking place. As the water table drops further through summer (and likely in winter), it will inevitably impact our restoration efforts and survival rates of newly establishing tube stock.	Again, in respect to the water licence, the availability of this water would have been critically reviewed by the Department of Water & Environmental Regulation in the context of the overall area and a licence would not have been issued unless the catchment could handle this. This is the role of the Department of Water & Environmental Regulation.	
		Drainage & Nutrient Management The Development Application treats Lennard Brook as a general watercourse and admits it's 'unclear' of its classification yet relies on a previous citrus layout to justify current buffers. Further investigations should be completed by the applicant to determine if the watercourse is a conservation category wetland and provide maps showing the minimum buffer required to control sediment runoff, reduce spray drift, nutrient export, water runoff, bank erosion, salinity, etc. Given the slope of the property towards Lennard Brook, the pivot area may increase runoff potential. HMA would like some assurance there is a Water Management Plan in place and that regular water quality testing is undertaken to ensure minimal impact to Lennard Brook.	In respect to the category of the Lennard Brook and drainage and nutrient management, whether this is considered to be a conservation wetland or not, the Department of Water & Environmental Regulation have not raised any concern in respect to the proposal, fully noting the proposal and the information submitted without the farm management plan which now expands information against which the proposal will be managed. A Drainage and B=Nutrient Management Plan has not been required by DWER.	**Drainage & Nutrient Management** All operational and general environmental issues will be addressed in the Farm Management Plan, which also requires approval by Council, should this application be supported.
		Weed Management		**Weed Management** Weed management is applied as part of Farm Management Plan.

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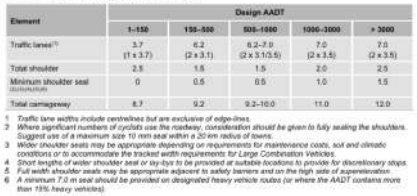
		With a change in production on the property there is a high potential for increase in weed encroachment across the valley. As stated above, HMA is currently restoring banksia woodlands across our neighbouring property. An increase in weeds will impact our ability to achieve our restoration outcomes and incur increased costs in weed management for the foreseeable future. HMA would like assurances that there is a Weed Management Plan in place. **Air Quality Management** The Development Application proposes ground boom or drone spraying but provides no spray drift risk assessment, no operating conditions (wind limits, droplet size, buffer widths), and no neighbour/sensitive receptor mapping. If the Shire of Gingin is unable to oversee this through planning conditions, we request our comments be passed onto DWER for oversight. HMA would also like assurances that a Dust Management Plan will be required as there is the potential for an increase in dust generated during harvest. Depending on wind speed and direction, any dust generated could be mistaken for activities occurring on the HMA properties resulting in unfounded complaints. We trust this assists in your decision making process and appreciate being consulted in this matter. Should you need to get in touch with us please don't hesitate to contact me on the details below.	It is the intention of the landowner to ensure sound weed management on the property and this has been incorporated in the farm management plan. In relation to air quality management, there is adequate separation to sensitive land uses surrounding and there is buffer planting in place around the periphery of the site. The Department of Water & Environmental Regulation and Department of Primary Industries & Regional Development again have not objected to the proposal, recognising its context and location in respect to surrounding neighbours, landscape and environmental features.	**Air Quality Management** Planning conditions will be applied if the application is approved. Dust management can be applied as part of Farm Management Plan.
5.	DWER	The submitter has **no objection** to the application	The fact that DWER have not objected to the proposal sends a strong message to the Shire and neighbours that the agency which is charged with the role of considering environmental and particularly water matters, are satisfied with the proposal. The Department would be well aware of the type of activity and how this relates to landscape features such as Lennard Brook and surrounding landowners. The proposal is minor in nature and the Department has raised no concern whatsoever and in fact, not required any specific conditions or requirements. Notwithstanding this, the landowner has offered to prepare a farm management plan which documents the operations and provide surety to the Shire and the neighbourhood that the operation will function as outlined.	DWER have provided no comments on the application. **CONDITIONS OR ADVICE NOTES NOT REQUIRED**
6.	DPIRD	The submitter has **no objection** to the application and provides the following general comment: Development Proposal DPIRD supports the change in Intensive Agricultural land use from perennial horticulture (citrus) to an	It is noted that the Department supports the change in agricultural land use, indicating that the Department considers this is a suitable proposal.	**CONDITIONS NOT REQUIRED** Noted. The Dept supports the change of use.

No.	Submitter	Submission details	Applicant's Response	Officer's response
		annual horticulture (various crops) system based on a central pivot irrigation system. DPIRD supports the perspective that the *proponent "did not intend to purposefully contravene any planning requirements, simply were of the view that the change of crop was not necessarily a change of land use and therefore this change in activity was an honest move to try and maintain agricultural viability".* Change of Land Use The DPIRD LUP team has discussed the question: *When does a change in the Agricultural Intensive land use justify the request for a proponent to submit a new Development Application?* Our conclusion was a change within an intensive agricultural subgroup (i.e. within annual horticulture), which does not change the infrastructure, should not require a new Development Application. Whereas a change of land use between intensive agricultural subgroups (i.e. perennial horticulture to aquaculture or, in this case, to annual horticulture) does justify the lodgement of a new Development Application. DPIRD supports the Shire of Gingin position to request a retrospective Development Application. For more information, please contact Greg Doncon on 90813117 or greg.doncon@dpird.wa.gov.au	The Department also recognises that it supports the fact that the proponent did not intend to purposefully contravene any planning requirements and were simply of the view that the change of crop was not necessarily a change of land use etc. This indicates that the Department recognises that such an interpretation could easily be taken by a farmer such as the proponent. The fact that the Department considers a proposal may be necessary is noted however, this could still legally be questioned. The proponent has submitted an application for retrospective approval in good faith to work with the Shire as recognised by DPIRD.	Noted. Noted. Noted. The Dept supports the change of land use between intensive agricultural subgroups justify the lodgement of a new Development Application.
7.	**Ratepayer**	The submitter does NOT SUPPORT the application and provides the following comment: 1. **Incorrect Address:** The application incorrectly references the address of the property as 201 Lennards Road Lennard Brook, when it is in fact 281 Lennards Road, Lennard Brook. 2. **The applicant's submission falsely misleads** the reader by claiming that the development arose from the impact of two fires on the property and damage sustained to the existing citrus orchard and irrigation infrastructure. The fact is the applicant cleared the citrus orchard shortly after purchasing the property. The orchard was pushed into heaped piles and then was set fire to by him. Whilst we understand the applicant had a permit issued by the Shire of Gingin to do so, the conditions of the permit in many respects were not met. The fire escaped the property and impacted upon our property at 156 Spratton Road Lennard Brook.		**CONDITIONS AND ADVICE NOTES APPLIED (Refer assessment / comments in Report).** **1.** Noted, the address has been corrected in all records and this report. **2.** Noted, the lighting of the fires were authorised under a permit. The accidental consequences cannot be reasonably considered as part of this assessment of the development application. The submitters/ratepayers could have taken civil action against the applicant for any damage to their property.

No.	Submitter	Submission details	Applicant's Response	Officer's response
		3. The applicant argues that the land use remains intensive agricultural use and simply it is the crop that is changing. Does the Shire of Gingin or the applicant have evidence that development approval was granted and remains in force in relation to the former citrus orchard and if so what are the conditions relevant to that approval?		**3.** Noted, there is evidence that the orchard (horticulture) use formerly existed as expressed by several submitters. There is no record of an approval being issued by the Shire and non-conforming use rights exist or conditions apply to the use of the land.
		4. **The application also references (page 7) the removal of 'dead trees'** by the applicant in the northeast of the property. This in fact was investigated by the Department of Water and Environmental Regulation (DWER) who found the clearing by the applicant to be unlawful. Some 1.2 ha of land was unlawfully cleared including vegetation within a declared Environmentally Sensitive Area (ESA).		**4.** Noted, the matter of unauthorised clearing remains the responsibility and is being actioned by DWER.
		5. **The application references access to the development along Lennards Road and then via an easement**. The easement is private property, poorly formed and for the most part does not allow traffic to pass as it is not more than a track the width of a vehicle. Whilst the applicant likely has a legal right to access his property via the easement, has consultation occurred with the respective owners of the easement? The application suggests that there will be no change to traffic movement (page 11), however this is disputed as the agricultural operation has not been in production for some decades and therefore the traffic movement relating to this property has been negligible. The application references the easement as a preferred access to the Lennard Brook Road Reserve (page 8), it not known where this road reserve is located or if it exists at all.		**5.** Noted the 'right of carriageway' easement is over private properties which has been formally recognized on the titles **(refer Appendices).** The standard of construction of the accessway i.e. unsealed road and width is the responsibility of the landowners. The land can be ceded to the crown which will then become a local road reserve, and the responsibility of the Shire to maintain. All owners impacted by the development have been consulted as part of this assessment.
		6. **A significant concern arising from the application which is inadequately addressed by the applicant is the traffic impact on Lennards Road.** Whilst the applicant argues that there will be no change in traffic movements, which is addressed in the previous comment, no traffic impact assessment has been undertaken. Lennards Road has not been designed or constructed to support the safe movement of light vehicles, let alone heavy vehicles. The pavement width varies between 6.1m and 6.3m with up to 0.8m of the pavement in some instances being completely covered in vegetation debris. The Shire of Gingin has been made aware of this issue on a regular basis, yet no meaningful permanent solution has been found which would require reforming the road verge and road reserve to allow for better debris and stormwater management. In some instances, large eucalyptus trees are within 0.6m of the pavement width. Put simply, the verge is		6. Noted, The applicant provided a Traffic Impact Statement (TIS) addressing the Department of Planning, Lands and Heritage (DPLH) Transport Impact Assessment Guidelines for development applications. The applicant's TIS has been accepted based on information provided in the TIS and a statement from the former landowner and operator of the former 'Irrigated Horticulture' (Orange Orchard and Processing). The impact, maintenance regime and design standards of the section of road subject to the easement, remains the responsibility of the landowners. The duty of care for safe function of it may also be the responsibility of the landowners and the users. As noted previously, the easement portion of the lots can be ceded to the Crown as a local road reserve, and transfers responsibility to the Shire. The Austroads standards would not apply in this situation for the easement section of the road. If there was a view that the standards could apply, it would be the responsibility of the landowners.

No.	Submitter	Submission details	Applicant's Response	Officer's response
		non-existent or could not be relied upon to support the safe passing of traffic. The table below is an extract from the Austroads – Guide to Road Design Part 3 (Geometric Design). It demonstrates that Lennards Road falls well short of any basic road design standard and in our view presents a serious road safety risk, only likely to be exacerbated by the application. We submit that a full traffic impact assessment be undertaken by the applicant so that Council can make an informed decision including appropriate conditions on heavy vehicle movement. Separate to this we submit to the Shire of Gingin that it conducts a full road safety audit of Lennards and Spratton Roads to inform future Council decisions to mitigate the risks associated with this road. The lack of sealed shoulders, or shoulders at all, do not support safe run off road incidents, exacerbated by the close proximity of established vegetation. Whilst we have been unable to ascertain from the Shire of Gingin in the time available to respond to this application, we suspect that the pavement asset is approaching or beyond end of life and requires renewal. Table 4.5: Single carriageway rural road widths (m)  | Element	Design AADT				
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	1–150	150–500	500–1000	1000–3000	> 3000
Traffic lanes[1]	3.7 (1 x 3.7)	6.2 (2 x 3.1)	6.2–7.0 (2 x 3.1/3.5)	7.0 (2 x 3.5)	7.0 (2 x 3.5)
Total shoulder	2.5	1.5	1.5	2.0	2.5
Minimum shoulder seal	0	0.5	0.5	1.0	1.5
Total carriageway	8.7	9.2	9.2–10.0	11.0	12.0 | 1 Traffic lane widths include centrelines but are exclusive of edge-lines. 2 Where significant numbers of cyclists use the roadway, consideration should be given to fully sealing the shoulders. Suggest use of a maximum size 10 mm seal within a 20 km radius of towns. 3 Wider shoulder seals may be appropriate depending on requirements for maintenance costs, soil and climatic conditions or to accommodate the tracked width requirements for Large Combination Vehicles. 4 Short lengths of wider shoulder seal or lay-bys to be provided at suitable locations to provide for discretionary stops. 5 Full width shoulder seals may be appropriate adjacent to safety barriers and on the high side of superelevation. 6 A minimum 7.0 m seal should be provided on designated heavy vehicle routes (or where the AADT contains more than 15% heavy vehicles). [1]Austroads – Guide to Road Design Part 3, Geometric Design 7. **The application notes that power services are available on site (page 8).** The development in question has been the subject of an unresolved noise complaint to the Shire of Gingin dated 23/12/2024. The centre pivot operates on a diesel motor despite reticulated electrical power being available on site. The operation of this engine occurs throughout the day and night and also during declared Total Fire Bans and Harvest Vehicle Movement Bans. If the Shire of Gingin is minded to approve the application, restriction on the use of motor driven engines and generators during the period of 7pm-7am is recommended, however preference would be that such engine powered equipment is only used in the event of power failure. 8. **The proposal commencing on page 10 of the application sets out the proposed development area at Figure 5.** An 'application plan' is referenced in		A full road safety audit of Spratton Road is not justifiable as the activity traffic entering leaving the subject property would not be using Spratton Road except the intersection at Lennards Road. Also, an audit of Lennards Road for easement portion would be the responsibility of the landowners. 7. The development and associated activities are subject to the *Environmental Protection (Noise) Regulations 1997* and the requirements applicable outside of the planning controls. If there are any concerns of breaches, the alleged breaches will be investigated as part of a formal process which sits outside of planning controls and conditions. An advice note should be applied as a reminder to the applicant of obligations under *Environmental Protection (Noise) Regulations 1997*. 8. The proposal commencing on page 10 of the application sets out the proposed development area at Figure 5. Noted, the subject area is understood by the Shire officers. The applicant acknowledges that

No.	Submitter	Submission details	Applicant's Response	Officer's response
		Attachment 1, however there are no attachments to the application. There are also two figure 5's in the clumsily drafted application, however for the purpose of this comment I refer to Figure 5 found on page 10. When Figure 5 is compared with DWER's declared ESA's it is clear that the development intersects with a declared Environmentally Sensitive Area in the North-east quadrant. The application anticipates the use of fertiliser and chemical sprays (page 11) and given the above, I would strongly recommend referral of this proposal for assessment or at least comment by DWER. Specific advice should be sought as to whether cultivating and irrigating land subject to an ESA is permissible under the Environmental Protection Act 1986, when grazing of livestock on the same land is prohibited. It should be further noted that DWER are investigating the release of hydrocarbons associated with a diesel generator operated for the purpose of the operation under assessment by the Shire of Gingin just metres from the environmentally sensitive Lennard Brook. **9. The application on page 12 claims that an amount of water in the vicinity of 1670KL to 2000KL is required for the development.** This is grossly understated. Lucerne is a significantly water intensive crop, more so in a drying climate. Clay loamy soils are not present (as the application claims) in the sub-region, coarse sandy soils are as confirmed by the DPIRD – Soil Landscape Mapping[2]. Even when 'Clay/Loam' soils are selected in the irrigation calculator, the required water quantity is 201.53 Megalitres or 201,530 Kilolitres, this is one hundred times more than the applicant suggests. It is accepted that this is within the water license held by the applicant, however this is a significant mis-statement of fact in the application. [2]https://catalogue.data.wa.gov.au/dataset/soil-landscape-mapping-best-available **10. This application must be subjected to a detailed fire management plan,** noting that the operations are likely to coincide with the high threat period for bushfire and the applicant's prior history with fire management. It must also be clarified by the Shire of Gingin whether the applicants use of diesel power generators and motors during periods of Total Fire Ban and Harvest Vehicle Movement Ban complies with law. This issue will be substantially alleviated if the Shire of Gingin was minded to require the proposed development to utilise reticulated electrical supply alleviating fire risk and noise pollution		the development is located immediate to a waterway / brook environment. The application has been referred to DWER and a comment of no objection has been received from the Department. Noted, the investigation by DWER on hydrocarbon is being actioned. 9. Noted, the applicant has demonstrated access to the amount of water needed for the suggested crop is covered under an existing water licence. DWER ave not commented on the issue of inaccuracy or provided clarifications on water requirements for specific or the subject crops. **10.** Noted, the applicant has now submitted a Farm Management Plan stating there is power supply to the property, farm sheds and office. It could not be justifiable, through a need and nexus to apply a development condition requiring the pivot irrigation infrastructure to be connected to electricity, for fire management purposes. The applicant is subject to the same fire bans laws, and associated restrictions on vehicle movements. Reporting is a measure of control for those that breach the bans. The development and associated activities are subject to the *Environmental Protection (Noise) Regulations 1997* and the requirements applicable outside of the planning controls. If there are

No.	Submitter	Submission details	Applicant's Response	Officer's response
		concerns. A fire management plan must stipulate significant static water supplies be reserved for firefighting operations and other mobile firefighting resources be available given the nature of this proposed development.		any concerns of breaches, the alleged breaches will be investigated as part of a formal process which sits outside of planning controls and conditions. An advice note should be applied as a reminder to the applicant of obligations under *Environmental Protection (Noise) Regulations 1997*. A condition is recommended, requiring the applicant amend the Farm Management Plan to include a 'Fire Management Plan' component.
		11. **According to Figure 5 (page 10) of the application, the location of the pivot is within metres of a Conservation Category Wetland as determined by the Department of Biodiversity Conservation and Attractions (DBCA).** We estimate that the proposed development is within twenty metres of the declared wetland. A conservation category wetland is the 'highest priority' wetland with management objectives noting 'No development or clearing is considered appropriate'. [3]https://www.dbca.wa.gov.au/management/wetlands We note the Shire of Gingin Local Planning Policy Statement No. 1.6 – Agriculture Intensive, which states [emphasis added]: All horticulture activity (excluding tree farms) shall have a minimum distance of 200 metres, or a distance satisfactory to Council, from any Conservation Category Wetland, as defined and identified in the Water and Rivers Commission's Geomorphic Wetland Database, or defined through other means acceptable to Council. Included within this minimum distance there shall be a dense native vegetation buffer of not less than 20 metres in width, to be established prior to the commencement of development and maintained for the duration of the development. We respectfully submit that the application is inconsistent with the Shire of Gingin Local Planning Policy Statement No 1.6. Furthermore, it is not obvious if a 'Drainage, Nutrient and Irrigation Management Plan' has been submitted in accordance with clause 3.1.10 of the policy. If this has occurred, then this should be available for public consultation. I note that this application seeks approval for Agriculture Intensive (Annual Horticulture), therefore we ask if the application is		11. The application indicates the centre pivot irrigation device to be located 160m from Lennard Brook within the same footprint area of the former citrus farm. The properties within the Lennard Brook locality adjacent to Lennard Brook all fall within a 'Sensitive Water Resource' area as identified under State Planning Policy 2.9. Water. The brook is also identified as a 'Conservation Category Wetland' under the DBCA mapping. EPA Services of Department of Water and Environmental Regulation have indicated there should be a buffer established and a response should have been provided. An advice note is recommended advising that the applicant obtain necessary permits from DWER for the establishment of the necessary buffer from the 'Conservation Category Wetland'.

No.	Submitter	Submission details	Applicant's Response	Officer's response
		compliant with clause 3.2.1 of the abovementioned local planning policy that requires any activity to have a minimum distance of 200m from the highest known level of any waterway. Noting the application itself suggest that the activity is 160 metres from the Lennard Brook, the application is inconsistent with the Shire of Gingin local planning policy, clause 3.2.1. We draw the Shire of Gingin's attention to the Environmental Protection Authority's Environmental Guidance for Planning and Development (the Guidance Statement) and in particular chapter B4 (Wetlands) and chapter B5 (Waterways). In particular we note the view of the EPA on page 2 of chapter B4: *The EPA urges that all Conservation category wetlands and appropriate buffers are fully protected. Schemes and proposals that are likely to lead to a significant adverse impact on these wetlands are likely to be formally assessed by the EPA.* The Guidance Statement includes important direction in considering a development proposal in proximity to a wetland of 'high conservation significance' which is applicable to Lennard Brook. Most of the issues identified by the EPA remain unaddressed by the applicant including appropriate setbacks and buffers based on expert advice and management plans to mitigate or manage risks to the wetland. We submit that the application meets the EPA threshold for referral and draw the Shire of Gingin's attention to page 9 of chapter B4 [emphasis added]: *Any proposal that is likely to have an impact on a Conservation category wetland is a 'significant proposal' under section 38 of the EP Act. The EPA requires that decision-making authorities and proponents refer to the EPA any development proposal or subdivision likely to significantly impact the environmental values of a Conservation category wetland. Examples of significant impacts include: clearing of native vegetation, mining, filing excavating, draining disposal of waste, allowing emissions into the wetland, and activities located near the wetland without the provision of an appropriate setback or buffer, such as clearing or groundwater abstraction.* The significant groundwater extraction that will be associated with this development will occur within metres of the Lennard Brook and well within the declared wetland area. The application recognises that it will apply chemicals by 'ground boom or drone' and spread fertiliser. Given the proximity to a wetland of high conservation significance there is no detail on how spray drift or		

No.	Submitter	Submission details	Applicant's Response	Officer's response
		nutrient leaching will be managed in light of the insufficient setback and buffers outlined above. The Guidance Statement on page 18 of chapter B4 requires a buffer minimum distance of 50 metres. This application cannot comply with that requirement. Page 8 of chapter 5 states: *A setback larger than the standard buffer or foreshore setback is likely to be appropriate for a land use or activity associated with a high potential for water contamination or nutrient export, for example, some forms of intensive agriculture and some effluent treatment facilities. The actual setback will depend on the design and layout of the development, the technology and management measures to be utilised, and the extent to which management practices are enforceable. A wetland management plan should be required given the nature and proximity of the application in addition to referral to the EPA for assessment.* Whilst we recognise that intensive agriculture is consistent with the objectives of the planning scheme in relation to land zoned 'general rural', the application lacks sufficient detail in order to fully understand its impact on land use, the community and the environment. Considering this we have no choice at this stage but to object to the application.		

14.2 APPLICATION FOR DEVELOPMENT APPROVAL - PROPOSED ANIMAL ESTABLISHMENT (CAT BREEDER) ON LOT 174 (21) GLENWOOD PLACE, WOODRIDGE

File	BLD/8326
Applicant	Julia Snabl
Location	Lot 174 (No. 21) Glenwood Place, Woodridge
Owner	Jakub and Julia Snabl
Zoning	Rural Living
WAPC No	N/A
Author	Riaan Stassen – Planning Officer
Reporting Officer	Mark Close – Temporary Executive Manager Regulatory and Development Services
Refer	Nil
Appendices	1. Aerial Image [**14.2.1** - 1 page] 2. Locality Plan [**14.2.2** - 1 page] 3. Applicant's Proposal [**14.2.3** - 5 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider an Application for Development Approval for 'Animal Establishment' (Cat Breeder) on Lot 174 (No. 21) Glenwood Place, Woodridge.

BACKGROUND

The subject property is 1.75 hectares in size and is currently developed with a single dwelling and an outbuilding. Vehicular access is off Glenwood Place via an existing crossover. The remainder of the property is undeveloped. The closest neighbouring dwelling is approximately 80m from the outbuilding where the breeding facility will be located.

The applicant seeks approval to establish a cat breeding program on the property. The existing outbuilding is earmarked for this activity and will be internally retrofitted for this purpose. The applicant states that she has undertaken education in feline behaviour, husbandry, health, welfare and breeding management. The development is described by the applicant as follows:

- The breeding program is focused on the preservation and improvement of the Ragdoll breed;

- An average of two breeding groups comprising three to four breeding females and one breeding male;
- All cats will be securely contained at all times, with no free roaming permitted on the property;
- Average litter size is three to four kittens and will remain on the premises until they are at least 12 weeks of age as per the breeder association requirements;
- During this time, they will be fully vaccinated, microchipped, desexed and appropriately socialised before transitioning to a new home;
- The current breeding plan is to have litters only twice a year, before winter and in spring. The limited schedule allows focussed care and socialising while keeping activity associated with the program to a minimum;
- The program is not aimed at the general pet market or high-volume sales. Kittens are selectively placed with pre-screened and approved families throughout Australia;
- Kittens are transported interstate using professional pet transport services and delivered direct to the airport by the applicant. This will limit vehicular traffic to the property;
- The applicant plans to plant ~500 native trees along the property boundaries to create privacy and a visual and sound buffer. Ragdolls are known for their quiet and placid temperament and produce no excessive noise;
- The property is not operated as a retail business. Visits to the property will be infrequent and by appointment only. The level of traffic is comparable to that of a typical residential property; and
- No additional structures are proposed.

Aerial imagery and a location plan are provided **(see appendices).**

The applicant's proposal is provided **(see appendices).**

COMMENT

Stakeholder Consultation

The application was advertised to surrounding landowners for a period of 21 days in accordance with clause 64 of the *Planning and Development (Local Planning Scheme) Regulations 2015.*

The Shire received no comments or objections.

PLANNING FRAMEWORK

Local Planning Scheme No. 9 (LPS 9) Planning Assessment

The subject property is zoned Rural Living under LPS 9, the objectives of which are to:

(a) Protect the rural environment and landscape;

(b) Accommodate single dwellings at very low densities on individual allotments beyond the urban areas;

(c) Restrict and limit the removal of natural vegetation and encourage revegetation where appropriate;

(d) Prevent threats to the amenity of the zone and impacts on wildlife and native vegetation caused by the grazing of livestock;

(e) Avoid increased fire risk to life and property through inappropriately located and designed land use, subdivision and development; and

(f) Provide for a suitable level of physical and community infrastructure.

The proposed 'Animal Establishment', given the scale and infrequency of breeding, does not conflict with the objectives of the Rural Living zone.

An 'Animal Establishment' is defined under LPS 9 AS:

> *"Premises used for the breeding, boarding, training or caring of animals for commercial purposes but does not include animal husbandry – intensive or veterinary centre."*

An 'Animal Establishment' is considered an 'A' use within the Rural Living zone, meaning the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice.

The use is therefore capable of approval.

Planning and Development (Local Planning Scheme) Regulations 2015

In accordance with Schedule 2, Part 9, Clause 67 of the Deemed Provisions, the local government is to have due regard to a range of matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application. In this instance, the following matters are relevant:

(s) The adequacy of –

(i) The proposed means of access to and egress from the site; and

(ii) Arrangements for the loading, unloading, manoeuvring, and parking of vehicles;

(t) 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."

