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MINUTES

Shire of Wandering Council Meeting 17 July 2025

OUR VISION

Wandering is a community of responsible, resilient and adaptable residents thriving in our scenic, economically diverse environment.

These Minutes of the Council meeting held 17 July 2025 are confirmed as a true and correct record of proceedings without amendment. Confirmed on 21 August 2025 by the Presiding Member, Cr S Little.

.....
Cr Little Presiding Member

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Dr. Alistair Pinto
Chief Executive Officer

SHIRE OF WANDERING

Minutes of the Ordinary Meeting of Council held in the Council Chambers on Thursday 17 July 2025.

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1. Declaration of Opening / Announcements of Visitors

The Presiding member opened the meeting at 3.34pm.

2. Attendance / Apologies / Approved Leave of Absence

Councillors

Cr Sheryl Little (Shire President) (Presiding Officer)
Cr Alan Price (Deputy Shire President)
Cr Lou Cowan
Cr Dennis Jennings
Cr Max Watts
Cr Ian Turton

Staff

Dr Alistair Pinto (Chief Executive Officer)
Karl Mickle (Operations Manager)
Lisa Boddy (Executive Assistant)

Apologies

Cr Gillian Hansen

Members of the Public

Judith Price
Steven Tweedie
Cat Wright – via video (until
Ben Laycock – via video (until

3. Announcements by the Presiding Member

Nil.

4. Response to Previous Public Questions Taken on Notice

Nil.

5. Public Question Time

Nil.

6. Petitions / Deputations / Presentations / Submissions

Cat Wright from Greening Australia gave a presentation.

Council Decision:

010725 Moved Cr Turton

That the order of business in the agenda be changed to allow Item 14.1 to be brought forward and dealt with at this time so as to allow the members of the public to leave the meeting once the item has been voted on.

Carried 6/0

Prior to consideration of item 14.1, Cr Price disclosed an impartiality and proximity interest in this matter due to both being related to the property owner and sharing a common border with the properties in the item. Cr Price left the room at 4.12pm.

14.1 Development Application - Biodiverse Environmental Planting Project using Carbon Sequestration - Lots 200, 12148, 12150, 12729 and 15231 (No. 7642) York-Williams Road, Pumphreys Bridge

File Reference:	A407, A64, A129, A482,
Location:	Lots 200, 12148, 12150, 12729 and 15231 (No. 7642) York-Williams Road, Pumphreys Bridge
Applicant:	Greening Australia / Canopy Nature Based Solutions
Author:	Ben Laycock c/- Altus Planning (Shire's Town Planning Consultant)
Authorising Officer	Alistair Pinto, Chief Executive Officer
Date:	5 June 2025
Disclosure of Interest:	N/A
Attachments:	Development Application – Report Development Application – Plans Extract Email
Previous Reference:	Nil

Summary:

The Shire has received an application for planning approval for a 'Use Not Listed' (Biodiverse Environmental Planting Project) (proposed development or proposal) at Lots 200, 12148, 12150, 12729 and 15231 (No. 7642) York-Williams Road, Pumphreys Bridge (subject lands or lands), otherwise known as 'Carabin Grazing.

Pursuant to clause 8.1 of the Town Planning Scheme No. 3 (TPS3 or Scheme), all development on land zoned and reserved under the scheme requires the prior approval of the local government. As the proposal is outside the authority delegated to staff, the application is to be determined by Council.

Having reviewed the relevant planning framework and provisions, consulting with relevant government departments and undertaking the mandatory public consultation period, the application is recommended for conditional approval.

Background:

The proposal encompasses several rural allotments that form part of the 'Carabin Grazing' property owned primarily by Kelvin Price and managed by Judith Price.

These lands are in an area that is broadly bound by Hotham River to the north and west, York-Williams Road to the east and Carabin Road to the south.

The lands and immediate surrounding area are currently used for agricultural purposes, with the subject lands being use for cropping (mainly oats) and grazing. The parameters of the application/project area are shown in Figure 1, with markers for the individual lots where planting is to occur.



Figure 1: Subject lands and locality (Source: PlanWA 2025)

This application seeks to restore native vegetation to approximately 41.34ha of farmland, via seven (7) planting allotments across four (4) individual lots. No planting plot will be greater than 10ha. It is proposed that plant species from the Southwest Woodland vegetation community will be used, via a combination of direct seeding and tube-stock planting.

The proposal will be formally registered with the Clean Energy Regulator to enable the Applicant to claim carbon credits for the carbon stored within the vegetation. There is no intention for any of the plantings to be harvested and a 25-year permanence period has been selected which means that the planting must be maintained for a minimum 25-year period.

The balance of the subject lands will continue to be used for broadacre agriculture.

Comment:

Town Planning Scheme No. 3

Zoning and Permissibility

The subject lands and immediate surrounding locality are zoned 'Rural' pursuant to TPS3.

TPS3 includes the land use 'Plantation' which is a 'D' or discretionary land use within the Rural zone, however the definition refers to the 1997 Code of Practice for Timber Plantations in Western Australia (1997 Code of Practice) which reads as follows:

Plantation – defined as a stand of trees of three hectares, or larger, that has been established by sowing or planting of either native or exotic tree species selected and managed intensively for their commercial and environmental value. A plantation includes roads, tracks, firebreaks and small areas of native vegetation surrounded by plantations. Implicit in this definition is the recognition that plantations will be harvested.

[underline emphasis added].

Whilst TPS3 refers to the 1997 Code of Practice, the more contemporary 2014 Code of Practice provides a slightly different definition:

Plantation: a stand of trees of ten hectares (or as defined by the Local Government Authority), or larger, that has been established by sowing or planting of either native or exotic tree species selected and managed intensively for their commercial and/or environmental benefits. A plantation includes roads, tracks, or environmental benefits.

[underline emphasis added].

Either way, the proposal does not meet the above definitions as there is no intent to harvest (1997), and no stand of trees is greater than 10 hectares (2014).

Notwithstanding the above, clause 4.4.2 of TPS3 provides the Shire with the discretion to approve a use that is not listed within the zoning table, where it is determined that the use is consistent with the objectives of the zone.

The objectives of the Rural zone are listed at clause 4.2 of the Scheme. They are:

- a) *to ensure the continuation of broad-hectare agriculture in the district encouraging where appropriate the retention and expansion of agricultural activities.*
- b) *to provide for diversification and intensive agricultural uses in suitable areas.*
- c) *to consider non-rural uses where they can be shown to be of benefit to the district and not detrimental to the natural resources or the environment.*
- d) *to allow for facilities for tourists and travellers, and for recreation uses.*
- e) *to have regard to use of adjoining land at the interface of the Rural zone with other zones to avoid adverse effects on local amenities.*

It has been determined that the proposal is consistent with the relevant objectives for the following reasons:

- The total planting area of 41.34ha equates to approximately 1.7% of the 'project area' or approximately 3.7% of the four (4) lots where planting is specifically to occur. It is therefore considered that the proposal will not inhibit the ability for the balance (~96.3%) of the subject lots continuing to be used for broadacre agriculture.
- The proposal seeks to restore vegetation on marginal land deemed sub-optimal for cropping or grazing and will be ancillary to the continued use of the balance land for cropping and grazing.
- Planting of native vegetation will improve/restore biodiversity assets including habitats of listed threatened species and ecological communities, as well as improving habitat connectivity for a range of native species.
- The proposal does not seek approval for, nor limit the ability for, tourist and recreation uses to occur within the Rural zone.

Site and Development Requirements

As the proposal is not a 'Plantation' as defined by the Scheme, clause 5.17.2 relating to the development of agroforestry and plantations does not apply. It is considered that the proposal does not conflict with the balance of the applicable site and general development requirements which typically relate to the setbacks of buildings and structures, minimising sensitive or incompatible uses, provision of sustainable water supply for development, treatment, and disposal of waste, etc.

Planning and Development (Local Planning Schemes) Regulations 2015

Deemed Provisions – Clause 67 Matters to be considered by the Local Government.

Deemed Provisions – CI 67 Matters to be Considered by Local Government	
Provision	Comment
(a) the aims and provisions of the Scheme and any other relevant town planning scheme operating within the Scheme Area.	<p>As per the preceding sections, the proposal is to be considered a 'Use Not Listed' pursuant to clause 4.4.2 and has been deemed to be consistent with the objectives of the Rural zone.</p> <p>Furthermore, the proposal does not conflict any applicable site and general development requirement.</p>
(b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving.	<p>The proposal is for a use that is capable of approval under the provisions of TPS3 and does not conflict with any Scheme provisions. There is also no proposed scheme or amendment to the scheme which would impact on the proposal.</p> <p>It is therefore considered that the proposal is consistent with the requirements of orderly and proper planning.</p>
(c) any approved State planning policy.	<p>The proposal aligns with SPP2.0 – Environment and Natural Resources in that the proposal seeks improved environmental outcomes through environmental restoration; the proposal vegetates land affected by salinity; and the proposal does not result in the loss of high quality, productive agricultural land.</p> <p>The proposal is considered to be consistent with SPP2.5 – Rural Planning which seeks to support and encourage tree farming on rural land. Furthermore, the specifics of the 'tree farming' proposal align with the WAPC policy with respect to not occupying more than 10% of farmland and not diminishing priority agricultural land.</p> <p>The proposal is not considered to trigger the application of SPP3.7 – Bushfire in that the proposal does not intensify development, increase visitors/residents/employees, nor adversely impact or increase bushfire risk to surrounding sites.</p>

(fa) any local planning strategy for this Scheme endorsed by the Commission.	<p>The Shire's Local Planning Strategy was endorsed by the WAPC in 2007. The Strategy encourages revegetation of cleared land and areas of marginal agricultural capability. Revegetation is also acknowledged as a key mechanism to achieve reduced groundwater levels.</p> <p>It is therefore considered that the proposal aligns with the Local Planning Strategy.</p>
(d) any local planning policy for the Scheme area.	There are no applicable local planning policies for the proposal on the subject lands.
(e) the effect of the proposal on the cultural heritage significance of the area in which the development is located.	Whilst the total project area intersects with the Hotham River Aboriginal Heritage Site, the proposed works themselves do not and therefore approval under the <i>Aboriginal Heritage Act 1972 (AHA)</i> is not required.
(m) the compatibility of the development with its setting.	No buildings are proposed; the proposal will revegetate pockets of rural land which is not considered to be at odds with the existing or desired future character.
(n) the amenity of the locality.	The proposal does not result in any adverse environmental impacts, rather the proposal seeks to revegetate cleared, salinity affected lands. The proposal is also not at odds with the character of the locality and nor is it likely to result in adverse social impacts.
(o) the likely effect of the proposal on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment.	The proposal seeks to improve the natural environment through replanting of cleared areas for the purposes of carbon sequestration.
(p) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk.	<p>A Plantation Management Plan prepared in accordance with Appendix 1 of the Code of Practice for Timber Plantations is being proposed as a condition of approval to ensure the appropriate management of the plantation, similar to an Operational Management Plan. It is considered that much of the information already provided in the development application could transfer over with some enhancements on the management strategies around reducing fuel loads, identifying firefighting water supplies for emergency services, key contact/manager details, etc.</p> <p>This document will then serve as a key reference for all relevant stakeholders moving forward to ensure the plantation will be managed appropriately and the commitments/strategies outlined in the application report are adhered to.</p>
(w) any submissions received on the application.	As per the Consultation section below, advertising was undertaken with the immediate surrounding landowners. No objections were received.

(za) the comments or submissions received from any authority consulted under clause 66.	No objections were received through the agency referral process. The recommended conditions of approval and advice notes reflect the advice/comments received.
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Consultation:

Pursuant to clause 1 of the Deemed Provisions, the application is considered a 'complex application' as it is for a use that is not referred to in the zoning table, and clause 64(1) stipulates that a local government must advertise a complex application in accordance with requirements specified.

Accordingly, the application was advertised to the owners and occupiers of properties immediately adjacent the proposed planting areas, in accordance with the applicable requirements of clause 64 of the Deemed Provisions for a minimum of 21 days, not including the excluded seven (7) day holiday period commencing Good Friday, from 24 April 2025 to 22 May 2025.

No submissions were received during this period and therefore it is taken that none of the adjoining property owners/occupiers object to the proposal.

Referral:

Department of Planning, Lands and Heritage

The proposal was referred to the Department of Planning, Lands and Heritage (DPLH) due to the broader project area intersecting with Aboriginal Site Hotham River (ID 27935).

The DPLH confirmed previous advice given to the Applicant that if the proposed works do not intersect with the boundary of Aboriginal Heritage Site Hotham River (which includes the bed and banks) then approval under the AHA is not required.

The DPLH did note that limited surveys have been undertaken, and it was recommended that Greening Australia speak with Gnaala Karla Booja Aboriginal Corporation for comment. This is noted in the recommended advice notes.

Department of Fire and Emergency Services

Whilst not meeting the definition of 'plantation' under the *Code of Practice for Timber Plantations* and not being subject to the requirements of State Planning Policy 3.7 – Bushfire, the proposal was nonetheless referred to the Department of Fire and Emergency Services (**DFES**) for comment given the potential bushfire associated risk with the proposal.

DFES acknowledged that the Applicant has developed a set of management standards for this native planting in line with the Shire's annual firebreak notice. While the development of such a document is supported by DFES, it is recommended that the Applicant also produce a Plantation Management Plan (PMP) that includes a Plantation Map, an Establishment Map, a Maintenance Plan, and a Fire Management Plan.

It is agreed that this proposed native planting does not strictly meet the definition of a 'plantation' as defined in the *Code of Practice for Timber Plantations*, however, the intent of a PMP remains relevant to native plantings funded by carbon credits. Given the Shire of Wandering have invested interests in the continuation of this native planting and Greening Australia have a commercial gain to be had claiming carbon credits from the Clean Energy Regulator for this work, DFES believe it's in the best interest of both stakeholders that the *Code of Practice for Timber Plantations* 'plantation' definition is discretionally applied to this project to ensure the asset is appropriately managed and preserved. As a dynamic document, the adjustment of a PMP to carbon farming should be readily achieved and is encouraged until a separate native planting guideline arises.

Regarding the applicability of State Planning Policy 3.7, the proposed plantings would be considered as bushfire prone vegetation in later iterations of the Map of Bushfire Prone Areas. Therefore, notification should be provided to the Office of Bushfire Risk Assessment for inclusion of the plantings in the next revision of the Map of Bushfire Prone Areas.

Chief Fire Officer

The proposal was referred to the Shire's Chief Fire Officer who did not raise any objection or concern.

Conclusion:

The proposal is supported for the reasons discussed in the report and is therefore recommended for approval subject to appropriate conditions, as listed in the staff recommendation.

Statutory Environment:

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *Shire of Wandering Town Planning Scheme No. 3*

Policy Implications:

Nil.

Financial Implications:

Costs may be incurred by the Shire if the landowner requests a review of the determination from the State Administrative Tribunal (**SAT**).

Strategic Implications:

The recommendations of this report are consistent with the Shire's Strategic Community Plan 2018 - 2028.

Improve the Economic Growth of our Community

Our Goals	Our Strategies
The agricultural industry continues to be a main economic driver	Encourage new and existing complementary business to grow
Facilitate increased business opportunities	Ensure our planning framework and environment supports nimble decision making and gives confidence to developers

Sustainability Implications:

- Environmental: The proposal seeks to improve the natural environment through replanting of cleared areas for the purposes of carbon sequestration. It is considered that bushfire risks can be appropriately managed via the preparation and implementation of a management plan.
- Economic: There are no known significant economic considerations.
- Social: There are no known significant social considerations.

Risk Implications:

Risk	Low (2)
Risk Likelihood (based on history and with existing controls)	Low (2)
Risk Impact / Consequence	Low (2)
Risk Rating (Prior to Treatment or Control)	Low (2)
Principal Risk Theme	Low (2)
Risk Action Plan (Controls or Treatment Proposed)	Low (2)

Risk Matrix:

Consequence		Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood		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 (considered to be high or extreme risk) will be added to the Risk Register.

Voting Requirements:

Simple Majority

020725 Moved: Cr R Cowan Seconded: Cr D Jennings

Recommendation and Council Decision:

That Council approves the application for development approval, submitted by Greening Australia, to undertake a Use Not Listed (Biodiverse Environmental Planting Project) at Lots 200, 12148, 12150, 12729 and 15231 (No. 7642) York-Williams Road, Pumphreys Bridge, subject to the following conditions:

Conditions:

1. The development hereby approved shall occur in accordance with the plans and specifications submitted with the application and these shall not be altered or modified without the prior written approval of the Council.
2. Prior to the first planting season, a Plantation Management Plan is to be prepared to the satisfaction of the Shire of Wandering and thereafter implemented for the life of the development.

Advice Notes:

1. This is a development approval of Shire of Wandering under its Town Planning Scheme No. 3. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowner to obtain any other necessary approvals, consents, permits and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
2. Failure to comply with any of the conditions of this development approval constitutes an offence under the provision of the Planning and Development Act 2005 and the Shire of Wandering Town Planning Scheme No. 3. This may result in compliance action being initiated by the Shire.
3. In relation to Condition 2, the Plantation Management Plan is to generally follow Appendix 1: Protocols for Management Plans, subsection A, of the *Code of Practice for Timber Plantations in Western Australia* (where relevant to a native planting proposal).

4. Based on available information, it has been determined that the proposed works do not intersect with the boundary of Aboriginal Heritage Site Hotham River (which includes the bed and banks) and therefore approval under the *Aboriginal Heritage Act 1972* is not required. Please note that limited surveys have been undertaken and therefore it is recommended that Greening Australia consult with Gnaala Karla Booja Aboriginal Corporation to ensure no Aboriginal heritage is present prior to proceeding with any works.
5. The proposed plantings would be considered as bushfire prone vegetation in later iterations of the Map of Bushfire Prone Areas. Following determination, the Shire will provide notification to the Office of Bushfire Risk Assessment (OBRM) for inclusion of the plantings in the next revision of the Map of Bushfire Prone Areas.

Carried 3/2

For: Cr Little, Cr Cowan, Cr Jennings,

Against: Cr Turton, Cr Watts

(Cr Price was not in the room at the time of voting)

Moved: Cr Turton Seconded Cr Cowan

To include in addition to the above:

That the CEO has further deliberations with Altus Planning to apply changes or create a new policy so as to not require Council development approval for 'Use Not Listed (Biodiverse Environmental Planting Project)' going forward.

Carried 5/0

Council Decision:

030725 Moved: Cr Cowan Seconded Cr Turton

That Council:

- approves the application for development approval, submitted by Greening Australia, to undertake a Use Not Listed (Biodiverse Environmental Planting Project) at Lots 200, 12148, 12150, 12729 and 15231 (No. 7642) York-Williams Road, Pumphreys Bridge, subject to the following conditions:

Conditions:

1. The development hereby approved shall occur in accordance with the plans and specifications submitted with the application and these shall not be altered or modified without the prior written approval of the Council.
2. Prior to the first planting season, a Plantation Management Plan is to be prepared to the satisfaction of the Shire of Wandering and thereafter implemented for the life of the development.

Advice Notes:

1. This is a development approval of Shire of Wandering under its Town Planning Scheme No. 3. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowner to obtain any other necessary approvals, consents, permits and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
2. Failure to comply with any of the conditions of this development approval constitutes an offence under the provision of the Planning and Development Act 2005 and the Shire of Wandering Town Planning Scheme No. 3. This may result in compliance action being initiated by the Shire.

3. In relation to Condition 2, the Plantation Management Plan is to generally follow Appendix 1: Protocols for Management Plans, subsection A, of the *Code of Practice for Timber Plantations in Western Australia* (where relevant to a native planting proposal).
 4. Based on available information, it has been determined that the proposed works do not intersect with the boundary of Aboriginal Heritage Site Hotham River (which includes the bed and banks) and therefore approval under the *Aboriginal Heritage Act 1972* is not required. Please note that limited surveys have been undertaken and therefore it is recommended that Greening Australia consult with Gnaala Karla Booja Aboriginal Corporation to ensure no Aboriginal heritage is present prior to proceeding with any works.
 5. The proposed plantings would be considered as bushfire prone vegetation in later iterations of the Map of Bushfire Prone Areas. Following determination, the Shire will provide notification to the Office of Bushfire Risk Assessment (OBRM) for inclusion of the plantings in the next revision of the Map of Bushfire Prone Areas.
- Requests that the CEO has further deliberations with Altus Planning to apply changes or create a new policy so as to not require Council approval for this matter.

Carried 5/0

For: Cr Little, Cr Cowan, Cr Jennings,

Against: Cr Turton, Cr Watts

(Cr Price was not in the room at the time of voting)

Cr Price re entered the room at 4.21pm, following the Council Decision.

7. Applications for Leave of Absence

Nil.

8. Disclosures of Interest

Cr Price declared an impartiality and proximity interest in Item 14.1 Development Application - Biodiverse Environmental Planting Project using Carbon Sequestration - Lots 200, 12148, 12150, 12729 and 15231 (No. 7642) York-Williams Road, Pumphreys Bridge.



Proposed Biodiverse Native Planting using Carbon Sequestration

7642 York-Williams Road, Pumphreys Bridge WA 6308

VERSION CONTROL:

No	Date	Description	Prepared by	Reviewed by
V1	20/01/2025	First Draft	C. Wright	
V2	14/04/2025	Final Version	C. Wright, O. Chica	O. Chica

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1. Introduction

Greening Australia and subsidiary company, Canopy Nature Based Solutions (Canopy) are proposing to undertake a Biodiverse Environmental Planting Project of approximately 41.34 hectares of indigenous native vegetation using carbon sequestration as the funding source, on low productivity farmland to improve landscape condition through the management of salinity and waterlogging.

The environmental planting is proposed for the land at 7642 York-Williams Road, Pumphreys Bridge known as Carabin Grazing, in the Shire of Wandering shown in Figure 1.



Figure 1. Location map

Greening Australia and Canopy is requesting development consent for this 41.34ha biodiverse environmental planting project defined as 'Use Not Listed' under the Shire of Wandering Town Planning Scheme No. 3 in accordance with advice received from Council on 10th April 2025.

Carabin Grazing is owned by Kelvin Price and managed by Judith Price and the land is primarily used for cropping (mostly oats) and grazing. This use will continue and the proposed biodiverse environmental planting will be planted as complementary to this use to assist with land restoration and increase biodiversity.

