Shire of Bruce Rock

Where friends become family



Agenda

Ordinary Meeting of Council

To be held in Council Chambers

54 Johnson Street, Bruce Rock

Thursday 26 November 2026

Commencing from 3:00pm

Notice of Ordinary Meeting of Council

Dear President and Councillors,

The next Ordinary Meeting of Council will be held on Thursday 26 November 2026, **commencing from 3.00pm** in Council Chambers, at 54 Johnson Street, Bruce Rock.

Please contact the undersigned for any enquiries regarding the Agenda prior to the meeting.

Mark Furr
CHIEF EXECUTIVE OFFICER

DISCLAIMER

PLEASE READ THE FOLLOWING IMPORTANT DISCLAIMER BEFORE PROCEEDING:

Statements or decisions made at this meeting should not be relied or acted on by an applicant or any other person until they have received written notification from the Shire. Notice of all approvals, including planning and building approvals, will be given to applicants in writing. The Shire of Bruce Rock expressly disclaims liability for any loss or damages suffered by a person who relies or acts on statements or decisions made at a Council or Committee meeting before receiving written notification from the Shire.

The advice and information contained herein is given by and to Council without liability or responsibility for its accuracy. Before placing any reliance on this advice or information, a written inquiry should be made to Council giving entire reasons for seeking the advice or information and how it is proposed to be used.

Our Mission

We will achieve our vision by maintaining and enhancing the Bruce Rock lifestyle, increase business and employment opportunities and achieve population growth in an environmentally sustainable way.

Our Values

Respect, Inclusiveness, Fairness and Equality and Communication

SHIRE OF BRUCE ROCK

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SHIRE OF BRUCE ROCK

AGENDA – ORDINARY MEETING 26 NOVEMBER 2026

1. **Declaration of Opening**

2. **Record of Attendance/ Apologies / Leave of Absence (Previously Approved)**

3. **Declarations of Interest**
   In accordance with section 5.65 of the Local Government Act 1995, the following disclosures of **Financial (Both Direct and Indirect)** interest were made at the Council meeting.

Date	Name	Item No	Reason

In accordance with section 5.65 of the Local Government Act 1995, the following disclosures of **Closely Associated Person and Impartiality** interest were made at the Council meeting.

Date	Name	Item No	Reason

In accordance with sections 5.60B and 5.65 of the Local Government Act 1995, the following disclosures of **Proximity** interest were made at the Council meeting.

Date	Name	Item No	Reason

4. **Response to Previous Public Questions Taken on Notice**
   Nil

5. **Public Question Time**

6. **Petitions/Deputations/Presentations/Submissions**

7. **Applications for Leave of Absence**

8. Announcements by the Person Presiding without Discussion

9. Confirmation of Minutes

OFFICERS' RECOMMENDATION

That the minutes of the Ordinary Council Meeting held on 22 October 2026 be confirmed as an accurate record of the proceedings.

10. Matters for Decision

10.1 Executive Manager Technical Services

There are no reports requiring a Council decision for the current month.

10.2 Deputy Chief Executive Officer

There are no reports requiring a Council decision for the current month.

10.3 Executive Manager Corporate Services

10.3.1 Schedule of Accounts Paid – October 2026

File Reference	1.0053
Disclosure of Interest	Neither the Author nor Authorising Officer have any Impartiality, Financial or Proximity Interest that requires disclosure.
Applicant	Nil
Previous Item Numbers	Nil
Date	17 November 2026
Author	Mike Darby – Executive Manager Corporate Services
Authorising Officer	Mark Furr – Chief Executive Officer
Attachments 1. Schedule of Accounts Paid – October 2026	

Summary

Council is requested to note the payments as presented in the Schedule of Accounts Paid for October 2026.

Background

Pursuant to Local Government Act 1995, Section 6.8 (2)(b), where expenditure has been incurred by a local government, it is to be reported to the next Ordinary Meeting of Council.

Consultation

Consultation has been undertaken with the Senior Finance Officer and Finance Officer (Creditors).

Statutory Environment

Local Government Act 1995, Section 6.8 (2)(b) and Local Government (Financial Management) Regulations 1996, clause 13 relates.

Policy Implications

The Council's Policy Manual contains no policies that relate and nor are there any proposed.

Financial Implications

All expenditure has been approved via adoption of the 2026/27 Annual Budget.

Strategic Implications

Shire of Bruce Rock Strategic Community Plan 2022-2032	
Outcome:	4.0 Governance Priorities
Strategy:	4.1 Our organisation is well positioned and has capacity for the future.

Risk Implications

Risk	Risk Likelihood	Risk Impact / Consequence	Risk Rating	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
Failure to present a detailed listing of payments in the prescribed form would result in non-compliance with the Local Government (Financial Management) Regulations 1996, clause 13, which may result in a qualified audit.	Rare (1)	Minor (2)	Low (1-4)	Compliance Requirements	Accept Officer Recommendation

Risk Matrix

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

A risk is often specified in terms of an event or circumstance and the consequences that may flow from it. An effect may be positive, negative or a deviation from the expected and may be related to the following objectives: occupational health and safety, financial, service interruption, compliance, reputation and environment. A risk matrix has been prepared and a risk rating of two (2) has been determined for this item. Any items with a risk rating of 10 or greater (considered to be high or extreme risk) will be added to the Risk Register, and any item with a risk rating of 16 or greater will require a specific risk treatment plan to be developed.

Comment/Conclusion

The Schedule of Accounts Paid for October 2026 is presented to Council for notation.

Below is a summary of activity:

As at 31 October 2026		
Payment Type	$	%
Municipal Account Cheque	$15,028.74	1.48%
Municipal Account EFT (incl. Payroll)	$960,281.12	94.32%
Total Trust Account EFT	$850.00	0.08%
Total Trust Account Cheque	$0.00	0.00%
Direct Debits	$36,354.95	3.57%
Credit Cards	$4,324.14	0.42%
Fuel Cards	$1,241.26	0.12%
Total Payments	**$1,018,080.21**	**100.00%**

Voting Requirements

Simple Majority

OFFICERS' RECOMMENDATION

That with respect to the Schedule of Accounts Paid for October 2026, Council note the Report as presented.

ATTACHMENT 1

Schedule of Accounts Paid October 2026						
Serial No	Chq/EFT	Date	Name	Description	Amount	Legend
	Municipal Account Cheques					
1	75	02/10/2026	DEPARTMENT OF TRANSPORT	VEHICLE REGISTRATION RENEWAL	$185.05	
2	76	02/10/2026	WATER CORPORATION	WATER USAGE AT SHIRE PROPERTIES	$14,752.79	
3	77	15/10/2026	SHIRE OF BRUCE ROCK	PETTY CASH RECOUP SEPTEMBER 2026	$90.90	
				Total Cheques	**$15,028.74**	
	Municipal Account EFTs (incl. Payroll)					
4	EFT26274	02/10/2026	ADMEDIA AUSTRALIA	ADVERTISEMENT FOR BBVR	$924.00	
5	EFT26275	02/10/2026	AUSROAD MANUFACTURING PTY LTD	PARTS FOR BK409	$338.03	
6	EFT26276	02/10/2026	AUSTRALIA POST	POSTAL CHARGES FOR SEPTEMBER 2026	$160.16	
7	EFT26277	02/10/2026	AUSTRALIA'S GOLDEN OUTBACK	SHIRE EDITORIAL IN AGO HOLIDAY PLANNER	$2,805.00	
8	EFT26278	02/10/2026	AVON WASTE	KERBSIDE WASTE AND RECYCLING COLLECTIONS & BULK RECYCLING COLLECTIONS	$1,559.16	
9	EFT26279	02/10/2026	BOB WADDELL & ASSOCIATES PTY LTD	FINANCIAL CONSULTING	$6,688.00	
10	EFT26280	02/10/2026	BOC LIMITED	GAS BOTTLE RENTALS	$229.86	
11	EFT26281	02/10/2026	BRANDWORX AUSTRALIA	STAFF UNIFORMS	$1,742.52	
12	EFT26282	02/10/2026	BRUCE ROCK DISTRICT CLUB	CATERING & REFRESHMENTS FOR BUSH FIRE BRIGADE TRAINING AND COUNCIL LUNCH	$2,427.00	
13	EFT26283	02/10/2026	BRUCE ROCK ENGINEERING	SUPPLY, FIT & BALANCE TYRES BK09	$1,828.99	
14	EFT26284	02/10/2026	BUNNINGS MIDLAND W/H	MATERIALS FOR BUILDING MAINTENANCE	$1,063.18	
15	EFT26285	02/10/2026	CEMETERIES & CREMATORIA ASSOCIATION OF WA	ANNUAL ORDINARY MEMBERSHIP 2026-27	$130.00	
16	EFT26286	02/10/2026	CITY OF ALBANY	INITIAL PURCHASE AND ANNUAL SUBSCRIPTION FOR SPYDUS LIBRARY SYSTEM SOFTWARE	$8,536.00	
17	EFT26287	02/10/2026	CIVIL PRODUCTS WA PTY LTD	TRAFFIC SIGNS	$286.00	
18	EFT26288	02/10/2026	CLEANAWAY DANIELS SERVICES PTY LTD	MEDICAL CENTRE SHARPS DISPOSAL	$239.99	
19	EFT26289	02/10/2026	COMPLETE OFFICE SUPPLIES PTY LIMITED	SUPPLIES FOR CARAVAN PARK	$140.55	
20	EFT26290	02/10/2026	COPIER SUPPORT	PHOTOCOPIER METER READING SEPTEMBER 2026	$400.21	
21	EFT26291	02/10/2026	CORPCLOUD PTY LTD	MED CENTRE IT SUPPORT	$330.33	
22	EFT26292	02/10/2026	CREIGHAN HOLDINGS PTY LTD T/A C & F BUILDING APPROVALS	BUILDING PERMIT CONSULTATION SEPTEMBER 2026	$770.00	
23	EFT26293	02/10/2026	DATANET ASIA PACIFIC PTY LTD T/A DATANET	SUPPLY OF SCANNER KIT FOR LIBRARY	$327.25	
24	EFT26294	02/10/2026	DURESS PTY LTD	MED CENTRE DURESS ALARMS & SUBSCRIPTION	$3,360.50	
25	EFT26295	02/10/2026	DX PRINT GROUP PTY LTD	ENVELOPES	$231.00	
26	EFT26296	02/10/2026	EASTERN HILLS SAWS & MOWERS	PURCHASE OF LAWN MOWER	$1,709.10	
27	EFT26297	02/10/2026	ECOSCAPE AUSTRALIA PTY LTD	PLAYGROUND DESIGN	$4,075.50	
28	EFT26298	02/10/2026	EDGE PLANNING & PROPERTY	PLANNING CONSULTATION SERVICES AUGUST 2026	$389.81	
29	EFT26299	02/10/2026	EDWARDS ISUZU UTE (NARROGIN)	SERVICE BK1	$477.65	
30	EFT26300	02/10/2026	ELDERS BRUCE ROCK	AQUATIC CENTRE CHEMICALS & LAUNDRY POWDER FOR CARAVAN PARK	$327.80	
31	EFT26301	02/10/2026	ELEC TECH DIESEL SERVICES PTY LTD	SERVICE BK6674	$732.30	
32	EFT26302	02/10/2026	FILTERS PLUS WA	PARTS FOR BK660 & SMALL PLANT	$363.44	
33	EFT26303	02/10/2026	GREAT SOUTHERN FUEL SUPPLIES	KEROSENE & FUEL FOR SEPTEMBER 2026	$3,824.72	
34	EFT26304	02/10/2026	HERSEY'S SAFETY PTY LTD	PPE, WORKSHOP CONSUMABLES, & MATERIALS FOR ROAD MAINTENANCE	$2,410.78	
35	EFT26305	02/10/2026	HIP POCKET WORKWEAR & SAFETY GERALDTON	STAFF UNIFORMS	$953.70	
36	EFT26306	02/10/2026	JAPANESE TRUCK & BUS SPARES PTY LTD	PARTS FOR BK409	$889.30	
37	EFT26307	02/10/2026	KONYA CAPITAL (VERITAS MEDICOLEGAL)	STAFF FITNESS FOR WORK MEDICAL EXAMINATION	$2,420.00	
38	EFT26308	02/10/2026	LIBERTY OIL RURAL PTY LTD	BULK DIESEL	$52,758.00	
39	EFT26309	02/10/2026	MERREDIN PANEL AND PAINT	SUPPLY & FIT WINDSCREEN BK09	$1,369.50	**PR**
40	EFT26310	02/10/2026	NAPA	PARTS FOR BK472 & SMALL PLANT	$191.20	
41	EFT26311	02/10/2026	NB HARDWARE & AG SUPPLIES	BACK PACK SPRAYER & FERTILIZER FOR OVAL MAINTENANCE	$6,642.20	
42	EFT26312	02/10/2026	NORTHAM CARPET COURT	FINAL PAYMENT FOR SUPPLY AND INSTALLATION OF FLOORING & CARPET AT SHIRE PROPERTY	$4,420.00	
43	EFT26313	02/10/2026	OFFICEWORKS BUSINESS DIRECT	OFFICE SUPPLIES, EQUIPMENT AND STATIONERY ORDERS	$969.94	
44	EFT26314	02/10/2026	OMNICOM MEDIA GROUP AUSTRALIA PTY LTD	ADVERTISING EXPENSES	$1,123.40	
45	EFT26315	02/10/2026	QUAIRADING EARTHMOVING CO (JM DAWSON & PE DAWSON & JKH NOMINEES PTY LTD)	PUSH UP & STOCK PILING OF GRAVEL FOR ROAD WORKS	$12,650.00	**G**
46	EFT26316	02/10/2026	SHIRE OF KELLERBERRIN	HIRE OF STREET SWEEPER FOR AUGUST 2026	$3,422.50	
47	EFT26317	02/10/2026	SHIRE OF MERREDIN	EASTERN WHEATBELT VISITORS GUIDE ADVERTISEMENT	$735.00	
48	EFT26318	02/10/2026	SMITH EARTHMOVING	MAINTENANCE GRADING OF VARIOUS ROADS	$30,405.35	
49	EFT26319	02/10/2026	SNALLOW PTY LTD T/A WALLIS COMPUTER SOLUTIONS	INSTALLATION OF NEW LAPTOPS FOR ENTRY SYSTEMS AT DEPOT AND AQUATIC CENTRE	$1,149.98	
50	EFT26320	02/10/2026	STRATEGIC LEADERSHIP CONSULTING	CEO ANNUAL PERFORMANCE REVIEW	$5,643.90	
51	EFT26321	02/10/2026	SYNERGY	ELECTRICITY USAGE AT SHIRE PROPERTIES	$13,781.93	**PR**
52	EFT26322	02/10/2026	TEAM GLOBAL EXPRESS PTY LTD	FREIGHT CHARGES	$635.40	
53	EFT26323	02/10/2026	TELSTRA	TELEPHONE CHARGES	$1,624.96	
54	EFT26324	02/10/2026	TOCOJEPA PTY LTD T/A T-QUIP	PARTS FOR SMALL PLANT	$103.07	
55	EFT26325	02/10/2026	TRANSTRUCT	REPAIRS TO BK024 & WORKSHOP CONSUMABLES	$2,521.00	
56	EFT26326	02/10/2026	WA AGRISTORE PTY LTD	BATTERIES FOR BK6515, 1IZB867 & CRICKET PITCH ROLLER, PARTS FOR BK9340, BK730 & BK08, WORKSHOP CONSUMABLES AND MATERIALS FOR SHIRE PROPERTIES MAINTENANCE	$1,287.99	
57	EFT26327	02/10/2026	WA CONTRACT RANGER SERVICES	CONTRACT RANGER SERVICES SEPTEMBER 2026	$1,138.50	
58	EFT26328	02/10/2026	WA DISTRIBUTORS PTY LTD T/AS ALLWAYS FOODS	CLEANING SUPPLIES	$1,074.60	
59	EFT26329	02/10/2026	WESTRAC PTY LTD	PARTS FOR BK511 & BK6338	$461.04	
60	EFT26330	02/10/2026	WILSONS SIGN SOLUTIONS	NAME PLATES AND BASES	$258.50	
61	EFT26331	02/10/2026	WULYALING FARMS	FUEL FOR BK6674	$518.36	
62	EFT26332	01/10/2026	DEPARTMENT OF TRANSPORT (DOT CLEARING)	DOT CLEARING 29/09/2026 (EOM TRANSACTION)	$74,372.55	**R**
63	EFT26333	02/10/2026	DEPARTMENT OF TRANSPORT (DOT CLEARING)	DOT CLEARING 30/09/2026 (EOM TRANSACTION)	$1,255.15	**R**
64		07/10/2026	PAYROLL DIRECT DEBIT OF NET PAYS	PAYROLL FNE 07/10/2026	$95,377.93	
65	EFT26335	08/10/2026	ALEX WILSON	REIMBURSEMENT OF RELOCATION EXPENSES FOR CESM	$2,400.00	**PR**
66	EFT26336	08/10/2026	BOOKEASY AUSTRALIA PTY LTD	ONLINE CARAVAN PARK BOOKING SEPTEMBER 2026	$220.00	
67	EFT26337	08/10/2026	COLPET BROWNLEY	MANAGEMENT OF LANDFILL SITE FOR FNE 07/10/2026	$2,063.20	
68	EFT26338	08/10/2026	COMPLETE OFFICE SUPPLIES PTY LIMITED	CLEANING SUPPLIES FOR SHIRE PROPERTY MAINTENANCE	$62.87	
69	EFT26339	08/10/2026	CORPCLOUD PTY LTD	MED CENTRE IT SUPPORT	$344.41	
70	EFT26340	08/10/2026	LAERDAL PTY LTD	SAFETY EQUIPMENT FOR AQUATIC CENTRE	$107.91	
71	EFT26341	08/10/2026	LUKERATIVE PLUMBING, GAS & MAINTENANCE	ROOF & INTERNAL REPAIRS AT SHIRE PROPERTY	$4,999.50	
72	EFT26342	08/10/2026	NB HARDWARE & AG SUPPLIES	TOOLS FOR SHIRE PROPERTY MAINTENANCE	$31.90	
73	EFT26343	08/10/2026	RAMESH RAJAGOPALAN	ELECTED MEMBERS FEES AND EXPENSES CLAIM FOR SEPTEMBER 2026	$676.00	
74	EFT26344	08/10/2026	WA CONTRACT RANGER SERVICES	CONTRACT RANGER SERVICES SEPTEMBER 2026	$885.50	

75	EFT26345	08/10/2026	SHIRE OF BRUCE ROCK	PAYROLL DEDUCTIONS	$860.00	
76	EFT26346	08/10/2026	DEPARTMENT OF TRANSPORT DRIVER AND VEHICLE SERVICES (VI BAL OF REV EOM)	DOTMI VEHICLE INSPECTION BALANCE OF REVENUE SEPTEMBER 2026 (EOM TRANSACTION)	$180.00	R
77	EFT26347	01/10/2026	CHG-MERIDIAN AUSTRALIA PTY LTD	GYM EQUIPMENT RENTAL 01/10/2026 TO 31/12/2026	$1,304.39	
78	EFT26348	16/10/2026	ACUMENTIS PTY LTD	MARKET RENTAL VALUATION	$1,336.50	
79	EFT26349	16/10/2026	AVON WASTE	KERBSIDE WASTE AND RECYCLING COLLECTIONS & BULK RECYCLING COLLECTIONS FOR SEPTEMBER 2026 & SUPPLY OF BINS	$13,748.07	
80	EFT26350	16/10/2026	BITUMEN DISTRIBUTORS PTY LTD	SUPPLY & DELIVER CRS EMULSION	$15,312.00	
81	EFT26351	16/10/2026	BOB WADDELL & ASSOCIATES PTY LTD	FINANCIAL CONSULTING	$968.00	
82	EFT26352	16/10/2026	BRUCE ROCK FOOTBALL CLUB	COMMUNITY GRANT 2026-2027	$1,400.00	
83	EFT26353	16/10/2026	BRUCE ROCK NETBALL CLUB	COMMUNITY GRANT 2026-2027	$2,700.00	
84	EFT26354	16/10/2026	BURGESS RAWSON PTY LTD	INDUSTRIAL RENT & MANAGEMENT FEES AND WATER USAGE AT LEASED PROPERTIES	$1,249.65	
85	EFT26355	16/10/2026	CJD EQUIPMENT PTY LTD	OIL FOR BK373	$497.49	
86	EFT26356	16/10/2026	COMBINED PEST CONTROL WA P/L	ANNUAL SPIDER TREATMENT AT SHIRE PROPERTY	$242.00	
87	EFT26357	16/10/2026	DEPARTMENT OF WATER AND ENVIRONMENTAL REGULATION(CONTROLLED WASTE)	CONTROLLED WASTE LICENCE	$165.00	
88	EFT26358	16/10/2026	FAMD TRUST & TOP SPOT TRUST T/A RETECH RUBBER	DEPOSIT FOR AQUATIC CENTRE UPGRADE WORKS	$11,363.00	
89	EFT26359	16/10/2026	LIVINGSTREAMS MEDICAL SERVICES PTY LTD T/A DR OLUMUYIWA JEGEDE	PRE-EMPLOYMENT MEDICAL	$220.00	
90	EFT26360	16/10/2026	NAPA	PARTS FOR BK02	$402.60	
91	EFT26361	16/10/2026	NB HARDWARE & AG SUPPLIES	MATERIALS FOR SHIRE PROPERTY MAINTENANCE	$33.00	
92	EFT26362	16/10/2026	NUTRIEN AG SOLUTIONS	MATERIALS FOR SHIRE PROPERTY MAINTENANCE	$206.80	
93	EFT26363	16/10/2026	PARMELIA MANAGEMENT PTY LTD	STAFF AND COUNCILLORS ACCOMMODATION FOR LG CONVENTION	$9,896.91	
94	EFT26364	16/10/2026	SHIRE OF MERREDIN	ANNUAL CONTRIBUTION TO CENTRAL WHEATBELT VISITOR CENTRE 2026-2027	$2,500.00	
95	EFT26365	16/10/2026	SNALLOW PTY LTD T/A WALLIS COMPUTER SOLUTIONS	MONTHLY IT SUPPORT CHARGES	$8,268.63	
96	EFT26366	16/10/2026	ST JOHN WA - BRUCE ROCK SUB CENTRE	COMMUNITY GRANT 2026-2027	$2,637.64	
97	EFT26367	16/10/2026	STIHL SHOP MIDLAND	PARTS FOR SMALL PLANT	$92.00	
98	EFT26368	16/10/2026	SUPAGAS PTY LTD	GAS BOTTLE RENTALS	$2,087.80	
99	EFT26369	16/10/2026	TEAM GLOBAL EXPRESS PTY LTD	FREIGHT CHARGES	$182.83	
100	EFT26370	16/10/2026	TELSTRA	HARVEST BAN SMS SERVICE	$130.30	
101	EFT26371	16/10/2026	WA AGRISTORE PTY LTD	GAS BOTTLE EXCHANGE & MATERIALS FOR SHIRE PROPERTIES MAINTENANCE	$195.93	
102	EFT26372	16/10/2026	WHEATBELT UNIFORMS, SIGNS & SAFETY	PROTECTIVE CLOTHING FOR OUTSIDE STAFF	$591.31	
103	EFT26373	16/10/2026	ZONE 50 ENGINEERING SURVEYS PTY LTD	SURVEY AND DESIGN WORKS FOR ROADS	$8,697.02	
104		21/10/2026	PAYROLL DIRECT DEBIT OF NET PAYS	PAYROLL FNE 21/10/2026	$96,946.52	
105	EFT26376	21/10/2026	AUSTRALIAN TAXATION OFFICE	BAS FOR SEPTEMBER 2026	$27,918.00	
106	EFT26377	22/10/2026	SHIRE OF BRUCE ROCK	PAYROLL DEDUCTIONS	$930.00	
107	EFT26378	22/10/2026	BOB WADDELL & ASSOCIATES PTY LTD	FINANCIAL CONSULTING	$1,496.00	
108	EFT26379	22/10/2026	BROWNLEY'S PLUMBING & GAS	PLUMBING WORKS AT SHIRE PROPERTY	$534.60	
109	EFT26380	22/10/2026	BRUCE ROCK CAFE - LOVE THAT FOOD	REFRESHMENTS FOR COUNCIL MEETING	$42.00	
110	EFT26381	22/10/2026	BRUCE ROCK DISTRICT CLUB	REFRESHMENTS FOR COUNCIL MEETING	$488.00	
111	EFT26382	22/10/2026	COLPET BROWNLEY	MANAGEMENT OF LANDFILL SITE FOR FNE 21/10/2026	$2,063.20	
112	EFT26383	22/10/2026	LIBERTY OIL RURAL PTY LTD	ENGINE OIL	$6,641.55	
113	EFT26384	22/10/2026	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA (LGMA)	REGISTRATION FEES FOR THE 2026 ANNUAL STATE CONFERENCE	$3,890.00	
114	EFT26385	22/10/2026	LUKERATIVE PLUMBING, GAS & MAINTENANCE	PLUMBING WORKS AT SHIRE PROPERTIES	$3,102.00	
115	EFT26386	22/10/2026	MERREDIN PANEL AND PAINT	SUPPLY AND FIT WINDSCREENS TO BK010 AND BK472	$2,530.00	
116	EFT26387	22/10/2026	THE ENTERTAINERS PTY LTD ATF THE TRUE GRIT TRUST	FINAL PAYMENT FOR PERFORMANCE OF JOHN SCHUMANN & THE VAGABOND CREW	$18,494.00	G
117	EFT26388	22/10/2026	THE TIPSY TURTLE COCKTAIL BAR	BOOKING FEE FOR MUSIC FESTIVAL FACILITY SERVICES	$270.00	
118	EFT26389	30/10/2026	BOB WADDELL & ASSOCIATES PTY LTD	FINANCIAL CONSULTING	$176.00	
119	EFT26390	30/10/2026	BROWNLEY'S PLUMBING & GAS	PLUMBING WORKS AT SHIRE PROPERTY	$1,094.50	
120	EFT26391	30/10/2026	BRUCE ROCK DISTRICT CLUB	COUNCIL LUNCH AND REFRESHMENTS	$505.50	
121	EFT26392	30/10/2026	BRUCE ROCK ENGINEERING	TYRE REPAIRS BK373	$132.37	
122	EFT26393	30/10/2026	BRUCE ROCK LPO	STATIONERY ITEMS OCTOBER 2026	$15.25	
123	EFT26394	30/10/2026	BRUCE ROCK SENIORS ASSOCIATION INC.	DONATION FOR SENIORS WEEK CHRISTMAS FUNCTION	$600.00	
124	EFT26395	30/10/2026	BUNNINGS NORTHAM	PLANT & MATERIALS FOR SHIRE PROPERTIES MAINTENANCE	$487.26	
125	EFT26396	30/10/2026	CARROLL & RICHARDSON - FLAGWORLD PTY LTD	AUSTRALIAN NATIONAL FLAGS	$2,018.50	
126	EFT26397	30/10/2026	CENTRE POINT ELECTRICAL SERVICES PTY LTD	ELECTRICAL WORKS AT SHIRE PROPERTY & REPAIRS TO BK409	$1,542.83	
127	EFT26398	30/10/2026	CHIPPY CHAD AND CO CONSTRUCTION PTY LTD	DEPOSIT FOR SUPPLY OF MATERIALS FOR SHIRE PROPERTY RENOVATION PROJECT	$24,620.20	
128	EFT26399	30/10/2026	COPIER SUPPORT	PHOTOCOPIER METER READING OCTOBER 2026	$761.75	
129	EFT26400	30/10/2026	CREIGHAN HOLDINGS PTY LTD T/A C & F BUILDING APPROVALS	BUILDING PERMIT CONSULTATION OCTOBER 2026	$495.00	
130	EFT26401	30/10/2026	EASTERN HILLS SAWS & MOWERS	OIL AND PARTS FOR SMALL PLANT	$182.00	
131	EFT26402	30/10/2026	EDGE PLANNING & PROPERTY	PLANNING CONSULTATION SERVICES FOR JUNE AND SEPTEMBER 2026	$3,317.73	
132	EFT26403	30/10/2026	FILTERS PLUS WA	GREASE GUNS AND PARTS FOR SMALL PLANT & BK660	$337.04	
133	EFT26404	30/10/2026	GREAT SOUTHERN FUEL SUPPLIES	REPLACEMENT FUEL CARD	$2.75	
134	EFT26405	30/10/2026	JAPANESE TRUCK & BUS SPARES PTY LTD	PARTS FOR BK1018	$543.60	
135	EFT26406	30/10/2026	LANDGATE	COPY OF CERTIFICATE OF TITLES	$67.80	
136	EFT26407	30/10/2026	LGIS WA	INSURANCE 2026-2027 PAYMENT 2 OF 2	$181,048.14	PR
137	EFT26408	30/10/2026	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA (LGMA)	WELLBEING AND CONNECTION PROGRAM	$50.00	
138	EFT26409	30/10/2026	LOCK, STOCK AND FARRELL	SUPPLY OF NEW SECURITY KEYS FOR SHIRE PROPERTIES	$349.50	
139	EFT26410	30/10/2026	LUKERATIVE PLUMBING, GAS & MAINTENANCE	PLUMBING WORKS AT SHIRE PROPERTIES	$4,554.00	
140	EFT26411	30/10/2026	MERREDIN TELEPHONE SERVICES	IT SUPPORT AT GYM & SECURITY MONITORING OF SHIRE OFFICE FOR SEPTEMBER 2026	$616.00	
141	EFT26412	30/10/2026	MORNING SUN MOTEL	MUSIC BAND CREW ACCOMMODATION FOR BBVR	$1,120.00	G
142	EFT26413	30/10/2026	OFFICEWORKS BUSINESS DIRECT	OFFICE & PRINTING SUPPLIES, EQUIPMENT AND STATIONERY ORDERS	$4,025.35	
143	EFT26414	30/10/2026	ORIGO PTY LTD	AIRPORT WEATHER STATION ANNUAL SUPPORT	$453.20	
144	EFT26415	30/10/2026	PORT SHIPPING CONTAINERS PTY LTD	SHIPPING CONTAINER FOR STORAGE OF FIRE FIGHTING EQUIPMENT	$3,758.70	
145	EFT26416	30/10/2026	PUBLIC LIBRARIES WESTERN AUSTRALIA INC	LIBRARY MEMBERSHIP RENEWAL 2026-2027	$175.00	
146	EFT26417	30/10/2026	SHIRE OF KELLERBERRIN	HIRE OF STREET SWEEPER FOR SEPTEMBER 2026	$3,792.50	
147	EFT26418	30/10/2026	SHIRE OF QUAIRADING	STAFF TRAINING	$3,515.00	
148	EFT26419	30/10/2026	SMARTSHEET INC.	PURCHASE OF ADDITIONAL SOFTWARE USER LICENCE	$190.06	
149	EFT26420	30/10/2026	SMITH EARTHMOVING	MAINTENANCE GRADING FOR VARIOUS ROADS	$52,870.97	
150	EFT26421	30/10/2026	SNALLOW PTY LTD T/A WALLIS COMPUTER SOLUTIONS	SUPPLY & INSTALL OF NEW LAPTOP	$3,857.70	
151	EFT26422	30/10/2026	SOURCE MY PARTS	PARTS FOR BK373	$749.13	
152	EFT26423	30/10/2026	STIHL SHOP MALAGA	PARTS FOR SMALL PLANT & WORKSHOP CONSUMABLES	$158.00	
153	EFT26424	30/10/2026	SYNERGY	ELECTRICITY USAGE AT SHIRE PROPERTIES	$3,264.20	
154	EFT26425	30/10/2026	TEAM GLOBAL EXPRESS PTY LTD	FREIGHT CHARGES	$394.75	
155	EFT26426	30/10/2026	TELSTRA	TELEPHONE CHARGES	$1,641.56	
156	EFT26427	30/10/2026	THE TRUSTEE FOR THE SHACKLETON BULK HAULAGE TRUST T/A SHACKLETON BULK HAULAGE	SUPPLY AND DELIVER METAL	$17,574.29	
157	EFT26428	30/10/2026	VANESSA WARD	REIMBURSEMENT OF EXPENSES FOR BBVR MUSIC FESTIVAL	$371.90	
158	EFT26429	30/10/2026	WA AGRISTORE PTY LTD	MATERIALS FOR SHIRE PROPERTIES MAINTENANCE & PARTS FOR BK730	$304.64	
159	EFT26430	30/10/2026	WA CONTRACT RANGER SERVICES	CONTRACT RANGER SERVICES OCTOBER 2026	$379.50	
160	EFT26431	30/10/2026	WIN TELEVISION NETWORK PTY LTD	ADVERTISEMENT FOR BBVR	$253.00	
161	EFT26432	27/10/2026	COMMONWEALTH BANK CORPORATE CHARGE CARDS	CREDIT CARD FOR OCTOBER 2026	$4,324.14	
				Total EFTs	**$960,281.12**	
	Trust Account EFT Payments					
162	EFT26273	01/10/2026	SHIRE OF BRUCE ROCK	REFUND OF HALL HIRE BONDS	$320.00	
163	EFT26374	21/10/2026	BRUCE ROCK HOCKEY CLUB	REFUND OF HALL HIRE BOND	$265.00	
164	EFT26375	21/10/2026	CULTIVATORS COMMITTEE INCORPORATED	REFUND OF HALL HIRE BOND	$265.00	
				Total Trust Account EFT Payments	**$850.00**	

	Direct Debits					
165	DD11704.1	07/10/2026	AWARE SUPER PTY LTD	PAYROLL DEDUCTIONS	$7,209.05	
166	DD11704.2	07/10/2026	CATHOLIC SUPER	SUPERANNUATION CONTRIBUTIONS	$336.09	
167	DD11704.3	07/10/2026	AUSTRALIAN SUPER	SUPERANNUATION CONTRIBUTIONS	$4,745.53	
168	DD11704.4	07/10/2026	PANORAMA SUPER	SUPERANNUATION CONTRIBUTIONS	$1,566.68	
169	DD11704.5	07/10/2026	HOST PLUS SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	$1,758.84	
170	DD11704.6	07/10/2026	MACQUARIE SUPER MANAGER II	SUPERANNUATION CONTRIBUTIONS	$897.79	
171	DD11704.7	07/10/2026	PRIME SUPER	SUPERANNUATION CONTRIBUTIONS	$732.51	
172	DD11704.8	07/10/2026	MERCER SUPER TRUST	SUPERANNUATION CONTRIBUTIONS	$344.64	
173	DD11704.9	07/10/2026	HESTA	SUPERANNUATION CONTRIBUTIONS	$25.59	
174	DD11743.1	21/10/2026	AWARE SUPER PTY LTD	PAYROLL DEDUCTIONS	$7,354.36	
175	DD11743.2	21/10/2026	CATHOLIC SUPER	SUPERANNUATION CONTRIBUTIONS	$336.09	
176	DD11743.3	21/10/2026	AUSTRALIAN SUPER	SUPERANNUATION CONTRIBUTIONS	$4,646.12	
177	DD11743.4	21/10/2026	PANORAMA SUPER	SUPERANNUATION CONTRIBUTIONS	$1,558.64	
178	DD11743.5	21/10/2026	HOST PLUS SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	$1,758.84	
179	DD11743.6	21/10/2026	MACQUARIE SUPER MANAGER II	SUPERANNUATION CONTRIBUTIONS	$897.79	
180	DD11743.7	21/10/2026	PRIME SUPER	SUPERANNUATION CONTRIBUTIONS	$745.20	
181	DD11743.8	21/10/2026	MERCER SUPER TRUST	SUPERANNUATION CONTRIBUTIONS	$344.64	
182	DD11743.9	21/10/2026	HESTA	SUPERANNUATION CONTRIBUTIONS	$156.19	
183	DD11704.10	07/10/2026	MLC MASTERKEY-PERSONAL SUPER	SUPERANNUATION CONTRIBUTIONS	$518.59	
184	DD11743.10	21/10/2026	MLC MASTERKEY-PERSONAL SUPER	SUPERANNUATION CONTRIBUTIONS	$421.77	
				Total Direct Debits	**$36,354.95**	
	Credit Cards					
185		25/09/2026	OPENAI	CHAT GPT PRO FOR OFFICER	$31.42	
186		25/09/2026	COMM BANK	INTERNATIONAL TRANSACTION FEE	$0.79	
187		29/09/2026	OFFICEWORKS	SUPPLY OF NEW MOBILE PHONE FOR CESM	$1,547.00	**PR**
188		05/10/2026	OPENAI	CHAT GPT PRO FOR OFFICER	$27.27	
189		06/10/2026	OFFICEWORKS	WRIST BANDS FOR BBVR	$347.95	
190		14/10/2026	HEALTHENGINE	HEALTH ENGINE APP, SMS RECALLS AND NEW PATIENTS	$176.00	
191		16/10/2026	ANTHROPIC CLAUDE SUB	CLAUDE PRO SUBSCRIPTION FOR OFFICER	$30.91	
192		17/10/2026	OPENAI	CHAT GPT PRO FOR OFFICER	$77.00	
193		17/10/2026	OPENAI	CHAT GPT PRO FOR OFFICER	$27.27	
194		18/10/2026	AUSTRALIA POST WA PO	POLICE CLEARANCE CERTIFICATE FOR OFFICER	$66.00	
195		19/10/2026	WA POLICE FINANCE DIV	TRAFFIC CHECKS FOR STAFF	$16.50	
196		19/10/2026	WA POLICE FINANCE DIV	TRAFFIC CHECKS FOR STAFF	$16.50	
197		19/10/2026	MEGAVISION AUS	EQUIPMENT HIRE FOR BBVR MUSIC FESTIVAL	$822.54	
198		19/10/2026	MEGAVISION AUS	BOND FOR EQUIPMENT HIRE	$500.00	
199		19/10/2026	AUSTRALIA POST WA PO	POLICE CLEARANCE CERTIFICATE FOR OFFICER	$66.00	
200		24/10/2026	CANVA	RENEW SUBSCRIPTION TO CANVA PRO	$570.99	
				Total Credit Card Payments	**$4,324.14**	
	Fuel Cards					
	Card One					
201		02/10/2026	BRUCE ROCK OPT	UNLEADED FOR DOCTOR'S CAR	$78.86	
202		08/10/2026	BRUCE ROCK OPT	UNLEADED FOR DOCTOR'S CAR	$138.14	
203		16/10/2026	BRUCE ROCK OPT	UNLEADED FOR DOCTOR'S CAR	$78.36	
204		23/10/2026	BRUCE ROCK OPT	UNLEADED FOR DOCTOR'S CAR	$115.92	
205		30/10/2026	BRUCE ROCK OPT	UNLEADED FOR DOCTOR'S CAR	$125.01	
				Card One Total	**$536.29**	
	Card Five					
206		06/10/2026	BP APPLECROSS	UNLEADED FOR BK2	$143.17	
207		06/10/2026	BP APPLECROSS	BP PLUS FEE	$0.38	
208		09/10/2026	BP THE LAKES	UNLEADED FOR BK2	$44.60	
209		09/10/2026	BP THE LAKES	BP PLUS FEE	$0.38	
210		25/10/2026	BP FLOOPERS ROADHOUSE	UNLEADED FOR BK2	$137.00	
211		25/10/2026	BP FLOOPERS ROADHOUSE	BP PLUS FEE	$0.38	
				Card Five Total	**$325.91**	
	Card Four C					
212		2/10/2026	BRUCE ROCK OPT	BULK UNLEADED FOR DEPOT	$379.06	
				Card Four Total	**$379.06**	
				Total Fuel Card Payments	**$1,241.26**	

Legend	
R	Recoverable
PR	Partially Recoverable
G	Grant Funded
PG	Partial Grant Funded
F	Funded
PF	Partially Funded

Total Municipal Account Cheque Payments	**$15,028.74**	**1.48%**
Total Municipal Account EFT Payments (incl. Payroll)	**$960,281.12**	**94.32%**
Total Trust Account EFT Payments	**$850.00**	**0.08%**
Total Trust Account Cheque Payments	**$0.00**	**0.00%**
Direct Debits	**$36,354.95**	**3.57%**
Credit Cards	**$4,324.14**	**0.42%**
Fuel Cards	**$1,241.26**	**0.12%**
Total	**$1,018,080.21**	**100.00%**

10.3.2 Monthly Financial Reports – October 2026

File Reference	12.8.1
Disclosure of Interest	Neither the Author nor Authorising Officer have any Impartiality, Financial or Proximity Interest that requires disclosure.
Applicant	Nil
Previous Item Numbers	Nil
Date	16 November 2026
Author	Mike Darby - Executive Manager Corporate Services
Authorising Officer	Mark Furr – Chief Executive Officer
Attachments 1. Monthly Financial Report for October 2026 2. Capital Projects Tracker for October 2026	

Summary

In accordance with the Local Government Financial Management Regulations (1996), the Shire of Bruce Rock is to prepare a monthly Statement of Financial Activity for notation by Council.

Background

Nil

Consultation

Consultation has been undertaken with the Chief Executive Officer, Senior Finance Officer and Bob Waddell of Bob Waddell and Associates (Consultant).

Statutory Environment

Local Government (Financial Management) Regulations 1996, regulation 34 relates.

Policy Implications

The Council's Policy Manual contains no policies that relate and nor are there any proposed.

Financial Implications

All expenditure has been approved via adoption of the 2026/27 Annual Budget.

Council is requested to review the October 2026 Monthly Financial Reports, noting that Council is advised of the following matters:

- The overall financial position for October 2026 currently stands at $3,525,961 in surplus. This figure is influenced by the receipt of advanced payment of Federal Assistance Grants totalling approximately 80% of the total Grants for the financial year 2026/27 and the recognition of Rates revenue now that the Rates have been levied.