The primary purpose of the property under the Rural Living zone is low-density residential with associated outbuildings and the potential keeping of animals. The property is currently developed with a dwelling and an outbuilding, and no additional structures are proposed. The size of the property ensures convenient access for vehicles, enabling easy entry and exit without the need for complex maneuvering.

The proposed breeding program is scheduled to happen twice a year only. Visits will be managed by booked appointments, and deliveries are primarily the applicant's responsibility. The proposed development does not generate day-to-day traffic and is regarded as similar to usual residential traffic within the area.

Summary

Clause 4.8 – Zone specific development standards of LPS 9 provides general development standards for each zone. The proposal was assessed against the general development standards for the Rural Living zone and found not to be relevant to the proposal.

The proposed 'Animal Establishment' involves a small-scale, low-impact operation limited to only two litters a year per female. The breeding operation will take place indoors and all animals will be securely contained. Visits will be restricted to appointments only and the transportation of kittens to the airport will be the responsibility of the applicant with limited use of professional animal transport services visiting the property.

In general, the proposal aligns with the objectives of the Rural Living zone under LPS 9 and is consistent with the intended use of the land.

In view of the above, the officer recommends that development approval be granted subject to the conditions outlined in the recommendation.

RISK IMPLICATIONS

Nil

STATUTORY/LOCAL LAW IMPLICATIONS

Planning and Development Act 2005
Planning and Development (Local Planning Scheme) Regulations 2015
Cat Act 2011
Shire of Gingin Local Planning Scheme No. 9
Cats Local Law 2025

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	3. Planning & Sustainability - Plan for Future Generations
Strategic Objective	3.3 Planning and Land Use - Plan the use of the land to meet future requirements, incorporating economic development objectives and community amenity.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Hyne SECONDED: Councillor Peczka

That Council grant Development Approval for an 'Animal Establishment' (Cat Breeding) on Lot 174 (21) Glenwood Place, Woodridge subject to the following conditions:

1. **The land use and development shall be undertaken in accordance with the approved plans and specifications, including the directions written in red ink by the Shire, unless otherwise conditioned in this Approval;**

2. **This approval is for 'Animal Establishment' (Cat Breeding) and is limited to twice yearly breeding only. Any variations to this will constitute a breach of the planning conditions unless approved by the Shire of Gingin;**

3. **The applicant is to ensure that the outbuilding (breeding facility) is always secured with no free roaming of the animals allowed;**

4. The applicant must maintain a maximum of two breeding groups at all times, comprising of a maximum of four breeding females and one breeding male per breeding group;

5. The litters must be fully vaccinated, microchipped, desexed and appropriately socialised before leaving the subject property;

6. Prior to commencing the use, the applicant must submit an Operational Management Plan detailing the following (but not limited to):

   a. the security infrastructure to be used at the boarding facility;

   b. vermin, food storage and waste management;

   c. the contingency measures in the event of escaping animals; and

   d. proof of registration as a member of the Cat Owners Association WA, Feline Control Council of WA or Australian National Cats; and

8. The applicant must maintain a cat breeding permit from the Shire of Gingin (every 12 months). Failure to maintain the breeding permit and/or the activity ceasing for a period of 6 months or more may require a renewal of the planning permission.

Advice Notes

Note 1. If you are aggrieved by the conditions of this approval, you have the right to request that the State Administrative Tribunal (SAT) review the decision, under Part 14 of the *Planning and Development Act 2005.*

Note 2. Where an approval has lapsed, no development may be carried out without further approval of the local government having first been sought and obtained.

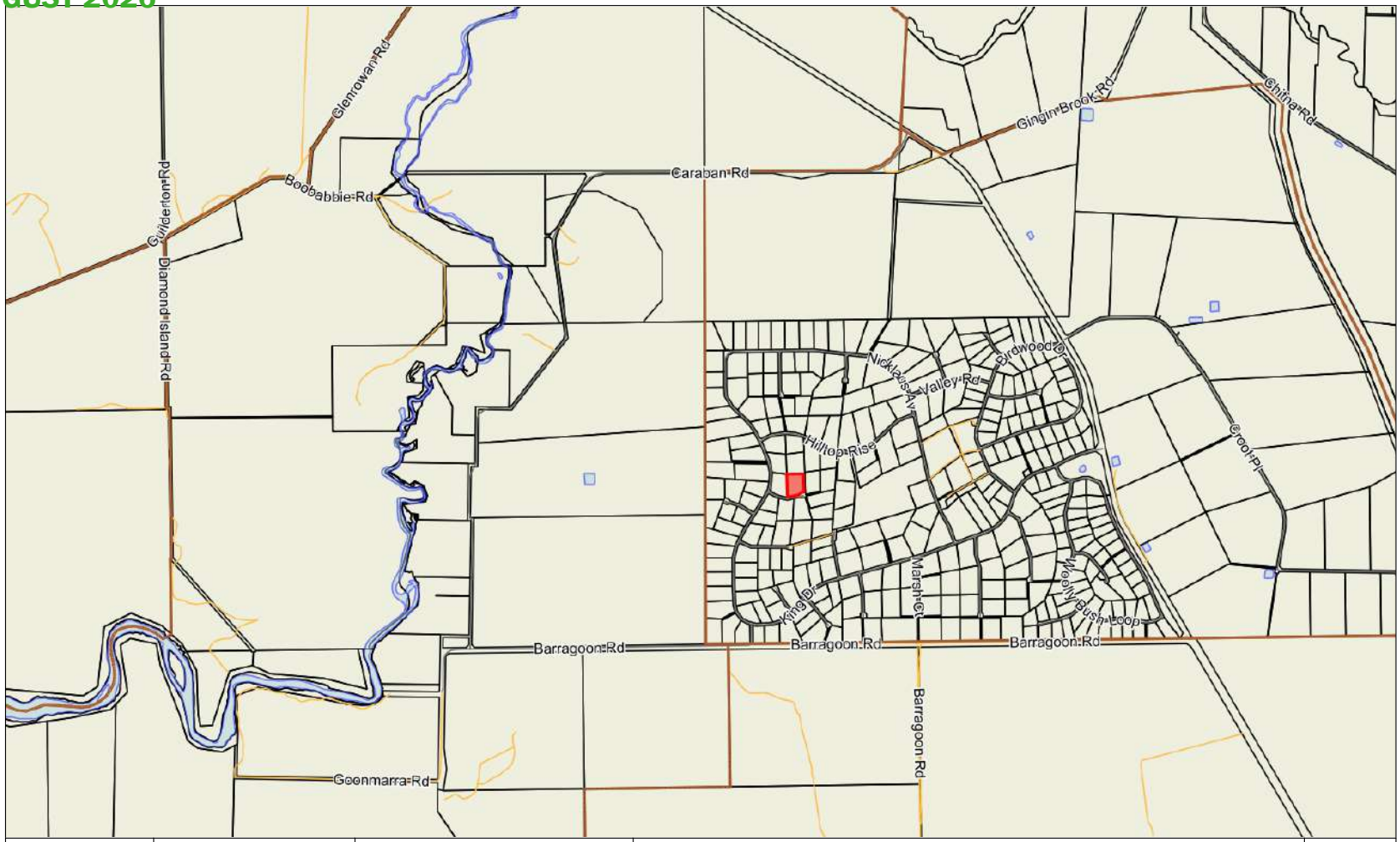
Note 3. The applicant is reminded of the requirements imposed separately under the *Cat Act 2011* for owners and breeders for registration, identification, sterilization, and management of cats.

CARRIED
7 / 1

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Wilkie, Councillor Woods and Councillor Weeks*

AGAINST: *Councillor Stewart*

SHIRE OF GINGIN	7 Brockman St Gingin WA 6503 P: 08 9575 5100 255 Vins Way Lancelin WA 6044 P: 08 9575 5155 E: mail@gingin.wa.gov.au	Shire of Gingin does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that Gingin Shire Council shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information.	Aerial Image - Lot 174 Glenwood Place Woodridge Scale: 1:2743 | Date: 28/07/2026	N



SHIRE OF GINGIN HISTORY | BEAUTY | PROSPERITY	7 Brockman St Gingin WA 6503 P: 08 9575 5100 255 Vins Way Lancelin WA 6044 P: 08 9575 5155 E: mail@gingin.wa.gov.au	Shire of Gingin does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that Gingin Shire Council shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information.	Locality Plan - Lot 174 Glenwood Place Woodridge Scale: 1:37943 | Date: 28/07/2026	N

Julia Snabl
21 Glenwood Place, Woodridge, WA 6041

22.06.2026

Shire of Gingin
7 Brockman Street, Gingin WA 6503

Re: **Proposed Animal Establishment (cat breeding program)**

I have undertaken education in feline behaviour, husbandry, health, welfare, and breeding management. I am committed to maintaining **the highest standards of care** for all cats on the premises while ensuring that the operation has **no impact on neighbouring properties and the surrounding environment.**

The property is situated **on a 2-hectare rural block**, with cat housing located **tens of metres** from neighbouring boundaries. The size of the property provides a substantial buffer from neighbouring residences, naturally minimising any potential impact from noise.

The breeding program is focused on the preservation and improvement of the **Ragdoll breed** and will consist of **a limited number of breeding cats**, with an average of two breeding groups comprising 3-4 breeding females and 1 breeding male. The average litter size is approximately 3-4 kittens. Kittens remain on the premises until they are at least 12 weeks of age, in accordance with responsible breeding practices and breeder association recommendations. This ensures they are fully weaned, vaccinated, microchipped, **desexed**, and appropriately socialised before transitioning to their new homes.

The current breeding plan is **to have litters only twice per year**, before winter and again in spring. This limited schedule allows for focused care and socialisation of each litter while keeping activity associated with the breeding program to a minimum.

The breeding program is **not** aimed at the general pet market or high-volume sales. Kittens are selectively placed with pre-screened families who are specifically seeking a pedigree cat and have completed an application and approval process. The focus is on matching kittens with suitable long-term homes rather than maximising sales.

Kittens are placed with carefully selected families **throughout Australia**. Many kittens are **transported interstate** using professional pet transport services, with the kittens being **delivered by me directly to the airport.** As a result, **visitor traffic to the property is minimal and collections occur infrequently.**

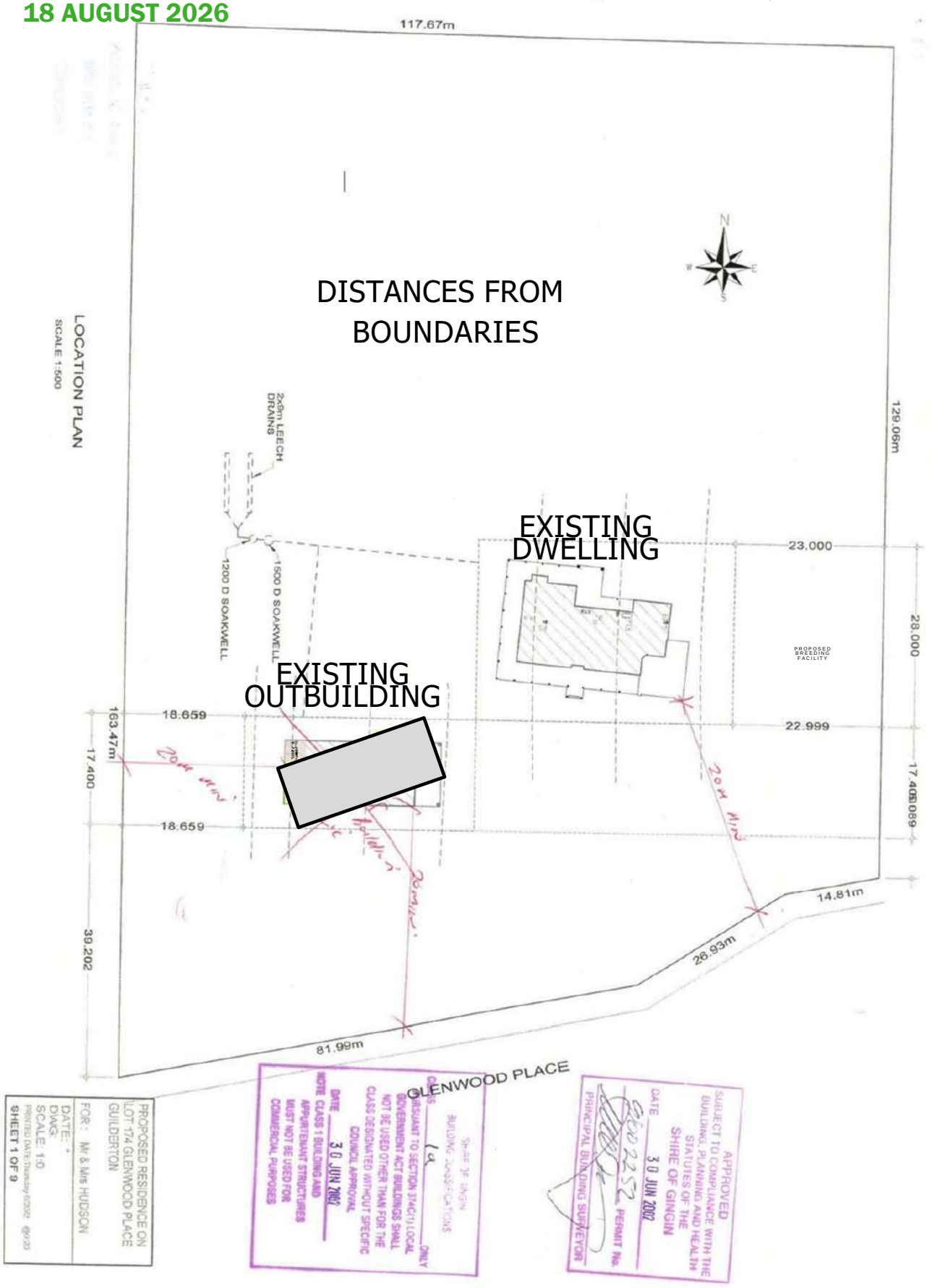
Several measures are in place to minimise any potential impact on neighbouring properties:

- The property is a large **2-hectare rural block**, providing substantial separation from neighbouring properties and ample space for the cats to be housed well away from boundaries.
- Approximately **500 native trees** are planned to be planted along the property boundaries, behind the firebreaks, to create a natural privacy, visual, and sound buffer. The trees have already been ordered for the next planting season and will further enhance the rural character of the property while minimising any potential impact on neighbouring properties.
- The breeding program operates on **a very small scale**, with only a limited number of litters produced each year.
- All female cats and kittens are **kept indoors** while in my care. One or two breeding males may be housed in secure, roofed enclosures within a restricted and protected area away from females to prevent accidental matings. **All cats are securely contained at all times, with no free roaming permitted** anywhere on the property or in the surrounding area.
- The establishment has been designed to include dedicated areas for washing and sanitation, feed and supply storage, quarantine and isolation, waste management, and day-to-day animal care. These facilities support high standards of hygiene, biosecurity, and animal welfare while ensuring the premises can be managed efficiently and responsibly.
- There is **no excessive noise associated with the operation**, as cats generally produce minimal noise compared with many other domestic animals. This is particularly true of Ragdolls, the breed kept at the establishment, which are known for their quiet and placid temperament.
- Strict cleaning and hygiene protocols are maintained to ensure there are no odour issues.
- Visits **are infrequent and by appointment only,** occurring only a few times each year due to the limited number of carefully planned litters. The level of visitor traffic is comparable to that of a typical residential property hosting occasional guests and does not result in any ongoing increase in vehicle movements or general public traffic. Many kittens are also placed interstate, further reducing the need for visits to the property.
- The property is not operated as a retail business and does not have regular public visiting hours.

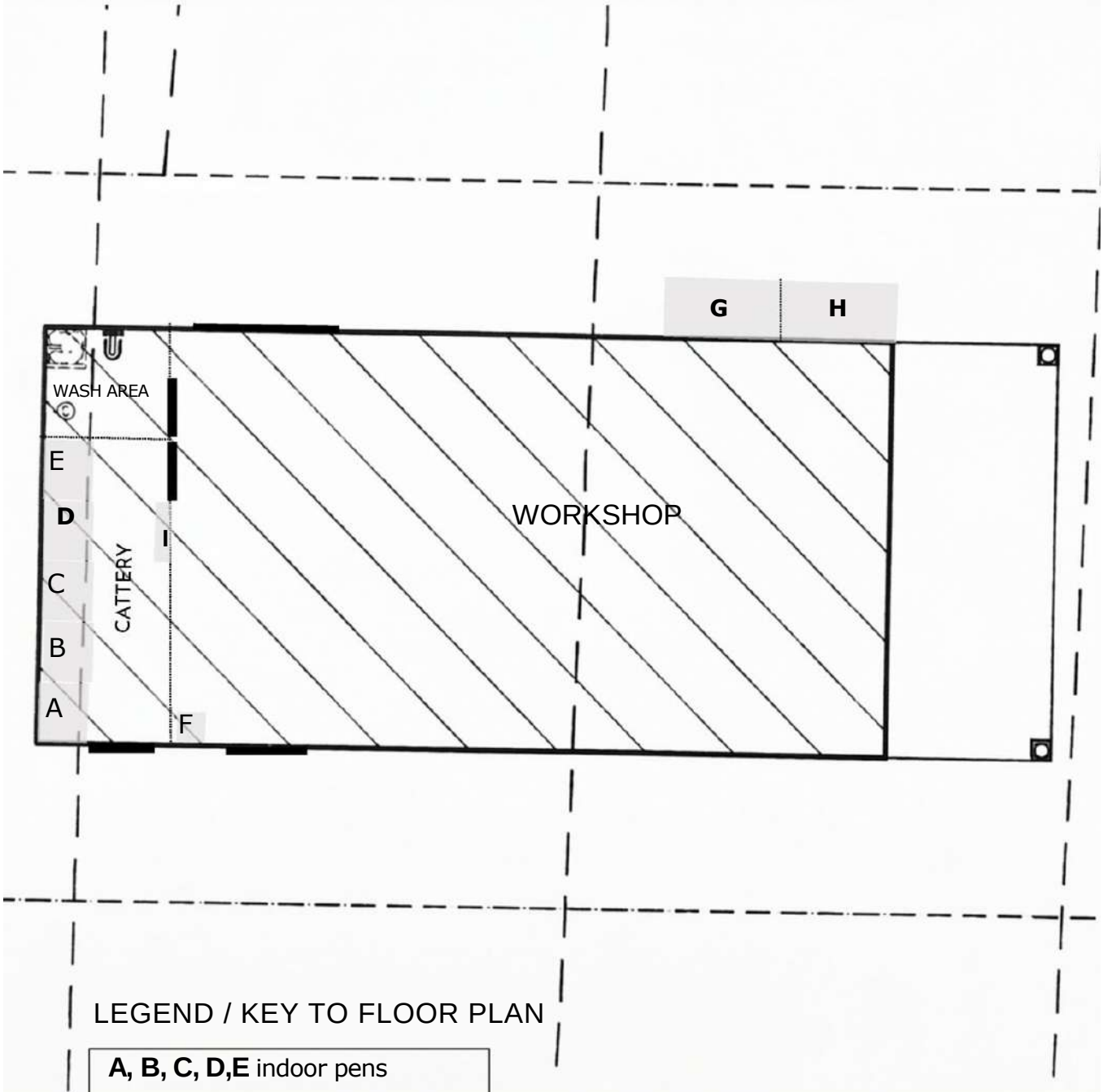
The primary objective of the breeding program is the preservation and improvement of the breed through responsible, ethical breeding practices while maintaining the residential character of the property and ensuring minimal impact on surrounding neighbours.

Thank you for considering this application.

Kind regards,
Julia Snabl

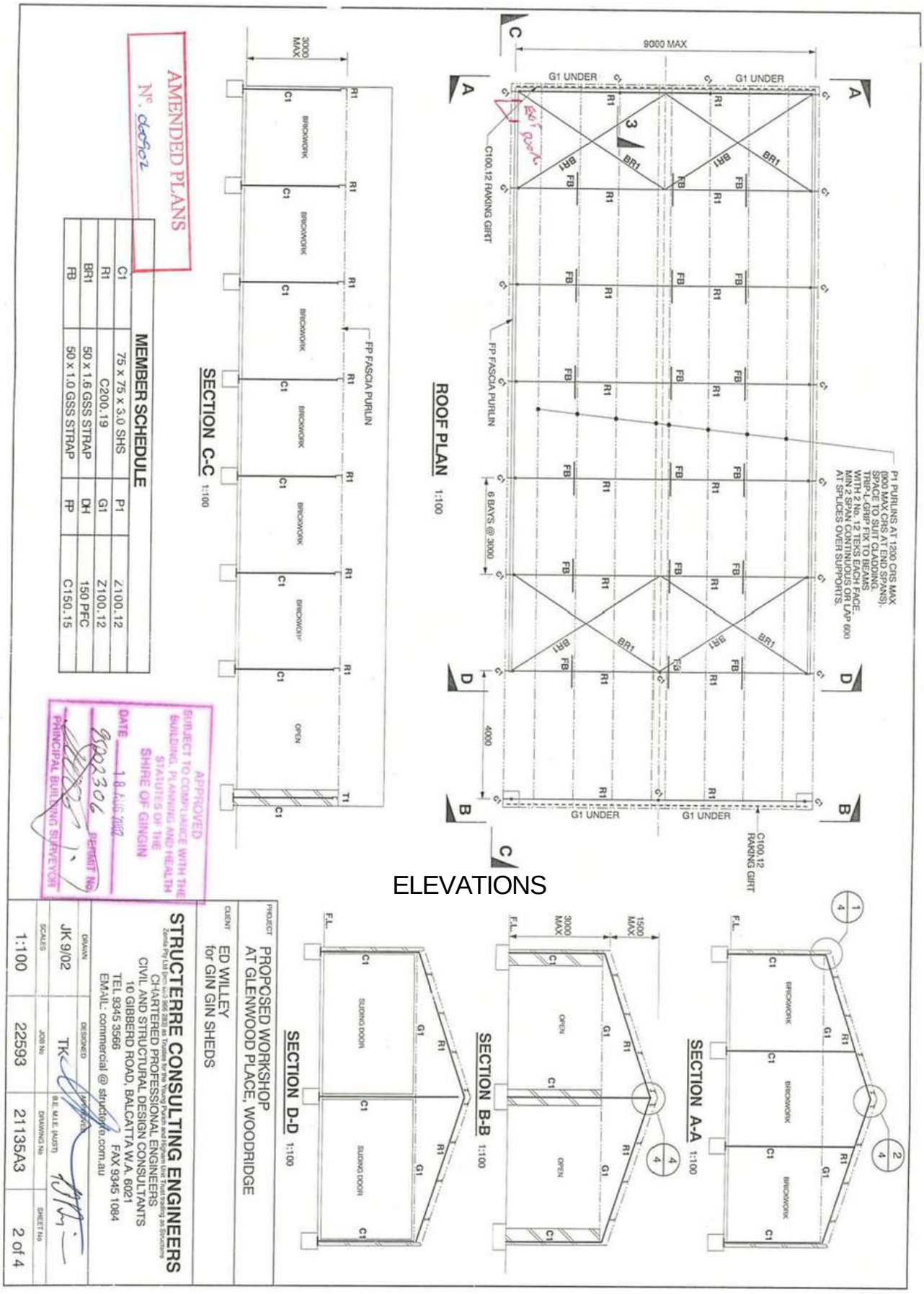

117.67m
DISTANCES FROM BOUNDARIES
LOCATION PLAN
SCALE 1:500
2x9m LEECH DRAINS
1200 D SOAKWELL
1500 D SOAKWELL
EXISTING DWELLING
EXISTING OUTBUILDING
PROPOSED BREEDING FACILITY
129.06m
23.000
28.000
22.999
18.659
18.659
163.47m
17.400
17.400
39.202
14.81m
26.93m
81.99m
GLENWOOD PLACE
PROPOSED RESIDENCE ON LOT 174 GLENWOOD PLACE GUILDERTON
FOR: Mr & Mrs HUDSON
DATE:
DWG:
SCALE: 1:0
SHEET 1 OF 9
SHIRE OF GINGIN
BUILDING SUPERVISION
CLASS 1a
PURSUANT TO SECTION 374(3) LOCAL GOVERNMENT ACT BUILDINGS SHALL NOT BE USED OTHER THAN FOR THE CLASS DESIGNATED WITHOUT SPECIFIC COUNCIL APPROVAL
DATE 30 JUN 2002
NOTE CLASS 1 BUILDING AND APPURTENANT STRUCTURES MUST NOT BE USED FOR COMMERCIAL PURPOSES
APPROVED
SUBJECT TO COMPLIANCE WITH THE BUILDING, PLANNING AND HEALTH STATUTES OF THE SHIRE OF GINGIN
DATE 30 JUN 2002
PERMIT No.
PRINCIPAL BUILDING SURVEYOR

FLOOR PLAN



LEGEND / KEY TO FLOOR PLAN

A, B, C, D,E indoor pens
G,H double outdoor pens
F isolation pen **I** feed space
E maternity pen (convertible)


ROOF PLAN 1:100
SECTION C-C 1:100
SECTION A-A 1:100
SECTION B-B 1:100
SECTION D-D 1:100
9000 MAX
G1 UNDER
C100.12 RAKING GIRT
FP FASCIA PURLIN
6 BAYS @ 3000
4000
P1 PURLINS AT 1200 CRS MAX (900 MAX CRS AT END SPANS). SPACE TO SUIT CLADDING. TRIP-L-GRIP FIX TO BEAMS WITH 2 No. 12 TEKS EACH FACE. MIN 2 SPAN CONTINUOUS OR LAP 600 AT SPLICES OVER SUPPORTS.
BRICKWORK
OPEN
SLIDING DOOR
3000 MAX
1500 MAX
F.L.
ELEVATIONS
MEMBER SCHEDULE
C1 75 x 75 x 3.0 SHS P1 Z100.12
R1 C200.19 G1 Z100.12
BR1 50 x 1.6 GSS STRAP DH 150 PFC
FB 50 x 1.0 GSS STRAP FP C150.15
AMENDED PLANS
APPROVED SUBJECT TO COMPLIANCE WITH THE BUILDING, PLANNING AND HEALTH STATUTES OF THE SHIRE OF GINGIN
DATE 18 AUG 2022
PERMIT No.
PRINCIPAL BUILDING SURVEYOR
PROJECT PROPOSED WORKSHOP AT GLENWOOD PLACE, WOODRIDGE
CLIENT ED WILLEY for GIN GIN SHEDS
STRUCTERRE CONSULTING ENGINEERS
CHARTERED PROFESSIONAL ENGINEERS
CIVIL AND STRUCTURAL DESIGN CONSULTANTS
10 GIBBERD ROAD, BALCATTA W.A. 6021
TEL 9345 3566 FAX 9345 1084
EMAIL: commercial @ structerre.com.au
DRAWN JK 9/02
DESIGNED TK
SCALES 1:100
JOB No 22593
DRAWING No 21135A3
SHEET No 2 of 4

14.3 CLEARANCE OF SUBDIVISIONS - LANCELIN SOUTH (STAGES 2, 3 AND 4)

This matter was brought forward for discussion as the third item of business (see pg. 26).