The following supporting information is included with this application:

- Development Application form

- Copy of title
- Site Photos (**Appendix A**)
- Part 1 Schedule 2 of the Planning and Development (Local Planning Scheme) Regulations 2015 (Deemed Provisions) clause 67(2) (**Appendix B**).
- Project Activities and Restricted Project Activities (**Appendix C**)

1.1 Development Application details

Proposed Development:	Biodiverse Environmental Planting using carbon sequestration as the funding source
Type of Approval Sought:	Development Approval for discretionary activity – Use not Listed under Clause 4.4.2
Address:	7642 York-Williams Road, Pumphreys Bridge
Property Area:	2,432 hectares
Owner details:	Kelvin Price, Carabin Grazing
Applicant Details:	Canopy Nature Based Solutions

1.2 Planning Instrument details

Planning Scheme:	Shire of Wandering Town Planning Scheme No. 3
Zone:	Rural
SPP	SPP 3.7: Planning in Bushfire prone areas Bushfire Prone Area, vulnerable land use with potential hazards SPP 2.5: Rural planning SPP 3.5: Historic Heritage Conservation
Local Planning Provisions and Policy:	Rural Zone: Clause 5.17.2 Development of Agroforestry and Plantations Clause 5.17.3. General development Requirements Shire of Wandering Local Policy Manual: Policy No 53 Guidelines for Plantation Fire Protection

2. Environmental Plantings and Carbon

2.1 Greening Australia

As a national not-for-profit organisation, Greening Australia has been in operation for over 40 years and for this time has been committed to restoring native vegetation communities and protecting biodiversity. These projects have largely been funded by contributions and donations from individuals, small and large organisations, and through business and government grants. Through its subsidiary business Canopy, Greening Australia is now exploring opportunities to use the carbon market to fund these biodiverse restoration projects across Australia, in an economic climate where other traditional funding opportunities are limited and declining.

Our carbon projects are developed through the Federal Government's [Emissions Reduction Fund](#) (ERF) and provides Greening Australia with the opportunity to undertake larger scale and higher quality environmental regeneration projects where other funding sources are not available. These types of environmental plantings restore degraded landscapes, encourage biodiversity, enhance wildlife corridors and store carbon in woody biomass which contributes to Greening Australia's vision, mission and values and our 2030 goals, see

Figure 2.



Figure 2. Greening Australia vision, mission, values and 2030 goals

2.2 What is Emission Reduction Fund (ERF) funding?

As mentioned above, one means to fund Greening Australia and Canopy's goal of restoring native landscapes to Australia is to register larger scale Environmental Planting projects under the ERF to claim carbon credits to directly fund the works.

Environmental Planting projects under the ERF claim carbon credits for the carbon stored in the trees planted. As claiming carbon credits introduces a commercial aspect to this native planting, though not reducing biodiversity values or other environmental benefits, it can require development approval where a conservation tree planting project funded by other sources does not.

Unlike typical Commercial Forestry, under the ERF plantings using the Environmental Planting Method must plant a mixture of tree and shrub species that are indigenous to the area and are adapted to the soil and climate conditions. These environmental plantings must also be maintained for a minimum period of at least 25 years and implementation requires no irrigation or application of fertilisers.

To qualify and claim carbon credits as an environmental planting under the ERF, the regulations are very specific and project activities are monitored closely through external audits and requirements of the *Carbon Credits (Carbon Farming Initiative) (Reforestation by Environmental or Mallee Plantings—FullCAM) Methodology Determination 2024* ('the Method') and contracted for a permanence period of 25 or 100 years, depending on the project.

The claiming of carbon credits is utilised as a source of funding by Greening Australia and Canopy to support their goal of restoring native landscapes to Australia. These types of environmental plantings restore degraded landscapes, encourage biodiversity, enhance wildlife corridors and store carbon in woody biomass. **It is not the intention of Greening Australia and Canopy to establish any commercial forestry plantations on this property for the exclusive purpose of harvesting timber.** This is contrary to our core business, vision, mission and values.

More details about the Federal Government's ERF can be found here [Australian Carbon Credit Unit Scheme | Clean Energy Regulator \(cer.gov.au\)](#).

3. Carabin Grazing Project Details

3.1 Property Details

The Carabin Grazing property comprises the allotments listed in Table 1. There are no easements or restrictive encumbrances listed on the Certificate of Titles for this property. The total property area is 2,432ha. The allotments that are the subject of this application are highlighted in grey in Table 1 below. The total proposed planting area is 41.34ha, or 1.7% of the total property area (refer Figure 3 and Table 2).

Table 1. Carabin Grazing allotments

Tenure	Plan Type	Lot Number	Plan Number	Volume	Folio	Area (Ha)
Freehold	DP	2912	100813	1183	602	38.86
Freehold	DP	4880	110318	1183	602	40.49
<i>Freehold</i>	<i>DP</i>	<i>12729</i>	<i>201731</i>	<i>1303</i>	<i>855</i>	<i>283.84</i>
Freehold	D	1	029283	1303	854	16.06
<i>Freehold</i>	<i>DP</i>	<i>15231</i>	<i>137791</i>	<i>1019</i>	<i>749</i>	<i>76.87</i>
<i>Freehold</i>	<i>DP</i>	<i>12148</i>	<i>201734</i>	<i>1169</i>	<i>579</i>	<i>408.56</i>
Freehold	DP	12149	201734	1303	854	663.68
Freehold	P	1	021578	2119	739	366.59
<i>Freehold</i>	<i>DP</i>	<i>12150</i>	<i>201734</i>	<i>2119</i>	<i>740</i>	<i>365.77</i>
Freehold	DP	3528	104755	1303	854	72.59
Freehold	DP	3527	104754	1303	854	40.52
Freehold	DP	200	300350	1183	602	75.22
Freehold	DP	762	051008	1183	602	69.02



Figure 3. Project area and proposed planting locations

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3.2 Site Analysis

Current land use for the site and surrounding area is agricultural comprising cropping and grazing. Land use as defined under the Shire of Wandering Town Planning Scheme No. 3 is currently designated as 'Rural' as shown in Figure 4.

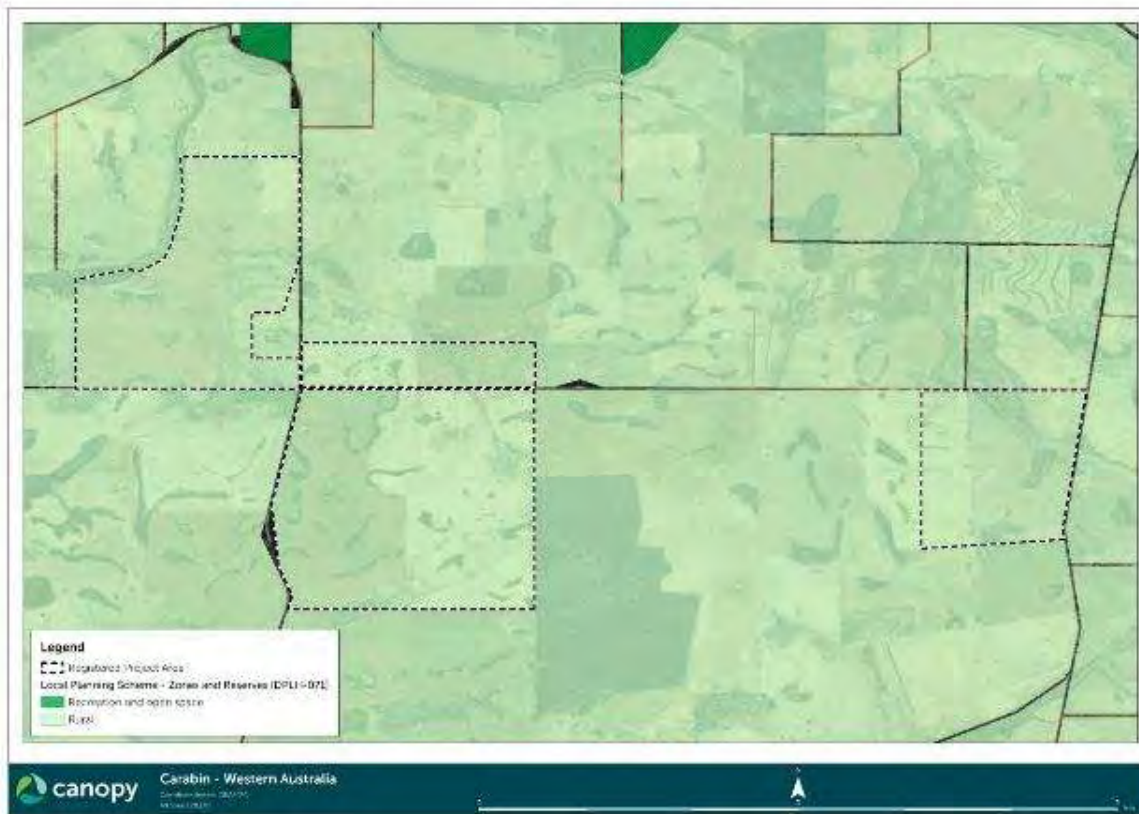


Figure 4. Current zoning

Existing remnant native vegetation on the property is restricted to relatively small patches of mallee and native pine. The majority of the pre-existing Woodland southwest vegetation community has been lost over time with livestock grazing suppressing any regeneration. Other tree species noted onsite include *Eucalyptus wandoo*, *Eucalyptus rudis*, and *Melaleuca cuticularis*. Pockets of existing vegetation will not be impacted by the proposed plantings and site works. Soil conditions are loamy sands with higher clay content in the wetter areas and drainage lines. The wetter areas are prone to waterlogging in winter are mostly saline with some salt scalds present.

Refer to the site photos in Appendix A for further site details.

3.3 Proposal

Greening Australia proposes to undertake environmental plantings across 41.34 ha or 1.7% of the total 2,432ha property, divided into seven separate planting areas. The regenerative planting proposed will be formally registered with the Clean Energy Regulator (CER) to enable Greening Australia to claim

carbon credits for the carbon stored within the vegetation as it grows and establishes upon the land, as a method of funding the works. There is no intention for any of the plantings to be harvested.

The key planting objectives of this project are to:

1. Restore native vegetation to approximately 41.34 hectares of low productivity farmland to improve landscape condition through the management of salinity and waterlogging as detailed in Table 2 and shown in Figure 5, Figure 6, Figure 7 and Figure 8.
1. Where possible, restore native vegetation to planting areas reflective of reference communities, noting the changed landscape condition (salinity and waterlogging) means exact representation may not be possible. We will plant species from the Southwest Woodland vegetation community in the planting areas using a combination of direct seeding and tubestock planting.
2. Restore biodiversity assets of significance to the site and surrounding region, including habitat for listed threatened species and ecological communities.
3. Ensure the plantings are maintained for at least the permanence period of the registered project and achieve a minimum of 20% canopy cover and 2m height at maturity.
4. Contribute to achieving local and regional biodiversity objectives, including improving habitat connectivity to benefit a range of native species by planting species from the Southwest Woodland vegetation community to restore the original vegetation community in the area.
5. Manage pest and weed species on site.
6. Finance the works by registering the property as part of an Emission Reduction Fund Environmental Planting Project as discussed above.

A 25 year permanence period has been selected for the Carabin Grazing property, meaning that the planting must maintained for a period of at least 25 years. Within this time there are a number of activities that must be adhered to as part of the Clean Energy Regulator approval. These are outlined in Appendix C which details the Project Activities and Restricted Project Activities required as part of the project.

Table 2. Planting areas by allotment

Patch No.	Allotment	Lot Area	Soil type	Planting Area (Ha)
1	Lot 12729	283.84ha	Saline	1.92
2	Lot 12729	283.84ha	Saline	6.20
3	Lot 15231	76.87ha	Saline/Wet Saline	8.62
4	Lot 12148	408.56ha	Saline/Wet Saline	7.67
5	Lot 12148	408.56ha	Saline/Wet Saline	9.98
6	Lot 12148	408.56ha	Saline/Wet Saline	3.33
7	Lot 12150	365.77ha	Saline	3.62

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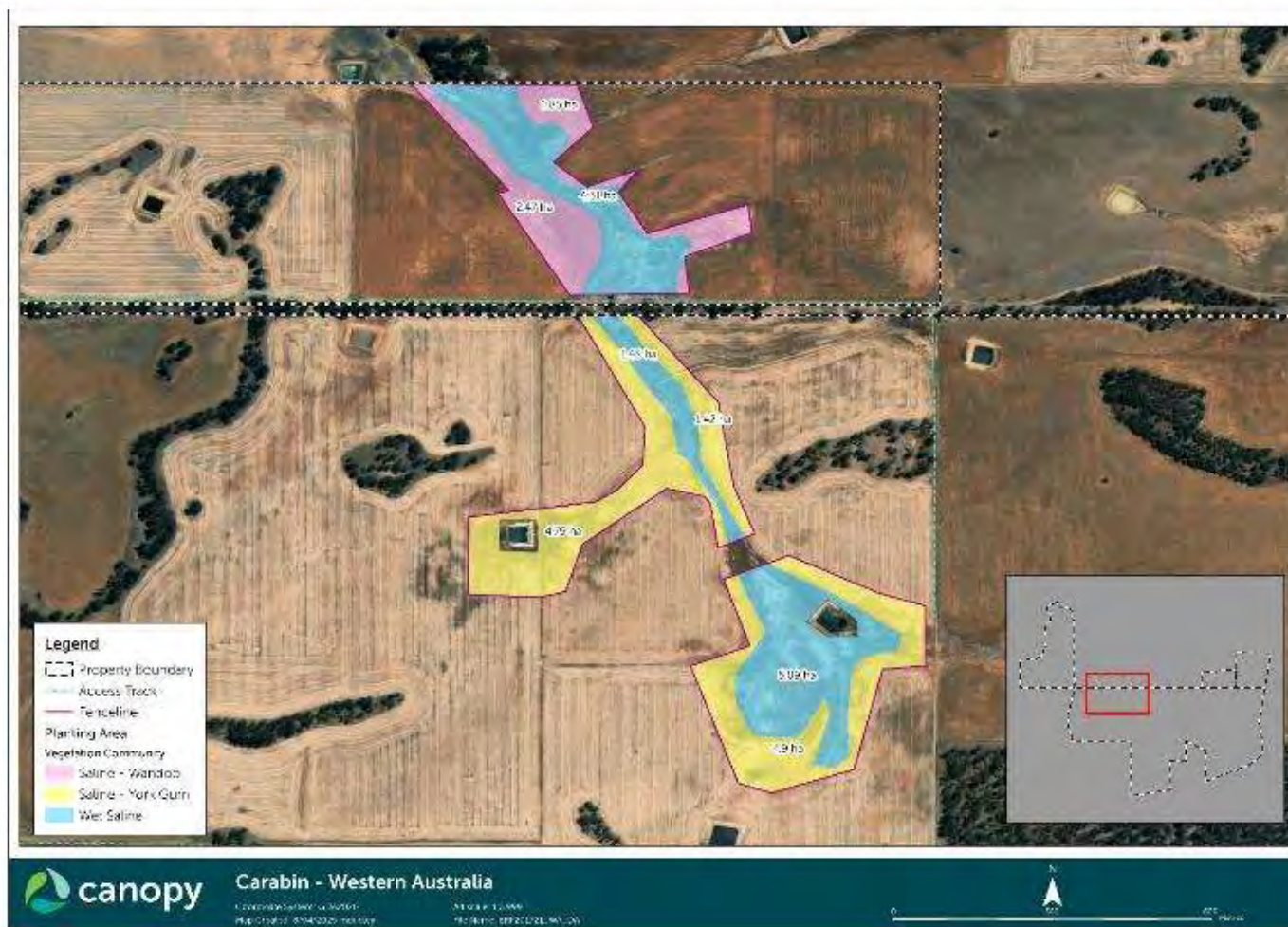


Figure 6. Carabin Grazing planting plan - Lots 15231 and 12148

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Figure 7. Carabin Grazing Planting Plan - Lots 15231 and 12148

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Figure 8. Carabin Grazing Planting Plan – Lot 12150

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3.4 Planting Approach and Design

An assessment of the site has confirmed vegetation types as Woodland southwest and Woodland other. The soil associated with the planting areas can be described as saline wet/semi wet, sandy to loamy shallow duplex soils.

Canopy/Greening Australia will establish these communities using local species which are suitable for the site (Table 3). A proportion of seed may be sourced from adjacent regions as a mitigation action against forecast climate projections. Please note that the exact mix and proportions of these species will be subject to seed availability in the lead up to planting.

The planting design uses a combination of direct seeding and tubestock planting to establish the appropriate native vegetation in support of the above-mentioned objectives. Timing and access to the area will be coordinated with the Landholder.

In Year 1 (2025), a mixed species planting, comprising of species suitable to the site and current site conditions, will be planted using a combination of direct seeding and tubestock planting techniques. In Year 2 or 3, infill planting (if required) will be undertaken via manual planting of tubestock to account for patchiness in germination and for added biodiversity benefit. It is anticipated that the planting project will achieve an average stem density target of 1,127 stems per hectare.

Table 3. Species and vegetation types to be planted

Species	Wet saline	Saline
<i>Acacia acuminata</i>	x	
<i>Acacia microbotrya</i>	x	
<i>Acacia brumalis</i>	x	
<i>Atriplex amnicola</i>	x	x
<i>Atriplex bunburyana</i>	x	x
<i>Atriplex nummularia</i>	x	x
<i>Atriplex semibaccata</i>	x	x
<i>Enchylaena tomentosa</i>	x	x
<i>Callistemon phoeniceus</i>	x	x
<i>Calothamnus quadrifidus</i>	x	
<i>Casuarina obesa</i>	x	x
<i>Eucalyptus loxophleba</i>	x	x
<i>Eucalyptus rudis</i>	x	
<i>Eucalyptus sargentii</i>	x	x
<i>Eucalyptus wandoo</i>	x	
<i>Hakea prostrata</i>	x	
<i>Hakea trifurcata</i>	x	
<i>Hakea varia</i>	x	
<i>Maireana brevifolia</i>	x	x
<i>Melaleuca acuminata</i>	x	x

Species	Wet saline	Saline
<i>Melaleuca acutifolia</i>	x	x
<i>Melaleuca brevifolia</i>	x	x
<i>Melaleuca cuticularis</i>	x	x
<i>Melaleuca halmaturorum</i>	x	x
<i>Melaleuca hamata</i>	x	
<i>Melaleuca hamulosa</i>	x	x
<i>Melaleuca lateriflora</i>	x	x
<i>Melaleuca thyoides</i>	x	x
<i>Melaleuca viminea</i>	x	x
<i>Rhagodia drummondii</i>	x	x
<i>Rhagodia preissii preissii</i>	x	

X = Typically found in the vegetation type

3.5 Planting Methodology

As noted above, plant species selection for this property will be based on the soil types and conditions of the site and will consist of species that naturally occurred in the area before European settlement and clearing and that are tolerant to saline environments.

The key tasks involved in establishing the planting areas are as follows:

- A knockdown herbicide (such as glyphosate) and a pre-emergent herbicide (such as simazine) will be applied prior to planting as required.
- The initial planting period is May 2025 (weather dependent) which will consist of direct seeding only and seedlings will be planted in a secondary planting period between June to July 2026. Vehicle movement will occur Monday to Friday, primarily between 7am and 8am to get staff and contractors on site, and 3pm and 4pm when leaving site, and this only occurs during the planting periods of the project.
- The environmental planting will be mainly established by direct seeding using a specialised "Egadd seeder" towed behind a vehicle (tractor or 4WD). This machine creates a single narrow trench similar to an agricultural sowing point.
- The direct seeding will be supplemented with approximately 15,000 tubestock in 2026. These seedlings will be hand planted at a density of approximately 300 stems per hectare, dependent on landscape position, following significant rain events, creating an open woodland.
- The site will be monitored following direct seeding at the key milestones of spring germination in the first year and autumn establishment each year in the 3 years following direct seeding. Site inspections will also be conducted at key times of the year to note any disturbance events, such as drought deaths, and to determine weed and pest control requirements.

- Contingency will be allowed for infill planting during the same time of year in 2026. The need for infill planting will be identified within the monitoring process and the inputs are expected to be at least 25% of the initial planting.
- If the need is identified, post planting weed control using selective herbicides may be implemented to control late germinating weeds (e.g. Annual Ryegrass).
- Outside of the initial planting period, there is minimal staff movement required. Staff visiting the site will arrive in standard 4wd vehicles/utilities for ongoing maintenance / monitoring of vegetation, the frequency of which will reduce as the vegetation establishes.

3.6 Continuation of existing agricultural activities

Grazing is possible from approximately 8 to 10 years after planting once the trees are assessed as being sufficiently mature to withstand grazing as a method of fuel reduction. Introduction of grazing will be in accordance with the Project Activities outlined in Appendix C and will be at the future discretion of the land holder at cessation of the permanence period.

4. Planning Assessment

4.1 Local Planning Framework

4.1.1 Planning Matters

Deemed Provisions – *Schedule 2 Part 9 of the Planning and Development (Local Planning Scheme) Regulations 2015 (Deemed Provisions) Clause 67(2)* establishes matters to be considered by the Shire when contemplating the merits of the proposed development. Appendix B provides a review of Clause 67 matters to be considered by Local Government.

4.1.2 Local Planning Scheme

The Carabin Grazing property is located within the Rural Zone in the Shire of Wandering and is subject to the provisions of *Shire of Wandering Town Planning Scheme No.3* (The Scheme). The Scheme establishes matters to be considered by the Shire when contemplating the merits of the proposed development.

Plantation is listed as a Discretionary use in the Rural zone meaning planning approval is required provided it meets the objectives of the zone, development standards and the requirements of the Scheme. Under the Scheme, plantation is defined as:

has the same meaning given to the term in the Code of Practice for Timber Plantations in Western Australia (1997).

In the Code of Practice for Timber Plantations, plantation is defined as:

a stand of trees of ten hectares (or as defined by the Local Government Authority), or larger, that has been established by sowing or planting of either native or exotic tree species selected and managed intensively for their commercial and/or environmental benefits. A plantation includes roads, tracks, and firebreaks.

For the purpose of this application we believe that the proposed biodiverse environmental planting is not a plantation as defined above as:

1. No part of the proposed biodiverse environmental planting exceeds 10ha in area.
2. The proposed biodiverse environmental planting is not intended to be harvested for a commercial timber product.
3. The proposed biodiverse environmental planting will not be 'intensively managed' beyond the initial establishment period, as you would expect any area of natural forest not to be intensively managed, other than the usual management of on ground fuel loads through grazing during high fire danger periods.
4. The proposed biodiverse environmental planting is considered a plantation under the planning controls solely due to the nature of funding being used to undertake the planting works. This is the only similarity between this proposal and a commercial plantation. The intent of the proposed biodiverse environmental planting is to where possible, restore native vegetation to planting areas reflective of reference communities.