- The current amount of $16,312 for 90+ day debts include 14 outstanding amounts, four (4) of which are deceased estates, two (2) of theses will be collected when the properties from these estates are sold for unpaid rates in November, this process now just awaits settlement of both properties being

completed, which is scheduled for early December. The other two (2) will be treated in similar fashion when their rates are three (3) years overdue, the remaining are being followed up.

- A total of 212 transactions to the value of $1,018,080.21 including 181 Electronic Fund Transfers and Direct Debits were paid in October 2026, of which the vast majority were paid within 30 days.
- Capital projects – Year to date, purchase orders have been issued for five (5) 2026/27 capital projects, and two (2) have been completed. Planning is underway for a number of other projects.
- Employee costs for October have a positive variance of $42,667. The Shire has incurred year to date outsourced consultant service delivery costs of $29,957. These costs are associated with finance, environmental health services, town planning and building services. These services are outsourced arrangements rather than charged directly via employee salary and wage costs. Currently outsourced consultant services have a positive variance of $10,327 compared to their combined budget figures. The total year to date cost, combining employee costs and outsourced consultant services is $1,197,564 resulting in a positive variance of $12,710 year to date.

Strategic Implications

Shire of Bruce Rock Strategic Community Plan 2022-2032	
Outcome:	4.0 Governance Priorities
Strategy:	4.1 Our organisation is well positioned and has capacity for the future.

Risk Implications

Risk	Risk Likelihood	Risk Impact / Consequence	Risk Rating	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
Failure to monitor the Shire's ongoing financial performance would increase the risk of a negative impact on the Shire's Financial position. As the monthly report is a legislative requirement, non-compliance may result in a qualified audit.	Rare (1)	Moderate (3)	Low (1-4)	Compliance Requirements	Accept Officer Recommendation

Risk Matrix

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

A risk is often specified in terms of an event or circumstance and the consequences that may flow from it. An effect may be positive, negative or a deviation from the expected and may be related to the following objectives; occupational health and safety, financial, service interruption, compliance, reputation and environment. A risk matrix has been prepared and a risk rating of three (3) has been determined for this item. Any items with a risk rating over 10 or greater (considered to be high or extreme risk) will be added to the Risk Register, and any item with a risk rating of 16 or greater will require a specific risk treatment plan to be developed.

Comment/Conclusion

The October 2026 Monthly Financial Report is presented for review.

Voting Requirements

Simple Majority

OFFICERS' RECOMMENDATION

That with respect to the Monthly Financial Report for October 2026, Council note the Reports as presented.

SHIRE OF BRUCE ROCK

MONTHLY FINANCIAL REPORT

(Containing the Statement of Financial Activity)

FOR THE PERIOD ENDED 31 OCTOBER 2026

LOCAL GOVERNMENT ACT 1995

LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 OCTOBER 2026

BY NATURE

	Ref Note	Adopted Annual Budget (a)	Amended Annual Budget (d)	Amended YTD Budget (c)	YTD Actual (b)	Variance $ (c) - (b)	Variance % ((c) - (b))/(b)	Var.
		$	$	$	$	$	%	
OPERATING ACTIVITIES								
Revenue from operating activities								
Rates		2,186,221	2,186,221	2,186,221	**2,186,284**	63	0.00%	
Operating grants, subsidies and contributions		1,218,786	1,339,828	544,151	**565,637**	21,486	3.95%	
Fees and charges		1,184,335	1,184,335	530,289	**588,165**	57,876	10.91%	▲
Interest earnings		132,613	132,613	30,886	**30,337**	(549)	(1.78%)	
Other revenue		162,254	162,254	32,268	**15,076**	(17,192)	(53.28%)	▼
Profit on disposal of assets		44,102	44,102	14,700	**0**	(14,700)	(100.00%)	▼
		4,928,311	5,049,353	3,338,515	**3,385,498**	46,983	1.41%	
Expenditure from operating activities								
Employee costs		(3,099,701)	(3,204,384)	(1,210,274)	**(1,167,607)**	42,667	3.53%	
Materials and contracts		(2,581,124)	(2,597,484)	(1,245,942)	**(966,694)**	279,248	22.41%	▲
Utility charges		(332,720)	(332,720)	(104,884)	**(85,977)**	18,907	18.03%	▲
Depreciation on non-current assets		(6,361,646)	(6,361,646)	(2,120,472)	**(2,163,502)**	(43,030)	(2.03%)	
Interest expenses		(122,838)	(122,838)	(17,762)	**12,214**	29,976	168.76%	▲
Insurance expenses		(271,985)	(271,985)	(271,961)	**(257,442)**	14,519	5.34%	
Other expenditure		(231,085)	(231,085)	(52,681)	**(55,259)**	(2,578)	(4.89%)	
Loss on disposal of assets		(35,570)	(35,570)	(11,853)	**0**	11,853	100.00%	▲
		(13,036,670)	(13,157,713)	(5,035,829)	**(4,684,269)**	351,560	(6.98%)	
Non-cash amounts excluded from operating activities		6,359,376	6,359,376	2,123,887	**2,185,445**	61,558	2.90%	
Amount attributable to operating activities		**(1,748,983)**	**(1,748,984)**	**426,573**	**886,674**	460,101	107.86%	
INVESTING ACTIVITIES								
Inflows from investing activities								
Proceeds from capital grants, subsidies and contributions		6,377,799	6,377,799	1,021,344	**89,593**	(931,751)	(91.23%)	▼
Proceeds from disposal of assets		259,500	259,500	68,166	**0**	(68,166)	(100.00%)	▼
		6,637,299	6,637,299	1,089,510	**89,593**	(999,917)	(91.78%)	
Outflows from investing activities								
Payments for inventories, property, plant and equipment and infrastructure		(7,906,830)	(7,926,830)	(1,149,826)	**(413,797)**	736,029	64.01%	▲
		(7,906,830)	(7,926,830)	(1,149,826)	**(413,797)**	736,029	(64.01%)	
Amount attributable to investing activities		**(1,269,531)**	**(1,289,531)**	**(60,316)**	**(324,204)**	(263,888)	437.51%	
FINANCING ACTIVITIES								
Inflows from financing activities								
Transfer from reserves		335,326	355,326	0	**0**	0	0.00%	
		335,326	355,326	0	**0**			
Outflows from financing activities								
Repayment of borrowings		(134,028)	(134,028)	(15,194)	**(15,003)**	191	1.26%	
Payments for principal portion of lease liabilities		(6,531)	(6,531)	0	**0**	0	0.00%	
Transfer to reserves		(341,139)	(341,139)	0	**0**	0	0.00%	
		(481,698)	(481,698)	(15,194)	**(15,003)**	191	(1.26%)	
Amount attributable to financing activities		**(146,372)**	**(126,372)**	**(15,194)**	**(15,003)**	191	(1.26%)	
MOVEMENT IN SURPLUS OR DEFICIT								
Surplus or deficit at the start of the financial year		3,164,885	3,164,885	3,164,885	**2,978,494**	(186,391)	(5.89%)	
Amount attributable to operating activities		(1,748,983)	(1,748,984)	426,573	**886,674**	460,101	107.86%	▲
Amount attributable to investing activities		(1,269,531)	(1,289,531)	(60,316)	**(324,204)**	(263,888)	437.51%	
Amount attributable to financing activities		(146,372)	(126,372)	(15,194)	**(15,003)**	191	(1.26%)	
Surplus or deficit at the end of the financial year		**(1)**	**(2)**	**3,515,948**	**3,525,961**	10,013	0.28%	

KEY INFORMATION

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

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

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 OCTOBER 2026

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 2026-27 year is $5,000 or 10.0% whichever is the greater.

				Explanation of positive variances		Explanation of negative variances	
Nature or type	Var. $	Var. %		Timing	Permanent	Timing	Permanent
	$	%					
Revenue from operating activities							
Fees and charges	57,876	10.91%	▲	Various fees and charges are being received ahead of budget.			
Other revenue	(17,192)	(53.28%)	▼			Varous Other income running behind budget phasing.	
Profit on disposal of assets	(14,700)	(100.00%)	▼			Some budgeted asset disposals are yet to occur.	
Expenditure from operating activities							
Materials and contracts	279,248	22.41%	▲	Actual material and contract expenditure generally tracking behind budgeted expenditure.			
Utility charges	18,907	18.03%	▲	Utility expenditure behind budget phasing.			
Loss on disposal of assets	11,853	100.00%	▲	Some asset disposals have not yet taken place.			
Investing activities							
Proceeds from capital grants, subsidies and contributions	(931,751)	(91.23%)	▼			Budget allocations for completed projects which are grant related in this Financial Year are ahead of actuals.	
Proceeds from disposal of assets	(68,166)	(100.00%)	▼			Some budgeted asset disposals are yet to occur.	
Payments for inventories, property, plant and equipment	736,029	64.01%	▲	Expenditure on capital projects are behind budget phasing.			

STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 OCTOBER 2026

BY PROGRAM

	Note	Adopted Annual Budget (a)	Amended Annual Budget (d)	Amended YTD Budget (c)	YTD Actual (b)	Variance $ (c) - (b)	Variance % ((c) - (b))/(b)	Var. ▲▼
		$	$	$	$	$	%	
OPERATING ACTIVITIES								
Revenue from operating activities								
Governance		59,490	59,490	19,412	**21,644**	2,232	11.50%	
General Purpose Funding - Rates		2,186,221	2,186,221	2,186,221	**2,186,284**	63	0.00%	
General Purpose Funding - Other		898,246	898,246	216,144	**201,717**	(14,427)	(6.67%)	
Law, Order and Public Safety		36,200	157,242	30,653	**20,063**	(10,590)	(34.55%)	▼
Health		86,986	86,986	23,510	**25,502**	1,992	8.47%	
Housing		258,325	258,325	90,964	**82,956**	(8,008)	(8.80%)	
Community Amenities		227,082	227,082	201,042	**208,312**	7,270	3.62%	
Recreation and Culture		93,692	93,692	39,035	**38,461**	(574)	(1.47%)	
Transport		534,578	534,578	386,840	**387,307**	467	0.12%	
Economic Services		351,335	351,335	102,600	**173,201**	70,601	68.81%	▲
Other Property and Services		185,444	185,444	34,888	**36,866**	1,978	5.67%	
		4,928,311	5,049,353	3,338,515	**3,385,498**	**46,983**	1.41%	
Expenditure from operating activities								
Governance		(614,432)	(614,432)	(413,025)	**(235,237)**	177,788	43.05%	▲
General Purpose Funding		(115,393)	(115,393)	(35,395)	**(41,105)**	(5,710)	(16.13%)	▼
Law, Order and Public Safety		(278,206)	(399,249)	(104,556)	**(122,911)**	(18,355)	(17.55%)	▼
Health		(412,338)	(412,338)	(163,163)	**(138,596)**	24,567	15.06%	▲
Education and Welfare		(163,548)	(163,548)	(59,581)	**(41,373)**	18,208	30.56%	▲
Housing		(459,559)	(459,559)	(187,478)	**(151,781)**	35,697	19.04%	▲
Community Amenities		(414,297)	(414,297)	(136,440)	**(104,366)**	32,074	23.51%	▲
Recreation and Culture		(2,511,734)	(2,511,734)	(848,863)	**(690,005)**	158,858	18.71%	▲
Transport		(6,522,619)	(6,522,619)	(2,435,572)	**(2,257,703)**	177,869	7.30%	
Economic Services		(1,464,059)	(1,464,059)	(503,682)	**(460,594)**	43,088	8.55%	
Other Property and Services		(80,485)	(80,485)	(148,074)	**(440,598)**	(292,524)	(197.55%)	▼
		(13,036,670)	(13,157,713)	(5,035,829)	**(4,684,269)**	351,560	6.98%	
Non-cash amounts excluded from operating activities		6,359,376	6,359,376	2,123,887	2,185,445	(52,663)	23.69%	
Amount attributable to operating activities		**(1,748,983)**	**(1,748,984)**	**426,573**	**886,674**	460,101	107.86%	
INVESTING ACTIVITIES								
Inflows from investing activities								
Proceeds from capital grants, subsidies and contributions		6,377,799	6,377,799	1,021,344	**89,593**	(931,751)	(91.23%)	▼
Proceeds from Disposal of Assets		259,500	259,500	68,166	**0**	(68,166)	(100.00%)	▼
		6,637,299	6,637,299	1,089,510	**89,593**	(999,917)	(91.78%)	
Outflows from investing activities								
Payments for inventories, property, plant and equipment and infrastructure		(7,906,830)	(7,926,830)	(1,149,826)	**(413,797)**	736,029	64.01%	▲
		(7,906,830)	(7,926,830)	(1,149,826)	**(413,797)**	736,029	(64.01%)	
Amount attributable to investing activities		**(1,269,531)**	**(1,289,531)**	**(60,316)**	**(324,204)**	**(263,888)**	437.51%	
FINANCING ACTIVITIES								
Inflows from financing activities								
Proceeds from New Debentures	11	0	0	0	**0**	0	0.00%	
Transfer from Reserves		335,326	355,326	0	**0**	0	0.00%	
		335,326	355,326	0	**0**	0	0.00%	
Outflows from financing activities								
Repayment of borrowings		(134,028)	(134,028)	(15,194)	**0**	15,194	100.00%	▲
Payments for principal portion of lease liabilities		(6,531)	(6,531)	0	**(15,003)**	(15,003)	0.00%	▼
Transfer to Reserves		(341,139)	(341,139)	0	**0**	0	0.00%	
		(481,698)	(481,698)	(15,194)	**(15,003)**	191	1.26%	
Amount attributable to financing activities		**(146,372)**	**(126,372)**	**(15,194)**	**(15,003)**	**191**	1.26%	
MOVEMENT IN SURPLUS OR DEFICIT								
Surplus or deficit at the start of the financial year		3,164,885	3,164,885	3,164,885	**2,978,494**	(186,391)	(5.89%)	
Amount attributable to operating activities		(1,748,983)	(1,748,984)	426,573	**886,674**	460,101	107.86%	▲
Amount attributable to investing activities		(1,269,531)	(1,289,531)	(60,316)	**(324,204)**	(263,888)	437.51%	
Amount attributable to financing activities		(146,372)	(126,372)	(15,194)	**(15,003)**	191	(1.26%)	
Surplus or deficit at the end of the financial year		**(1)**	**(2)**	**3,515,948**	**3,525,961**	**10,013**	0.28%	

KEY INFORMATION

▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.
Refer to Note 15 for an explanation of the reasons for the variance.
The material variance adopted by Council for the 2022/23 year is $10,000 and 10%.

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

SHIRE OF BRUCE ROCK
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 OCTOBER 2026

	30 June 2026	31 October 2026
	$	$
CURRENT ASSETS		
Cash and cash equivalents	4,413,971	4,742,398
Trade and other receivables	417,891	289,142
Inventories	60,191	68,238
Contract assets	0	0
Other assets	26,744	0
TOTAL CURRENT ASSETS	4,918,797	5,099,777
NON-CURRENT ASSETS		
Trade and other receivables	31,031	9,087
Other financial assets	155,178	155,178
Property, plant and equipment	50,488,132	50,239,810
Infrastructure	167,200,586	165,700,847
Right-of-use assets	17,776	16,133
TOTAL NON-CURRENT ASSETS	217,892,703	216,121,054
TOTAL ASSETS	222,811,500	221,220,832
CURRENT LIABILITIES		
Trade and other payables	395,389	128,495
Other liabilities	116,959	17,366
Lease liabilities	6,531	6,531
Borrowings	134,027	119,024
Employee related provisions	410,144	410,144
TOTAL CURRENT LIABILITIES	1,063,050	681,559
NON-CURRENT LIABILITIES		
Lease liabilities	7,311	7,311
Borrowings	2,256,488	2,256,488
Employee related provisions	66,859	66,859
TOTAL NON-CURRENT LIABILITIES	2,330,657	2,330,657
TOTAL LIABILITIES	3,393,707	3,012,217
NET ASSETS	**219,417,793**	**218,208,615**
EQUITY		
Retained surplus	20,788,635	19,579,457
Reserve accounts	1,156,966	1,156,966
Revaluation surplus	197,472,192	197,472,192
TOTAL EQUITY	**219,417,793**	**218,208,615**

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

BASIS OF PREPARATION

The financial report has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and interpretations of the Australian Accounting Standards Board, and the *Local Government Act 1995* and accompanying Regulations.

The *Local Government Act 1995* and accompanying Regulations take precedence over Australian Accounting Standards where they are

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.

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.

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.

SIGNIFICANT ACCOUNTING POLICES

CRITICAL ACCOUNTING ESTIMATES
The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors believed to be reasonable making the judgements about carrying values of assets and liabilities not readily apparent from other sources.
Actual results may differ from these estimates.

The balances, transactions and disclosures impacted by accounting estimates are as follows:
- estimation of fair values of certain financial assets
- estimation of fair values of fixed assets shown at fair value
- impairment of financial assets

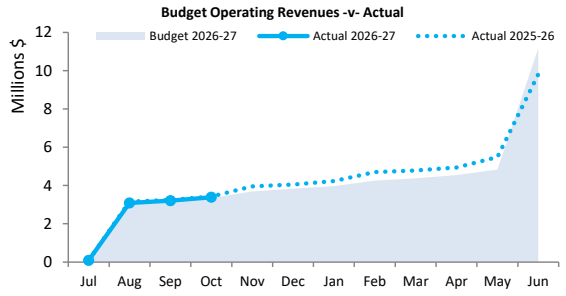
GOODS AND SERVICES TAX
Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.
Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

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

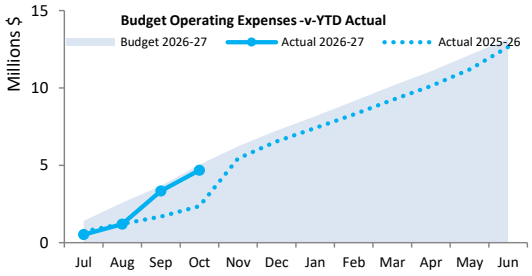
SUMMARY INFORMATION - GRAPHS

OPERATING ACTIVITIES

OPERATING REVENUE

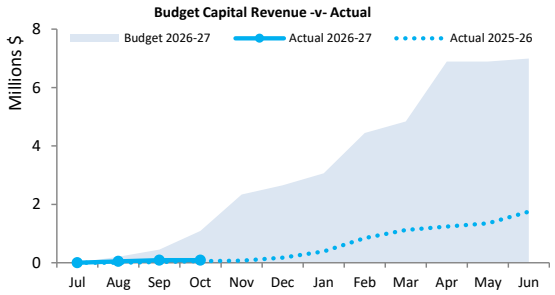


OPERATING EXPENSES

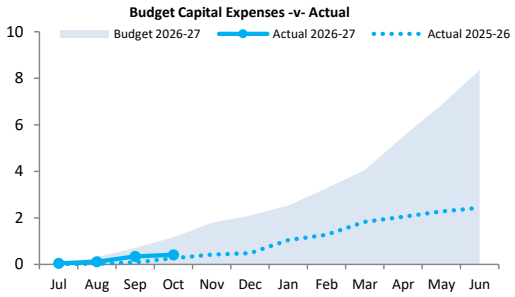


INVESTING ACTIVITIES

CAPITAL REVENUE

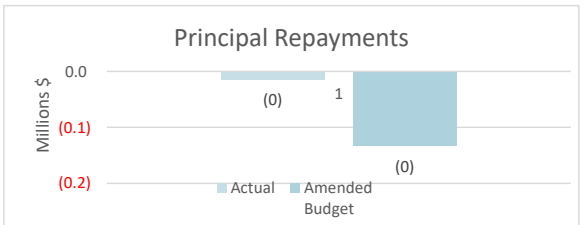


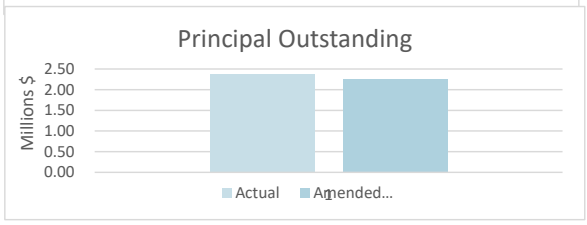
CAPITAL EXPENSES



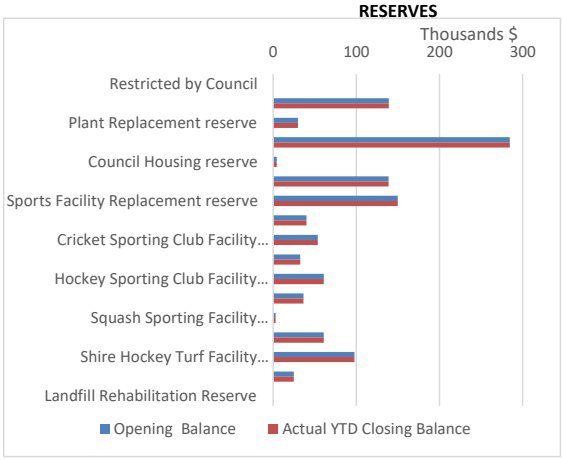
FINANCING ACTIVITIES

BORROWINGS

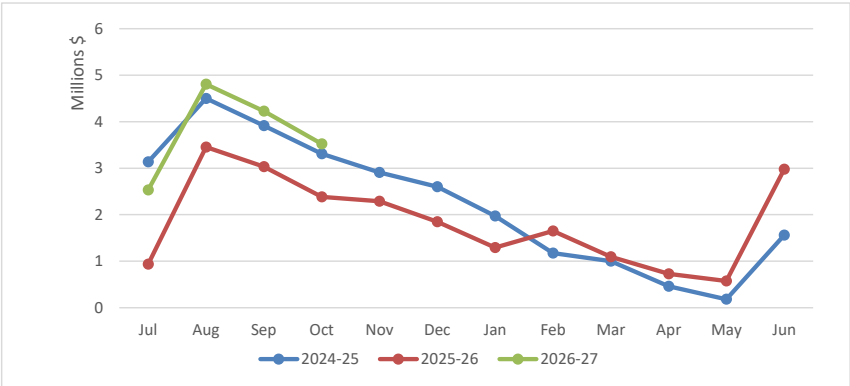




RESERVES



CLOSING FUNDING SURPLUS/(DEFEICIT)



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

OPERATING ACTIVITIES

CASH AND FINANCIAL ASSETS

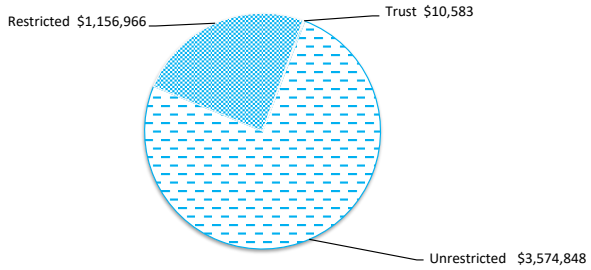
Description	Classification	Unrestricted	Restricted	Total Cash	Trust	Institution	Interest Rate	Maturity Date
		$	$	$	$			
Cash on hand								
ASSET - Petty Cash & Floats	Cash and cash equivalents	1,200		1,200		N/A	NIL	On hand
At Call Deposits								
ASSET - Municipal Cash at Bank (CBA)	Cash and cash equivalents	57,064		57,064		CBA	4.00%	N/A
ASSET - Online Investment Account (CBA)	Cash and cash equivalents	516,560		516,560		CBA	4.15%	N/A
ASSET - Investment Account (CBA)	Cash and cash equivalents	24		24		CBA	4.00%	N/A
Trust Cash at Bank (CBA)	Cash and cash equivalents			10,583	10,583	CBA	0.00%	N/A
Term Deposits								
ASSET - Investment Term Deposit	Cash and cash equivalents	1,000,000		1,000,000		CBA	5.04%	26/11/2026
ASSET - Investment Term Deposit - $2 million	Cash and cash equivalents	2,000,000		2,000,000		CBA	5.29%	1/02/2027
ASSET - General Reserve Account	Financial assets at amortised cost		608,037	608,037		CBA	5.20%	29/01/2027
ASSET - Transport Infrastructure Reserve Account	Financial assets at amortised cost		138,755	138,755		CBA	5.20%	29/01/2027
ASSET - Sporting Clubs Facility Replacement Reserve	Financial assets at amortised cost		410,174	410,174		CBA	5.27%	16/04/2027
Total		**3,574,848**	**1,156,966**	**4,742,398**	**10,583**			
Comprising								
Cash and cash equivalents		3,574,848	0	3,585,432	10,583			
Financial assets at amortised cost		0	1,156,966	1,156,966	0			
		3,574,848	**1,156,966**	**4,742,398**	**10,583**			

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.

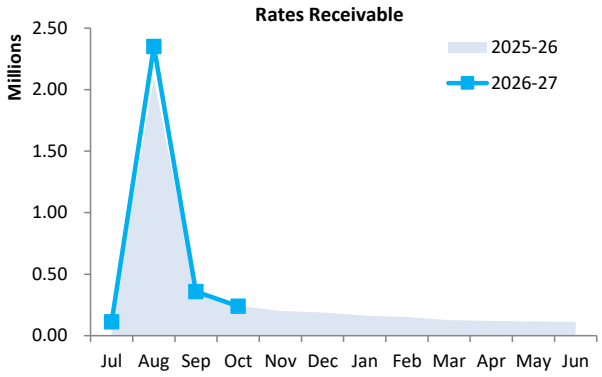
Financial assets at amortised cost held with registered financial institutions are listed in this note.



OPERATING ACTIVITIES

RECEIVABLES

Rates receivable	30 Jun 2026	31 Oct 2026
	$	$
Opening arrears previous years	96,895	112,517
Levied this year	2,235,415	2,373,420
Less - collections to date	(2,219,792)	(2,246,635)
Gross rates collectable	**112,517**	**239,303**
Allowance for impairment of rates/trade receivable	(22,046)	(22,046)
Net rates collectable	**90,471**	**217,257**
% Collected	95.2%	90.4%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$	$
Receivables - general	(3,269)	50,193	18,292	3,891	16,312	85,419
Percentage	(3.8%)	58.8%	21.4%	4.6%	19.1%	
Balance per trial balance						
Sundry receivable						85,419
Allowance for impairment of rates/trade receivable						(22,046)
Total receivables general outstanding						**63,373**

Amounts shown above include GST (where applicable)

KEY INFORMATION

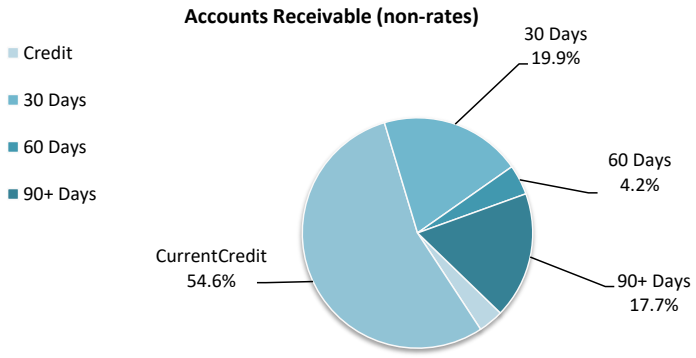
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

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.



ADJUSTED NET CURRENT ASSETS
STATEMENT OF FINANCIAL ACTIVITY INFORMATION

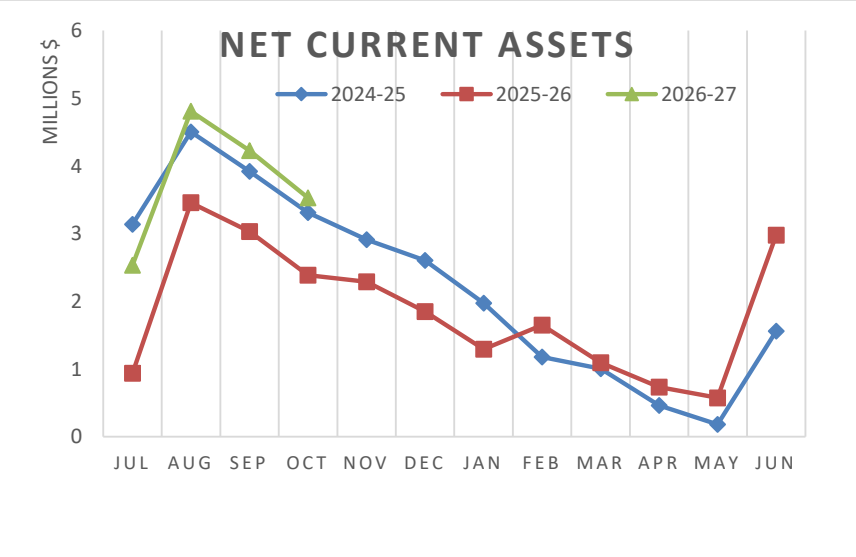
Adjusted Net Current Assets	Note	Last Years Closing 30/06/2026	This Time Last Year 31/10/2025	Year to Date Actual 31/10/2026
		$	$	$
Current Assets				
Cash Unrestricted		3,245,571	2,570,300	3,574,848
Cash Restricted - Reserves		1,156,966	1,095,565	1,156,966
Receivables - Rates		76,957	233,006	225,769
Receivables - Other		340,934	142,822	63,373
Other Assets Other Than Inventories		26,744	284,527	0
Inventories		60,191	39,112	68,238
		4,907,364	4,365,332	5,089,194
Less: Current Liabilities				
Payables		(383,376)	(134,476)	(117,332)
Contract and Capital Grant/Contribution Liabilities		(116,959)	(517,523)	(17,366)
Bonds & Deposits		(580)	(580)	(580)
Loan and Lease Liability		(140,558)	(106,886)	(125,555)
Provisions		(410,144)	(367,577)	(410,144)
		(1,051,616)	(1,127,042)	(670,976)
Less: Cash Reserves		(1,156,966)	(1,095,565)	(1,156,966)
Add Back: Component of Leave Liability not Required to be funded		139,155	134,992	139,155
Add Back: Loan and Lease Liability		140,558	106,886	125,555
Less : Loan Receivable - clubs/institutions		0	0	0
Less : Trust Transactions Within Muni		0	0	0
Net Current Funding Position		**2,978,494**	**2,384,602**	**3,525,961**

SIGNIFICANT ACCOUNTING POLICIES

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

KEY INFORMATION

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



This Year YTD Surplus(Deficit)
$3.53 M

Last Year YTD Surplus(Deficit)
$2.38 M

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 OCTOBER 2026

INVESTING ACTIVITIES

CAPITAL ACQUISITIONS

Capital acquisitions	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	YTD Actual Variance
	$	$	$	$	$
Land held for resale - cost	100,000	100,000	11,000	**0**	(11,000)
Buildings	321,911	321,911	152,198	**194,965**	42,767
Furniture and equipment	35,000	35,000	35,000	**20,751**	(14,249)
Plant and equipment	407,000	407,000	71,000	**23,445**	(47,555)
Infrastructure - roads	2,880,964	2,880,964	733,584	**163,743**	(569,841)
Infrastructure - bridges	570,090	570,090	85,044	**0**	(85,044)
Infrastructure - footpaths	50,501	50,501	0	**0**	0
Infrastructure - airstrip	45,000	45,000	0	**563**	563
Infrastructure - other	3,496,364	3,516,364	62,000	**10,330**	(51,670)
Payments for Capital Acquisitions	**7,906,830**	**7,926,830**	**1,149,826**	**413,797**	**(736,029)**
Capital Acquisitions Funded By:					
	$	$	$	$	$
Capital grants and contributions	**6,377,799**	**6,377,799**	**1,021,344**	**89,593**	(931,751)
Other (disposals & C/Fwd)	**259,500**	**259,500**	**68,166**	**0**	(68,166)
Cash backed reserves					
Plant Replacement reserve	**84,000**	**84,000**	**0**	**0**	0
Housing reserve	**92,571**	**92,571**	**0**	**0**	0
Transport Infrastructure reserve	**138,755**	**138,755**	**0**	**0**	0
Sports Facility Replacement reserve	**40,000**	**40,000**	**0**	**0**	0
Contribution - operations	**914,205**	**934,205**	**60,316**	**324,204**	263,888
Capital funding total	**7,906,830**	**7,926,830**	**1,149,826**	**413,797**	**(736,029)**

SIGNIFICANT ACCOUNTING POLICIES

Each class of fixed assets within either plant and equipment or infrastructure, is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

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 *Financial Management Regulation 17A (5)* . These assets are expensed immediately.

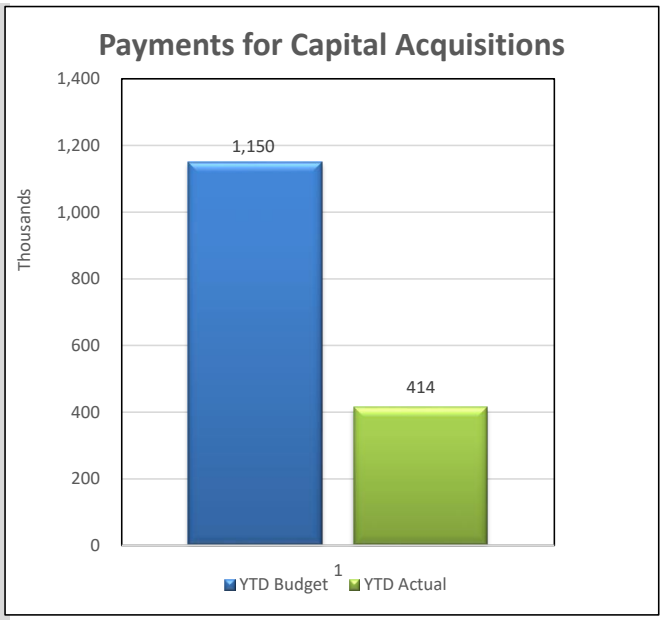
Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

Initial recognition and measurement for assets held at cost

Plant and equipment including furniture and equipment is recognised at cost on acquisition in accordance with *Financial Management Regulation 17A.* Where acquired at no cost the asset is initially recognise at fair value. Assets held at cost are depreciated and assessed for impairment annually.

Initial recognition and measurement between mandatory revaluation dates for assets held at fair value

In relation to this initial measurement, cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of 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.

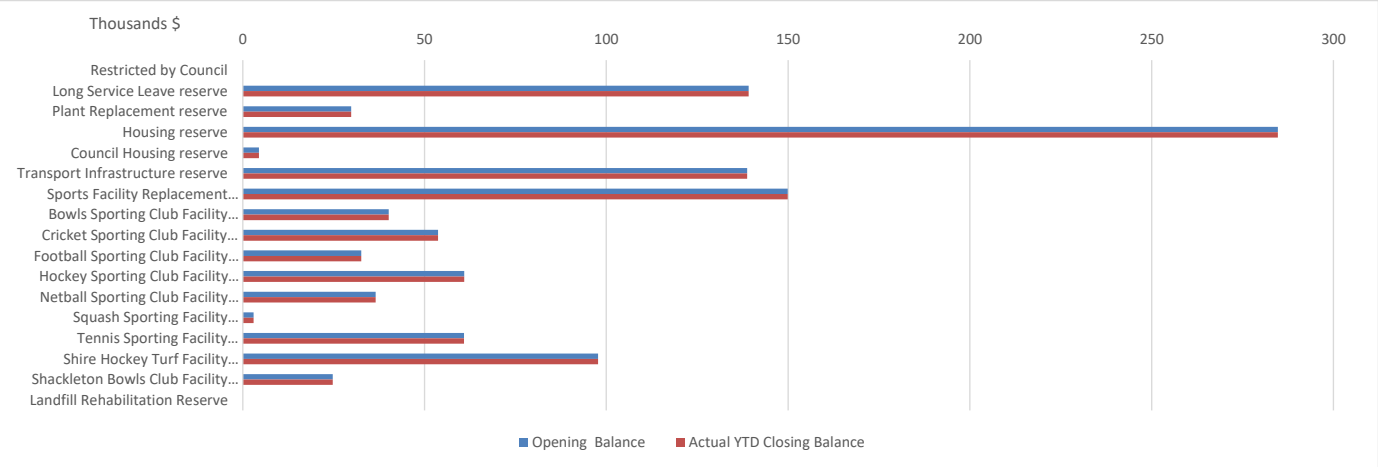


NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 OCTOBER 2026

Reserve accounts

Reserve name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
	$	$	$	$	$	$	$	$	$
Restricted by Council									
Long Service Leave reserve	139,155	6,262	0	0	0	0	0	145,417	139,155
Plant Replacement reserve	29,799	1,341	0	219,499	0	(84,000)	0	166,639	29,799
Housing reserve	284,743	12,813	0	0	0	(92,571)	0	204,985	284,743
Council Housing reserve	4,426	199	0	0	0	0	0	4,625	4,426
Transport Infrastructure reserve	138,755	0	0	0	0	(138,755)	0	0	138,755
Sports Facility Replacement reserve	149,914	6,746	0	0	0	(40,000)	0	116,660	149,914
Bowls Sporting Club Facility Replacement reserve	40,145	2,088	0	6,000	0	0	0	48,233	40,145
Cricket Sporting Club Facility Replacement reserve	53,703	2,793	0	6,000	0	0	0	62,496	53,703
Football Sporting Club Facility Replacement reserve	32,567	1,693	0	6,000	0	0	0	40,260	32,567
Hockey Sporting Club Facility Replacement reserve	60,890	3,166	0	6,000	0	0	0	70,056	60,890
Netball Sporting Club Facility Replacement reserve	36,528	1,899	0	6,000	0	0	0	44,427	36,528
Squash Sporting Facility Replacement reserve	2,986	155	0	750	0	0	0	3,891	2,986
Tennis Sporting Facility Replacement reserve	60,878	3,166	0	6,000	0	0	0	70,044	60,878
Shire Hockey Turf Facility Replacement reserve	97,743	5,083	0	15,000	0	0	0	117,826	97,743
Shackleton Bowls Club Facility Replacement Reserve	24,734	1,286	0	11,200	0	0	0	37,220	24,734
Landfill Rehabilitation Reserve	0	0	0	10,000	0	0	0	10,000	0
	1,156,966	**48,690**	**0**	**292,449**	**0**	**(355,326)**	**0**	**1,132,779**	**1,156,966**

KEY INFORMATION



NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 OCTOBER 2026

BUDGET AMENDMENTS

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

GL/JOB Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				$	$	$	$
	Budget adoption						0
	Difference between Adopted Budget and Annual Financial Statements		Opening Surplus(Deficit)			0	0
							0
J11357	Rec Centre Netball Courts Resurface, Skin & Repair	SEP OCM - 20260924.06	Capital Expenses			(20,000)	(20,000)
151309	RES - Transfer FROM - Shire Sports Facility Replacement Reserve	SEP OCM - 20260924.06	Capital Revenue		20,000		0
051213	EXP - Fire Prev - Other Expenses	SEP OCM - 20260924.05	Operating Expenses		24,000		24,000
057200	EXP - EM - CESM Employee Costs	SEP OCM - 20260924.05	Operating Expenses			(104,683)	(80,683)
057201	EXP - EM - CESM Training and Development	SEP OCM - 20260924.05	Operating Expenses			(2,000)	(82,683)
057202	EXP - EM - CESM Motor Vehicle Expenses	SEP OCM - 20260924.05	Operating Expenses			(30,137)	(112,820)
057207	EXP - EM - CESM Communication Expenses	SEP OCM - 20260924.05	Operating Expenses			(1,356)	(114,176)
057208	EXP - EM - CESM Information Tecnology Expenses	SEP OCM - 20260924.05	Operating Expenses			(1,000)	(115,176)
057211	EXP - EM - CESM Other Expenses	SEP OCM - 20260924.05	Operating Expenses			(5,867)	(121,043)
057303	INC - EM - CESM Contribution (Shire of Merredin)	SEP OCM - 20260924.05	Operating Revenue		17,133		(103,910)
057304	INC - EM - CESM Contribution (Shire of Narembeen)	SEP OCM - 20260924.05	Operating Revenue		17,133		(86,777)
057305	INC - EM - CESM Contribution (DFES)	SEP OCM - 20260924.05	Operating Revenue		86,776		(1)
				0	**165,042**	**(165,043)**	**(1)**