File	LND/137
Applicant	Veris Australia Pty Ltd,
Location	Lot 9001 Lancelin Road, Lancelin
Owner	VIMG Pty Ltd
Zoning	Future Development (LPS9)
WAPC No	163013 (Stage 2) and 164479 (Stages 3 & 4)
Author	Casimir Penheiro – Manager Development Services
Reporting Officer	Mark Close – Acting Executive Manager Regulatory and Development Services
Refer	21 October 2025 – Item 16.4 (Stage 7 and 8 Subdivision Referral)
Appendices	1. 0. Stage 2 Request for Clearance [**14.3.1** - 1 page] 2. 1. Stage 2 Deposited Plan 427060 [**14.3.2** - 8 pages] 3. 2. Stage 2 WAPC Decision Letter Ref 163013 [**14.3.3** - 9 pages] 4. 3. Stage 2 WAPC Approved Plan Ref 163013 Amended [**14.3.4** - 1 page] 5. Stage 2 Condition Clearance Table [**14.3.5** - 9 pages] 6. 0. Stage 3&4 Request for Clearance [**14.3.6** - 1 page] 7. 1. Stages 3&4 Deposited Plan 432328 [**14.3.7** - 7 pages] 8. 2. Stages 3&4 WAPC Decision Letter Ref 164479 [**14.3.8** - 9 pages] 9. 3. Stages 3&4 WAPC Approved Plan Ref 164479 [**14.3.9** - 1 page] 10. Stages 3&4 Condition Clearance Table [**14.3.10** - 11 pages]

DISCLOSURES OF INTEREST

Councillor Hyne disclosed an impartiality interest in relation to Item 14.3 as his company has an agreement with the developers for the sale of land in Lancelin South and left the meeting at 4:42pm

PURPOSE

To consider subdivision clearance applications for the Lancelin South Estate subdivision Stages 2, 3 and 4.

BACKGROUND

Lot 9001 Lancelin Road, Lancelin is being developed as the Lancelin South Estate, in accordance with the Western Australian Planning Commission (WAPC), Lancelin South Structure Plan (LSSP). Stages 1 to 6 have previously been approved by the WAPC.
Under each WAPC subdivision approval, conditions are imposed which nominate a clearing authority (WAPC, a State agency, or the local government) responsible for confirming in writing that the requirements of each condition have been fulfilled, before the WAPC will endorse the deposited plan.

Staff Delegations

The clearance applications are for creation of deposited plans that contain 66 and 120 lots respectively. The delegation to the CEO from Council to deal with subdivision clearance is limited to 30 lots. As both requests exceed the delegation amount, the applications are referred to Council for consideration.

Stage 2 (WAPC Ref: 163013)

The WAPC granted conditional approval to Stage 2 (application received 9 November 2022), subject to 19 conditions and accompanying advice notes. An amended plan was approved on 23 May 2023. Deposited Plan 427060 indicates 66 lots being created.

In respect of Condition 19 (Public Open Space (POS)), the applicant has deferred ceding the 3.17ha POS area. The area is held within the balance title which is the subject of a separate subdivision application (WAPC Ref: 201522), and which proposes to reduce the POS area and redistribute the provision across the estate.

Stages 3 and 4 (WAPC Ref: 164479)

The WAPC granted conditional approval to Stages 3 and 4 on 23 May 2024, subject to 22 conditions and accompanying advice notes. The Deposited Plan 432328 indicates 120 lots being created.

COMMENT

The Shire's Operations and Assets department undertook several inspections as the subdivision works progressed. Group inspections with Operations and Assets and Planning officers were carried out on 24 and 31 July 2026. An assessment against each condition is set out in the 'Conditions Clearance Tables' (**see appendices**).

Stage 2

Most conditions for Stage 2 have been satisfied, with works estimated at 95% completed as per the last inspection carried out. The developer has advised that all outstanding works are due to be completed by late August 2026.

It is recommended that Conditions 1, 2, 3, 4, 5, 9 and 10 can be cleared. Conditions 6, 7 and 8 have not been satisfied but a bond has been received and a satisfactory final inspection required confirming completion of the outstanding items identified.

Conditions 11 to 16 and 19 rest with the WAPC, Department of Education or Western Power as the nominated clearing authority and do not require Shire clearance.

Conditions 17 and 18 (water and sewerage servicing) are not required to be cleared by the Shire but have been included in this assessment for reference due to concerns regarding the servicing arrangements relying on self-certification by Lancelin South Water, a related-party entity under common ownership with the landowner.

Stages 3 and 4

Most conditions for Stages 3 and 4 have been satisfied or almost satisfied, with works estimated at between 95–98% completed as per the last inspection carried out. The developer has advised that outstanding works are due to be completed by late August 2026.

It is recommended that Conditions 1, 2, 3, 4, 5, 9, 11 and 21 can be cleared. Conditions 6, 7, 8, and 22 have not been satisfied but a bond has been received and a satisfactory final inspection required confirming completion of the outstanding items identified.

Condition 10 has not been satisfied and a bond not been offered to cover the shared path works connecting the subdivision stages to Lancelin townsite. Condition 12 has not been satisfied as certification from bushfire consultant is to be provided.

Conditions 13 to 18 rest with the WAPC, Department of Education or Western Power as the nominated clearing authority and do not require Shire clearance.

Conditions 19 and 20 (water and sewerage servicing) are not required to be cleared by the Shire but as stated above for Stage 2, have been referenced in this assessment due to concerns regarding the servicing arrangements relying on self-certification by Lancelin South Water, a related-party entity under common ownership with the landowner.

<u>Technical Documents</u>

This assessment for subdivision clearance has relied on several technical documents such as a Geotechnical Report (by Douglas Partners Pty Ltd), Urban Water Management Plan (by Urbaqua), Bush Management Plan (by Bushfire Safety Consulting Pty Ltd), Landscaping Plan (by LD Total/Sanpoint Pty Ltd), and Civil Works Plan (by Peritas), which have been reviewed and approved through the process.

Reticulated Water and Wastewater Services

Whilst the Shire is not required to sign off on conditions relating to the reticulated water supply and wastewater service, reliance on self-certification of these services is not supported as per previous advice to WAPC. Officers are of the opinion that the Shire will receive criticism and potentially be perceived as responsible if the infrastructure proves inadequate at any stage in this development. The point is noted for record purposes.

Summary

Engineering works for both Stage 2 and Stages 3 and 4 have been substantially completed. As outlined in the 'Subdivision Clearance Checklists' for Stages 2 and Stages 3 & 4 (**see appendices**), many conditions have been satisfied and can be cleared. Some conditions can be conditionally cleared as works are proceeding and near to completion have bonded (financial payments made to cover works). Some conditions and works cannot be cleared as outlined under the appendices.

Based on the current status of the development stages being almost complete and the information as provided in this report, it is recommended the Council authorise the CEO to issue advice to the WAPC for both application requests.

It is noted that, the water and wastewater service remains a concern to Shire officers and the clearance of this by the licence holder is considered a conflict of interest, without oversight by government agency audits or registrations. The applicant has provided a certificate for the wastewater system issued by DWER. Enquiries have confirmed that the licence has limited capacity. The concern raised by officers, has been consistently expressed over several years with the WAPC and is recommended to be stressed again as part of this clearance applications. The Shire will issue additional advice reminding WAPC of its concerns about self-certification informing water and wastewater services.

RISK IMPLICATIONS

Bonding of outstanding works is considered adequate mitigation for quantifiable risks. The final clearance inspection is to be held in late August 2026, albeit works are progressing to the proposed schedule/bonding arrangement via weekly inspection.

STATUTORY/LOCAL LAW IMPLICATIONS

Planning and Development Act 2005.
Planning and Development (Local Planning Schemes) Regulations 2015
Local Planning Scheme No. 9

POLICY IMPLICATIONS

Liveable Neighbourhoods (WAPC)
Government Sewerage Policy (2019)

State Planning Policy 3.6 – Infrastructure Contributions
State Planning Policy 3.7 – Bushfire
Operational Policy 1.1 – Subdivision of Land – General Principles
Operational Policy 1.7 - General Road Planning
Operational Policy 2.2 – Residential Subdivision

BUDGET IMPLICATIONS

No direct budget implication. Costs of outstanding works if required to be completed by the Shire have been covered by bonds from the developer.

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	3. Planning & Sustainability - Plan for Future Generations
Strategic Objective	3.3 Planning and Land Use - Plan the use of the land to meet future requirements, incorporating economic development objectives and community amenity.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Weeks SECONDED: Councillor Stewart

That Council:

1. **Not support clearance until such time as the per lot contributions have been received;**

2. **Advise the WAPC that for Stage 2, the following:**

   a. **Conditions 1, 2, 3, 4, 5, 9, 10 can be cleared;**

   b. **Conditions 6, 7 and 8 were not satisfied but a bond was paid and a satisfactory final inspection required confirming completion of the outstanding items identified; and**

   c. **Conditions 17 and 18 (water and sewerage servicing) are not required to be cleared by the Shire but have been referenced in this assessment due to concerns regarding the servicing arrangements relying on self-certification by Lancelin South Water, a related-party entity under common ownership with the landowner; and**

3. Advise the WAPC that for Stages 3 and 4, the following:

   a. Conditions 1, 2, 3, 4, 5, 9, 11 and 21 can be cleared;

   b. Conditions 6, 7, 8, and 22 were not satisfied but a bond was paid and a satisfactory final inspection required confirming completion of the outstanding items identified; and

   c. Conditions 19 and 20 (water and sewerage servicing) are not required to be cleared by the Shire but have been referenced in this assessment due to concerns regarding the servicing arrangements relying on self-certification by Lancelin South Water, a related-party entity under common ownership with the landowner.

CARRIED UNANIMOUSLY
7 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Stewart, Councillor Wilkie, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

Councillor Hyne returned to meeting at 4:44 pm. The Presiding Member advised Councillor Hyne of Council's decision.

Monday, 20 July 2026

Ref: 637324-S002

Shire of Gingin

PO Box 510, Gingin WA 6503

Dear Team

REQUEST FOR CLEARANCE
LANCELIN SOUTH STAGE 2
DEPOSITED PLAN 427060
WAPC REF 163013 – CONDITIONS 1-11 and 19

Please find enclosed copies of the Deposited Plan of Survey relevant to the abovementioned land and a copy of the WAPC Conditional Approval applicable to the development.

We hereby seek your clearance of Condition 1-11 and 19 of WAPC approval 163013.

We note the following with respect to Condition 19:

WAPC 163031 includes a 3.1766ha area of Public Open Space (POS) which is the subject of condition clearance item 19, requiring the ceding of POS to the Crown. It is proposed to hold the POS lot on the balance title and defer the ceding / construction of the POS as this POS area is also subject to an active subdivision application WAPC 201522.

WAPC 201522 proposes to refine and reduce the area of POS and provide residential lots over a portion of the POS, generally consistent with the proposed structure plan amendment which is currently progressing through assessment processes. The reduction to the area of POS is proposed due to the proportionately high allocation of POS within proximity to the subdivision area, the provision of POS being more than 10% and decision to more equitably distribute POS throughout the development area. The delivery of this POS will be facilitated through WAPC 201522 once approved.

In relation to the outstanding Dual Use Path ("DUP"), we advise that the works have commenced on the DUP. The construction is programmed for eight weeks and is covered under the Deed between the Shire and VIMG WA Lancelin City Pty Ltd, Lancelin Service Commercial Pty Ltd and VIMG WA Pty Ltd together with a Bank Guarantee G718485 held by the Shire.

The documentation in support of clearing the remaining conditions is attached.

Should you have any queries or return any further information please contact me on 0416 213 678 or by email: P.Rhodes@veris.com.au

Yours sincerely,

Paul Rhodes
Service Leader - Licensed Surveyor - Property Survey

Perth
41 Bishop Street
Jolimont WA 6014
PO Box 90
Wembley WA 6913
Australia

T 08 6241 3333
E perth@veris.com.au
veris.com.au

Office Locations
Over 15 offices
across Australia

Veris Australia Pty Ltd
ABN 53 615 735 727

VRS-TMP 113 25

Plan Information

Tenure Type	Freehold
Plan Type	Deposited Plan
Plan Purpose	Subdivision

Plan Heading

Lots 62, 71-119, 124-139, 306, 9003, Roads, Easements & Restrictive Covenant

Locality & Local Government

Locality	Lancelin
Local Government	Shire of Gingin

Department of Planning, Lands and Heritage

File Number	

Examination

Examined	Date

Planning Approval

Planning Authority	WAPC
Reference	163013

Delegated under S. 16 P&D Act 2005	Date

In Order For Dealings

Subject To	

For Registrar of Titles	Date

Plan Approved

REG 26A(1)(4)

Inspector of Plans and Surveys / Authorised Land Officer	Date

Survey Details

Field Records	161538
Declared as Special Survey Area	Yes

Survey and Plan Notation

Survey carried out under Reg. 26A(1) Deferred Final Marking Approval.
Approval ID xxxx-xx dated Day Month Year : Landgate File xxxxx-xxxx

Limited in Depth to 60.96 metres

Survey Method Regulatory Statement

Survey carried out under Reg. 26A Special Survey Area Guidelines. See survey sheet(s) to determine the true final position and type of all survey marks placed for this plan.

Survey Certificate - Regulation 54

I, Paul C. C. Rhodes
hereby certify that this plan is accurate and is a correct representation of the -
(a) survey; and
(b) calculations from measurements recorded in the field records,
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Licensed Surveyor	Date

Survey Organisation

Name	VERIS
Address	JOLIMONT 6014
Phone	6241 3333
Fax	6241 3300
Email	lodgements.wa@veris.com.au
Reference	637324-S002-PCCR

Former Tenure

New Lot / Land	Parent Plan Number	Parent Lot Number	Title Reference	Subject Land Description
Lots 62, 71-119, 124-139, 306 & 9003	DP 73642	Lot 9001	C/T 2816/596	

Former Tenure Interests and Notifications

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
(R)	Restrictive Covenant	Sec 136D of the TLA	Doc K42376 & DP 51420	See Document	Lots 71-77, 84-100, 103-119, 124-139 & 9003	Height Limits
(R1)	Restrictive Covenant	Sec 136D of the TLA	Doc K42377 & DP 51420	See Document	Lots 71-77, 84-100, 103-119, 124-139 & 9003	Estate Planning

New Interests

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
(33c) (33cA)	Easement (Electricity Supply)	Sec 167 of the P & D Act Reg 33(c)	This Plan	Lot 9003	Electricity Networks Corporation	
	Restrictive Covenant	Sec 136D of the TLA	This Plan & Doc	Lots 62, 71-119 & 124-139	Lots 62, 71-119 & 124-139	
(X)	Restrictive Covenant	Sec 129BA of the TLA	Doc	Lot 306	Electricity Networks Corporation	Fire Separation
(Y)	Easement (Drainage)		Doc	Lot 9003	Shire of Gingin	

New Notifications and Memorials

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
	Notification	Sec 70A of the TLA	Doc	Lots 62, 71, 72, 77-86, 90-93, 97-108, 111-114, 117-119, 124-131 & 133-139		Shire of Gingin (Bushfire Management Plan)
	Notification	Sec 165 of the P & D Act	Doc	Lots 62, 80-82, 101-104, 125-128 & 139		Transport Noise

PRELIMINARY ONLY UNLODGED VERSION
SUBJECT TO LANDGATE AUDIT
This plan is
-Current as at 18.06.2026
-Subject to change without notice
-Not intended for design use, a LANDGATE CERTIFIED CORRECT copy should be obtained for such purposes.

GOVERNMENT OF WESTERN AUSTRALIA | Landgate | veris

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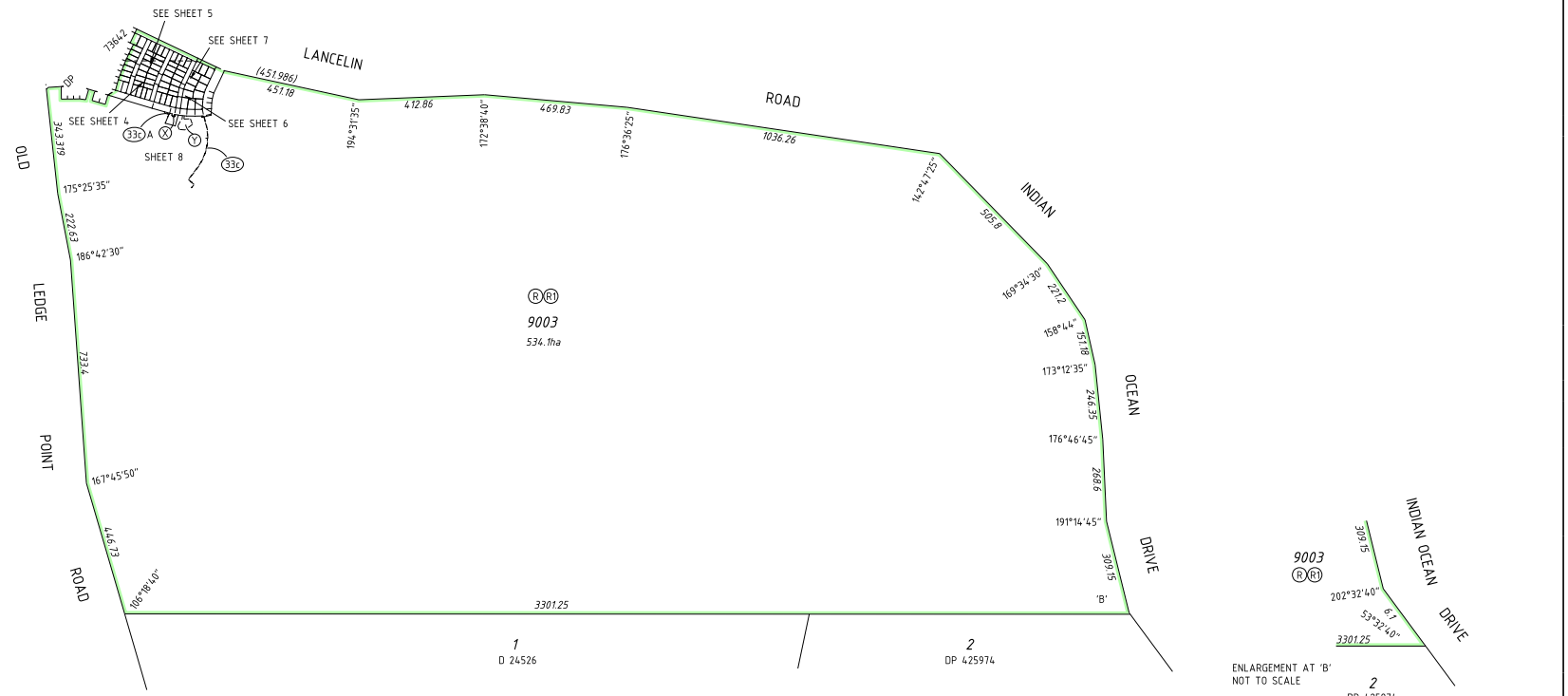
ADDITIONAL SHEETS	SHEET	OF	SHEETS	VERSION NUMBER	DEPOSITED PLAN
Survey Sheet(s)	1	OF	8	1	427060

LIMITED IN DEPTH TO 60.96 METRES



PRELIMINARY ONLY UNLODGED VERSION
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SCALE: 1:10,000 AT A2 SIZE

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ADDITIONAL SHEETS	SHEET	OF	SHEETS	VERSION NUMBER	DEPOSITED PLAN
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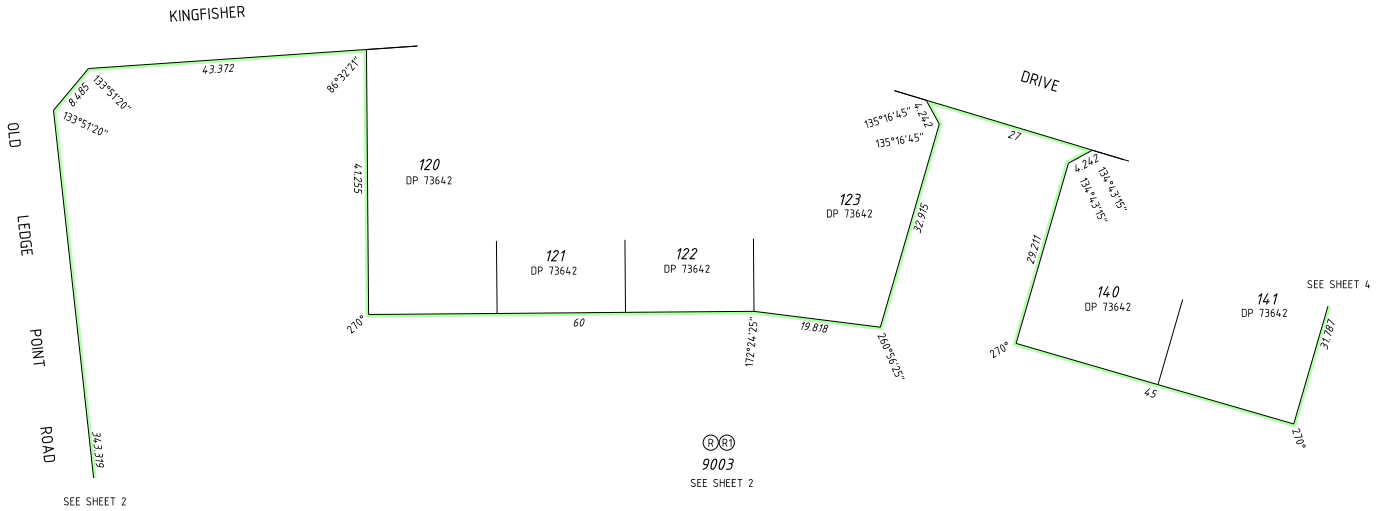
LIMITED IN DEPTH TO 60.96 METRES



PRELIMINARY ONLY UNLODGED VERSION
SUBJECT TO LANDGATE AUDIT
This plan is
-Current as at 18.06.2026
-Subject to change without notice
-Not intended for design use, a LANDGATE CERTIFIED CORRECT copy should be obtained for such purposes.

SCALE: 1:500 AT A2 SIZE

GOVERNMENT OF WESTERN AUSTRALIA | Landgate | veris

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ADDITIONAL SHEETS	SHEET	OF	SHEETS	VERSION NUMBER	DEPOSITED PLAN
Survey Sheet(s)	3	OF	8	1	427060

LIMITED IN DEPTH TO 60.96 METRES

PRELIMINARY ONLY UNLODGED VERSION
SUBJECT TO LANDGATE AUDIT
This plan is
-Current as at 18.06.2026
-Subject to change without notice
-Not intended for design use, a LANDGATE CERTIFIED CORRECT copy should be obtained for such purposes.

SCALE: 1:500 AT A2 SIZE

GOVERNMENT OF WESTERN AUSTRALIA
Landgate
veris
FP-637324-004-VER 1.0
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ADDITIONAL SHEETS	SHEET	OF	SHEETS	VERSION NUMBER	DEPOSITED PLAN
Survey Sheet(s)	4	OF	8	1	427060

ADDITIONAL SHEETS	SHEET	OF	SHEETS	VERSION NUMBER
Survey Sheet(s)	5		8	1

DEPOSITED PLAN
427060

FP-637324-004-VER 1.0
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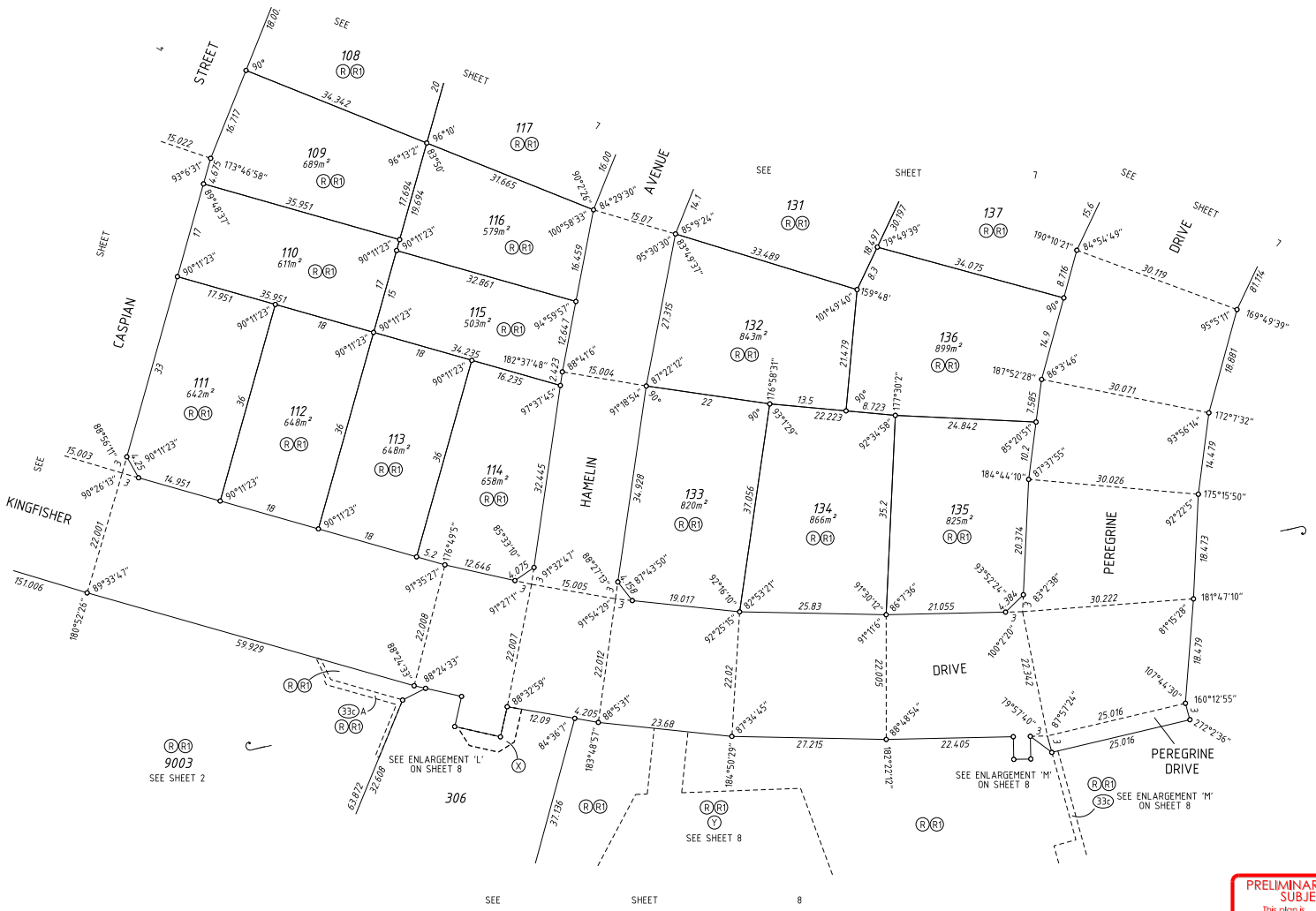
LIMITED IN DEPTH TO 60.96 METRES



PRELIMINARY ONLY UNLODGED VERSION
SUBJECT TO LANDGATE AUDIT
This plan is
-Current as at 18.06.2026
-Subject to change without notice
-Not intended for design use, a LANDGATE CERTIFIED CORRECT copy should be obtained for such purposes.