5. We will plant species from the Southwest Woodland vegetation community in the planting areas using a combination of direct seeding and tubestock planting, as opposed to the intensive 'farming' process of commercial plantings.
6. This proposed biodiverse environmental planting is intended to contribute to achieving local and regional biodiversity objectives, including improving habitat connectivity to benefit a range of native species by planting species from the Southwest Woodland vegetation community to restore the original vegetation community in the area. It is not agroforestry and it is not a plantation.
7. The proposed biodiverse environmental planting is targeted in areas specifically to address salinity concerns on the Carabin Grazing property, not to derive a commercial gain from the proposed plantings.
8. In accordance with the Shire of Wandering 2024-2025 Bush Fire Notice two operational mobile fire fighting units of 800 litre capacity are available on site (minimum is for one at 450 litre capacity required), all planting areas are less than 10ha, and prescribed clearances are provided around dwellings, satisfying the operational requirements for the property during fire season in accordance with the Fire Notice.

We received advice from the Shire that a development application was required to be submitted under clause 4.4.2 of the scheme as 'Use Not Listed'. Traditionally these biodiverse environmental plantings undertaken by organisations such as Greening Australia and Landcare have not required a development application, however as we are funding the works by using carbon credits as discussed above, this has raised some ambiguity around the definition of the works. It is clear that this proposal falls in a 'black hole' in both local land state planning policy as the proposal does not comply with the strict planning definition of plantation or tree farm.

Dr James Trezise of the Department of Fire and Emergency services has reinforced this ambiguity in his email of January 2025, see

Picture 1 below.

From: TREZISE James <James.Trezise@dfes.wa.gov.au>
Sent: Tuesday, 7 January 2025 4:13 PM
To: Cat Wright <cwright@greeningaustralia.org.au>
Cc: PARKER Jackson <Jackson.Parker@dfes.wa.gov.au>
Subject: RE: Guidelines for Plantation Fire Protection review

Hi Cat,

Thank you for reaching out to DFES and apologies for the delay in responding. I'm currently developing the new guidelines and so figured it would be more appropriate to respond directly to you.

The Guidelines for Plantation Fire Protection currently focus on plantation systems as defined under the Forest Products Act 2000. This includes plantation trees that are not indigenous to the State and are grown for commercial purposes, as defined in Section 55 of the Act. As such, environmental plantings and native revegetation projects, which differ in purpose, planting density, and management objectives, fall outside the scope of these guidelines.

I can see how environmental plantings might benefit from separate fire management guidelines better suited to revegetation projects. While this may be an opportunity to develop more tailored guidance in the future, these would need to be distinct from the current plantation-focused guidelines. If such work is undertaken, we would value input from experts like yourself to ensure the guidelines are appropriate and best practise.

In the meantime, if you require fire management advice for environmental plantings, we'd be more than happy to assist. Please let me know if there's anything we can help with.

Thank you,
James

Dr. James Trezise (Fire Ecologist)
Bushfire Technical Services
Department of Fire and Emergency Services
M: 0447 008 427 | E: james.trezise@dfes.wa.gov.au | W: dfes.wa.gov.au

Picture 1. Copy email received from Dr James Trezise of the DFES

The proposed planting size and configuration is not typical of a traditional plantation which the available guidance is more appropriately applied towards. It is proposed that in order to meet the intent of the plantation guidelines and the Shire of Wandering Firebreak notice, a varied solution be applied to reduce potential negative impact of mineral earth firebreaks around drainage and degraded areas of the property.

Acknowledging that the broader plantation guidelines are not relevant to this site. These solutions are discussed in further detail below under Section 5.17.2 Development of Agroforestry and Plantations.

Section 4.2.5 Objectives of the Rural Zone

This proposal is consistent with the objectives of the Rural Zone:

a) to ensure the continuation of broad-hectare agriculture in the district encouraging where appropriate the retention and expansion of agricultural activities.

This proposal will impact a small amount of the total area of Carabin Grazing (approximately 1.7%)
The proposed plantation areas represent marginal lands that are suboptimal for cropping and grazing activities due to saline influx.

b) to provide for diversification and intensive agricultural uses in suitable areas.

The proposed activity allows for restoration on marginal land not suited to cropping or grazing. It is not intended to cease the existing land use or activities. The proposed biodiverse environmental planting will be undertaken ancillary to the main use of the land for cropping (mostly oats) and grazing.

c) to consider non-rural uses where they can be shown to be of benefit to the district and not detrimental to the natural resources or the environment.

The development of a native tree plantation on sub-optimal farming land will provide biodiversity benefits and will help to protect marginal salt affected areas from further deterioration. It will also provide potential opportunities for employment during land preparation and plantation activities.

d) to allow for facilities for tourists and travellers, and for recreation uses.

This proposal does not limit the ability of tourists, travellers or recreation in the area.

e) to have regard to use of adjoining land at the interface of the Rural zone with other zones to avoid adverse effects on local amenities.

The project will have minimal to no impact on the rural landscape and does not incorporate intensive agricultural activities that may have a detrimental impact on adjoining land uses or amenity. Planting on marginal farmland will provide buffer areas to protect against land degradation in other sensitive areas.

Section 5.17.2 Development of Agroforestry and Plantations

Part 5 General Development Requirements of the Scheme, Section 5.17.2 Development of Agroforestry and Plantations outlines the provisions that agroforestry and plantations must comply with. However these provisions do largely not apply to this proposal on the basis of the definitions discussed above and as confirmed by the email from the DFS in January this year, refer to Picture 1.

In relation to Section 5.17.2 we provide a response to the listed planning controls:

a) Applications for the development of agroforestry and plantations shall be determined by the local government having regard to:

(i) the Code of Practice for Timber Plantations in Western Australia 1997 as amended from time to time ('Code of Practice').

As all planting areas are less than 10ha in area, the code of Practice for Timber Plantations does not apply to this biodiverse environmental planting proposal under the Scheme which explicitly uses the definition under the Code of Practice.

(ii) submission of a plantation management plan in accordance with the protocol in the Code of Practice.

A Plantation Management Plan is not required, as there is no plantation to manage. The proposed biodiverse environmental plantings will not be 'intensively managed' as you would expect commercial forestry plantation to be managed. They will be monitored in the first few years of establishment, and infill planting undertaken as needed (See Appendix C for detail for

the monitoring program), and annually surveyed to ensure compliance with the CER's carbon reporting requirements for a period of 25 years. There is no harvesting, no truck and vehicle management, no additional staffing required outside the initial planting period. All onsite management will be undertaken by the landholder in accordance with their day-to-day farming activities.

(iii) the need to encourage the commercial production of trees which is of significance to the national, regional and local economy.

There is no commercial production of trees as part of this project. It is a biodiverse environmental planting being funded through the creation of carbon credits as a means to undertake the work.

(iv) the benefits of agroforestry and plantations in addressing land degradation including soil erosion and salinity.

The restoration of native vegetation in key areas on the Carabin Grazing property is intended to address issues around salinity and improving soil and water quality and reducing exposure of the property to salinity risk using species indigenous to the area that are adapted to these conditions.

(v) the role of agroforestry and plantations in protecting water quality and preventing adverse effects on groundwater recharge.

Planting in zones that are unsuitable for grazing and agriculture allows sections of the property to be restored, and assists in reducing the water table and salinity issues, increasing infiltration and protecting the sensitive areas of the property from erosion.

(vi) the location of the land in relation to land zoned for residential, industrial, commercial uses.

The property is located away from sensitive uses and the proposed planting is of such a small percentage of the property (1.7% of total property area) that the impacts on adjoining land uses will be negligible.

(vii) the suitability of the current and future road systems.

There will be little impact on the local road systems as a result of the proposed plantings. Traffic generated by the work is no different to that expected in an agricultural area.

The initial planting period is May 2025 (weather dependent) which will consist of direct seeding only and seedlings will be planted in a secondary planting period between June to July 2026. Vehicle movement will occur Monday to Friday, primarily between 7am and 8am to get staff and contractors on site, and 3pm and 4pm when leaving site, and this only occurs during the planting periods of the project.

Outside of the initial planting period, there is minimal staff movement required. Staff visiting the site will arrive in standard 4wd vehicles/utilities for ongoing maintenance / monitoring of vegetation, the frequency of which will reduce as the vegetation establishes.

b) In determining applications for agroforestry and plantations the local government may impose conditions relating to the following matters:

(i) the application of fire management measures and the provision of internal and boundary fire breaks and water supplies in accordance with the Guidelines for Plantation Fire Protection 1998, (Bush Fire Service of WA/CALM).

(ii) compliance with the Code of Practice for Timber Plantations in WA 1997 as amended from time to time

As noted above, we do not believe the Code of Practice for Timber Plantations, or the Guidelines for Plantation Fire Protection, apply to this application. We have developed a set of management standards for the site in line with Greening Australia's Standard Operating Procedures for our style of biodiverse environmental planting, which we have been undertaking for over 40 years. In consultation with the property owner and manager all fire management controls that apply in line with the annual Shire of Wandering Bush Fire Notice will be implemented for the site commensurate with the low intensity planting proposed, and we can demonstrate compliance with all other areas of the Scheme. Accordingly, we believe the proposal complies with the provisions of Section 5.17.2 as far as is relevant and practicable for this biodiverse environmental planting.

4.1.3 Shire of Wandering Local Policy Manual

Under the Shire of Wandering Local Policy Manual: Policy No 53 Guidelines for Plantation Fire Protection, a plantation is defined as:

any area of planted trees for the purpose of future harvest, within gazetted town sites exceeding 1ha and elsewhere exceeding 40 hectares.

The policy statement states:

The Shire of Wandering adopts the Department of Fire & Emergency Services "Guidelines for Plantation Fire Protection" and applies the definition shown above.

As the proposed biodiverse environmental planting is not intended for harvesting, and none of the planting sites exceed 10ha in area, this policy does not apply.

4.2 State Planning Framework

4.2.1 State Planning Policy 3.7 – Planning in Bushfire Prone Areas

SPP 3.7 and the accompanying guidelines directs how land uses must address bushfire risk management requirements. The landholder will manage fire risks and integrate with the landowner's existing property wide fire management plan in compliance with the annual Shire of Wandering Bush Fire Notice.

All controls will be reviewed and implemented prior to the fire season to ensure compliance with the annual Shire of Wandering Bush Fire Notice, and may be updated as appropriate (i.e. if key contact details change). It is the responsibility of the landholder to undertake all fire management activities for the property in accordance with the Project Activities outlined in Appendix C.

According to the bush fire prone map, Carabin Grazing is not in the high risk zone so the standard conditions for rural properties will apply in accordance with the Shire of Wandering 2024-2025 Bush Fire Notice, which are:

Combined Rural Holdings in the Shire of Wandering greater than 80 hectares:

Satisfy at least one of the following conditions:

- i. Have on stand-by an operational mobile fire- fighting unit of minimum 450 litre* capacity. If you own more than one land holding in the Shire of Wandering, a minimum of one unit is required for the total land holding; or*
- ii. Bare mineral earth firebreaks, not less than 3 metres wide, inside and within 20 metres of the road boundary of all rural land held.*

You must also have:

- i. Bare mineral earth firebreaks, not less than 3 metres wide, within 20 metres of the perimeter of all buildings on the land. It is recommended that all flammable material be removed for a distance of 3 metres immediately adjacent to all buildings; and*
- ii. Bare mineral earth firebreaks, not less than 20 metres wide, around the perimeter of any bush exceeding 10 hectares in area prior to carrying out a clearing burn.*

Plantations (A clump of planted trees greater than 10 hectares in area):

- i. Bare mineral earth firebreaks, not less than 10 metres wide, immediately inside all external boundaries of land.*
- ii. Bare mineral earth firebreaks internal, not less than 10 metres wide, surrounding compartments of maximum area of 100 hectares.*

We comply with the requirement of the Shire of Wandering 2024-2025 Bush Fire Notice:

1. the two operational mobile fire fighting units of 800 litre capacity are available on site (minimum is for one at 450 litre capacity required), and
2. all planting areas are less than 10ha, and
3. prescribed clearances are provided around dwellings, satisfying the operational requirements for the property during fire season in accordance with the Fire Notice.

The following management provisions have been put in place for the site (Refer to Table 4 and Table C1. 1):

1. All environmental planting areas are less than 10ha in area.
2. All existing and proposed roads and fire access tracks have been identified on site and on all planting plans.
3. Use existing maintained accessways for use as fire breaks.
4. Provide a 3m firebreak within 20m of all buildings.

5. Identify and maintain an adequate level of fire fighting water on the property through existing water tanks. In particular:
 - Two operational mobile fire fighting units of 800 litre capacity
 - Multiple water tanks on site which provide suitable water for firefighting operations. The water points will provide sufficient water supply for firefighting and site operations.
 - All static water tanks and dams are shown on the planting map and available for fire fighting operations.
 - Dams are located throughout the property which maintain water throughout the year and are suitable to draught water in the event of a fire.
 - A strategic water tank is owned by the Shire of Wandering and is located within 10km of the site to the West of the property at the intersection of Wandering – Pingelly Rd and Noomling-Norrine Rd.
6. All dedicated fire water sources identified and incorporated into property maps and management documents for the site.
7. All available equipment to be maintained and regularly tested prior to the fire danger period.
8. All staff and visitors during the initial planting period will have a site induction on bushfire risk in accordance with Greening Australia's SOP's.
9. Develop a communication plan when Greening Australia staff are working remotely in accordance with Greening Australia SOP's
10. Clearly communicate all current fire weather and any bushfire advice or warning messages to all staff and contractors, and restrict site activities to appropriate fire weather days.

Table 4. Fire breaks and access

Firebreak	Requirements
Firebreaks & Access	The proposed planting size and configuration is not typical of a traditional plantation which the available guidance is more appropriately applied towards. It is proposed that in order to meet the intent of the plantation guidelines and the Shire of Wandering Firebreak notice, a varied solution be applied to reduce potential negative impact of mineral earth firebreaks around drainage and degraded areas of the property.
	<p>To meet the intent of fire protection for the vegetation and property it is proposed to implement the following:</p> <ul style="list-style-type: none"> - Planting in sections less than 10ha in area - 3m firebreak within adjoining paddocks where appropriate - Continuation of cropping in areas adjacent to the planting areas which acts as a firebreak and fuel reduced zone - Existing access ways, 3m, 6m and 10m forming a dual use as firebreaks maintained across property - Allow grazing within vegetated areas to reduce fuel loads where appropriate <p>The rationale behind this is that the small area of revegetation planting and surrounding land use is cropping or grazing which maintains reduced fuel load through high fire danger period. To install perimeter firebreaks around each planting area would have a negative</p>

	impact to land management and biodiversity outcomes. By maintaining access tracks that meet firebreak standards within paddocks this will provide suppression resources access in the event of a fire to identified compartments. Additional access across grazed or cropped paddocks to access planted areas will also be possible.		
Dwellings and assets of value	Habitable Buildings: 100 metre hazard separation zone incorporating 6 metre firebreak. Non-Habitable Buildings/Sheds: 50 metre hazard separation zone incorporating 6 metre firebreak. No buildings occur within 100m of any proposed planting .		
Western Power – Both sides from centreline	Power – Single pole support up to 33kV	Horizontal Clearance 7 metres	Vertical Clearance 3 metres around lines
	Power – Double pole support up to 66 - 132kV	Horizontal Clearance 7 metres	Vertical Clearance 4 metres around lines
	Power – Steel pylon support up to 330kV	Contact service provider	Vertical Clearance Contact service provider
Telstra (No heavy machinery to turn around on lines)	Telephone (Copper)	5 metres both sides or 6 metres total if accurately line marked	
	Telephone (Fibre optic)	10 metres both sides	
Water/sewer pipelines (Water Corporation)	6 metres		
Gas pipeline	30 metres easement plus additional setbacks as required by the WAPC Planning Bulletin 87 and the Department of Planning Land Use Guidelines in pipeline corridors or subsequent versions of these documents.		

Bushfire mitigation measures as detailed above will be put in place on site. Activities to be included in the project's Permanence Plan are outlined in Appendix C.

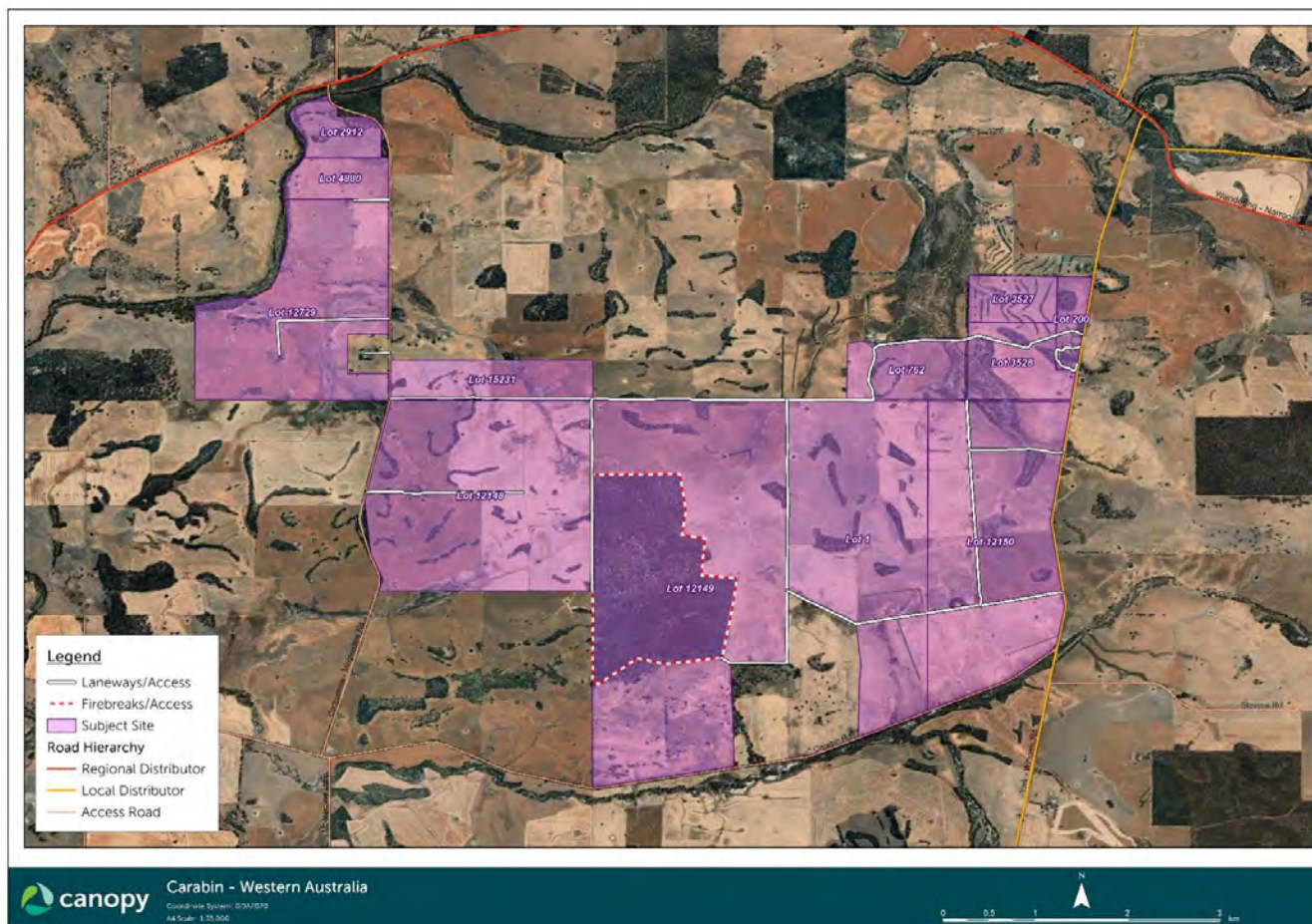


Figure 9. Carabin Grazing driveways to be used as firebreaks

4.2.2 State Planning Policy 2.5 – Rural Planning

SPP 2.5 recognises the need to protect the State’s primary production and natural resource assets, ensuring the agricultural interests of the state and food security are not adversely affected.

Part 4.4(c) of SPP 2.5 states that, broadly speaking, planning decisions should be guided by the need to provide economic opportunities for rural communities and to protect the State’s primary production and natural resource assets.

Under Section 5.6 of SPP 2.5 Tree Farming, it is noted:

c) that unless there is unacceptable or extreme fire risk tree farms should be permitted, and

f) where tree farms are less than 10% of the property that a DA should not be required

The proposal is small scale at 1.7% of the total property area, and low impact. The proposed biodiverse environmental plantings support activities associated with, and complimentary to, the existing primary production land uses of cropping (mostly oats) and grazing at Carabin Grazing and are targeted plantings for a specific environmental benefit. This is consistent with SPP 2.5. Stock will be excluded from the restoration areas unless required to assist with fuel load reduction for specific seasonal periods in accordance with the annual Shire of Wandering Bush Fire Notice.

4.2.3 State Planning Policy 3.5 – Historic Heritage Conservation

A search of the State Aboriginal Heritage Register has been undertaken. Aboriginal Heritage Place 27935 on the Hotham River (Creation / Dreaming Narrative) is located on Lot 12150 Plan 201734. The proposed planting area adjacent to the Hotham River has been designed to exclude the registered Aboriginal Heritage Place (refer to Figure 10) as per advice in an email from Samantha Hansen, Senior Heritage Officer | Heritage and Property Services, DPLH on 24th August 2024. The advice from DPLH stated “The boundaries of the heritage place are the bed and bank of the river. As long as you stay outside of these boundaries then you will not need approval under the AHA.”

The Department noted the applicant has identified the Aboriginal site and will comply with the current Aboriginal Heritage Legislation and there will be no planting within the boundaries. Therefore, approvals under the AHA will not be required for any works that will not intersect with the boundary of Aboriginal Heritage Place 2793



Figure 10. Hotham River Aboriginal Heritage Place 27935 and planting location, Lot 12150 Plan 201734

Canopy Nature Based Solutions Pty Ltd ABN 50 611 480 767

canopy.org.au | info@canopy.org.au | Level 4, 50 Pirie Street ADELAIDE SA 5000

5. Conclusion

The environmental plantings that Greening Australia and Canopy deliver provide significant environmental benefits to restore cleared and grazed landscapes, encourage biodiversity and enhance wildlife corridors, reduce surface runoff and erosion, increase water quality, and store excess carbon in woody biomass.

Greening Australia and Canopy are seeking development approval for a biodiverse environmental planting using carbon sequestration as the funding source on the subject sites, considered as Plantation within Shire of Wandering Town Planning Scheme No.3. The proposed biodiverse environmental planting will provide additional income for the land holder on marginal and suboptimal farming land affected by salinity and assist to restore the degradation that has occurred in these areas.

This proposal will not adversely impact the agricultural nature of the property but seeks to improve the environmental conditions and enhance the biodiversity concurrent with the existing grazing and cropping operation.