ATTACHMENT 2

2026/27 Capital Projects

OCTOBER 2026

Project	
Complete	
On Track	
Off Track	
In Trouble	

				DISPOSAL	GRANT FUNDING	CONTRIBUTIONS	RESERVES	LOAN	COUNCIL							
CAPITAL PROJECT NAME	JOB No.	SOURCE	TOTAL CAPITAL EXPENSE	SALES PROCEEDS	Amount	Amount	Amount	Amount	MUNI FUND	CURRENT BUDGET	OUTSTANDING POs	ACTUAL EXPENSE	TOTAL COMMITTED EXPENSE	VARIANCE	Status	Comment
Shire Administration Phone System	J04207	Muni	$ 15,000	$ -	$ -	$ -	$ -	$ -	$ 15,000	$ 15,000	$ 10,592.41	$ -	$ 10,592.41	$ 4,408		PO issued
Digital Payroll System - Definitiv	J04215	Muni	$ 20,000	$ -	$ -	$ -	$ -		$ 20,000	$ 20,000	$ -	$ 20,751.00	$ 20,751.00	-$ 751		Full implementation is scheduled for January 2027
Replacement Vehicle - CEO (BK 1)	J04202	Muni	$ 71,000	$ 55,000	$ -	$ -	$ 16,000	$ -	$ -	$ 71,000	$ -	$ -	$ -	$ 71,000		Scheduled for December pending availability
Generator for Bruce Rock Medical Centre	J07320	Grants	$ 53,460	$ -	$ 48,114	$ -	$ -	$ -	$ 5,346	$ 53,460	$ -	$ -	$ -	$ 53,460		Subject to Grant
Medical Centre Carpark	J07321	Muni	$ 56,110	$ -	$ -	$ -	$ -	$ -	$ 56,110	$ 56,110	$ -	$ -	$ -	$ 56,110		Scheduled for Q3
Curlew Drive Land Development Stage 2	J10305	Muni	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ 100,000	$ 100,000	$ -	$ -	$ -	$ 100,000		RDAP application in progress
Hockey Club Viewing Area - Path/Ramp	J11345	Muni	$ 20,000	$ -	$ -	$ 5,000	$ -	$ -	$ 15,000	$ 20,000	$ -	$ -	$ -	$ 20,000		Hockey Club attempting to secure a builder, Shire works dependent on Hockey Club completing their construction works
Bruce Rock Netball Club - Outdoor Court Resurfacing	J11357	Muni	$ 40,000	$ -	$ -	$ -	$ 40,000.00	$ -	$ -	$ 40,000	$ -	$ -	$ -	$ 40,000		Awaiting outcome on review of water pooling/drainage
Aquatic Centre Waterslide Resurfacing	J11450	Muni	$ 42,000	$ -	$ -	$ -	$ -		$ 42,000	$ 42,000	$ 38,000.00	$ -	$ 38,000.00	$ 4,000		Works complete, invoice paid.
Aquatic Centre Softfall Renewal	J11455	Muni	$ 29,000	$ -	$ -	$ -	$ -		$ 29,000	$ 29,000	$ 15,495.00	$ 10,330.00	$ 25,825.00	$ 3,175		PO Issued, deposit paid. Works ETA Feb 2027
Shackelton Bank Refurbishment	J11747	Muni	$ 60,000	$ -	$ -	$ -	$ -	$ -	$ 60,000	$ 60,000	$ 39,118.00	$ 22,382.00	$ 61,500.00	-$ 1,500		PO Issued, deposit paid. Works ETA March 2027
Community Precinct (inc. Playground)	J11780	Grants	$ 3,141,000	$ -	$ 2,841,000.00	$ 100,000.00	$ -	$ -	$ 200,000	$ 3,141,000	$ -	$ -	$ -	$ 3,141,000		Awaiting outcome of Lotterywest grant application
Gravel Sheeting Various Roads	RC203	Muni	$ 101,712	$ -	$ -	$ -	$ -	$ -	$ 101,712	$ 101,712	$ -	$ -	$ -	$ 101,712		Scheduled for March 2027 onwards
Hines Hill Reconstruct	RR015A	Grants	$ 462,579	$ -	$ 462,579	$ -	$ -	$ -	$ -	$ 462,579	$ -	$ -	$ -	$ 462,579		Scheduled for February/March 2027
Bruce Rock/Corrigin Heavy Patching	RR174	Grants	$ 179,553	$ -	$ 179,553	$ -	$ -	$ -	$ -	$ 179,553	$ -	$ -	$ -	$ 179,553		Scheduled for February/March 2027, Depending on contractor availability could be bought
Old Beverley Final Seal	RC050C	Grants	$ 175,219	$ -	$ 109,807	$ -	$ -	$ -	$ 65,412	$ 175,219	$ -	$ -	$ -	$ 175,219		Scheduled for December/January (Contractor availability)
Old Beverley Reconstruction	RC050D	Grants	$ 681,027	$ -	$ 454,440	$ -	$ -	$ -	$ 226,587	$ 681,027	$ 22,136.36	$ 162,594.77	$ 184,731.13	$ 496,296		Formation works currently in progress, Delayed due to Harvest, recommence January
Bruce Rock Narembeen Widening/Audible linemarking	RC176B		$ 1,280,874	$ -	$ 1,280,874	$ -	$ -	$ -	$ -	$ 1,280,874	$ -	$ -	$ -	$ 1,280,874		Scheduled for Q3 and Q4
Yarding - Ardath Rd Bridge 6023 (SLK1.79)	BR014A	Muni	$ 170,090	$ -	$ -	$ -	$ -	$ -	$ 170,090	$ 170,090	$ -	$ -	$ -	$ 170,090		Re-Scheduled for January - March
Bozanich Rd Bridge 5018	BR093	Muni	$ 200,000	$ -	$ 200,000	$ -	$ -	$ -	$ -	$ 200,000	$ -	$ -	$ -	$ 200,000		Re-Scheduled for January - March
Cukela Rd Bridge 6046	BR092A	Grants	$ 200,000	$ -	$ 200,000	$ -	$ -	$ -	$ -	$ 200,000	$ -	$ -	$ -	$ 200,000		Re-Scheduled for January - March
Footpath Construction - Various	FC999	Grants	$ 50,322	$ -	$ -	$ -	$ -	$ -	$ 50,322	$ 50,322	$ -	$ -	$ -	$ 50,322		Scheduled for February/March 2027
Replacement Vehicle (Isuzu) - EMTS (BK 3)	J12111	Muni	$ 65,000	$ 31,000	$ -	$ -	$ 34,000	$ -	$ -	$ 65,000	$ -	$ -	$ -	$ 65,000		Scheduled for December/January pending availability
Replacement Vehicle (Building Maintenance) - (BK 04)	J12125	Muni	$ 40,000	$ 6,000	$ -	$ -	$ -	$ -	$ 34,000	$ 40,000	$ -	$ -	$ -	$ 40,000		Scheduled for December/January pending availability
Replacement Vehicle (Isuzu) - MOWS (BK 05)	J12126	Muni	$ 62,000	$ 20,000	$ -	$ -	$ -	$ -	$ 42,000	$ 62,000	$ -	$ -	$ -	$ 62,000		Scheduled for December/January pending availability
Replacement Crew Cab Truck BK1018	J12158	Muni	$ 98,000	$ 98,000	$ -	$ -	$ -	$ -	$ -	$ 98,000	$ -	$ -	$ -	$ 98,000		Scheduled for December/January pending availability
Excavator	J12182	Muni	$ 22,000	$ 22,000	$ -	$ -	$ -	$ -	$ -	$ 22,000	$ -	$ 23,445.45	$ 23,445.45	-$ 1,445		Completed
Plant Trailer	J12183	Muni	$ 45,000	$ 7,500	$ -	$ -	$ 30,000	$ -	$ 7,500	$ 45,000	$ -	$ -	$ -	$ 45,000		Scheduled for December/January 8 week build
Chain Trencher Attachment	J12184	Muni	$ 4,000	$ -	$ -	$ -	$ 4,000	$ -	$ -	$ 4,000	$ -	$ -	$ -	$ 4,000		Further market research being undertaken
Aerodrome Infrastructure Upgrades	J12179	Grants	$ 45,000	$ -	$ 22,500	$ -	$ -	$ -	$ 22,500	$ 45,000	$ -	$ -	$ -	$ 45,000		Scheduled for January 2027
CWSP 3 - Turkey Nest	J13614A	Grants	$ 36,000	$ -	$ -	$ -	$ -	$ -	$ 36,000	$ 36,000	$ -	$ -	$ -	$ 36,000		Scheduled for March 2027 onwards
CWSP Bruce Rock Engineering Drain Easement	J13616	Grants	$ 67,018	$ -	$ 46,900	$ -	$ -	$ -	$ 20,118	$ 67,018	$ -	$ -	$ -	$ 67,018		Scheduled for February/March 2027 Awaiting Minister approval
CWSP Program Drilling and Pumps	J13617	Grants	$ 141,188	$ -	$ 89,831	$ -	$ -	$ -	$ 51,357	$ 141,188	$ -	$ -	$ -	$ 141,188		Scheduled for February/March 2027 Awaiting Minister approval
DWER Works Water Catchment at Depot	J12181	Grants	$ 122,206	$ -	$ 107,206	$ -	$ -	$ -	$ 15,000	$ 122,206	$ -	$ 150,949.58	$ 150,949.58	-$ 28,744		Close to completion
DWER Works Water Catchment at Bowling Club	J11781	Grants	$ 29,995	$ -	$ 29,995	$ -	$ -	$ -	$ -	$ 29,995	$ -	$ 21,633.14	$ 21,633.14	$ 8,362		Close to completion
TOTAL			$ 7,926,353	$ 239,500	$ 6,072,799	$ 105,000	$ 108,000	$ -	$ 1,385,054	$ 7,926,353	$ 114,749.36	$ 391,334.94	$ 506,084.30	$ 7,204,698.70		

10.4 Regulatory Services

10.4.1 Scheme Amendment No. 4 to Shire of Bruce Rock Local Planning Scheme No. 3

File Reference	
Disclosure of Interest	Edge Planning & Property receive payment for planning advice to the Shire and declare a Financial Interest (section 5.70 of the *Local Government Act 1995*)
Applicant	Nil
Previous Item Numbers	Local Planning Scheme Report of Review OCM April 2025 – 10.4.1
Date	12 November 2026
Author	Steve Thompson – Consultant Planner
Authorising Officer	Mark Furr – Chief Executive Officer
Attachments 1. Scheme Amendment No. 4 documentation 2. *Shire of Bruce Rock Local Planning Scheme No. 3* text showing proposed amendments in highlight and strikeout	

Summary

It is recommended that Council adopt Scheme Amendment No. 4 to formally commence the process of amending the *Shire of Bruce Rock Local Planning Scheme No. 3* text as set out in Attachments 1 and 2.

Background

As Councillors are aware, the *Shire of Bruce Rock Local Planning Scheme No. 3* (LPS3) provides the statutory basis for Council regulating development and land use proposals. LPS3 was gazetted on 13 September 2011.

The purpose of Amendment No. 4 is to modify the LPS3 text to:

- Ensure consistency with the deemed provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the 'Regulations');
- Increase consistency with Schedule 1 - Model provisions for local planning schemes (Model Scheme Text) in the Regulations;
- Address changes to the State Planning Framework including for short-term rental accommodation;
- Update the Zoning Table;
- Delete superfluous definitions and land uses and introduce new definitions and land uses;
- Insert provisions relating to each zone;
- Insert provisions relating to servicing, design, signage, land use compatibility and natural resource management;
- Delete Development Table – General;
- Modify Schedule A – Supplemental Provisions; and
- Review opportunities to create an effective and efficient local planning system.

Attachment 1 sets out proposed changes to LPS3 text provisions and includes an associated report with associated rationale for key changes.

Attachment 2 outlines proposed modifications to the LPS3 text with new sections highlighted in yellow and deleted sections in strikeout. Highlighted text in yellow relates to proposed new provisions, strikeout is deleted text while white text are retained provisions from LPS3.

The Regulations, made under the *Planning and Development Act 2005* (the 'Act'), govern the way in which local planning strategies, local planning schemes and structure plans are prepared and amended.

Schedule 2 of the Regulations titled 'Deemed provisions for local planning schemes' apply to all planning schemes and prevail over schemes including LPS3. The deemed provisions are 'read into' schemes automatically under Section 257B of the Act. Provisions in LPS3, which are inconsistent with the deemed provisions, ceased to apply as of gazettal of the Regulations.

The deemed provisions address a range of matters including uniform processes and procedures to schemes, such as structure plan preparation and the development assessment. The deemed provisions apply automatically to all schemes when the Regulations come into operation and cannot be altered, varied or excluded.

Section 73(2A) of the Act allows for a scheme to include supplemental provisions, provided those supplemental provisions are consistent with or not already covered by the Regulations.

The Shire administration has audited LPS3 (see Attachment 2) to determine which provisions are now superseded by the deemed provisions, the Model Scheme Text and an updated State Planning Framework.

Consultation

No public consultation has yet occurred at this early stage of the planning process. Should Council adopt the scheme amendment, environmental clearance be provided by the Environmental Protection Authority (EPA) and the Western Australian Planning Commission (WAPC) grant consent to advertise, the scheme amendment will be publicly advertised in accordance with the Regulations for at least 42 days.

Statutory Environment

- Planning and Development (Local Planning Schemes) Regulations 2015; and
- Shire of Bruce Rock Local Planning Scheme No. 3.

Policy Implications

The Shire of Bruce Rock Local Planning Strategy.

Changes to the Local Planning Scheme will necessitate several policy amendments and/or additions. There will be a separate requirement, in time, to update the Local Planning Strategy to address the WAPC approval of the Report of Review.

Financial Implications

Nil.

Strategic Implications

Shire of Bruce Rock Strategic Community Plan 2022 – 2032		
Outcome:	2.0	Economic Priorities
Strategy:	2.1	Assist the local economy to grow.
	2.3	Workers and their families can work and reside in the Shire.

Risk Implications

Risk	Risk Likelihood	Risk Impact / Consequence	Risk Rating	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
Not aligning LPS3 with changes to the State Planning Framework and contemporary planning requirements.	Possible (3)	Moderate (3)	Medium (5-9)	Compliance Requirements	Accept Officer Recommendation

Risk Matrix

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

A risk is often specified in terms of an event or circumstance and the consequences that may flow from it. An effect may be positive, negative or a deviation from the expected and may be related to the following objectives; occupational health and safety, financial, service interruption, compliance, reputation and environment. A risk matrix has been prepared and a risk rating of nine (9) has been determined for this item. Any items with a risk rating over 10 or greater (considered to be high or extreme risk) will be added to the Risk Register, and any item with a risk rating of 16 or greater will require a specific risk treatment plan to be developed.

Comment/Conclusion

It is recommended that Council resolves to adopt Scheme Amendment No. 4, as outlined in Attachments 1 and 2, to formally commence the process of amending LPS3.

As set out in Attachment 1, various changes are proposed to the LPS3 text including:

- Deleting the Zoning Table and replacing with a new Zoning Table with new land uses and modified permissibility;
- Inserting provisions relating to each zone;
- Inserting Schedule 4 – General Development Standards and Requirements;
- Deleting Table 2 – Development Table;
- Modifying Schedule A – Supplementary provisions to the deemed provisions;
- Deleting the preamble and Schedules 1, 6 and 7; and
- Amending references of 'Townsite' zone to 'Rural Townsite' zone.

Based on the above, there will be a minor change to the LPS3 maps in changing 'Townsite' zone to 'Rural Townsite' zone and removing 'RR1' for Rural Residential Zone No. 1.

Based on the Regulations, the scheme amendment is considered to be a 'standard' amendment.

The key stages in the amendment process are summarised below:

- The amendment to be referred to the EPA and WAPC for assessment and upon approval to proceed with advertising (public consultation) when their advice is received;
- Public consultation to be undertaken for at least 42 days;

- Reporting to Council following the close of the consultation period. The Council will then determine whether or not to support final adoption of the scheme amendment (with or without modifications); and
- The WAPC to assess the scheme amendment request with the final decision made by the Minister for Planning.

Deemed Provisions

The Regulations have 'Deemed Provisions' which automatically apply to every local government in Western Australia and override some sections of the Shire's existing Scheme. Where there is a conflict between the Shire's Scheme and the 'Deemed Provisions', then the Regulations prevail. The 'Deemed Provisions' mainly cover administrative procedures and common planning requirements.

There are various sections of the LPS3 text that have become redundant and have been replaced by clauses in the 'Deemed Provisions' of the Regulations

Model Provisions

The Regulations contain a template of a Local Planning Scheme text which outlines what the WAPC considers to be the ideal format for any new or amended Scheme. The template is known as the 'Model Provisions for Local Planning Schemes'.

Some of the Model Provisions are essentially fixed (i.e. the WAPC will not support any variations). An example is that there are set zones and reserves that can be used in a Scheme. There are also set objectives for zones and reserves that are required to be utilised. While not stated by the WAPC, the long-term outcome will be that most Local Planning Schemes throughout the State will have similar formats, with consistent zones, reserves and scheme text format. There are some areas within the Model Provisions where local governments can include their own local requirements, such as development controls (e.g. setbacks, parking standards and landscaping provisions) and exemptions where development consent is not required.

Voting Requirements

Simple Majority

(This space is intentionally blank).

OFFICERS' RECOMMENDATION

That Council:

1. **Agrees to adopt an amendment to the *Shire of Bruce Rock Local Planning Scheme No. 3*, pursuant to section 75 of the *Planning and Development Act 2005*, through modifying the Scheme text as outlined in Attachment 1.**
2. **Determines that Amendment No. 4 is standard contained in Regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.**
3. **Authorises the Shire President and the Chief Executive Officer to execute the Scheme Amendment No. 4 documents as outlined in Attachment 1.**
4. **Notes the Shire will refer Scheme Amendment No. 4 to the Environmental Protection Authority for assessment pursuant to section 81 of the *Planning and Development Act 2005.***
5. **Notes the Shire will refer Scheme Amendment No. 4 to the Western Australian Planning Commission for assessment, pursuant to section 83A of the *Planning and Development Act 2005,* to seek approval from the Minister for Planning to advertise Amendment No. 4.**
6. **Notes that should the Environmental Protection Authority advise that the amendment does not require assessment and subject to the Minister for Planning granting consent to advertise, Amendment No. 4 to be advertised in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015.***
7. **Authorises the Chief Executive Officer to progress and address matters with the Environmental Protection Authority, Department of Planning, Lands and Heritage and the Western Australian Planning Commission as they arise.**

ATTACHMENT 1

Shire of Bruce Rock
Local Planning Scheme No. 3
Scheme Amendment No. 4

Omnibus amendment to the Scheme Text

Prepared by Edge Planning & Property for the Shire of Bruce Rock

www.edgeplanning.com.au

November 2026

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION TO AMEND LOCAL PLANNING SCHEME

SHIRE OF BRUCE ROCK LOCAL PLANNING SCHEME No. 3

AMENDMENT No. 4

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Deleting the Preamble, Part 1 (other than clause 1.6), Part 3 and Part 4 and replacing with Parts 1, 3 and 4 from Model Provisions for Local Planning Schemes set out in Schedule 1 of the *Planning and Development (Local Planning Scheme) Regulations 2015* (Model Scheme Text).

2. Deleting Table 1 - Zoning Table and replacing with Table 2 – Zoning Table with new land uses and modified permissibility (new clause 17).

3. Deleting Table 2 – Development Table.

4. Inserting Part 6 from the Model Provisions for general definitions used in Scheme and land use terms used.

5. Deleting the Schedules contents page.

6. Modifying Schedule A – Supplemental provisions to the deemed provisions.

7. Deleting Schedule 1 – Dictionary of defined words and expressions, deleting Schedule 6 – Environmental Conditions and deleting Schedule 7 – Rural Residential Zones.

8. Inserting Schedule 4 – General Development Standards and Requirements to set out requirements for particular zones along with requirements for development uses, servicing, design, signage, land use compatibility and natural resource management.

9. Addressing administrative anomalies and changing to updated legislation and policies.

10. Renumbering the scheme provisions and schedules sequentially and updating any cross referencing.

11. Updating the Table of Contents.

12. Modifying references of 'Townsite' zone to 'Rural Townsite' zone.

13. Amending the scheme maps to change 'Townsite' zone to 'Rural Townsite' zone and to remove RR1.

The Amendment is a standard amendment under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;

- an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;

- an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;
- an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
- any other amendment that is not a complex or basic amendment.

Dated this …… day of ……20……

……..
CHIEF EXECUTIVE OFFICER

CONTENTS

Section No.	Heading	Page No.
1	Introduction	5
2	Background	5
3	State Planning Framework	6
4	Local Planning Framework	7
5	Proposed Amendments and Rationale	7
6	Conclusion	8

ATTACHMENT

1	*Shire of Bruce Rock Local Planning Scheme No. 3* text showing amendments in highlight and strikeout	

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

LOCAL GOVERNMENT	Shire of Bruce Rock
DESCRIPTION OF LOCAL PLANNING SCHEME	Shire of Bruce Rock Local Planning Scheme No. 3
TYPE OF SCHEME	District Scheme
SERIAL NO. OF AMENDMENT	4
PROPOSAL	Undertake various amendments to the scheme text to ensure consistency with the deemed provisions, address the Model Scheme Text, address emerging planning issues and assist in creating an effective and efficient local planning system.

REPORT BY THE SHIRE OF BRUCE ROCK

1. INTRODUCTION

The purpose of this Amendment is to modify the *Shire of Bruce Rock Local Planning Scheme No. 3* (LPS3) text to:

- Ensure consistency with the deemed provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the 'Regulations');
- Ensure consistency with Schedule 1 - Model provisions for local planning schemes (Model Scheme Text) in the Regulations;
- Update the Zoning Table;
- Delete superfluous definitions and land uses and introduce new definitions and land uses;
- Insert provisions relating to various zones;
- Insert provisions relating to workforce accommodation, manage the use of Rural zoned land, amenity, servicing and natural resource management;
- Delete Development Table – General;
- Introduce provisions relating to Short-Term Rental Accommodation;
- Modify Schedule A – Supplemental Provisions;
- Modify 'Townsite' zone to 'Rural Townsite' zone; and
- Review opportunities to create an effective and efficient local planning system.

The Amendment is a standard amendment in accordance with part (a), (b), (e), (f) and (g) of the standard amendment definition contained in Regulation 34 of the Regulations.

2. BACKGROUND

2.1 Review of LPS3

LPS3 was gazetted on 13 September 2011. Based on the approved Report of Review, this Amendment seeks to ensure LPS3 is consistent with changes to the deemed provisions along with consistency with the Model Scheme Text.

The existing scheme is not contemporary to reflect changes to the State Planning Framework. Accordingly, updates are required to reflect the Deemed and Model provisions, changes to the State Planning Framework, administrative/ procedural updates and associated development controls. This includes changes to short-term rental accommodation.

2.2 Regulations

The Regulations were gazetted on 25 August 2015. The Regulations, made under the *Planning and Development Act 2005* (the 'Act'), govern the way in which local planning schemes are prepared and amended.

Schedule 2 of the Regulations titled 'Deemed provisions for local planning schemes' apply to all planning schemes and prevail over schemes including LPS3. The deemed provisions are 'read into' schemes automatically under Section 257B of the Act. Provisions in LPS3, which are inconsistent with the deemed provisions, ceased to apply as of gazettal of the Regulations.

The deemed provisions address a range of matters including uniform processes and procedures to schemes, such as structure plan preparation and development assessment. The Regulations are a major part of Western Australia's planning reform agenda.

As a result of changes to the Regulations, various parts of LPS3 are now superfluous. This Amendment is now pursued to remove provisions which have been replaced by the deemed provisions, along with addressing the Model Scheme Text.

2.3 Audit of LPS3

The local government has audited LPS3 (see Attachment 1) to determine which provisions are now superseded by the deemed provisions and Model Scheme Text. Other modifications are proposed based on changes to the State Planning Framework and address local planning considerations. Accordingly, the Amendment also seeks consistency with Schedule 1 of the Regulations to address the Model Scheme Text.

Based on the approved Report of Review, the Amendment also updates other sections of the LPS3 text to address emerging planning issues, and to promote an effective and efficient local planning system.

The Amendment updates the LPS3 text to provide for a contemporary and fit-for-purpose scheme. It seeks to do this in a way that also considers the expertise and capability of the Shire to navigate/interpret and administer. In this regard a 'less is best' approach is generally proposed.

2.4 Short-term Rental Accommodation

There is also a need to address recent changes relating to Short-Term Rental Accommodation (STRA). STRA refers to the practice of renting out a property (or part of a property) for a relatively short period of time, usually on a nightly or weekly basis. This type of accommodation is usually booked through online platforms and is popular among travellers and visitors seeking temporary lodging for holidays, business trips or other short stays. The State Government has committed to various initiatives to deliver better regulation of the short-term rental accommodation sector.

In November 2023, the Western Australian Planning Commission released its *Position Statement: Planning for Tourism and Short-Term Rental Accommodation* (Position Statement) and associated Guidelines. The release of the Position Statement complemented other whole-of-government reforms relating to STRA, responding to recommendations made in the 2019 parliamentary enquiry *Levelling the Playing Field: Managing the impact of the rapid increase of short-term rentals in Western Australia.* This included development of a state-wide registration scheme for STRA, as well as an incentive scheme to encourage transition of properties from the short to long term rental market.

Alongside the registration scheme, which sits separately to the planning system and is mandatory for all STRA, amendments to planning regulations were flagged as a key part of the State Government's goal to ensure a fairer and more consistent treatment of STRA from both a legal and practical standpoint. The planning changes, which have triggered the need for the Shire to amend its scheme, aim to provide greater consistency across the State in relation to what approvals are needed for STRA proposals as well as how these uses are defined in local planning schemes.

3. STATE PLANNING FRAMEWORK

3.1 Key Elements

The key elements of the statutory environment in relation to Amendment 4 are set out in the Act and Regulations. Amendment 4 has been prepared having regard to the Act and the Regulations, and the Model and Deemed Provisions contained therein.

The State Government's planning reforms for STRA are being implemented predominantly through the Regulations which in turn have been informed by policy direction provided through the Position Statement.

Modifications to the State Planning Framework have implications, in part, on Local Planning Schemes.

3.2 Tourism and STRA Position Statement

The Position Statement foreshadowed a series of amendments to the Regulations with the overall aim of providing more certainty and consistency across jurisdictions in respect to the treatment of STRA. Key changes flagged in this document included dedicated land use classes for STRA to ensure a clear delineation between this use and traditional accommodation types, as well as a state-wide exemption for hosted STRA and a 90-night exemption for un-hosted STRA within the Perth Metropolitan Area. The Position Statement also includes guidance on strategic and statutory planning matters for both tourism and STRA, as well as local planning policy development.

3.3 Planning Regulations

As outlined earlier, the Regulations are a key component of Western Australia's planning system comprising of three major parts:

- Regulations proper, which set out the process for preparing or amending a local planning scheme;
- 'Model' provisions, set out in Schedule 1, which are to be used by local governments in preparing or amending a local planning scheme; and
- 'Deemed' provisions, set out in Schedule 2, read automatically into all local planning schemes, and override any existing scheme provision to the extent of any inconsistencies. Where there is a conflict between these provisions and the scheme, the deemed provisions prevail.

Amendments to both Schedules 1 and 2 of the Regulations have been made to facilitate the

necessary planning changes of the State Government's STRA reform initiatives, as envisaged by the Position Statement. These changes, most notably, include:

- New 'deemed' land use classes of 'hosted short-term rental accommodation' and 'un-hosted short-term rental accommodation' to ensure these accommodation types are classified as dedicated land use classes in planning schemes;
- New 'deemed' general terms to define 'short-term rental accommodation' and link to the overarching *Short-Term Rental Accommodation Act 2024*, which provides the legal framework for the STRA Register;
- A new 'model' land use class of 'tourist and visitor accommodation' to differentiate these use types from STRA, and consolidate a number of existing land use terms for tourist and visitor accommodation (aside from 'hotel'), as well as other changes to general definitions;
- A state-wide development approval exemption for 'hosted short-term rental accommodation' (this includes ancillary dwellings); and
- A 90-night (cumulative) exemption within a 12-month period for 'un-hosted' short-term rental accommodation in the Perth metropolitan area.

The implications for these changes to the Shire of Bruce Rock are detailed further in the following sections of this report.

4. LOCAL PLANNING FRAMEWORK

The *Shire of Bruce Rock Local Planning Strategy* sets out the long-term planning direction for the district and provides strategic rationale for appropriately applied decisions relating to orderly and proper planning. The Strategy recognises the economic importance of tourism to the district. The Strategy also provides support for appropriately sited, designed and managed tourist accommodation, consistent with the existing nature and amenity of these areas. The Strategy encourages tourism proposals which suitably address relevant planning, bushfire, environmental assets, landscape qualities and compatibility with adjoining land uses.

On average, the Shire has issued less than 1 approval per year for STRA annually over the last 5 years.

5. PROPOSED AMENDMENTS AND RATIONALE

5.1 Overview

The following matters have been identified as requiring modification to ensure LPS3 is consistent with the Regulations and to reflect the needs of the local community:

- Ensure consistency with the deemed provisions in Schedule 2 of the Regulations;
- Ensure consistency with Schedule 1 - Model provisions for local planning schemes (Model Scheme Text) in the Regulations;
- Update the Zoning Table to provide sufficient controls but also to provide flexibility for a range of appropriate uses in the different zones as expected in a rural context;
- Insert provisions relating to the zones in proposed Schedule 4 – General Development Standards and Requirements;
- Insert provisions in new Schedule 4 relating to requirements for development uses, servicing, design, signage, land use compatibility and natural resource management;
- Delete superfluous definitions and land uses and introduce new definitions and land uses;
- Delete Table 2 - Development Table;
- Modify Schedule A – Supplemental Provisions;
- Delete Schedules 1, 6 and 7;
- Review opportunities to create an effective and efficient local planning system; and
- Change the name of 'Townsite' zone to 'Rural Townsite' zone.

Attachment 1 sets out key recommended LPS3 text updates.

5.2 Zoning Table

Major changes are proposed to the Zoning Table. This reflects modified, new and superfluous land use definitions along with reviewing permissibilities. The Shire seeks, where possible, to provide a flexible local planning framework that promotes economic development and diversification reflective of a non-metropolitan context.

5.3 Development Standards

To increase readability of the LPS3 text, the zone-specific standards and standards for particular planning matters are now set out in Schedule 4 – General Development Standards and Requirements. Schedule 4 generally reflects the 'less is more' approach to planning controls which is suitable in a non-metropolitan local government context.

5.4 Workforce accommodation

A key issue in the district is the provision of housing for farming, mining and other businesses. To facilitate appropriate housing in appropriate locations, the Amendment introduces workforce

accommodation into LPS3 with associated permissibilities and land use controls.

5.5 STRA

As outlined in sections 2, 3 and 4 of this report, LPS3 is proposed to be amended to accommodate STRA changes as set out in the State Planning Framework. The Amendment sets out where different types of short-stay uses and development are permitted, maybe permitted (with development approval) and not permitted.

5.6 Supplemental provisions

The range of works and uses are extended for low-key and low-risk development. These are set out in Schedule A.

6. CONCLUSION

The proposed amendments to the LPS3 text seek to ensure consistency with the Regulations, to address emerging issues and to assist in making LPS3 a more effective and efficient planning tool.

The support of the Western Australian Planning Commission and the approval of the Minister for Planning are respectfully requested.

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION TO AMEND LOCAL PLANNING SCHEME

SHIRE OF BRUCE ROCK LOCAL PLANNING SCHEME No. 3

AMENDMENT No. 4

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Deleting the Preamble, Part 1 (other than clause 1.6), Part 3 and Part 4 and replacing with Parts 1, 3 and 4 from Model Provisions for Local Planning Schemes set out in Schedule 1 of the *Planning and Development (Local Planning Scheme) Regulations 2015* (Model Scheme Text).

2. Deleting Table 1 - Zoning Table and replacing with a new Table 2 - Zoning Table with new land uses and modified permissibility as follows:

TABLE 2 - ZONING TABLE

Use and Development Class	Residential	Commercial	Light Industry	General Industry	Rural Townsite	Rural Residential	Rural
Abattoir	X	X	X	A	X	X	A
Agriculture – extensive	X	X	X	X	X	X	P
Agriculture – intensive	X	X	X	X	X	X	D
Amusement parlour	X	D	X	X	A	X	X
Ancillary dwelling	P	D	X	X	D	D	D
Animal establishment	X	D	D	D	A	A	D
Animal husbandry – intensive	X	X	X	X	X	A	A
Art gallery	X	D	D	X	D	A	D
Brewery	X	D	D	D	A	X	A
Bulky goods showroom	X	D	D	A	A	X	X
Caravan park	X	A	X	X	A	X	A
Caretaker's dwelling	X	D	D	D	D	X	D
Car park	X	D	D	D	D	P	P
Childcare premises	A	D	X	X	A	A	A
Cinema/theatre	X	D	X	X	A	X	D
Civic use	A	D	D	X	D	A	A
Club premises	A	D	A	A	D	A	D
Commercial vehicle parking	A	D	P	P	D	A	P
Community purpose	A	D	D	X	D	A	D
Consulting rooms	A	P	D	X	D	A	A
Convenience store	A	D	A	X	D	X	X
Educational establishment	A	D	X	X	D	A	A
Exhibition centre	A	D	A	X	D	A	D
Family day care	D	D	X	X	D	D	D

Use and Development Class	Residential	Commercial	Light Industry	General Industry	Rural Townsite	Rural Residential	Rural
Fast food outlet	X	D	X	X	D	X	X
Fuel depot	X	X	A	D	A	X	X
Garden centre	X	D	D	D	D	A	D
Grouped dwelling	P	D	X	X	D	X	D
Home business	D	P	X	X	D	D	D
Home occupation	P	P	X	X	P	P	P
Home office	P	P	X	X	P	P	P
Home store	A	D	X	X	D	A	D
Hospital	X	D	X	X	D	X	A
Hosted short-term rental accommodation	P	P	X	X	P	P	P
Hotel	X	A	X	X	D	X	A
Independent living complex	D	D	X	X	D	X	X
Industry	X	X	X	D	A	X	A
Industry – extractive	X	X	X	X	X	X	D
Industry – light	X	A	P	P	D	X	D
Industry – rural	X	X	X	D	A	X	D
Liquor store – large	X	D	X	X	A	X	X
Liquor store – small	X	D	X	X	D	X	X
Lunch bar	X	P	D	D	D	X	X
Market	A	D	D	X	D	X	D
Medical centre	A	D	X	X	D	X	X
Mining operations	D	D	D	D	D	D	D
Motor vehicle, boat or caravan sales	X	D	D	A	D	X	X
Motor vehicle repair	X	A	D	P	D	A	D
Motor vehicle wash	X	A	D	P	D	X	X
Multiple dwelling	P	D	X	X	D	X	X
Nature based park	X	X	X	X	D	X	D
Nightclub	X	A	A	X	A	X	X
Office	X	D	I	X	D	X	X
Park home park	X	A	X	X	D	X	A
Place of worship	A	D	A	A	A	A	A
Reception centre	X	D	X	X	D	X	D
Recreation – private	A	D	D	A	D	A	D
Renewable energy facility	X	X	X	D	D	X	D
Repurposed dwelling	D	D	X	X	D	D	D
Residential aged care facility	D	D	X	X	D	X	X
Residential building	A	D	X	X	D	X	A
Resource recovery centre	X	X	D	D	D	X	D
Restaurant/café	X	D	X	X	D	X	A
Restricted premises	X	A	A	A	A	X	X
Road house	X	D	D	X	D	X	X
Rural home business	X	X	X	X	X	A	D

Use and Development Class	Residential	Commercial	Light Industry	General Industry	Rural Townsite	Rural Residential	Rural
Rural pursuit/hobby farm	D	X	X	X	D	D	P
Second-hand dwelling	D	D	X	X	D	D	D
Service station	X	D	A	A	A	X	X
Shop	X	P	X	X	D	X	X
Single house	P	D	X	X	P	P	P
Small bar	X	D	X	X	D	X	D
Tavern	X	A	X	X	A	X	X
Telecommunications infrastructure	D	D	D	D	D	D	D
Tourist and visitor accommodation	X	D	X	X	A	X	A
Trade display	X	D	D	D	D	X	D
Trade supplies	X	D	D	D	D	X	D
Transport depot	X	A	D	D	D	A	D
Tree farm	X	X	X	X	X	A	D
Unhosted short-term rental accommodation	D	D	X	X	D	D	D
Veterinary centre	X	D	D	X	D	D	D
Warehouse/storage	X	D	D	D	D	A	D
Waste disposal facility	X	X	X	X	X	X	A
Waste storage facility	X	D	D	D	D	X	D
Winery	X	X	X	X	D	A	D
Workforce accommodation	A	D	X	X	A	X	D

3. Deleting Table 2 – Development Table.

4. Inserting Part 6 from the Model Provisions for General Definitions used in Scheme and Land use terms used:

PART 6 - TERMS REFERRED TO IN SCHEME

Division 1 — General definitions used in Scheme

37. Terms used

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

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

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

chalet means a building that —

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

commercial vehicle means a vehicle, whether licenced or not, that has a gross vehicle mass of greater than 4.5 tonnes including —
(a) a utility, van, truck, tractor, bus or earthmoving equipment; and
(b) a vehicle that is, or is designed to be an attachment to a vehicle referred to in paragraph (a);

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

floor area has the meaning given in the Building Code;

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

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

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

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

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

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

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

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

38. Land use terms used

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

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

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

agriculture — intensive means premises used for commercia production purposes, including outbuildings and earthworks, associated with any of the following —
(a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts;
(b) the establishment and operation of plant or fruit nurseries;
(c) the development of land for irrigated fodder production or irrigated pasture (including turf farms);
(d) aquaculture;

amusement parlour means premises —

(a) that are open to the public; and
(b) that are used predominantly for amusement by means of amusement machines including computers; and
(c) where there are 2 or more amusement machines;

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

animal husbandry — intensive means premises used for keeping, rearing or fattening of alpacas, beef and dairy cattle, goats, pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production), sheep or other livestock in feedlots, sheds or rotational pens, but does not include agriculture — extensive;

art gallery means premises —

(a) that are open to the public; and
(b) where artworks are displayed for viewing or sale;

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

bulky goods showroom means premises —

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

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

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

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

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

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

child care premises means premises where —

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

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

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

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

commercial vehicle parking means premises used for parking of one or two commercial vehicles but does not include —

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

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

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

convenience store means premises —

(a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and
(b) operated during hours which include, but may extend beyond, normal trading hours; and
(c) the floor area of which does not exceed 300m^2 net lettable area;

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

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

family day care means premises where a family day care service as defined in the *Education and Care Services National Law (Western Australia)* is provided;

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

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

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

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

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

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

(a) does not involve employing more than 2 people who are not members of the occupier's household; and
(b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
(c) does not occupy an area greater than 50m^2; and
(d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the internet; and
(e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and

(f) does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight; and
(g) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located;

home occupation means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out an occupation if the carrying out of the occupation that —
(a) does not involve employing a person who is not a member of the occupier's household; and
(b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
(c) does not occupy an area greater than 20m^2; and
(d) does not involve the display on the premises of a sign with an area exceeding 0.2m^2; and
(e) does not involve the retail sale, display or hire of any goods; unless the sale, display or hire is done only by means of the internet; and
(f) does not —
  (i) require a greater number of parking spaces than normally required for a single dwelling; or
  (ii) result in an increase in traffic volume in the neighbourhood; and
(g) does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight; and
(h) does not include provision for the fuelling, repair or maintenance of motor vehicles; and
(i) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located;

home office means a dwelling used by an occupier of the dwelling to carry out a home occupation if the carrying out of the occupation —
(a) is solely within the dwelling; and
(b) does not entail clients or customers travelling to and from the dwelling; and
(c) does not involve the display of a sign on the premises; and
(d) does not require any change to the external appearance of the dwelling;

home store means a shop attached to a dwelling that —
(a) has a net lettable area not exceeding 100m^2; and
(b) is operated by a person residing in the dwelling;

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

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

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

industry means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes —
(a) the storage of goods;
(b) the work of administration or accounting;
(c) the selling of goods by wholesale or retail;
(d) the provision of amenities for employees;
(e) incidental purposes;

industry — extractive means premises, other than premises used for mining operations, that are used for the extraction of basic raw materials including by means of ripping, blasting or dredging and may include facilities for any of the following purposes —
(a) the processing of raw materials including crushing, screening, washing, blending or grading;
(b) activities associated with the extraction of basic raw materials including wastewater treatment, storage, rehabilitation, loading, transportation, maintenance and administration;

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

industry — rural means premises used for industry that —
(a) supports and/or is associated with primary production; or
(b) services plant or equipment used in primary production;

liquor store — large means premises the subject of a liquor store licence granted under the *Liquor Control Act 1988* with a net lettable area of more than 300m^2;

liquor store — small means premises the subject of a liquor store licence granted under the *Liquor Control Act 1988* with a net lettable area of not more than 300m^2;

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

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

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

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

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

motor vehicle repair means premises used for or in connection with —
(a) electrical and mechanical repairs, or overhauls, to vehicles other than panel beating, spray painting or chassis reshaping of vehicles; or
(b) repairs to tyres other than recapping or re-treading of tyres;

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

nature based park means facility used as a nature based park as defined in the *Caravan Parks and Camping Grounds Regulations 1997*;

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

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

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

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

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

recreation — private means premises that are —
(a) used for indoor or outdoor leisure, recreation or sport; and
(b) not usually open to the public without charge;

renewable energy facility means premises used to generate energy from a renewable energy source and includes any building or other structure used in, or relating to, the generation of energy by a renewable resource. It does not include renewable energy electricity generation where the energy produced principally supplies a domestic and/or business premises and any on selling to the grid is secondary;

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

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

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

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

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

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

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

(a) publications that are classified as restricted under the *Classification (Publications, Films and Computer Games) Act 1995* (Commonwealth); or
(b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity; or
(c) smoking-related implements;

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

(a) a full range of automotive repair services;
(b) wrecking, panel beating and spray painting services;
(c) transport depot facilities;
(d) accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period;
(e) facilities for being a muster point in response to accidents, natural disasters and other emergencies;

rural home business means dwelling or land used by an occupier of the dwelling to carry out a business, service or occupation if the carrying out of the business, service or occupation —

(a) does not involve employing more than 2 people who are not members of the occupier's household; and
(b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
(c) does not occupy an area greater than 200m^2; and
(d) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
(e) does not involve the presence, use or calling of more than 3 vehicles at any one time or of a vehicle more than 30 tonnes gross weight;

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

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

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

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

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

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

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

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

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

tourist and visitor accommodation —

(a) means a building, or a group of buildings forming a complex, that —
    (i) is wholly managed by a single person or body; and
    (ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and
    (iii) may include on-site services and facilities for use by guests; and
    (iv) in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night;
    and
(b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but
(c) does not include any of the following —
    (i) an aged care facility as defined in the *Land Tax Assessment Act 2002* section 38A(1);
    (ii) a caravan park;
    (iii) hosted short-term rental accommodation;
    (iv) a lodging-house as defined in the *Health (Miscellaneous Provisions) Act 1911* section 3(1);
    (v) a park home park;
    (vi) a retirement village as defined in the *Retirement Villages Act 1992* section 3(1);
    (vii) a road house;
    (viii) workforce accommodation;

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

trade supplies means premises used to sell by wholesale or retail, or to hire, assemble or manufacture any materials, tools, equipment, machinery or other goods used for the following purposes including goods which may be assembled or manufactured off the premises —

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

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

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

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

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

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

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

waste disposal facility means premises used —

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

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

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

workforce accommodation means premises, which may include modular and relocated buildings used —

(a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and
(b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.