SCALE: 1:500 AT A2 SIZE

GOVERNMENT OF WESTERN AUSTRALIA | Landgate | veris

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ADDITIONAL SHEETS	SHEET		SHEETS	VERSION NUMBER	DEPOSITED PLAN
Survey Sheet(s)	6	OF	8	1	427060

GOVERNMENT OF WESTERN AUSTRALIA | Landgate | veris

FP-637324-004-VER 1.0
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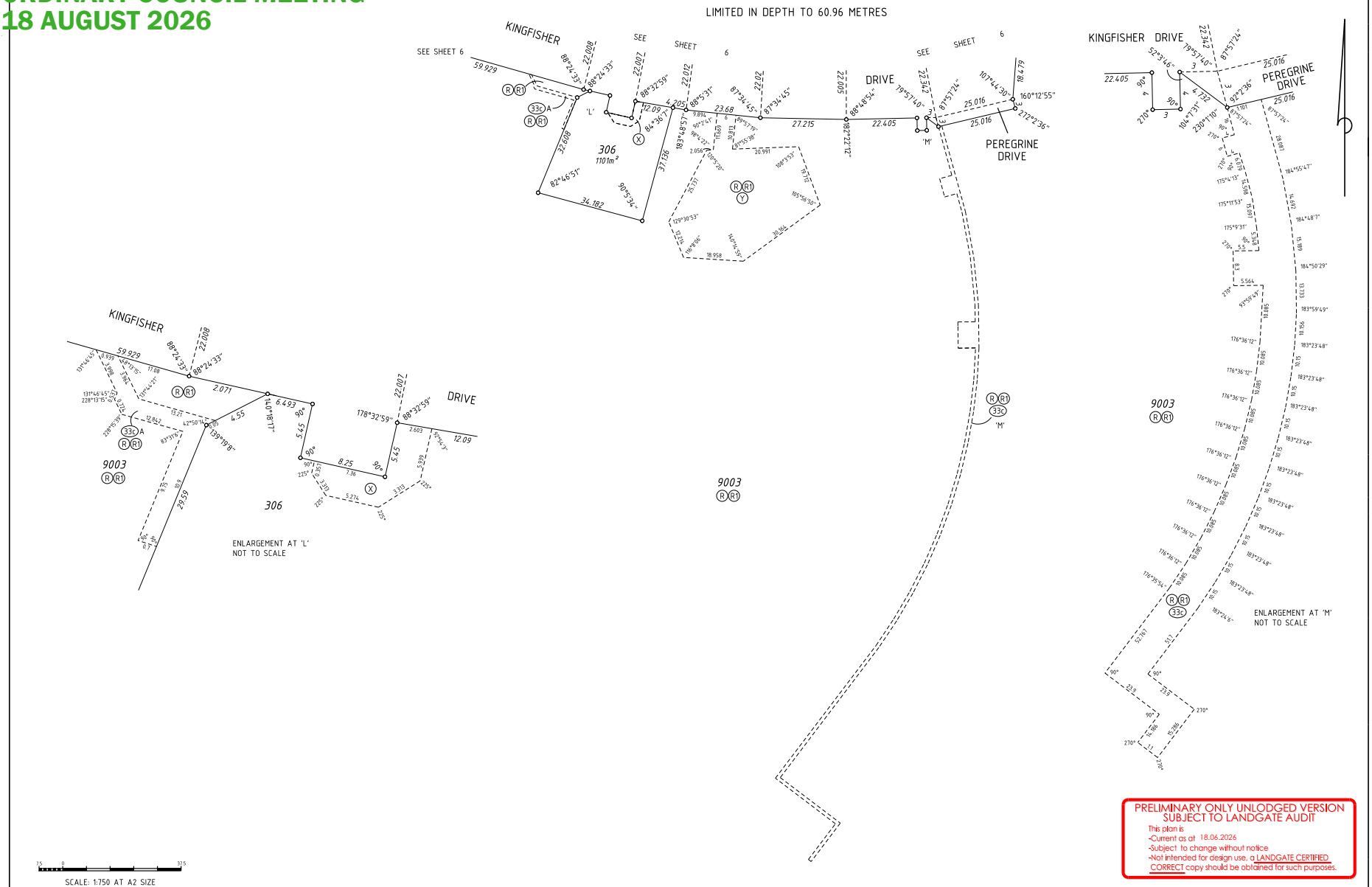
ADDITIONAL SHEETS	SHEET	OF	SHEETS	VERSION NUMBER	DEPOSITED PLAN
Survey Sheet(s)	7	OF	8	1	427060


LIMITED IN DEPTH TO 60.96 METRES
KINGFISHER
DRIVE
PEREGRINE
SEE SHEET 6
306
1101m²
9003
'L'
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ENLARGEMENT AT 'L'
NOT TO SCALE
ENLARGEMENT AT 'M'
NOT TO SCALE
PRELIMINARY ONLY UNLODGED VERSION
SUBJECT TO LANDGATE AUDIT
This plan is
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SCALE: 1:750 AT A2 SIZE
GOVERNMENT OF WESTERN AUSTRALIA
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ADDITIONAL SHEETS
Survey Sheet(s)
SHEET 8 OF SHEETS 8
VERSION NUMBER 1
DEPOSITED PLAN 427060

Western Australian Planning Commission

Your Ref : 22/053

Toddville Prospecting Pty Ltd T/As Taylor Burrell Barnett
160 St Georges Terrace
PERTH WA 6000

Approval Subject To Condition(s)
Freehold (Green Title) Subdivision

Application No : 163013

Planning and Development Act 2005

Applicant	:	Toddville Prospecting Pty Ltd T/As Taylor Burrell Barnett 160 St Georges Terrace PERTH WA 6000
Owner	:	VIMG W A Pty Ltd Suite 12 Pier 2/3 13 Hickson Road DAWES POINT NSW 2000
Application Receipt	:	9 November 2022

Lot Number	:	9001
Diagram / Plan	:	Deposited Plan 73642
Location	:	-
C/T Volume/Folio	:	2816/596
Street Address	:	Lot 9001 Lancelin Road, Lancelin
Local Government	:	Shire of Gingin

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped **09 November 2022** once the condition(s) set out have been fulfilled.

This decision is valid for **four years** from the date of this advice, which includes the lodgement of the deposited plan within this period.

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by **13 March 2027** or this approval no longer will remain valid.

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e-mail: info@dplh.wa.gov.au; web address http://www. dplh.wa.gov.au
ABN 35 482 341 493

Reconsideration - 28 days

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: http://www.dplh.wa.gov.au

Right to apply for a review - 28 days

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 section 251 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, Level 6, State Administrative Tribunal Building, 565 Hay Street, PERTH, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: http://www.sat.justice.wa.gov.au

Deposited plan

The deposited plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: http://www.dplh.wa.gov.au

Condition(s)

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.

The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the

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written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.

If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any subdivision works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

CONDITIONS

Site Works

1. Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of subdivision, for grading and/or stabilisation of the site to ensure that:

   a) lots can accommodate their intended use; and

   b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting.

   (Local Government)

2. Prior to the commencement of subdivisional works, an urban water management plan is to be prepared and approved, in consultation with the Department of Water and Environmental Regulation, consistent with the approved Lancelin South Local Water Management Strategy. (Local Government)

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3. Engineering drawings and specifications are to be submitted and approved and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Engineering drawings and specifications are to be in accordance with an approved Urban Water Management Plan (UWMP) for the site, or where no UWMP exists, to the satisfaction of the Western Australian Planning Commission. (Local Government)

4. Prior to the commencement of subdivisional works, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and

   In the event that remediation works are required, the landowner/applicant is to provide a post geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report.

   (Local Government)

5. Drainage easements and reserves as may be required by the local government for drainage infrastructure being shown on the diagram or plan of survey (deposited plan) as such, granted free of cost, and vested in that local government under Sections 152 and 167 of the *Planning and Development Act 2005*. (Local Government)

Road and Access

6. Engineering drawings and specifications are to be submitted and approved, and subdivisional works undertaken for construction of roads in accordance with the approved plan of subdivision, engineering drawings and specifications to ensure that:

   a) street lighting in accordance with dark sky principles is installed on all new subdivisional roads to the standards of the relevant licensed service provider;
   b) roads that have been designed to connect with existing or proposed roads abutting the subject land are coordinated so the road reserve location and width connect seamlessly;
   c) temporary turning areas are provided to those subdivisional roads that are subject to future extension; and

   d) those lots not fronting an existing road are provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) are constructed and drained at the landowner/applicant's cost.

   (Local Government)

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7. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, for the provision of shared paths through and connecting to the application area in accordance with the approved Lancelin South (Stage One) Outline Development Plan structure plan. The approved shared paths are to be constructed by the landowner/applicant. (Local Government)

8. Satisfactory arrangements being made with the local government at the Applicant's/Landowners' expense of upgrading and/or construction of the intersection at Lancelin Road and Road 5 as shown on the plan dated 9th November 2022. (Local Government)

9. All local streets within the subdivision being truncated in accordance with the Western Australian Planning Commission's Liveable Neighbourhoods policy and DC 1.7 General Road Planning. (Local Government)

Bushfire

10. Information is to be provided to demonstrate that the measures contained in the bushfire management plan by Bushfire Safety Consulting Pty Ltd, dated 28 September 2022, version 2.0 that address the following have been implemented during subdivisional works:

    a) Establish and maintain APZ standards within the site, including the balance lot as outlined in the bushfire management plan.

    b) Construct the public roads to standards outlined in the bushfire management plan.

    c) Install hydrants as per a licensed water provider standard.

    d) A notification, pursuant to Section 70A of the *Transfer of Land Act 1893*, is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

    "This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land"

    This information should include a notice of 'Certification by Bushfire Consultant'.

    (Local Government)

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Road and Rail Noise

11. The applicant/landowner is to prepare an Acoustic Report for all lots that are within the trigger distance of a transport corridor, as defined in *State Planning Policy 5.4 Road and Rail Noise*. (Local Government)

12. The proposed lots, identified in the Acoustic Report as having noise levels forecasted to exceed the noise targets in *State Planning Policy 5.4 Road and Rail Noise*, will require a notification, pursuant to section 165 of the *Planning and Development Act 2005,* to be placed on the certificate of title.

    Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

    "This lot is situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise. Additional planning and building noise requirements may apply to development on this land to achieve an acceptable level of noise reduction."

    (Western Australian Planning Commission)

Contributions

13. Arrangements being made for the transfer of the land free of cost to the Crown for the provision of a primary school site(s) to serve the area, as identified within the approved Lancelin South Stage 1 Outline Development Plan. (Department of Education)

Servicing

14. Arrangements being made with a licensed electricity network operator for the provision of an underground electricity distribution system that can supply electricity to each lot shown on the approved plan of subdivision. (Western Power)

15. Arrangements being made to the specifications of Western Power for the provision of necessary electricity easement(s) to the lot(s) shown on the approved plan of subdivision dated 9 November 2022 (attached). (Western Power)

16. The transfer of land as a Crown reserve free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)

17. Arrangements being made with a licensed water provider for the provision of a suitable water supply service to each lot shown on the approved plan of subdivision. (Lancelin South Water)

18. Arrangements being made with Lancelin South Water for the provision of a sewerage service to each lot shown on the approved plan of subdivision. (Lancelin South Water)

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Public Open Space

19. The proposed reserve shown on the approved plan of subdivision being shown on the diagram or plan of survey (deposited plan) as reserve for Public Open Space and vested in the Crown under Section 152 of the *Planning and Development Act 2005*, such land to be ceded free of cost and without any payment of compensation by the Crown. (Local Government)

ADVICE

1. The residential density code plan for part of Lot 9001 Lancelin Road, Lancelin date stamped 9 November 2022 (attached) has been approved by the Western Australian Planning Commission pursuant to section 5.1 of the Lancelin South (Stage One) Outline Development Plan and will be used in the assessment and determination of any future subdivision applications. The residential density code plan overrides any portion of the site which has been included in previously approved density plans, specifically proposed Lots 55 – 66 which are now allocated an R20 density code.

2. In regard to Conditions 1 – 5, the landowner/applicant and the local government are advised to refer to the Institute of Public Works Engineering Australasia Local Government Guidelines for Subdivisional Development (current edition). The guidelines set out the minimum best practice requirements recommended for subdivision construction and granting clearance of engineering conditions imposed.

3. In regard to Condition 2, it has been imposed in accordance with *Better Urban Water Management Guidelines (WAPC 2008)*. Further guidance on the contents of urban water management plans is provided in "*Urban Water Management Plans: Guidelines for preparing and complying with subdivision conditions*" (Published by the then Department of Water 2008).

4. In regard to Condition 6, the landowner/applicant is advised that to achieve the dark sky principles, new street lighting is to comply with a correlated colour temperature of 3,000 kelvins or less, shielded luminaires and in accordance with AS/NZS 4282:2019 – Control of the obtrusive effects of outdoor lighting.

5. In regard to Conditions 6 and 7, the landowner/applicant is advised that the road reserves, including the constructed carriageways, laneways, truncations, footpaths/dual use paths and car embayments, are to be generally consistent with the approved plan of subdivision.

6. In regard to Condition 8, the Shire of Gingin have advised that upgrade of the intersection is to be consistent with the 'Local Distributor' road type as per Main Roads Western Australia's "Road Hierarchy for Western Australia".

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7. In regard to Condition 8, the Shire of Gingin have advised that the intersection does not include any works outside of construction of the intersection to provide access to Lancelin South (i.e. South of Lancelin Road). Whilst the subdivision plan shows the proposed ultimate design of the intersection to north of Lancelin Road, this is not proposed to be constructed as part of this application as no lots are being created north of Lancelin Road at this stage.

   The intersection will require an 8.5 metre truncation to be provided at the junction of Lancelin Road and Road 5 where there will be a requirement for channelisation in the first instance. At the intersection of two local roads (whether sign posted or not), this would permit the Shire to accommodate the construction of traffic/engineering devices without additional property acquisition if required at some further date; at the same time, a truncation of this configuration would ensure that vehicles approaching the intersection have adequate sight lines for safe stopping sight distances.

8. The Shire of Gingin advises the landowner/applicant, with regard to the Lancelin Road reservation:

   i. no earthworks are to encroach onto the road reserve;
   ii. no stormwater drainage is to be discharged onto the road reserve; and
   iii. the landowner/applicant shall make good any damage to the existing verge vegetation within the road reserve.

9. In regard to Condition 11, the applicant/landowner is advised that *State Planning Policy 5.4 Road and Rail Noise* (SPP 5.4) states the trigger distance for other significant freight/traffic routes (e.g. Lancelin Road) is approximately 200 metres measured from the road carriageway edge. The Acoustic Report should determine which proposed lots will be impacted by transport noise, the likely level of noise and any applicable management/mitigation measures, in accordance with SPP 5.4.

10. In regard to Condition 13, in fulfilling the requirements of this condition it is the Western Australian Planning Commission's expectation that the developer/landowner(s) and Department of Education shall enter into a legal agreement, or other suitable arrangement, to provide for the future ceding of the primary school site land that is located within the proposed balance lot, or as otherwise may be agreed to the satisfaction of the Department of Education.

    The legal agreement may also detail requirements to ensure the developer/landowner(s) provides the land in a developable state and unencumbered consistent with *Operational Policy 2.4 – Planning for School Sites*. This may include (but is not limited to):

    - the land being appropriately cleared, filled and drained in accordance with any drainage and site works conditions imposed on the approved subdivision;

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- the land being unencumbered by infrastructure such as drainage sumps, compensating basins, electrical transmission lines and transformer pads including any associated buffers or easements;
- relevant abutting roads being constructed to levels that will match or coordinate with the school site land; and
- abutting roads making provision for adequate, safe and convenient on-street embayment parking bays.

11. In regard to Condition 14, Western Power provides only one underground point of electricity supply per freehold lot.

12. In regard to Conditions 17 and 18, the landowner/applicant shall make arrangements with Lancelin South Water for the provision of the necessary services. On receipt of a request from the landowner/ applicant, a Land Development Agreement under Section 83 of the *Water Services Act 2012* will be prepared by the Lancelin South Water to document the specific requirements for the proposed subdivision.

13. The applicant/landowner is advised that pursuant to the *Commonwealth Telecommunications Act 1997* there will generally be a requirement for the installation of fibre-ready telecommunications infrastructure. Exemptions can be sought for certain types of development. Further information is available from the Australian Government website at Department of Infrastructure, Transport, Regional Development, Communications and the Arts www.infrastructure.gov.au

Ms Sam Fagan
Secretary
Western Australian Planning Commission
13 March 2023

Enquiries : Aleisha D'Costa (Ph 6551 9472)

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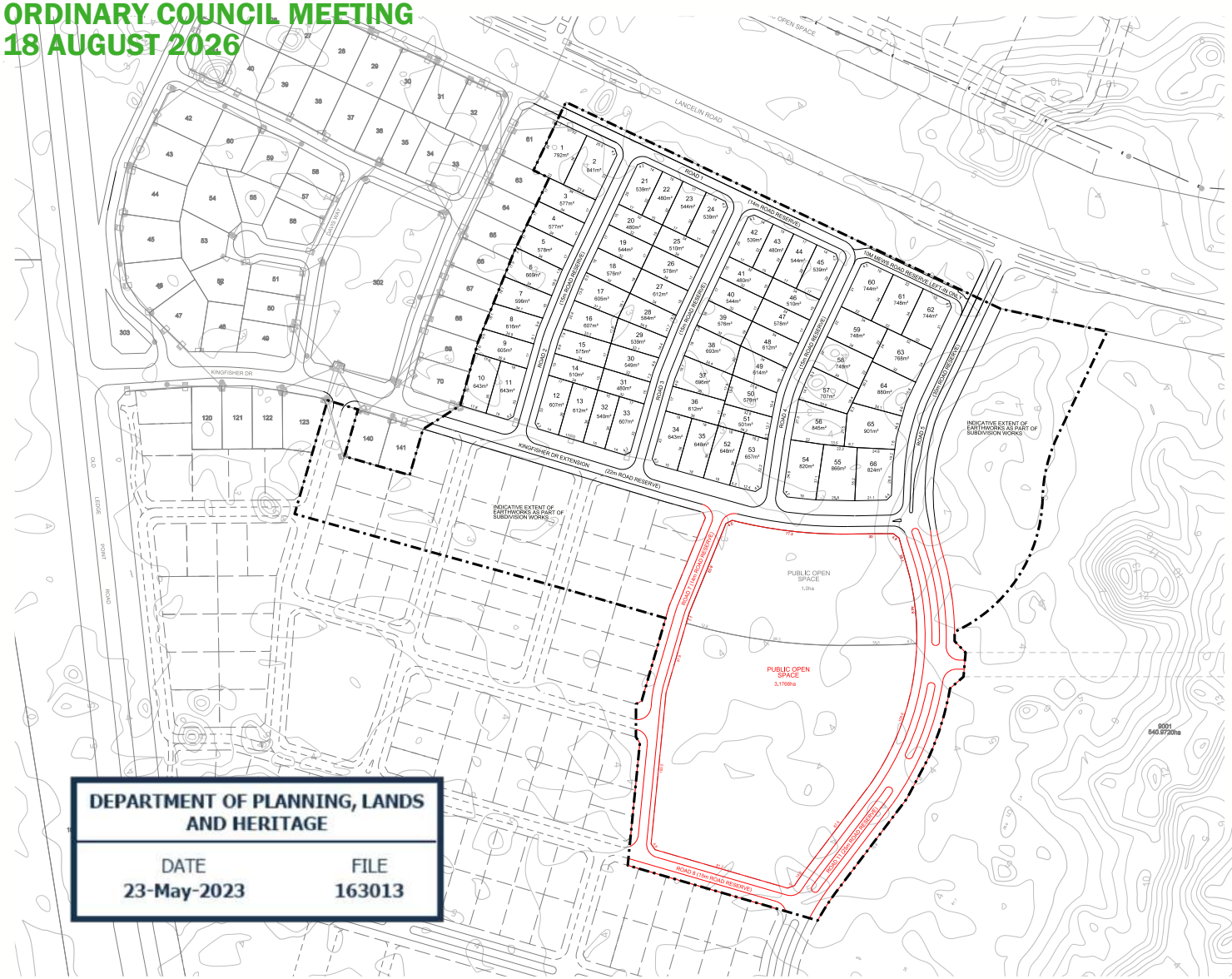


DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE	FILE
23-May-2023	163013

LEGEND

EXTENT OF SUBDIVISION WORKS (13.9948ha)

SERVICES

ELECTRICAL

OVERHEAD DISTRIBUTION LINE

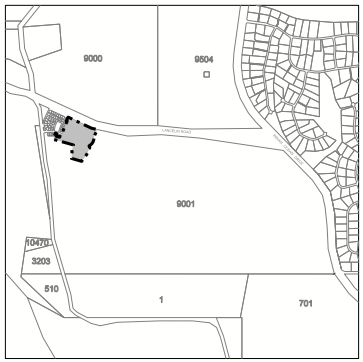
UNDERGROUND DISTRIBUTION LINE

DISTRIBUTION POLE/LIGHT POLE/PILLAR

LOT SUMMARY

LOT YIELD			LOT AREA	
Size	No. Lots	% Total Lots	Average Size	% of Total Area
450m² - 499m²	5	7.58%	480m²	5.80%
500m² - 549m²	15	22.73%	533m²	19.31%
550m² - 599m²	11	16.67%	579m²	15.40%
600m² - 699m²	20	30.30%	632m²	30.57%
700m² - 799m²	8	12.12%	749m²	14.49%
800m² - 899m²	6	9.09%	846m²	12.26%
900m² - 999m²	1	1.52%	901m²	2.18%
Total Number of Lots	66			
MInImum Lot SIze 480m² MaxImum Lot SIze 901m²			Average Lot SIze 627m² Total Lot Area 41407m²	
Balance Lot	1			
Total Number of Lots	67			

OVERALL SUBDIVISION



Revised Plan of Subdivision (WAPC Ref: 163013)

LOT 9001 LANCELIN ROAD, LANCELIN

A VIMG Project

plan: 22/053/027 | date: 22/05/2023 | designed: ED
scale: 1:2500@A3 | 1:1250@A1 | grid: LCG 94 | checked: EM
0 25 50m | drawn: CR

Taylor Burrell Barnett Town Planning & Design
Level 7, 160 St Georges Terrace, Perth WA 6000
e: admin@tbbplanning.com.au
p: (08) 9226 4276

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Taylor Burrell Barnett

SUBDIVISION CLEARANCE CHECKLIST – SHIRE OF GINGIN

LANCELIN - SOUTH (WAPC -163013) (Deposited Plan 427060)

Stage 2

Condition	Description	Approving Authority	Officer Comments
1	Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of subdivision, for grading and/or stabilisation of the site to ensure that: a) lots can accommodate their intended use; and b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting. (Local Government)	LG	Engineering drawings have been approved by the Shire prior to works commencing. An inspection was conducted 31 July 2026. Estimated works completed to 95%. Final inspection to be competed. Whilst the works have not been fully completed, it is considered the applicant has nearly satisfied the condition. The finishes of the constructed lots can accommodate their intended use and ground levels are matching adjoining land levels. The applicant has advised the Shire that the remainder of works will be completed by late August 2026. Further inspection required on final completion of works and practical completion inspection to be conducted by Shire officers. Refer drone-aerial photos (**see appendices**). **Condition satisfied.**
2	Prior to the commencement of subdivisional works, an urban water management plan is to be prepared and approved, in consultation with the Department of Water and Environmental Regulation, consistent with the approved Lancelin South Local Water Management Strategy. (Local Government)	LG	Approved Urban Water Management Plan (UWMP) **Condition satisfied.**
3	Engineering drawings and specifications are	LG	Approved UWMS.