The key planting objectives of the biodiverse environmental planting at Carabin Grazing are to:

- Establish native vegetation across six planting areas totalling 41.34ha or approximately 1.7% cent of the total 2,432 ha property on marginal saline affected land via mechanical direct seeding and hand planting tubestock.
- Ensure the plantings are maintained for at least 25 years and achieve a minimum of 20% canopy cover and 2m height before the end of that 25 year period.
- Contribute to achieving local and regional biodiversity objectives, including establishing habitat for local threatened species, increasing native vegetation cover and providing vital habitat that has been depleted through previous intensive land uses.
- Help to protect marginal land from degradation by reducing wind, and water erosion and providing protection from salinisation.
- Support the goals of regenerating biodiverse and highly productive landscapes.
- Capture and sequester atmospheric carbon in native vegetation.

We confirm there is no intent to:

1. Remove any existing vegetation
2. Harvest any of the vegetation.
3. Fertilise the vegetation whilst it is being established.
4. Irrigate any of the plantings.
5. Plant anything other than endemic species proven to thrive in the local conditions.

In addition, it will also:

- Help to protect marginal land from degradation by reducing wind, and water erosion and provide protection from further salinisation.

- Provide productivity to marginal saline affected land that is otherwise unproductive therefore increasing the ability of the landholders to diversify land use.
- Bring biodiversity benefits through utilisation of native species that will also attract native animal species.

As discussed above, we do not believe the proposal is a plantation within the strict definition under the Code or Practice for Timber plantations due the size and style of planting proposed. The operational requirements for the property will be implemented in accordance with the Shire of Wandering annual Fire Notice

For the reasons outlined in this report, our view is that the proposed biodiverse environmental planting is site responsive and appropriate as a means to address environmental uses of land degradation and salinity whilst providing biodiversity benefits to the site and region. The proposal addresses and satisfies the relevant provisions of the Shire of Wandering Town Planning Scheme No. 3, the objectives of the Rural zone, is consistent with the state and local planning framework and relevant industry guidelines.

For the reasons outlined in this report, our view is that the proposed development is suitable for the site and an appropriate response is suitable for the site and is a reasonable form of development within the Rural Zone. As such, we strongly believe this biodiverse environmental planting at Carabin Grazing warrants approval on this basis.

If there is any additional information we can provide you to assist with this assessment please contact Cat Wright at landaccess.ga@greeningaustralia.org.au

Kind regards,



Cat Wright
Land Access Coordinator
Greening Australia | Canopy Nature Based Solutions

Appendix A. Site Photographs, 26th of June 2024.

















Appendix B. Deemed Provisions – Clause 67 Matters to be considered by Local Government

Table A. 1. Deemed provisions - Schedule 2 Part 9 Clause 67 Planning and Development Local Planning Scheme Regulations (2015) - Matters to be considered by local government

Land Use	Comments
a) The aims and provisions of Shire of Wandering Local Planning Scheme No. 3 and any other local planning scheme in effect.	'Use not defined' is discretionary under the Rural Zone. This land use is consistent with the objectives of the Rural zone and can therefore be supported.
b) The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the <i>Planning and Development (Local Planning Schemes – LPS) Regulations 2015</i> or any other proposed planning instrument, that the local government is seriously considering adopting of approving.	The proposed land use and development is considered to be generally consistent with the LPS and the WAPC-endorsed Local Planning Strategy. The zoning of the subject site will remain General Agriculture
c) Any approved State Planning Policy (SPP)	The proposal is consistent with relevant State planning policies, including SPP 2.5, 3.7 and 3.5 as discussed in further detail in Part 4.2 of the report.
d) Any environmental protection on policy approved under the Environmental Protection Act 1986 section 31 (d).	N/A
e) Any policy of the Commission.	N/A
f) Any policy of the State.	N/A
f-a) any local planning strategy for this Scheme endorsed by the Commission.	N/A
g) Any local planning policy for the Scheme area.	N/A
h) Any structure plan, activity centre plan or local development plan that relates to the development.	There is no structure plan or local development plan that applies to the land.
i) Any report of the review of the local planning scheme that has been published under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .	There is no draft LPS to consider.
j) In the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve.	The land is not reserved.
k) The built heritage conservation of any place that is of cultural significance.	No built heritage to consider.
l) The effect of the proposal on the cultural heritage significance of the area in which the development is located.	Aboriginal Heritage Place 27935 on the Hotham River (Creation / Dreaming Narrative) is located on Lot 12150 Plan 201734. The proposed planting area adjacent to the Hotham River has been designed to exclude the registered Aboriginal Heritage Place (refer Figure 10) as per advice from DPLH. The Department noted the applicant has identified the Aboriginal site and will comply with the current Aboriginal Heritage Legislation and there will be no planting within the boundaries. Therefore, approvals under the AHA will not be required for any works that will not intersect with the boundary of Aboriginal Heritage Place 27935.

m) The compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation, and appearance of the development	No buildings will be constructed as a result of this proposal. The project will not clear additional vegetation and will enhance existing remnant vegetation through planting using natural species.
n) The amenity of the locality including the following: i. Environmental impacts of the development. ii. The character of the locality. iii. Social impacts of the development.	i. The project will restore areas of historical clearing to natural vegetation through planting of native species and is expected to have an environmental benefit through creation of new flora/fauna habitats and is not expected to generate any adverse environmental impacts. ii. The proposal is considered compatible with the rural character of this area on the Shire. iii. The proposal is not expected to generate any adverse social impacts.
o) The likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource.	All activities will be undertaken on land that has been previously cleared and will not impact areas of existing natural vegetation. It will not impact on water courses or areas of natural water. Planting adjacent to natural wet areas or areas prone to inundation will have a beneficial effect through establishment of native vegetation.
p) Whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved	Restoration is being undertaken using mixed species that are local to the area. The subject areas are cleared and have no current natural vegetation.
q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bushfire, soil erosion, land degradation or any other risk.	The site is a modified rural landscape previously used for cropping/grazing activities, no additional erosion or land degradation will result from development. The planting associated with this project will protect the areas from erosion and degradation. The operational requirements for the property during fire season will be implemented in accordance with the Shire of Wandering Fire Notice
r) The suitability of the land for the development, taking into account, the possible risk to human health or safety.	The main risk associated with the development is bushfires. Safety management plans will be developed for planting activities. The operational requirements for the property during fire season will be implemented in accordance with the Shire of Wandering Fire Notice
s) The adequacy of: i. The proposed means of access to and egress from the site; and ii. Arrangements for the loading, unloading, manoeuvring, and parking of vehicles.	The proposal will utilise existing access/egress points and all loading, manoeuvring, and parking of vehicles will occur within property.
t) The amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety.	Traffic volumes will be minimal other than a very short period during the planting activities which will have small volume of traffic for delivery of seedlings and access by planting teams. The vehicles will predominantly be light vehicles and the volume of this traffic will not impact the general flow or safety of traffic in the area. The vehicles used and traffic movements generated will be the same as in normal agricultural activities (tractors, trucks, utes, etc) and mainly during the initial planting and establishment phases of the proposal. There is not expected to be any

	substantial increase in traffic in the area and the local road system is considered adequate.
u) The availability and adequacy for the development of the following: 1. Public transport services; 2. Public utility services; 3. Storage, management and collection of waste; 4. Access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); and 5. Access by older people and people with disability.	N/A
v) The potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses.	No loss identified.
w) The history of the site where the development is to be located.	No Aboriginal Heritage has been identified on the proposed plantation areas. The area has been historically utilised for agriculture (cropping/grazing)
x) The impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals.	No community impact is anticipated as a result of this project. It will create employment and business opportunities.

Appendix C. Project Activities

C1. Approved Project Activities

Table C1. 1 summarises project activities, who is responsible, and their indicative timeframe and frequency. Please note timings may vary based on seasonal conditions.

Table C1. 1. Proposed roles and responsibilities

Project Activity		Timeframe
Greening Australia/Canopy will:		
PROJECT PLANNING	Detailed design and implementation planning	Prior to Year 1
	Procurement of seed and other project related resources	Prior to Year 1
	Development Application and Fire Management Plan	Prior to Year 1
	Cultural Heritage Check	Prior to Year 1
	Project aggregation and registration	Prior to Year 1
SITE PREPARATION	Woody weed control where required to facilitate planting	Year 1
	Strip spray	Year 1
PLANTING	Direct seeding and seedling planting	Year 1
MAINTENANCE	Control localised pests that may threaten the planting	Year 1,2, 3 and 4
	General weed control	Year 1
	Control animals that may impact on planting success (eg. rabbits and roos)	Year 1 onwards
	Undertake infill planting (if required)	Year 2 and Year 3
	Establish firebreaks and set-backs (slashing/rolling)	Year 1
MONITORING	Site monitoring (seed germination and seedling survival)	Year 1,2, 3 and 4
	Carbon monitoring	Year 1 - 25
REPORTING	Annual project reporting	Year 1 - 25
The Landholder will:		
SITE PREPARATION	Manage livestock to ensure planting areas are free from animals prior to revegetation	Year 1 (pre planting)
MAINTENANCE	Maintain fire breaks (to be negotiated)	Year 1 onwards
	Comply with relevant fire management obligations	Year 1 onwards
	Maintain fences in stockproof condition	Year 1 onwards
	Control of declared plants	Year 1 onwards
	Control pests (plant or animal) that threaten the planting	Year 5 onwards
MONITORING	Inform Canopy of any threats to the planting (e.g. stock grazing, fire, pests, weeds, disease).	Year 1 onwards

C2. Restricted Project Activities

The activities outlined in Table 6 may be undertaken on the project site after a certain amount of time and require oversight to ensure carbon project eligibility requirements are appropriately managed.

Table C1. 2. Summary of restricted project activities

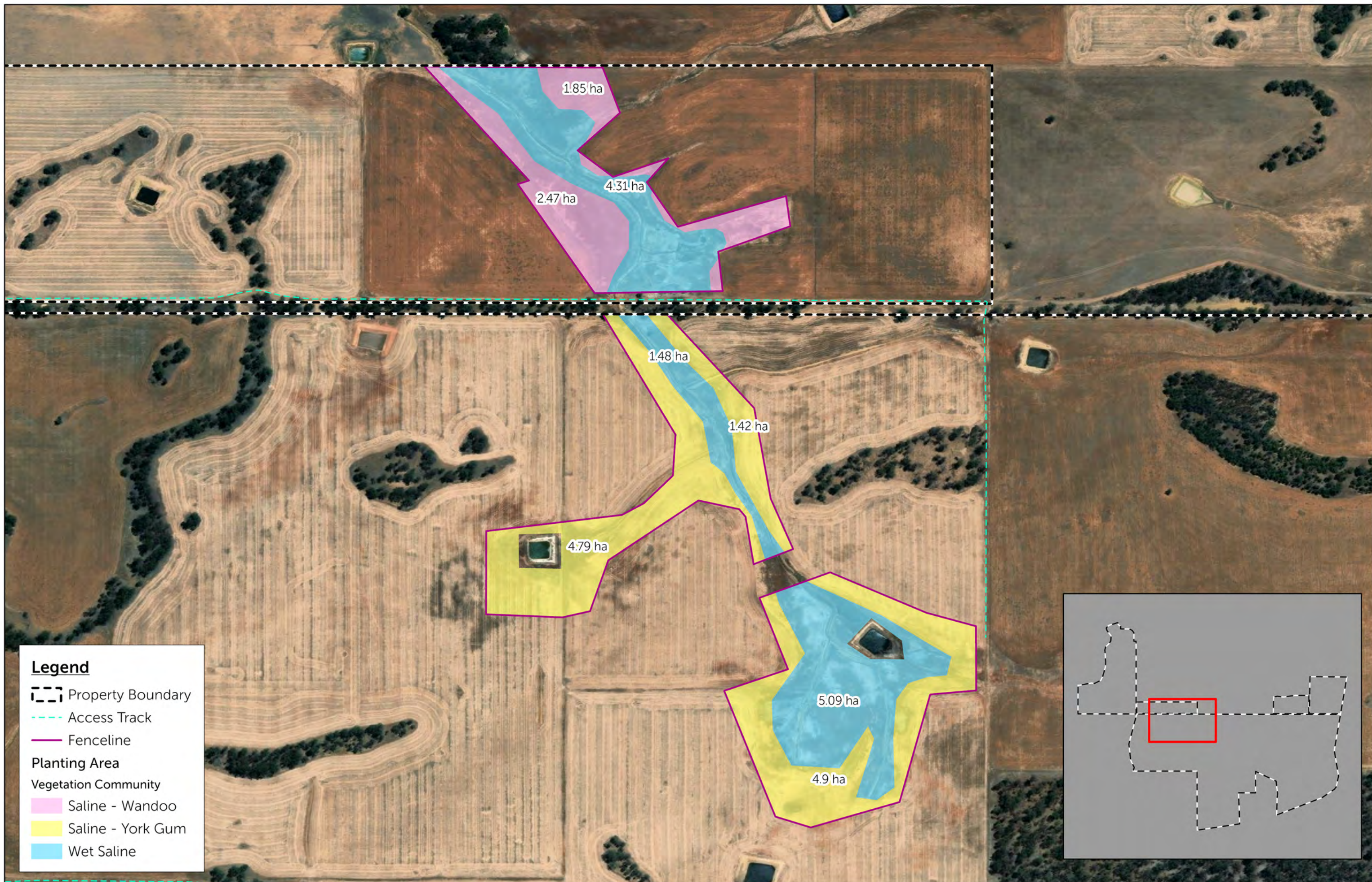
Restricted Activity	Responsible Party	Expected Date / Timeframe	Conditions / Limitations
Grazing	Landholder	After 2030	Stocking rates and timing to be determined in consultation with Canopy. Commencement subject to Canopy approval.
Fuel load management (non-grazing)	Landholder	If required, pre-bushfire season	Subject to fuel load monitoring. Approval required from Canopy (to be implemented in line with ERF project eligibility requirements).
Firewood Collection	Landholder	Year round	Fallen timber only. No more than 10% of fallen timber to be collected in any calendar year, for personal use. Not to be offered for sale.
Ecological thinning	Canopy	If required	Subject to stem density and ecological monitoring
Fertilizing	Canopy	If required	Subject to carbon method and tree growth model calibration requirements.
Seed Collection	Landholder / Canopy	As per seasonal maturity	Within sustainable limits (refer to FloraBank guidelines). Not to be offered for sale.



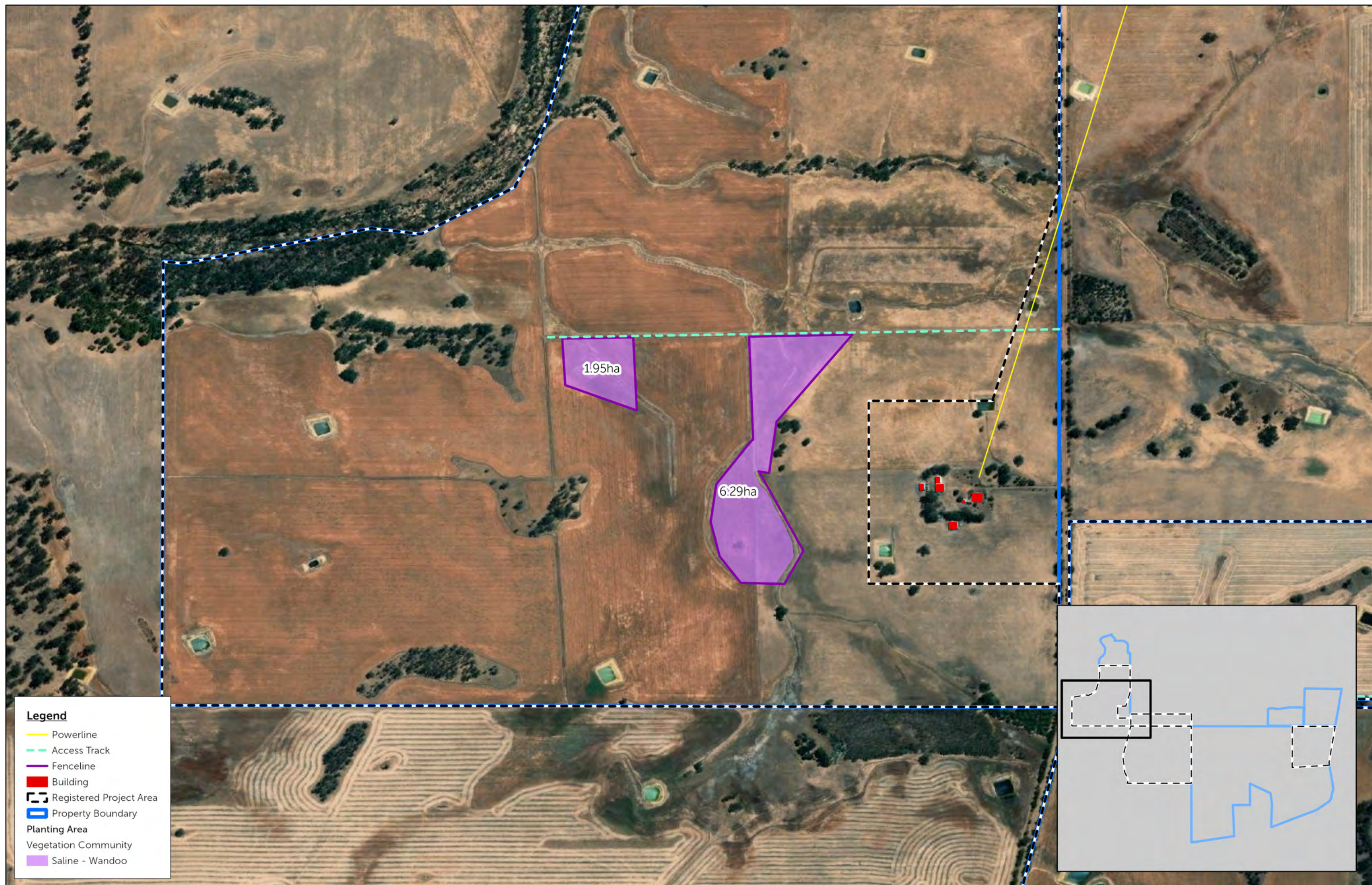
Legend

- Registered Project Area
- Property Boundary
- Cadastre Boundary
- Planting Area









9. Confirmation of Minutes of Previous Meetings Held

9.1 Ordinary Council Meeting Minutes – 19 June 2025

Statutory Environment:

Section 5.22 of the *Local Government Act* provides that minutes of all meetings are to be kept and submitted to the next ordinary meeting of the Council or the committee, as the case requires, for confirmation.

Voting Requirements:

Simple Majority

040725 Moved: Cr I Turton Seconded: Cr R Cowan

Recommendation and Council Decision:

That the Minutes of the Ordinary Meeting of Council held on 19 June 2025 be confirmed as true and correct.

Carried 6/0

For: Cr Little, Cr Price, Cr Cowan, Cr Jennings, Cr Turton, Cr Watts

Against: Nil

10. Reports of Committees of Council

Nil.

11. Reports from Councillors

Cr Sheryl Little (President)

CEO and SP attended VROC workshop in Boddington to discuss the Marradong country website.

Cr Alan Price (Deputy President)

Attended State Budget breakfast announcements with CEO and SP and then the WALGA Central County Zone meeting afterwards.

Cr Lou Cowan

Community Centre Kitchen Upgrade – OM, CEO and Lou met with EHO Narrogin to have the final Inspection and then; OM and LC met with the builders for inspection and noticed defects to be corrected and awarded practical completion of the works on 25th June 2025.

Cr Gillian Hansen

Nil.

Cr Dennis Jennings

Nil.

Cr Ian Turton

Nil.

Cr Max Watts

Nil.

12. Chief Executive Officer

12.1 Australia Day Awards – Community Group or Community Event of the Year

File Reference:	11.116.11601
Author:	Alana Rosenthal, CRC Co-ordinator
Authorising Officer	Dr. Alistair Pinto, Chief Executive Officer
Date:	08/07/2025
Disclosure of Interest:	Nil
Attachments:	Nil

Summary:

To recommend to Council expanding the Australia Day Awards to include a biennial award – Community Group or Community Event of the Year.

Background:

The Shire of Wandering currently offers a biennial award for Citizen of the Year to recognise an outstanding community member. The recipient is nominated by the community and the award is presented at the Australia Day Breakfast by the Shire President, in form of a certificate for the recipient and a plaque added to the award board that is displayed in the Shire Office.

The Shire has been approached to request an additional biennial award to recognise local community groups and events. This award would be offered on the alternate year to the Community Citizen Award and would see the Shire of Wandering presenting an award each year at the Australia Day Breakfast. This award would commence at the 2026 Australia Day celebrations.

The process for nominations will be the same as the existing process for the Citizen of the Year nominations.

Consultation:

N/A

Statutory Environment:

N/A

Policy Implications:

N/A

Financial Implications:

Award Board – once off cost. Plaque – biennial cost. Certificate – biennial cost.

Strategic Implications:

Provide Strong Leadership

Our Goals	Our Strategies
A well informed Community	Foster Opportunities for connectivity between Council and the Community
We plan for the future and are strategically focused	Ensure accountable, ethical and best practice governance

Sustainability Implications:

- Environmental: There are no known significant environmental considerations.
- Economic: There are no known significant economic considerations.
- Social: There are no known significant social considerations.

Risk Implications:

Nil.

Voting Requirements:

Simple Majority

Recommendation:

That Council offer a biennial Australia Day award – Community Group or Community Event of the Year commencing 2026.

Motion lapsed due to lack of a mover.

13. Finance

13.1 Financial Report 30 June 2025

File Reference:	N/A
Location:	N/A
Applicant:	N/A
Author:	Bob Waddell
Authorising Officer	Dr Alistair Pinto – Chief Executive Officer
Date:	11 July 2025
Disclosure of Interest:	N/A
Attachments:	30 June 2025 Financial Statements
Previous Reference:	Nil

Summary:

Consideration of the financial report for the period ending 30 June 2025.

Background:

The financial report for the period ending 30 June 2025 is included as an attachment.

Comment:

If you have any questions regarding details in the financial report, please contact the office prior to the Council meeting so that sufficient time is given to research the request. This will enable the information to be provided at the Council meeting.

Consultation:

Not applicable.

Statutory Environment:

Section 34 (1) (a) of the *Local Government (Financial Management) Regulations 1996* states that a Local Government is to prepare monthly statement of financial activity including annual budget estimates, monthly budget estimates, actual monthly expenditure, revenue and income, material variances between monthly budget and actual figures and net current assets on a monthly basis.

Policy Implications:

Not applicable.

Financial Implications:

Not applicable.