5. Deleting the Schedules contents page.

6. Modifying 'Schedule A – Supplemental provisions to the deemed provisions' as follows —

SCHEDULE A – SUPPLEMENTAL PROVISIONS TO THE DEEMED PROVISIONS

These provisions are to be read in conjunction with the deemed provisions (Schedule 2, Part 7) contained in the *Planning and Development (Local Planning Schemes) Regulations 2015* (amended).

Development for which development approval not required

(1) Development approval is not required for works if —

(a) the works are of a class specified in Column 1 of an item in Table 3; and

(b) if conditions are set out in Column 2 of Table 3 opposite that item — all of those conditions are satisfied in relation to the works.

Table 3 – Supplemental provisions relating to works

	Column 1 - Works	**Column 2 - Conditions**
(1)	The erection, installation or demolition of a sign or advertisement of	(a) The sign or advertisement complies with the applicable standards and requirements of Schedule 5. (b) The sign or advertisement is not erected or installed within 1.5m of a crossover or street truncation. (c) The works are not located in a heritage-protected place.

	a class specified in Schedule 6.	
(2)	The erection of or installation of, or alterations to or additions to, any of the following on a lot in the Rural or Rural Residential zone: (a) a windmill; (b) a bore; (c) a well; (d) a water tank; (e) a dam; (f) a boundary wall or fence.	(a) The water tank complies with zone setbacks. (b) Where a building envelope applies, the water tank is located entirely within the building envelope. (c) The dam is incidental to a permitted or approved rural land use and the external foot of the dam including the stored water is further than 5 metres from boundaries of the subject lot. (d) The works are not located in a heritage-protected place. (e) The works comply with the development standards and requirements of this Scheme. (f) The boundary wall or fence is of rural construction comprising stock proof wire or ring-lock fencing.
(3)	The installation, maintenance or repair works for and of any of the following for domestic or rural purposes – (a) Service ducts; (b) Cables; (c) Pipes; (d) Conduits.	The works are not located in a heritage-protected place.
(4)	The erection of, or alterations or additions to, a single house on a lot.	(a) The single house is a permitted (P) use on the lot in the zone where the R-Codes do not apply. (b) The works comply with the development standards and requirements of this Scheme. (c) The works are not located in a heritage-protected place.
(5)	The erection of, or installation of, or alterations to, or additions to, any of the following on the same lot as a single house – (a) an outbuilding; (b) an external fixture; (c) a boundary wall or fence; (d) a patio; (e) a pergola; (f) a verandah; (g) a deck; (h) a garage; (i) a carport; (j) a swimming pool; (k) shade sails.	(a) The single house is a permitted 'P' use in the zone where the R-Codes do not apply. (b) The works comply with the development standards and requirements of this Scheme. (c) The works are not located in a heritage-protected place.
(6)	Domestic animal	The enclosure occupies no more than 5% of the lot area or 50m^2,

	enclosures	whichever is the lesser.

(2) Development approval is not required for the following uses if —

(a) the use is of a class specified in Column 1 of an item in Table 4; and

(b) if conditions are set out in Column 2 of Table 4 opposite that item — all of those conditions are satisfied in relation to the use.

Table 4 – Supplemental provisions relating to use

	Column 1 - Use	**Column 2 - Conditions**
(1)	A use that is wholly located on land identified as a local reserve under this Scheme.	(a) The land is owned or vested in the local government or a public authority. (b) For a purpose for which the land is reserved under this Scheme. (c) For any purpose for which the land may be lawfully used by the local government or public authority.
(2)	Rural Pursuit/Hobby Farm	(a) Where the use is for small scale domestic purposes, such as vegetable, honey or egg production. (b) The use is consistent with the Shire's Health Local Law.

7. Deleting Schedule 1 – Dictionary of defined words and expressions, deleting Schedule 6 – Environmental Conditions and deleting Schedule 7 – Rural Residential zones.

8. Inserting Schedule 4 – General Development Standards and Requirements as follows –

SCHEDULE 4 – GENERAL DEVELOPMENT STANDARDS AND REQUIREMENTS

This schedule is to be read in conjunction with clause 32 of this Scheme.

<table>
<tr><th>NO.</th><th>DESCRIPTION</th><th>REQUIREMENT</th></tr>
<tr><td>1.</td><td>Residential zone</td><td>(1) For all non-residential development: setbacks, site coverage and landscaping requirements shall be in accordance with the R-Codes.
(2) Notwithstanding the R-Code prescribed to the land, an independent living complex or residential aged care facility may be developed at a density of R60, provided:
(a) the development site is not within a Special Control Area; and
(b) the development is connected to reticulated sewer.</td></tr>
<tr><td>2.</td><td>Commercial zone</td><td>(1) Minimum setback requirements (metres) —
<table><tr><th>Front</th><th>Side</th><th>Rear</th></tr><tr><td>Nil</td><td>Nil</td><td>Nil</td></tr></table>
(2) Site coverage and landscaping requirements —
<table><tr><th>Maximum Site Coverage</th><th>Minimum Landscaping</th></tr><tr><td>75%</td><td>5%</td></tr></table>
(3) Mixed use development shall primarily be designed for retail/commercial development at the ground floor and residential development at upper floors.
Residential-only development shall be restricted to a maximum density of R40.</td></tr>
<tr><td>3.</td><td>Light Industry zone</td><td>(1) Minimum setback requirements (metres) —
<table><tr><th>Front</th><th>Side</th><th>Rear</th></tr><tr><td>5m</td><td>Nil</td><td>Nil</td></tr></table>
(2) Site coverage and landscaping requirements —
<table><tr><th>Maximum Site Coverage</th><th>Minimum Landscaping</th></tr></table></td></tr>
</table>

<table>
<tr><td></td><td></td><td>
<table>
<tr><td>75%</td><td>5% - landscaping required along road frontage(s)</td></tr>
</table>
(3) Adjacent to road reserves, screening is required through the retention of existing trees and vegetation, and/or by planting additional trees and vegetation.

(4) Caretaker's dwellings shall not exceed a maximum floor area of 100m^2, to be measured from the external face of walls.
</td></tr>
<tr><td>4.</td><td>General Industry zone</td><td>
(5) Minimum setback requirements (metres) —
<table>
<tr><th>Front</th><th>Side</th><th>Rear</th></tr>
<tr><td>10m</td><td>Nil</td><td>6m</td></tr>
</table>
(6) Site coverage and landscaping requirements —
<table>
<tr><th>Maximum Site Coverage</th><th>Minimum Landscaping</th></tr>
<tr><td>75%</td><td>5% - landscaping required along road frontage(s)</td></tr>
</table>
Adjacent to road reserves, screening is required through the retention of existing trees and vegetation, and/or by planting additional trees and vegetation.
</td></tr>
<tr><td>5.</td><td>Rural Townsite zone</td><td>
(1) Minimum setback requirements (metres) —
<table>
<tr><th>Front</th><th>Side</th><th>Rear</th></tr>
<tr><td>3m</td><td>3m</td><td>3m</td></tr>
</table>
(2) Site coverage and landscaping requirements —
<table>
<tr><th>Maximum Site Coverage</th><th>Minimum Landscaping</th></tr>
<tr><td>90%</td><td>10%</td></tr>
</table>
</td></tr>
<tr><td>6.</td><td>Rural Residential zone</td><td>
(1) Minimum setback requirements (metres) —
<table>
<tr><th>Front</th><th>Side</th><th>Rear</th></tr>
<tr><td>15m</td><td>10m</td><td>10m</td></tr>
</table>
(2) The local government may grant approval for a maximum of two dwellings of any type on a Rural Residential zoned lot.
</td></tr>
<tr><td>7.</td><td>Rural zone</td><td>
(1) Minimum setback requirements (metres) —
<table>
<tr><th>Front</th><th>Side</th><th>Rear</th></tr>
<tr><td>50m</td><td>20m</td><td>20m</td></tr>
</table>
(2) The local government may grant approval for a maximum of three dwellings of any type on a Rural zoned lot.
(3) The additional dwelling(s) will not adversely detract from the rural character and amenity of the area or conflict with agricultural production on the subject lot or adjoining land.
(4) There is a general presumption against the subdivision of Rural zoned land unless in accordance with Development Control Policy 3.4 Subdivision of Rural Land.
</td></tr>
<tr><td>8.</td><td>Ancillary dwellings</td><td>Ancillary dwellings in non-residential zones shall not exceed a maximum floor area of 100m^2, to be measured from the external face of walls.</td></tr>
<tr><td>9.</td><td>Workforce accommodation</td><td>In determining a development application the local government is to have due regard to —
(d) the siting of the development to avoid land use conflict, including impacts associated with noise, dust, odour and light spill; and
(e) provision of, or access to, recreation, entertainment and community services.</td></tr>
<tr><td>10.</td><td>Repurposed and second-hand dwellings</td><td>The external appearance is to address local amenity to the satisfaction of the local government.</td></tr>
<tr><td>11.</td><td>Tree farms</td><td>In determining a development application, the local government —
(1) shall have due regard to the following matters —
(a) the Code of Practice for Timber Plantations in Western Australia; and
(b) the Department of Fire and Emergency Services Guidelines for</td></tr>
</table>

<table>
<tr><td></td><td></td><td>Plantation Fire Protection;
and
(2) requires that the development application be accompanied by the following plans —
(a) tree farm management plan; and
(b) fire management plan.</td></tr>
<tr><td>12.</td><td>Resource recovery centres, waste storage facilities and waste disposal facilities</td><td>In determining a development application, the local government requires that the development application is accompanied by the following assessments/plans —
(a) traffic impact assessment and management plan; and
(b) environmental management plan.</td></tr>
<tr><td>13.</td><td>Rural pursuit/ hobby farms</td><td>(1) The keeping or stabling of horses will generally be limited to one animal per hectare of grazing area.
(2) The keeping or agistment of livestock shall be limited to the Dry Sheep Equivalent per lot, in accordance with the Department of Primary Industries and Regional Development Dry Stocking Guidelines for Rural Smallholdings.</td></tr>
<tr><td>14.</td><td>Dwellings without reticulated water supply</td><td>(1) Where a reticulated water supply is not available, each dwelling shall be provided with —
(a) a rainwater tank with minimum capacity of 92,000 litres; or
(b) appropriate evidence from the applicant that demonstrates each dwelling can and will be provided with an adequate alternate supply of potable water.
(2) Where applicable, water for fire fighting purposes shall be provided in accordance with State Planning Policy 3.7 Bushfire.</td></tr>
<tr><td>15.</td><td>Building envelopes</td><td>(1) In respect of a subdivision application, the local government may recommend that the Commission impose a condition requiring building envelopes (or building exclusion areas).
(2) Building envelope variations may be approved by the local government to reduce adverse impact on the environment, landscape character and/or amenity of the locality.</td></tr>
<tr><td>16.</td><td>Car Parking</td><td>(1) Car parking is to be provided in accordance with the following requirements —
<table>
<tr><th>Land use</th><th>Minimum on-site car parking spaces required</th></tr>
<tr><td>Shop</td><td>1 per 40m^2 gross floor area</td></tr>
<tr><td>Industry and warehouse/storage</td><td>1 per 100m^2 gross floor area</td></tr>
<tr><td>Industry-light</td><td>1 parking space for each employee plus 2 visitor bays</td></tr>
<tr><td>Tourist and visitor accommodation</td><td>1 bay per bedroom plus 1 visitor bay for every 5 units</td></tr>
</table>
(2) Where a proposed land use is not specified in subclause (1), the number of car parking spaces shall be determined by giving due regard to the maximum estimated number of —
(a) employees; and
(b) visitors.
(3) Where land uses operate at different times and reciprocal car parking is available the local government may decrease or waive the minimum on-site parking requirements.
(4) Where the minimum on-site car parking spaces cannot be met, the local government may require a payment in lieu of the provision car parking spaces in accordance with the relevant local planning policy.
(5) Where development involves the delivery or dispatch of goods, a loading bay shall be provided —
(a) clear of any access road or access way; and
(b) designed so that vehicles can exit in a forward direction.
(6) Car parking shall be constructed and paved in accordance with the following minimum standards —
<table>
<tr><th>Parking</th><th>Bay Width</th><th>Bay</th><th>Separatio</th></tr>
</table>
</td></tr>
</table>

		<table><tr><th>Angle</th><th>(m)</th><th>Length (m)</th><th>n/ Aisle (m)</th></tr><tr><td>45 degrees</td><td>3.5</td><td>5.2</td><td>3.7</td></tr><tr><td>60 degrees</td><td>2.8</td><td>5.6</td><td>5</td></tr><tr><td>90 degrees</td><td>2.5</td><td>5.5</td><td>6.5</td></tr></table> (7) Landscaping shall be provided at a rate of 1 tree per every 10 car parking spaces.
17.	Signage and advertising	(1) Advertisements that advertise goods or services which are not produced, displayed or offered for sale, or which are otherwise not relevant to, the land upon which the advertisement is located, are prohibited unless the advertisements are of a class of signage/advertising for which development approval is not required pursuant to the deemed provisions (clause 61) or Schedule A of this Scheme. (2) Despite subclause (1) the local government will consider applications for development approval for advertisements on 'third party land' (on a different property to the development) for a temporary period.
18.	Development of land abutting an unconstructed road reserve	(1) All development shall be provided with access to a constructed public road. (2) The local government may waive the requirement of subclause (1) provided — (a) the landowner or applicant contributes to the full or partial cost of road construction, as determined by the local government; or (b) it is demonstrated that legal arrangements have been made, for permanent legal access to a constructed road.
19.	Development of land to contain emissions	In determining a development application in the Rural zone or Rural Residential zone, the local government is to have due regard to — (a) the ability to contain potential emissions within the development site; and (b) the buffer separation distance required as a result of emissions generated by the development.
20.	Tree and vegetation establishment	In determining a development application, the local government may require a vegetation plan to be prepared — (a) to replace vegetation that will be removed as a result of development works; (b) in respect of land substantially denuded of remnant vegetation; (c) to screen the development from surrounding land.
21.	Development of land affected by natural hazards	A dwelling, or alterations or additions to a dwelling, proposed on flood prone land must ensure the minimum habitable floor level is at least 0.5 metres above the 1 in 100 flood (1% AEP) level.
22.	Water resource management and protection	(1) Development which may impact any waterways including rivers, creeks, drainage lines, swamps, wetlands or significant water-dependent ecosystems, shall — (a) manage water balance; (b) maintain and enhance water quality; (c) encourage water conservation and water sensitive design; (d) maintain and enhance water-related environmental, recreational and cultural values; (e) protect riparian vegetation; and (f) mitigate erosion; in accordance with State Planning Policy 2.9 Water. (2) In determining a development application, the local government may require preparation of a foreshore management plan, drainage management plan, and/or nutrient management plan.
23.	Unsewered development	Unsewered industrial development will be restricted to 'dry industry' type (i.e. industries predicted to generate wastewater for disposal on-site of a

		daily rate of less than 540 litres per 1000m^2).
24.	Mining operations	In considering proposals to commercially extract minerals, the local government may, in keeping with section 120 of the *Mining Act 1978*, exercise its discretion to inform the Minister for Mines and the Minister for Planning in writing that the granting of a mining lease or general purpose lease is contrary to the provisions of the Scheme and the Local Planning Strategy.

9. Addressing administrative anomalies and changing to updated legislation and policies.

10. Renumbering the scheme provisions and schedules sequentially and updating any cross referencing.

11. Updating the Table of Contents.

12. Modifying references of 'Townsite' zone to 'Rural Townsite' zone.

13. Amending the scheme maps to change 'Townsite' zone to 'Rural Townsite' zone and to remove RR1.

COUNCIL ADOPTION

This Standard Amendment was adopted and advertised by resolution of the Council of the Shire of Bruce Rock at the Ordinary Meeting of the Council held on the ……..……

……
PRESIDENT

……
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

By resolution of the Council of the Shire of Bruce Rock at the Ordinary Meeting of the Council held on the ……. day of ……., 20……. proceed to advertise this Amendment.

……
PRESIDENT

……
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for support by resolution of the Shire of Bruce Rock at the Ordinary Meeting of the Council held on the ……..…..…. and the Common Seal of the Shire of Bruce Rock was hereunto affixed by the authority of a resolution of the Council in the presence of:

……
PRESIDENT

……
CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

……
DELEGATED UNDER S.16 OF
THE *PLANNING AND DEVELOPMENT ACT 2005*

DATE……..

APPROVAL GRANTED

……
MINISTER FOR PLANNING

DATE…….

SHIRE OF BRUCE ROCK

Local Planning Scheme No. 3

Updated to include AMD 3 GG 15/12/2017

GOVERNMENT OF WESTERN AUSTRALIA

Department of Planning, Lands and Heritage

Prepared by the
Department of Planning, Lands and Heritage

Original Town Planning Scheme Gazettal
13/09/2011

Disclaimer

This is a copy of the Town Planning Scheme produced from an electronic version of the Scheme held and maintained by the Department of Planning, Lands and Heritage. Whilst all care has been taken to accurately portray the current Scheme provisions, no responsibility shall be taken for any omissions or errors in this documentation.

Consultation with the respective Local Government Authority should be made to view a legal version of the Scheme.

Please advise the Department of Planning, Lands and Heritage of any errors or omissions in this document.

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SHIRE OF BRUCE ROCK TPS 3 - TEXT AMENDMENTS

AMD NO	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	
2	07/07/17	10/07/17	AT	Modifying Table 1 Zoning Table to delete the 'X' against 'Group Housing' in a Rural zone and inserting a 'D[1]', and adding a footnote to the Table as follows; [1]Subject to clause 5.8.5 Insert new clause 5.85 Additional Dwellings rezoning Lots 26-31 Butcher Street, Bruce Rock, from 'Commercial' zone to 'Residential' zone with an 'R10/25' Residential Design Code; and rezoning Lots 56-60 Butcher Street, Bruce Rock, from 'Commercial' zone to 'Residential' zone with an 'R10/25' Residential Design Code
3	15/12/17	09/01/18	GM	Inserted reference to the deemed provisions in the preamble to the Scheme as follows: • First paragraph: "This Local Planning Scheme of the Shire of Bruce Rock consists of this Scheme Text, the deemed provisions (set out in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2) and the Scheme Maps. The Scheme should be read with the Local Planning Strategy for the Shire". • Second paragraph, first sentence: 'Part 2 of the deemed provisions....". • Third paragraph, last sentence: replace 'planning' with 'development'. Inserted reference to the deemed provisions and supplemental provisions in Part 1.4 by inserting new sub-clauses (b) and (c) and renumbering the sub-clauses accordingly: • 1.4 (b) the deemed provisions (set out in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2; • 1.4 (c) the supplemental provisions contained in Schedule A; and Inserted reference to the Regulations and the Scheme accordingly: • 1.7.1 (b)(i) in the Dictionary of defined words and expressions in Schedule 1 of this Scheme; • 1.7.1 (b)(ii) in Schedule 1 Part 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations); • 1.7.2 If there is a conflict between the meaning of a word or expression in the Dictionary in Schedule 1 of this Scheme, the Regulations and the meaning of that word or expression in the Residential Design Codes. Deleted the following clauses from the Scheme Text, as they have been superseded by the deemed provisions set out in the Planning and Development (Local Planning Scheme) Regulations 2015 Schedule 2: • Parts 2, 7, 8, 9, 10 and 11 in their entirety; • Clause 5.7 in its entirety; • Schedules 6, 7, 8 and 9 in their entirety. Inserted Schedule A - Supplemental Provisions. Amended the following clauses by removing the cross reference to the clause deleted by the amendment and replace them with cross reference to the deemed provisions set out in the *Planning and Development (Local Planning Scheme) Regulations 2015* Schedule 2: • Clause 3.3.1: Part 7 of the deemed provisions • Clause 3.3.2(a): clause 67 of the deemed provisions • Clause 4.3.2 'A': clause 64 of the deemed provisions • Note 3: clause 67 of the deemed provisions

AMD NO	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	
				• Clause 4.4.2(b): clause 64 of the deemed provisions • Clause 4.8(c): clause 80(1) of the deemed provisions • Clause 4.9.2: clause 64 of the deemed provisions • Clause 5.4.2: clause 64 of the deemed provisions • Clause 5.5.2(a): clause 64 of the deemed provisions • Clause 5.5.3(a): clause 67 of the deemed provisions. Deleted reference to the following terms and replaced them with the corresponding term throughout the scheme: • 'planning approval' replaced with 'development approval'; • 'council' replaced with 'local government'; Corrected Schedule references as follows: • Clause 5.6.1: Schedule 6 • Clause 5.8.4:Schedule 7 • *After the Zoning Table: means uses as determined by the local government as per Schedule 3, 4 and 7 and the Scheme Map. Inserted the following definitions into Schedule 1: • Industry – Cottage; • Industry – Service. Deleted the definition for 'rural home business' from Schedule 1. Modified the zoning table to update the following Use Class names to correspond with the appropriate definition within the Schedule 1 Part 6 Model Provisions for Local Planning Schemes: • Industry – Rural to Industry – Primary Production • Industry – Mining to Mining Operations • Agroforestry to Tree Farm • Rural Pursuit to Rural Pursuit / hobby farm • Warehouse to Warehouse/storage • Restaurant to Restaurant / café. Deleted the following use classes and their permissibility from the zoning table as they are covered by other uses classes: • Industry – General • Plantation • Storage. Renumbered the remaining scheme provisions and schedules sequentially and updated any cross referencing to the new clause numbers as required.

~~Preamble~~

~~This Local Planning Scheme of the Shire of Bruce Rock consists of this Scheme Text, the deemed provisions (set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2) and the Scheme Maps. The Scheme Text should be read with the Local Planning Strategy for the Shire.~~

~~Part 2 of the deemed provisions sets out the Local Planning Framework. At the core of this Framework is the Local Planning Strategy which sets out the long-term planning directions for the local government, applies State and regional planning policies and provides the rationale for the zones and other provisions of the Scheme. In addition to the Local Planning Strategy, the Framework provides for Local Planning Policies that set out the general policies of the local government on matters within the Scheme.~~

~~The Scheme divides the local government district into zones to identify areas for particular uses and identifies land reserved for public purposes. Most importantly, the Scheme controls the types of uses and development allowed in different zones. There are particular controls included for heritage and special control areas. The Scheme Text also sets out the requirements for development approval, enforcement of the Scheme provisions and non-conforming uses.~~

~~*AMD 3 GG 15/12/17*~~

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PART 1 - PRELIMINARY

1.1 CITATION

1.1.1 The Shire of Bruce Rock Scheme No. 3 ("**the Scheme**") comes into operation on its Gazettal date.

1.1.2 The following are hereby revoked -

- Shire of Bruce Rock Town Planning Scheme No. 1
- Shire of Bruce Rock Town Planning Scheme No. 2

1.2 RESPONSIBLE AUTHORITY

The Shire of Bruce Rock is the responsible authority for implementing the Scheme.

1.3 SCHEME AREA

The Scheme applies to the Scheme area which covers the entire local government district of the Shire of Bruce Rock as shown on the Scheme Map.

1.4 CONTENTS OF SCHEME

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The Scheme comprises -

(a) the Scheme Text;

(b) the deemed provisions (set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2;

(c) the supplemental provisions contained in Schedule A; and

(d) the Scheme Map (sheets 1-14).

The Scheme is to be read in conjunction with the Local Planning Strategy.

1.5 PURPOSES OF SCHEME

The purposes of the Scheme are to -

(a) set out the local government's planning aims and intentions for the Scheme area;

(b) set aside land as reserves for public purposes;

(c) zone land within the Scheme area for the purposes defined in the Scheme;

(d) control and guide land use and development;

(e) set out procedures for the assessment and determination of planning applications;

(f) make provision for the administration and enforcement of the Scheme; and

(g) address other matters set out in Schedule Seven to the Planning and Development Act.

1. Citation

This local planning scheme is the Shire of Bruce Rock Scheme No.3.

2. Commencement

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

3. Schemes revoked

The following local planning schemes are revoked —

Shire of Bruce Rock Local Planning Scheme No.1.

Shire of Bruce Rock Local Scheme No. 2.

4. Notes do not form part of the Scheme

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

Note:

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

5. Responsibility for Scheme

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

6. Scheme area

This Scheme applies to the area shown on the Scheme Map.

7. Contents of Scheme

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

(a) the deemed provisions (set out in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2);

(b) the supplemental provisions to the deemed provisions contained in Schedule A; and

(c) the Scheme Map (sheets 1 - 14).

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

8. Purposes of Scheme

The purposes of this Scheme are to —

(i) set out the local government's planning aims and intentions for the Scheme area; and
(ii) set aside land as local reserves for public purposes; and
(iii) zone land within the Scheme area for the purposes defined in this Scheme; and

(iv) control and guide development including processes for the preparation of structure plans and local development plans; and
(v) set out procedures for the assessment and determination of development applications; and
(vi) make provision for the administration and enforcement of this Scheme; and
(vii) address other matters referred to in Schedule 7 of the Act.

~~**1.6 THE AIMS OF THE SCHEME**~~

~~The aims of the Scheme are -~~

9. Aims of Scheme

The aims of this Scheme are to —

- ~~To~~ assist the effective implementation of regional plans and policies including the State Planning Strategy;
- ~~To~~ ensure there is a sufficient supply of serviced and suitable land for housing, employment, commercial activities, community facilities, recreation and open space;
- ~~To~~ assist employment and economic growth by facilitating the timely provision of suitable land for retail, commercial, industrial, entertainment and tourist developments, as well as providing opportunities for home-based employment;
- ~~To~~ facilitate a diverse and integrated network of open space catering for both active and passive recreation, consistent with the needs of the community;
- ~~To~~ promote the sustainable use of rural land for agricultural purposes whilst accommodating other rural activities;
- ~~To~~ protect and enhance the environmental values and natural resources of the local government area and to promote ecologically sustainable land use and development;
- ~~To~~ safeguard and enhance the character and amenity of the built and natural environment of the local government area.

10. Relationship with local laws

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

11. Relationship with other local planning schemes

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

12. Relationship with region planning scheme

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

~~**1.7 DEFINITIONS**~~

~~1.7.1 Unless the context otherwise requires, words and expressions used in the Scheme have the same meaning as they have -~~
~~(a) in the Planning and Development Act; or~~
~~(b) if they are not defined in that Act -~~ ~~*AMD 3 GG 15/12/17*~~

(i) in the Dictionary of defined words and expressions in Schedule 1 of this Scheme;

(ii) in Schedule 1 Part 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations);

(iii) in the Residential Design Codes.

1.7.2 If there is a conflict between the meaning of a word or expression in the Dictionary in Schedule 1 of this Scheme, the Regulations and the meaning of that word or expression in the Residential Design Codes.

(a) in the case of a residential development, the definition in the Residential Design Codes prevails; and

(b) in any other case the definition in Schedule 1 prevails.

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1.7.3 Notes, and instructions printed in italics, are not part of the Scheme.

1.8 RELATIONSHIP WITH LOCAL LAWS

Where a provision of the Scheme is inconsistent with a local law, the provision of the Scheme prevails.

PART 2 - RESERVES

13. ~~2.1~~ RESERVES

Certain lands within the Scheme area are classified as Local Reserves.

14. ~~2.2~~ LOCAL RESERVES

"Local Reserves" are delineated and depicted on the Scheme Map according to the legend on the Scheme Map.

15. ~~2.3~~ USE AND DEVELOPMENT OF LOCAL RESERVES

15.1 ~~2.3.1~~ A person must not -

(a) use a Local Reserve; or

(b) commence or carry out development on a Local Reserve,

without first having obtained development approval under Part 7 of the deemed provisions. *AMD 3 GG 15/12/17*

15.2 ~~2.3.2~~ In determining an application for development approval the local government is to have due regard to -

(a) the matters set out in clause 67 of the deemed provisions; and *AMD 3 GG 15/12/17*

(b) the ultimate purpose intended for the Local Reserve.

15.3 ~~2.3.3~~ In the case of land reserved for the purposes of a public authority, the local government is to consult with that authority before determining an application for development approval.

PART 3 - ZONES AND THE USE OF LAND

3.1 ZONES

3.1.1 The Scheme area is classified into the zones shown on the Scheme Map.

3.1.2 The zones are delineated and depicted on the Scheme Map according to the legend on the Scheme Map.

3.2 OBJECTIVES OF THE ZONES

The objectives of the zones are -

Residential Zone

The objectives are:

- To provide for predominantly residential development with a variety of housing to meet the needs of different household types through the application of the Residential Design Codes of Western Australia;
- Non-residential uses shall be compatible in character, scale and operation with the predominant residential use;
- A non-residential use shall only be permitted if the use does not detract from the amenity of the area.

Commercial Zone

The objectives are:

- To maintain a compact and accessible centre;
- To centralise commercial, business and service functions;
- To maintain safety and efficiency of traffic flows and provide for adequate facilities for the storage and circulation of vehicles;
- To preclude the storage of bulky and unsightly goods where they may be in public view;
- To maintain the compatibility with the general streetscape for all new buildings in terms of scale, height, style, materials, street alignment and design of facades;
- To provide sheltered places for pedestrians;
- To restrict industrial type uses to service or low impact, labour intensive industries that relate to the centre functions;
- To reduce uses attracting large volumes of heavy vehicle traffic other than to service retail outlets;
- To provide for residential uses only where the uses are combined with a commercial use, e.g. hotel, or where the residential uses occupy a floor level where it is impracticable or inappropriate to establish a shop or office.

General Industry Zone

The objectives are:

- To provide for general industry, the storage and distribution of goods and associated uses, which by the nature of their operations should be separated from residential areas;
- To provide a location for diverse industries that would otherwise have a detrimental impact on the other uses in the town;
- To provide a location where separate heavy vehicular access is provided;
- To provide a location for depots, warehouses, and large vehicle parking and servicing areas.

Light Industry Zone

The objectives are:

- To provide for service industries and light industries that will not have a detrimental effect on nearby residential areas;
- To provide a transition zone for uses that are not general industrial but may require buildings with an industrial appearance.

Townsite Zone

The objectives are:

- To maintain a small town atmosphere;
- To maintain the status quo of uses within the zone;
- To allow a variety of uses necessary to service the normal functions of a small townsite;
- To provide for residential development and a range of commercial, industrial and other uses considered appropriate in small towns.

Special use Zone

The objectives are:

- To provide an area where special uses can be operated under the specific control of the local government in order to maintain the safety, health and welfare of surrounding users;
- To enable the local government to impose specific conditions to restrict the use and operation of any development that would normally not fit within the ambit of any other zone in this Scheme.

Rural Residential Zone

The objectives are:

- To encourage development for the purpose of closer settlement on land which is suitable and capable of supporting such a purpose, without impacting on the continued rural operation of adjoining land;

- To ensure that development maintains the rural character of the locality, maintains a high level of amenity and minimises disturbance to the landscape through construction of buildings and structures, clearing, earthworks and access roads;

- To discourage or prohibit development not compatible with the predominantly rural nature and residential amenity of the zone;

- To encourage rural residential subdivision where it is reasonable and economic to provide or extend services and facilities;

- To promote and encourage cluster subdivision and other innovative rural residential designs, having consideration for conservation values;

- To ensure the provision of community facilities and emergency services in the vicinity of rural residential developments;

- To encourage the provision of vegetation and fauna corridors and the revegetation of the land to adequately protect any areas or sites of conservation value within the design;

- To encourage rural residential subdivision by permitting a range of lot sizes in conventional subdivision subject to a general minimum lot size of 2 hectare with an average minimum lot size of approximately 4 hectares and providing greater flexibility for lots created within appropriate cluster subdivisions or by strata title subdivision, dependent upon the special physical characteristics of the land;

- To ensure the land is provided with road, electricity, communication services and, where appropriate and practical, water services.

Rural Zone

The objectives are:

- To provide for a range of rural pursuits which are compatible with the capability of the land and retain the rural character and amenity of the locality;

- To protect land from urban uses that may jeopardise the future use of that land for other planned purposes that are compatible with the zoning;

- To protect the land from closer development which would detract from the rural character and amenity of the area;

- To prevent any development which may affect the viability of a holding;

- To protect natural resources through responsible management of the land.

3.3 ZONING TABLE

3.3.1 The Zoning Table indicates, subject to the provisions of the Scheme, the uses permitted in the Scheme area in the various zones. The permissibility of any uses is determined by cross reference between the list of use classes on the left hand side of the Zoning Table and the list of zones at the top of the Zoning Table.

3.3.2 The symbols used in the cross reference in the Zoning Table have the following meanings -

'P' means that the use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme;

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

'A' means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with clause 64 of the deemed provisions; *AMD 3 GG 15/12/17*

'X' means a use that is not permitted by the Scheme.

3.3.3 A change in the use of land from one use to another is permitted if -

(a) the local government has exercised its discretion by granting development approval;

(b) the change is to a use which is designated with the symbol 'P' in the cross reference to that zone in the Zoning Table and the proposed use complies with all the relevant development standards and any requirements of the Scheme;

(c) the change is an extension of a use within the boundary of the lot which does not change the predominant use of the lot; or

(d) the change is to an incidental use that does not change the predominant use of the land.

Note:

1. The development approval of the local government is required for the development of land in addition to any approval granted for the use of land. In normal circumstances one application is made for both the use and development of land.

2. The local government will not refuse a 'P' use because of the unsuitability of the use for the zone but may impose conditions on the use of the land to comply with any relevant development standards or requirements of the Scheme, and may refuse or impose conditions on any development of the land.

3. In considering a 'D' or 'A' use, the local government will have regard to the matters set out in clause 67 of the deemed provisions. *AMD 3 GG 15/12/17*

4. The local government must refuse to approve any 'X' use of land. Approval to an 'X' use of land may only proceed by way of an amendment to the Scheme.

TABLE 1 - ZONING TABLE

USE CLASSES	ZONES						
	RESIDENTIAL USES	COMMERCIAL	LIGHT INDUSTRY	GENERAL INDUSTRY	TOWNSITE	RURAL RESIDENTIAL	RURAL
RESIDENTIAL USES							
Aged or dependent persons dwelling	P	X	X	X	P	X	X
Caretaker's dwelling	X	D	D	D	X	X	X
Grouped dwelling	P	D	X	X	D	X	D[1]
Home business	D	D	D	D	D	D	D
Home occupation	D	D	D	D	D	D	D
Home office	D	D	D	D	D	D	D
Home store	A	D	D	D	D	*	A
Park home park	X	A	X	X	A	X	X
Residential building	A	X	X	X	A	X	X
Rural home business	X	X	X	X	X	D	D
Single house	P	A	X	X	P	P	P
TOURIST AND ENTERTAINMENT							
Amusement parlour	X	D	X	A	D	X	X
Bed and breakfast	A	D	X	X	D	D	D
Caravan park	X	X	X	X	D	X	X
Hotel	X	P	X	X	A	X	X
Motel	X	D	X	X	A	X	X
Tavern	X	P	X	X	A	X	X
COMMERCE							
Betting Agency	X	P	X	X	A	X	X
Cinema/theatre	X	P	X	X	A	X	X
Convenience store	A	P	X	X	A	X	X
Consulting rooms	X	D	D	X	A	X	X
Fast food outlet	X	D	X	X	A	X	X
Lunch bar	X	P	X	D	A	X	X
Market	X	D	X	D	A	X	X
Medical centre	X	D	X	X	A	X	X
Night club	X	D	X	X	A	X	X
Office	D	P	X	X	A	X	X
Reception centre	X	P	X	X	A	*	X
Restaurant/café *AMD 3 GG 15/12/17*	X	P	X	X	A	*	A
Restricted premises	X	P	X	X	A	X	X
Service station	X	D	X	P	A	X	X
Shop	X	P	X	X	A	X	X
Showroom	X	P	P	P	A	X	X
Trade display	X	D	P	P	A	X	X
Motor vehicle, boat or caravan sales	X	P	X	D	A	X	X
Motor vehicle wash	X	D	X	P	A	X	X
OTHER							
Carpark	D	D	D	P	A	X	D
Corrective Institution	X	X	X	X	X	X	X
Funeral parlour	X	A	X	P	A	X	X
Essential service utility	D	D	D	D	D	D	D
Telecommunication infrastructure	D	D	D	P	A	A	D
Veterinary centre	X	A	D	P	A	*	A

INDUSTRY							
Fuel depot	X	X	X	A	X	X	X
Industry	X	X	X	P	X	X	X
Industry - cottage	A	D	D	P	D	A	A
Industry - extractive	X	X	X	X	X	X	D
Industry - general	*DELETED BY AMD 3 GG 15/12/17*						
Industry - light	X	X	P	P	A	X	X
Industry – primary production *AMD 3 GG 15/12/17*	X	X	A	P	A	*	D
Industry - service	X	D	P	P	A	X	X
Mining operations *AMD 3 GG 15/12/17*	X	X	X	P	X	X	P
Motor vehicle repair	X	D	P	P	A	X	X
Storage	*DELETED BY AMD 3 GG 15/12/17*						
Warehouse/storage *AMD 3 GG 15/12/17*	X	D	P	P	A	X	X
Winery	X	X	X	X	X	*	D
CIVIC AND COMMUNITY							
Child care premises	X	A	X	X	A	X	X
Civic use	D	D	X	D	A	*	X
Club premises	D	D	X	D	A	*	X
Community purpose	A	P	X	A	A	X	X
Educational establishment	X	P	X	A	A	X	X
Exhibition centre	X	D	D	X	A	X	X
Family day care	X	D	X	X	A	*	X
Hospital	X	X	X	X	A	X	X
Place of worship	X	X	X	X	A	X	X
Recreation - private	D	D	D	D	A	D	D
RURAL							
Agriculture - extensive	X	X	X	X	X	X	P
Agriculture - intensive	X	X	X	X	X	*	D
Animal establishment	X	X	A	A	X	X	A
Animal husbandry - intensive	X	X	A	D	X	*	A
Plantation	*DELETED BY AMD 3 GG 15/12/17*						
Rural pursuit/hobby farm *AMD 3 GG 15/12/17*	X	X	X	X	X	D	D
Tree farm *AMD 3 GG 15/12/17*	X	X	X	X	X	*	A

** means uses as determined by the local government as per Schedule 3,4 and 7 and the Scheme Map*

[1]Subject to clause 4.7.5 *AMD 2 GG 07/07/17*

3.4 INTERPRETATION OF THE ZONING TABLE

3.4.1 Where a specific use is mentioned in the Zoning Table, it is deemed to be excluded from the general terms used to describe any other use.

3.4.2 If a person proposes to carry out on land any use that is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within the type, class or genus of activity of any other use category the local government may -

(a) determine that the use is consistent with the objectives of the particular zone and is therefore permitted;

(b) determine that the use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedures of

clause 64 of the deemed provisions in considering an application for development approval; or

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(c) determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted.

3.5 ADDITIONAL USES

Despite anything contained in the Zoning Table, the land specified in Schedule 2 may be used for the specific use or uses that are listed in addition to any uses permissible in the zone in which the land is situated subject to the conditions set out in Schedule 2 with respect to that land.

3.6 RESTRICTED USES

Despite anything contained in the Zoning Table, the land specified in Schedule 3 may only be used for the specific use or uses that are listed and subject to the conditions set out in Schedule 3 with respect to that land.

3.7 SPECIAL USE ZONES

3.7.1 Special use zones are set out in Schedule 4 and are in addition to the zones in the Zoning Table.

3.7.2 A person must not use any land, or any structure or buildings on land, in a special use zone except for the purpose set out against that land in Schedule 4 and subject to compliance with any conditions set out in Schedule 4 with respect to that land.

3.8 NON-CONFORMING USES

Except as otherwise provided in the Scheme, no provision of the Scheme is to be taken to prevent -

(a) the continued use of any land for the purpose for which it was being lawfully used immediately prior to the Gazettal date;

(b) the carrying out of any development on that land for which, immediately prior to the Gazettal date, an approval or approvals, lawfully required to authorise the development to be carried out, were duly obtained and are current; or

(c) subject to clause 80(1) of the deemed provisions, the continued display of advertisements which were lawfully erected, placed or displayed prior to the Gazettal date. *AMD 3 GG 15/12/17*

3.9 EXTENSIONS AND CHANGES TO A NON-CONFORMING USE

3.9.1 A person must not -

(a) alter or extend a non-conforming use;

(b) erect, alter or extend a building used in conjunction with or in furtherance of a non-conforming use; or

(c) change the use of land from a non-conforming use to another non-conforming use, without first having applied for and obtained development approval under the Scheme.

3.9.2 An application for development approval under this clause is to be advertised in accordance with clause 64 of the deemed provisions.
AMD 3 GG 15/12/17

3.9.3 Where an application is for a change of use from an existing non-conforming use to another non-conforming use, the local government is not to grant its development approval unless the proposed use is less detrimental to the amenity of the locality than the existing non-conforming use and is, in the opinion of the local government, closer to the intended purpose of the zone.

3.10 DISCONTINUANCE OF NON-CONFORMING USE

Where a non-conforming use of any land has been discontinued for a period of 6 months the land must not be used after that period otherwise than in conformity with the provisions of the Scheme.

3.11 TERMINATION OF A NON-CONFORMING USE

The local government may effect the discontinuance of a non-conforming use by the purchase of the land, or by the payment of compensation to the owner or occupier or to both the owner and occupier of that land, and may enter into an agreement with the owner for that purpose.

Note: Section 13 of the Planning and Development Act enables the local government to purchase, or, with the consent of the Governor, compulsorily acquire land for the purpose of a town planning scheme, subject to Part 9 of the Land Administration Act 1997, that section and the Scheme.

3.12 DESTRUCTION OF NON-CONFORMING USE BUILDINGS

If a building used for a non-conforming use is destroyed to 75% or more of its value, the building is not to be repaired, rebuilt, altered or added to for the purpose of being used for a non-conforming use or in a manner not permitted by the Scheme, except with the development approval of the local government.