SUBDIVISION CLEARANCE CHECKLIST – SHIRE OF GINGIN

LANCELIN - SOUTH (WAPC -163013) (Deposited Plan 427060)

Stage 2

Condition	Description	Approving Authority	Officer Comments
	to be submitted and approved and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Engineering drawings and specifications are to be in accordance with an approved Urban Water Management Plan (UWMP) for the site, or where no UWMP exists, to the satisfaction of the Western Australian Planning Commission. (Local Government)		Filling and street drainage completed and installed in accordance with the approved engineering drawings and specifications. **Condition satisfied.**
4	Prior to the commencement of subdivisional works, the landowner / applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and In the event that remediation works are required, the landowner/applicant is to provide a post geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report.	LG	Geotech Report – Synergy Record No. **Condition satisfied.**

SUBDIVISION CLEARANCE CHECKLIST – SHIRE OF GINGIN

LANCELIN - SOUTH (WAPC -163013) (Deposited Plan 427060)

Stage 2

Condition	Description	Approving Authority	Officer Comments
	(Local Government)		
5	Drainage easements and reserves as may be required by the local government for drainage infrastructure being shown on the diagram or plan of survey (deposited plan) as such, granted free of cost, and vested in that local government under Sections 152 and 167 of the Planning and Development Act 2005. (Local Government)	LG	As shown on Deposited Plan **Condition satisfied.**
6	Engineering drawings and specifications are to be submitted and approved, and subdivisional works undertaken for construction of roads in accordance with the approved plan of subdivision, engineering drawings and specifications to ensure that: a) street lighting in accordance with dark sky principles is installed on all new subdivisional roads to the standards of the relevant licensed service provider; b) roads that have been designed to connect with existing or proposed roads abutting the subject land are coordinated so the road reserve location and width connect seamlessly; c) temporary turning areas are provided to	LG	Approved Engineering drawings. Most roads completed, paths installed and connections completed. Minor sections require final sealing coat. Preliminary inspection conducted 31 July 2026 confirmed works completed to about 95%. Refer photos. **Condition not satisfied (Bonded).**

SUBDIVISION CLEARANCE CHECKLIST – SHIRE OF GINGIN

LANCELIN - SOUTH (WAPC -163013) (Deposited Plan 427060)

Stage 2

Condition	Description	Approving Authority	Officer Comments
	those subdivisional roads that are subject to future extension; and d) those lots not fronting an existing road are provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) are constructed and drained at the landowner/applicant cost.		
7	Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, for the provision of shared paths through and connecting to the application area in accordance with the approved Lancelin South (Stage One) Outline Development Plan structure plan. The approved shared paths are to be constructed by the landowner/applicant.	LG	Engineering drawings approved. Shared paths connecting to Stage 1. Preliminary inspection conducted 31 July 2026 indicated that approximately 95% of the works completed. **Condition not satisfied (Bonded)**
8	Satisfactory arrangements being made with the local government at the Applicant's / Landowners' expense of upgrading and/or construction of the intersection at Lancelin Road and Road 5 as shown on the plan dated 9th November 2022.	LG	Preliminary PC inspections conducted on 31 July 2026 indicated that approximately 98% of road connection works completed. The applicant has paid a bond to cover the remainder of works. The applicant has advised Shire officers that the connecting road to Lancelin

SUBDIVISION CLEARANCE CHECKLIST – SHIRE OF GINGIN

LANCELIN - SOUTH (WAPC -163013) (Deposited Plan 427060)

Stage 2

Condition	Description	Approving Authority	Officer Comments
			Road will be completed by mid-August 2026. The applicant has been advised that the full intersection upgrade will be required **Condition not satisfied (Bonded).**
9	All local streets within the subdivision being truncated in accordance with the Western Australian Planning Commission's Liveable Neighbourhoods and DC 1.7 General Road Planning. (Local Government)	LG	Streets truncated as per the approved plans. **Condition satisfied.**
10	Information is to be provided to demonstrate that the measures contained in the bushfire management plan by Bushfire Safety Consulting Pty Ltd, dated 28 September 2022, version 2.0 that address the following have been implemented during subdivisional works: a) Establish and maintain APZ standards within the site, including the balance lot as outlined in the bushfire management plan. b) Construct the public roads to standards outlined in the bushfire management plan. c) Install hydrants as per a licensed water provider standard.	LG	Section 70A notice on Deposited Plan reference to Bushfire Management Plan, to be amended to include reference to WAPC condition and wording as specified under the subdivision approval. **Condition satisfied.**

SUBDIVISION CLEARANCE CHECKLIST – SHIRE OF GINGIN

LANCELIN - SOUTH (WAPC -163013) (Deposited Plan 427060)

Stage 2

Condition	Description	Approving Authority	Officer Comments
	d) A notification, pursuant to Section 70A of the Transfer of Land Act 1893, is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows: "this land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land" This information should include a notice of "Certification by Bushfire Consultant". (Local Government)		
11	The applicant/landowner is to prepare an Acoustic Report for all lots that are within the trigger distance of a transport corridor, as defined in State Planning Policy 5.4 Road and Rail Noise.	WAPC	**WAPC approval required.**

SUBDIVISION CLEARANCE CHECKLIST – SHIRE OF GINGIN

LANCELIN - SOUTH (WAPC -163013) (Deposited Plan 427060)

Stage 2

Condition	Description	Approving Authority	Officer Comments
12	The proposed lots, identified in the Acoustic Report as having noise levels forecast to exceed the noise targets in *State Planning Policy 5.4 Road and Rail Noise,* will require notification, pursuant to section 165 of the *Planning and Development Act 2005*, to be placed on the certificate of title. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows: *"This lot is situated in the vicinity of a transport corridor and is currently affected or may in the future be affected by transport noise. Additional Planning and building noise requirements may apply to development on this land to achieve an acceptable level of noise reduction."*	WAPC	**WAPC approval required.**
13	Arrangements being made for the transfer of the land free of cost to the Crown for the provision of a primary school site(s) to serve the area, as identified within the approved Lancelin South Stage 1 Outline Development Plan.	DOE	**Dept of Education approval required**

SUBDIVISION CLEARANCE CHECKLIST – SHIRE OF GINGIN

LANCELIN - SOUTH (WAPC -163013) (Deposited Plan 427060)

Stage 2

Condition	Description	Approving Authority	Officer Comments
14	Arrangements being made with a licensed electricity network operator for the provision of an underground electricity distribution system that can supply electricity to each lot shown on the approved plan of Subdivision.	Western Power	**WP approval required**
15	Arrangements being made to the specifications of Western Power for the provision of necessary electricity easement(s) to the lot(s) shown on the approved plan of subdivision dated 9 November 2022 (attached).	Western Power	**WP approval required**
16	The transfer of land as Crown reserve free of cost to Western Power for the provision of electricity supply infrastructure.	Western Power	**WP approval required**
17	Arrangements being made with a licensed water provider for the provision of a suitable water supply service to each lot shown on the approved plan of subdivision.	Lancelin South Water	As advised previously the Shire does not support the applicant clearing a condition relating to its developer.
18	Arrangements being made with Lancelin South Water for the provisions of a sewage service to each lot shown on the approved plan of subdivision.	Lancelin South Water	

SUBDIVISION CLEARANCE CHECKLIST – SHIRE OF GINGIN

LANCELIN - SOUTH (WAPC -163013) (Deposited Plan 427060)

Stage 2

Condition	Description	Approving Authority	Officer Comments
19	The proposed reserve shown on the approved plan of subdivision being shown on the diagram or plan of survey (deposited plan) as reserve for Public Open Space and vested in the Crown under Section 152 of the Planning and Development Act 2005, such land to be ceded free of cost and without any payment of compensation by the Crown.	WAPC	**WAPC approval required.**
ADVICE NOTES:			

Monday, 20 July 2026

Ref: 637324-S003 & S004

Shire of Gingin

PO Box 510, Gingin WA 6503

Dear Team

REQUEST FOR CLEARANCE
LANCELIN SOUTH STAGE 3 and 4
DEPOSITED PLAN 432328
WAPC REF 14479 – CONDITIONS 1-12, 21 and 22

Please find enclosed copies of the Deposited Plan of Survey relevant to the abovementioned land and a copy of the WAPC Conditional Approval applicable to the development.

We hereby seek your clearance of Condition 1-11 and 19 of WAPC approval 163013.

We note the following with respect to Conditions 21 and 22:

WAPC 163031 includes a 3.1766ha area of Public Open Space (POS) which is the subject of condition clearance item 19 of that approval, requiring the ceding of POS to the Crown. We have requested the deferral of this POS in our Stage 2 application. It is proposed to hold the POS lot on the balance title and defer the ceding / construction of the POS as this POS area is also subject to an active subdivision application WAPC 201522.

WAPC 201522 proposes to refine and reduce the area of POS and provide residential lots over a portion of the POS, generally consistent with the proposed structure plan amendment which is currently progressing through assessment processes. The reduction to the area of POS is proposed due to the proportionately high allocation of POS within proximity to the subdivision area, the provision of POS being more than 10% and decision to more equitably distribute POS throughout the development area. The delivery of this POS will be facilitated through WAPC 201522 once approved.

In relation to the outstanding Dual Use Path ("DUP"), we advise that the works have commenced on the DUP. The construction is programmed for eight weeks and is covered under the Deed between the Shire and VIMG WA Lancelin City Pty Ltd, Lancelin Service Commercial Pty Ltd and VIMG WA Pty Ltd together with a Bank Guarantee G718485 held by the Shire.

The documentation in support of clearing the remaining conditions is attached.

Should you have any queries or return any further information please contact me on 0416 213 678 or by email: P.Rhodes@veris.com.au

Yours sincerely,

Paul Rhodes
Service Leader - Licensed Surveyor - Property Survey

Perth
41 Bishop Street
Jolimont WA 6014
PO Box 90
Wembley WA 6913
Australia

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Office Locations
Over 15 offices
across Australia

Veris Australia Pty Ltd
ABN 53 615 735 727

VRS-TMP 113 25

Plan Information

Tenure Type	Freehold
Plan Type	Deposited Plan
Plan Purpose	Subdivision

Plan Heading

Lots 142-260, 305, 307, 9004, Roads & Restrictive Covenant

Locality & Local Government

Locality	Lancelin
Local Government	Shire of Gingin

Department of Planning, Lands and Heritage

File Number	

Examination

Examined	Date

Planning Approval

Planning Authority	WAPC
Reference	164479

Delegated under S. 16 P&D Act 2005	Date

In Order For Dealings

Subject To	

For Registrar of Titles	Date

Plan Approved

REG 26A(4)

Inspector of Plans and Surveys / Authorised Land Officer	Date

Survey Details

Field Records	161538
Declared as Special Survey Area	Yes

Survey and Plan Notation

Limited in Depth to 60.96 metres

Survey Method Regulatory Statement

Survey carried out under Reg. 26A Special Survey Area Guidelines. See survey sheet(s) to determine the true final position and type of all survey marks placed for this plan.

Survey Certificate - Regulation 54

I, Paul C. C. Rhodes
hereby certify that this plan is accurate and is a correct representation of the -
(a) survey; and
(b) calculations from measurements recorded in the field records,
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Licensed Surveyor	Date

Survey Organisation

Name	VERIS
Address	JOLIMONT 6014
Phone	6241 3333
Fax	6241 3300
Email	lodgements.wa@veris.com.au
Reference	637324-S003-S004-PCCR

Former Tenure

New Lot / Land	Parent Plan Number	Parent Lot Number	Title Reference	Subject Land Description
Lots 142-260, 305, 307 & 9004	DP 427060	Lot 9003		

Former Tenure Interests and Notifications

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
(R)	Restrictive Covenant	Sec 136D of the TLA	Doc K42376 & DP 51420	Lots 142-260 & 9004	Lots 142-260 & 9004	Height Limits
(R1)	Restrictive Covenant	Sec 136D of the TLA	Doc K42377 & DP 51420	Lots 142-260 & 9004	Lots 142-260 & 9004	Estate Planning
(33c)	Easement (Electricity Supply)	Sec 167 of the P & D Act Reg 33(c)	DP 427060	Lot 9004	Electricity Networks Corporation	
(Y)	Easement (Drainage)		Doc	Lot 9004	Shire of Gingin	

New Interests

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
	Restrictive Covenant	Sec 136D of the TLA	This Plan & Doc	Lots 142-260	Lots 142-260	
(A)	Restrictive Covenant	Sec 129BA of the TLA	Doc	Lot 305	Electricity Networks Corporation	Fire Separation

New Notifications and Memorials

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
	Notification	Sec 70A of the TLA	Doc	Lots 142-260		Shire of Gingin (Bushfire Management Plan)
	Notification	Sec 165 of the P & D Act	Doc	Lots 142-260		Transport Noise

PRELIMINARY ONLY UNLODGED VERSION
SUBJECT TO LANDGATE AUDIT
This plan is
-Current as at 26.06.2026
-Subject to change without notice
-Not intended for design use, a LANDGATE CERTIFIED CORRECT copy should be obtained for such purposes.

GOVERNMENT OF WESTERN AUSTRALIA | Landgate | veris VERIS (08) 6241 3333 www.veris.com.au

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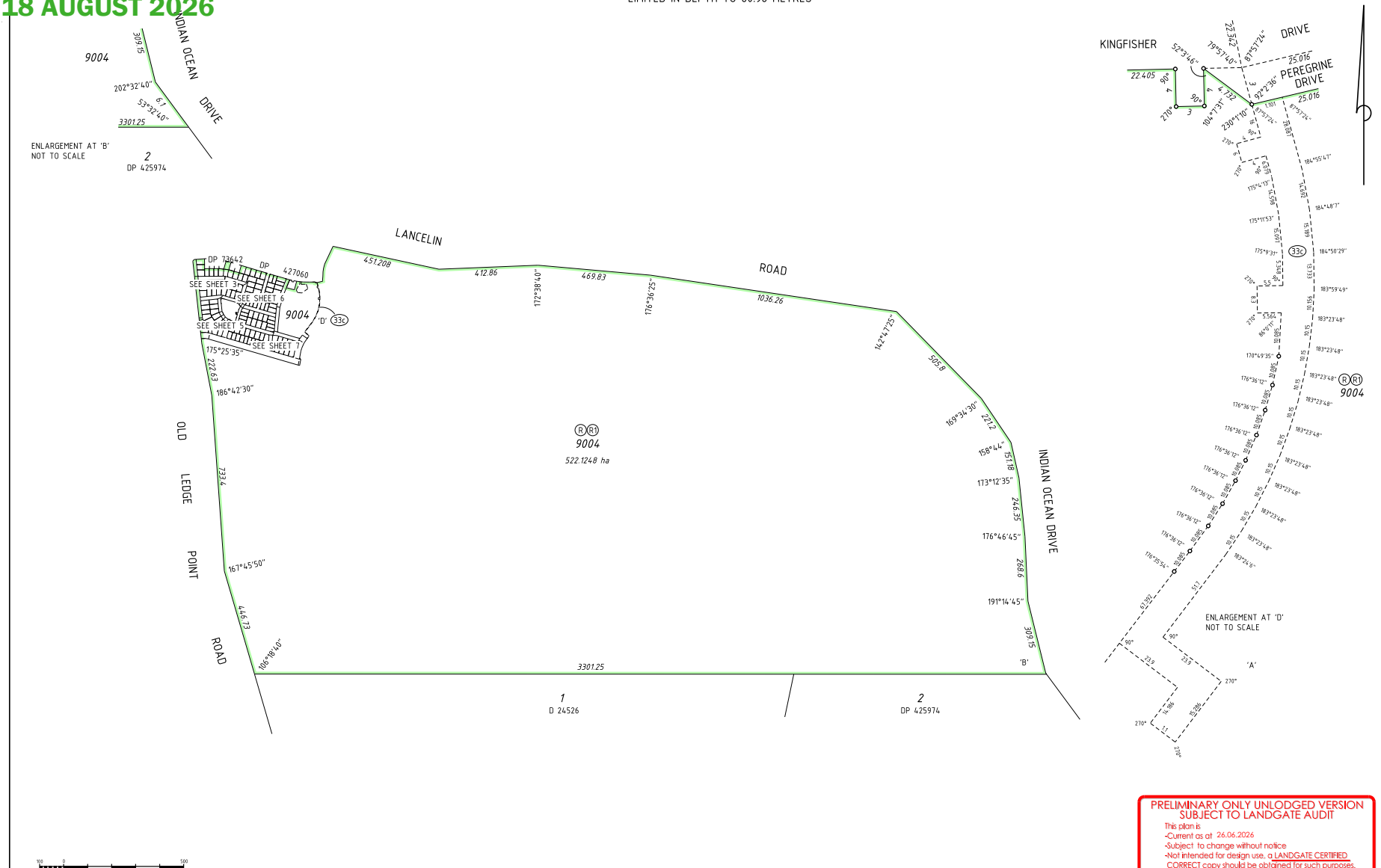
ADDITIONAL SHEETS	SHEET	OF	SHEETS	VERSION NUMBER	DEPOSITED PLAN
Survey Sheet(s)	1	OF	7	1	432328

LIMITED IN DEPTH TO 60.96 METRES



GOVERNMENT OF WESTERN AUSTRALIA · Landgate · veris	ADDITIONAL SHEETS: Survey Sheet(s)	SHEET 2 OF SHEETS 7	VERSION NUMBER 1	DEPOSITED PLAN 432328

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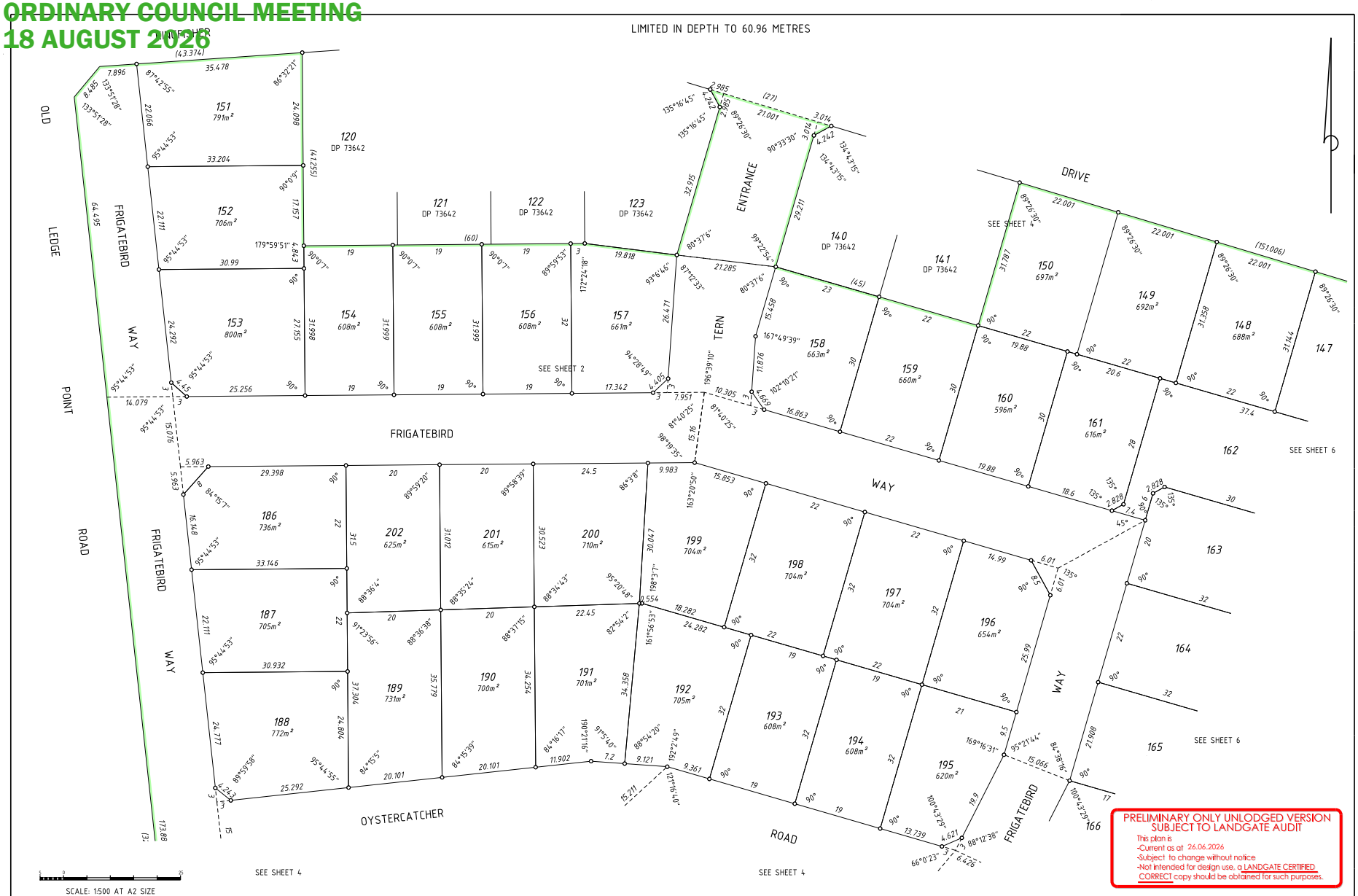

ADDITIONAL SHEETS	SHEET	OF SHEETS	VERSION NUMBER	DEPOSITED PLAN
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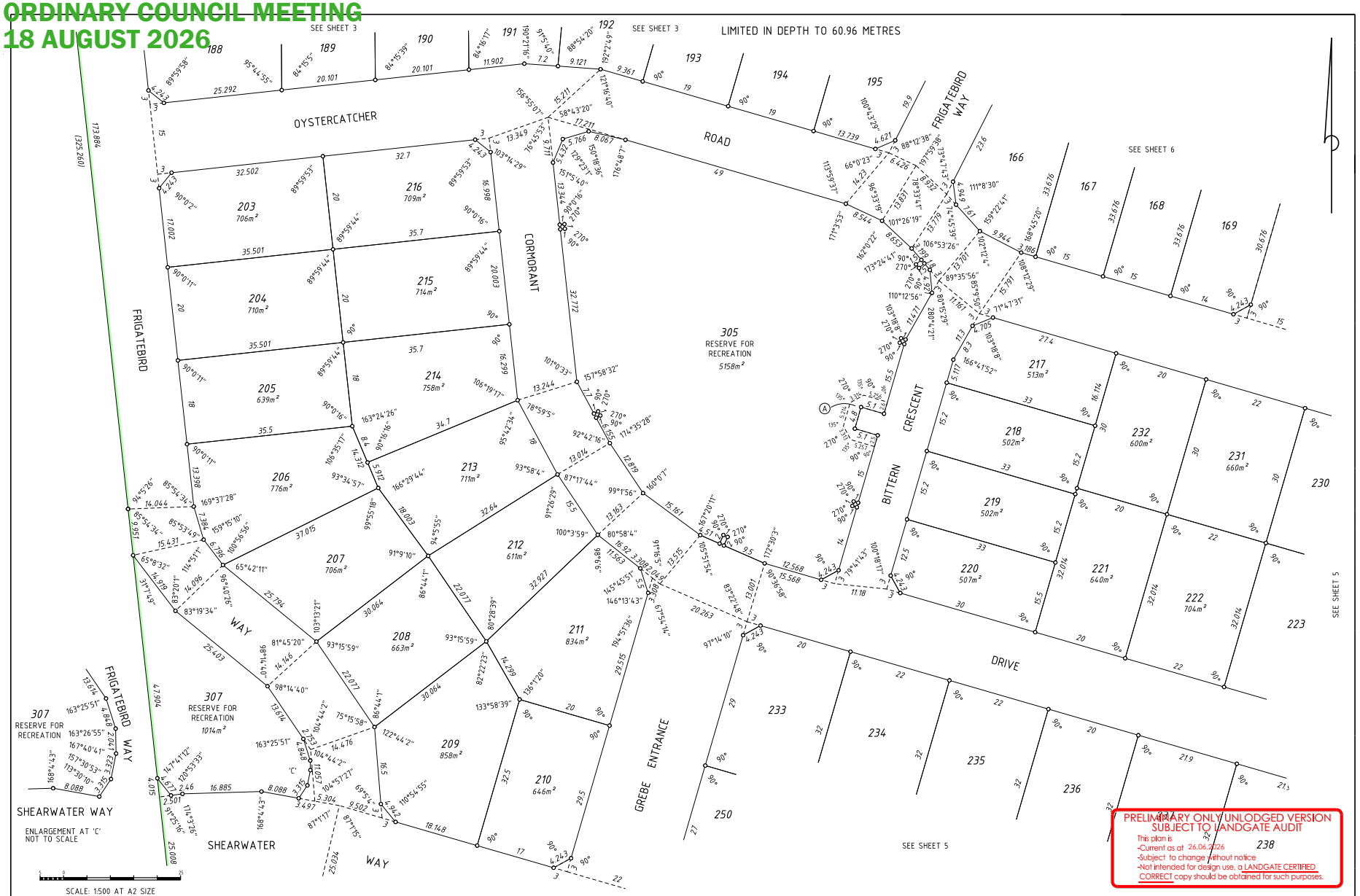

GOVERNMENT OF WESTERN AUSTRALIA · Landgate · veris	ADDITIONAL SHEETS: Survey Sheet(s)	SHEET 4 OF SHEETS 7	VERSION NUMBER 1	DEPOSITED PLAN 432328

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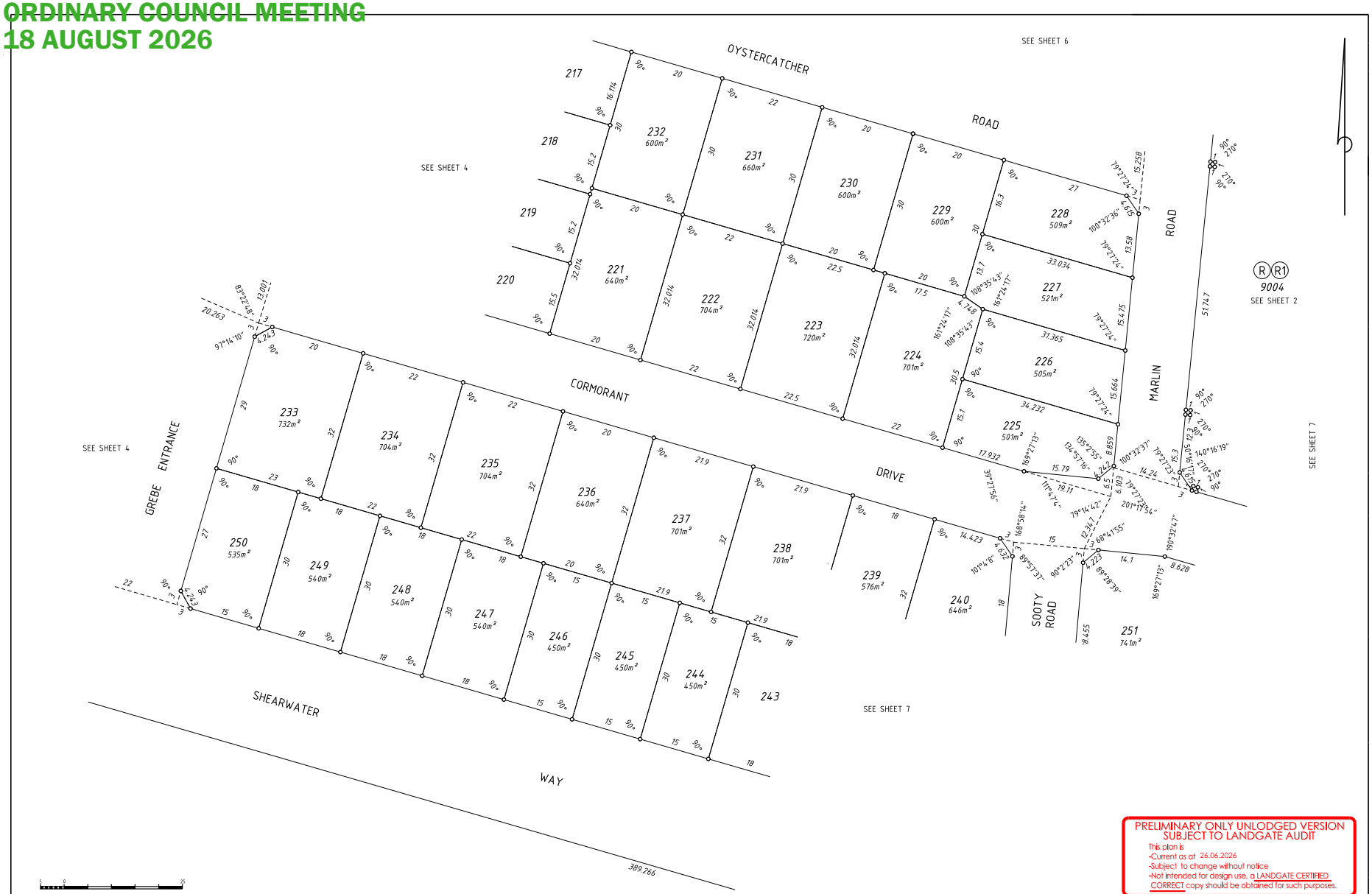