Strategic Implications:

Improve Our Financial Position

Our Goals	Our Strategies
The Wandering Shire is financially sustainable	<ul style="list-style-type: none"> • Improve accountability and transparency • Develop an investment strategy that plans for the future and provides cash backed reserves to meet operational needs • Prudently manage our financial resources to ensure value for money • Reduce reliance on operational grants

Improve Our Financial Position

Our Goals	Our Strategies
The Wandering Shire is financially sustainable	<ul style="list-style-type: none"> • Improve accountability and transparency • Develop an investment strategy that plans for the future and provides cash backed reserves to meet operational needs • Prudently manage our financial resources to ensure value for money • Reduce reliance on operational grants

Sustainability Implications:

- Environmental: There are no known significant environmental considerations.
- Economic: There are no known significant economic considerations.
- Social: There are no known significant social considerations.

Risk Implications:

Nil

Voting Requirements:

Simple Majority

050725 Moved: Cr A Price Seconded: Cr R Cowan

Recommendation and Council Decision:

That the financial report for the period ending 30 June 2025 as presented be accepted.

Carried 6/0

For: Cr Little, Cr Price, Cr Cowan, Cr Jennings, Cr Turton, Cr Watts

Against: Nil



SHIRE OF WANDERING

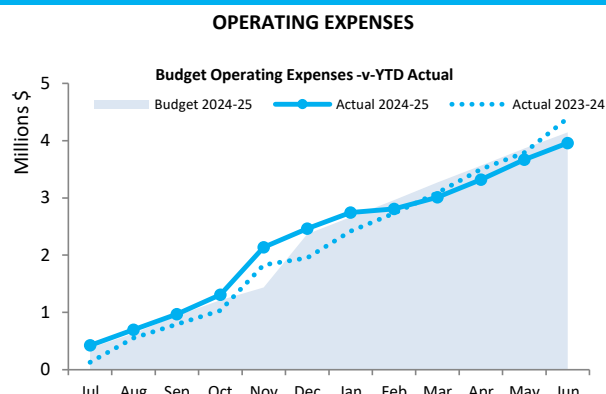
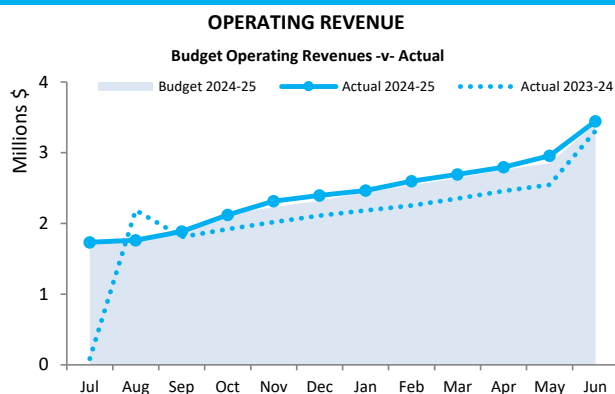
MONTHLY FINANCIAL REPORT (Containing the Statement of Financial Activity) FOR THE PERIOD ENDED 30 JUNE 2025

*LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996*

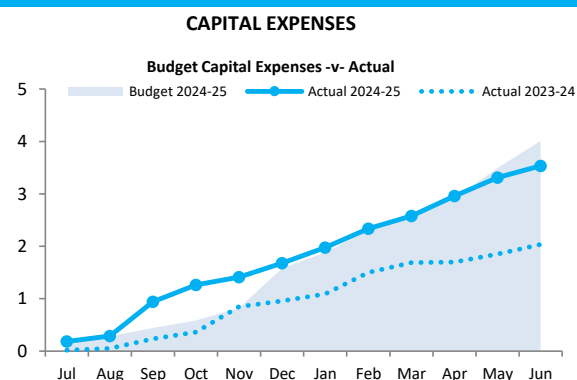
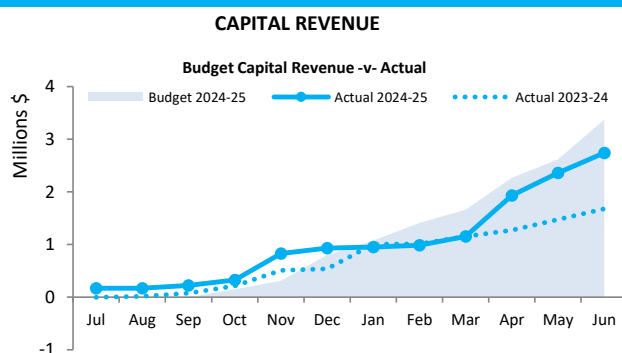
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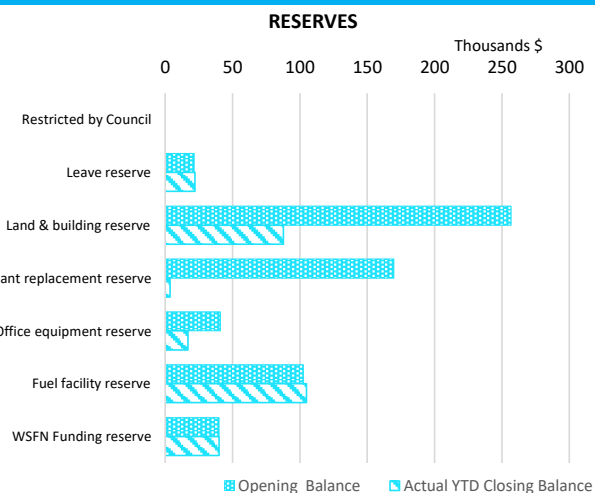
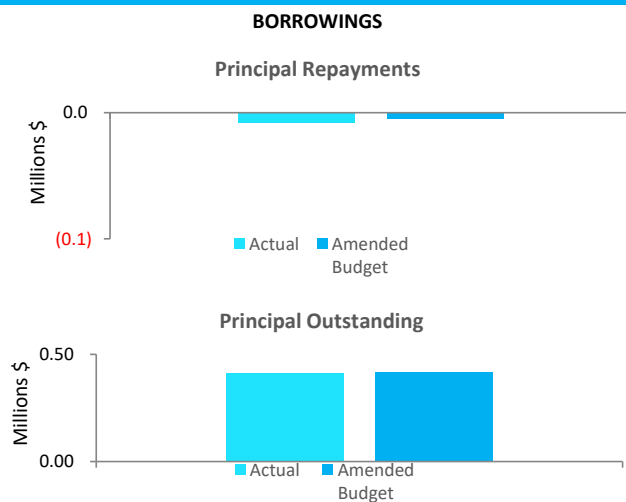
OPERATING ACTIVITIES



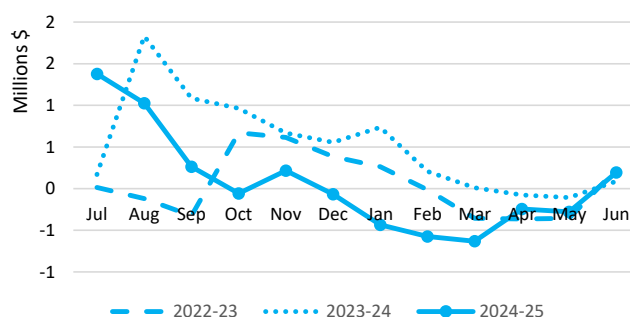
INVESTING ACTIVITIES



FINANCING ACTIVITIES



Closing funding surplus / (deficit)



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

**STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2025**

BY NATURE

	Ref Note	Adopted Annual Budget (a)	Amended Annual Budget (d)	YTD Budget (b)	YTD Actual (c)	Variance \$ (c) - (b)	Variance % ((c) - (b))/(b)	Var. ▲▼
		\$	\$	\$	\$	\$	%	
OPERATING ACTIVITIES								
Revenue from operating activities								
Rates		1,551,072	1,538,572	1,538,572	1,539,224	652	0.04%	
Operating grants, subsidies and contributions	11	529,100	470,600	470,600	896,633	426,033	90.53%	▲
Fees and charges		707,096	777,796	777,796	837,077	59,281	7.62%	
Interest revenue		19,000	34,000	34,000	41,850	7,850	23.09%	
Other revenue		507,798	524,298	524,298	65,121	(459,177)	(87.58%)	▼
Profit on disposal of assets	5	92,216	63,072	63,072	67,943	4,871	7.72%	
Fair value adjustments to financial assets at fair value through profit or loss		0	0	0	(888)	(888)	0.00%	
		3,406,282	3,408,338	3,408,338	3,446,960	38,623	1.13%	
Expenditure from operating activities								
Employee costs		(1,335,562)	(1,335,562)	(1,335,562)	(1,423,178)	(87,616)	(6.56%)	
Materials and contracts		(1,198,153)	(1,212,653)	(1,212,653)	(730,016)	482,637	39.80%	▲
Utility charges		(41,200)	(41,200)	(41,200)	(67,945)	(26,745)	(64.91%)	▼
Depreciation on non-current assets		(1,389,860)	(1,389,860)	(1,389,860)	(1,519,125)	(129,264)	(9.30%)	
Finance costs		(28,295)	(12,693)	(12,693)	(13,335)	(643)	(5.06%)	
Insurance expenses		(104,214)	(104,214)	(104,214)	(101,979)	2,235	2.14%	
Other expenditure		(43,658)	(48,658)	(48,658)	(90,851)	(42,193)	(86.71%)	▼
Loss on disposal of assets	5	(7)	(7)	(7)	(12,750)	(12,743)	(182039.43%)	▼
		(4,140,949)	(4,144,847)	(4,144,847)	(3,959,177)	185,670	(4.48%)	
Non-cash amounts excluded from operating activities	1(a)	1,302,771	1,326,916	1,326,916	1,465,312	138,396	10.43%	▲
Amount attributable to operating activities		568,104	590,407	590,407	953,095	362,688	61.43%	
INVESTING ACTIVITIES								
Inflows from investing activities								
Proceeds from capital grants, subsidies and contributions	12	2,067,614	1,933,480	1,933,480	1,716,243	(217,237)	(11.24%)	▼
Proceeds from disposal of assets	5	406,500	365,700	365,700	305,345	(60,355)	(16.50%)	▼
		2,474,114	2,299,180	2,299,180	2,021,587	(277,593)	(12.07%)	▼
Outflows from investing activities								
Payments for inventories, property, plant and equipment and infrastructure	6	(3,784,617)	(3,555,498)	(3,555,498)	(3,521,304)	34,194	0.96%	
		(3,784,617)	(3,555,498)	(3,555,498)	(3,521,304)	34,194	(0.96%)	
Amount attributable to investing activities		(1,310,503)	(1,256,318)	(1,256,318)	(1,499,717)	(243,399)	19.37%	
FINANCING ACTIVITIES								
Inflows from financing activities								
Proceeds from new debentures	7	350,000	350,000	350,000	350,000	0	0.00%	
Transfer from reserves	9	547,500	722,500	722,500	370,000	(352,500)	(48.79%)	▼
		897,500	1,072,500	1,072,500	720,000	(352,500)	(32.87%)	▼
Outflows from financing activities								
Repayment of borrowings	7	(32,945)	(4,570)	(4,570)	(7,963)	(3,394)	(74.27%)	
Payments for principal portion of lease liabilities	8	(41,456)	(41,456)	(41,456)	(45,602)	(4,146)	(10.00%)	
Transfer to reserves	9	(504,700)	(448,700)	(448,700)	(13,490)	435,210	96.99%	▲
		(579,101)	(494,726)	(494,726)	(67,056)	427,670	(86.45%)	
Amount attributable to financing activities		318,399	577,774	577,774	652,944	75,170	13.01%	▲
MOVEMENT IN SURPLUS OR DEFICIT								
Surplus or deficit at the start of the financial year	1(c)	424,000	88,138	88,138	88,138	0	0.00%	
Amount attributable to operating activities		568,104	590,407	590,407	953,095	362,688	61.43%	▲
Amount attributable to investing activities		(1,310,503)	(1,256,318)	(1,256,318)	(1,499,717)	(243,399)	19.37%	
Amount attributable to financing activities		318,399	577,774	577,774	652,944	75,170	13.01%	▲
Surplus or deficit at the end of the financial year	1(c)	(0)	1	1	194,461	194,460	20256206.25%	▲

KEY INFORMATION

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

Refer to Note 2 for an explanation of the reasons for the variance.

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

347,916 FAG's in Advance

542,377 Adjusted Closing

STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2025

BY PROGRAM

	Note	Adopted Annual Budget	Amended Annual Budget (d)	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		\$	\$	\$	\$	\$	%	▲▼
OPERATING ACTIVITIES								
Revenue from operating activities								
Governance		0	0	0	0	0	0.00%	
General Purpose Funding - Rates	6	1,551,072	1,538,572	1,538,572	1,539,224	652	0.04%	
General Purpose Funding - Other		189,700	104,700	104,700	460,236	355,536	339.58%	▲
Law, Order and Public Safety		49,150	49,150	49,150	39,739	(9,411)	(19.15%)	
Health		1,000	1,000	1,000	781	(219)	(21.87%)	
Education and Welfare		0	0	0	0	0	0.00%	
Housing		33,480	33,480	33,480	38,771	5,291	15.80%	
Community Amenities		57,289	57,289	57,289	56,450	(839)	(1.46%)	
Recreation and Culture		3,000	3,000	3,000	2,737	(263)	(8.76%)	
Transport		165,416	153,272	153,272	208,290	55,019	35.90%	▲
Economic Services		744,877	830,077	830,077	968,958	138,881	16.73%	▲
Other Property and Services		611,298	637,798	637,798	131,773	(506,025)	(79.34%)	▼
		3,406,282	3,408,338	3,408,338	3,446,960	38,623	1.13%	
Expenditure from operating activities								
Governance		(241,083)	(244,083)	(244,083)	(240,275)	3,808	1.56%	
General Purpose Funding		(97,807)	(95,807)	(95,807)	(97,410)	(1,603)	(1.67%)	
Law, Order and Public Safety		(150,110)	(150,110)	(150,110)	(231,287)	(81,177)	(54.08%)	▼
Health		(17,172)	(17,172)	(17,172)	(17,522)	(350)	(2.04%)	
Education and Welfare		(6,861)	(6,861)	(6,861)	(6,713)	148	2.15%	
Housing		(48,883)	(48,883)	(48,883)	(55,468)	(6,585)	(13.47%)	
Community Amenities		(247,972)	(246,972)	(246,972)	(274,177)	(27,205)	(11.02%)	▼
Recreation and Culture		(278,966)	(275,466)	(275,466)	(358,019)	(82,553)	(29.97%)	▼
Transport		(2,055,350)	(2,030,350)	(2,030,350)	(1,824,959)	205,392	10.12%	▲
Economic Services		(993,697)	(1,005,197)	(1,005,197)	(885,185)	120,012	11.94%	▲
Other Property and Services		(3,048)	(23,946)	(23,946)	31,838	55,784	232.96%	▲
		(4,140,949)	(4,144,847)	(4,144,847)	(3,959,177)	185,670	4.48%	
Non-cash amounts excluded from operating activities	1(a)	1,302,771	1,326,916	1,326,916	1,465,312	138,396	10.43%	▲
Amount attributable to operating activities		568,104	590,407	590,407	953,095	362,688	61.43%	▲
INVESTING ACTIVITIES								
Inflows from investing activities								
Proceeds from capital grants, subsidies and contributions	12	2,067,614	1,933,480	1,933,480	1,716,243	(217,237)	(11.24%)	▼
Proceeds from Disposal of Assets	5	406,500	365,700	365,700	305,345	(60,355)	(16.50%)	▼
		2,474,114	2,299,180	2,299,180	2,021,587	(277,593)	(12.07%)	▼
Outflows from investing activities								
Payments for inventories, property, plant and equipment and infrastructure	6	(3,784,617)	(3,555,498)	(3,555,498)	(3,521,304)	34,194	0.96%	
		(3,784,617)	(3,555,498)	(3,555,498)	(3,521,304)	34,194	0.96%	
Amount attributable to investing activities		(1,310,503)	(1,256,318)	(1,256,318)	(1,499,717)	(243,399)	19.37%	
FINANCING ACTIVITIES								
Inflows from financing activities								
Proceeds from New Debentures	7	350,000	350,000	350,000	350,000	0	0.00%	
Transfer from Reserves	9	547,500	722,500	722,500	370,000	(352,500)	(48.79%)	▼
		897,500	1,072,500	1,072,500	720,000	(352,500)	(32.87%)	▼
Outflows from financing activities								
Payments for principal portion of lease liabilities	8	(41,456)	(41,456)	(41,456)	(45,602)	(4,146)	(10.00%)	
Repayment of Debentures	7	(32,945)	(4,570)	(4,570)	(7,963)	(3,394)	(74.27%)	
Transfer to Reserves	9	(504,700)	(448,700)	(448,700)	(13,490)	435,210	96.99%	▲
		(579,101)	(494,726)	(494,726)	(67,056)	427,670	86.45%	▲
Amount attributable to financing activities		318,399	577,774	577,774	652,944	75,170	13.01%	▲
MOVEMENT IN SURPLUS OR DEFICIT								
Surplus or deficit at the start of the financial year	1	424,000	88,138	88,138	88,138	0	0.00%	
Amount attributable to operating activities		568,104	590,407	590,407	953,095	362,688	61.43%	▲
Amount attributable to investing activities		(1,310,503)	(1,256,318)	(1,256,318)	(1,499,717)	(243,399)	19.37%	
Amount attributable to financing activities		318,399	577,774	577,774	652,944	75,170	13.01%	▲
Surplus or deficit at the end of the financial year	1	(0)	1	1	194,461	194,460	20256206.27%	▲

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 WANDERING
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 30 JUNE 2025

	30 June 2024	30 June 2025
	\$	\$
CURRENT ASSETS		
Cash and cash equivalents	1,523,531	879,569
Trade and other receivables	113,500	137,977
Inventories	48,158	339,658
Other assets	36,063	0
TOTAL CURRENT ASSETS	1,846,398	1,357,204
NON-CURRENT ASSETS		
Trade and other receivables	16,767	16,767
Other financial assets	20,793	19,905
Inventories	166,300	580,317
Property, plant and equipment	7,539,204	8,215,016
Infrastructure	87,994,573	88,701,246
Right-of-use assets	189,104	144,630
TOTAL NON-CURRENT ASSETS	95,926,741	97,677,881
TOTAL ASSETS	97,773,139	99,035,085
CURRENT LIABILITIES		
Trade and other payables	154,784	65,137
Other liabilities	796,847	649,556
Lease liabilities	41,456	(4,146)
Borrowings	6,336	(1,627)
Employee related provisions	196,434	194,857
TOTAL CURRENT LIABILITIES	1,195,857	903,777
NON-CURRENT LIABILITIES		
Lease liabilities	151,252	151,252
Borrowings	64,636	414,636
Employee related provisions	35,247	35,247
TOTAL NON-CURRENT LIABILITIES	251,136	601,136
TOTAL LIABILITIES	1,446,993	1,504,913
NET ASSETS	96,326,146	97,530,172
EQUITY		
Retained surplus	21,610,922	23,171,457
Reserve accounts	631,800	275,290
Revaluation surplus	74,083,424	74,083,424
TOTAL EQUITY	96,326,146	97,530,172

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

(a) Non-cash items excluded from operating activities

The following non-cash revenue and expenditure has been excluded from operating activities within the Statement of Financial Activity in accordance with *Financial Management Regulation 32*.

	Notes	Adopted Budget	Amended Budget	YTD Budget (a)	YTD Actual (b)
Non-cash items excluded from operating activities		\$	\$	\$	\$
Adjustments to operating activities					
Less: Profit on asset disposals	5	(92,215)	(63,072)	(63,072)	(67,943)
Less: Movement in liabilities associated with restricted cash		5,119	120	120	493
Less: Fair Value adjustments to financial assets at fair value through profit and loss		0	0	0	888
Add: Loss on asset disposals	5	7	7	7	12,750
Add: Depreciation on assets		1,389,860	1,389,860	1,389,860	1,519,125
Total non-cash items excluded from operating activities		1,302,771	1,326,916	1,326,916	1,465,312

(b) Adjustments to net current assets in the Statement of Financial Activity

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with *Financial Management Regulation 32* to agree to the surplus/(deficit) after imposition of general rates.

		Adopted Budget Opening 30 June 2024	Amended Budget Opening 30 June 2024	Last Year Closing 30 June 2024	Year to Date 30 June 2025
Adjustments to net current assets					
Less: Reserves - restricted cash	9	(52,703)	(631,800)	(631,800)	(275,290)
Add: Borrowings	7	0	6,336	6,336	(1,627)
Add: Lease liabilities	8	0	41,456	41,456	(4,146)
Add: Current portion of employee benefit provisions held in reserve		16,583	21,604	21,604	22,097
Total adjustments to net current assets		(36,120)	(562,403)	(562,403)	(258,966)

(c) Net current assets used in the Statement of Financial Activity

Current assets					
Cash and cash equivalents	3	1,653,757	1,523,531	1,523,531	879,569
Rates receivables	4	45,453	40,745	40,745	27,501
Receivables	4	186,810	72,755	72,755	110,476
Other current assets	5	106,987	209,367	209,367	339,658
Less: Current liabilities					
Payables	6	(165,240)	(154,784)	(154,784)	(65,137)
Borrowings	7	(32,945)	(6,336)	(6,336)	1,627
Contract and Capital Grant/Contribution liabilities	10	(655,810)	(796,847)	(796,847)	(649,556)
Lease liabilities	8	(41,456)	(41,456)	(41,456)	4,146
Provisions	10	(141,662)	(196,434)	(196,434)	(194,857)
Less: Total adjustments to net current assets	1(b)	(531,894)	(562,403)	(562,403)	(258,966)
Closing funding surplus / (deficit)		424,000	88,138	88,138	194,461

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the Council's operational cycle.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 30 JUNE 2025

NOTE 1

STATEMENT OF FINANCIAL ACTIVITY INFORMATION (ALTERNATE PRESENTATION)

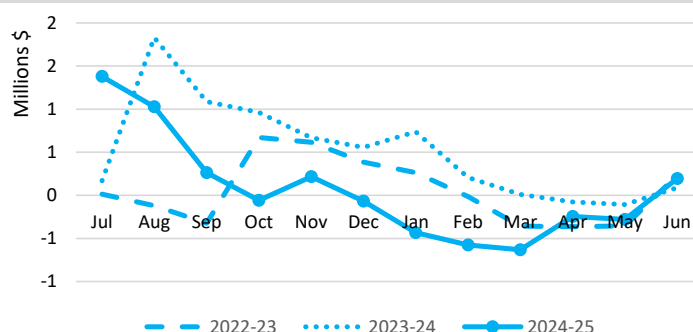
Adjusted Net Current Assets	Note	Last Years Closing 30/06/2024	This Time Last Year 30/06/2024	Year to Date Actual 30/06/2025
		\$	\$	\$
Current Assets				
Cash Unrestricted	3	891,732	891,732	604,278
Cash Restricted - Reserves	3	631,800	631,800	275,290
Cash Restricted - Bonds & Deposits	3	0	0	0
Receivables - Rates	4	40,745	40,745	27,501
Receivables - Other	4	72,755	72,755	110,476
Other Assets Other Than Inventories	5	161,209	161,209	0
Inventories	5	48,158	48,158	339,658
		1,846,398	1,846,398	1,357,204
Less: Current Liabilities				
Payables	6	(146,867)	(146,867)	(57,452)
Contract and Capital Grant/Contribution Liabilities	10	(796,847)	(796,847)	(649,556)
Bonds & Deposits	6	(7,917)	(7,917)	(7,685)
Loan Liability	7	(6,336)	(6,336)	1,627
Lease Liability	8	(41,456)	(41,456)	4,146
Provisions	10	(196,434)	(196,434)	(194,857)
		(1,195,857)	(1,195,857)	(903,777)
Less: Cash Reserves	9	(631,800)	(631,800)	(275,290)
Add Back: Component of Leave Liability not Required to be funded		21,604	21,604	22,097
Add Back: Loan Liability		6,336	6,336	(1,627)
Add Back: Lease Liability		41,456	41,456	(4,146)
Less : Loan Receivable - clubs/institutions		0	0	0
Less : Trust Transactions Within Muni		0	0	0
Net Current Funding Position		88,138	88,138	194,461

SIGNIFICANT ACCOUNTING POLICIES

Please see Note 1(a) for information on significant accounting policies 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)

\$.19 M

Last Year YTD

Surplus(Deficit)

\$.09 M

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2025**

**NOTE 2
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 2024-25 year is \$10,000 or 10.00% whichever is the greater.