PART 3 - ZONES AND USE OF LAND

16. Zones

(1) Zones are shown on the Scheme Map according to the legend on the Scheme Map.

(2) The objectives of each zone are as follows —

Table 1 – Zone objectives

Zone name	Objectives
Residential	• To provide for a range of housing and a choice of residential densities to meet the needs of the community. • To facilitate and encourage high quality design, built form and streetscapes throughout residential areas. • To provide for a range of non-residential uses, which are compatible with and complementary to residential development.
Commercial	• To provide for a range of shops, offices, restaurants and other commercial outlets in defined townsites or activity centres. • To maintain the compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.

	• To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.
Light Industry	• To provide for a range of industrial uses and service industries generally compatible with urban areas, that cannot be located in commercial zones. • To ensure that where any development adjoins zoned or developed residential properties, the development is suitably set back, screened or otherwise treated so as not to detract from the residential amenity.
General Industry	• To provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses. • To accommodate industry that would not otherwise comply with the performance standards of light industry. • Seek to manage impacts such as noise, dust and odour within the zone.
Rural Townsite	• To provide for a range of land uses that would typically be found in a small country town.
Rural Residential	• To provide for lot sizes in the range of 1ha to 4ha. • To provide opportunities for a range of limited rural and related ancillary pursuits on rural residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land. • To set aside areas for the retention of vegetation and landform or other features which distinguish the land.
Rural	• To provide for the maintenance or enhancement of specific local rural character. • To protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use. • To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage. • To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone. • To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.

17. Zoning table

The zoning table for this Scheme is as follows —

TABLE 2 - ZONING TABLE

Use and Development Class	Residential	Commercial	Light Industry	General Industry	Rural Townsite	Rural Residential	Rural
Abattoir	X	X	X	A	X	X	A
Agriculture – extensive	X	X	X	X	X	X	P
Agriculture – intensive	X	X	X	X	X	X	D
Amusement parlour	X	D	X	X	A	X	X
Ancillary dwelling	P	D	X	X	D	D	D
Animal establishment	X	D	D	D	A	A	D
Animal husbandry – intensive	X	X	X	X	X	A	A
Art gallery	X	D	D	X	D	A	D
Brewery	X	D	D	D	A	X	A
Bulky goods showroom	X	D	D	A	A	X	X
Caravan park	X	A	X	X	A	X	A
Caretaker's dwelling	X	D	D	D	D	X	D
Car park	X	D	D	D	D	P	P
Childcare premises	A	D	X	X	A	A	A
Cinema/theatre	X	D	X	X	A	X	D
Civic use	A	D	D	X	D	A	A
Club premises	A	D	A	A	D	A	D
Commercial vehicle parking	A	D	P	P	D	A	P
Community purpose	A	D	D	X	D	A	D
Consulting rooms	A	P	D	X	D	A	A
Convenience store	A	D	A	X	D	X	X
Educational establishment	A	D	X	X	D	A	A
Exhibition centre	A	D	A	X	D	A	D
Family day care	D	D	X	X	D	D	D
Fast food outlet	X	D	X	X	D	X	X
Fuel depot	X	X	A	D	A	X	X
Garden centre	X	D	D	D	D	A	D
Grouped dwelling	P	D	X	X	D	X	D
Home business	D	P	X	X	D	D	D
Home occupation	P	P	X	X	P	P	P
Home office	P	P	X	X	P	P	P
Home store	A	D	X	X	D	A	D
Hospital	X	D	X	X	D	X	A
Hosted short-term rental accommodation	P	P	X	X	P	P	P
Hotel	X	A	X	X	D	X	A
Independent living complex	D	D	X	X	D	X	X
Industry	X	X	X	D	A	X	A
Industry – extractive	X	X	X	X	X	X	D
Industry – light	X	A	P	P	D	X	D
Industry – rural	X	X	X	D	A	X	D
Liquor store – large	X	D	X	X	A	X	X
Liquor store – small	X	D	X	X	D	X	X
Lunch bar	X	P	D	D	D	X	X
Market	A	D	D	X	D	X	D

Use and Development Class	Residential	Commercial	Light Industry	General Industry	Rural Townsite	Rural Residential	Rural
Medical centre	A	D	X	X	D	X	X
Mining operations	D	D	D	D	D	D	D
Motor vehicle, boat or caravan sales	X	D	D	A	D	X	X
Motor vehicle repair	X	A	D	P	D	A	D
Motor vehicle wash	X	A	D	P	D	X	X
Multiple dwelling	P	D	X	X	D	X	X
Nature based park	X	X	X	X	D	X	D
Nightclub	X	A	A	X	A	X	X
Office	X	D	I	X	D	X	X
Park home park	X	A	X	X	D	X	A
Place of worship	A	D	A	A	A	A	A
Reception centre	X	D	X	X	D	X	D
Recreation – private	A	D	D	A	D	A	D
Renewable energy facility	X	X	X	D	D	X	D
Repurposed dwelling	D	D	X	X	D	D	D
Residential aged care facility	D	D	X	X	D	X	X
Residential building	A	D	X	X	D	X	A
Resource recovery centre	X	X	D	D	D	X	D
Restaurant/café	X	D	X	X	D	X	A
Restricted premises	X	A	A	A	A	X	X
Road house	X	D	D	X	D	X	X
Rural home business	X	X	X	X	X	A	D
Rural pursuit/hobby farm	D	X	X	X	D	D	P
Second-hand dwelling	D	D	X	X	D	D	D
Service station	X	D	A	A	A	X	X
Shop	X	P	X	X	D	X	X
Single house	P	D	X	X	P	P	P
Small bar	X	D	X	X	D	X	D
Tavern	X	A	X	X	A	X	X
Telecommunications infrastructure	D	D	D	D	D	D	D
Tourist and visitor accommodation	X	D	X	X	A	X	A
Trade display	X	D	D	D	D	X	D
Trade supplies	X	D	D	D	D	X	D
Transport depot	X	A	D	D	D	A	D
Tree farm	X	X	X	X	X	A	D
Unhosted short-term rental accommodation	D	D	X	X	D	D	D
Veterinary centre	X	D	D	X	D	D	D
Warehouse/storage	X	D	D	D	D	A	D
Waste disposal facility	X	X	X	X	X	X	A
Waste storage facility	X	D	D	D	D	X	D
Winery	X	X	X	X	D	A	D
Workforce accommodation	A	D	X	X	A	X	D

18. Interpreting zoning table

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

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

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

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

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

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

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

Notes for this clause:

1. The development approval of the local government may be required to carry out works on land in addition to any approval granted for the use of land. In normal circumstances one application is made for both the carrying out of works on, and the use of, land.

2. Under clause 61 of the deemed provisions and Schedule A, certain works and uses are exempt from the requirement for development approval.

3. Clause 67 of the deemed provisions deals with the consideration of applications for development approval by the local government. Under that clause, development approval cannot be granted for development that is a class X use in relation to the zone in which the development is located, except in certain circumstances where land is being used for a non-conforming use.

4. If a proposed development is identified as a 'P' use in the zoning table, but the proposed development does not comply with all of the development standards and requirements of the Scheme as they relate to the use of the land, then it is to be treated as a 'D' use.

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

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

(a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or

(b) determine that the use may be consistent with the objectives of a particular zone and advertise under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or

(c) determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.

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

zone but may require works that are to be undertaken in connection with that use to have development approval.

(6) If the zoning table does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land —

(a) a structure plan;

(b) a local development plan.

19. Additional uses

(1) Schedule 1 sets out —

(a) classes of use for specified land that are additional to the classes of use that are permissible in the zone in which the land is located; and

(b) the conditions that apply to that additional use.

(2) Despite anything contained in the zoning table, land that is specified in Schedule 1 to subclause (1) may be used for the additional class of use set out in respect of that land subject to the conditions that apply to that use.

20. Restricted uses

(1) Schedule 2 sets out -

(a) restricted classes of use for specified land that apply instead of the classes of use that are permissible in the zone in which the land is located; and

(b) the conditions that apply to that restricted use.

(2) Despite anything contained in the zoning table, land that is specified in the Table to subclause (1) may be used only for the restricted class of use set out in respect of that land subject to the conditions that apply to that use.

21. Special use zones

(1) Schedule 3 sets out -

(a) restricted classes of use for specified land that apply instead of the classes of use that are permissible in the zone in which the land is located; and

(b) the conditions that apply to that restricted use.

(2) Despite anything contained in the zoning table, land that is specified in the Table to subclause (1) may be used only for the restricted class of use set out in respect of that land subject to the conditions that apply to that use.

22. Non-conforming uses

(1) Unless specifically provided, this Scheme does not prevent —

(a) the continued use of any land, or any structure or building on land, for the purpose for which it was being lawfully used immediately before the commencement of this Scheme; or

(b) the carrying out of development on land if —

(i) before the commencement of this Scheme, the development was lawfully approved; and

(ii) the approval has not expired or been cancelled.

(2) Subclause (1) does not apply if —

(a) the non-conforming use of the land is discontinued; and

(b) a period of 6 months, or a longer period approved by the local government, has elapsed since the discontinuance of the non-conforming use.

(3) Subclause (1) does not apply in respect of a non-conforming use of land if, under Part 11 of the Act, the local government —

(a) purchases the land; or

(b) pays compensation to the owner of the land in relation to the non-conforming use.

23. Changes to non-conforming use

(1) A person must not, without development approval —

(a) alter or extend a non-conforming use of land; or

(b) erect, alter or extend a building used for, or in conjunction with, a non-conforming use; or

(c) repair, rebuild, alter or extend a building used for a non-conforming use that is destroyed to the extent of 75% or more of its value; or

(d) change the use of land from a non-conforming use to another use that is not permitted by the Scheme.

(2) An application for development approval for the purposes of this clause must be advertised in accordance with clause 64 of the deemed provisions.

(3) A local government may only grant development approval for a change of use of land referred to in subclause (1)(d) if, in the opinion of the local government, the proposed use -

(a) is less detrimental to the amenity of the locality than the existing non-conforming use; and

(b) is closer to the intended purpose of the zone in which the land is situated.

24. Register of non-conforming uses

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

(2) A register prepared by the local government must set out the following —

(a) a description of each area of land that is being used for a non-conforming use;

(b) a description of any building on the land;

(c) a description of the non-conforming use;

(d) the date on which any discontinuance of the non-conforming use is noted.

(3) If the local government prepares a register under subclause (1) the local government —

(a) must ensure that the register is kept up-to-date; and

(b) must ensure that an up-to-date copy of the register is published in accordance with clause 87 of the deemed provisions.

(3A) Subclause (3)(b) is an ongoing publishing requirement for the purposes of clause 87(5)(a) of the deemed provisions.

(4) An entry in the register in relation to land that is being used for a non-conforming use is evidence of the matters set out in the entry, unless the contrary is proved.

~~PART 4 - GENERAL DEVELOPMENT REQUIREMENTS~~

~~4.1 COMPLIANCE WITH DEVELOPMENT STANDARDS AND REQUIREMENTS~~

~~Any development of land is to comply with the provisions of the Scheme.~~

~~4.2 RESIDENTIAL DESIGN CODES~~

~~4.2.1 A copy of the Residential Design Codes is to be kept and made available for public inspection at the offices of the local government.~~

~~4.2.2 Unless otherwise provided for in the Scheme, the development of land for any of the residential purposes dealt with by the Residential Design Codes is to conform with the provisions of those Codes.~~

~~4.2.3 The Residential Design Codes density applicable to land within the Scheme area is to be determined by reference to the Residential Design Codes density number superimposed on the particular areas contained within the borders shown on the Scheme Map or where such an area abuts another area having a Residential Design Code density, as being contained within the area defined by the centre-line of those borders.~~

~~4.3 SPECIAL APPLICATION OF RESIDENTIAL DESIGN CODES~~

~~(a) The Residential Design Code for land zoned 'Residential' and 'Commercial' shall be R10/25 unless otherwise indicated on the Scheme Maps.~~

~~(b) Residential development with the R10/25 code shall be permitted at the R10 density, however the local government may approve developments up to the R25 density as an 'D' use.~~

~~(c) The local government shall not approve a residential development with a density exceeding R10 unless a connection to a sewer network is available or otherwise it is in accordance with the provisions of any relevant Government Sewerage Policy.~~

~~(d) Notwithstanding the right to develop a single house on an existing lot, residential development in the 'Rural' Zone shall comply with the specific requirements of the local government, however these shall not be lesser than those specified for the Residential Design Code 'R2'.~~

~~4.4 RESTRICTIVE COVENANTS~~

~~4.4.1 Subject to clause 4.4.2, a restrictive covenant affecting any land in the Scheme area by which, or the effect of which is that, the number of residential dwellings which may be constructed on the land is limited or restricted to less than that permitted by the Scheme, is hereby extinguished~~

~~or varied to the extent that it is inconsistent with the provisions of the Residential Design Codes which apply under the Scheme.~~

~~4.4.2 Where clause 4.4.1. operates to extinguish or vary a restrictive covenant the local government is not to grant development approval to the development of the land which would, but for the operation of clause 4.4.1, have been prohibited unless the application has been dealt with as an 'A' use and has complied with all of the advertising requirements of clause 64 of the deemed provisions.~~ ~~*AMD 3 GG 15/12/17*~~

4.5 VARIATIONS TO SITE AND DEVELOPMENT STANDARDS AND REQUIREMENTS

4.5.1 Except for development in respect of which the Residential Design Codes apply, if a development is the subject of an application for development approval and does not comply with a standard or requirement prescribed under the Scheme, the local government may, despite the non-compliance, approve the application unconditionally or subject to such conditions as the local government thinks fit.

4.5.2 In considering an application for development approval under this clause, where, in the opinion of the local government, the variation is likely to affect any owners or occupiers in the general locality or adjoining the site which is the subject of consideration for the variation, the local government is to -

(a) consult the affected parties by following one or more of the provisions for advertising uses under clause 64 of the deemed provisions; and *AMD 3 GG 15/12/17*

(b) have regard to any expressed views prior to making its determination to grant the variation.

4.5.3 The power conferred by this clause may only be exercised if the local government is satisfied that -

(a) approval of the proposed development would be appropriate having regard to the criteria set out in clause 67 of the deemed provisions; and *AMD 3 GG 15/12/17*

(b) the non-compliance will not have an adverse effect upon the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

4.6 ENVIRONMENTAL CONDITIONS

4.6.1 Environmental conditions to which the Scheme is, or amendments to the Scheme are, subject are incorporated into the Scheme by Schedule 6 of the Scheme.

4.6.2 Where appropriate, the environmental conditions are indicated on the Scheme Map by the symbol EC to indicate that environmental conditions apply to the land.

4.6.3 The local government is to -

(a) maintain a register of all relevant statements published under sections 48F and 48G of the EP Act; and

(b) make the statements available for public inspection at the offices of the local government.

Note: Environmental conditions are those required to be incorporated into a Scheme or an amendment to a Scheme following assessment under the Environmental Protection Act 1986.

4.7 SITE AND DEVELOPMENT REQUIREMENTS

Any development that is permitted under the provisions of Part 2 and 3 of this Scheme shall conform to the requirements for that use as specified in Table 2 - Development Table, or in the Residential Design Codes for residential development.

4.7.1 Development Requirements

Where requirements for a particular use are not set out in this Scheme, the development shall conform to the provisions for the predominant use of the zone in which it is situated, as determined by the local government. Where such provisions are inappropriate, development shall conform to such requirements as the local government shall determine. For the purposes of this Clause, the predominant uses in zones and local reserves shall be deemed to be as outlined in their respective objectives.

4.7.2 Combined Uses

Where two or more uses are combined in a single development, the development shall conform to the requirements for each use respectively, or where such requirements are inappropriate, to such requirements as the local government shall determine.

4.7.3 Industrial Development

Unsewered industrial development will be restricted to 'dry industry' type (i.e. industries predicted to generate wastewater for disposal on-site of a daily rate of less than 540 litres per 1000m^2).

4.7.4 Rural Residential Development

- Development in a zone shall be permitted in accordance with the requirements of Table 2 and the objectives for that zone as outlined in Part 3, and with any other requirements specified in Schedule 7.

- No dwelling or other structure shall be permitted within 15 metres of a lot boundary unless the local government considers that a lesser setback will not adversely affect the amenity of the area and the neighbouring properties.

- No trees or other substantial vegetation shall be removed from a rural residential property unless otherwise approved by the local government.

- No advertising signs or billboards shall be erected without the approval of the local government.

4.75 Additional Dwellings

In the Rural zone, the local government may, at its discretion, approve the erection of one (1) additional dwelling on a rural lot provided that:

(a) the total number of dwellings on the lot will not exceed three (3) dwellings;

(b) the additional dwelling(s) complies with the setback requirements not less than those specified for the Residential Design Code 'R2';

(c) the lot has an area of not less than 40 hectares;

(d) it can be demonstrated that the additional dwelling(s) is for workers or family members employed for agricultural activities on that lot;

(e) adequate provision of potable water for and disposal of sewage from the additional dwelling(s) can be demonstrated;

(f) the additional dwelling(s) will not adversely detract from the rural character and amenity of the area or conflict with agricultural production on the subject lot or adjoining land;

(g) access to the existing road network is to be provided for any additional dwelling(s) and shared with any existing dwelling(s) where practicable;

(h) the existence of more than one dwelling on a lot in the Rural zone shall not be considered by itself to be sufficient grounds for subdivision. *AMD 2 GG 07/07/17*

4.8 CARETAKER'S DWELLING

The provisions of this clause apply to all caretakers' dwellings in the Light Industry zone.

(a) a caretakers dwelling should be incidental to the predominant industrial use of the site;

(b) only one caretakers dwelling is permitted on a lot and that dwelling should be on the same lot as the associated industrial use.

(c) a caretakers dwelling is to have a total floor area that does not exceed 100 square metres from the external face of walls; and

(d) open verandas may be permitted by must not be enclosed by any means unless the total floor area remains within the maximum 100 square metres floor area requirement.

TABLE 2 - DEVELOPMENT TABLE

USE CLASS	MINIMUM BOUNDARY SETBACK (metres)			MAXIMUM PLOT RATIO	MINIMUM LANDSCAPED AREA (%)	MINIMUM NUMBER OF CAR PARKING BAYS
	FRONT	REAR (average)	SIDES			
Club	*	*	*	0.5	*	1 for every 45m^2 of gross floor area.
Consulting Rooms	*	*	*	0.4 in Res Zone 0.5 elsewhere	30 in Res Zone	1 for every 30m^2 of gross floor area, plus 1 for each person employed.
Day Care Centre	7.5	7.5	*	*	*	1 for each employee.
Educational Establishment	9.0	7.5	5.0	*	30	1 per full time employee, plus bays for students as determined by the local government.
Funeral Parlour	*	*	*	*	10	As determined by the local government, (minimum 6).
Hall	*	*	*	*	10	1 for every 4 persons whom the building is designed to accommodate.
Hospital	9.0	7.5	5.0	0.4 in Res Zone 0.5 elsewhere	20	1 per 4 beds and 1 per employee.
Hostel	7.5	7.5	*	*	30	1 per dwelling.
Hotel/Tavern	*	*	*	*	10	1 for every bedroom plus 1 per 2m^2 of bar and lounge area.
Industrial - Service	7.5	7.5	*	*	10	1 per 2 employees.
Industrial - Light	7.5	7.5	*	*	10	1 per 2 employees.
Industrial - General	7.5	7.5	*	*	15	1 per 2 employees.
Motel	9.0	7.5	3.0 per storey	1.0	30	1 per unit, plus 1 space per 25m^2 of service area.
Office	*	*	*	*	*	1 for every 30m^2 plot ratio area.
Professional Office	*	*	*	0.5	*	1 for every 30m^2 plot ratio area.
Restaurant	*	*	*	*	*	1 for every 10m^2 of gross floor area or 1 for every 4 seats provided, whichever is the greater.
Service Station	7.5	7.5	*	*	5	1 for every working bay, plus 1 for each person employed on site.
Shop	*	*	*	*	*	1 for every 15m^2 of gross floor area.
Showroom	*	*	*	*	10	1 for every 100m^2 of gross floor area.
Vehicle Sales	*	*	*	*	5	1 for every 250m^2 of sales area, plus 1 for every person employed on site.

~~*Notes:* *i)* ** means 'to be determined by the local government' in each particular case.*~~

~~*ii)* *Landscaping to be generally at the street frontage.*~~

PART 4 - GENERAL DEVELOPMENT REQUIREMENTS

25. R-Codes

(1) The R-Codes, modified as set out in clause 26, are to be read as part of this Scheme.

(2) The local government must ensure that the R-Codes are published in accordance with clause 87 of the deemed provisions.

(2A) Subclause (2) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.

(3) The coding of land for the purposes of the R-Codes is shown by the coding number superimposed on a particular area contained within the boundaries of the area shown on the Scheme Map.

(4) The R-Codes apply to an area if —

(a) the area has a coding number superimposed on it in accordance with subclause (3); or
(b) a provision of this Scheme provides that the R-Codes apply to the area.

(5) The R-Codes can be applied in full or in part, in a provision of the Scheme that applies the R-Codes.

26. Modification of R-Codes

(a) The ~~Residential Design~~ R-Code for land zoned 'Residential' ~~and~~ or 'Commercial' shall be R10/25 unless otherwise indicated on the Scheme Map~~s~~.

(b) Residential development with the R10/25 code shall be permitted at the R10 density, however the local government may approve developments up to the R25 density as a~~n~~ 'D' use.

(c) The local government shall not approve a residential development with a density exceeding R10 unless a connection to a sewer network is available ~~or otherwise it is in accordance with the provisions of any relevant Government Sewerage Policy~~.

(d) Notwithstanding the right to develop a single house on an existing lot, residential development in the 'Rural' Zone shall comply with the specific requirements of the local government, however these shall not be lesser than those specified for ~~the Residential Design Code~~ 'R2'~~'~~.

27. Deleted

28. Deleted

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

There are no other planning codes that are to be read as part of the Scheme.

30. Modification of planning codes

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

31. Environmental conditions

There are no environmental conditions imposed under the *Environmental Protection Act 1986* that apply to this Scheme.

32. General development standards and requirements

(1) Schedule 4 sets out requirements relating to development that are additional to those set out in the R-Codes or other planning codes listed under clause 29, precinct structure plans, local development plans or State or local planning policies.

(2) To the extent that a requirement referred to in subclause (1) is inconsistent with a requirement in the R-Codes or other planning codes listed under clause 29, a precinct structure plan, a local development plan or a State or local planning policy the standard or requirement referred to in subclause (1) prevails.

(3) To the extent that a requirement referred to in clause 33 is inconsistent with clause (32), the requirement referred to in clause 33 prevails.

33. Site specific development standards and requirements

There are no site specific development standards and requirements that apply to this Scheme.

34. Variations to general development standards and requirements

(1) In this clause —

general development standards and requirements means requirements set out in clauses 32 and 33.

(2) The local government may approve an application for a development approval that does not comply with a general development standard or requirement.

(3) An approval under subclause (2) may be unconditional or subject to any conditions the local government considers appropriate.

(4) If the local government is of the opinion that the non-compliance with a general development standard or requirement will mean that the development is likely to adversely affect any owners or occupiers in the general locality or in an area adjoining the site of the development the local government must —

(a) consult the affected owners or occupiers by following one or more of the provisions for advertising applications for development approval under clause 64(4) of the deemed provisions; and

(b) have regard to any expressed views prior to making its determination to grant development approval under this clause.

(5) The local government may only approve an application for development approval under this clause if the local government is satisfied that —

(a) approval of the proposed development would be appropriate having regard to the matters that the local government is to have regard to in considering an application for development approval as set out in clause 67(2) of the deemed provisions; and

(b) the non-compliance with the general development standard or requirement will not have a significant adverse effect on the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

35. Restrictive covenants

(1) A restrictive covenant affecting land in the Scheme area that would have the effect of limiting the number of residential dwellings which may be constructed on the land is extinguished or varied to the extent that the number of residential dwellings that may be constructed is less than the number that could be constructed on the land under this Scheme.

(2) If subclause (1) operates to extinguish or vary a restrictive covenant —

(a) development approval is required to construct a residential dwelling that would result in the number of residential dwellings on the land exceeding the number that would have been allowed under the restrictive covenant; and

(b) the local government must not grant development approval for the construction of the residential dwelling unless it advertises the application for development approval in accordance with clause 64 of the deemed provisions.

PART 5 - SPECIAL CONTROL AREAS

36. Special control areas

(1) Special control areas are marked on the Scheme Map according to the legend on the Scheme Map.

~~**5.1 OPERATION OF SPECIAL CONTROL AREAS**~~

(2) ~~5.1.1~~ The following Special Control Areas (SCAs) are shown on the Scheme Maps: (i) Special Control Area No. 1 - Water infrastructure buffer

(ii) Special Control Area No. 2 - Liquid waste disposal buffer

(iii) Special Control Area No. 3 - Shire quarry buffer

(iv) Special Control Area No. 4 - Waste Management facility buffer

(v) Special Control Area No. 5 - CBH facility buffer

(3) ~~5.1.2~~ In respect of the Special Control Area(s) shown in the Scheme Maps, the provisions applying to the special control area apply in addition to the provisions applying to any underlying zone or reserve and any general provisions of the Scheme.

(4) ~~**5.2 SPECIAL CONTROL AREA 1 - WATER INFRASTRUCTURE BUFFER**~~

4.1 ~~5.2.1~~ Purpose

The purpose of Special Control Area 1 is to protect the townsite water supply and guide and control land use and development within the area of the Water Corporations chlorine store on Reserve 19675, as shown on the Scheme Maps as SCA 1.

4.2 ~~5.2.2~~ Application Requirements

Despite any other provisions in this Scheme, development approval is required for all land use and development, including a single house, within SCA 1.

4.3 ~~5.2.3~~ Relevant Considerations

In addition to provisions of the Scheme, the local government in considering applications for rezoning, subdivision or development approval in SCA 1 is to have due regard to:

(a) the potential impacts of the proposal on the current and future operations of the chlorine store;

(b) the sensitivity of the proposed use or development to off-site emissions or risk;

(c) a requirement for a notification on title for any new subdivision or development advising of the proximity of the chlorine store; and

(d) any other planning consideration the local government considers relevant.

4.4 ~~5.2.4~~ Referral of Applications

The local government may refer development applications for development approval to the relevant service provider for comment prior to determination and have due regard to recommendations and advice received from those authorities when determining applications.

(5) ~~5.3~~ SPECIAL CONTROL AREA 2 - LIQUID WASTE DISPOSAL BUFFER

5.1 5.~~3.1~~ Purpose

The purpose of Special Control Area 2 is to guide and control land use and development within the area of the liquid waste disposal facility (Lot 28709 Bruce Rock East Road), as shown on the Scheme Maps as SCA 2.

5.2 ~~5.3.2~~ Application Requirements

Despite any other provisions in this Scheme, development approval is required for all land use and development, including a single house, within SCA 2.

5.3 ~~5.3.3~~ Relevant Considerations

In addition to provisions of the Scheme, the local government in considering applications for rezoning, subdivision or development approval in SCA 2 is to have due regard to:

(a) the potential impacts of the proposal on the current and future operations of the liquid waste disposal facility;

(b) the sensitivity of the proposed use or development to off-site emissions or risk;

(c) a requirement for a notification on title for any new subdivision or development advising of the proximity of the liquid waste disposal facility; and

(d) any other planning consideration the local government considers relevant.

5.4 ~~5.3.4~~ Referral of Applications

The local government may refer development applications for development approval for comment prior to determination and have due regard to recommendations and advice when determining applications.

(6) ~~5.4~~ SPECIAL CONTROL AREA 3 - SHIRE QUARRY BUFFER

6.1 ~~5.4.1~~ Purpose

The purpose of Special Control Area 3 is to guide and control land use and development within the area of the Bruce Rock quarry (Bruce Rock Merredin Road), as shown on the Scheme Maps as SCA 3.

6.2 ~~5.4.2~~ Application Requirements

Despite any other provisions in this Scheme, development approval is required for all land use and development, including a single house, within SCA 3.

6.3 ~~5.4.3~~ Relevant Considerations

In addition to provisions of the Scheme, the local government in considering applications for rezoning, subdivision or development approval in SCA 3 is to have due regard to:

(a) the potential impacts of the proposal on the current and future operations of the quarry;

(b) the sensitivity of the proposed use or development to off-site emissions or risk;

(c) a requirement for a notification on title for any new subdivision or development advising of the proximity of the quarry; and

(d) any other planning consideration the local government considers relevant.

6.4 ~~5.4.4~~ Referral of Applications

The local government may refer development applications for development approval for comment prior to determination and have due regard to recommendations and advice when determining applications.

(7) ~~5.5~~ SPECIAL CONTROL AREA 4 - WASTE MANAGEMENT FACILITY BUFFER

7.1 ~~5.5.1~~ Purpose

The purpose of Special Control Area 4 is to guide and control land use and development within the area of the Bruce Rock Waste Management facility (Bruce Rock Quarry, Bruce Rock Narembeen Road), as shown on the Scheme Maps as SCA 4.

7.2 ~~5.5.2~~ Application Requirements

Despite any other provisions in this Scheme, development approval is required for all land use and development, including a single house, within SCA 4.

7.3 ~~5.5.3~~ Relevant Considerations

In addition to provisions of the Scheme, the local government in considering applications for rezoning, subdivision or development approval in SCA 4 is to have due regard to:

(a) the potential impacts of the proposal on the current and future operations of the facility;

(b) the sensitivity of the proposed use or development to off-site emissions or risk;

(c) a requirement for a notification on title for any new subdivision or development advising of the proximity of the waste management facility; and

(d) any other planning consideration the local government considers relevant.

7.4 ~~5.5.4~~ Referral of Applications

The local government may refer development applications for development approval for comment prior to determination and have due regard to recommendations and advice when determining applications.

(8) ~~5.6~~ **SPECIAL CONTROL AREA 5 - CBH FACILITY**

8.1 ~~5.6.1~~ Purpose

The purpose of Special Control Area 5 is to guide and control land use and development within the area of the CBH grain receival depot (Lot 5, off Lethlean Street), as shown on the Scheme Maps as SCA 5.

8.2 ~~5.6.2~~ Application Requirements

Despite any other provisions in this Scheme, development approval is required for all land use and development, including a single house, within SCA 5.

8.3 ~~5.6.3~~ Relevant Considerations

In addition to provisions of the Scheme, the local government in considering applications for rezoning, subdivision or development approval in SCA 5 is to have due regard to:

(a) the potential impacts of the proposal on the current and future operations of the CBH facility;

(b) the sensitivity of the proposed use or development to off-site emissions or risk;

(c) a requirement for a notification on title for any new subdivision or development advising of the proximity of the CBH facility; and

(d) any other planning consideration the local government considers relevant.

8.4 ~~5.6.4~~ Referral of Applications

The local government may refer development applications for development approval for comment prior to determination and have due regard to recommendations and advice when determining applications.

PART 6 - TERMS REFERRED TO IN SCHEME

Division 1 — General definitions used in Scheme

37. Terms used

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

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

cabin means a building that —
(a) is an individual unit other than a chalet; and
(b) forms part of —

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

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

commercial vehicle means a vehicle, whether licenced or not, that has a gross vehicle mass of greater than 4.5 tonnes including —
(a) a utility, van, truck, tractor, bus or earthmoving equipment; and
(b) a vehicle that is, or is designed to be an attachment to a vehicle referred to in paragraph (a);

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

floor area has the meaning given in the Building Code;

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

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

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

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

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

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

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

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

Division 2 — Land use terms used in Scheme

38. Land use terms used

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

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

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

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

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

amusement parlour means premises —

(a) that are open to the public; and
(b) that are used predominantly for amusement by means of amusement machines including computers; and
(c) where there are 2 or more amusement machines;

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

animal husbandry — intensive means premises used for keeping, rearing or fattening of alpacas, beef and dairy cattle, goats, pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production), sheep or other livestock in feedlots, sheds or rotational pens, but does not include agriculture — extensive;

art gallery means premises —

(a) that are open to the public; and
(b) where artworks are displayed for viewing or sale;

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

bulky goods showroom means premises —

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

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

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

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

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

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

child care premises means premises where —

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

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

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

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

commercial vehicle parking means premises used for parking of one or two commercial vehicles but does not include —

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

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

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

convenience store means premises —

(a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and
(b) operated during hours which include, but may extend beyond, normal trading hours; and
(c) the floor area of which does not exceed 300m^2 net lettable area;

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

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

family day care means premises where a family day care service as defined in the *Education and Care Services National Law (Western Australia)* is provided;

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

(a) without further preparation; and

(b) primarily off the premises;

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

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

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

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

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

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

(a) does not involve employing a person who is not a member of the occupier's household; and
(b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
(c) does not occupy an area greater than 20m^2; and
(d) does not involve the display on the premises of a sign with an area exceeding 0.2m^2; and
(e) does not involve the retail sale, display or hire of any goods; unless the sale, display or hire is done only by means of the internet; and
(f) does not —
    (i) require a greater number of parking spaces than normally required for a single dwelling; or
    (ii) result in an increase in traffic volume in the neighbourhood; and
(g) does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight; and
(h) does not include provision for the fuelling, repair or maintenance of motor vehicles; and
(i) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located;

home office means a dwelling used by an occupier of the dwelling to carry out a home occupation if the carrying out of the occupation —

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

home store means a shop attached to a dwelling that —

(a) has a net lettable area not exceeding 100m^2; and
(b) is operated by a person residing in the dwelling;

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

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

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

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

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

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

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

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

industry — rural means premises used for industry that —

(a) supports and/or is associated with primary production; or
(b) services plant or equipment used in primary production;

liquor store — large means premises the subject of a liquor store licence granted under the *Liquor Control Act 1988* with a net lettable area of more than 300m^2;

liquor store — small means premises the subject of a liquor store licence granted under the *Liquor Control Act 1988* with a net lettable area of not more than 300m^2;

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

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

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

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

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

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

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

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

nature based park means facility used as a nature based park as defined in the *Caravan Parks and Camping Grounds Regulations 1997*;

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

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

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

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

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

recreation — private means premises that are —
(a) used for indoor or outdoor leisure, recreation or sport; and
(b) not usually open to the public without charge;

renewable energy facility means premises used to generate energy from a renewable energy source and includes any building or other structure used in, or relating to, the generation of energy by a renewable resource. It does not include renewable energy electricity generation where the energy produced principally supplies a domestic and/or business premises and any on selling to the grid is secondary;

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

residential aged care facility means a residential facility providing personal and/or nursing care primarily to people who are frail and aged or dependent persons which, as well as accommodation, includes —
(a) appropriate staffing to meet the nursing and personal care needs of residents;
(b) meals and cleaning services;
(c) furnishings, furniture and equipment.
This may consist of multiple components that include communal amenities and facilities for residents and staff that are incidental and ancillary to the provision of such accommodation, residential respite (short term) care and/or an independent living complex, but does not include a hospital, rehabilitation or psychiatric facility;

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

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

restricted premises means premises used for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of —
(a) publications that are classified as restricted under the *Classification (Publications, Films and Computer Games) Act 1995* (Commonwealth); or

(b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity; or
(c) smoking-related implements;

road house means premises that has direct access to a State road other than a freeway and which provides the services or facilities provided by a freeway service centre and may provide any of the following facilities or services —
(a) a full range of automotive repair services;
(b) wrecking, panel beating and spray painting services;
(c) transport depot facilities;
(d) accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period;
(e) facilities for being a muster point in response to accidents, natural disasters and other emergencies;

rural home business means dwelling or land used by an occupier of the dwelling to carry out a business, service or occupation if the carrying out of the business, service or occupation —
(a) does not involve employing more than 2 people who are not members of the occupier's household; and
(b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
(c) does not occupy an area greater than 200m^2; and
(d) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
(e) does not involve the presence, use or calling of more than 3 vehicles at any one time or of a vehicle more than 30 tonnes gross weight;

rural pursuit/hobby farm means any premises, other than premises used for agriculture — extensive or agriculture — intensive, that are used by an occupier of the premises to carry out any of the following activities if carrying out of the activity does not involve permanently employing a person who is not a member of the occupier's household —
(a) the rearing, agistment, stabling or training of animals;
(b) the keeping of bees;
(c) the sale of produce grown solely on the premises;

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

service station means premises other than premises used for a transport depot, panel beating, spray painting, major repairs or wrecking, that are used for —
(a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental or convenience nature; and/or
(b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles;

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

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

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

telecommunications infrastructure means premises used to accommodate the infrastructure used by or in connection with a telecommunications network including

any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure related to the network;

tourist and visitor accommodation —

(a) means a building, or a group of buildings forming a complex, that —
  (i) is wholly managed by a single person or body; and
  (ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and
  (iii) may include on-site services and facilities for use by guests; and
  (iv) in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night;
  and
(b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but
(c) does not include any of the following —
  (i) an aged care facility as defined in the *Land Tax Assessment Act 2002* section 38A(1);
  (ii) a caravan park;
  (iii) hosted short-term rental accommodation;
  (iv) a lodging-house as defined in the *Health (Miscellaneous Provisions) Act 1911* section 3(1);
  (v) a park home park;
  (vi) a retirement village as defined in the *Retirement Villages Act 1992* section 3(1);
  (vii) a road house;
  (viii) workforce accommodation;

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

trade supplies means premises used to sell by wholesale or retail, or to hire, assemble or manufacture any materials, tools, equipment, machinery or other goods used for the following purposes including goods which may be assembled or manufactured off the premises —

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

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

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

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

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

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

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

waste disposal facility means premises used —

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

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

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

workforce accommodation means premises, which may include modular and relocated buildings used —

(a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and
(b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.

~~SCHEDULES~~

~~Schedule A – Supplemental Provisions~~

~~Schedule 1 – Dictionary of Defined Words and Expressions~~

~~Schedule 2 – Additional Uses~~
~~Schedule 3 – Restricted Uses~~
~~Schedule 4 – Special Use Zones~~
~~Schedule 5 – Exempted Advertisements~~
~~Schedule 6 – Environmental Conditions~~
~~Schedule 7 – Rural Residential Zones~~

SCHEDULE A – SUPPLEMENTAL PROVISIONS TO THE DEEMED PROVISIONS

~~*AMD 3 GG 15/12/17*~~

These provisions are to be read in conjunction with the deemed provisions (Schedule 2, Part 7) contained in the *Planning and Development (Local Planning Schemes) Regulations 2015* (amended).

Development for which development approval not required

(1) Development approval is not required for works if —

(a) the works are of a class specified in Column 1 of an item in Table 3; and

(b) if conditions are set out in Column 2 of Table 3 opposite that item — all of those conditions are satisfied in relation to the works.

Table 3 – Supplemental provisions relating to works

	Column 1 - Works	**Column 2 - Conditions**
(1)	The erection, installation or demolition of a sign or advertisement of a class specified in Schedule 6.	(a) The sign or advertisement complies with the applicable standards and requirements of Schedule 5. (b) The sign or advertisement is not erected or installed within 1.5m of a crossover or street truncation. (c) The works are not located in a heritage-protected place.
(2)	The erection of or installation of, or alterations to or additions to, any of the following on a lot in the Rural or Rural Residential zone: (a) a windmill; (b) a bore; (c) a well; (d) a water tank; (e) a dam; (f) a boundary wall or fence.	(a) The water tank complies with zone setbacks. (b) Where a building envelope applies, the water tank is located entirely within the building envelope. (c) The dam is incidental to a permitted or approved rural land use and the external foot of the dam including the stored water is further than 5 metres from boundaries of the subject lot. (d) The works are not located in a heritage-protected place. (e) The works comply with the development standards and requirements of this Scheme. (f) The boundary wall or fence is of rural construction comprising stock proof wire or ring-lock fencing.
(3)	The installation, maintenance or repair works for and of any of the following for domestic or rural purposes – (a) Service ducts; (b) Cables; (c) Pipes; (d) Conduits.	The works are not located in a heritage-protected place.
(4)	The erection of, or alterations or additions to, a	(a) The single house is a permitted (P) use on the lot in the zone where the R-Codes do not apply. (b) The works comply with the development standards and requirements of this Scheme.

	single house on a lot.	(c) The works are not located in a heritage-protected place.
(5)	The erection of, or installation of, or alterations to, or additions to, any of the following on the same lot as a single house – (a) an outbuilding; (b) an external fixture; (c) a boundary wall or fence; (d) a patio; (e) a pergola; (f) a verandah; (g) a deck; (h) a garage; (i) a carport; (j) a swimming pool; (k) shade sails.	(a) The single house is a permitted 'P' use in the zone where the R-Codes do not apply. (b) The works comply with the development standards and requirements of this Scheme. (c) The works are not located in a heritage-protected place.
(6)	Domestic animal enclosures	The enclosure occupies no more than 5% of the lot area or 50m^2, whichever is the lesser.

(2) Development approval is not required for the following uses if —

(a) the use is of a class specified in Column 1 of an item in Table 4; and

(b) if conditions are set out in Column 2 of Table 4 opposite that item — all of those conditions are satisfied in relation to the use.

Table 4 – Supplemental provisions relating to use		
	Column 1 - Use	**Column 2 - Conditions**
(1)	A use that is wholly located on land identified as a local reserve under this Scheme.	(a) The land is owned or vested in the local government or a public authority. (b) For a purpose for which the land is reserved under this Scheme. (c) For any purpose for which the land may be lawfully used by the local government or public authority.
(2)	Rural Pursuit/Hobby Farm	(a) Where the use is for small scale domestic purposes, such as vegetable, honey or egg production. (b) The use is consistent with the Shire's Health Local Law.