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ADDITIONAL SHEETS	SHEET	OF	SHEETS	VERSION NUMBER	DEPOSITED PLAN
Survey Sheet(s)	5	OF	7	1	432328

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ADDITIONAL SHEETS	SHEET	OF	SHEETS	VERSION NUMBER	DEPOSITED PLAN
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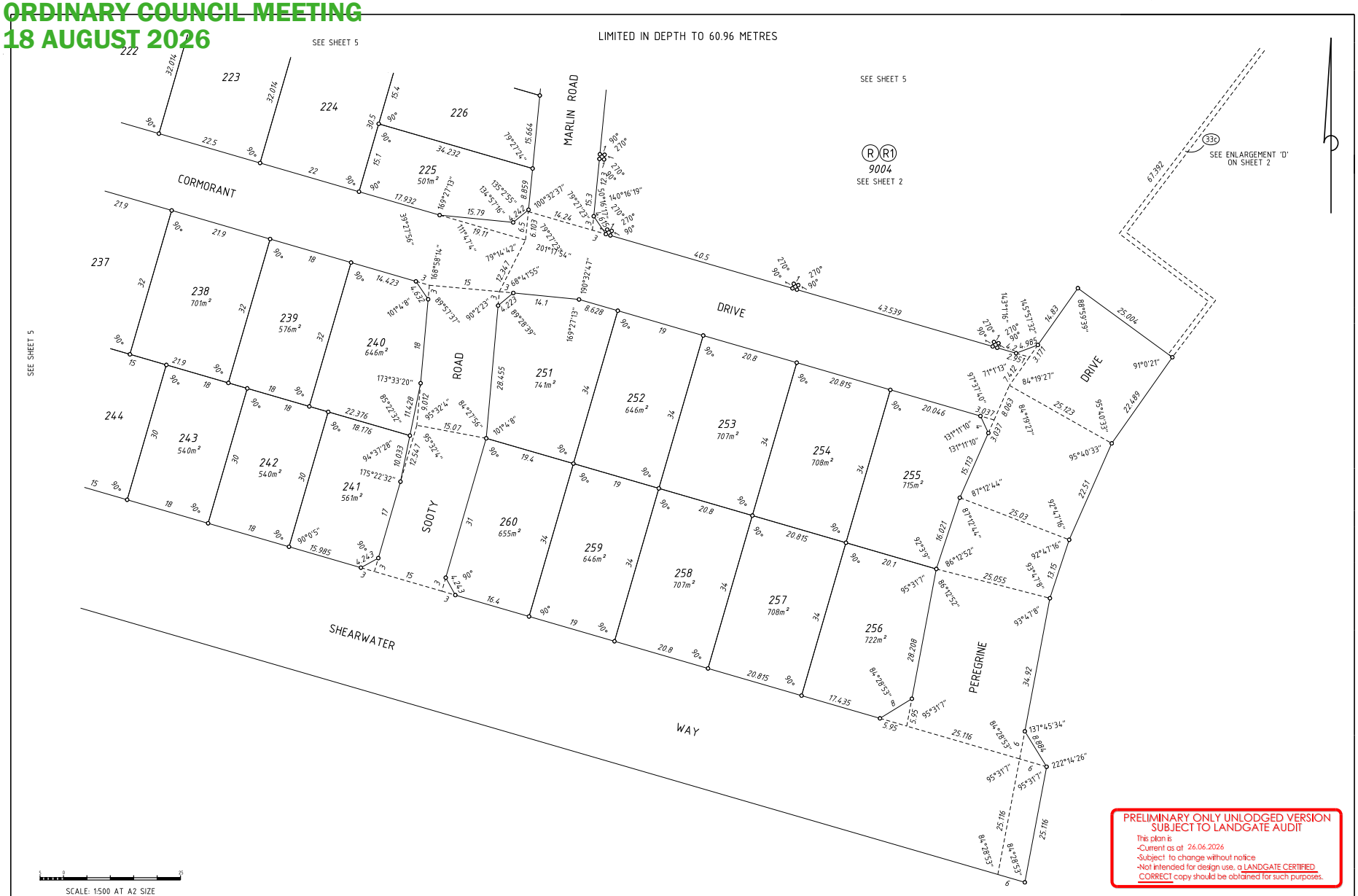
LIMITED IN DEPTH TO 60.96 METRES
SEE SHEET 5
SEE SHEET 2
SEE ENLARGEMENT 'D' ON SHEET 2
CORMORANT
MARLIN ROAD
DRIVE
ROAD
SOOTY
SHEARWATER
WAY
PEREGRINE
222
223
224
225 501m²
226
237
238 701m²
239 576m²
240 646m²
241 561m²
242 540m²
243 540m²
244
251 741m²
252 646m²
253 707m²
254 708m²
255 715m²
256 722m²
257 708m²
258 707m²
259 646m²
260 655m²
9004
PRELIMINARY ONLY UNLODGED VERSION
SUBJECT TO LANDGATE AUDIT
This plan is
-Current as at 26.06.2026
-Subject to change without notice
-Not intended for design use, a LANDGATE CERTIFIED CORRECT copy should be obtained for such purposes.
SCALE: 1:500 AT A2 SIZE
GOVERNMENT OF WESTERN AUSTRALIA
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ADDITIONAL SHEETS
Survey Sheet(s)
SHEET 7 OF SHEETS 7
VERSION NUMBER 1
DEPOSITED PLAN 432328

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Western Australian Planning Commission

Approval Subject To Condition(s)
Freehold (Green Title) Subdivision

Application No : 164479

Planning and Development Act 2005

Applicant	:	Toddville Prospecting Pty Ltd T/As Taylor Burrell Barnett 160 St Georges Terrace PERTH WA 6000
Owner	:	VIMG W A Pty Ltd Suite 12, Pier 2/3, 13 Hickson Road DAWES POINT NSW 2000
Application Receipt	:	16 January 2024

Lot Number	:	9001
Diagram / Plan	:	Deposited Plan 73642
Location	:	-
C/T Volume/Folio	:	2816/596
Street Address	:	Lot 9001 Lancelin Road, Lancelin
Local Government	:	Shire of Gingin

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped **16 January 2024** once the condition(s) set out have been fulfilled.

This decision is valid for **four years** from the date of this advice, which includes the lodgement of the deposited plan within this period.

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by **23 May 2028** or this approval no longer will remain valid.

Reconsideration - 28 days

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a

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reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: http://www.dplh.wa.gov.au

Right to apply for a review - 28 days

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 section 251 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, Level 6, State Administrative Tribunal Building, 565 Hay Street, PERTH, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: http://www.sat.justice.wa.gov.au

Deposited plan

The deposited plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: http://www.dplh.wa.gov.au

Condition(s)

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.

The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.

If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

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Prior to the commencement of any subdivision works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

CONDITIONS

Site Works

1. Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of subdivision, for grading and/or stabilisation of the site to ensure that:

   a) lots can accommodate their intended use; and

   b) finished ground levels at the boundaries of the lots the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting.

   (Local Government)

2. Prior to the commencement of subdivisional works, an urban water management plan is to be prepared and approved, in consultation with the Department of Water and Environmental Regulation, consistent with the approved Lancelin South Local Water Management Strategy. (Local Government)

3. Engineering drawings and specifications are to be submitted and approved and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Engineering drawings and specifications are to be in accordance with an approved Urban Water Management Plan (UWMP) for the site, or where no UWMP exists, to the satisfaction of the Western Australian Planning Commission. (Local Government)

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4. Prior to the commencement of subdivisional works, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and

   In the event that remediation works are required, the landowner/applicant is to provide a post geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report.

   (Local Government)

5. Drainage easements and reserves as may be required by the local government for drainage infrastructure being shown on the diagram or plan of survey (deposited plan) as such, granted free of cost, and vested in that local government under Sections 152 and 167 of the *Planning and Development Act 2005*. (Local Government)

Road and Access

6. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, to ensure that those lots not fronting an existing road are provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) are constructed and drained at the landowner/applicant's cost.

   As an alternative, and subject to the agreement of the Local Government the Western Australian Planning Commission (WAPC) is prepared to accept the landowner/applicant paying to the local government the cost of such road works as estimated by the local government and the local government providing formal assurance to the WAPC confirming that the works will be completed within a reasonable period as agreed by the WAPC.

   (Local Government)

7. Engineering drawings and specifications are to be submitted and approved, and subdivisional works undertaken for construction of roads in accordance with the approved plan of subdivision, engineering drawings and specifications to ensure that:

   a) street lighting in accordance with dark sky principles is installed on all new subdivisional roads to the standards of the relevant licensed service provider;

   b) roads that have been designed to connect with existing or proposed roads abutting the subject land are coordinated so the road reserve location and width connect seamlessly; and

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c) temporary turning areas are provided to those subdivisional roads that are subject to future extension.

(Local Government)

8. Prior to the creation of the first lot, construction of secondary access to Lancelin Road, including any intersection upgrades at the Applicant's/Landowners' expense being either;

a) construction of Road 9 (Stage 2 – Road 5 revised Plan approved 23 May 2023) and its intersection with Lancelin Road, as shown on the plan dated 16 January 2024; or

b) upgrading of Old Ledge Point Road and Kingfisher Drive intersection as shown on the plan dated 16 January 2024; or

c) construction of Road 10 and its intersection with Old Ledge Point Road, as shown on the plan dated 16 January 2024.

(Local Government)

9. All local streets within the subdivision being truncated in accordance with the Western Australian Planning Commission's Liveable Neighbourhoods policy and DC 1.7 General Road Planning. (Local Government)

10. Prior to the creation of the first lot, engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, for the provision of shared paths through the application area and also connecting the application area to Lancelin townsite via Lancelin Road. The approved shared paths are to be constructed by the landowner/applicant. (Local Government)

Bushfire

11. The Bushfire Management Plan by Bushfire Safety Consulting Pty Ltd, dated 7 February 2024, version 4.0 is to be updated to address the following:

a) modify the BMP by moving implementation action no. 4 to landowner/occupier responsibility;

b) modify the BMP to delete implementation action no. 5 regarding the bushfire prone notification; and

c) modify the BMP to include the road connection scenarios that create two primary subdivision connections via either Lancelin Road or Old Ledge Point Road, and this may include the current Hamelin Avenue connection.

(Local Government)

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e-mail: info@dplh.wa.gov.au; web address http://www. dplh.wa.gov.au
ABN 35 482 341 493

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12. Information is to be provided to demonstrate that the measures contained in Section 6 'Responsibilities for Implementation and Management', of the updated Bushfire Management Plan via Condition 11, have been implemented during subdivisional works. This information should include a completed 'Certification by Bushfire Consultant' from the bushfire management plan. (Local Government)

13. A notification, pursuant to Section 165 of the *Planning and Development Act 2005*, is to be placed on the certificates of title of the proposed lots with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

    "This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land"

    (Western Australian Planning Commission)

Road and Rail Noise

14. A notification, pursuant to Section 165 of the *Planning and Development Act 2005* is to be placed on the Certificate of Title of the proposed lots. Notice of this notification is to be included on the proposed lots 1-5, 8-11, 24, 78-84 and 88-91 on the diagram or plan of survey (deposited plan). The notification is to state as follows:

    "This lot is situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise. Additional planning and building noise requirements may apply to development on this land to achieve an acceptable level of noise reduction."

    (Western Australian Planning Commission)

School site

15. Arrangements being made for the transfer of the land free of cost to the Crown for the provision of a primary school site to serve the area, as identified within the approved Lancelin South Stage 1 Outline Development Plan. (Department of Education)

Servicing

16. Arrangements being made with a licensed electricity network operator for the provision of an underground electricity distribution system that can supply electricity to each lot shown on the approved plan of subdivision. (Western Power)

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17. Arrangements being made to the specification of Western Power for the removal, relocation and/or replacement of electricity supply infrastructure, including plant and/or equipment located on or near the lot shown on the approved plan of subdivision. (Western Power)

18. The transfer of land as a Crown reserve free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)

19. Arrangements being made with a licensed water provider for the provision of a suitable water supply service to each lot shown on the approved plan of subdivision. (Lancelin South Water)

20. Arrangements being made with Lancelin South Water for the provision of a sewerage service to each lot shown on the approved plan of subdivision. (Lancelin South Water)

Public Open Space

21. The proposed reserves shown on the approved plan of subdivision being shown on the diagram or plan of survey (deposited plan) as reserves for Public Open Space and Drainage, and vested in the Crown under Section 152 of the *Planning and Development Act 2005*, such land to be ceded free of cost and without any payment of compensation by the Crown. (Local Government)

22. Arrangements being made for the proposed public open space to be developed by the landowner/applicant to a minimum standard and maintained for two summers through the implementation of an approved landscape plan providing for the development and maintenance of the proposed public open space in accordance with the requirements of Liveable Neighbourhoods, and to the specifications of the local government. (Local Government)

ADVICE

1. In regard to Condition 3, it has been imposed in accordance with Better Urban Water Management Guidelines (WAPC 2008). Further guidance on the contents of urban water management plans is provided in "Urban Water Management Plans: Guidelines for preparing and complying with subdivision conditions" (Published by the then Department of Water 2008).

2. In regard to Condition 7(a), the landowner/applicant is advised that to achieve the dark sky principles, new street lighting is to comply with a correlated colour temperature of 3,000 kelvins or less, shielded luminaires and in accordance with AS/NZS 4282:2019 – Control of the obtrusive effects of outdoor lighting.

3. In relation to Condition 10, Road 10 is identified as accommodating a dual use path under the approved Lancelin South Outlined Development Plan – Stage 1 and is to be designed accordingly, taking into account the location of future bus stops.

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4. In relation to Condition 10, the section of shared path connecting the application area to Lancelin townsite is to be constructed along Lancelin Road from the visitor information bay to the application area, being approximately 2.5km.

5. In regard to Conditions 1 – 10, the landowner/applicant and the local government are advised to refer to the Institute of Public Works Engineering Australasia Local Government Guidelines for Subdivisional Development (current edition). The guidelines set out the minimum best practice requirements recommended for subdivision construction and granting clearance of engineering conditions imposed.

6. In relation to Condition 11, modification of the 'Implementation' section of the BMP is to reflect the scenario options available via Condition 8 and remove reference to emergency access ways given they are unnecessary. In addition, including the installation of the fire service access route into action no. 2, and removing the Bushfire Prone Area notification, given this is a separate condition.

7. In regard to Condition 14, the applicant/landowner is advised that *State Planning Policy 5.4 Road and Rail Noise* (SPP 5.4) states the trigger distance for other significant freight/traffic routes (i.e. Old Ledge Point Road) includes local government roads that meet the criteria of >= 100 Class 7 to 12 Austroads vehicles daily. Based on the noise exposure forecast (Table 2), the forecast noise exposure for the default speed 1-2 lane rural road extends to 90m affecting the identified proposed lots.

8. In regard to Condition 15, the Department of Education and the landowner may enter into a legal agreement or suitable alternative to secure the school site land that is located within the approved Lancelin South (Stage 1) Outline Development Plan. In addition, the Department of Education will equalise any deficit or oversupply of land ceded by the landowner/applicant for the provision of the primary school site land in consultation with the landowner/applicant.

9. In regard to Condition 16, Western Power provides only one underground point of electricity supply per freehold lot.

10. In regard to Condition 17, Western Power advise one pillar is in the Kingfisher Drive road reserve for Sewer Pump under project MS016873. This supply points (green dome) must be removed and relocated.

11. In regard to Conditions 19 and 20, the landowner/applicant shall make arrangements with Lancelin South Water for the provision of the necessary services. On receipt of a request from the landowner/ applicant, a Land Development Agreement under Section 83 of the *Water Services Act 2012* will be prepared by the Lancelin South Water to document the specific requirements for the proposed subdivision.

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12. With regard to Condition 22, the development is to include full earthworks, reticulation, grassing of key areas, and pathways that form part of the overall pedestrian and/or cycle network. Any lighting within the public open space shall comply with the dark sky principles and AS/NZS 4282:2019 – Control of the obtrusive effects of outdoor lighting. Smart lighting should also be installed to ensure that lighting infrastructure is capable of remote operation and/or timing.

13. The applicant/landowner is advised that pursuant to the Commonwealth Telecommunications Act 1997 there will generally be a requirement for the installation of fibre-ready telecommunications infrastructure. Exemptions can be sought for certain types of development. Further information is available from the Australian Government website at Department of Infrastructure, Transport, Regional Development, Communications and the Arts www.infrastructure.gov.au

Sam Boucher.

Ms Sam Boucher
Secretary
Western Australian Planning Commission
23 May 2024

Enquiries : David Stapleton (Ph 9791 0590)

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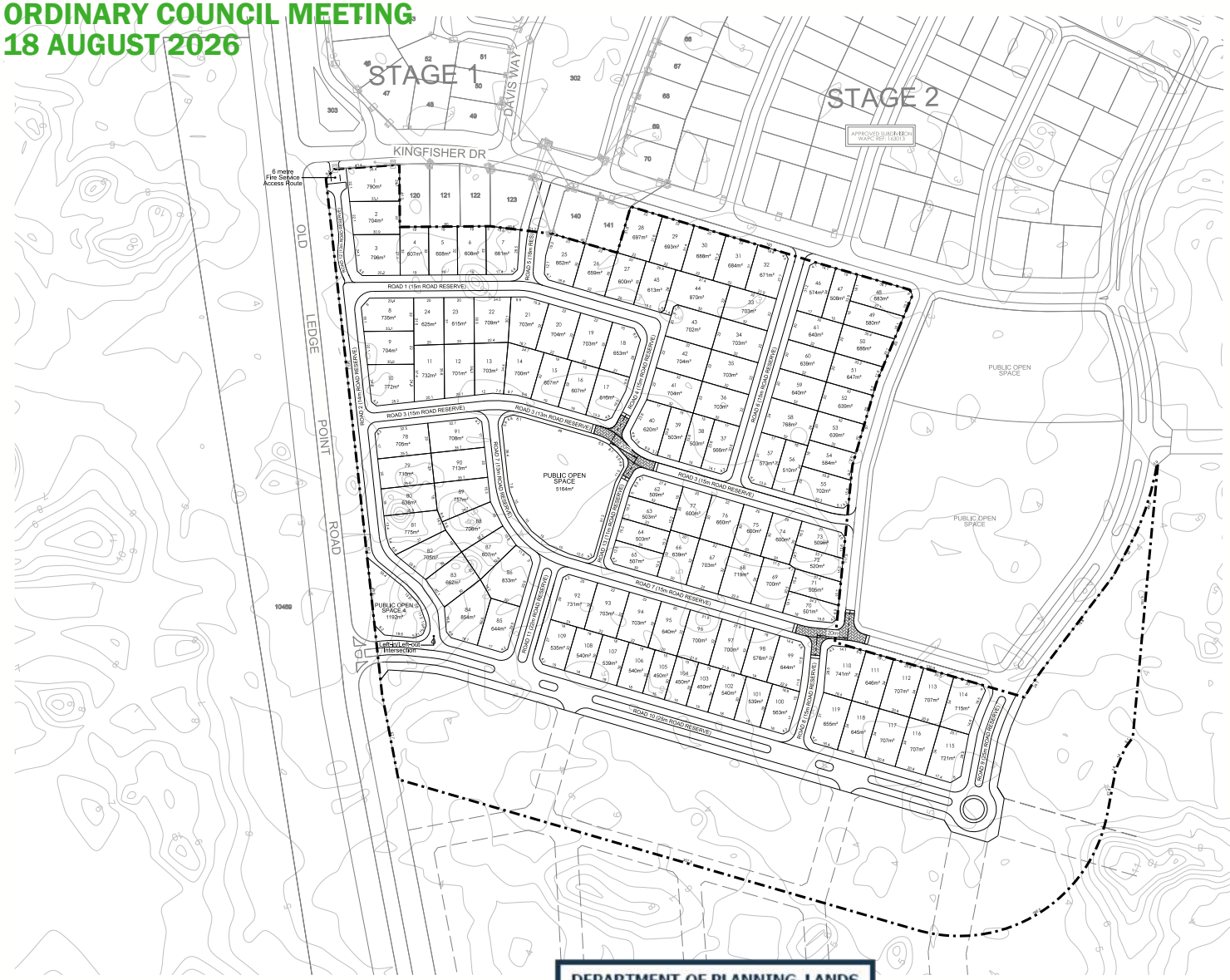


LEGEND

EXTENT OF SUBDIVISION WORKS (16.5361ha)

SERVICES

ELECTRICAL

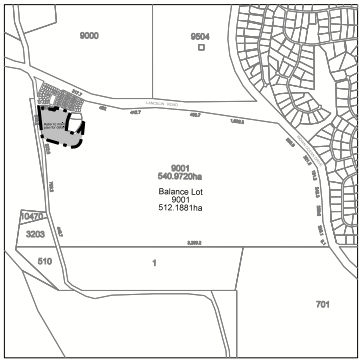
UNDERGROUND DISTRIBUTION LINE

DISTRIBUTION POLE/LIGHT POLE/PILLAR

LOT SUMMARY

LOT YIELD			LOT AREA	
Size	No. Lots	% Total Lots	Average Size	% of Total Area
450m² - 499m²	3	2.52%	450m²	1.75%
500m² - 549m²	18	15.13%	517m²	12.08%
550m² - 599m²	7	5.88%	573m²	5.21%
600m² - 699m²	42	35.29%	640m²	34.87%
700m² - 799m²	46	38.66%	717m²	42.78%
800m² - 899m²	3	2.52%	852m²	3.32%
Sub-total	119			
MInImum Lot SIze 450m² MaxImum Lot SIze 870m²			Average Lot SIze 648m² Total Lot Area 77115m²	
Balance Lot	1			
Total Number of Lots	120			

OVERALL SUBDIVISION



DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 16-Jan-2024

FILE 164479

Plan of Subdivision - Freehold (Stage 3 & 4 Lancelin South)

LOT 9001 LANCELIN ROAD, LANCELIN

A VIMG Project

plan: 22/053/034F
date: 20/12/2023
designed: ED
scale: 1:2500@A3 | 1:1250@A1
grid: LCG 94
checked: BDM
0 25 25m
aerial:
drawn: CR

Taylor Burrell Barnett Town Planning & Design
Level 7, 160 St Georges Terrace, Perth WA 6000
e: admin@tbbplanning.com.au
p: (08) 9226 4276

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Taylor Burrell Barnett

SUBDIVISION CLEARANCE CHECKLIST – SHIRE OF GINGIN

LANCELIN - SOUTH, – WAPC (164479) (Deposited Plan 432328)

Stage 3 & 4

Condition	Description	Approving Authority	Officer Comments
1	Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of subdivision, for grading and/or stabilisation of the site to ensure that: a) lots can accommodate their intended use; and b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting.	LG	Engineering drawings have been approved by the Shire prior to works commencing. An inspection was conducted 31 July 2026. Estimated works completed to 95%. Final inspection to be competed. Whilst the works have not been fully completed, it is considered the applicant has nearly satisfied the condition. The finishes of the constructed lots can accommodate their intended use and ground levels are matching adjoining land levels. The applicant has advised the Shire that the remainder of works will be completed by late August 2026. Further inspection required on final completion of works and practical completion inspection to be conducted by Shire officers. Refer drone-aerial photos (see appendices). **Condition satisfied.**
2	Prior to the commencement of subdivisional works, an urban water management plan is to be prepared and approved, in consultation with the Department of Water and Environmental Regulation, consistent with the approved Lancelin South Local Water Management Strategy (LWMS).	LG	Approved UWMS **Condition satisfied.**
3	Engineering drawings and specifications	LG	Approved Engineering drawings

SUBDIVISION CLEARANCE CHECKLIST – SHIRE OF GINGIN

LANCELIN - SOUTH, – WAPC (164479) (Deposited Plan 432328)

Stage 3 & 4

Condition	Description	Approving Authority	Officer Comments
	are to be submitted and approved and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Engineering drawings and specifications are to be in accordance with an approved Urban Water Management Plan (UWMP) for the site, or where no UWMP exists, to the satisfaction of the Western Australian Planning Commission. (Local Government)		Approved Urban Water Management Plan (UWMP) **Condition satisfied.**
4	Prior to the commencement of subdivisional works, the landowner / applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and In the event that remediation works are required, the landowner/applicant is to provide a post geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report. (Local Government)	LG	Geotech Report **Condition satisfied.**

SUBDIVISION CLEARANCE CHECKLIST – SHIRE OF GINGIN

LANCELIN - SOUTH, – WAPC (164479) (Deposited Plan 432328)

Stage 3 & 4

Condition	Description	Approving Authority	Officer Comments
5	Drainage easements and reserves as may be required by the local government for drainage infrastructure being shown on the diagram or plan of survey (deposited plan) as such, granted free of cost, and vested in that local government under Sections 152 and 167 of the Planning and Development Act 2005.	LG	Shown on Deposited Plan **Condition satisfied.**
6	Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, to ensure that those lots not fronting an existing road are provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) are constructed and drained at the landowner / applicant's cost. As an alternative, and subject to the agreement of the Local Government the Western Australian Planning Commission (WAPC) is prepared to accept the landowner/applicant paying to the local government the cost of such road works as estimated by the local government and the local government providing formal assurance to the WAPC confirming that the works will be completed within a	LG	Approved Engineering drawings Practical completion inspection conducted 31 July 2026 confirmed works completed to about 95%. See Site Photos. **Condition not satisfied (Bonded)**

SUBDIVISION CLEARANCE CHECKLIST – SHIRE OF GINGIN

LANCELIN - SOUTH, – WAPC (164479) (Deposited Plan 432328)

Stage 3 & 4

Condition	Description	Approving Authority	Officer Comments
	reasonable period as agreed by the WAPC. (Local Government)		
7	Engineering drawings and specifications are to be submitted and approved, and subdivisional works undertaken for construction of roads in accordance with the approved plan of subdivision, engineering drawings and specifications to ensure that: a) street lighting in accordance with dark sky principles is installed on all new subdivisional roads to the standards of the relevant licensed service provider; b) roads that have been designed to connect with existing or proposed roads abutting the subject land are coordinated so the road reserve location and width connect seamlessly; and c) temporary turning areas are provided to those subdivisional roads that are subject to future extension. (Local Government)	LG	Engineering drawings approved PC inspections conducted on 31 July 2026 indicated that approximately 95% of the works completed. Most street lighting posts are erected and lighting approved as part of working drawings. Connecting roads are functional (linking), and temporary turning areas installed where necessary. At the time this report was prepared the bond was paid to cover the remaining works. **Condition not satisfied (Bonded)**
8	Prior to the creation of the first lot, construction of secondary access to Lancelin Road, including any intersection upgrades at the Applicant's/Landowners' expense being either;	LG	Engineering drawings approved PC inspections conducted on 31 July 2026 indicated that approximately 95% of the works completed. A bond has been paid to cover the remainder of the works.