Nature or type	Var. \$	Var. %	Explanation of positive variances		Explanation of negative variances	
			Timing	Permanent	Timing	Permanent
Revenue from operating activities	\$	%				
Operating grants, subsidies and contributions	426,033	90.53%	▲	Positive variance due to the Financial Assistance Grant Income for 2025/26 being received in advance.		
Other revenue	(459,177)	(87.58%)	▼		Operating profit on plant hire unable to be calculated as at 30 June 2025 due to fuel allocations yet to be processed up to end of year.	
Expenditure from operating activities						
Materials and contracts	482,637	39.80%	▲	Operating profit on plant hire unable to be calculated as at 30 June 2025 due to fuel allocations yet to be processed up to end of year.		
Utility charges	(26,745)	(64.91%)	▼			Various utility expenses have been come in higher than budgeted amount.
Other expenditure	(42,193)	(86.71%)	▼			Negative variance due to CRC - Community Events & Programs Expenses not being budgeted for in year.
Loss on disposal of assets	(12,743)	(182039.43%)	▼			Fire truck disposed that should have been disposed of in a prior year.
Non-cash amounts excluded from operating activities	138,396	10.43%	▲	Positive variance due to the increase in the Depreciation charge for year.		
Investing activities						
Proceeds from capital grants, subsidies and contributions	(217,237)	(11.24%)	▼			WSFN grant funding was not as high as budgeted for the year.
Proceeds from disposal of assets	(60,355)	100.00%	▼	Proceeds received were a bit less than budgeted for the year.		
Financing activities						
Transfer from reserves	(352,500)	(48.79%)	▼			The amount transferred from the plant reserve less than budgeted.
Transfer to reserves	435,210	96.99%	▲	The amount transferred to the plant reserve less than budgeted.		

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2025

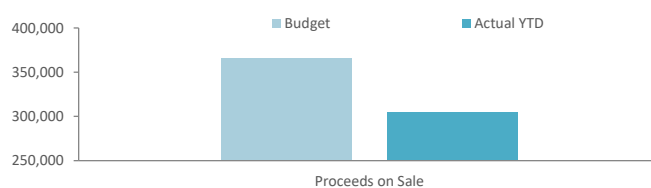
OPERATING ACTIVITIES
NOTE 4
RATE REVENUE

General rate revenue	Budget						YTD Actual			
	Rate in \$ (cents)	Number of Properties	Rateable Value	Rate Revenue	Interim Rate	Total Revenue	Rate Revenue	Interim Rates	Back Rates	Total Revenue
RATE TYPE				\$	\$	\$	\$	\$	\$	\$
Gross rental value										
GRV Residential	0.133250	34	406,640	54185	0	54,185.00	54,185	0	0	54,185
GRV Special Use	0.133250	2	127,920	17045	0	17,045.00	17,045	0	0	17,045
GRV Rural Residential	0.133250	56	759,210	101165	0	101,165.00	101,165	203	0	101,368
GRV Industrial	0.133250	2	35,360	4712	0	4,712.00	4,712	0	0	4,712
UV Rural, Rural Residential and Mining Tenements					0	0	0	0	0	0
Non Rateable					0	0	0	0	0	0
Unimproved value										
UV Rural, Rural Residential and Mining Tenements	0.004484	131	256,128,000	1,148,478	0	1,148,478	1,148,478	0	0	1,148,478
Non Rateable										
Non Rateable	0.00000	32	14,765	0	0	0	0	0	0	0
Sub-Total		257	257,471,895	1,325,585	0	1,325,585	1,325,585	203	0	1,325,787
Minimum payment	Minimum \$									
Gross rental value										
GRV Residential	1,391	46	247,768	63,986	0	63,986	63,986	0	0	63,986
GRV Special Use	1,391	2	14,133	2,782	0	2,782	2,782	0	0	2,782
GRV Rural Residential	1,391	46	204,464	63,986	0	63,986	63,986	0	0	63,986
Unimproved value										
UV Rural, Rural Residential and Mining Tenements	1,391	96	16,286,520	133,536		133,536	133,536	962	121	134,619
Sub-total		190	16,752,885	264,290	0	264,290	264,290	962	121	265,373
		447	274,224,780	1,589,875	0	1,589,875	1,589,875	1,164	121	1,591,160
Discount						(56,056)				(56,072)
Concession						0				0
Amount from general rates						1,533,819				1,535,088
Rates Written Off		0	0	0	0	0	0	0	0	(69)
Ex-gratia rates		0	0	0	0	4,753	4,205	0	0	4,205
Total		447				1,538,572				1,539,224

KEY INFORMATION

Prepaid rates are, until the taxable event for the rates has occurred, refundable at the request of the ratepayer. Rates received in advance give rise to a financial liability. On 1 July 2021 the prepaid rates were recognised as a financial asset and a related amount was recognised as a financial liability and no income was recognised. When the taxable event occurs the financial liability is extinguished and income recognised for the prepaid rates that have not been refunded.

Asset Ref.	Asset description	Budget				YTD Actual			
		Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
		\$	\$	\$	\$	\$	\$	\$	\$
	Plant and equipment								
	Law, order, public safety								
77	Isuzu Fire Tender - WD.270	0	0	0	0	12,750	0	0	(12,750)
	Transport								
374	Grader - 12M (G1) - WD.920	91,649	130,000	38,351	0	80,200	132,042	51,842	0
649	QF Pajero Sport GLX 4x4 2.4DSL - WD.001	30,707	30,700	0	(7)	27,836	29,091	1,255	0
693	2024 Isuzu MU-X 4X4 LSU Auto 3.0L (OM) WD001	44,688	51,500	6,813	0	0	0	0	0
107	2023 ISUZU MU-X 4x4 LST3.0L (CEO) - 0.WD	44,793	50,000	5,207	0	42,112	50,455	8,343	0
692	2024 Isuzu MU-X 4X4 SUV Wagon Auto 3.0L (CEO) 0WD	50,750	54,000	3,250	0	48,159	54,445	6,287	0
695	2024 Isuzu D-MAX RG1 C/CAB SX Auto 3.0L (WS)	40,049	49,500	9,451	0	39,095	39,312	217	0
		302,636	365,700	63,072	(7)	250,152	305,345	67,943	(12,750)



Capital acquisitions	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	YTD Actual Variance
	\$	\$	\$	\$	\$
Land held for resale - cost	440,000	387,210	387,210	339,017	(48,193)
Buildings	202,000	377,000	377,000	478,572	101,572
Furniture and equipment	32,000	32,000	32,000	29,806	(2,194)
Plant and equipment	929,000	780,400	780,400	881,827	101,427
Infrastructure - roads	2,148,453	1,945,724	1,945,724	1,767,015	(178,709)
Infrastructure - footpaths	33,164	33,164	33,164	25,068	(8,096)
Payments for Capital Acquisitions	3,784,617	3,555,498	3,555,498	3,521,304	(34,194)
Capital Acquisitions Funded By:					
	\$	\$	\$	\$	\$
Capital grants and contributions	2,067,614	1,933,480	1,933,480	1,716,243	(217,237)
Cash backed reserves					
Plant replacement reserve	54,000	522,500	170,000	170,000	0
Contribution - operations	906,503	183,818	536,318	779,717	243,399
Capital funding total	3,784,617	3,555,498	3,555,498	3,521,304	(34,194)

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.

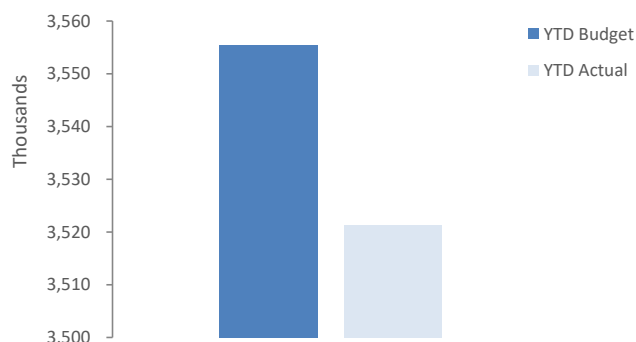
Initial recognition and measurement for assets held at cost

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.

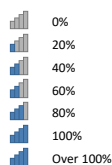
Initial recognition and measurement between mandatory revaluation dates for assets held at fair value

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.

Payments for Capital Acquisitions



Capital expenditure total
Level of completion indicators



Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

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

	Account Number	Job Number	Sheet Category	Account/Job Description	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Variance (Under)/Over
					\$	\$	\$	\$	\$
	Land Held for Resale								
	Other Property & Services								
	E14761		511	Land Held for Resale - Industrial Estate & Lot 801	(440,000)	(387,210)	(387,210)	(339,017)	48,193
	Total - Other Property & Services				(440,000)	(387,210)	(387,210)	(339,017)	48,193
	Total - Land Held for Resale				(440,000)	(387,210)	(387,210)	(339,017)	48,193
	Buildings								
	Law, Order & Public Safety								
	E05109	X05109	521	DFES Fire Station Concrete Apron to Front	(20,000)	(20,000)	(20,000)	(17,836)	2,164
	E05111		521	Fire Station - New Toilet and Change Room	0	0	0	0	0
	Total - Law, Order & Public Safety				(20,000)	(20,000)	(20,000)	(17,836)	2,164
	Recreation And Culture								
	E11383	WCC231	521	Wandering Community Centre Construction - Water Tanks DWER Funded	0	0	0	0	0
	E11383	WCC233	521	Wandering Community Centre Construction - New Veranda Grant Funded	0	0	0	(10,526)	(10,526)
	E11383	WCC234	521	Wandering Community Centre Upgrade - Kitchen Upgrade Grant Funded	(182,000)	(357,000)	(357,000)	(432,713)	(75,713)
	E11383	WCC235	521	LRCIP-Solar and Battery System	0	0	0	(1,902)	(1,902)
	E11383	WCC237	521	LRCIP-Chairs for Community Centre	0	0	0	(15,595)	(15,595)
	Total - Recreation And Culture				(182,000)	(357,000)	(357,000)	(460,736)	(103,736)
	Total - Buildings				(202,000)	(377,000)	(377,000)	(478,572)	(101,572)
	Plant & Equipment								
	Law, Order & Public Safety								
	E05112		525	LGGS Plant & Equipment Purchases	0	0	0	(170,000)	(170,000)
	Total - Law, Order & Public Safety				0	0	0	(170,000)	(170,000)
	Transport								
	E12360		525	Purchase Plant & Equipment-Plant	(929,000)	(780,400)	(780,400)	(706,507)	73,893
	E13585		525	Purchase Plant & Equipment - Standpipe Controllers	0	0	0	(5,320)	(5,320)
	Total - Transport				(929,000)	(780,400)	(780,400)	(711,827)	68,573
	Total - Plant & Equipment				(929,000)	(780,400)	(780,400)	(881,827)	(101,427)
	Furniture & Equipment								
	Governance								
	E04116		523	Purchase Furniture & Equipment	(7,000)	(7,000)	(7,000)	(6,696)	304
	Total - Governance				(7,000)	(7,000)	(7,000)	(6,696)	304
	Other Property & Services								
	E14560		523	Purchase Furniture & Equipment-Administration	(25,000)	(25,000)	(25,000)	(23,109)	1,891
	Total - Other Property & Services				(25,000)	(25,000)	(25,000)	(23,109)	1,891
	Total - Furniture & Equipment				(32,000)	(32,000)	(32,000)	(29,806)	2,194
	Infrastructure - Roads								
	Transport								
	E12102	RRG241	541	York Williams Road- SLK21.75-26.71 Bitumen Seal	(159,500)	(159,500)	(159,500)	(166,341)	(6,841)
	E12102	RRG251	541	RRG - YORK WILLIAMS UPGRADE GRAVEL ROAD 7M SEAL SLK0.00-3.00 24/	(557,960)	(557,960)	(557,960)	(565,952)	(7,992)
	E12103	R2R002	541	Bannister Road-Seal 200m from SLK14.37 - 14.57	(41,332)	0	0	0	0
	E12103	R2R003	541	R2R CROSSMAN DWARDA ROAD -REPAIR SUB-BASE SLK7.74-7.84 24/25 YE	(34,767)	0	0	0	0
	E12103	R2R011	541	R2R KUBBINE ROAD GRAVEL RESHEET SLK 0.00-6.16 24/25 YEAR	(90,109)	0	0	0	0
	E12103	R2R015	541	R2R HERDIGAN ROAD- GRAVEL RESHEET SLK 0.24-1.75 & 1.24, 4.81 24/25 Y	(112,928)	(40,000)	(40,000)	(18,845)	21,155
	E12103	R2R019	541	R2R JOE KELLY ROAD-GRAVEL RESHEET 24/25 YEAR	(29,096)	(34,818)	(34,818)	(34,818)	(0)
	E12103	R2R040	541	R2R - Gnowing Street Reseal SLK 0.00-0.20 24/25 Year	(20,665)	0	0	0	0
	E12103	R2R042	541	R2R Cheetaning Street-Reseal SLK 0.00-0.46 24/25 Year	(41,165)	0	0	0	0
	E12103	R2R054	541	R2R-DEANS ROAD-GRAVEL RESHEET-24/25 YEAR	(29,096)	0	0	0	0
	E12103	R2R056	541	Bridge 0425 Profile Surface and tie into existing Road surface	(37,587)	0	0	0	0
	E12103	R2R0056	541	R2R - Wandering Pingelly Rd - Stabilising 200meters	0	(246,000)	(246,000)	(349,489)	(103,489)
	E12103	R2R13200	541	R2R - Caravan Park- Kerbing and Seal Main Entrance	(86,802)	0	0	0	0
	E12104	BS241	541	York Williams Road -Intersection Seal on north Approach SLK 8.75-9.70	0	0	0	(6,660)	(6,660)
	E12105	WSFN241	541	North Bannister Wandering Road-Upgrade and Overlay Pavement SLK9.10	(907,446)	(907,446)	(907,446)	(624,910)	282,536
	Total - Transport				(2,148,453)	(1,945,724)	(1,945,724)	(1,767,015)	178,709
	Total - Infrastructure - Roads				(2,148,453)	(1,945,724)	(1,945,724)	(1,767,015)	178,709
	Infrastructure - Footpaths								
	Transport								
	E12140	BN02	543	PATH REPLACEMENT GNOWING STREET 97M OF NEW PATH 24/25 YEAR	(33,164)	(33,164)	(33,164)	(25,068)	8,096
	Total - Transport				(33,164)	(33,164)	(33,164)	(25,068)	8,096
	Total - Infrastructure - Footpaths				(33,164)	(33,164)	(33,164)	(25,068)	8,096
	Grand Total				(3,784,617)	(3,555,498)	(3,555,498)	(3,521,304)	34,194

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2025**

FINANCING ACTIVITIES

NOTE 7

BORROWINGS

Repayments - borrowings

Information on borrowings			New Loans			Principal Repayments			Principal Outstanding			Interest Repayments		
Particulars	Loan No.	1 July 2024	Actual	Adopted Budget	Amended Budget	Actual	Adopted Budget	Amended Budget	Actual	Adopted Budget	Amended Budget	Actual	Adopted Budget	Amended Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Other property and services														
Industrial Estate Development	10	70,972	0	0	0	(7,963)	(4,570)	(4,570)	63,009	66,403	66,403	(3,006)	(3,302)	(3,302)
Industrial Estate Development	11	0	350,000	350,000	350,000	0	(28,375)	0	350,000	321,625	350,000	0	(15,602)	0
Total		70,972	350,000	350,000	350,000	(7,963)	(32,945)	(4,570)	413,009	388,028	416,403	(3,006)	(18,904)	(3,302)
Current borrowings		6,336							(1,627)					
Non-current borrowings		64,636							414,636					
		70,972							413,009					

All debenture repayments were financed by general purpose revenue.

The Shire has no unspent debenture funds as at 30th June 2024, nor is it expected to have unspent funds as at 30th June 2025.

KEY INFORMATION

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset until such time as the asset is substantially ready for its intended use or sale.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature. Non-current borrowings fair values are based on discounted cash flows using a current borrowing rate.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2025**

**FINANCING ACTIVITIES
NOTE 8
LEASE LIABILITIES**

Repayments - leases

Information on leases			New Leases			Principal Repayments			Principal Outstanding			Interest Repayments		
Particulars	Lease No.	1 July 2024	Actual	Adopted Budget	Amended Budget	Actual	Adopted Budget	Amended Budget	Actual	Adopted Budget	Amended Budget	Actual	Adopted Budget	Amended Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Transport														
JCB Excavator	1	192,708	0	0	0	(45,602)	(41,456)	(41,456)	147,106	151,252	151,252	(10,329)	(9,390)	(9,390)
Total		192,708	0	0	0	(45,602)	(41,456)	(41,456)	147,106	151,252	151,252	(10,329)	(9,390)	(9,390)
Current lease liabilities		41,456							(4,146)					
Non-current lease liabilities		151,252							151,252					
		192,708							147,106					

All lease repayments were financed by general purpose revenue.

The Shire does not have any lease liabilities to report.

KEY INFORMATION

At inception of a contract, the Shire assesses if the contract contains or is a lease. A contract is or contains a lease, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. At the commencement date, a right of use asset is recognised at cost and lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Shire uses its incremental borrowing rate.

All contracts classified as short-term leases (i.e. a lease with a remaining term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2025

OPERATING ACTIVITIES
NOTE 9
RESERVE ACCOUNTS

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									
Leave reserve	21,604.47	120.00	492.50	0.00	0.00	0.00	0.00	21,724.47	22,096.97
Land & building reserve	256,873.74	1,853.00	5,855.54	0.00	0.00	(175,000.00)	(175,000.00)	83,726.74	87,729.28
Plant replacement reserve	169,791.81	1,318.00	3,870.47	444,200.00	0.00	(522,500.00)	(170,000.00)	92,809.81	3,662.28
Office equipment reserve	40,926.62	295.00	932.95	0.00	0.00	(25,000.00)	(25,000.00)	16,221.62	16,859.57
Fuel facility reserve	102,603.13	625.00	2,338.84	0.00	0.00	0.00	0.00	103,228.13	104,941.97
WSFN Funding reserve	40,000.00	289.00	0.00	0.00	0.00	0.00	0.00	40,289.00	40,000.00
	631,799.77	4,500.00	13,490.30	444,200.00	0.00	(722,500.00)	(370,000.00)	357,999.77	275,290.07

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2025**

**NOTE 10
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
			Opening Surplus(Deficit)			(335,862)	(335,862)
							(335,862)
							(335,862)
							(335,862)
WSFNI231	WSFN claim not posted as income in 24/25	Council Resloution 060325			68,595		(267,267)
E14763	Loan Repayment budgeted for in 24/25 not required- principal	Council Resloution 060325			28,375		(238,891)
E12360	Plant Purchases deferred until 25/26 year	Council Resloution 060325			135,000		(103,891)
R12395	Crew Cab proceeds deferred until 25/26 year	Council Resloution 060325				(55,000)	(158,891)
R12397	Crew Cab profit deferred until 25/26 year NB: Non Cash Item	Council Resloution 060325		(29,144)			(158,891)
E03101	Valuation Expenses	Council Resloution 060325			2,000		(156,891)
I1301	Community Centre Oval expenses	Council Resloution 060325			3,500		(153,391)
R12395	Additional funds from sale of grader	Council Resloution 060325			10,000		(143,391)
R12204	Additional Main Roads untied grant funds	Council Resloution 060325			17,000		(126,391)
R14590	Additional Other Revenue R14590	Council Resloution 060325			6,500		(119,891)
R03250	Additional Interest Income on Municipal Account	Council Resloution 060325			15,000		(104,891)
R12395	Savings on trade of CEO vehicle	Council Resloution 060325			1,500		(103,391)
R12395	Savings on Trade of OM Vehcile	Council Resloution 060325			2,700		(100,691)
E12360	Saving on purchase of new Grader (no transfer to Reserve)	Council Resloution 060325			13,600		(87,091)
R12396	Reaisation on Disposal of Assets	Council Resloution 060325		40,800			(87,091)
CRCINC1	CRC trainee Grant income 23/24 not accounted for	Council Resloution 060325			6,000		(81,091)
INC0129	CRC 150th Income	Council Resloution 060325			12,200		(68,891)
INC0128	CRC 150th Grant Income	Council Resloution 060325			14,500		(54,391)
CRC0125	CRC 150th Expenditure	Council Resloution 060325				(26,500)	(80,891)
R14791	RED Grant - grant \$100k - budget allows \$90K	Council Resloution 060325			10,000		(70,891)
E14512	Audit Fee - incorrect amount budgetted for	Council Resloution 060325				(8,500)	(79,391)
R03120	Discount on rates - greater take up than budget provided	Council Resloution 060325				(12,500)	(91,891)
E14513	Bank Fees	Council Resloution 060325				(3,000)	(94,891)
E14515	Consultants - CEO Recruitment expense & general	Council Resloution 060325				(25,000)	(119,891)
R14590	Insurance claim - salary continuance	Council Resloution 060325			10,000		(109,891)
R03201	Grants Commission - general purpose - over	Council Resloution 060325				(55,000)	(164,891)
R03202	Grants Commission - roads - over budgeted	Council Resloution 060325				(45,000)	(209,891)
E04100	Members Travel - under budget	Council Resloution 060325				(5,000)	(214,891)
E04111	Members Training	Council Resloution 060325			2,000		(212,891)
E10190	Transfer station bin collection - 521 Service Contracts	Council Resloution 060325				(5,000)	(217,891)
E10601	Town Planning Expenses - 521 Service Contracts	Council Resloution 060325			5,000		(212,891)
E10690	Town Planning Other expenses - 521 Service Contracts	Council Resloution 060325			5,000		(207,891)
10702C	Public Toilets - Codj - 521 Service Contracts	Council Resloution 060325				(2,000)	(209,891)
10702P	Public Toilets - Pumphrey - 521 - Service Contracts	Council Resloution 060325				(2,000)	(211,891)
E03292	Delete transfers to reserves: Leave, L&B, Office Exp, Fuel	Council Resloution 060325		5,000	26,000		(185,891)
E13602	Diesel Purchase - savings	Council Resloution 060325			5,000		(180,891)
E13601	ULP Purchase - savings	Council Resloution 060325			10,000		(170,891)
R13602	Diesel sales - increased sales	Council Resloution 060325			20,000		(150,891)
WCP	Caravan Park income - greater use of caravan park	Council Resloution 060325			32,500		(118,391)
E14792	Loan Repayment budgeted for in 24/25 not required- interest	Council Resloution 060325			15,602		(102,789)
WCC234	Wandering Community Centre - Kitchen upgade - increased costs	Council Resloution 060325				(175,000)	(277,789)
R03293	Transfer ex Building Reserve - Wandering Community Centre	Council Resloution 060325			175,000		(102,789)
E03292	Transfer to Plant Reserve - REDUCE	Council Resloution 060325			25,000		(77,789)
BRIDGE	Bridge Mtce - Reduce 521 Service Contracts	Council Resloution 060325			25,000		(52,789)
E14761	Reduce industrial area power costs	Council Resloution 060325			52,790		0
R2RI002	R2R Income-Bannister Road-Seal 200M From Slk14.37 - 14.57	Council Resloution 060325				(41,332)	(41,332)
R2RI003	R2R Income -Crossman Dwarda Road -Repair Sub-Base Slk7.74-7.84 24/25 Year	Council Resloution 060325				(34,767)	(76,099)
R2RI011	R2R Income-Kubbine Road Gravel Resheet Slk 0.00-6.16 24/25 Year	Council Resloution 060325				(90,109)	(166,208)
R2RI015	R2R Income -Herdigan Road- Gravel Resheet Slk 0.24-1.75 & 1.24, 4.81 24/25 Year	Council Resloution 060325				(72,928)	(239,136)
R2RI019	R2R Income - Joe Kelly Road-Gravel Resheet 24/25 Year	Council Resloution 060325			5,722		(233,414)
R2RI040	R2R Income -Gnowing Street Reseal Slk 0.00-0.20 24/25 Year	Council Resloution 060325				(20,665)	(254,079)