61(1)(k) any of the exempt classes of advertisements listed in Schedule 5 except in respect of a place included in the Heritage List or in a heritage area;

61(1)(l) the erection or extension of a single house on a lot if a single house is a permitted ("P") use in the zone (where the R-Codes do not apply) in which that lot is located, where the development standards set out in the scheme for that particular zone (including boundary setbacks) are satisfied, unless the development is located in a place that is:

(i) entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*; or

(ii) the subject of an order under Part 6 of the *Heritage of Western Australia Act 1990;* or

(iii) included on a heritage list prepared in accordance with this Scheme; or

(iv) within an area designated under the Scheme as a heritage area; or

(v) the subject of a heritage agreement entered into under the *Heritage of Western Australia Act 1990* section 29;

61(1)(m) the erection or extension of an ancillary dwelling, outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool on the same lot as a single house if a single house is a permitted ("P") in the zone (where the R-Codes do not apply) where the development standards set out in the scheme for that particular zone (including boundary setbacks) are satisfied, unless the development is located in a place that is:

(i) entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*; or

(ii) the subject of an order under Part 6 of the *Heritage of Western Australia Act 1990*; or

(iii) included on a heritage list prepared in accordance with this Scheme; or

(iv) within an area designated under the Scheme as a heritage area; or

(v) the subject of a heritage agreement entered into under the *Heritage of Western Australia Act 1990* section 29;

61(1)(n) the demolition of any building or structure except where the building or structure is:

(i) located in a place that has been entered in the Register of Places under the *Heritage of Western Australia Act 1990;*

(ii) the subject of an order under Part 6 of the *Heritage of Western Australia Act 1990;* or

(iii) included on the Heritage List under clause 8 of the deemed provisions; or

(iv) located in a heritage area designated under the Scheme.

SCHEDULE 1 - DICTIONARY OF DEFINED WORDS AND EXPRESSIONS

Unless listed below the words and expressions used in the Scheme have the same meaning as the General definitions and Land use definitions contained in Schedule 1 *Planning and Development (Local Planning Schemes) Regulations 2015*. Where a definition is listed below and there is a conflict of interpretation of words the meaning of the word or term, the definition listed below shall prevail, unless word or expression applies to residential development (as per clause 1.7.2). *AMD 3 GG 15/12/17*

essential service utility: means any work or undertaking constructed or maintained by a service agency as may be required to provide water, sewerage, electricity, gas, drainage or other similar essential services.

grain depot: means the use of premises for the receival, storage, treatment, and despatch of grain.

industry – cottage: means a trade or light industry producing arts and crafts which does not fall within the definition of a home occupation which: *AMD 3 GG 15/12/17*

(a) does not cause injury to or adversely affect the amenity of the neighbourhood;
(b) where operated in a residential zone, does not employ any person other than a member of the occupier's household;
(c) is conducted in an out-building which is compatible with the principal uses to which land in the zone in which it is located may be put;
(d) does not occupy an area in excess of 50 square metres; and
(e) does not display a sign exceeding 0.2 square metres in area.

industry – Service: means *AMD 3 GG 15/12/17*

(a) an industry – light carried out from premises which may have a retail shop front and from which goods manufactured on the premises may be sold: or
(b) premises which have a retail shop front and used as depot for receiving goods to be serviced.

rural home business: *DELETED BY AMD 3 GG 15/12/17*

SCHEDULE 1 ~~2~~ - ADDITIONAL USES

There are no additional uses that apply to the Scheme.

SCHEDULE 2 ~~3~~ - RESTRICTED USES

No.	Description of land	Restricted Use	Conditions
1	Lot 5 Lethlean Street, Bruce Rock	Industry-rural	(a) Provide for transport infrastructure for storage and or processing of bulk grain including connection to the state rail system. (b) Noise, vibration, light, and emissions to the atmosphere, are to be managed in accordance with statutory requirements so that the amenity of nearby sensitive uses, including residential development is not adversely affected.

SCHEDULE 3 4 - SPECIAL USE ZONES

No.	Description of land	Special Use	Conditions
1	Lot 382 Westral Street, Bruce Rock	Place of Worship	No other uses permitted.

SCHEDULE 4 – GENERAL DEVELOPMENT STANDARDS AND REQUIREMENTS

This schedule is to be read in conjunction with clause 32 of this Scheme.

<table>
<tr><th>NO.</th><th>DESCRIPTION</th><th>REQUIREMENT</th></tr>
<tr><td>1.</td><td>Residential zone</td><td>(1) For all non-residential development: setbacks, site coverage and landscaping requirements shall be in accordance with the R-Codes.
(2) Notwithstanding the R-Code prescribed to the land, an independent living complex or residential aged care facility may be developed at a density of R60, provided:
(a) the development site is not within a Special Control Area; and
(b) the development is connected to reticulated sewer.</td></tr>
<tr><td>2.</td><td>Commercial zone</td><td>(1) Minimum setback requirements (metres) —<table><tr><th>Front</th><th>Side</th><th>Rear</th></tr><tr><td>Nil</td><td>Nil</td><td>Nil</td></tr></table>(2) Site coverage and landscaping requirements —<table><tr><th>Maximum Site Coverage</th><th>Minimum Landscaping</th></tr><tr><td>75%</td><td>5%</td></tr></table>(3) Mixed use development shall primarily be designed for retail/commercial development at the ground floor and residential development at upper floors.
Residential-only development shall be restricted to a maximum density of R40.</td></tr>
<tr><td>3.</td><td>Light Industry zone</td><td>(1) Minimum setback requirements (metres) —<table><tr><th>Front</th><th>Side</th><th>Rear</th></tr><tr><td>5m</td><td>Nil</td><td>Nil</td></tr></table>(2) Site coverage and landscaping requirements —<table><tr><th>Maximum Site Coverage</th><th>Minimum Landscaping</th></tr><tr><td>75%</td><td>5% - landscaping required along road frontage(s)</td></tr></table>(3) Adjacent to road reserves, screening is required through the retention of existing trees and vegetation, and/or by planting additional trees and vegetation.

(4) Caretaker’s dwellings shall not exceed a maximum floor area of 100m^2, to be measured from the external face of walls.</td></tr>
<tr><td>4.</td><td>General Industry zone</td><td>(5) Minimum setback requirements (metres) —<table><tr><th>Front</th><th>Side</th><th>Rear</th></tr><tr><td>10m</td><td>Nil</td><td>6m</td></tr></table>(6) Site coverage and landscaping requirements —<table><tr><th>Maximum Site Coverage</th><th>Minimum Landscaping</th></tr><tr><td>75%</td><td>5% - landscaping required along road frontage(s)</td></tr></table>Adjacent to road reserves, screening is required through the retention of existing trees and vegetation, and/or by planting additional trees and vegetation.</td></tr>
<tr><td>5.</td><td>Rural Townsite zone</td><td>(1) Minimum setback requirements (metres) —<table><tr><th>Front</th><th>Side</th><th>Rear</th></tr><tr><td>3m</td><td>3m</td><td>3m</td></tr></table>(2) Site coverage and landscaping requirements —</td></tr>
</table>

<table>
<tr><td></td><td></td><td><table><tr><th>Maximum Site Coverage</th><th>Minimum Landscaping</th></tr><tr><td>90%</td><td>10%</td></tr></table></td></tr>
<tr><td>6.</td><td>Rural Residential zone</td><td>(1) Minimum setback requirements (metres) —<table><tr><th>Front</th><th>Side</th><th>Rear</th></tr><tr><td>15m</td><td>10m</td><td>10m</td></tr></table>(2) The local government may grant approval for a maximum of two dwellings of any type on a Rural Residential zoned lot.</td></tr>
<tr><td>7.</td><td>Rural zone</td><td>(1) Minimum setback requirements (metres) —<table><tr><th>Front</th><th>Side</th><th>Rear</th></tr><tr><td>50m</td><td>20m</td><td>20m</td></tr></table>(2) The local government may grant approval for a maximum of three dwellings of any type on a Rural zoned lot.
(3) The additional dwelling(s) will not adversely detract from the rural character and amenity of the area or conflict with agricultural production on the subject lot or adjoining land.
(4) There is a general presumption against the subdivision of Rural zoned land unless in accordance with Development Control Policy 3.4 Subdivision of Rural Land.</td></tr>
<tr><td>8.</td><td>Ancillary dwellings</td><td>Ancillary dwellings in non-residential zones shall not exceed a maximum floor area of 100m^2, to be measured from the external face of walls.</td></tr>
<tr><td>9.</td><td>Workforce accommodation</td><td>In determining a development application the local government is to have due regard to —
(d) the siting of the development to avoid land use conflict, including impacts associated with noise, dust, odour and light spill; and
(e) provision of, or access to, recreation, entertainment and community services.</td></tr>
<tr><td>10.</td><td>Repurposed and second-hand dwellings</td><td>The external appearance is to address local amenity to the satisfaction of the local government.</td></tr>
<tr><td>11.</td><td>Tree farms</td><td>In determining a development application, the local government —
(1) shall have due regard to the following matters —
(a) the Code of Practice for Timber Plantations in Western Australia; and
(b) the Department of Fire and Emergency Services Guidelines for Plantation Fire Protection;
and
(2) requires that the development application be accompanied by the following plans —
(a) tree farm management plan; and
(b) fire management plan.</td></tr>
<tr><td>12.</td><td>Resource recovery centres, waste storage facilities and waste disposal facilities</td><td>In determining a development application, the local government requires that the development application is accompanied by the following assessments/plans —
(a) traffic impact assessment and management plan; and
(b) environmental management plan.</td></tr>
<tr><td>13.</td><td>Rural pursuit/ hobby farms</td><td>(1) The keeping or stabling of horses will generally be limited to one animal per hectare of grazing area.
(2) The keeping or agistment of livestock shall be limited to the Dry Sheep Equivalent per lot, in accordance with the Department of Primary Industries and Regional Development Dry Stocking Guidelines for Rural Smallholdings.</td></tr>
<tr><td>14.</td><td>Dwellings without reticulated water supply</td><td>(1) Where a reticulated water supply is not available, each dwelling shall be provided with —
(a) a rainwater tank with minimum capacity of 92,000 litres; or
(b) appropriate evidence from the applicant that demonstrates each dwelling can and will be provided with an adequate alternate supply of potable water.</td></tr>
</table>

<table>
<tr><td></td><td></td><td>(2) Where applicable, water for fire fighting purposes shall be provided in accordance with State Planning Policy 3.7 Bushfire.</td></tr>
<tr><td>15.</td><td>Building envelopes</td><td>(1) In respect of a subdivision application, the local government may recommend that the Commission impose a condition requiring building envelopes (or building exclusion areas).
(2) Building envelope variations may be approved by the local government to reduce adverse impact on the environment, landscape character and/or amenity of the locality.</td></tr>
<tr><td>16.</td><td>Car Parking</td><td>(1) Car parking is to be provided in accordance with the following requirements —
<table>
<tr><th>Land use</th><th>Minimum on-site car parking spaces required</th></tr>
<tr><td>Shop</td><td>1 per 40m^2 gross floor area</td></tr>
<tr><td>Industry and warehouse/storage</td><td>1 per 100m^2 gross floor area</td></tr>
<tr><td>Industry-light</td><td>1 parking space for each employee plus 2 visitor bays</td></tr>
<tr><td>Tourist and visitor accommodation</td><td>1 bay per bedroom plus 1 visitor bay for every 5 units</td></tr>
</table>
(2) Where a proposed land use is not specified in subclause (1), the number of car parking spaces shall be determined by giving due regard to the maximum estimated number of —
(a) employees; and
(b) visitors.
(3) Where land uses operate at different times and reciprocal car parking is available the local government may decrease or waive the minimum on-site parking requirements.
(4) Where the minimum on-site car parking spaces cannot be met, the local government may require a payment in lieu of the provision car parking spaces in accordance with the relevant local planning policy.
(5) Where development involves the delivery or dispatch of goods, a loading bay shall be provided —
(a) clear of any access road or access way; and
(b) designed so that vehicles can exit in a forward direction.
(6) Car parking shall be constructed and paved in accordance with the following minimum standards —
<table>
<tr><th>Parking Angle</th><th>Bay Width (m)</th><th>Bay Length (m)</th><th>Separation/ Aisle (m)</th></tr>
<tr><td>45 degrees</td><td>3.5</td><td>5.2</td><td>3.7</td></tr>
<tr><td>60 degrees</td><td>2.8</td><td>5.6</td><td>5</td></tr>
<tr><td>90 degrees</td><td>2.5</td><td>5.5</td><td>6.5</td></tr>
</table>
(7) Landscaping shall be provided at a rate of 1 tree per every 10 car parking spaces.</td></tr>
<tr><td>17.</td><td>Signage and advertising</td><td>(1) Advertisements that advertise goods or services which are not produced, displayed or offered for sale, or which are otherwise not relevant to, the land upon which the advertisement is located, are prohibited unless the advertisements are of a class of signage/advertising for which development approval is not required pursuant to the deemed provisions (clause 61) or Schedule A of this Scheme.
(2) Despite subclause (1) the local government will consider applications for development approval for advertisements on ‘third party land’ (on a different property to the development) for a temporary period.</td></tr>
<tr><td>18.</td><td>Development of land abutting an unconstructed road reserve</td><td>(1) All development shall be provided with access to a constructed public road.
(2) The local government may waive the requirement of subclause (1) provided —</td></tr>
</table>

		(a) the landowner or applicant contributes to the full or partial cost of road construction, as determined by the local government; or (b) it is demonstrated that legal arrangements have been made, for permanent legal access to a constructed road.
19.	Development of land to contain emissions	In determining a development application in the Rural zone or Rural Residential zone, the local government is to have due regard to — (a) the ability to contain potential emissions within the development site; and (b) the buffer separation distance required as a result of emissions generated by the development.
20.	Tree and vegetation establishment	In determining a development application, the local government may require a vegetation plan to be prepared — (a) to replace vegetation that will be removed as a result of development works; (b) in respect of land substantially denuded of remnant vegetation; (c) to screen the development from surrounding land.
21.	Development of land affected by natural hazards	A dwelling, or alterations or additions to a dwelling, proposed on flood prone land must ensure the minimum habitable floor level is at least 0.5 metres above the 1 in 100 flood (1% AEP) level.
22.	Water resource management and protection	(1) Development which may impact any waterways including rivers, creeks, drainage lines, swamps, wetlands or significant water-dependent ecosystems, shall — (a) manage water balance; (b) maintain and enhance water quality; (c) encourage water conservation and water sensitive design; (d) maintain and enhance water-related environmental, recreational and cultural values; (e) protect riparian vegetation; and (f) mitigate erosion; in accordance with State Planning Policy 2.9 Water. (2) In determining a development application, the local government may require preparation of a foreshore management plan, drainage management plan, and/or nutrient management plan.
23.	Unsewered development	Unsewered industrial development will be restricted to 'dry industry' type (i.e. industries predicted to generate wastewater for disposal on-site of a daily rate of less than 540 litres per 1000m^2).
24.	Mining operations	In considering proposals to commercially extract minerals, the local government may, in keeping with section 120 of the *Mining Act 1978*, exercise its discretion to inform the Minister for Mines and the Minister for Planning in writing that the granting of a mining lease or general purpose lease is contrary to the provisions of the Scheme and the Local Planning Strategy.

SCHEDULE 5 - EXEMPTED ADVERTISEMENTS

LAND USE AND/OR DEVELOPMENT	EXEMPTED SIGN[1]	MAXIMUM SIZE
Dwellings	One professional name-plate as appropriate.	$0.2m^2$
Home Occupation	One advertisement describing the nature of the home occupation.	$0.2m^2$
Places of Worship, Meeting Halls and Places of Public Assembly	One advertisement detailing the function and/or the activities of the institution concerned.	$0.2m^2$
Cinemas, Theatres and Drive-In Theatres	Two signs (illuminated or non-illuminated) detailing the entertainment being presented from time to time at the venue upon which the signs are displayed.	Each advertisement sign not to exceed $5m^2$.
Shops, Showrooms and other uses appropriate to a Shopping Area.	All advertisements affixed to the building below the top of the awning or, in the absence of an awning, below a line measured at 5 metres from the ground floor level of the building subject to compliance with the requirements of the Signs Hoarding and Bill Posting Bylaws. ~~from a building whether or not those signs are connected to a pole,~~	N/A
Industrial and Warehouse Premises	A maximum of 4 advertisements applied to or affixed to the walls of the building but not including signs which project above the eaves or the ridge of the roof of the building, and excluding signs projecting wall or other building. A maximum of two free-standing advertisement signs not exceeding 5m in height above ground level.	Total area of any such advertisements, shall not exceed 15m. Maximum permissible total area shall not exceed $10m^2$ and individual advertisement signs shall not exceed $6m^2$.
Showroom, race courses, major racing tracks, sports stadia, major sporting grounds and complexes	All signs provided that, in each case, the advertisement is not visible from outside the complex or facility concerned either from other private land or from public places and streets.	N/A
Public Places and Reserves	a) Advertisement signs (illuminated and non-illuminated) relating to the functions of government a public authority or local government of a local government excluding those of a promotional nature constructed or exhibited by, or on behalf of any such body, and b) Advertisement signs (illuminated and non-illuminated) required for the management or control of traffic on any public road, car park, cycleway, railway or waterway where such advertisement has been constructed or exhibited by or at the direction of a Government department, public authority or the local government of a local government, and c) Advertisement signs (illuminated and non-illuminated) required to be exhibited by or pursuant to any statute or regulation or the like made pursuant to powers contained within a Statute provided that any such advertisement is constructed and/or exhibited strictly in accordance with the requirements specified therein.	N/A N/A N/A
Railway Property and Reserves	Advertisement signs exhibited on such land provided that each such advertisement is directed only at persons at or upon a railway station.	No sign shall exceed $2m^2$ in area.
Advertisements within buildings	All advertisements placed or displayed within buildings which cannot ordinarily be seen by a person outside of those buildings.	N/A
All classes of buildings other than single family dwellings	One advertisement sign containing the name, number and address of the building, the purpose for which the building is used or the name and address of the managing agent thereof.	$0.2m^2$

[1] *Includes the change of posters on poster signs and applies to non-illuminated signs unless otherwise stated.*

~~SCHEDULE 6 - ENVIRONMENTAL CONDITIONS~~

~~There are no environmental conditions imposed by the Minister for Environment which apply to the Scheme.~~

~~SCHEDULE 7 - RURAL RESIDENTIAL ZONES~~

~~Land description~~	~~Rural Residential No.~~	~~Special Conditions~~
~~Ptn Lot 3, Noonajin Road, Bruce Rock~~	~~RR1~~	~~Design to comply with an adopted Outline Development Plan.~~

ADOPTION

Adopted by resolution of the Council of the Shire of Bruce Rock at the Ordinary Meeting of the

Council held on the ……... day of ……20….

…… ……
SHIRE PRESIDENT Date

…… ……..
CHIEF EXECUTIVE OFFICER Date

FINAL APPROVAL

Adopted for final approval of the Shire of Bruce Rock at the meeting of Council held on the

……... day of …….. 20…. and the Common Seal of the Shire of Bruce Rock was hereunto affixed by the authority of a resolution of the Council in the presence of:

…… ……
SHIRE PRESIDENT Date

Seal

…… ……..
CHIEF EXECUTIVE OFFICER Date

RECOMMENDED/SUBMITTED FOR FINAL APPROVAL

…… ……
DELEGATED UNDER S.16 OF PD ACT 2005 Date

FINAL APPROVAL GRANTED

…….. ……
MINISTER FOR PLANNING Date

10.5 Chief Executive Officer

10.5.1 Amendment to Council Policy 4.4 – Signing Purchase Orders

File Reference	
Disclosure of Interest	Neither the Author nor Authorising Officer have any Impartiality, Financial or Proximity Interest that requires disclosure.
Applicant	Nil
Previous Item Numbers	Nil
Date	16 November 2026
Author	Vanessa Ward – Executive Services Manager
Authorising Officer	Mark Furr – Chief Executive Officer
Attachments 1. Revised Council Policy 4.4 – Signing Purchase Orders	

Summary

Council is requested to amend Council Policy 4.4 – Signing Purchase Orders to include the Community Emergency Services Manager (CESM) as an authorised officer, with a purchase order signing limit of $5,000 (excluding GST). The amendment will formally recognise the CESM's operational responsibilities while maintaining the requirement that purchases are within the adopted budget and subject to the Policy's approval controls.

Background

Council Policy 4.4 – Signing Purchase Orders establishes the positions authorised to sign purchase orders and the maximum expenditure limits applicable to each position. The Policy also identifies the manager responsible for authorising expenditure where an officer's purchase exceeds their delegated limit.

The current Policy provides a $5,000 (excluding GST) signing limit for a number of operational and service delivery positions but does not currently list the Community Emergency Services Manager (CESM).

The CESM has operational responsibilities associated with the coordination and delivery of community emergency services. Including the CESM in the Policy with a signing limit of up to $5,000 (excluding GST) will provide a clear and documented purchasing authority for eligible, budgeted expenditure associated with those responsibilities.

Consultation

The proposed amendment should be referred to the Chief Executive Officer and relevant officers for confirmation of the appropriate authorising manager for expenditure above the CESM's $5,000 limit prior to implementation.

Statutory Environment

The following statutory legislation and regulations apply:

- Local Government Act 1995; and
- Local Government (Financial Management) Regulations 1996, including the financial management requirements referenced in Council Policy 4.4.

Policy Implications

Council Policy 4.4 – Signing Purchase Orders will require amendment to add the following position to the authorised signatories table:

- Community Emergency Services Manager (CESM), Maximum $5,000 (excluding GST), and Authorising Manager is the Chief Executive Officer.

All other provisions of the Policy will remain unchanged. Purchase orders must continue to relate to items specified in the adopted budget for the relevant financial year. Expenditure exceeding the applicable budget allocation must be authorised in accordance with the Policy.

Financial Implications

There are no direct financial implications arising from the proposed policy amendment. The $5,000 limit is an administrative purchasing delegation only and does not provide an additional budget allocation or authority to incur unbudgeted expenditure. All purchases remain subject to the adopted budget and applicable purchasing requirements.

Strategic Implications

Shire of Bruce Rock Strategic Community Plan 2022-2032	
Outcome:	4.0 Governance Priorities
Strategy:	4.1 Our organisation is well positioned and has capacity for the future.

Risk Implications

Risk	Risk Likelihood	Risk Impact / Consequence	Risk Rating	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
Unauthorised or unbudgeted expenditure resulting from unclear or incorrectly applied purchasing delegation.	Unlikely (2)	Moderate (3)	Moderate (6)	Compliance / Financial	Retain the $5,000 (ex GST) limits; ensure all purchases are within the adopted budget; require approval for expenditure above the limit in accordance with the Policy; communicate the amended delegation to relevant officers.

Risk Matrix

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

A risk is often specified in terms of an event or circumstance and the consequences that may flow from it. An effect may be positive, negative or a deviation from the expected and may be related to the following objectives; occupational health and safety, financial, service interruption, compliance, reputation and environment. A risk rating of six (6) has been identified for this item. Any items with a risk rating over 10 or greater (considered to be high or extreme risk) will be added to the Risk Register, and any item with a risk rating of 16 or greater will require a specific risk treatment plan to be developed.

Comment/Conclusion

Including the Community Emergency Services Manager in Council Policy 4.4 with a purchase order signing limit of $5,000 (excluding GST) will provide a clear delegation for routine, budgeted operational purchases and support the timely delivery of community emergency services. It is recommended that Council approve the amendment, subject to confirmation of the appropriate authorising manager for expenditure above the limit.

Voting Requirements

Simple Majority.

OFFICERS' RECOMMENDATION

That Council:

1. **Amend Council Policy 4.4 – Signing Purchase Orders to include the Community Emergency Services Manager (CESM) as an authorised officer with a purchase order signing limit of $5,000 (excluding GST).**
2. **Authorise the Chief Executive Officer to make any consequential administrative amendments to Council Policy 4.4.**

1.1 Signing Purchase Orders

Statutory Context: Local Government Act 1995

- Section 6.10 – Financial Management Regulations

Local Government (Financial Management) Regulations 1996

Corporate Context: *Council Policy 3.7 - Risk Management*

- Council Policy 4.1 – Purchasing (In particular, note requirements for documentation, thresholds of item/service to be purchased)
- Council Policy 4.2 – Purchasing – Regional Price Preference (Area of price preference, limits applicable)
- Council Policy 4.4 – Signing Purchase Orders

Date Adopted: 18 September 2025

Date Amended: 26 February 2026

Purchase orders can only be signed by:

Position	Maximum (ex GST)	Authorising Manager for Expenditure over Limit
Chief Executive Officer	As per Budget	Not Applicable
Deputy Chief Executive Officer	As per Budget to a maximum of $75,000	Chief Executive Officer
Executive Manager Corporate Services	As per Budget to a maximum of $75,000	Chief Executive Officer
Executive Manager Technical Services	As per Budget to a maximum of $75,000	Chief Executive Officer
Manager of Works and Services	As per Budget to a maximum of $,10,000	Executive Manager Technical Services
Corporate Services Manager	As per Budget to a maximum of $10,000	Executive Manager Corporate Services
Assets and Property Coordinator	$7,500	Deputy Chief Executive Officer
Senior Finance Officer	$5,000	Corporate Services Manager
Workshop Manager	$7,500	Manager of Works and Services

Parks and Gardens Supervisor	$5,000	Manager of Works and Services
Town Supervisor	$5,000	Manager of Works and Services
Aquatic Centre Manager	$5,000	Deputy Chief Executive Officer
Community Events and Engagement	$5,000	Deputy Chief Executive Officer
Executive Services Manager	$2,000	Chief Executive Officer
Practice Manager at Medical Centre	$2,000	Deputy Chief Executive Officer
Building Maintenance – Leading Hand	$2,000	Assets and Property Coordinator

Purchase orders can only be issued for items that have been specified in the adopted budget for that financial year. Any orders issued for amounts exceeding items listed in the budget must be authorised by the Chief Executive Officer in consultation with the Executive Manager Corporate Services.

Version Control:

1	Policy adopted on 18 September 2025.
2	Policy Amended on 26 February 2026.

10.5.2 Avon Waste Deed of Variation

File Reference	
Disclosure of Interest	Neither the Author nor Authorising Officer have any Impartiality, Financial or Proximity Interest that requires disclosure.
Applicant	Nil
Previous Item Numbers	Nil
Date	13 November 2026
Author	Mark Furr – Chief Executive Officer
Authorising Officer	Mark Furr – Chief Executive Officer
Attachments 1. Avon Waste Deed of Variation	

Summary

Council is requested to approve a Deed of Variation with Stondon Pty Ltd, trading as Avon Waste, to introduce a diesel fuel levy for the Shire's general waste and recycling collection contracts. Existing services and performance requirements remain unchanged.

Background

The Shire of Bruce Rock currently engages Avon Waste for the provision of general waste and recycling collection services under separate contractual arrangements.

During 2026, Avon Waste approached local governments regarding additional financial pressures resulting from increases and fluctuations in diesel prices. An earlier approach involved increases to collection charges which the Administration considered the financial implications and discussed regional consistency with neighbouring Wheatbelt local governments.

The revised Deed of Variation establishes a defined fuel-cost adjustment, (rise and fall) methodology in preference to a fixed percentage increase to collection rates.

Consultation

- Stondon Pty Ltd trading as Avon Waste;
- Chief Executive Officer and Executive Manager Corporate Services;
- Regional local government counterparts concerning approaches to fuel cost recovery; and
- Review of the relevant WALGA contractual conditions and proposed fuel recovery provisions.

Statutory Environment

- Local Government Act 1995 - Section 3.57 and 6.8;
- Local Government (Functions and General) Regulations 1996; and
- Road Transport Contractual Chain Order (RTCCO) – Fuel Cost Recovery 2026.

Policy Implications

The proposed variation is to be considered in accordance with the Shire's Purchasing Policy, relevant delegations, contract management requirements and adopted financial management practices.

Financial Implications

- The annual waste and recycling collection expenditure adopted in the 2026/27 Annual Budget is currently $147,500;
- The proposed levy does not establish a fixed increase in expenditure; and
- Additional fuel levy cost estimates for 2026/27 are between $8,000 and $10,000 and will be considered as part of the 2026/27 Budget Review.

Strategic Implications

Shire of Bruce Rock Strategic Community Plan 2022-2032	
Outcome:	4.0 Governance Priorities
Strategy:	4.1 Our organisation is well positioned and has capacity for the future

Risk Implications

Risk	Risk Likelihood	Risk Impact / Consequence	Risk Rating	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
Failure to agree a variation for waste collection results in unsustainable costs incurred by provider and a potential cessation of services.	Unlikely (2)	Minor (2)	Low (1-4)	Business Disruption	Accept Officer Recommendation

Risk Matrix

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

A risk is often specified in terms of an event or circumstance and the consequences that may flow from it. An effect may be positive, negative or a deviation from the expected and may be related to the following objectives; work health and safety, financial, service interruption, compliance, reputation and environment. A risk matrix has been prepared and a risk rating of four (4) has been determined for this item. Any items with a risk rating of 10 or greater (considered to be high or extreme risk) will be added to the Risk Register, and any item with a risk rating of 16 or greater will require a specific risk treatment plan to be developed.

Comment/Conclusion

The proposed variation provides a mechanism through which extraordinary changes in diesel prices may be recognised without permanently increasing the underlying collection rates.

The proposed levy uses a base diesel price of $1.92 per litre and an agreed fuel allocation of 274 litres per week. The levy is calculated by multiplying the 274 litres per week by the amount (if any) by which the published Perth diesel Terminal Gate Price exceeds $1.92 per litre. No levy is payable when the published price is at or below the base price. Based on this methodology and today's (as of 16 Nov 2026), average

terminal gate price of $2.40, the notional increase to the 2026 /27 budget would be an additional $6,839. The proposed base diesel rate is to be adjusted annually by CPI from 1 July 2027.

The Deed also proposes a secondary fuel levy where recycling, cardboard or similar materials are transported or processed by a third-party contractor engaged by Avon Waste. The secondary levy reflects fuel levies actually charged to Avon Waste by that contractor and is apportioned by tonnes attributable to the Shire.

Based on 2025/26 figures, the Shire generates an average 2.5 tonnes of recyclable waste per fortnight. Subject to the fuel levy charged by the secondary party to Avon Waste, (e.g. $20 per tonne), the additional levy would be an additional $1,300.

The Deed uses an independently published price reference and requires a reasonable and supportable method to attribute fuel usage to services provided to the Shire. It requires supporting information with fuel-levy invoices and gives the Shire rights to review the calculation methodology, records and claims. This approach offers greater financial transparency than a general percentage increase. No fuel levy is payable where the applicable fuel price equals or falls below the base rate.

The proposed Deed states that the existing pricing structure, service scope, service levels and contractor performance obligations are otherwise unchanged. The existing contractual CPI arrangements would continue separately from the proposed fuel levy.

By endorsing this Deed of Variation, Council is mitigating the statutory requirements of the RTCCO recently introduced again on the 23 November 2026, providing a longer-term mechanism to accommodate fluctuating fuel prices.

Voting Requirements

Simple Majority

OFFICERS' RECOMMENDATION

That Council:

1. **Endorses the proposed Deed of Variation between the Shire of Bruce Rock and Stondon Pty Ltd, trading as Avon Waste, relating to the Recycling Collection Services Contract and General Waste Collection Services Contract, for the purpose of establishing a transparent and verifiable diesel fuel cost adjustment mechanism.**
2. **Approves the introduction of a fuel levy using a base diesel rate of $1.92 per litre, an attributed average diesel consumption of 274 litres per week across the relevant collection services, and the published Australian Institute of Petroleum Perth Diesel Terminal Gate Price, in accordance with the Deed of Variation.**
3. **Approves the secondary-party fuel levy mechanism for recycling and cardboard services, provided that any claim is supported by reasonable evidence that costs have been incurred and are appropriately attributable to the Shire.**
4. **Authorises the Chief Executive Officer to finalise and execute the Deed of Variation on behalf of the Shire.**
5. **Notes that the variation does not alter the existing scope of collection services, service standards or contractor performance obligations.**
6. **Requests that Administration monitor the financial impact of the fuel levy, with material budget implications reported through the Shire's established financial reporting and budget review processes.**

AVON WASTE

Deed of Variation

Fuel Levy

DEED OF VARIATION

Recycling Collection Services Contract

General Waste Collection Services Contract

Fuel Levy

This Deed of Variation is made on the 1st day of July 2026.

Parties

Principal

Shire of Bruce Rock
ABN: 22 148 096 754

and

Contractor

Stondon Pty Ltd trading as Avon Waste
ABN: 50 009 034 270

Together referred to as the "Parties".

Background

A) The Parties have entered into the following contracts:
   a. Agreement for Recyclables Collection Services dated 22nd October 2019 ("RC Contract"); and
   b. Procurement Form (Waste Services) dated 2nd June 2025 (GW Contract).
B) This Deed of Variation will cover both RC and GW Contracts, known collectively as the "Contracts".
C) The Parties acknowledge the commencement and operation of the *Road Transport Contractual Chain Order – Fuel Cost Recovery – 2026* ("RTCCO") and any future amendments and adjustments arising from these orders.
D) The Parties wish to vary the Contracts to permit recovery and adjustment of extraordinary diesel fuel costs.
E) The Parties acknowledge that this Deed is intended to establish a transparent and reasonably attributable methodology for the adjustment of diesel fuel costs during the operation of both waste collection contracts.

Operative Provisions

1. Definitions

In this Deed, unless the context otherwise requires:

AIP means the Australian Institute of Petroleum or its successor.

Average Diesel Usage means the agreed estimated diesel usage attributable to the Services for the relevant billing period.

Base Rate means 184.80 cents per litre inclusive of excise and GST, being the AIP average Perth diesel Terminal Gate Price for diesel on 6 March 2026. This amount will be subject to CPI annually on the 1st July.

Contracts means the Recycling Collection Services Contract and the General Waste Collection Services Contract between the Parties.

Fuel Adjustment Rate means the applicable rate determined under clause 5 of this Deed.

Fuel Levy means the amount calculated under clause 6 of this Deed.

RTCCO means the *Road Transport Contractual Chain Order – Fuel Cost Recovery – 2026*, as amended, replaced or revoked from time to time.

Services means the services performed by the Contractor under these Contracts.

Terminal Gate Price (TGP) means the Perth diesel Terminal Gate Price published by the AIP inclusive of excise and GST.

2. Variation to Contract

Both Contracts are to be varied by inserting the provisions contained in this Deed as a new clause titled:

"Fuel Levy".

Except as expressly varied by this Deed, all other terms and conditions of the Contracts remain unchanged and continue in full force and effect.

3. Application of Fuel Levy

3.1 Application of Adjustment

Notwithstanding any other pricing or adjustment provision contained within the Contracts, the Contract Price may be adjusted to reflect increases and decreases in diesel fuel costs in accordance with this Deed.

3.2 Scope of Adjustment

The adjustment applies only to diesel fuel costs attributable to the performance of the Services and does not otherwise amend:

a) The pricing structure in either of the Contracts;
b) the scope of Services;
c) service levels; or
d) the Contractor's performance obligations under the Contracts.

3.4 Cessation Trigger

The Fuel Levy shall cease to apply if the weekly average Perth diesel TGP published by the AIP falls below the base rate.

3.5 Review of Mechanism

3.5.1

The Parties acknowledge that this mechanism may be reviewed and reasonably amended if:

a) a new RTCCO is applied specifying a different calculation; or
b) the Parties reasonably consider that the methodology no longer fairly reflects fuel costs attributable to the Services.

3.5.2

Following review by both parties, the mechanism can be reinstated to reflect changed circumstances and the accompanying fluctuation in fuel price.

4. Baseline Diesel Price

The Base Rate for diesel shall be 184.80 cents per litre inclusive of excise and GST.

The Base Rate is derived from the AIP average Perth diesel TGP on 6 March 2026.

The Parties acknowledge that this date has been adopted as the reference point immediately preceding significant abnormal diesel fuel price escalation associated with the period.

5. Determination of Fuel Adjustment Rate

5.1 Fuel Adjustment Rate

The Fuel Adjustment Rate shall be the average AIP Perth diesel TGP for the billing period, be that fortnightly or monthly.

5.2 Fuel Price Source

The applicable diesel TGP shall be determined using the Australian Institute of Petroleum historical diesel TGP data for Perth inclusive of excise and GST available at:

https://www.aip.com.au/historical-ulp-and-diesel-tgp-data

6. Fuel Levy Formula

6.1 Formula

The Fuel Levy (inclusive of GST) shall be calculated as follows:

Fuel Levy = Average Diesel Usage per Period × (Fuel Adjustment Rate − Base Rate)

6.2 Direction of Adjustment

Where the Fuel Adjustment Rate exceeds the Base Rate, the resulting Fuel Levy shall be payable by the Principal.

Where the Fuel Adjustment Rate equals or is less than the Base Rate, no adjustment shall apply.

6.3 Average Diesel Usage

The Parties agree that the Average Diesel Usage applicable to the Contract shall be:

274 litres per week.

7. Fuel Attribution and Evidence

7.1 Attribution Requirement

Any Fuel Levy claimed under this Deed must be reasonably attributable to services performed for the Principal under the Contracts.

Where the Contractor performs services for multiple local governments or customers, the Contractor must apply a reasonable and supportable methodology to attribute fuel usage to the services provided to the Principal.

7.2 Permitted Attribution Methodologies

Fuel usage attribution may be determined using one or more objectively reasonable methodologies, including:

a) activity-based allocation, including vehicle type, collection frequency and standard fuel consumption rates;
b) distance-based allocation, including route kilometres, collection runs or transport distances attributable to the Principal;
c) time-based allocation, including operating hours or service schedules attributable to the Principal; or
d) another methodology demonstrating a logical, transparent and auditable connection between fuel usage and the services provided under the Contracts.

The Parties acknowledge that exact fuel invoicing by individual local government area is not required provided the methodology adopted is reasonable, transparent and consistently applied.

7.3 Supporting Information

The Contractor shall provide sufficient supporting information with any invoice claiming a Fuel Levy, including where reasonably available:

a) the applicable Fuel Adjustment Rate;
b) the billing period to which the levy relates;
c) the Average Diesel Usage adopted;
d) the methodology used to attribute diesel usage to the Services; and
e) supporting calculations.

8. Secondary Party Fuel Levy – Recycling and Cardboard Services

8.1 Application

Where recycling, cardboard or similar material is transported and processed by a third-party contractor engaged by the Contractor, a Secondary Party Fuel Levy may be charged.

8.2 Basis of Calculation

The Secondary Party Fuel Levy shall:

a) be based on the actual fuel levy charged to the Contractor by the third-party transport contractor; and
b) be apportioned according to the tonnage attributable to the Principal for the relevant billing period.

8.3 Formula

Fuel Levy per Tonne = Total Fuel Levy Charged by Contractor ÷ Total Tonnes Transported

Secondary Party Fuel Levy = Fuel Levy per Tonne × Tonnes Attributable to Principal

8.4 Supporting Evidence

The Contractor shall provide reasonable supporting documentation evidencing the actual levy charged by the third-party contractor upon request by the Principal.

9. Review and Audit

The Principal may, upon reasonable notice, review and verify the methodology, calculations and supporting records relating to any Fuel Levy claim in accordance with the audit and record-keeping provisions of the Contracts.

Where the Principal reasonably determines that the methodology adopted does not fairly reflect fuel usage attributable to the services, the Parties shall meet and attempt in good faith to agree a revised methodology.

Any dispute regarding the calculation or application of the Fuel Levy shall be resolved in accordance with the dispute resolution provisions of the Contracts.

10. Commencement, Duration and Cessation

This Deed takes effect from 1st July 2026 or such other date agreed in writing by the Parties.

The Parties may review the operation of this mechanism periodically, including following any issue, amendment, replacement or revocation of any RTCCO or similar.

11. No Precedent

This Deed is entered into in response to extraordinary diesel fuel price volatility.

The Parties acknowledge that this Deed does not establish a precedent for future pricing arrangements, contract variations or permanent fuel levies.

12. Governing Law

This Deed is governed by the laws of Western Australia.

Execution

Executed as a Deed.

Executed by the Principal

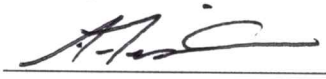
Signature: _____

Name: _____

Position: _____

Date: _____

Executed by the Contractor

Signature: 

Name: ASHLEY FISHER

Position: MANAGING DIRECTOR

Date: 08/09/2026

Schedule 1 – Worked Examples

Example 1 – Fortnightly Billing

Base Rate = 184.80 cents/litre = $1.84/litre

Fuel Adjustment Rate (average for the fortnight) = 250.00 cents/litre = $2.50/litre

Average Diesel Usage per fortnight = 1,000 litres

Fuel Levy = 1,000 litres × ($2.50 – $1.84)

Fuel Levy = 1,000 litres × $0.66

Fuel Levy = $660.00 inclusive of GST

Example 2 – Monthly Billing

Base Rate = 184.80 cents/litre = $1.84/litre

Fuel Adjustment Rate (average for the month) = 250.00 cents/litre = $2.50/litre

Average Diesel Usage per week = 500 litres

Number of weeks in month = 4 weeks

Fuel Levy = 2,000 litres × ($2.50 – $1.84)

Fuel Levy = 2,000 litres × $0.66

Fuel Levy = $1,320.00 inclusive of GST

Example 3 – Secondary Party Fuel Levy

Charge from transport contractor = $2,500.00

Total tonnes transported = 125 tonnes

Fuel levy per tonne = $2,500 ÷ 125

= $20 per tonne

Tonnes attributable to Principal = 12.5 tonnes

Secondary Party Fuel Levy = $20 × 12.5 tonnes

= $250.00

10.5.3 Council Meeting Dates -2027

File Reference	1126.10.5.3
Disclosure of Interest	Neither the Author nor Authorising Officer have any Impartiality, Financial or Proximity Interest that requires disclosure.
Applicant	Nil
Previous Item Numbers	1125.10.6.5
Date	13 November 2026
Author	Mark Furr – Chief Executive Officer
Authorising Officer	Mark Furr – Chief Executive Officer
Attachments Nil.	