SUBDIVISION CLEARANCE CHECKLIST – SHIRE OF GINGIN

LANCELIN - SOUTH, – WAPC (164479) (Deposited Plan 432328)

Stage 3 & 4

Condition	Description	Approving Authority	Officer Comments
	a) construction of Road 9 (Stage 2 - Road 5 revised Plan approved 23 May 2023) and its intersection with Lancelin Road, as shown on the plan dated 16 January 2024; or b) upgrading of Old Ledge Point Road and Kingfisher Drive intersection as shown on the plan dated 16 January 2024; or c) construction of Road 10 and its intersection with Old Ledge Point Road, as shown on the plan dated 16 January 2024.		The applicant has advised the Shire that the remainder of works will be completed by end of August 2026. It is considered that this is achievable given little amount of works outstanding. Further inspection will be required before final signoff. **Condition not satisfied (Bonded).**
9	All local streets within the subdivision being truncated in accordance with the Western Australian Planning Commission's Liveable Neighbourhoods and DC 1.7 General Road Planning.	LG	Streets truncated as per the approved plans. **Condition satisfied.**
10	Prior to the creation of the first lot, engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and	LG	Shared paths have been constructed throughout Stages 3 and 4 in accordance with approved working drawings. The shared path connection to Lancelin townsite area has commenced but incomplete. The applicant has advised that this will take a further 10 weeks to finish. A bond has not been offered to cover the work.

SUBDIVISION CLEARANCE CHECKLIST – SHIRE OF GINGIN

LANCELIN - SOUTH, – WAPC (164479) (Deposited Plan 432328)

Stage 3 & 4

Condition	Description	Approving Authority	Officer Comments
	specifications, for the provision of shared paths through the application area and also connecting the application area to Lancelin townsite via Lancelin Road. The approved shared to be constructed by the landowner/applicant.		The shared path works are proposed to be covered under a Deed of Agreement. At the time this report was prepared the Shire had signed the deed but yet to be signed by the applicant. **Condition not satisfied.**
11	The Bushfire Management Plan by Bushfire Safety Consulting Pty Ltd, dated 7 February 2024, version 4.0 is to be updated to address the following: a) modify the BMP by moving implementation action No. 4 to landowner/occupier responsibility; b) modify the BMP to delete implementation action No. 5 regarding the bushfire prone notification; and c) modify the BMP to include the road connection scenarios that create two primary subdivision connections via either Lancelin Road or Old Ledge Point Road, and this may include the current Hamelin Avenue connection.	LG	The amended BMP has been included with the Amended Structure Plan. Two connecting roads have been included, with the connecting point in Stage 2 included in extension to Lancelin Rd together with the existing access from Hamlin Avenue to Lancelin Road (Stage 1). **Condition satisfied.**
12	Information is to be provided to demonstrate that the measures contained in Section 6 'Responsibilities for Implementation and Management', of the updated Bushfire Management Plan via	LG	Certification from Bushfire consultant to be provided. **Condition not satisfied.**

SUBDIVISION CLEARANCE CHECKLIST – SHIRE OF GINGIN

LANCELIN - SOUTH, – WAPC (164479) (Deposited Plan 432328)

Stage 3 & 4

Condition	Description	Approving Authority	Officer Comments
	Condition 11, have been implemented during subdivisional works. This information should include a completed 'Certification by Bushfire Consultant" from the bushfire management plan.		
13	A notification, pursuant to Section 165 of the Planning and Development Act 2005, is to be placed on the certificates of title of the proposed lots with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows: *"This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land"*	WAPC	
14	A notification, pursuant to Section 165 of the Planning and Development Act 2005 is to be placed on the Certificate of Title of the proposed lots. Notice of this notification is to be included on the proposed lots 1-	WAPC	

SUBDIVISION CLEARANCE CHECKLIST – SHIRE OF GINGIN

LANCELIN - SOUTH, – WAPC (164479) (Deposited Plan 432328)

Stage 3 & 4

Condition	Description	Approving Authority	Officer Comments
	5, 8-11, 24, 78-84 and 88-91 on the diagram or plan of survey (deposited plan). The notification is to state as follows: *"This lot is situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise. Additional planning and building noise requirements may apply to development on this land to achieve an acceptable level of noise reduction"*		
15	Arrangements being made for the transfer of the land free of cost to the Crown for the provision of a primary school site to serve the area, as identified within the approved Lancelin South Stage 1 Outline Development Plan.	DOE	
16	Arrangements being made with a licensed electricity network operator for the provision of an underground electricity distribution system that can supply electricity to each lot shown on the approved plan of subdivision.	Western Power	
17	Arrangements being made to the specification of Western Power for the removal, relocation and/or replacement of electricity supply infrastructure,	Western Power	

SUBDIVISION CLEARANCE CHECKLIST – SHIRE OF GINGIN

LANCELIN - SOUTH, – WAPC (164479) (Deposited Plan 432328)

Stage 3 & 4

Condition	Description	Approving Authority	Officer Comments
	including plant and/or equipment located on or near the lot shown on the approved plan of subdivision.		
18	The transfer of land as Crown reserve free of cost to Western Power for the provision of electricity supply infrastructure.	Western Power	
19	Arrangements being made with a licensed water provider for the provision of a suitable water supply service to each lot shown on the approved plan of subdivision.	Lancelin South Water	
20	Arrangements being made with Lancelin South Water for the provision of a sewerage service to each lot shown on the approved plan of subdivision.	Lancelin South Water	
21	The proposed reserve shown on the approved plan of subdivision being shown on the diagram or plan of survey (deposited plan) as reserve for Public Open Space and vested in the Crown under Section 152 of the Planning and Development Act 2005, such land to be ceded free of cost and without any payment of compensation by the Crown.	LG	Deposited Plan shows the reserve and vesting with the Crown. **Condition satisfied**
22	Arrangements being made for the proposed public open space to be developed by the landowner/applicant to a minimum standard and maintained for	LG	Approved Landscaping Plan PC inspections conducted on 31 July 2026 indicated that approximately 95% of the works completed.

SUBDIVISION CLEARANCE CHECKLIST – SHIRE OF GINGIN

LANCELIN - SOUTH, – WAPC (164479) (Deposited Plan 432328)

Stage 3 & 4

Condition	Description	Approving Authority	Officer Comments
	two summers through the implementation of an approved landscape plan providing for the development and maintenance of the proposed public open space in accordance with the requirements of Liveable Neighbourhoods, and to the specifications of the local government. (Local Government)		A bond has been proposed to cover the remainder of works. At the time this report was prepared an invoice has been sent for completion of works but yet to be paid. The applicant has advised the Shire that the remainder of works will be completed by end of August 2026. It is considered that this is achievable given little amount of works outstanding. Further inspection will be required before final signoff. **Condition not satisfied (Bonded).**
ADVICE NOTES: N/A			

SUBDIVISION CLEARANCE CHECKLIST – SHIRE OF GINGIN

LANCELIN - SOUTH, – WAPC (164479) (Deposited Plan 432328)

Stage 3 & 4

15 REPORTS - OPERATIONS AND ASSETS

Nil

16 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

16.1 CR WILKIE - MEETINGS TO BE HELD AT LANCELIN

File	GOV/6-13
Author	James Bayliss – Temporary Chief Executive Officer
Reporting Officer	James Bayliss – Temporary Chief Executive Officer
Refer	Nil
Appendices	Nil

DISCLOSURES OF INTEREST

Nil

PURPOSE

To address a Notice on Motion submitted by Cr Wilkie in relation to holding Council Meetings and Annual Electors meetings in Lancelin.

COUNCILLOR MOTION

That Council:

1 *That council hold one Ordinary Council meeting annually in the town of Lancelin to allow for coastal communities to attend an OCM where they may not otherwise be able to attend due to work, study, distance or other personal circumstances.*

2 *That the 2027 Annual meeting of electors be held in Lancelin to provide equal opportunity to the remainder of our communities within our shire to attend and move electors motions.*

COUNCILLOR REASON FOR MOTION

To ensure we are aligned with our Customer Service Charter, Community Strategic Plan and Community Perception Feedback.

OFFICER COMMENT

Cr Wilkie submitted the following motion for consideration at Council's Ordinary Council Meeting (OCM) on 21 July 2026.

That Council:

1. *Amend the adopted schedule of future Ordinary Council Meeting locations so that either the October or November Ordinary Council Meeting is held at a suitable venue in Lancelin.*

2. *Request the Chief Executive Officer to prepare and present a report to Council outlining the costs, operational requirements and available options for establishing a monthly community bus service to transport residents from the coastal communities to and from Ordinary Council Meetings held in Gingin.*

Cr Wilkie did not attend the July OCM and therefore was not present to move the motion. Nor did he authorise another Councillor in writing to move the motion for him.

Council's attention is drawn to the following clauses of the Shire's Meeting Procedures *Local Law 2014* (the Local Law).

4.5 Motions of which previous notice has been given

(8) A motion of which notice has been given is to lapse unless –

*(a) **The member who gave notice of it, or some other member authorised by him or her in writing, moves the motion when called on**; or*

(b) the council or committee on a motion agrees to defer consideration of the motion to a later stage or date.

*(9) If a notice of motion is given and lapses in the circumstances referred to in subclause (8)(a), notice of **motion in the same terms or the same effect** is not to be given again for at least 3 months from the date of such lapse.*

Part 1 of Cr Wilkie's current motion, although not in exactly the same terms, proposes the **same effect** as the motion which lapsed at the July OCM. On that basis, consideration of Part 1 at this meeting is contrary to the provisions of cl. 4.5(9) of the Local Law.

That being said, the administration has no objection to Council determining whether an Ordinary Council Meeting and/or the Annual Meeting of Electors should be held in Lancelin.

The location of these meetings is ultimately a matter for Council to determine. Should Council resolve to hold meetings in Lancelin, the administration will make the necessary arrangements to facilitate the meetings, subject to the applicable statutory, operational and budgetary requirements.

Conversely, should Council determine to retain the existing arrangements, the administration will continue to facilitate meetings in accordance with the adopted meeting schedule.

Accordingly, the administration does not have a preferred position in relation to the proposed motion and will implement Council's decision.

RISK IMPLICATIONS

Council should bear in mind that, if it elects to deal with a motion that is contrary to the provisions of the Meeting Procedures Local Law 2014, then there is a definite risk that a precedent will be created which may lead to further non-compliance with this or other local laws in the future.

There are no risks identified with holding annual meetings of electors in Lancelin.

Whilst there are no significant risks associated with holding formal Council meetings in venues other than Council Chambers, Council should be cognizant of the obligation for the Shire to record Council meetings and publish those recordings on the Shire's website.

The Shire of Gingin is required under s.5.23A of the *Local Government Act 1995* and reg.14I of the *Local Government (Administration) Regulations 1996* to record each meeting of its Council. As Council is aware, issues are experienced from time to time with recording meetings in the Council Chambers. There is an increased risk of inadequate or failed recordings in other venues where recording equipment must be transported and set up in unfamiliar surroundings, and acoustics may be less conducive to obtaining a clear recording.

Inadequate IT facilities may also make it difficult or impossible for council members to attend the meeting electronically if required and authorised to do so by the President.

STATUTORY/LOCAL LAW IMPLICATIONS

Local Government Act 1995
Part 5 Administration
Division 2 Council meetings, committees and their meetings and electors' meetings
s.5.23 Meetings generally open to the public
s.5.23A Electronic broadcasting and video or audio recording of council meetings

Local Government (Administration) Regulations 1996
Part 2 Council and committee meetings
Reg. 4A Information that may be treated on confidential basis at meeting (Act s. 5.23(4)(g)

Part 2A Electronic broadcasting and video or audio recording of council meetings (Act s. 5.23A)

Reg. 14C Attendance at meetings by electronic means may be authorised (Act s.5.25(1)(ba)
Reg. 14I Local governments to make recordings of council meetings

Shire of Gingin Meeting Procedures Local Law 2014
Part 4 Business of a meeting
Cl. 4.5 Motions of which previous notice has been given

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	4. Excellence & Accountability - Deliver Quality Leadership and Business Expertise
Strategic Objective	4.2 Effective Governance - Apply systems of compliance which assists Council to make informed decisions within a transparent, accountable, and principled environment.

VOTING REQUIREMENTS - SIMPLE MAJORITY

MOTION/OFFICER RECOMMENDATION

MOVED: Councillor Wilkie SECONDED: Councillor Stewart

1. That Council hold one Ordinary Council meeting annually in the town of Lancelin to allow for coastal communities to attend an OCM where they may not otherwise be able to attend due to work, study, distance or other personal circumstances.

2. That the 2027 Annual meeting of electors be held in Lancelin to provide equal opportunity to the remainder of our communities within our shire to attend and move electors' motions.

Councillor Balcombe indicated her desire to move an amendment motion to amend the motion in Part 1 by replacing the words "the town of Lancelin" with "an Upper Coastal town". A point of order was raised by Councillor Stewart indicating that the motion should be an alternative rather than an amendment as it would change the intent of the substantive motion.

The point of order was upheld by the Presiding Member who then foreshadowed her intention to move an alternative motion in the event the motion under consideration was lost.

PROCEDURAL MOTION

MOVED: Councillor Balcombe SECONDED: Councillor Kestel

That the meeting be adjourned until 4:00 pm on 19 August 2026

CARRIED UNANIMOUSLY
8 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Stewart, Councillor Wilkie, Councillor Woods and Councillor Weeks*
AGAINST: *Nil*

The Presiding Member declared the meeting adjourned at 7:00 pm. The meeting will recommence in Council Chambers on 19 August 2026 at 4:00 pm.

RESUMPTION OF MEETING 19 AUGUST 2026

The Presiding Member did not declare the meeting open as a quorum was not present. In accordance with regulation 8 of the *Local Government (Administration) Regulations 1996* those in attendance waited 30 minutes for a quorum to be established.

RECORD OF ATTENDANCE

Present at 4:00 pm were:

Councillors – L Balcombe (President/Presiding Member), C Hyne, R Kestel and N Woods.

Staff – J Bayliss (Temporary Chief Executive Officer), L Parola (Acting Executive Manager Corporate Services), R March (Executive Manager Operations and Assets) and Y Moorby (Governance Support Officer/Minute Officer).

Gallery – There was one member of the public present in the gallery.

Apologies – Cr Peczka, Cr Stewart, Cr Weeks and Cr Wilkie.

Leave of Absence – Cr Vis

ADJOURNMENT

At 4:30 pm the Presiding Member noted that 30 minutes had elapsed without a quorum being established and, in accordance with regulation 8 of the *Local Government*

(Administration) Regulations 1996, announced that the Ordinary Council Meeting would resume on 25 August 2026, commencing at 3 pm at the Council Chambers.

RESUMPTION OF MEETING - 25 AUGUST 2026

The Presiding Member declared the adjourned meeting open at 3:01 pm and welcomed all in attendance.

RECORD OF ATTENDANCE

Present at the resumption of the meeting were:

Councillors – L Balcombe (President/Presiding Member), C Hyne, R Kestel. A Vis (electronic attendance) and N Woods.

Staff – J Bayliss (Temporary Chief Executive Officer), L Parola (Acting Executive Manager Corporate Services), M Close (Temporary Executive Manager Regulatory and Development Services), R March (Executive Manager Operations and Assets) and Y Moorby (Governance Support Officer/Minute Officer).

Apologies – Cr Peczka, Cr Stewart, Cr Weeks and Cr Wilkie.

Observer – Dr S Silcox (Monitor) (electronic attendance).

Gallery – There were no members of the public present in the Gallery.

The meeting resumed from the adjournment of the Ordinary Council Meeting on 18 August 2026. Item 16.1 Cr Wilkie – Meetings to be held at Lancelin was under consideration.

AMENDMENT MOTION

MOVED: Councillor Balcombe SECONDED: Councillor Woods

That Council amend the motion in Part 1 by replacing the word "annually" with "in May".

CARRIED UNANIMOUSLY
5 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Vis and Councillor Woods*
AGAINST: *Nil*

Reason

To ensure that there is a set date for the staff to plan for.

The amendment was incorporated into the substantive motion, which was then put.

COUNCIL MOTION

MOVED: Councillor Wilkie SECONDED: Councillor Stewart

1. Hold one Ordinary Council Meeting in May in the town of Lancelin to allow for coastal communities to attend an OCM where they may not otherwise be able to attend due to work, study, distance or other personal circumstances.

2. That the 2027 Annual meeting of electors be held in Lancelin to provide equal opportunity to the remainder of our communities within our shire to attend and move electors' motions.

CARRIED UNANIMOUSLY
5 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Vis and Councillor Woods*

AGAINST: *Nil*

16.2 CR STEWART - COASTAL EROSION

This matter was brought forward for discussion as the second item of business (see pg. 26) and was therefore dealt with on 18 August 2026 when all Councillors, apart from Councillor Vis, were in attendance.

File	GOV/6-11
Author	James Bayliss – Temporary Chief Executive Officer
Reporting Officer	James Bayliss – Temporary Chief Executive Officer
Refer	Nil
Appendices	Nil

DISCLOSURES OF INTEREST

Nil

PURPOSE

To address a Notice on Motion submitted by Cr Stewart for a formal coastal erosion position be adopted by Council.

COUNCILLOR MOTION

That Council:

1. *Acknowledge the Lancelin Coastal Erosion Community Meeting held on 13 July 2026 and note that the town of Lancelin does not support a managed retreat option to coastal erosion and that council recognise the community's expectation that future coastal erosion management works be directed towards protecting the township, its assets and infrastructure and that any future CHRMAP adopted by council always prioritise protection measures of the Shire's coastline;*

2. *Council formally resolve that protection measures are always the preferred pathway to manage coastal erosion along the Shire's coastline;*

3. *Resolve that all significant strategic decisions relating to the planning, funding and implementation of coastal erosion management measures along the Shire's coastline be determined by Council; and*

4. *Council/CEO continues to advocate for state and federal funding for permanent protection measures for the town of Lancelin.*

COUNCILLOR REASON FOR MOTION

The Lancelin Coastal Erosion Community Meeting identified clear community expectations regarding the future management of coastal erosion.
The community expressed the view that the engineering reports and advice already obtained are sufficient to progress coastal protection works and that further expenditure on engineering reports and consultant advice is not supported. This motion formally acknowledges those views, supports council to adopt a formal position of council on our preferred coastal erosion responses, and ensures future strategic decisions are determined by Council.

OFFICER COMMENT

The Administration is unable to comment on the accuracy of the summary contained in point 1, as, to the best of the author's knowledge, formal minutes were not taken at the Lancelin Coastal Erosion Community Meeting held on 13 July 2026. The Administration is aware that there are differing views regarding the outcomes of the meeting, including the purpose and nature of a petition that were reportedly circulated as an attendance sheet. Whether Council is satisfied that the summary accurately reflects the views expressed at the meeting is ultimately a matter for Council.

If carried in its current form, the motion has the potential to affect the Shire's relationships with State Government agencies, funding bodies and technical advisers at a time when continued collaboration with these stakeholders is critical to progressing viable coastal erosion management outcomes for Lancelin.

Council has previously resolved to undertake further public consultation on the Coastal Hazard Risk Management Adaptation Plan (CHRMAP). The timing of this process is being considered given the current focus and resourcing allocation is directed to the north Lancelin erosion response.

The advertising process is intended to provide the community with an opportunity to provide submissions in the context of a peer review (at the request of Council), including engagement with relevant State Government agencies and technical advisers. It would therefore be premature to pre-empt the outcome of that consultation by determining in advance that a particular management pathway must always be prioritised. Doing so will diminish the purpose and value of the consultation process.

The Administration also notes that a decision to adopt protection measures as the preferred or exclusive long-term management pathway has implications beyond the desirability of protecting existing assets and infrastructure. Coastal protection works can involve significant capital and ongoing maintenance costs, technical and environmental considerations, approval requirements, funding eligibility requirements and potential long-term liabilities for the Shire. These matters need to be considered on a project-by-project basis having regard to available evidence, engineering advice, funding opportunities and the Shire's capacity to accept the associated financial and other liabilities.

A predetermined requirement that protection measures must always be adopted may also constrain the ability of Council and the Administration to obtain independent and objective technical advice.

The value of engaging appropriately qualified coastal engineers and other technical specialists is to enable them to assess the available options and provide advice based on the circumstances and evidence at the time. That advice may include consideration of protection, adaptation or other management responses.

In relation to point 3, the Administration is not aware of any change to the existing governance arrangements being required to enable Council to determine significant strategic matters relating to coastal erosion management. Strategic decisions of this nature are appropriately brought to Council for consideration. The Administration will continue to implement Council's resolutions and undertake advocacy with the State Government.

The Administration supports continued advocacy for funding to address the impacts of coastal erosion at Lancelin and will continue to pursue appropriate funding opportunities for coastal management measures. However, the availability of funding, eligibility for particular funding programs and the nature of works capable of being funded are matters determined by the relevant funding bodies and are not solely within the control of the Shire.

While this may not be the intention of the motion, its practical effect may be to constrain the range of management options available to Council and to affect the collaborative relationships upon which future funding opportunities, technical support and engineering solutions depend. This could unintentionally compromise the broader objective of achieving an effective response to coastal erosion at Lancelin.

The Administration therefore recommends that Council carefully consider the implications of establishing a predetermined requirement that protection measures are to be the preferred or exclusive management pathway before the completion of the further CHRMAP consultation and consideration of the available technical, financial, environmental and funding information.

The officer's view is that the motion should lapse.

RISK IMPLICATIONS

Adoption of the proposed motion may increase the Shire's strategic, financial and governance risk by committing Council to a predetermined coastal management approach and creating expectations regarding the delivery of permanent coastal protection works. While continued advocacy for external funding aligns with Council's strategic interests, any commitment that protection measures will always be the preferred management response may reduce Council's ability to consider future scientific evidence, statutory planning requirements, funding conditions and alternative adaptation measures on their individual merits.

The motion may also create ongoing community expectations that exceed Council's legislative authority or financial capacity to deliver.

STATUTORY/LOCAL LAW IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Unknown.

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	3. Planning & Sustainability - Plan for Future Generations
Strategic Objective	3.1 Climate Change & Adaption - Understand the impacts of climate change and identify actions to adapt and mitigate those impacts.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Stewart SECONDED: Councillor Weeks

That Council:

1. Acknowledge the Lancelin Coastal Erosion Community Meeting held on 13 July 2026 and note that the town of Lancelin does not support a managed retreat option to coastal erosion and that council recognise the community's expectation that future coastal erosion management works be directed towards protecting the township, its assets and infrastructure and that any future CHRMAP adopted by council always prioritise protection measures of the Shire's coastline.

2. Council formally resolve that protection measures are always the preferred pathway to manage coastal erosion along the Shire's coastline;

3. Resolve that all significant strategic decisions relating to the planning, funding and implementation of coastal erosion management measures along the Shire's coastline be determined by Council.

4. Council/CEO continues to advocate for state and federal funding for permanent protection measures for the town of Lancelin.

Councillor Kestel indicated his desire to move an amendment motion by deleting Part 2 of the motion. A point of order was raised by Councillor Stewart indicating that the motion should be an alternative rather than an amendment as it would change the intent of the substantive motion.

The point of order was upheld by the Presiding Member. Councillor Kestel then foreshadowed his intention to move an alternative motion in the event the motion under consideration was lost.

AMENDMENT MOTION

MOVED: Councillor Wilkie SECONDED: Councillor Hyne

That Council amend the motion by adding the words ", townsites and assets" after the word 'coastline' in Parts 1 and 2.

CARRIED UNANIMOUSLY
8 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Stewart, Councillor Wilkie, Councillor Woods and Councillor Weeks*
AGAINST: *Nil*

Reason

There is a concern about the majority of our coastline which is quite exhaustive, the intent of the whole proposal is to protect our community and our Shire assets.

The amendment was incorporated into the substantive motion which was then put.

COUNCIL RESOLUTION

MOVED: Councillor Stewart SECONDED: Councillor Weeks

That Council:

1. **Acknowledge the Lancelin Coastal Erosion Community Meeting held on 13 July 2026 and note that the town of Lancelin does not support a managed retreat option to coastal erosion and that council recognise the community's expectation that future coastal erosion management works be directed towards protecting the township, its assets and infrastructure and that any future CHRMAP adopted by council always prioritise protection measures of the Shire's coastline townsites and assets;**

2. Council formally resolve that protection measures are always the preferred pathway to manage coastal erosion along the Shire's coastline townsites and assets;

3. Resolve that all significant strategic decisions relating to the planning, funding and implementation of coastal erosion management measures along the Shire's coastline be determined by Council.

4. Council/CEO continues to advocate for state and federal funding for permanent protection measures for the town of Lancelin.

FOR: *Councillor Peczka, Councillor Stewart, Councillor Wilkie and Councillor Weeks*
AGAINST: *Councillor Balcombe, Councillor Kestel, Councillor Hyne and Councillor Woods*

There being an equal division of votes, Councillor Balcombe (Presiding Member) exercised her casting vote and voted AGAINST the motion.