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2025**

**NOTE 10
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
				\$	\$	\$	\$
R2RI042	R2R Income -Cheetaning Street-Reseal Slk 0.00-0.46 24/25 Year	Council Resloution 060325				(41,165)	(295,244)
R2RI054	R2R Income -Deans Road-Gravel Resheet-24/25 Year	Council Resloution 060325				(29,096)	(324,340)
R2RI056	R2R Income-Bridge 0425 Profile Surface And Tie Into Existing Road Surface	Council Resloution 060325				(37,587)	(361,927)
R2RI13200	R2R Income-Caravan Park- Kerbing And Seal Main Entrance	Council Resloution 060325				(86,802)	(448,729)
R2R002	Bannister Road-Seal 200M From Slk14.37 - 14.57	Council Resloution 060325			41,332		(407,397)
R2R003	R2R Crossman Dwarda Road -Repair Sub-Base Slk7.74-7.84 24/25 Year	Council Resloution 060325			34,767		(372,630)
R2R011	R2R Kubbine Road Gravel Resheet Slk 0.00-6.16 24/25 Year	Council Resloution 060325			90,109		(282,521)
R2R015	R2R Herdigan Road- Gravel Resheet Slk 0.24-1.75 & 1.24, 4.81 24/25 Year	Council Resloution 060325			72,928		(209,593)
R2R019	R2R Joe Kelly Road-Gravel Resheet 24/25 Year	Council Resloution 060325				(5,722)	(215,315)
R2R040	R2R Gnowing Street Reseal Slk 0.00-0.20 24/25 Year	Council Resloution 060325			20,665		(194,650)
R2R042	R2R Cheetaning Street-Reseal Slk 0.00-0.46 24/25 Year	Council Resloution 060325			41,165		(153,485)
R2R054	R2R-Deans Road-Gravel Resheet-24/25 Year	Council Resloution 060325			29,096		(124,389)
R2R056	Bridge 0425 Profile Surface And Tie Into Existing Road Surface	Council Resloution 060325			37,587		(86,802)
R2RI13200	Caravan Park- Kerbing And Seal Main Entrance	Council Resloution 060325			86,802		0
R2R0056	R2R - Wandering Pingelly Rd - Stabilising 200Meters	Council Resloution 060325				(246,000)	(246,000)
R2RI0056	R2R - Wandering Pingelly Rd - Stabilising 200meters - Income	Council Resloution 060325			246,000		0
				16,656	1,461,535	(1,461,535)	0

13.2 Accounts for Payment 30 June 2025

File Reference:	N/A
Location:	N/A
Applicant:	N/A
Author:	Dr Alistair Pinto – Chief Executive Officer
Authorising Officer	Dr Alistair Pinto – Chief Executive Officer
Date:	10 July 2025
Disclosure of Interest:	N/A
Attachments:	Payment Listing and Credit Card Statement 30 June 2025
Previous Reference:	Nil

Summary:

Council to note payments of accounts as presented.

Background:

The schedule of accounts is included as an attachment for Council information.

Comment:

If you have any questions regarding payments in the listing please contact the office prior to the Council meeting.

Consultation:

There has been no consultation.

Statutory Environment:

Section 12 of the *Local Government (Financial Management) Regulations 1996* states that

- 12 (1) A list of creditors is to be compiled for each month showing –
- The payee's name;
 - The amount of the payment;
 - Sufficient information to identify to transaction; and
 - The date of the meeting of the council to which the list is to be presented.

Policy Implications:

There are no policy implications.

Financial Implications:

There are no financial implications.

Strategic Implications:

Improve Our Financial Position

Our Goals	Our Strategies
The Wandering Shire is financially sustainable	<ul style="list-style-type: none"> • Improve accountability and transparency • Develop an investment strategy that plans for the future and provides cash backed reserves to meet operational needs • Prudently manage our financial resources to ensure value for money • Reduce reliance on operational grants

Sustainability Implications:

- Environmental: There are no known significant environmental considerations.
- Economic: There are no known significant economic considerations.
- Social: There are no known significant social considerations.

Risk Implications:

Nil.

Voting Requirements:

Simple Majority

Shire of Wandering

Certificate of Expenditure – 31 May 2025

This Schedule of Accounts to be passed for payment covering:

Payment Method	Cheque/EFT/DD Number	Amount
Municipal Fund:		
Electronic Funds Transfers	EFT 10345 – EFT 10446	\$337,526.16
Direct Debits	DD 5307.1 – DD 5315.9	\$ 44,998.36
Cheques	N/A	-
	TOTAL	\$382,524.52

to the Municipal and Trust Accounts, totalling \$382,524.52 which were submitted to each member of the Council on 17 July 2025, have been checked and fully supported by vouchers and invoices which are submitted herewith, have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations, and costings.

Dr Alistair Pinto
Chief Executive Officer

060725 Moved: Cr I Turton Seconded: Cr A Price

Recommendation and Council Decision:

That in accordance with section 13 of the Financial Management Regulations of the *Local Government Act 1995* and in accordance with delegation, payment of Municipal Fund vouchers, Licensing, Salaries and Wages and EFT Transfers, Direct Debit totalling \$382,524.52 (attached) be noted as approved for payment and credit card statement be noted.

Carried 6/0

For: Cr Little, Cr Price, Cr Cowan, Cr Jennings, Cr Turton, Cr Watts
Against: Nil

List of Accounts for Payments for June 2025

Chq/EFT	Date	Name	Description	Amount	Amount
EFT10345	04/06/2025	Shire of Wandering Christmas Club	Payroll deductions		\$ (175.00)
DEDUCTION	03/06/2025	Shire of Wandering Christmas Club	Payroll Deduction	\$ 175.00	
EFT10346	04/06/2025	Shire of Wandering Staff Lotto	Payroll deductions		\$ (75.00)
DEDUCTION	03/06/2025	Shire of Wandering Staff Lotto	Payroll Deduction	\$ 75.00	
EFT10347	04/06/2025	Wandering Smash Repairs	Payroll deductions		\$ (600.00)
DEDUCTION	03/06/2025	Wandering Smash Repairs	Payroll Deduction	\$ 600.00	
EFT10354	11/06/2025	Allwest Plant Hire	Hire Equipment		\$ (19,052.00)
41876	31/05/2025	Allwest Plant Hire	Hire for Rock breaker 01/05/2025-31/05/2025	\$ 17,182.00	
41797	03/06/2025	Allwest Plant Hire	Hire for 2 days Rock breaker	\$ 1,870.00	
EFT10355	11/06/2025	Altus Planning	Town Planning May 2025		\$ (2,598.75)
AP3980	03/06/2025	Altus Planning	May 2025	\$ 2,598.75	
EFT10356	11/06/2025	BOC	Container Service		\$ (33.82)
5006649032	29/05/2025	BOC	Container Service, Oxygen, Acetylene, Argoshield, Medical Oxygen	\$ 33.82	
EFT10357	11/06/2025	Bali Sands - Garden Supplies & Bali Imports	Community Garden Grant		\$ (375.00)
26616-1	27/05/2025	Bali Sands - Garden Supplies & Bali Imports	Vege soil	\$ 225.00	
26707-1	29/05/2025	Bali Sands - Garden Supplies & Bali Imports	Vege soil	\$ 150.00	
EFT10358	11/06/2025	Best Office Systems	Community Resource Centre		\$ (180.04)
646470	28/05/2025	Best Office Systems	Copier contract	\$ 180.04	
EFT10359	11/06/2025	Bob Waddell & Associates	Accounting Services		\$ (8,756.00)
4563	02/06/2025	Bob Waddell & Associates	May Monthly Financial & 25/26 Budget	\$ 3,212.00	
4572	09/06/2025	Bob Waddell & Associates	May Monthly Financial & 25/26 Budget	\$ 5,544.00	
EFT10360	11/06/2025	Boddington Bakehouse WA	CRC Café		\$ (153.60)
SOW1	29/05/2025	Boddington Bakehouse WA	Sausage Rolls, Assortment of Pies, Assortment of Slices	\$ 153.60	
EFT10361	11/06/2025	Boddington Hardware & Newsagency	Works Supplies		\$ (210.35)
101027267	28/05/2025	Boddington Hardware & Newsagency	Silicone & Gun	\$ 160.90	
101027370	30/05/2025	Boddington Hardware & Newsagency	Boddington Hardware Monthly Expenditure	\$ 49.45	
EFT10362	11/06/2025	Boddington IGA	Councilors Supplies		\$ (79.40)
013722/19	04/06/2025	Boddington IGA	Councilors Supplies, Councilors Supplies	\$ 79.40	
EFT10363	11/06/2025	Bookeasy Australia Pty Ltd	Online booking system fee		\$ (242.00)
00004767	31/05/2025	Bookeasy Australia Pty Ltd	Caravan Park, May 2025	\$ 242.00	
EFT10364	11/06/2025	Brianna Gillingham	Participants Refund - Cancelled CRC event		\$ (300.00)
CEC EVENT	07/05/2025	Brianna Gillingham	Refund for Hat Burning Workshop	\$ 300.00	

Chq/EFT	Date	Name	Description	Amount	Amount
EFT10365	11/06/2025	Bunnings Trade	Works Supplies		\$ (364.72)
2432/01539720	29/05/2025	Bunnings Trade	paint for signs on road, misc tools etc	\$ 364.72	
EFT10366	11/06/2025	C & D Cutri	Bridge Inspections		\$ (5,170.00)
406	06/06/2025	C & D Cutri	Level 1 Bridge Inspections x14	\$ 5,170.00	
EFT10367	11/06/2025	DCE Services	Works Equipment Repairs		\$ (3,696.00)
WS009	06/06/2025	DCE Services	Fix and weld broken and bent bucket on the tractor WD229	\$ 2,794.00	
WS008	06/06/2025	DCE Services	Grader ute attachment	\$ 902.00	
EFT10368	11/06/2025	Data Signs	Works Equipment		\$ (579.70)
00011601	04/06/2025	Data Signs	New remote for portable traffic lights inc Freight	\$ 579.70	
EFT10369	11/06/2025	Day Dreamer Face Painting	Participants Refund - Cancelled CRC event		\$ (150.00)
CRC EVENT	07/05/2025	Day Dreamer Face Painting	Refund for Hat Burning Workshop	\$ 150.00	
EFT10370	11/06/2025	Ecowater Services	Property Maintenance		\$ (788.00)
L5739	06/06/2025	Ecowater Services	Routine Maintenance 5 Dunmall water system	\$ 201.50	
L5738	06/06/2025	Ecowater Services	Routine Maintenance 19 Humes Way water system	\$ 201.50	
L5737	06/06/2025	Ecowater Services	Routine Maintenance 22 Watts Street water system	\$ 385.00	
EFT10371	11/06/2025	Environmental Machinery Group	Works Equipment Repairs		\$ (497.75)
00005839	22/05/2025	Environmental Machinery Group	New Bolts for the Mulching head	\$ 497.75	
EFT10372	11/06/2025	Filicity Lowrie	Participants Refund - Cancelled CRC event		\$ (150.00)
CRC EVENT	07/05/2025	Filicity Lowrie	Refund for Hat Burning Workshop	\$ 150.00	
EFT10373	11/06/2025	Fuel Distributors of WA	Works Supplies		\$ (1,083.66)
00661691	04/06/2025	Fuel Distributors of WA	Grease & Degreaser For Machinery	\$ 1,083.66	
EFT10374	11/06/2025	Great Southern Fuel Supplies	Fuel Card		\$ (2.75)
31010775	27/05/2025	Great Southern Fuel Supplies	New CEO Fuel Card	\$ 2.75	
EFT10375	11/06/2025	JEB Cleaning Services	Cleaning Contract		\$ (2,592.00)
0020	26/05/2025	JEB Cleaning Services	Cleaning contract- 26/05/2025-08/06/2025	\$ 2,592.00	
EFT10376	11/06/2025	Kennards Hire	Hire of VMS boards		\$ (1,400.00)
27537605	23/05/2025	Kennards Hire	Hire of VMS boards x 2 to control traffic 23/05/25-06/06/2025	\$ 1,400.00	
EFT10377	11/06/2025	LG Best Practices Pty Ltd	Assist with interim audit		\$ (7,964.00)
22872	31/05/2025	LG Best Practices Pty Ltd	Creditors Support	\$ 616.00	
22873	31/05/2025	LG Best Practices Pty Ltd	Processing Payroll	\$ 2,464.00	
22874	31/05/2025	LG Best Practices Pty Ltd	Rates Assistance Required for Revenue Officer	\$ 748.00	
22875	31/05/2025	LG Best Practices Pty Ltd	Debtors/Creditor Assistance - Raising a Credit in Debtors to refund in Creditors Processing.	\$ 176.00	
22876	31/05/2025	LG Best Practices Pty Ltd	Assist with upload of documents for interim audit - AMD	\$ 3,960.00	

Chq/EFT	Date	Name	Description	Amount	Amount
EFT10378	11/06/2025	Landgate	Valuation rolls		\$ (330.26)
404373	09/06/2025	Landgate	Rural Valuation rolls, Mining tenements, Minimum charge	\$ 330.26	
EFT10379	11/06/2025	Marina Rita Tonia Corkery	Participants Refund - Cancelled CRC event		\$ (150.00)
CRC EVENT	07/05/2025	Marina Rita Tonia Corkery	Refund for Hat Burning Workshop	\$ 150.00	
EFT10380	11/06/2025	Maze Distribution Pty Ltd	Community Garden Grant Project		\$ (2,091.55)
SI-00334184	30/05/2025	Maze Distribution Pty Ltd	Purchase of Green House	\$ 2,091.55	
EFT10381	11/06/2025	OMG - Omnicom Media Group Australia Pty Ltd	Audit Committee EOI		\$ (592.33)
1850515	31/05/2025	OMG - Omnicom Media Group Australia Pty Ltd	Notice to impose fees and charges 25/26	\$ 239.01	
1850516	31/05/2025	OMG - Omnicom Media Group Australia Pty Ltd	Audit Committee EOI	\$ 353.32	
EFT10382	11/06/2025	Officeworks	Office Stationery		\$ (755.45)
621846770	27/05/2025	Officeworks	Various Stationery	\$ 755.45	
EFT10383	11/06/2025	RingCentral	Phone system Administration		\$ (662.00)
CD_001134065	06/06/2025	RingCentral	Phone system Administration, Phone system Harvest Ban Line, Phone system Council Chambers, Phone system Engineering and Works, Phone system CRC	\$ 662.00	
EFT10384	11/06/2025	Scavenger Fire Safety	service and maintenance fire extinguishers		\$ (2,260.92)
SC-24796	04/06/2025	Scavenger Fire Safety	6 monthly service and maintenance fire extinguishers	\$ 2,260.92	
EFT10385	11/06/2025	WA Fuel Supplies	Fuel Facility Purchase		\$ (53,570.45)
00215737	26/05/2025	WA Fuel Supplies	Diesel, ULP	\$ 53,570.45	
EFT10386	11/06/2025	WD Auto Repairs	Auto Repairs		\$ (5,368.72)
00002263	05/05/2025	WD Auto Repairs	Tyres and shock repairs - WD6	\$ 1,708.56	
00002292	26/05/2025	WD Auto Repairs	New Battery - Colorado	\$ 353.10	
00002299	26/05/2025	WD Auto Repairs	Service and tyres - WD270	\$ 3,257.56	
00002327	04/06/2025	WD Auto Repairs	Bearing for rubbish trailer	\$ 49.50	
EFT10387	11/06/2025	Wandering Brook Estate	Accommodation		\$ (750.00)
0893	26/05/2025	Wandering Brook Estate	Accommodation for Acting CEO, final week.	\$ 750.00	
EFT10388	11/06/2025	Warbys Transport Pty Ltd.	Equipment Hire		\$ (10,252.00)
0488	03/06/2025	Warbys Transport Pty Ltd.	Side tipper hire for 2 weeks	\$ 10,252.00	
EFT10389	11/06/2025	Yahava Kaffeeworks Wholesale	CRC Café Supplies		\$ (228.50)
1-00027435	09/06/2025	Yahava Kaffeeworks Wholesale	coffee and freight	\$ 228.50	
EFT10390	27/06/2025	A to Z Signs	Signage		\$ (261.80)
00004595	25/06/2025	A to Z Signs	History Board Printing	\$ 99.00	
00004596	25/06/2025	A to Z Signs	Community Gardens Signage	\$ 162.80	

Chq/EFT	Date	Name	Description	Amount	Amount
EFT10391	27/06/2025	ATI-Mirage	Staff Training		\$ (387.00)
10446	17/06/2025	ATI-Mirage	Introduction to Excel Course - Finance Officer	\$ 387.00	
EFT10392	27/06/2025	Alana Karen Rosenthal	The Wandering Collective Sales		\$ (168.16)
1025	26/06/2025	Alana Karen Rosenthal	The Wandering Collective Sales as at 23/06/25	\$ 168.16	
EFT10393	27/06/2025	Allwest Plant Hire	Works Equipment Hire		\$ (1,155.00)
42094	17/06/2025	Allwest Plant Hire	Hire of Rock breaker- 03/06/25-05/06/2025	\$ 1,155.00	
EFT10394	27/06/2025	Australia Post	Postal Stock Requirements		\$ (390.60)
1014036862	03/06/2025	Australia Post	Various Stamps , Envelopes, Shire - Printing, Stationery & Postage Expenses GEN, CRC - Printing, Stationery & Postage Expenses GEN	\$ 390.60	
EFT10395	27/06/2025	Australian Taxation Office	BAS MAY 2025		\$ (4,330.52)
7159711508611	16/06/2025	Australian Taxation Office	FBT Return - Fringe Benefits 01/04/24-31/03/25,	\$ 1,346.52	
WAND BAS MAY25	19/06/2025	Australian Taxation Office	GST on Sales	\$ 2,984.00	
EFT10396	27/06/2025	Avon Waste	Domestic & commercial general waste services		\$ (4,742.96)
00070127	31/05/2025	Avon Waste	Fuel facility bin, North Bannister bins, General waste to landfill gate fee, Recycling Services, Recycle processing fee, Transfer Station general waste bins, General waste to landfill gate fee, Transfer Station recycle bins, Recycle processing fee, Building waste bin hire	\$ 4,742.96	
EFT10397	27/06/2025	Bali Sands - Garden Supplies & Bali Imports	Community Garden Project		\$ (112.50)
27543-1	24/06/2025	Bali Sands - Garden Supplies & Bali Imports	Soil for Community Garden Grant- Soil mix	\$ 112.50	
EFT10398	27/06/2025	Benara Nurseries	Community Garden Project		\$ (335.09)
224857	24/06/2025	Benara Nurseries	plants and seedlings for community garden	\$ 335.09	
EFT10399	27/06/2025	Best Office Systems	Copier Contract - Shire		\$ (230.35)
647428	25/06/2025	Best Office Systems	Copier Contract - Shire , B&W copies, Colour copies	\$ 230.35	
EFT10400	27/06/2025	Birdies Gardening Products	Community Garden Project		\$ (1,709.48)
SW105378	19/06/2025	Birdies Gardening Products	Community Garden Grant Project	\$ 1,709.48	
EFT10401	27/06/2025	Bob Waddell & Associates	Accounting Services provided		\$ (3,036.00)
4588	16/06/2025	Bob Waddell & Associates	Annual & 25-26 Statutory Budgets	\$ 1,716.00	
4601	23/06/2025	Bob Waddell & Associates	Annual & 25-26 Statutory Budgets	\$ 1,320.00	
EFT10402	27/06/2025	Boddington Electrical Services Pty Ltd	Annual Electrical test and tag		\$ (6,028.56)
INV0254	15/05/2025	Boddington Electrical Services Pty Ltd	test and tag - annual, repair Caravan park ladies toilet light, Extra Works	\$ 3,521.88	
INV0288	18/06/2025	Boddington Electrical Services Pty Ltd	Test and tag all appliances	\$ 2,506.68	
EFT10403	27/06/2025	Boddington IGA	Councilors Supplies		\$ (15.99)
01492/19	17/06/2025	Boddington IGA	Councilors Supplies	\$ 15.99	