Summary

Council is presented with the proposed Ordinary Council meeting dates for the 2027 calendar year as per the requirements of the Local Government (Administration) Regulations 1996 (Regulations).

Background

Each year, as per the requirements of the Regulations, Council is presented with the proposed meeting dates for the following calendar year so that advertising can occur to inform the residents and allow Councillors and staff to plan for the meetings. Council currently meets on the fourth Thursday of the month with the Ordinary Council meeting commencing from 3.00pm.

Consultation

This matter has been discussed by the Executive Leadership Team but has not been canvassed with Council members. The scheduling of dates and times of a regular meeting on a Thursday, commencing from 3.00pm, is designed to:

- Accommodate the majority where practical; and
- Have a regular time and date in order to facilitate scheduling other activities and to maximise councillors and community participation.

The Council is free to set the frequency of meetings, whichever day of the week it prefers and, indeed, the start time it prefers. It should, however, be cognisant of staff costs associated with non-traditional work hours for support staff required, and set-up and preparation requirements.

Statutory Environment

Sections of the Acts, Regulations and/or Local Laws that apply to this item include:

- Local Government Act 1995, Local Government Act 1995, sections 5.3 and 5.25 (1)(g); and
- Local Government (Administration) Regulations 1996, regulation 12.

Regional local governments in WA generally meet on a monthly basis with the exception of January and cannot be more than three (3) months apart. A local government is required to give local public notice of any change to the date, time or place of scheduled Council Meetings pursuant to regulation, and the scheduled times, at least once per calendar year.

Policy Implications

The Council's Policy Manual contains no policies that relate and nor are there any proposed.

Financial Implications

Nil.

Strategic Implications

Shire of Bruce Rock Strategic Community Plan 2022-2032	
Outcome:	4.0 Governance Priorities
Strategy:	4.1 Our organisation is well positioned and has capacity for the future

Risk Implications

Risk	Risk Likelihood	Risk Impact / Consequence	Risk Rating	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
Failure to adopt a meeting schedule may result in a breach of legislation	Unlikely (2)	Minor (2)	Low (1-4)	Compliance Requirements	Accept Officer Recommendation

Risk Matrix

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

A risk is often specified in terms of an event or circumstance and the consequences that may flow from it. An effect may be positive, negative or a deviation from the expected and may be related to the following objectives; work health and safety, financial, service interruption, compliance, reputation and environment. A risk matrix has been prepared and a risk rating of four (4) has been determined for this item. Any items with a risk rating of 10 or greater (considered to be high or extreme risk) will be added to the Risk Register, and any item with a risk rating of 16 or greater will require a specific risk treatment plan to be developed.

Comment/Conclusion

It is proposed that Council, for the 2027 year, continue to hold its Ordinary Council meetings, on the fourth Thursday of the month commencing from 3.00pm except for the months of January where no meeting is generally required or facilitated as well as April and December 2027 due to pre-arranged Zone meeting commitments and Christmas holidays. Both these meetings are proposed to occur on the third week of the month.

Voting Requirements

Simple Majority

OFFICERS' RECOMMENDATION

That with respect to the Ordinary Council Meeting Schedule for calendar year 2027, Council:

1. **Endorse the following Ordinary Council meeting dates for the 2027 calendar year, with meetings to be held on the fourth Thursday of each month, commencing from 3.00pm, other than January, April and December 2027.**

January (Nil)	**25 February**
25 March	**15 April**
27 May	**24 June**
22 July	**26 August**
23 September	**28 October**
25 November	**16 December**

2. **Advertise the schedule of Council Meeting dates on Shire noticeboards, the Shire of Bruce Rock website and on the Shire's social media platforms, prior to the new calendar year.**
3. **Request the Chief Executive Officer to convene these meetings, on the fourth Thursday of each month, commencing from 3.00pm for those months, other than January where there is no meeting, and April and December 2027, which will convene on the third Thursday of the month.**

10.5.4 Shire Seal

File Reference	112026.10.5.4
Disclosure of Interest	Neither the Author nor Authorising Officer have any Impartiality, Financial or Proximity Interest that requires disclosure.
Applicant	Nil
Previous Item Numbers	062025.10.5.1
Date	13 November 2026
Author	Mark Furr – Chief Executive Officer
Authorising Officer	Mark Furr – Chief Executive Officer
Attachments Nil.	

Summary

Use of Shire Seal in November 2026.

Background

Nil.

Consultation

Nil.

Statutory Environment

Council Policy 2.7 Affixing the Common Seal.

Policy Implications

Nil.

Financial Implications

Nil.

Strategic Implications

Outcome:	1.0 Governance Priorities
Strategy:	4.3 A proactive and well governed Shire.

Risk Implications

Risk	Risk Likelihood	Risk Impact / Consequence	Risk Rating	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
That Council fails to comply with its own policy.	Rare (1)	Minor (2)	Low (1-4)	Compliance Requirements	Accept Officer Recommendation

Risk Matrix

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

A risk is often specified in terms of an event or circumstance and the consequences that may flow from it. An effect may be positive, negative or a deviation from the expected and may be related to the following objectives; occupational health and safety, financial, service interruption, compliance, reputation and environment. A risk matrix has been prepared and a risk rating of two (2) has been determined for this item. Any items with a risk rating over 10 or greater (considered to be high or extreme risk) will be added to the Risk Register, and any item with a risk rating of 16 or greater will require a specific risk treatment plan to be developed.

Comment/Conclusion

As per Council's policy, the Shire Seal has been used during the month of November 2026 as follows:

- Transfer of Land (Sale for Rates) for 23 Dampier Street;
- Transfer of Land (Sale for Rates) for 24 Bruce Street; and
- Section 70A Notification for a non-standard sewer connection at 119 Noonajin Road.

Voting Requirements

Simple Majority

OFFICERS' RECOMMENDATION

That, with respect to the Shire Seal, Council endorse the use of the seal during November 2026.

10.5.5 WEROC Inc Meeting Minutes 28 October 2026

File Reference	
Disclosure of Interest	Neither the Author nor Authorising Officer have any Impartiality, Financial or Proximity Interest that requires disclosure.
Applicant	Nil
Previous Item Numbers	Nil
Date	16 November 2026
Author	Mark Furr – Chief Executive Officer
Authorising Officer	Mark Furr – Chief Executive Officer
Attachments 1. WEROC Inc Board Meeting Minutes – 28 October 2026. 2. WEROC Inc Annual General Meeting Minutes – 28 October 2026. 3. WEROC Inc Annual Report 2025/26.	

Summary

Council is asked to receive the minutes from the previous WEROC Inc Board Meeting and AGM, as well as the Annual Report.

Background

The last WEROC Inc Board Meeting which included its AGM was held on the 28 October 2026, at Kellerberrin Recreation and Leisure Centre.

Consultation

Nil.

Statutory Environment

Nil.

Policy Implications

Nil.

Financial Implications

Nil.

Strategic Implications

Shire of Bruce Rock Strategic Community Plan 2022-2032	
Outcome:	4.0 Governance Priorities
Strategy:	4.1 Our organisation is well positioned and has capacity for the future.

Risk Implications

Risk	Risk Likelihood	Risk Impact / Consequence	Risk Rating	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
That Council does not receive the minutes or object to decisions of the WEROC Inc Board meeting.	Rare (1)	Insignificant (1)	Low (1-4)	Compliance Requirements	Accept Officer Recommendation

Risk Matrix

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

A risk is often specified in terms of an event or circumstance and the consequences that may flow from it. An effect may be positive, negative or a deviation from the expected and may be related to the following objectives: occupational health and safety, financial, service interruption, compliance, reputation and environment. A risk matrix has been prepared and a risk rating of one (1) has been determined for this item. Any items with a risk rating of 10 or greater (considered to be high or extreme risk) will be added to the Risk Register, and any item with a risk rating of 16 or greater will require a specific risk treatment plan to be developed.

Comment/Conclusion

To encourage the WEROC Inc partnership and promote a better understanding by all Councillors it is recommended that WEROC Inc minutes be read and received by Council. The Chief Executive Officer and Shire President, Cr Rajagopalan attended the meeting. The following items are highlighted for Councils attention:

WEROC Board Meeting – Key Headlines:

- Great Eastern Highway Upgrades- Main Roads advised that overtaking lanes are expected to be funded in 2027/28 and 2028/29. The 75km Walgoolan–Southern Cross upgrade is progressing through procurement. Stage 2 east of Northam remains unfunded;
- Regional Housing Initiative- WEROC, NEWROC and RoeROC progressing a Joint Housing Support Program – Local Infrastructure Fund application, with Narembeen as lead agency. Funding round anticipated to close February 2027;
- Works & Services Development Day 2027- In-principle support endorsed for another joint regional event in the second half of 2027, building on the successful Bruce Rock event attended by 86 participants;

- Waste Contract Fuel Surcharges - Concerns raised regarding Avon Waste's proposed fuel levy, absence of a surcharge cap and inconsistent arrangements between councils. Further discussion on a coordinated WEROC response;
- Water Security Strategies- Regional water audit project completed and acquitted. Additional WEROC contribution of $2,416 approved, bringing its total contribution to $12,459 excluding GST;
- Disaster Ready Fund- Grant application lodged through Bruce Rock for six (6) portable emergency generators and associated electrical upgrades. Funding decision pending;
- Waste Education- Conditional funding contribution of $6,417 approved, subject to a successful $25,000 WasteSorted grant application for local education videos and materials;
- Regional Tourism- Eastern Wheatbelt Self-Drive Trail recorded strong promotional results. Continued social media management approved and trail mapping to be updated to incorporate Quairading;
- WEROC Rebranding- Complete brand redesign approved at $1,195 excluding GST, reflecting the organisation's eight-member structure;
- Heavy Vehicle Road Impacts- Concerns raised regarding increased RAV classifications on local roads and the associated maintenance and funding implications for member councils;
- Medical Student Immersion Program 2027 - All Shires confirmed participation. Planning progressing, with Notre Dame yet to finalise coordination arrangements; and
- WEROC Finances- Cash balance of $152,088 at 30 September 2026. Proposal to increase annual consultancy budget to $80,000, reflecting eight (8) member Shires.

WEROC Inc. Annual General Meeting – Key Headlines

- Leadership re-elected- Charmaine Thomson as Chair and Mark Crees as Deputy Chair, both unopposed;
- Expanded Membership- Shire of Quairading officially welcomed, bringing WEROC membership to eight (8) local governments;
- Regional Water Security- Successfully secured DWER funding to undertake water audits and develop water security strategies across member councils;
- Regional Housing- Initial Regional Housing Support Fund application unsuccessful; groundwork established for future collaborative housing initiatives;
- Emergency Preparedness- Regional generator network grant application submitted to the Disaster Ready Fund, with outcome pending;
- Waste Education- Regional waste education funding application submitted to DWER, with outcome pending;
- Regional Advocacy- Successful "*Made in the Eastern Wheatbelt*" Forum held in Perth, attracting approximately 100 government and industry stakeholders;
- Regional Tourism- Continued promotion of the Eastern Wheatbelt Self-Drive Trail through cooperative tourism marketing partnerships;
- Financial Performance- Revenue of $173,392 and expenditure of $164,346 for 2025/26. Closing cash and term deposits totalled approximately $204,652;
- Governance and Audit- Audited financial statements and 2025/26 Annual Report adopted. Audit Partners Australia reappointed for 2026/27;
- Board Representation- All eight (8) member councils nominated representatives appointed to the WEROC Board; and

- Overall- WEROC reported a productive year focused on regional collaboration, infrastructure advocacy, housing, water security, emergency preparedness and tourism, supported by an expanded membership and positive financial position.

Voting Requirements

Simple Majority

OFFICERS' RECOMMENDATION

That Council:

1. **Receives the minutes of the WEROC Inc Board Meeting and Annual General Meeting held on the 28 October 2026 at Kellerberrin Recreation and Leisure Centre.**
2. **Notes the WEROC Inc Annual Report for 2025/26.**

WEROC Inc. Board Meeting
MINUTES

Wednesday 28 October 2026

Kellerberrin Recreation & Leisure Centre

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WEROC Inc.

Wheatbelt East Regional Organisation of Councils Inc.

Shires of Bruce Rock, Cunderdin, Kellerberrin, Merredin, Quairading, Tammin, Westonia, Yilgarn

MINUTES

Minutes of the Board Meeting held in Kellerberrin on Wednesday 28 October 2026.

1. OPENING AND ANNOUNCEMENTS

Ms. Charmaine Thomson as Chair of WEROC Inc. welcomed Members of the Board and opened the meeting at 9.53am.

2. RECORD OF ATTENDANCE AND APOLOGIES

2.1 Attendance

Mr. Mark Crees (Deputy Chair)

Mr. Ben Forbes

Mr. Mark Furr

Mr. Raymond Griffiths

Ms. Jo Hayes

Mr. Stuart Hobley

Mr. Andrew Malone

Mr. Bill Price

Mr. Ramesh Rajagopalan

Ms. Emily Ryan

Ms. Charmaine Thomson (Chair)

Mr. Nic Warren

Mr. Craig Watts

Ms. Rebekah Burges, Executive Officer

2.2 Apologies

Mr. Bryan Close

Ms. Alison Harris

Ms. Lisa O'Neill

2.3 Guests

Mr. Mohammad Sidiqqui, Regional Director Wheatbelt, Main Roads

3. DECLARATIONS OF INTEREST

As per Clause 42 of the Associations Incorporation Act 2015, "*a member of the management committee of an incorporated association who has a material personal interest in a matter being considered at a management*

committee meeting must, as soon as the member becomes aware of the interest, disclose the nature and extent of the interest to the management committee".

Name	Agenda Item / Initiative	Disclosure
Mr. Craig Watts	7.4 Eastern Wheatbelt Self-Drive Trail Social Media Management	Mr. Watts is the CEO of the Shire of Merredin, which oversees the Central Wheatbelt Visitor Centre. As the proposal for the management of the social media accounts for the Eastern Wheatbelt self-drive trail, has been put forward by the Shire, Mr. Watts will abstain from discussion and voting on this matter.

4. PRESENTATIONS

4.1 Mohammad Siddiqui, Regional Director Wheatbelt, Main Roads, 10.00am

On 5 February 2026, WEROC CEOs met with Joanne Vinci (Senior Policy Adviser, Roads, Office of the Hon. Rita Saffioti MLA) and Belinda Stopic (Acting Executive Director Infrastructure Delivery). The outcome from this meeting was an agreement that Ms Stopic and Mr Mohammad Siddiqui (Main Roads Regional Director for the Wheatbelt) would visit the region to meet with Shires about their specific concerns.

Although Main Roads later sought Shire availability for meetings in May and June, these meetings did not occur. At its meeting on 29 July 2026, the Board requested that a follow-up letter be sent to the Minister, as engagement with Main Roads had not satisfactorily addressed members' concerns.

Main Roads subsequently invited the Executive Officer to meet with Ms Stopic and Mr Siddiqui at the Dowerin Field Days, where Mr Siddiqui provided an overview of current and planned works on the Great Eastern Highway. It was requested that he be invited to address members directly before a further letter is sent to the Minister.

Mr Siddiqui will attend the meeting to provide an update and answer questions.

Comments from the meeting:

Mr. Siddiqui joined the meeting at 10.10am.

- Mr. Siddiqui provided an overview of planned works for the Great Eastern Highway:
- Funding for overtaking lanes between Northam and Cunderdin and Kellerberrin and Doodlakine is expected to be included in Main Roads budgets for the 2027/28 and 2028/29 financial years.
- Upgrades to the 75km stretch of road between Walgoolan and Southern Cross is in the procurement phase, with the successful contractor expected to be announced in December.
- Significant pavement repairs have been completed between Northam and Cunderdin, and some repairs have also been completed between Cunderdin and Tammin.
- Stage 2 of the Great Eastern Highway Upgrades for the section east of Northam have no funding committed, however Main Roads have been invited to submit a business case. A consultant is being engaged to develop the concept plan.
- It was questioned whether the upgrades requested by Councils over the years will be forwarded to the consultant to consider in the concept planning. It was advised that there will be consultation with the Shires, and it was recommended that Shire's collect traffic data to evidence the need for anything they put forward for consideration.

- It was questioned if the tool used for compaction testing could create potholes as it appears that this is what has occurred on some sections of road. It was advised that this is unlikely and noted that there are lots of reasons why potholes form.
- It was asked how much longer the 80km speed limit east of Carrabin will stay in place now that the works to that section of road have been completed. It was advised that high risk surface areas have been identified and as such Main Roads considers this to be a non-compliant project. They are working with the contractor to devise a solution and recently conducted a joint inspection. The Contractor has decided not to lift the speed limit yet, because of safety concerns.
- It was questioned what is required to get vehicle activated traffic lights at children's crossings, specifically the one in Kellerberrin which is on the great eastern highway. It was advised that if the Shire submit a request Main Roads can initiate an investigation.
- A query was raised as to whether Main Roads had observed a significant increase in traffic volumes on the Great Eastern Highway in recent years. Although current data was not at hand, it was suggested that traffic volumes had remained relatively stable, with annual growth estimated at approximately 1–2%.

Mr. Siddiqui left the meeting at 11.00am and did not return.

5. MINUTES OF MEETINGS

5.1 Minutes of the WEROC Inc. Board Meeting held on Wednesday 29 July 2026

Minutes of the WEROC Inc. Board Meeting held in Merredin on Wednesday 29 July 2026 have previously been circulated.

Recommendation:

That the Minutes of the WEROC Inc. Meeting held in Merredin on Wednesday 29 July 2026 be confirmed as a true and correct record.

RESOLUTION: **Moved:** Mr. Mark Furr **Seconded:** Ms. Jo Hayes

That the Minutes of the WEROC Inc. Meeting held in Merredin on Wednesday 29 July 2026 be confirmed as a true and correct record.

CARRIED

5.2 Minutes of the WEROC Inc. Special General Meeting held on Wednesday 19 August 2026

Attachment 1: WEROC Inc. Special General Meeting Minutes 19 August 2026

Minutes of the WEROC Inc. Special General Meeting held via videoconference on Wednesday 19 August 2026 are provided as an attachment.

Recommendation:

That the Minutes of the WEROC Inc. Special General Meeting held via videoconference on Wednesday 19 August 2026 be confirmed as a true and correct record.

RESOLUTION: **Moved:** Mr. Ram Rajagopalan **Seconded:** Mr. Mark Crees

That the Minutes of the WEROC Inc. Special General Meeting held via videoconference on Wednesday 19 August 2026 be confirmed as a true and correct record.

CARRIED

5.3 Business Arising – Status Report

5.3.1 Actions Arising from the WEROC Inc. Board Meeting held on 29 July 2026

Agenda Item	Action(s)	Status
5.2 Business Arising Status Report	Submit an application to the WasteSorted Community Education Grants Program in line with DWER's recommendations.	An application was submitted on 17 August 2026 and the outcome is pending. The Executive Officer is also working with DWER to develop custom infographics for each Shire, aligned with the WasteSorted campaign branding and messaging.
7.2 Housing	Interested Shires to complete the register of proposed projects for a Local Infrastructure Fund application	Interested Shires have completed the register of proposed projects. The Executive Officer has met with the Executive Officers of NEWROC and RoeROC to agree on a pathway for a joint application, with the Shire of Narembeen as lead agent. Refer to Item 8.1.
8.2 Roads	Send a follow-up letter to Minister Saffioti.	This item is on hold at the moment. The Executive Officer met with Main Roads at Dowerin field days, and it was requested that they be given the opportunity to attend a WEROC meeting before another letter is sent to the Minister. Mr. Mohammad Siddiqui has been invited to present to the Board.
8.4 Marketing & Promotion	Approve the photography proposal from the Shire of Merredin	The photography proposal was accepted, and the photography has been completed. Edited photos will be supplied in the coming weeks.
8.5 Water Audits	Share WEROC water strategies with the Wheatbelt Development Commission	The water strategies have been forwarded to the Wheatbelt Development Commission.

Recommendation:

That the status report be received.

RESOLUTION: **Moved:** Mr. Andrew Malone **Seconded:** Mr. Nic Warren

That the status report be received.

CARRIED

6. WEROC INC. FINANCE

6.1 WEROC Inc. Financial Report as of 30 September 2026

Author: Rebekah Burges, Executive Officer

Disclosure of Interest:	No interest to disclose.
Date:	1 October 2026
Attachments:	Nil
Voting Requirement:	Simple Majority

At the WEROC Inc. Board Meeting held on 8 May 2026 the budget for the financial year commencing 1 July 2026 and ending 30 June 2027 was adopted. The approved Budget for 2026-27 is used as the basis for the financial report.

An explanation for each of the notations on the financial report is provided below.

Note 1	Annual member contributions
Note 2	Payments made by the Department of Water and Environmental Regulation for the WEROC water audit
Note 3	GST received
Note 4	GST Refunds – Q4 BAS 2025/26 financial year
Note 5	Executive Officer Services.
Note 6	Executive Officer travel to meetings.
Note 7	Monthly subscription fee for Xero accounting software
Note 8	Payment to Audit Partners Australia for 2024-25 financial year audit
Note 9	Payments to Australia's Golden Outback for cooperative marketing, the Shire of Merredin for the Eastern Wheatbelt Visitors Guide advertising, and Water Technology for the water supply security strategy project. Note that expenses relating to the water project have carried over from the 2025-26 financial year budget.
Note 10	Payments to PWD for updates to the WEROC website.
Note 11	Payments to Local Community Insurance Services for: - Workers compensation insurance - Association Liability insurance - Public and Products Liability insurance - Personal Accident insurance - Cyber insurance
Note 12	Fee to lodge change to Constitution
Note 13	GST paid

WEROC Inc.

ABN 28 416 957 824

1 July 2026 to 30 June 2027

		Budget 2026/2027	Actual to 30/09/2026	Notes
	INCOME			
0501	**General Subscriptions**	$84,000.00	$84,000.00	**1**
504.01	**Consultancy & Project Reserve**	$0.00	$14,541.00	**2**
0575	**Interest received**	$3,614.52	$0.00	

584	Other Income	$0.00	$0.00	
	GST Output Tax	$8,400.00	$9,854.10	3
	GST Refunds	$6,857.00	$746.00	4
	Total Receipts	$102,871.52	$109,141.10	
	EXPENSES			
1545	Bank Fees & Charges	$0.00	$0.00	
1661.01	WEROC Inc. Executive Services	$48,960.00	$9,775.00	5
1661.02	Executive Officer Travel and Accommodation	$3,080.00	$346.12	6
1661.03	WEROC Executive Officer Recruitment	$0.00	$0.00	
1687	WEROC Financial Services Accounting	$1,150.00	$204.54	7
1687.03	WEROC Financial Services Audit	$1,100.00	$1,038.00	8
1585	WEROC Consultant Expenses	$70,000.00	$38,484.98	9
1850	WEROC Management of WEROC App & Website	$1,000.00	$390.00	10
1801	WEROC Meeting Expenses	$500.00	$0.00	
1851	WEROC Insurance	$6,400.00	$6,095.29	11
1852	WEROC Legal Expenses	$2,000.00	$0.00	
1853	WEROC Incorporation Expenses	$0.00	$38.18	12
1854	Transfer to Term Deposit	$0.00	$0.00	
1930	WEROC Sundry	$300.00	$0.00	
3384	GST Input Tax	$13,449.00	$5,333.15	13
	ATO Payments	$8,847.21	$0.00	
	Total Payments	$156,786.21	$61,705.26	
	Net Position	-$53,914.69	$47,435.84	
	OPENING CASH 1 July	$81,687.07	$104,652.25	
	CASH BALANCE	$27,772.38	$152,088.09	

Recommendation:

That the WEROC Inc. financial report for the period 1 July 2026 to 30 June 2027, be received.

Comments from the meeting:

- It was discussed that the consultancy budget is generally calculated using an allowance of $10,000 per Shire. With WEROC now having eight member Shires the consultancy budget should be increased accordingly to $80,000. An amended budget will be presented at the next meeting for endorsement.

RESOLUTION: **Moved:** Ms. Emily Ryan **Seconded:** Mr. Andrew Malone

That the WEROC Inc. financial report for the period 1 July 2026 to 30 June 2027, be received.

CARRIED

6.2 Income & Expenditure

Author: Rebekah Burges, Executive Officer

Disclosure of Interest: No interest to disclose.

Attachments: Nil

Voting Requirement: Simple Majority

A summary of income and expenditure for the period 1 July to 30 September 2026 is provided below.

Date	Description	Credit	Debit	Running Balance
Opening Balance		**$104,652.25**		
13 Jul 2026	150 Square Pty Ltd	0.00	3,942.50	100,709.75
16 Jul 2026	Payment: Shire of Merredin	13,200.00	0.00	113,909.75
17 Jul 2026	ATO	746.00	0.00	114,655.75
20 Jul 2026	Water Technology	0.00	10,000.00	104,655.75
21 Jul 2026	Water Technology	0.00	10,000.00	94,655.75
22 Jul 2026	Payment: Shire of Cunderdin	13,200.00	0.00	107,855.75
22 Jul 2026	Water Technology	0.00	10,000.00	97,855.75
23 Jul 2026	Water Technology	0.00	9,384.47	88,471.28
24 Jul 2026	Payment: Shire of Kellerberrin	13,200.00	0.00	101,671.28
24 Jul 2026	Payment: Shire of Yilgarn	13,200.00	0.00	114,871.28
29 Jul 2026	Payment: Shire of Westonia	13,200.00	0.00	128,071.28
30 Jul 2026	Payment: Shire of Bruce Rock	13,200.00	0.00	141,271.28
04 Aug 2026	Audit Partners Australia	0.00	1,141.80	140,129.48
05 Aug 2026	150 Square Pty Ltd	0.00	3,533.80	136,595.68
06 Aug 2026	Australia's Golden Outback	0.00	495.00	136,100.68
13 Aug 2026	JLT Public LCIS Renewal	0.00	3,344.32	132,756.36
18 Aug 2026	Australia's Golden Outback	0.00	1,089.00	131,667.36
24 Aug 2026	Local Community Insurance Services	0.00	3,067.00	128,600.36
03 Sep 2026	Payment: Shire of Tammin	13,200.00	0.00	141,800.36
07 Sep 2026	Payment: Department of Water and Environmental Regulation	15,995.10	0.00	157,795.46
09 Sep 2026	PWD Australia - Payee 302-162 1652460	0.00	429.00	157,366.46
21 Sep 2026	Shire of Merredin	0.00	1,365.00	156,001.46
21 Sep 2026	150 Square Pty Ltd	0.00	3,913.37	152,088.09
	TOTAL	**109,141.10**	**61,705.26**	**152,088.09**
Closing balance		**$152,088.09**		

Recommendation:

That the WEROC Inc. summary of income and expenditure for the period 1 July to 30 September 2026 be received.

That the Accounts Paid by WEROC Inc. for the period 1 July to 30 September 2026 totalling $61,705.26 be approved.

Comments from the meeting:

- It was noted that the debit column incorrectly displayed the running balance. This has been corrected, and the minutes now show the relevant costs in the debit column.

RESOLUTION: **Moved:** Ms. Emily Ryan **Seconded:** Mr. Ram Rajagopalan

That the WEROC Inc. summary of income and expenditure for the period 1 July to 30 September 2026 be received.

That the Accounts Paid by WEROC Inc. for the period 1 July to 30 September 2026 totalling $61,705.26 be approved.

CARRIED

7. MATTERS FOR DECISION

7.1 Joint ROC Works & Services Development Day 2027

Author: Rebekah Burges, Executive Officer

Disclosure of Interest: No interest to disclose.

Attachments: *Nil*

Consultation: RoeROC & NEWROC Executive Officers

Financial Implications: Unknown

Voting Requirement: Simple Majority

Background:

On 13 May 2026, WEROC partnered with NEWROC and RoeROC to deliver the Eastern Wheatbelt Joint ROC Works and Services Staff Development Day, hosted by the Shire of Bruce Rock. The event was designed specifically for local government outdoor crews, leading hands, supervisors and works managers.

The day attracted 86 attendees from 13 Shires, and 96% of survey respondents said they would attend again. The program included a water catchment tour, a workmate-to-leader forum, a patching truck demonstration, and sessions on playground inspections and safety, health and wellbeing, and work health and safety.

Executive Officer Comment:

On 28 September 2026, the RoeROC Executive Officer advised by email that RoeROC member Shires have expressed interest in holding another Works and Services Staff Development Day in the second half of 2027 and asked that this be raised with the WEROC Board to gauge its interest and support. The 2027 event would be held at a different location, and Works Managers would be consulted on new program content and ideas for the concurrent sessions.

Details of the proposed venue, program and cost to WEROC will be presented to the Board once confirmed.

Comments from the meeting:

- The Shire of Bruce Rock, as hosts of the 2026 event commented that they had received resoundingly positive feedback.
- It was suggested that where possible the program should include demonstration of new technologies.

Recommendation:

That the Board provide in-principle support for WEROC to partner with NEWROC and RoeROC to deliver a Works and Services Staff Development Day in the second half of 2027.

RESOLUTION: **Moved:** Mr. Mark Furr **Seconded:** Ms. Emily Ryan

That the Board provide in-principle support for WEROC to partner with NEWROC and RoeROC to deliver a Works and Services Staff Development Day in the second half of 2027.

CARRIED

7.2 Branding Update

Author: Rebekah Burges, Executive Officer

Disclosure of Interest: No interest to disclose.

Attachments: *Attachment 2: Cost Estimate_WEROC*

Consultation: Asthete Creative

Financial Implications: Up to $1,195 ex. GST from the consultancy budget

Voting Requirement: Simple Majority

Background:

The WEROC brand was developed when WEROC was a voluntary regional organisation of Councils with five members. As this predates the appointment of the current Executive Officer, the details of when, how and by whom the brand was created are not known.

A minor brand update was undertaken in June 2024 at a cost of $299. This involved developing brand guidelines and supplying the WEROC logo in a range of file formats, with no significant changes to the brand itself.

Executive Officer Comment:

The current logo was designed to represent WEROC's membership at the time. With WEROC now comprising eight member Councils, the Board may wish to consider updating the brand to better reflect the current organisation.

Two options are presented for the Board's consideration:

- Option 1, Brand refresh: updating the existing logo and brand elements while retaining the overall look, at an estimated cost of $495 ex. GST.
- Option 2, Complete re-design: developing a new logo and brand identity, at an estimated cost of $1,195 ex. GST.

Recommendation:

That the Board consider the options for a brand update and provide direction to the Executive Officer on its preferred approach.

Comments from the meeting:

- It was noted that the re-brand should form part of a broader brand strategy.
- It was requested that the process to develop a new brand, be clarified.
- Members discussed whether the organisation's name still reflects its membership and agreed that a name change is not required.

RESOLUTION: **Moved:** Mr. Bill Price **Seconded:** Mr. Stuart Hobley

That the quote from Asthete Create, for Option 2 (complete re-design), at a cost of $1,195 ex GST, be accepted and funded from the consultancy budget.

CARRIED

7.3 Waste Education

Author: Rebekah Burges, Executive Officer

Disclosure of Interest: No interest to disclose.

Attachments: *Attachment 3: WEROC Application to the Waste Sorted Education Grants Program*

Consultation: WEROC CEOs

Financial Implications: $6,417.43 from consultancy budget if application is successful

Voting Requirement: Simple Majority

Background:

At its meeting on 29 July 2026, the WEROC Board discussed a proposed application to the Department of Water and Environmental Regulation (DWER) WasteSorted Community Education Grants Program. The Executive Officer advised that a meeting had been held with DWER to discuss a waste education campaign based on community workshops and customised waste information brochures. DWER suggested that a more effective approach would be a series of videos featuring local residents demonstrating correct waste sorting and disposal practices. The Board supported this approach, and the application was developed on that basis.

Executive Officer Comment:

WEROC submitted an application to the WasteSorted Community Education Grants Program on 17 August 2026, seeking $25,000 to produce a local WasteSorted video for each member Shire, along with customised WasteSorted materials and signage for waste facilities.

The total project cost is $31,417.43. If the application is successful, WEROC will be required to contribute the remaining $6,417.43. Board endorsement is sought now so the project can commence without delay if funding is approved.

Recommendation:

That, subject to WEROC's application to the WasteSorted Community Education Grants Program being successful, the Board endorse a contribution of $6,417.43 toward the project from the 2026-27 consultancy budget.

RESOLUTION: **Moved:** Mr. Mark Furr **Seconded:** Mr. Craig Watts

That, subject to WEROC's application to the WasteSorted Community Education Grants Program being successful, the Board endorse a contribution of $6,417.43 toward the project from the 2026-27 consultancy budget.

CARRIED

7.4 Eastern Wheatbelt Self-Drive Trail – Social Media Management and Map/Itinerary Update

Author: Rebekah Burges, Executive Officer

Disclosure of Interest: As identified in Agenda item 3

Attachments: *Attachment 4: Service Agreement for Social Media Management 26-27*

Consultation: Central Wheatbelt Visitors Centre

Flat Earth Mapping

Financial Implications: Approximately $6,600 ex. GST from the consultancy budget

Voting Requirement: Simple Majority

Background:

Since October 2025, the Central Wheatbelt Visitors Centre has managed the social media accounts for the Eastern Wheatbelt Self-Drive Trail under a service agreement with the Shire of Merredin. That agreement expired on 1 October 2026, and a proposal for a further 12 months is provided at Attachment 4.

The Eastern Wheatbelt Self-Drive Trail map and brochure were last updated in August 2025, when the Shire of Cunderdin joined WEROC.

Executive Officer Comment:

Social media
The Eastern Wheatbelt Self-Drive Trail is gaining recognition and, as detailed in Item 8.2, was the highest performing drive trail in the latest cooperative marketing campaign. WEROC has also recently invested in new content for the trail. Without social media, promotion of the trail would rely entirely on static materials such as the map and brochure.

Map and brochure
With the Shire of Quairading now a member of WEROC, an update to the map and brochure is recommended so that all member Shires are included. Flat Earth Mapping, which produced the map and brochure, has provided an indicative cost of $1,700 ex GST. The final cost will depend on the number of drafts and amendments required. By comparison, the previous update cost $2,500 ex GST.

Recommendation:

That the Board:

1. endorse a further 12-month service agreement with the Shire of Merredin for the Central Wheatbelt Visitors Centre to manage the Eastern Wheatbelt Self-Drive Trail social media accounts, at a cost of $4,880 ex GST, to be funded from the consultancy budget; and
2. endorse an update to the Eastern Wheatbelt Self-Drive Trail map and brochure by Flat Earth Mapping to include the Shire of Quairading, at an indicative cost of $1,700 ex GST, to be funded from the consultancy budget.

Comments from the meeting:

- It was suggested that printing of the updated map and brochure be held off until the branding update has been completed.

RESOLUTION: **Moved:** Ms. Emily Ryan **Seconded:** Mr. Ram Rajagopalan

That the Board:

1. endorse a further 12-month service agreement with the Shire of Merredin for the Central Wheatbelt Visitors Centre to manage the Eastern Wheatbelt Self-Drive Trail social media accounts, at a cost of $4,880 ex GST, to be funded from the consultancy budget; and
2. endorse an update to the Eastern Wheatbelt Self-Drive Trail map and brochure by Flat Earth Mapping to include the Shire of Quairading, at an indicative cost of $1,700 ex GST, to be funded from the consultancy budget.

CARRIED

8. PROJECT UPDATES

8.1 Housing

Attachment 5: *Local Infrastructure Fund Joint Application Project Readiness*

Over the past several months, Officers from the three eastern Wheatbelt ROCs have met on several occasions to discuss a joint application to the Housing Support Program – Local Infrastructure Fund (LIF). This has included meetings with the Wheatbelt Development Commission and RDA Wheatbelt. Guidance was also sought on the proposed application from Senior Advisors in the Office of the Hon Kristy McBain MP.

The funding round is expected to be announced in early November 2026 and close in February 2027.

Where we are now

Each ROC already has a key worker housing needs assessment, town action plans, a business case and a cost benefit analysis, which together provide a strong foundation for the application. However, considerable work remains before the project can be considered shovel ready. Progressing this work before the guidelines are released will put the ROCs in a position to prepare a competitive application within the time available.

Proposed approach

Recognising the significant investment already made in planning, and to avoid duplication, the proposed approach is to:

1. use the existing housing needs assessments, town action plans, business cases and cost benefit analyses as the evidence base; and
2. consolidate this material into a single project plan for the joint application.

The Shire of Narembeen has agreed to be the lead agent for the project.

Next Steps

On Friday 9 October 2026, a readiness criteria and action plan (Attachment 5) was emailed to WEROC CEOs who had expressed interest in the joint application. Shires were asked to confirm their participation and provide copies of any existing concept plans and costings by 16 October 2026, and to commence the remaining actions as soon as possible.

8.2 Marketing/Promotion

Attachment 6: *Wildflower Campaign Report*

WEROC contributed $990 ex. GST toward the Wheatbelt Wildflower Campaign which launched at the beginning of August 2026. The campaign included paid social media advertisements and digital ads to drive traffic to the AGO wildflower pages.

The Eastern Wheatbelt Self-Drive Trail was the highest performing drive trail in the campaign, generating 1,910 landing page views, a reach of 35,868 and 360 post engagements.

8.3 Water Audits

Attachment 7: *CSWP Variation Request*

Attachment 8: *CSWP Acquittal Report*

The WEROC Water Audits and Strategies project has been acquitted and the final grant payment received.

Due to lower-than-expected in-kind contributions, an amendment to the funding agreement with DWER was required, reducing the grant from $100,000 to $94,541 (a reduction of $5,459).

The total cost of engaging the consultant to undertake the project was $107,000 ex GST. WEROC had budgeted $10,043 ex GST for the project, comprising $7,000 toward consultant fees and up to $3,043 for consultant travel. No separate travel costs were incurred. As a result of the reduced grant, WEROC's actual cost was $12,459 ex GST, $2,416 more than the total budgeted.

Recommendation:

That the Board:

1. note the acquittal of the WEROC Water Security Strategies project; and
2. endorse the additional contribution of $2,416 ex GST toward the project, bringing WEROC's total contribution to $12,459 ex GST, funded from the consultancy budget.

RESOLUTION: **Moved:** Mr. Ram Rajagopalan **Seconded:** Mr. Andrew Malone

That the Board:

1. note the acquittal of the WEROC Water Security Strategies project; and
2. endorse the additional contribution of $2,416 ex GST toward the project, bringing WEROC's total contribution to $12,459 ex GST, funded from the consultancy budget.

CARRIED

8.4 Disaster Ready Fund

WEROC (via the Shire of Bruce Rock) submitted an application to the Disaster Ready Fund Round 4 on 1 July 2026. The proposed project seeks funding for the procurement of six portable generators, together with the electrical upgrades required at participating local government facilities.

The outcome of the application is still pending. Outcomes are expected to be announced in late October.

8.5 Wheatbelt Medical Student Immersion Program (WMSIP) 2027

On 13 October 2026, Rural health West provided the following update on WMSIP for 2027:

- Notre Dame are yet to confirm their program coordinator and working group members for 2027. They are also yet to sign the letter of agreement.
- Once the working group is established the first planning meeting will be scheduled.
- The cultural engagement concerns and associated risks identified in Kellerberrin and Cunderdin were raised by RHW senior leadership with senior leadership at Notre Dame University. Notre Dame has advised that appropriate measures will be implemented by their Indigenous Health and Medicine team to ensure these issues do not reoccur. Rural Health West are currently awaiting further information on how these measures will be incorporated into the 2027 program.
- Confirmation of participation has been received from all Shires and promotion of hosting opportunities will commence shortly.

9. EMERGING ISSUES

9.1 Waste Contract – Fuel Surcharges

Avon Waste has proposed the introduction of fuel surcharges. The Shire of Merredin has raised concerns about the base diesel price set within the contract and the absence of a cap on the surcharge, meaning there is no limit to how high costs could rise.

Some commentators have suggested diesel could reach $4 per litre. While this is an extreme scenario, it highlights the potential exposure for member Shires.

Comments from the meeting:

- Avon Waste are negotiating with Councils individually and as such it is not clear whether there is consistency in the deeds of variation with regard to the fuel levy methodology.
- RoeROC have met with Avon Waste and negotiated a consistent methodology, which is possible because they have a joint contract for management of the Bendering waste facility and for waste collection across the Councils.
- It was agreed that further discussion is required out of session to determine if a collective approach from WEROC is appropriate.

9.2 Heavy Vehicle Movements

Members discussed Main Roads WA Heavy Vehicle Services approving higher Restricted Access Vehicle (RAV) ratings on local roads, and the long-term maintenance implications for the shires responsible for those roads.

It was asked how shires can manage and plan for this. The Shire of Kellerberrin advised that it lays asphalt on intersections between farm access points and the road edge, to protect the road from degradation. The Shire asks its consultant to include these works in its Regional Road Group funding applications.

9.3 Environmental Health Officer

The Shire of Kellerberrin have recently started using EHO Solutions based out of Belmont. They work on a per hour rate rather than a set contract fee and provide a comprehensive services plan at the outset. EHO Solutions has advised that they are happy to work with other WEROC Councils.

10. OTHER MATTERS (FOR NOTING OR DISCUSSION)

10.1 Curtin University Research Project – Renewable Energy and Prime Agricultural Land

The Executive Officer has been contacted by Ravneet Kaur Vade, a Curtin University Masters student, requesting interviews with WEROC members for a research project supervised by the Member for the Central Wheatbelt, Lachlan Hunter MLA.

The project, which is part of the 2026 Parliamentary Research Program, is exploring how regional WA communities can maximise the benefits of renewable energy development while protecting prime agricultural land and traditional industries.

The Executive Officer has agreed to be interviewed. The researcher has also asked to be introduced to any Board members who are willing to participate. Participation is voluntary, and contact details will only be passed on for members who confirm they are happy to be interviewed.

Comments from the meeting:

- Mr. Mark Crees, Mr. Stuart Hobley, Mr. Craig Watts and Mr. Nic Warren agreed to participate in an interview.