LOST
4 / 5

ALTERNATIVE MOTION

MOVED: Councillor Kestel SECONDED: Councillor Woods

That Council:

1. Acknowledge the Lancelin Coastal Erosion Community Meeting held on 13 July 2026 and note that the town of Lancelin does not support a managed retreat option to coastal erosion and that council recognise the community's expectation that future coastal erosion management works be directed towards protecting the township, its assets and infrastructure and that any future CHRMAP adopted by council always prioritise protection measures of the Shire's coastline.

2. Resolve that all significant strategic decisions relating to the planning, funding and implementation of coastal erosion management measures along the Shire's coastline be determined by Council.

3. Council/CEO continues to advocate for state and federal funding for permanent protection measures for the town of Lancelin.

AMENDMENT MOTION

MOVED: Councillor Weeks SECONDED: Councillor Hyne

That Council to amend the motion in Part 1 by replacing the words "of the Shire's coastline" at the end of the part with "of the town".

CARRIED UNANIMOUSLY
8 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Stewart, Councillor Wilkie, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

The amendment was incorporated into the substantive motion which was then put.

COUNCIL RESOLUTION

MOVED: Councillor Kestel SECONDED: Councillor Woods

That Council:

1. Acknowledge the Lancelin Coastal Erosion Community Meeting held on 13 July 2026 and note that the town of Lancelin does not support a managed retreat option to coastal erosion and that council recognise the community's expectation that future coastal erosion management works be directed towards protecting the township, its assets and infrastructure and that any future CHRMAP adopted by council always prioritise protection measures of the town.

2. Resolve that all significant strategic decisions relating to the planning, funding and implementation of coastal erosion management measures along the Shire's coastline be determined by Council.

3. Council/CEO continues to advocate for state and federal funding for permanent protection measures for the town of Lancelin.

CARRIED UNANIMOUSLY
8 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Stewart, Councillor Wilkie, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

Reason for Alternative

The original Councillor motion potentially could send the wrong message to the state government and potentially cause too much of a financial burden on the Shire.

17 COUNCILLORS' OFFICIAL REPORTS

17.1 Cr C Hyne

22 August I attended the Ocean Farm Volunteer Bush Fire Brigade Celebration. It was well organised and a credit to the community.

22 August I attended the Seaview Park Bushland Centre open day. It was very well organised and a credit to the fundraising people.

18 NEW BUSINESS OF AN URGENT NATURE

Nil

ADJOURNMENT

The Presiding Member noted that it would not be possible to achieve a quorum in order to discuss the confidential matters and adjourned the meeting at 3:11 pm.

The Ordinary Council Meeting would resume on 26 August 2026, commencing at 3 pm at the Council Chambers.

RESUMPTION OF MEETING – 26 AUGUST 2026

The Presiding Member declared the adjourned meeting recommenced at 3:00 pm and welcomed all in attendance.

RECORD OF ATTENDANCE

Present at the resumption of the meeting were:

Councillors – L Balcombe (President/Presiding Member), F Peczka (Deputy President), C Hyne, R Kestel, L Stewart, J Weeks (electronic attendance), D Wilkie and N Woods.

Staff – J Bayliss (Temporary Chief Executive Officer), L Parola (Acting Executive Manager Corporate Services), M Close (Temporary Executive Manager Regulatory and Development Services), R March (Executive Manager Operations and Assets) and Y Moorby (Governance Support Officer/Minute Officer).

Observer – Dr S Silcox (Monitor) (electronic attendance).

Gallery – There were no members of the public present in the gallery.

Apologies – Nil

Leave of Absence – Cr Vis

19 MATTERS FOR WHICH MEETING IS TO BE CLOSED TO THE PUBLIC

In accordance with reg. 14CA(5) of the Local Government (Administration) Regulations (1996), Cr Weeks declared that he was able to maintain confidentiality while the meeting was closed to the public.

In accordance with reg. 14CA(5) of the Local Government (Administration) Regulations (1996), Dr Silcox declared in writing that he was able to maintain confidentiality while the meeting was closed to the public.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Stewart SECONDED: Councillor Woods

That Council move into a Confidential Session to discuss Items 19.1 to 19.12.

CARRIED UNANIMOUSLY
8 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Stewart, Councillor Wilkie, Councillor Woods and Councillor Weeks*
AGAINST: *Nil*

The meeting closed to the public at 3:01 pm. The Presiding Member requested that everyone with the exception of Councillors, the Temporary CEO and Shire employees leave the Council Chambers.

Councillor Hyne left the meeting at 3:03 pm.

Councillor Wilkie left the meeting at 3:03 pm.

19.1 ALLEGED BREACH 26/10 - CODE OF CONDUCT FOR COUNCIL MEMBERS, COMMITTEE MEMBERS AND CANDIDATES

File	GOV/10-1 GOV/6-13 GOV/6-12
Author	James Bayliss - Temporary Chief Executive Officer
Reporting Officer	James Bayliss - Temporary Chief Executive Officer
Refer	Nil

Reasons for Confidentiality

This report is confidential in accordance with s. 5.23(4)(g) of the *Local Government Act 1995* and r. 4A(b) of the *Local Government (Administration) Regulations 1996* as it relates to a complaint that alleges a behavioural breach under the local government's adopted code of conduct (as defined in section 8A.2(1)) and any information relating to the complaint.

DISCLOSURES OF INTEREST

Nil

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Kestel SECONDED: Councillor Peczka

That Council note that Complaint 26/10 has been withdrawn by the Complainant.

CARRIED UNANIMOUSLY
6 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Stewart, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

19.2 ALLEGED BREACH 26/11 - CODE OF CONDUCT FOR COUNCIL MEMBERS, COMMITTEE MEMBERS AND CANDIDATES

File	GOV/10-1 GOV/6-13 GOV/6-12
Author	James Bayliss - Temporary Chief Executive Officer
Reporting Officer	James Bayliss - Temporary Chief Executive Officer
Refer	Nil

Reasons for Confidentiality

This report is confidential in accordance with s. 5.23(4)(g) of the *Local Government Act 1995* and r. 4A(b) of the *Local Government (Administration) Regulations 1996* as it relates to a complaint that alleges a behavioural breach under the local government's adopted code of conduct (as defined in section 8A.2(1)) and any information relating to the complaint.

DISCLOSURES OF INTEREST

Nil

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Kestel SECONDED: Councillor Peczka

That Council note that Complaint 26/11 has been withdrawn by the Complainant.

CARRIED UNANIMOUSLY
6 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Stewart, Councillor Woods and Councillor Weeks*
AGAINST: *Nil*

Councillor Stewart left the meeting at 3:06 pm.

Councillor Wilkie returned to the meeting at 3:06 pm. The Presiding Member advised Councillor Willkie of the Council's decisions relating to Items 19.1 and 19.2.

19.3 ALLEGED BREACH 26/12 - CODE OF CONDUCT FOR COUNCIL MEMBERS, COMMITTEE MEMBERS AND CANDIDATES

File	GOV/10-1 GOV/6-11 GOV/6-12
Author	James Bayliss - Temporary Chief Executive Officer
Reporting Officer	James Bayliss - Temporary Chief Executive Officer
Refer	Nil

Reasons for Confidentiality

This report is confidential in accordance with s. 5.23(4)(g) of the *Local Government Act 1995* and r. 4A(b) of the *Local Government (Administration) Regulations 1996* as it relates to a complaint that alleges a behavioural breach under the local government's adopted code of conduct (as defined in section 8A.2(1)) and any information relating to the complaint.

DISCLOSURES OF INTEREST

Nil

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Woods SECONDED: Councillor Kestel

That Council note that Complaint 26/12 has been withdrawn by the Complainant.

CARRIED UNANIMOUSLY
6 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Wilkie, Councillor Woods and Councillor Weeks*
AGAINST: *Nil*

19.4 ALLEGED BREACH 26/13 - CODE OF CONDUCT FOR COUNCIL MEMBERS, COMMITTEE MEMBERS AND CANDIDATES

File	GOV/10-1 GOV/6-11 GOV/6-12
Author	James Bayliss – Temporary Chief Executive Officer
Reporting Officer	James Bayliss – Temporary Chief Executive Officer
Refer	Nil

Reasons for Confidentiality

This report is confidential in accordance with s. 5.23(4)(g) of the *Local Government Act 1995* and r. 4A(b) of the *Local Government (Administration) Regulations 1996* as it relates to a complaint that alleges a behavioural breach under the local government's adopted code of conduct (as defined in section 8A.2(1)) and any information relating to the complaint.

DISCLOSURES OF INTEREST

Nil

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Kestel SECONDED: Councillor Peczka

That Council note that Complaint 26/13 has been withdrawn by the Complainant.

CARRIED UNANIMOUSLY
6 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Wilkie, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

Councillor Hyne returned to the meeting at 3:09 pm. The Presiding Member advised Councillor Hyne of the Council's decisions relating to Items 19.1, 19.2, 19.3 and 19.4.

Councillor Kestel left the meeting at 3:09 pm.

19.5 ALLEGED BREACH 26/14 - CODE OF CONDUCT FOR COUNCIL MEMBERS, COMMITTEE MEMBERS AND CANDIDATES

File	GOV/10-1 GOV/6-11 GOV/6-5
Author	James Bayliss - Temporary Chief Executive Officer
Reporting Officer	James Bayliss - Temporary Chief Executive Officer
Refer	Nil

Reasons for Confidentiality

This report is confidential in accordance with s. 5.23(4)(g) of the *Local Government Act 1995* and r. 4A(b) of the *Local Government (Administration) Regulations 1996* as it relates to a complaint that alleges a behavioural breach under the local government's adopted code of conduct (as defined in section 8A.2(1)) and any information relating to the complaint.

DISCLOSURES OF INTEREST

Nil

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Woods SECONDED: Councillor Wilkie

That Council note that Complaint 26/14 has been withdrawn by the Complainant.

CARRIED UNANIMOUSLY
6 / 0

FOR: *Councillor Balcombe, Councillor Hyne, Councillor Peczka, Councillor Wilkie, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

Councillor Balcombe left the meeting at 3:10 pm.

Councillor Peczka assumed the Chair at 3:10 pm.

Councillor Kestel returned to the meeting at 3:10 pm. The Presiding Member advised Councillor Kestel of the Council's decision relating to Item 19.5.

19.6 ALLEGED BREACH 26/15 - CODE OF CONDUCT FOR COUNCIL MEMBERS, COMMITTEE MEMBERS AND CANDIDATES

File	GOV/10-1 GOV/6-11 GOV/6-3
Author	James Bayliss - Temporary Chief Executive Officer
Reporting Officer	James Bayliss - Temporary Chief Executive Officer
Refer	Nil

Reasons for Confidentiality

This report is confidential in accordance with s. 5.23(4)(g) of the *Local Government Act 1995* and r. 4A(b) of the *Local Government (Administration) Regulations 1996* as it relates to a complaint that alleges a behavioural breach under the local government's adopted code of conduct (as defined in section 8A.2(1)) and any information relating to the complaint.

DISCLOSURES OF INTEREST

Nil

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Hyne SECONDED: Councillor Woods

That Council note that Complaint 26/15 has been withdrawn by the Complainant.

CARRIED UNANIMOUSLY
6 / 0

FOR: *Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Wilkie, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

Councillor Balcombe returned to the meeting at 3:12 pm. The Presiding Member advised Councillor Balcombe of the Council's decision relating to Item 19.6.

Councillor Balcombe resumed the Chair at 3:13 pm.

19.7 ALLEGED BREACH 26/16 - CODE OF CONDUCT FOR COUNCIL MEMBERS, COMMITTEE MEMBERS AND CANDIDATES

File	GOV/10-1 GOV/6-11 GOV/6-8
Author	James Bayliss - Temporary Chief Executive Officer
Reporting Officer	James Bayliss - Temporary Chief Executive Officer
Refer	Nil

Reasons for Confidentiality

This report is confidential in accordance with s. 5.23(4)(g) of the *Local Government Act 1995* and r. 4A(b) of the *Local Government (Administration) Regulations 1996* as it relates to a complaint that alleges a behavioural breach under the local government's adopted code of conduct (as defined in section 8A.2(1)) and any information relating to the complaint.

DISCLOSURES OF INTEREST

Councillor Stewart disclosed an impartiality interest in relation to Item 19.7 as he is the complainant.

Councillor Wilkie disclosed an impartiality interest in relation to Item 19.7 as he is friends and occasionally socialises with Councillor Stewart, the applicant in the alleged breach.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Wilkie SECONDED: Councillor Hyne

That Council resolve that:

1. The alleged breach by the Respondent in respect of clause 8(2)(b) of the Shire's Code of Conduct did not occur; and

2. The alleged breach by the Respondent in respect of clause 10(d) of the Shire's Code of Conduct did not occur.

CARRIED
6 / 1

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Woods and Councillor Weeks*

AGAINST: *Councillor Wilkie*

Councillor Hyne left the meeting at 3:21 pm.

19.8 ALLEGED BREACH 26/17 - CODE OF CONDUCT FOR COUNCIL MEMBERS, COMMITTEE MEMBERS AND CANDIDATES

File	GOV/10-1 GOV/6-11 GOV/6-12
Author	James Bayliss – Chief Executive Officer
Reporting Officer	James Bayliss - Temporary Chief Executive Officer
Refer	Nil

Reasons for Confidentiality

This report is confidential in accordance with s. 5.23(4)(g) of the *Local Government Act 1995* and r. 4A(b) of the *Local Government (Administration) Regulations 1996* as it relates to a complaint that alleges a behavioural breach under the local government's adopted code of conduct (as defined in section 8A.2(1)) and any information relating to the complaint.

DISCLOSURES OF INTEREST

Nil

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Kestel SECONDED: Councillor Woods

That Council note that Complaint 26/17 has been withdrawn by the Complainant.

CARRIED UNANIMOUSLY
6 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Wilkie, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

Councillor Balcombe left the meeting at 3:21 pm.

Councillor Peczka assumed the Chair at 3:21 pm.

Councillor Wilkie left the meeting at 3:21 pm and returned at 3:22 pm.

Councillor Stewart returned to the meeting at 3:22 pm. The Presiding Member advised Councillor Stewart of the Council's decisions in relation to Items 19.3, 19.4, 19.5, 19.6, 19.7 and 19.8.

Councillor Wilkie left the meeting at 3:22 pm.

Councillor Hyne returned to the meeting at 3:22 pm.

The Presiding Member advised Councillor Hyne of the Council's decision relating to Item 19.8.

19.9 ALLEGED BREACH 26/18 - CODE OF CONDUCT FOR COUNCIL MEMBERS, COMMITTEE MEMBERS AND CANDIDATES

File	GOV/10-1 GOV/6-13 GOV/6-3
Author	James Bayliss - Temporary Chief Executive Officer
Reporting Officer	James Bayliss - Temporary Chief Executive Officer
Refer	Nil

Reasons for Confidentiality

This report is confidential in accordance with s. 5.23(4)(g) of the *Local Government Act 1995* and r. 4A(b) of the *Local Government (Administration) Regulations 1996* as it relates to a complaint that alleges a behavioural breach under the local government's adopted code of conduct (as defined in section 8A.2(1)) and any information relating to the complaint.

DISCLOSURES OF INTEREST

Councillor Stewart disclosed an impartiality interest in relation to Item 19.9 as the complaint is about comments made to me.

A point of order was raised by Councillor Stewart, stating that the Presiding Member is required to give the mover the right of reply. The Presiding Member ruled that the point of order was upheld.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Kestel SECONDED: Councillor Stewart

Councillor Stewart foreshadowed his intention to move an alternative motion in the event that the motion under consideration was lost.

That Council resolve that:

1. The alleged breach by the Respondent in respect of clause 9(a) of the Shire's Code of Conduct did not occur;

2. The alleged breach by the Respondent in respect of clause 9(d) of the Shire's Code of Conduct did not occur; and

3. The alleged breach by the Respondent in respect of clause 10(a) of the Shire's Code of Conduct did not occur.

FOR: *Councillor Kestel, Councillor Hyne and Councillor Woods*
AGAINST: *Councillor Peczka, Councillor Stewart and Councillor Weeks*

There being an equal division of votes, Councillor Peczka (Presiding Member) exercised his casting vote and voted AGAINST the motion.

LOST
3 / 4

A point of order was raised by Councillor Hyne regarding the relevance of comments made by Councillor Stewart in relation to the alternative motion. The Presiding Member ruled that the point of order was upheld.

ALTERNATIVE MOTION

MOVED: Councillor Stewart SECONDED: Councillor Weeks

That Council resolve that:

1. The alleged breach by the Respondent in respect of clause 9(a) of the Shire's Code of Conduct did not occur;

2. The alleged breach by the Respondent in respect of clause 9(d) of the Shire's Code of Conduct did occur; and

3. The alleged breach by the Respondent in respect of clause 10(a) of the Shire's Code of Conduct did not occur.

FOR: *Councillor Peczka, Councillor Stewart and Councillor Weeks*
AGAINST: *Councillor Kestel, Councillor Hyne and Councillor Woods*

Reason

Under our code of conduct, a Councillor must not despise the character of another council member, committee member, or candidate, or local employee.

There being an equal division of votes, Councillor Peczka (Presiding Member) exercised his casting vote and voted FOR the motion.

CARRIED
4 / 3

Councillor Balcombe returned to the meeting at 3:49 pm.

Councillor Wilkie returned to the meeting at 3:49 pm.

The Presiding Member advised Councillor Balcombe and Councillor Wilkie of the Council's decision relating to Item 19.9.

Councillor Balcombe resumed the Chair at 3:50 pm.

Councillor Wilkie left the meeting at 3:51 pm.

Councillor Hyne left the meeting at 3:51 pm.

19.10 ALLEGED BREACH 26/19 - CODE OF CONDUCT FOR COUNCIL MEMBERS, COMMITTEE MEMBERS AND CANDIDATES

File	GOV/10-1 GOV/6-13 GOV/6-12
Author	James Bayliss – Temporary Chief Executive Officer
Reporting Officer	James Bayliss – Temporary Chief Executive Officer
Refer	Nil

Reasons for Confidentiality

This report is confidential in accordance with s. 5.23(4)(g) of the *Local Government Act 1995* and r. 4A(b) of the *Local Government (Administration) Regulations 1996* as it relates to a complaint that alleges a behavioural breach under the local government's adopted code of conduct (as defined in section 8A.2(1)) and any information relating to the complaint.

DISCLOSURES OF INTEREST

Councillor Hyne disclosed an impartiality interest in relation to Item 19.10 as he is party to the complaint.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Kestel SECONDED: Councillor Weeks

That Council note that Complaint 26/19 has been withdrawn by the Complainant.

CARRIED UNANIMOUSLY 6 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Peczka, Councillor Stewart, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

Councillor Balcombe left the meeting at 3:52 pm.

Councillor Stewart left the meeting at 3:52 pm.

Councillor Wilkie returned to the meeting at 3:52 pm. The Presiding Member advised Councillor Wilkie of the Council's decision relating to Item 19.10.

Councillor Peczka assumed the Chair at 3:52 pm.

19.11 BREACH 26/4 - TRAINING PLAN FOR COUNCILLOR

File	GOV/10-1
Author	James Bayliss - Temporary Chief Executive Officer
Reporting Officer	James Bayliss - Temporary Chief Executive Officer
Refer	21 April 2026 - Item 19.8

Reasons for Confidentiality

This report is confidential in accordance with s. 5.23(4)(g) of the *Local Government Act 1995* and r. 4A(b) of the *Local Government (Administration) Regulations 1996* as it relates to a complaint that alleges a behavioural breach under the local government's adopted code of conduct (as defined in section 8A.2(1)) and any information relating to the complaint.

DISCLOSURES OF INTEREST

Councillor Balcombe disclosed an impartiality interest in relation to Item 19.11 due to close proximity to complainant.

Councillor Hyne disclosed an impartiality interest in relation to Item 19.11 as he is party to the complaint.

VOTING REQUIREMENTS - SIMPLE MAJORITY

MOTION/OFFICER RECOMMENDATION

MOVED: Councillor Weeks SECONDED: Councillor Wilkie

That Council:

1. Endorse the Training Plan, as appendiced to the officer's report, prepared to address the breaches by Cr Stewart of cl. 9(b) and cl. 9(e) of the Code of Conduct for Council Members, Committee Members and Candidates as found by Council at its Ordinary Council Meeting on 21 April 2026.

2. Endorse that the timeframe for the Training Plan to be adhered to is 6 weeks from the date of this resolution (i.e. 29 September 2026).

A point of order was raised by Councillor Kestel regarding having someone out of the room being represented by someone in the room. The Presiding Member ruled that the point of order was upheld.

COUNCIL RESOLUTION

The motion was amended with agreement of the Mover and Seconder by changing the date in Part 2 from 29 September 2026 to 8 October 2026.

MOVED: Councillor Weeks SECONDED: Councillor Wilkie

That Council:

1. Endorse the Training Plan, as appendiced to the officer's report, prepared to address the breaches by Cr Stewart of cl. 9(b) and cl. 9(e) of the Code of Conduct for Council Members, Committee Members and Candidates as found by Council at its Ordinary Council Meeting on 21 April 2026.

2. Endorse that the timeframe for the Training Plan to be adhered to is 6 weeks from the date of this resolution (i.e. 8 October 2026).

CARRIED UNANIMOUSLY
5 / 0

FOR: *Councillor Kestel, Councillor Peczka, Councillor Wilkie, Councillor Woods and Councillor Weeks*
AGAINST: *Nil*

Reason for Amendment

To reflect the 6-week timeframe from the date of the resolution.

Councillor Hyne returned to meeting at 4:04 pm. The Presiding Member advised Councillor Hyne of the Council's decision from Items 19.10 and 19.11.

19.12 LEGAL REPRESENTATION COSTS FOR COUNCIL MEMBER

File	GOV/6-11
Author	James Bayliss - Temporary Chief Executive Officer
Reporting Officer	James Bayliss - Temporary Chief Executive Officer
Refer	Nil

Reasons for Confidentiality

This report is confidential in accordance with Section 5.23(4)(b) of the *Local Government Act 1995* as it contains information relating to the personal affairs of an individual.

DISCLOSURES OF INTEREST

Councillor Balcombe disclosed an impartiality interest in relation to Item 19.12 due to close proximity to person in legal proceedings.

Councillor Stewart disclosed a financial interest in relation to Item 19.12 as he is the applicant seeking representation.

Councillor Wilkie disclosed an impartiality interest in relation to Item 19.12 as he is friends with Cr Stewart and occasionally socialises with him outside the Council.

A point of order was raised by Councillor Hyne as to whether Councillor Weeks was making a statement, when a question is required. The Presiding Member ruled that the point of order was upheld.

A point of order was raised by Councillor Wilkie regarding future legal costs are not on debate. The Presiding Member ruled that the point of order was upheld.

A point of order was raised by Councillor Hyne regarding whether decisions should be made on the information provided and not other information. The Presiding Member ruled that the point of order was upheld.

Councillor Weeks left the meeting at 4:52 pm and returned at 4:53 pm.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Kestel SECONDED: Councillor Wilkie

Councillor Hyne foreshadowed his intention to move an alternative motion in the event the motion under consideration was lost.

Councillor Weeks foreshadowed his intention to move an alternative motion in the event the motion under consideration was lost.

Councillor Wilkie foreshadowed his intention to move an alternative motion in the event the motion under consideration was lost.

That Council:

1. Acknowledge that, based on the information presently before Council, the request for payment of legal representation costs cannot be supported; and

2. Authorise the Temporary CEO to liaise with the Council Member to seek the additional information identified in the report and, should further information be provided, refer the matter back to Council for consideration.

FOR: *Councillor Kestel, Councillor Hyne and Councillor Woods*
AGAINST: *Councillor Peczka, Councillor Wilkie and Councillor Weeks*

There being an equal division of votes, Councillor Peczka (Presiding Member) exercised his casting vote and voted AGAINST the motion.

LOST
3 / 4

ALTERNATIVE MOTION

Councillor Hyne foreshadowed his intention to move an alternative motion in the event the motion under consideration was lost.

MOVED: Councillor Hyne SECONDED: Councillor Kestel

That application for payment for legal representation cost is rejected.

FOR: *Councillor Kestel, Councillor Hyne and Councillor Woods*
AGAINST: *Councillor Peczka, Councillor Wilkie and Councillor Weeks*

There being an equal division of votes, Councillor Peczka (Presiding Member) exercised his casting vote and voted AGAINST the motion.

LOST
3 / 4

ALTERNATIVE MOTION

Councillor Weeks foreshadowed his intention to move an alternative motion in the event the motion under consideration is lost.

MOVED: Councillor Weeks SECONDED: Councillor Peczka

That Council:

Support the Councillor motion as described in the confidential report with the addition of

7. The Councillor is to seek costs to be awarded if the case is successful, and to refund all monies up to the total of $10,000 to the Shire of Gingin from those costs if so awarded; and

8. That if the case is lost all monies are to be paid back to the Shire of Gingin.

CARRIED
3 / 3

FOR: *Councillor Peczka, Councillor Wilkie and Councillor Weeks*
AGAINST: *Councillor Kestel, Councillor Hyne and Councillor Woods*

There being an equal division of votes, Councillor Peczka (Presiding Member) exercised his casting vote and voted FOR the motion.

CARRIED
4 / 3

Councillor Balcombe returned to meeting at 5:21 pm.

Councillor Stewart returned to meeting at 5:21 pm.

The Presiding Member advised Councillor Balcombe and Councillor Stewart of the Council's decisions relating to Items 19.11 and 19.12.

Councillor Balcombe resumed the Chair at 5:22 pm.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Woods SECONDED: Councillor Peczka

That the meeting be re-opened to the public.

CARRIED UNANIMOUSLY
8 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Stewart, Councillor Wilkie, Councillor Woods and Councillor Weeks*
AGAINST: *Nil*

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Woods SECONDED: Councillor Peczka

That the meeting be re-opened to the public.

CARRIED UNANIMOUSLY
8 / 0

FOR: *Councillor Balcombe, Councillor Kestel, Councillor Hyne, Councillor Peczka, Councillor Stewart, Councillor Wilkie, Councillor Woods and Councillor Weeks*
AGAINST: *Nil*

The meeting re-opened to the public at 5:21 pm. No members of the public returned to the Gallery.

20 CLOSURE

There being no further business, the Presiding Member declared the meeting closed at 5:24 pm.

The next Ordinary Council Meeting will be held in Ledge Point Country Club on 15 September 2026, commencing at 3:00 pm.