11. FUTURE MEETINGS

The proposed schedule of meeting dates and locations for 2027 is presented for consideration:

WEROC Inc. Board Meetings

Date	Host Council
17 March 2027	Tammin
5 May 2027	Westonia
28 July 2027	Quairading
22 September 2027	Cunderdin
24 November 2027	Bruce Rock

In developing the proposed schedule of meetings, the Executive Officer has taken into consideration the following events, meetings, and holidays in 2027:

- School holidays
  - Term 1: 12 April – 27 April
  - Term 2: 3 July – 19 July
  - Term 3: 25 September –11 October
  - Term 4: 17 December 2026 – 1 February 2027
- Public Holidays (1 & 26 January,1 March, 26 March, 29 March, 7 June, 27 September)
- Wheatbelt Medical Student Immersion Program (9 - 12 March)

- The Ordinary Council Meeting dates for WEROC Member Councils:
  - Shires of Bruce Rock, Yilgarn and Westonia, the fourth Thursday of each month
  - Shire of Quairading, the last Thursday of each month
  - Shires of Tammin and Cunderdin the fourth Wednesday of each month
  - Shires of Kellerberrin and Merredin, the third Tuesday of each month

12. CLOSURE

There being no further business the Chair closed the meeting at 12.00pm.

WEROC Inc. Annual General Meeting MINUTES

Wednesday 28 October 2026

Kellerberrin Recreation & Leisure Centre

WEROC Inc. | Incorporating the Shires of Bruce Rock, Cunderdin, Kellerberrin, Merredin, Quairading, Tammin, Westonia and Yilgarn

A PO Box 5, MECKERING WA 6405 E rebekah@150square.com.au

M 0428 871 202

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WEROC Inc.

Wheatbelt East Regional Organisation of Councils Inc.

Shires of Bruce Rock, Cunderdin, Kellerberrin, Merredin, Tammin, Westonia, Yilgarn

Minutes of the Annual General Meeting held on Wednesday 28 October 2026.

MINUTES

1. OPENING AND ANNOUNCEMENTS

Ms. Charmaine Thomson as Chair of WEROC Inc. welcomed Members of the Board and opened the meeting at 9.41am.

2. RECORD OF ATTENDANCE AND APOLOGIES

2.1 Attendance

Mr. Mark Crees

Mr. Ben Forbes

Mr. Mark Furr

Mr. Raymond Griffiths

Mr. Stuart Hobley

Mr. Andrew Malone

Mr. Bill Price

Mr. Ramesh Rajagopalan

Ms. Emily Ryan

Ms. Charmaine Thomson

Mr. Craig Watts

Ms. Rebekah Burges, Executive Officer

2.2 Apologies

Mr. Bryan Close

Ms. Alison Harris

Ms. Lisa O'Neill

2.3 Guests

Mr. Nic Warren, CEO, Shire of Quairading

Ms. Jo Hayes, Deputy President, Shire of Quairading

3. DECLARATIONS OF INTEREST

NIL

4. MINUTES OF MEETINGS

4.1 Minutes of the WEROC Inc. Annual General Meeting held 27 November 2025

Attachment 1: *Minutes of the WEROC Inc. Annual General Meeting held 27 November 2025*

The Minutes of the WEROC Inc. Annual General Meeting held on Thursday 27 November 2025 have been previously circulated and are provided again as an attachment to the meeting agenda.

Recommendation:

That the Minutes of the WEROC Inc. Annual General Meeting held on Thursday 27 November 2025 be confirmed as a true and correct record.

RESOLUTION: **Moved:** Mr. Ram Rajagopalan **Seconded:** Mr. Mark Crees

That the Minutes of the WEROC Inc. Annual General Meeting held on Thursday 27 November 2025 be confirmed as a true and correct record.

CARRIED

5. CHAIRS REPORT

Author: Ms. Charmaine Thomson, WEROC Inc. Chair

Disclosure of Interest: No interest to disclose

Attachments: Nil

Voting Requirement: Simple Majority

The Chair's report for the 2025-26 financial year was presented.

We have had a very productive and positive year, making meaningful progress towards our vision and moving forward with many projects. Some have been successful, while others have presented challenges or haven't worked out as we had hoped. Nevertheless, every experience has provided valuable lessons and opportunities for growth. We remain optimistic, focused on our goals, and committed to moving forward with positivity, determination, and hope for an even brighter future.

WEROC was successful in obtaining a grant through the Department of Water and Environmental Regulations (DWER), Community Water Supply Program, to undertake water audits and develop water strategies for our seven member Councils.

WEROC have been advocating for funding to address a number of collaborative projects and has submitted applications to the Disaster Ready Fund for a regional generator network and DWER for a regional waste education campaign. The outcome of these applications is pending.

WEROC also submitted an application to the Regional Housing Support Fund for key worker accommodation, which while unsuccessful has set the groundwork for future collaboration on housing projects.

WEROC co-funded and co-hosted the Made in the Eastern Wheatbelt Forum held in Perth in February. This brought together around 100 stakeholders from across local government, state government and industry to discuss our key priorities and shared vision for the eastern Wheatbelt.

WEROC continued to promote the Eastern Wheatbelt Self Drive trail through co-operative marketing activities with Australia's Golden Outback, Wheatbelt Way, Pioneer's Pathway, Central Wheatbelt Visitors Centre and Pathways to Wave Rock.

It is wonderful to welcome the Shire of Quairading to WEROC in October 2026. We look forward to their input, ideas, and suggestions as we continue working collaboratively towards our shared goals. Their involvement will bring fresh perspectives and new opportunities to strengthen our regional partnerships and achieve positive outcomes for all member councils and the wider community.

I would like to sincerely thank our Executive Officer Rebekah Burges for her professionalism, extensive knowledge, dedication, and ongoing commitment to WEROC. Rebekah is exceptional at what she does, and her expertise, reliability, and positive approach make such a valuable contribution to the organisation. Her ability to support, coordinate, and keep things moving forward is greatly appreciated. WEROC is fortunate to have someone of her ability, and I would like to acknowledge and thank her for the outstanding work she does and the difference she makes to our organisation.

I would like to acknowledge and thank all our member shires for their ongoing support, cooperation, and commitment to WEROC. WEROC could not be the success it is without each Shire contributing their knowledge, and concept ideas, working together only makes us stronger. WEROC will continue to strive forward and deliver positive outcomes for our communities. Thank you all for the time, effort, and commitment you bring to the WEROC.

Recommendation:

That the Chair's Report for the 2025-26 financial year be received.

RESOLUTION: **Moved:** Ms. Charmaine Thomson **Seconded:** Ms. Jo Hayes

That the Chair's Report for the 2025-26 financial year be received.

CARRIED

6. TREASURERS REPORT

Author: Rebekah Burges, Executive Officer and Secretary/Treasurer

Disclosure of Interest: No interest to disclose

Attachments: Nil

Voting Requirement: Simple Majority

Executive Officer Comment:

The Treasurers report for the 2025-26 financial year is presented.

As per the audited financial report for WEROC Inc. for the period 1 July 2025 to 30 June 2026, I can report the following*:

The **opening balance** of the WEROC Community Solutions One account held with Westpac Bank on 1 July 2025 was $99,971.03.

Total revenue for the year was $173,392.

The **sources of income** for WEROC Inc. for the 2025-26 financial year were the annual financial contributions paid by Member Councils, grant income from the Department of Water and Environmental Regulation and interest on the term deposit.

Total expenses for the year were $164,346.

Major expense items included:

- Consultants Fees $119,534
- Executive Officer - Professional Services $33,842

- WEROC insurance $6,232

The **closing cash balance** of the WEROC Inc. **Community Solutions One** account on 30 June 2026 was $104,652.25.

The **closing cash balance** of the WEROC Inc. **Term Deposit** account on 30 June 2026 was $100,000.

The current signatories to the WEROC Inc. accounts are Mr. Raymond Griffiths (Board Member), Ms. Lisa O'Neill (Board Member), Mr. Craig Watts (Board Member) and Ms. Rebekah Burges (Executive Officer and Secretary/Treasurer).

**Please note that the amounts reported in the audited financial statements do not include GST input or output tax or ATO payments or refunds.*

Recommendation:

That the Treasurer's Report for the 2025-26 financial year be received.

RESOLUTION: **Moved:** Ms. Rebekah Burges **Seconded:** Ms. Emily Ryan

That the Treasurer's Report for the 2025-26 financial year be received.

CARRIED

7. ACCEPTANCE OF THE AUDITED FINANCIAL REPORT FOR THE PERIOD 1 JULY 2025 TO 30 JUNE 2026

Author: Rebekah Burges, Executive Officer

Disclosure of Interest: No interest to disclose

Attachments: *Attachment 2: 2026 Audited Financial Statements*

Attachment 3: 2026 Management Letter

Voting Requirement: Simple Majority

Executive Officer Comment:

The audited financial report and management letter for the period 1 July 2025 to 30 June 2026 are presented.

Recommendation:

That:

1) The final audited financial report be accepted; and

2) The management letter be noted.

RESOLUTION: **Moved:** Ms. Emily Ryan **Seconded:** Ms. Jo Hayes

That:
1) The final audited financial report be accepted; and
2) The management letter be noted.

CARRIED

8. ACCEPTANCE OF THE WEROC INC. ANNUAL REPORT 2025-2026

Author: Rebekah Burges, Executive Officer

Disclosure of Interest: No interest to disclose

Attachments: *Attachment 4: Draft WEROC Inc. Annual Report 2025-26*

Voting Requirement: Simple Majority

Executive Officer Comment:

The Draft WEROC Inc. Annual Report for the 2025-26 financial year is provided as an attachment. The Annual Report highlights the key activities and achievements of WEROC Inc. over the 2025-26 financial year.

Recommendation:

That the Draft Annual Report of WEROC Inc. for the 2025-26 financial year be accepted.

RESOLUTION: **Moved:** Mr. Ben Forbes **Seconded:** Mr. Mark Crees

That the Draft Annual Report of WEROC Inc. for the 2025-26 financial year be adopted.

CARRIED

9. APPOINTMENT OF AN AUDITOR FOR THE 2026-27 FINANCIAL YEAR

Author: Rebekah Burges, Executive Officer

Disclosure of Interest: No interest to disclose

Attachments: *Nil*

Financial Implications: As per quote supplied.

Consultation: Audit Partners Australia

Voting Requirement: Simple Majority

Background:

The WEROC Inc. Constitution states under Rule 23. Appointment of Auditor, that:

"WEROC will at each Annual General Meeting, appoint an Auditor for a period of one year, who is not a Member of WEROC. The Auditor will be eligible for reappointment by WEROC and WEROC Board has the power to fill any temporary vacancy in the office of Auditor".

Executive Officer Comment:

Audit Partners Australia (APA) have completed the financial audits for WEROC Inc. for the previous six financial years. The cost for the 2025-26 financial audit was $1,000 +GST and disbursements.

APA advised via email on 7 October 2026 that if they are reappointed as auditor for the 2026-27 financial year the cost will be the same as the 2025-26 financial year.

To provide context for new members, APA has been appointed as the auditor for six successive years because they are both an efficient and reliable provider of auditing services and the most cost effective. Every couple of years alternative quotes are sourced to gauge the market and ensure that APA are still providing an economical service. This was done most recently in 2023, when two alternative quotes were sourced, and they ranged from $1,750 ex. GST to $4,500 ex. GST.

Recommendation:

That Audit Partners Australia be reappointed to undertake the financial audit for WEROC Inc. for the period 1 July 2026 to 30 June 2027.

RESOLUTION: **Moved:** Mr. Craig Watts **Seconded:** Mr. Mark Crees

That Audit Partners Australia be reappointed to undertake the financial audit for WEROC Inc. for the period 1 July 2026 to 30 June 2027.

CARRIED

10. ELECTION OF OFFICE BEARERS

Author: Rebekah Burges, Executive Officer

Disclosure of Interest: No interest to disclose

Attachments: Nil

Voting Requirement: Simple Majority

Background:

The WEROC Inc. Constitution states under Rule 14.1 Elections at Annual General Meeting, that:

a) Elections for Chair, Deputy Chair, Secretary/Treasurer and Board members will take place at the Annual General Meeting of WEROC where the Chair will declare all positions vacant.

b) The Chair and Deputy Chair must be from a different Local Government.

c) Subject to Rule 14.2, a Board Member's term will be from his or her election at an annual general meeting until the election at the next annual general meeting after his or her election, but he or she is eligible for re-election to membership of the Board.

Ms. Charmaine Thomson declared all positions vacant and vacated the chair to allow for the election of office bearers. Mr. Andrew Malone assumed the chair for the election process.

10.1 Election of Chair

Mr. Andrew Malone invited nominations from the floor for the election of Chair to WEROC Inc. until the next Annual General Meeting.

Mr. Ram Rajagopalan nominated Ms. Charmaine Thomson for the position of Chair to WEROC Inc. Ms. Emily Ryan seconded the nomination.

Ms. Charmaine Thomson accepted the nomination. There being no further nominations Ms. Charmaine Thomson was elected unopposed for the position of Chair of WEROC Inc.

10.2 Election of Deputy Chair

Mr. Andrew Malone invited nominations from the floor for the election of a Deputy Chair until the next Annual General Meeting.

Ms. Charmaine Thomson nominated Mr. Mark Crees for the position of Deputy Chair to WEROC Inc. Mr. Ram Rajagopalan seconded the nomination.

Mr. Mark Crees accepted the nomination. There being no further nominations Mr. Mark Crees was elected unopposed for the position of Deputy Chair of WEROC Inc.

10.3 Election of Secretary/Treasurer

The election of a Secretary/Treasurer is a formality as the WEROC Inc. Constitution states under Rule 16.2 that:

"The Executive Officer will act as Secretary/Treasurer of WEROC and non-voting member of the Board".

Recommendation:

That the WEROC Inc. Executive Officer be appointed as Secretary/Treasurer until the next Annual General Meeting.

RESOLUTION: **Moved:** Ms. Emily Ryan **Seconded:** Mr. Bill Price

That the WEROC Inc. Executive Officer be appointed as Secretary/Treasurer until the next Annual General Meeting.

CARRIED

10.4 Election of Board Members

Ms. Charmaine Thomson took back the Chair.

Rule 14.1 of the WEROC Inc. Constitution stipulates that the election of Board Members will take place at each Annual General Meeting and that a Board Members term will be from his or her election at an annual general meeting until the election at the next annual general meeting.

The appointment of the Board should mirror the nominated representatives (as detailed below) from each of the eight Member Local Governments.

Local Government	Nominated Representatives	Term Commencing	Term Expiring
Shire of Bruce Rock	Mr. Ramesh Rajagopalan	30 October 2025	30 October 2027
	Mr. Mark Furr	30 October 2025	30 October 2027
Shire of Cunderdin	Ms. Alison Harris	30 October 2025	30 October 2027
	Mr. Stuart Hobley	30 October 2025	30 October 2027
Shire of Kellerberrin	Ms. Emily Ryan	30 October 2025	30 October 2027
	Mr. Raymond Griffiths	30 October 2025	30 October 2027
Shire of Merredin	Mr. Craig Watts	30 October 2025	30 October 2027
	Ms. Lisa O'Neill	30 October 2025	30 October 2027
Shire of Tammin	Ms. Charmaine Thomson	30 October 2025	30 October 2027
	Mr. Andrew Malone	30 October 2025	30 October 2027
Shire of Westonia	Mr. Mark Crees	30 October 2025	30 October 2027
	Mr. Bill Price	30 October 2025	30 October 2027
Shire of Yilgarn	Mr. Bryan Close	30 October 2025	30 October 2027
	Mr. Ben Forbes	1 June 2026	30 October 2027
Shire of Quairading	Mr. Nic Warren	28 October 2026	30 October 2027
	Ms. Jo Hayes	28 October 2026	30 October 2027

Recommendation:

That those Members as nominated by their respective Local Government be appointed to the WEROC Inc. Board until the next Annual General Meeting.

RESOLUTION: **Moved:** Mr. Bill Price **Seconded:** Mr. Mark Furr

That those Members as nominated by their respective Local Government be appointed to the WEROC Inc. Board until the next Annual General Meeting.

CARRIED

11. SPECIAL BUSINESS

Nil

12. GENERAL BUSINESS

Nil

13. CLOSURE

There being no further business the Chair closed the meeting at 9.52am.



Annual Report

2025-26

WEROC | Wheatbelt East Regional Organisation of Councils Inc

www.weroc.com.au



Board Members

The WEROC Inc. board is comprised of two representatives from each of the seven member councils. Our Board Members in 2025-26 were:

MARK FURR
Chief Executive Officer

CR. RAMESH RAJAGOPALAN
President

RAYMOND GRIFFITHS
Chief Executive Officer

CR. EMILY RYAN
Deputy President

CRAIG WATTS
Chief Executive Officer

CR. LISA O'NEILL
Councillor

ANDREW MALONE
Chief Executive Officer

CR. CHARMAIN THOMSON
President
Chair of WEROC Inc.

BILL PRICE
Chief Executive Officer

CR. MARK CREES
President
Deputy Chair of WEROC Inc.

NIC WARREN & BEN FORBES
Chief Executive Officer

CR. BRYAN CLOSE
President

STUART HOBLEY
Chief Executive Officer

CR. ALISON HARRIS
President

Our Strategic Priorities

Vision & Mission

Vision

For the Wheatbelt East to grow and prosper

Mission

Working together to enhance the regions sustainability through investment and innovation

Priorities 2025-26

In early 2026, the WEROC Board reviewed the strategic priorities set in 2025 and confirmed five focus areas for the year ahead:

Housing: Addressing the critical housing shortage by increasing both the supply and diversity of housing options across the region.

Tourism: Growing visitation to WEROC communities through continued promotion of the **Eastern Wheatbelt Self-Drive Trail.**

Water: Securing a sustainable water supply for WEROC communities by improving water capture, storage and reuse.

Waste management: Working towards consolidated, cost-effective regional waste infrastructure, as set out in the WEROC Strategic Waste Management Plan, and lifting recycling rates through better use of facilities and community education.

Roads: Advocating for safe, well-maintained **roads and** efficient freight links, including **investment in the Great Eastern Highway as** the region's key east-west transport corridor, and fair, sustainable funding for the local road networks that keep our communities moving.

Chairs Report

We have had a very productive and positive year, making meaningful progress towards our vision and moving forward with many projects. Some have been successful, while others have presented challenges or haven't worked out as we had hoped. Nevertheless, every experience has provided valuable lessons and opportunities for growth. We remain optimistic, focused on our goals, and committed to moving forward with positivity, determination, and hope for an even brighter future.



WEROC was successful in obtaining a grant through the Department of Water and Environmental Regulation (DWER), Community Water Supply Program, to undertake water audits and develop water strategies for our seven member Councils.

WEROC have been advocating for funding to address a number of collaborative projects and has submitted applications to the Disaster Ready Fund for a regional generator network and DWER for a regional waste education campaign. The outcome of these applications is pending.

WEROC also submitted an application to the Regional Housing Support Fund for key worker accommodation, which while unsuccessful has set the groundwork for future collaboration on housing projects.

WEROC co-funded and co-hosted the Made in the Eastern Wheatbelt Forum held in Perth in February. This brought together around 100 stakeholders from across local government, state government and industry to discuss our key priorities and shared vision for the eastern Wheatbelt.

Chairs Report

WEROC continued to promote the Eastern Wheatbelt Self Drive trail through co-operative marketing activities with Australia's Golden Outback, Wheatbelt Way, Pioneers Pathway, Central Wheatbelt Visitors Centre and Pathways to Wave Rock.

It is wonderful to welcome the Shire of Quairading to WEROC in October 2026. We look forward to their input, ideas, and suggestions as we continue working collaboratively towards our shared goals. Their involvement will bring fresh perspectives and new opportunities to strengthen our regional partnerships and achieve positive outcomes for all member councils and the wider community.

I would like to sincerely thank our Executive Officer Rebekah Burges for her professionalism, extensive knowledge, dedication, and ongoing commitment to WEROC. Rebekah is exceptional at what she does, and her expertise, reliability, and positive approach make such a valuable contribution to the organisation. Her ability to support, coordinate, and keep things moving forward is greatly appreciated. WEROC is fortunate to have someone of her ability, and I would like to acknowledge and thank her for the outstanding work she does and the difference she makes to our organisation.

I would like to acknowledge and thank all our member shires for their ongoing support, cooperation, and commitment to WEROC. WEROC could not be the success it is without each Shire contributing their knowledge, and concept ideas, working together only makes us stronger. WEROC will continue to strive forward and deliver positive outcomes for our communities. Thank you all for the time, effort, and commitment you bring to the WEROC.

Char Thomson
Chair
Wheatbelt East Regional Organisation of Councils Inc



Operational Highlights

In 2025-26, WEROC continued to deliver regional projects, build partnerships and advocate for the needs of its member Councils. The key highlights are outlined over the following pages.

Funding Applications at a Glance

Funding program	Project	Outcome
DWER Community Water Supply Program	Water audits and strategies for seven member Councils	Successful
Regional Housing Support Fund	Key worker accommodation	Unsuccessful
Disaster Ready Fund	Regional emergency generator network	Pending
WasteSorted Community Education Grants	Regional waste education campaign	Pending



Operational Highlights

Made in the Eastern Wheatbelt Forum

In February 2026, WEROC joined the North Eastern Wheatbelt Regional Organisation of Councils (NEWROC) and the Roe Regional Organisation of Councils (RoeROC) to deliver the Made in the Eastern Wheatbelt Forum: Shaping the Future Together, held in Perth.
Hosted by Lachlan Hunter MLA, the forum was a short, sharp and practical discussion with Members of Parliament, senior State Government representatives and regional partners. It told the story of the Eastern Wheatbelt and made the case for the foundations the region needs to keep contributing to the State's economy and to thrive towards 2050: land and housing supply, workforce attraction and retention, reliable power, and safe and efficient freight links.

Joint ROC Works and Services Staff Development Day

On 13 May 2026, WEROC, NEWROC and RoeROC held the first Eastern Wheatbelt Joint ROC Works and Services Staff Development Day, designed specifically for local government outdoor crews, leading hands, supervisors and works managers.

The day drew 86 attendees from 13 Shires, and 96% of those who completed the survey said they would attend again. The program included a water catchment tour, a workmate-to-leader forum, a patching truck demonstration, and sessions on playground inspections and safety, health and wellbeing, and work health and safety



Operational Highlights

Disaster Readiness

Across the region, the facilities used to coordinate emergency evacuation and response cannot currently maintain power during grid outages, leaving a serious gap in emergency response capability.

To address this, WEROC's member Councils have jointly applied to the Australian Government's Disaster Ready Fund to establish a distributed network of emergency backup power across the Eastern Wheatbelt. The outcome is pending.

Wheatbelt Medical Student Immersion Program

Each year, WEROC partners with Rural Health West, the Rural Clinical School and the University of Notre Dame to deliver the Wheatbelt Medical Student Immersion Program.

From 10 to 13 March 2026, 109 Notre Dame medical students spent three nights in the region, hosted by families in Bruce Rock, Cunderdin, Kellerberrin, Merredin, Southern Cross and Westonia.

The program gives students a first-hand understanding of rural living and healthcare. Students visited local schools, working farms (to learn about agriculture and farm safety), museums, recreation centres and swimming pools, and met with local GPs and allied health professionals. Where possible, they also took part in on-country learning with the local Aboriginal community.



Operational Highlights

Sustainable Water Supply Planning

With funding from DWER's Community Water Supply Program, WEROC developed a tailored water strategy for each of its seven member Councils, with the aim of securing a long-term, sustainable water supply for the communities of the Eastern Wheatbelt.

The project established baseline data to project future water demand and audited existing supplies to identify their capacity and any risks to their reliability. Each Shire now has its own plan with a prioritised list of actionable projects, giving Councils a clear basis for investing in water infrastructure over the short, medium and long term.

Advocacy

WEROC continued to advocate on the issues that matter most to its member Councils. During the year, WEROC:

- Made a submission to the House of Representatives Standing Committee on Regional Development, Infrastructure and Transport's Inquiry into Local Government Funding and Fiscal Sustainability. The submission highlighted the growing role of local government and the need for funding arrangements that are more equitable, more predictable and better aligned with the realities of delivering services in regional areas.
- Wrote to the Deputy Premier and Minister for Transport, the Hon Rita Saffioti MLA, calling for urgent investment in the Great Eastern Highway. The letter highlighted the highway's strategic importance as the State's main east-west road transport corridor, its deteriorating condition and its lack of overtaking opportunities. WEROC has since met with Main Roads WA several times to reinforce the case for funding.



Operational Highlights

Waste Management

WEROC continued to progress the actions in its 2022 Strategic Waste Management Plan. While many of these actions are long term, member Councils are taking practical steps towards the shared goal of consolidated regional waste infrastructure.

In early 2026, WEROC met with the Managing Director of Avon Waste, who gave detailed feedback on each Shire's waste facilities and suggested improvements, particularly to lift recycling rates. A community education campaign was recommended.

With guidance from DWER, WEROC has developed a regional waste education campaign and applied for funding through the WasteSorted Community Education Grants program. The outcome was pending at the time this report was prepared.

Regional Marketing and Promotion

Promoting the region remains a key focus for WEROC, drawing on the Eastern Wheatbelt's natural and built attractions to increase visitation. In 2025-26, WEROC:

- Co-funded the Wheatbelt local tourism group's cooperative wildflower campaign with Australia's Golden Outback (AGO), Roe Tourism, NEW Travel and Pioneers Pathway. This campaign ran from the end of July to mid-October 2025. The campaign aimed to increase visitation to wildflower hotspots.
- Supported AGO's For the Road Trippers campaign, launched in February 2026 ahead of the Perth Caravan and Camping Show. The campaign featured drive trail information on its landing page, editorial in the Sunday Times Explore Your WAy lift-out, paid social media advertising and AGO member emails.
- Co-funded a Wheatbelt stand at the Perth Caravan and Camping Show, held from 19 to 22 March 2026.
- Engaged the Central Wheatbelt Visitors Centre to manage the social media platforms for the Eastern Wheatbelt Self-Drive Trail.



Operational Highlights

Workforce Housing

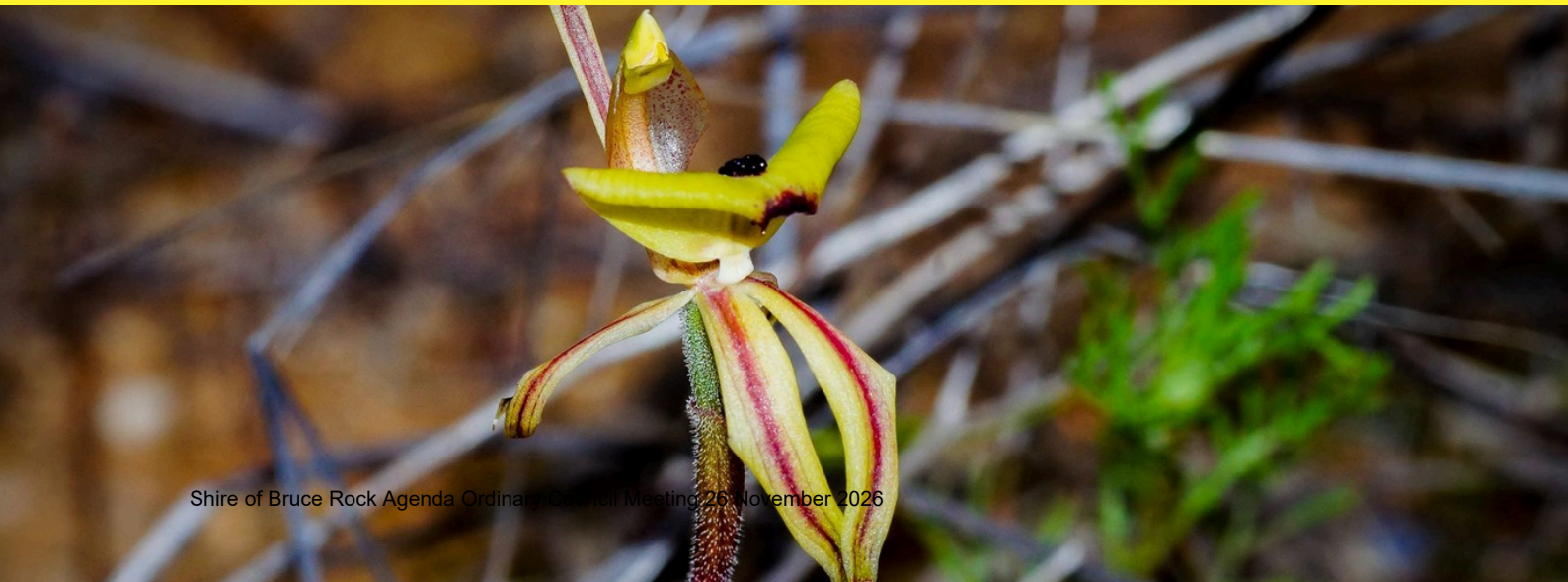
In 2025, with support from the Wheatbelt Development Commission, WEROC began a detailed investigation into workforce housing needs across its member Shires. The work included a housing needs assessment, feasibility testing of the most promising residential development sites in each Shire, a preliminary business case and cost benefit analysis, and a town action plan for each Shire.

This evidence base underpinned WEROC's application to the State Government's Regional Housing Support Fund. Although the application was unsuccessful, the work leaves member Councils well placed for future funding opportunities, and WEROC continues to pursue other avenues to deliver much-needed housing.

What's Next?

In 2026-27, WEROC will:

1. Deliver the 2027 Wheatbelt Medical Student Immersion Program with the University of Notre Dame and Rural Health West.
2. Continue to advocate and seek funding for housing, including through a joint application with NEWROC and RoeROC to the Housing Support Program Local Infrastructure Fund.
3. Continue to promote the region, particularly the Eastern Wheatbelt Self-Drive Trail, through social media, content creation and co-investment in the Wheatbelt cooperative marketing group.
4. Deliver a waste education campaign to improve recycling across the region.
5. Continue to advocate for investment in the Great Eastern Highway and the wider regional road network.



Finance Report

Under Rule 16.2 of the WEROC Inc. Constitution, the Executive Officer acts as Secretary and Treasurer of WEROC Inc. The Executive Officer in their capacity as Treasurer presents the finanical report.

Statement of Fianncial Position

WEROC Inc. holds a Westpac operating account and a term deposit (established September 2023):

Account	Balance
Westpac Community Solutions One account, 1 July 2025	$99,971.03
Westpac Community Solutions One account, 30 June 2026	$104,652.25
Term deposit, 30 June 2026	$100,000.00
Total funds held, 30 June 2026	**$204,652.25**

Statement of Income and Expenditure

WEROC Inc. recorded a surplus of $9,047 for 2025-26. Income came mainly from grants and the annual contributions of member Councils, with additional income from interest earned on the term deposit.

1 July 2025 to 30 June 2026	Amount
Income	$173,392
Expenditure	$164,346
Net surplus	**$9,047**

2026-27 Budget

The 2026-27 budget was adopted at a General Meeting on 8 May 2026, meeting the requirement under Rule 17.3 of the Constitution to approve a budget at least one month before the end of the financial year. It estimates income of $102,871.52 and expenditure of $156,786.21, leaving a forecast operating account balance of $27,772.38 at 30 June 2027.

10.5.6 Great Eastern Country Zone Meeting Minutes November 2026

File Reference	
Disclosure of Interest	Neither the Author nor Authorising Officer have any Impartiality, Financial or Proximity Interest that requires disclosure.
Applicant	Nil
Previous Item Numbers	Nil
Date	17 November 2026
Author	Mark Furr – Chief Executive Officer
Authorising Officer	Mark Furr – Chief Executive Officer
Attachments 1. Great Eastern Country Zone Meeting Minutes – 12 November 2026	

Summary

Council is asked to receive the minutes from the previous Great Eastern Country Zone Meeting.

Background

The last Zone meeting was held on 12 November 2026 at the Shire of Dowerin.

Consultation

Nil.

Statutory Environment

Nil.

Policy Implications

Nil.

Financial Implications

Nil.

Strategic Implications

Shire of Bruce Rock Strategic Community Plan 2022-2032	
Outcome:	4.0 Governance Priorities
Strategy:	4.1 Our organisation is well positioned and has capacity for the future.

Risk Implications

Risk	Risk Likelihood	Risk Impact / Consequence	Risk Rating	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
That Council does not receive the minutes or object to decisions of the GECZ meeting.	Rare (1)	Insignificant (1)	Low (1-4)	Compliance Requirements	Accept Officer Recommendation

Risk Matrix

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

A risk is often specified in terms of an event or circumstance and the consequences that may flow from it. An effect may be positive, negative or a deviation from the expected and may be related to the following objectives: occupational health and safety, financial, service interruption, compliance, reputation and environment. A risk matrix has been prepared and a risk rating of one (1) has been determined for this item. Any items with a risk rating of 10 or greater (considered to be high or extreme risk) will be added to the Risk Register, and any item with a risk rating of 16 or greater will require a specific risk treatment plan to be developed.

Comment/Conclusion

To encourage the ongoing Great Eastern Country Zone partnership and promote a better understanding by all Councillors it is recommended that Zone minutes be read and received by Council. The Shire President, Chief Executive Officer and State Councillor Cr. Strange attended the meeting.

The following items are highlighted for Councils attention:

- Local Government Reform – Zone opposed the proposed removal of the Dadour Poll provisions under the Local Government Amendment and Repeal Bill 2026;
- Regional Road Group Funding – Concerns raised regarding the effective reduction in road funding for local governments for 2027/28;
- Country Local Government Fund – Supported advocacy for the reinstatement of the fund;
- Lotterywest Funding – Zone raised concerns regarding Lotterywest's decision not to review local government grant applications until February 2027;

- Minister for Local Government – Resolved to write to the Minister regarding recent public comments made about the local government sector;
- Wild Dog Mitigation – Supported further advocacy for wild dog mitigation measures;
- Public Health Act – Supported matters relating to the transition of Health Local Laws;
- CEACA – Acknowledged the contribution of the retiring Chair, Hon. Tuck Waldron, and congratulated Hon. Mia Davies on her appointment as the new Chair;
- Chief Executive Officer and Elected Member Remuneration – Supported WALGA's recommendations relating to the 2027 Salaries and Allowances Tribunal Remuneration Inquiry;
- WALGA Advocacy Positions – Supported all State Council recommendations, including short-term rental accommodation, infrastructure contributions, planning for data centres and the Local Government Grants Scheme;
- Cybersecurity – Supported the submission relating to the State Hazard Plan for Cybersecurity Incidents;
- Regional Stakeholder Updates – Reports presented by the Wheatbelt Development Commission, Main Roads WA and Water Corporation;
- Zone Forum – Delegates requested to provide final updates to their session summaries by 18 November 2026; and
- Next Zone Meeting – Thursday, 11 February 2027, hosted by the Shire of Narembeen.

Voting Requirements

Simple Majority

OFFICERS' RECOMMENDATION

That Council receives the minutes of the Great Eastern Country Zone meeting held on the 12 November 2026 at the Shire of Dowerin.

ATTACHMENT 1

Great Eastern Country Zone

Zone Minutes on a Page
12 November 2026

Shires of:

Bruce Rock
Cunderdin
Dowerin
Kellerberrin
Kondinin
Koorda
Merredin
Mt Marshall
Mukinbudin
Narembeen
Nungarin
Tammin
Trayning
Westonia
Wyalkatchem
Yilgarn

Reminders

Item 12.11 Zone Forum

Zone delegates were requested to provide any final updates or changes to their session summary by **Wednesday, 18 November**.

Zone Business

The Zone supported all the matters in Zone Business:

- Local Government Amendment and Repeal Bill 2026 – opposing the proposed removal of the Dadour Poll Provisions
- Proposed 2027-28 Regional Road Group (RRG) Funding – raising concern about the effective funding reduction for Local Government
- Advocacy for Reinstatement of the Country Local Government Fund
- Health Local Law – Public Health Act Transition
- Advocacy on Wild Dog Mitigation

Additionally, the Zone endorsed the following resolutions:

- To write a letter to the Minister for Local Government in relation to recent public comment about the sector.
- Raising concern with Lotterywest's decision to not review Local Government grant applications until February 2027.
- To write to CEACA acknowledging the service of the Hon Tuck Waldron as the retiring Chair, and congratulate Hon Mia Davies on her appointment as the new Chair.

State Council Agenda

The Zone supported all the recommendations for Matters for Decision:

8.1 2026 Annual General Meeting Resolutions

8.2 2027 Salaries and Allowances Tribunal Remuneration Inquiry for Local Government Chief Executive Officers and Elected Members

8.3 Revised Advocacy Position – Short-term Rental Accommodation (STRA)

8.4 New Advocacy Position – Infrastructure Contributions

8.5 New Advocacy Position – Planning for Data Centres

8.6 Advocacy Position Retirement – Citizenship

8.7 Advocacy Position Retirement – 3.2.3 Alcohol

8.8 Revised Advocacy Position – Local Government Grants Scheme

8.9 Submission – State Hazard Plan Cybersecurity Incident

The full State Council Agenda can be found via this link.

Reports

Dowerin provided a presentation as the meeting host.

The following reports were spoken to at the meeting:

- Wheatbelt Development Commission;
- Main Roads WA; and
- Water Corporation.

Zone Chair, President Cr Tony Sachse welcomed all Zone Delegates, Elected Members and CEOs and thanked the Shire of Dowerin for hosting the Zone meeting.

State Councillor, Cr Stephen Strange

Cr Strange provided an update to the meeting on various WALGA matters including:

- September regional State Council meeting at the City of Perth including the Central Metropolitan Zone Forum.
- 2026 WALGA Annual General Meeting.
- Flying Minutes endorsed by State Council.
- Recent advocacy by the WALGA President.

Minutes

Minutes from the meeting can be accessed on the WALGA website.

Next Meeting

The next Zone meeting will be held on Thursday, 11 February at 9:30am (9:00am morning tea) at the Shire of Narembeen.

The Zone resolved dates for 2026 as follows:

Date	Time	Location and Host
Thursday, 11 February	9:30 am	Narembeen
Zone Forum -Thursday 11 March	9:00 am	Cunderdin
Thursday 22 April	9:30 am	Kondinin
Friday 18 June	9:30am	Koorda
Friday 13 August	9:30 am	Perth (with a Teams Option) or Merredin (to be determined)
Friday 12 November (avoids a clash with Remembrance Day)	9:30 am	Mukinbudin

11. Confidential Items

Officer Recommendation

That, in accordance with section 5.23(2) of the Local Government Act 1995, the meeting is closed to the members of the public for this item, as if disclosed, the matter to be discussed would reveal information that has a commercial value to a person, and information about the business, professional, commercial or financial affairs of a person.

11.1 Consideration of Lease Proposals – 1/57 Johnson Street, Bruce Rock

File Reference	2.4.1.5 – Factory Units Council Owned Properties
Disclosure of Interest	Neither the Author nor Authorising Officer have any Impartiality, Financial or Proximity Interest that requires disclosure.
Applicant	Farmways Kellerberrin Pty Ltd and Narembeen Hardware & Ag Supplies
Previous Item Numbers	11.3 – Future Tenure of Shire-Owned Commercial Premises – 1/57 Johnson Street, Bruce Rock (October 2026) – Resolution 20261022.16
Date	17 November 2026
Author	Melissa Haythornthwaite – Deputy Chief Executive Officer
Authorising Officer	Mark Furr – Chief Executive Officer

Attachments

1. Council Resolution 20261022.16 – Future Tenure of Shire-Owned Commercial Premises – 1/57 Johnson Street, Bruce Rock
2. Submission – Narembeen Hardware & Ag Supplies, dated 27 October 2026
3. Correspondence – Farmways Kellerberrin Pty Ltd, dated 17 November 2026
4. Acumentis Market Rental Valuation – 1/57 Johnson Street, Bruce Rock, dated 19 October 2026

Officer Recommendation

That, in accordance with section 5.23(2) of the Local Government Act 1995, Council reopens the meeting to the members of the public.

OFFICER RECOMMENDATION - OPTION 1

That Council

1. **Notes the submissions received in relation to the proposed lease of 1/57 Johnson Street, Bruce Rock from:**
   a. **Farmways Kellerberrin Pty Ltd; and**
   b. **Narembeen Hardware & Ag Supplies.**
2. **Having considered both proposals, determines that its preferred lessee for the premises is Farmways Kellerberrin Pty Ltd.**
3. **Approves the lease on the terms advertised pursuant to Council Resolution 20261022.16; and**
4. **Authorises the Chief Executive Officer to finalise and arrange execution of the lease and the affixing of the Shire's Common Seal in accordance with Council Policy 2.7.**

OFFICER RECOMMENDATION - OPTION 2

That Council

1. **Notes the submissions received in relation to the proposed lease of 1/57 Johnson Street, Bruce Rock from:**
   a. **Farmways Kellerberrin Pty Ltd; and**
   b. **Narembeen Hardware & Ag Supplies.**
2. **Having considered both proposals, determines that its preferred lessee for the premises is Narembeen Hardware & Ag Supplies.**
3. **Authorises the Chief Executive Officer to undertake the required public notice process under section 3.58 of the Local Government Act 1995 once the proposed lease terms have been finalised;**
4. **Authorises the Chief Executive Officer, where no submissions opposing the proposal are received during the public notice period, to finalise and arrange execution of the lease and the affixing of the Shire's Common Seal in accordance with Council Policy 2.7; and**
5. **Requires the matter to be returned to Council for further consideration where a submission opposing the proposal is received.**

12. Closure of the Meeting

There being no further business to discuss, the Presiding Member declared the meeting closed at pm and, pursuant to Resolution OCM November 25 – 10.6.5 of 20 November 2025, reminded Councillors of the next Ordinary Meeting of the Council, scheduled for 3.00pm on 17 December 2026, at this same venue.