Chq/EFT	Date	Name	Description	Amount	Amount
EFT10404	27/06/2025	Boddington News	Boddington News		\$ (24.00)
599	06/06/2025	Boddington News	Boddington News, Edition #760	\$ 12.00	
568	20/06/2025	Boddington News	Boddington News, Edition #761	\$ 12.00	
EFT10405	27/06/2025	Bout Time Mechanical	Works Equipment Repairs		\$ (2,951.66)
INV0628	16/06/2025	Bout Time Mechanical	New Hydraulic Hoses- WD.1169	\$ 2,951.66	
EFT10406	27/06/2025	Corsign WA	Shire Signage		\$ (2,830.30)
00095428	23/06/2025	Corsign WA	WSFN signage, Replacement signage x7	\$ 1,488.30	
00096078	25/06/2025	Corsign WA	Rural street address, vinyl cut number 0-9	\$ 1,342.00	
EFT10407	27/06/2025	DA Christie PTY Ltd	Pumphreys Bridge Expense		\$ (16,154.60)
5315881	13/06/2025	DA Christie PTY Ltd	(1568) ICON Cabinet - Large - Double Cutout -, Weathered Steel Powder Coat, (1214) CC2 - Gas Cooktop V2 - LPG, reticulated from outside cabinet, (1723) Easy Drain Grease Trap, Freight to Address as Quoted and solar panel	\$ 16,154.60	
EFT10408	27/06/2025	Focus Networks	Computer Updates		\$ (924.00)
11266G	18/06/2025	Focus Networks	VM Ware Critical Security Update May 2025	\$ 924.00	
EFT10409	27/06/2025	Harvest Me	Community Garden Grant		\$ (1,200.00)
INV0023	28/05/2025	Harvest Me	Harvest Me - 6 Workshops for the Community Garden Grant	\$ 1,200.00	
EFT10410	27/06/2025	Instant Weighing	Equipment Maintenance		\$ (1,454.66)
5535	24/06/2025	Instant Weighing	Calibration of the compuload weighing system	\$ 1,454.66	
EFT10411	27/06/2025	JEB Cleaning Services	Cleaning contract		\$ (2,088.00)
0021	09/06/2025	JEB Cleaning Services	Cleaning contract 09/06/25-22/06/25	\$ 2,088.00	
EFT10412	27/06/2025	JLT	Regional Risk Co-Ordinator		\$ (1,925.00)
062-217734	10/06/2025	JLT	Regional Risk Co-Ordinator Fees	\$ 1,925.00	
EFT10413	27/06/2025	Kennards Hire	Works Equipment Hire		\$ (1,400.00)
27583549	20/06/2025	Kennards Hire	Hire of VMS boards x 2 to control traffic 06/06/25-20/06/25	\$ 1,400.00	
EFT10414	27/06/2025	Mandurah Hip Pocket Workwear & Safety	Staff Uniforms		\$ (245.26)
367979	18/06/2025	Mandurah Hip Pocket Workwear & Safety	Staff uniform shirts and postage.	\$ 245.26	
EFT10415	27/06/2025	Narrogin Farmers Centre Narrogin	Works Equipment Repairs		\$ (12,312.32)
310854-00	29/04/2025	Narrogin Farmers Centre Narrogin	Repair electrical issue on Hydro Dig Excavator and replace broken controller in cab	\$ 12,312.32	
EFT10416	27/06/2025	Officeworks	Office Stationary		\$ (783.27)
622385118	26/06/2025	Officeworks	Computer Bag, Stationery etc, Computer Equipment, Crib Room, Amenities, Amenities	\$ 783.27	

Chq/EFT	Date	Name	Description	Amount	Amount
EFT10417	27/06/2025	P & M Treasure Farming Trust	2025/26 Insurance for Bob Rado Trapping Services		\$ (975.00)
0012	20/05/2025	P & M Treasure Farming Trust	Bob Rado Trapping Services - Reimbursement	\$ 975.00	
EFT10418	27/06/2025	Quest Payment Systems	Monthly maintenance fee - Fuel Facility June 2025		\$ (418.00)
60453	27/06/2025	Quest Payment Systems	Monthly maintenance fee - Fuel Facility, June 2025	\$ 418.00	
EFT10419	27/06/2025	Riverside Roadhouse	Works Personnel Expense		\$ (84.20)
4640	23/05/2025	Riverside Roadhouse	Take away food & Drinks - Works Crew Order for 23/05/2025	\$ 84.20	
EFT10420	27/06/2025	Scavenger Fire Safety	Works PPE		\$ (287.15)
22496	16/06/2025	Scavenger Fire Safety	Oliver WIDLLDAND Boots	\$ 287.15	
EFT10421	27/06/2025	Shire of Harvey	BRMC Contribution		\$ (22,123.00)
40404	23/06/2025	Shire of Harvey	BRMC Contribution 2024-25 20%	\$ 22,123.00	
EFT10422	27/06/2025	Shire of Narrogin	Environmental Health Officer		\$ (66.56)
78407317	10/06/2025	Shire of Narrogin	Environmental Health Officer - Feb 2025	\$ 66.56	
EFT10423	27/06/2025	Stallion Homes & Multicon Commercial Constructions	Wandering Community Centre Upgrade		\$ (86,260.93)
262	25/06/2025	Stallion Homes & Multicon Commercial Constructions	Final Claim of Works- - Kitchen and electrical upgrade as per Tender and Quote	\$ 86,260.93	
EFT10424	27/06/2025	Startrack Express	Works Fright		\$ (257.77)
2000863926	26/06/2025	Startrack Express	signs	\$ 257.77	
EFT10425	27/06/2025	Tass 1 Trees	Community Gardens Grant		\$ (800.00)
0087	26/06/2025	Tass 1 Trees	fruit trees	\$ 800.00	
EFT10426	27/06/2025	Thinkproject Deutschland GmbH	Asset Annual Support and Maintenance		\$ (8,573.26)
WAND040725	03/06/2025	Thinkproject Deutschland GmbH	Asset Annual Support and Maintenance Fee 01/06/25-30/06/26	\$ 8,573.26	
EFT10427	27/06/2025	WA Contract Ranger Services	Contract Ranger Service		\$ (693.00)
00006380	20/06/2025	WA Contract Ranger Services	Contract Ranger Service, Labour & travel- 06/06/25 & 18/06/25	\$ 693.00	
EFT10428	27/06/2025	WD Auto Repairs	Loader Service		\$ (3,486.30)
00002351	10/06/2025	WD Auto Repairs	Ute Service- WD0	\$ 593.20	
00002369	17/06/2025	WD Auto Repairs	Loader Service -WD.1827	\$ 2,893.10	
EFT10429	27/06/2025	Wandering Rural	Works Supplies		\$ (3,534.20)
10750	16/06/2025	Wandering Rural	Pine Bollards, Freight	\$ 2,690.25	
10852	23/06/2025	Wandering Rural	Black Zinc for CRC - Community Garden Grant	\$ 24.95	
10818	24/06/2025	Wandering Rural	black posts for rural road signs	\$ 262.50	
10869	24/06/2025	Wandering Rural	45kg Gas bottle for community centre	\$ 556.50	
EFT10431	27/06/2025	Western Australian Hemp Seed Oil Company	The Wandering Collective Sales		\$ (25.60)
0360	27/06/2025	Western Australian Hemp Seed Oil Company	The Wandering Collective Sales as at 23/06/2025	\$ 25.60	

Chq/EFT	Date	Name	Description	Amount	Amount
EFT10432	17/06/2025	Shire of Wandering Christmas Club	Payroll deductions		\$ (175.00)
DEDUCTION	17/06/2025	Shire of Wandering Christmas Club	Payroll Deduction	\$ 175.00	
EFT10433	17/06/2025	Shire of Wandering Staff Lotto	Payroll deductions		\$ (75.00)
DEDUCTION	17/06/2025	Shire of Wandering Staff Lotto	Payroll Deduction	\$ 75.00	
EFT10434	17/06/2025	Wandering Smash Repairs	Payroll deductions		\$ (600.00)
DEDUCTION	17/06/2025	Wandering Smash Repairs	Payroll Deduction	\$ 600.00	
EFT10438	11/06/2025	De Lage Landen Pty Ltd	Loan No. JCB Lease		\$ (4,660.94)
JCB Lease	04/07/2025	De Lage Landen Pty Ltd	JCB Lease Principal payment	\$ 4,660.94	
EFT10439	30/06/2025	Aussie Broadband	Broadband		\$ (79.00)
49473246	30/06/2025	Aussie Broadband	Broadband - 19 Humes Way	\$ 79.00	
EFT10440	30/06/2025	ClickSuper	Transaction fee May 2025		\$ (17.93)
DD25050332	01/06/2025	ClickSuper	Payroll Deduction	\$ 17.93	
EFT10445	26/06/2025	Commonwealth Bank	Credit Card Expense		\$ (499.42)
1197--1423	10/06/2025	Commonwealth Bank	Council Members & CEO Conference Expense Wheatbelt Business Network - Alistar Pinto	\$ 75.00	
48984225	11/06/2025	Commonwealth Bank	Aussie Broadband -Administration Internet	\$ 89.00	
WILSONCEO	16/06/2025	Commonwealth Bank	Wilson Parking Fees	\$ 31.43	
BODIGA	25/06/2025	Commonwealth Bank	Shire Office - Milk	\$ 3.99	
AUSTPOST	26/06/2025	Commonwealth Bank	Shire Employee gift, Annette Hardie	\$ 300.00	
EFT10446	30/06/2025	Western Australian Treasury Corporation	Loan No. 10 Quarterly WA Treasury		\$ (2,355.10)
10	29/06/2025	Western Australian Treasury Corporation	Principal & Interest payment -	\$ 2,355.10	
DD5307.1	03/06/2025	Australian Super	Superannuation contributions		\$ (1,791.07)
SUPER	03/06/2025	Australian Super	Payroll Deduction	\$ 1,403.03	
DEDUCTION	03/06/2025	Australian Super	Payroll Deduction	\$ 79.87	
DEDUCTION	03/06/2025	Australian Super	Payroll Deduction	\$ 308.17	
DD5307.2	03/06/2025	Aware Super	Superannuation contributions		\$ (6,021.99)
DEDUCTION	03/06/2025	Aware Super	Payroll Deduction	\$ 864.51	
SUPER	03/06/2025	Aware Super	Payroll Deduction	\$ 5,157.48	
DD5307.3	03/06/2025	MLC Masterkey	Superannuation contributions		\$ (498.28)
DEDUCTION	03/06/2025	MLC Masterkey	Payroll Deduction for Helen Louise Herbert 03/06/2025	\$ 72.57	
SUPER	03/06/2025	MLC Masterkey	Payroll Deduction	\$ 425.71	
DD5307.4	03/06/2025	HESTA	Superannuation contributions		\$ (251.51)
DEDUCTION	03/06/2025	HESTA	Payroll Deduction	\$ 58.49	
SUPER	03/06/2025	HESTA	Payroll Deduction	\$ 193.02	
DD5307.5	03/06/2025	Macquarie Super	Superannuation contributions		\$ (128.65)
SUPER	03/06/2025	Macquarie Super	Payroll Deduction	\$ 128.65	

Chq/EFT	Date	Name	Description	Amount	Amount
DD5307.6	03/06/2025	The Trustee for Keith Bowen Super	Superannuation contributions		\$ (306.19)
SUPER	03/06/2025	The Trustee for Keith Bowen Super	Payroll Deduction	\$ 306.19	
DD5307.7	03/06/2025	Australian Retirement Trust Super Savings	Superannuation contributions		\$ (222.64)
SUPER	03/06/2025	Australian Retirement Trust Super Savings	Payroll Deduction	\$ 222.64	
DD5307.8	03/06/2025	HUB24 Super Fund	Superannuation contributions		\$ (260.24)
SUPER	03/06/2025	HUB24 Super Fund	Payroll Deduction	\$ 260.24	
DD5307.9	03/06/2025	HostPlus Super Fund	Superannuation contributions		\$ (208.14)
SUPER	03/06/2025	HostPlus Super Fund	Payroll Deduction	\$ 208.14	
DD5315.1	17/06/2025	Australian Super	Payroll deductions		\$ (1,791.07)
SUPER	17/06/2025	Australian Super	Payroll Deduction	\$ 1,403.03	
DEDUCTION	17/06/2025	Australian Super	Payroll Deduction	\$ 79.87	
DEDUCTION	17/06/2025	Australian Super	Payroll Deduction	\$ 308.17	
DD5315.2	17/06/2025	Aware Super	Superannuation contributions		\$ (6,200.00)
DEDUCTION	17/06/2025	Aware Super	Payroll Deduction	\$ 877.44	
SUPER	17/06/2025	Aware Super	Payroll Deduction	\$ 5,322.56	
DD5315.3	17/06/2025	MLC Masterkey	Superannuation contributions		\$ (498.28)
DEDUCTION	17/06/2025	MLC Masterkey	Payroll Deduction for Helen Louise Herbert 17/06/2025	\$ 72.57	
SUPER	17/06/2025	MLC Masterkey	Payroll Deduction	\$ 425.71	
DD5315.4	17/06/2025	HESTA	Superannuation contributions		\$ (208.51)
DEDUCTION	17/06/2025	HESTA	Payroll Deduction	\$ 48.49	
SUPER	17/06/2025	HESTA	Payroll Deduction	\$ 160.02	
DD5315.5	17/06/2025	Macquarie Super	Superannuation contributions		\$ (128.65)
SUPER	17/06/2025	Macquarie Super	Payroll Deduction	\$ 128.65	
DD5315.6	17/06/2025	The Trustee for Keith Bowen Super	Superannuation contributions		\$ (306.19)
SUPER	17/06/2025	The Trustee for Keith Bowen Super	Payroll Deduction	\$ 306.19	
DD5315.7	17/06/2025	Australian Retirement Trust Super Savings	Superannuation contributions		\$ (222.64)
SUPER	17/06/2025	Australian Retirement Trust Super Savings	Payroll Deduction	\$ 222.64	
DD5315.8	17/06/2025	HUB24 Super Fund	Superannuation contributions		\$ (259.68)
SUPER	17/06/2025	HUB24 Super Fund	Payroll Deduction	\$ 259.68	
DD5315.9	17/06/2025	HostPlus Super Fund	Superannuation contributions		\$ (208.14)
SUPER	17/06/2025	HostPlus Super Fund	Payroll Deduction	\$ 208.14	
EFT10441	30/06/2025	DOT Licencing	Direct Debit 028423 TRANSPORT		\$ (15,381.75)
DDWADO20250603	05/06/2025	DOT Licencing	Transport WADO	\$ 473.20	
DDWADO20250604	06/06/2025	DOT Licencing	Transport WADO	\$ 5,463.55	
DDWADO20250605	09/06/2025	DOT Licencing	Transport WADO	\$ 1,724.35	
DDWADO20250610	12/06/2025	DOT Licencing	Transport WADO	\$ 276.65	

Chq/EFT	Date	Name	Description	Amount	Amount
DDWADO20250612	16/06/2025	DOT Licencing	Transport WADO	\$ 404.10	
DDWADO20250617	19/06/2025	DOT Licencing	Transport WADO	\$ 481.40	
DDWADO20250618	20/06/2025	DOT Licencing	Transport WADO	\$ 2,185.70	
DDWADO20250623	25/06/2025	DOT Licencing	Transport WADO	\$ 3,352.45	
DDWADO20250624	26/06/2025	DOT Licencing	Transport WADO	\$ 19.40	
DDWADO20250625	27/06/2025	DOT Licencing	Transport WADO	\$ 835.85	
DDWADO20250626	30/06/2025	DOT Licencing	Transport WADO	\$ 165.10	
EFT10442	30/06/2025	Easi Fleet PTY LTD-DD	Novated Lease Payment		\$ (1,611.22)
DD229155	01/06/2025	Easi Fleet PTY LTD-DD	Payroll Deduction	\$ 1,611.22	
EFT10443	30/06/2025	Synergy	Power Usage		\$ (7,391.95)
DD2094367322	23/05/2025	Synergy	Administration Office, Usage	\$ 711.19	
DD2058421262	23/05/2025	Synergy	Depot, Usage	\$ 560.00	
DD2050428967	26/05/2025	Synergy	Fuel facility, Usage	\$ 374.65	
DD2002507656	26/05/2025	Synergy	Street lighting, Usage	\$ 863.21	
DD2002508890	26/05/2025	Synergy	Caravan Park & Fire Station, Caravan Park, Fire Station	\$ 2,737.97	
DD2074407565	26/05/2025	Synergy	Community Centre, Usage	\$ 233.86	
DD2010452476	26/05/2025	Synergy	CRC & public conveniences, CRC, Public conveniences	\$ 689.19	
DD2046427939	27/05/2025	Synergy	19 Humes Wy, Usage	\$ 386.52	
DD2078410237	03/06/2025	Synergy	Street lighting, Usage	\$ 835.36	
EFT10444	30/06/2025	Telstra	Telstra Account Administration Phone/Interne		\$ (1,101.57)
DD761124951-3	18/05/2025	Telstra	Phone, Internet, Mobiles - 11/05/-10/06	\$ 1,101.57	

\$ (382,524.52)

[illegible]

14 Planning and Technical Services

14.2 Amendment No. 7 to Town Planning Scheme No. 3 – Short-Term Rental Accommodation

File Reference:	N/A
Location:	N/A
Applicant:	N/A
Author:	Ben Laycock c/- Altus Planning (Shire's Town Planning Consultant)
Authorising Officer	Dr Alistair Pinto – Chief Executive Officer
Date:	7 July 2025
Disclosure of Interest:	N/A
Attachments:	Scheme Amendment No. 7 Report
Previous Reference:	Nil

Summary:

The purpose of this Scheme Amendment is to update Town Planning Scheme No. 3 (TPS3) to implement the State Government's planning reforms for Short-Term Rental Accommodation (STRA). Specifically, the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regulations) have introduced new 'deemed' land uses which are automatically read into local planning schemes and supersede some existing land uses within TPS3. The Western Australian Planning Commission (WAPC) are requiring local governments to have these amendments in place by no later than 1 January 2026.

The attached Scheme Amendment Report has been prepared following the guidance provided by the WAPC through Planning Bulletin 115/2024, and using the associated report template.

Should Council resolve to adopt the Scheme Amendment, it will then need to be advertised in accordance with the LPS Regulations, with any submissions to be considered by Council at a later meeting, before being put to the WAPC and ultimately the Minister for Planning for final approval.

Background:

In November 2023, the WAPC released its *Position Statement: Planning for Tourism and Short-Term Rental Accommodation* (Position Statement). Along with associated Guidelines, it outlines the WAPC's position for clearer, more consistent regulation of STRA in planning frameworks.

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*.

Information relating to the full suite of reforms, including the state-wide STRA Register and Incentive Scheme administered by the Department of Energy, Mines, Industry Regulation and Safety (DEMIRS), can be accessed via the [Short-Term Rental Accommodation \(STRA\) Initiatives](#) website.

The Position Statement foreshadowed a series of amendments to Schedules 1 and 2 of the LPS Regulations, which as of September 2024 are in force. These include:

- new 'deemed' general and land use definitions to ensure hosted and unhosted short-term rental accommodation are considered as dedicated land use classes in planning schemes;
- new 'model' land use class of 'tourist and visitor accommodation' to supersede and consolidate a number of land use terms for traditional accommodation, as well as other changes to general definitions;
- a state-wide development approval exemption for 'hosted short-term rental accommodation' (includes ancillary dwellings); and
- a 90-night (cumulative) exemption within a 12-month period for 'unhosted short-term rental accommodation' in the Perth metropolitan area.

Comment:

Deemed Short-Term Rental Accommodation Land Use Classes

Whilst the new 'deemed' land use classes are automatically read into the Shire's scheme through the LPS Regulations, along with the previously mentioned exemptions, these uses are being incorporated into scheme zoning tables to ensure absolute clarity from an interpretation perspective, particularly given these uses replace long-standing 'model' land use classes within the Shire's planning framework.

To implement the required changes, this amendment requires deletion of all references to the land use classes of *bed and breakfast* and *holiday house*, replaced with the new 'deemed' definitions of *hosted short-term rental accommodation* and *unhosted short-term rental accommodation*. This includes amending the Zoning Table and Definitions schedules of the scheme text accordingly.

In addition to the LPS Regulations, the Position Statement and Planning Bulletin 115 provide further direction for how STRA should be dealt with in local planning schemes from a permissibility standpoint. To reflect these requirements, this amendment proposes the following designations for these new land use classes:

- 'Hosted short-term rental accommodation' is proposed as a Permitted ('P') use in all zones where any type of 'dwelling' is capable of approval, to reflect the state-wide exemption in the 'deemed provisions' (i.e. within the Residential, Rural Residential and Rural zones); and
-
- 'Unhosted short-term rental accommodation' is proposed to be designated as a Discretionary ('D') use in the Rural zone, a Discretionary following advertising ('A') use in the Residential and Rural Residential zones and not permitted ('X') in the Commercial and Industrial zones.

Given that 'Holiday House' was not previously included in the Zoning Table, it is being proposed that 'Unhosted short-term rental accommodation' is a discretionary use in all zones where a dwelling is currently permissible, to provide flexibility. Furthermore, with the potential close proximity to the more traditional forms of dwellings, it is proposed that the use be assigned class 'A' use in the Residential and Rural Residential zones so that public advertising/neighbour referral be mandatory. This is likely to be less of an issue within a Rural zone, hence the proposal to be a 'D' use.

The 'D' and 'A' use classifications also provide the Shire with the ability to prepare a local planning policy that can then guide the decision making for such proposals and can also provide additional considerations or requirements to address any issues or trends, if and when they arise.

As a flow on effect of the abovementioned land use permissibility changes, Additional Use No. 1 for Lots 189 and 190 Watts Street is no longer required as 'Unhosted short-term rental accommodation' will become a Discretionary ('D') use for all land zoned Rural within the Scheme.

Model 'Tourist and Visitor Accommodation' Land Use

A new model land use class of 'Tourist and Visitor Accommodation' has been introduced to supersede various traditional accommodation land use types (excluding 'hotel') and provide a clearer delineation between these uses and 'short-term rental accommodation'. In the context of the Shire's scheme, uses to be deleted through this change include:

- Holiday Accommodation; and
- Motel.

The new land use essentially merges 'Holiday Accommodation' and 'Motel', and is the approach being undertaken with assigning the land use permissibility. Specifically, it is proposed that 'Tourist and Visitor Accommodation' becomes:

- A Discretionary ('D') use in the Commercial and Rural zone where either Motel or Holiday Accommodation were previously 'D' uses; and
- A Discretionary following Advertising ('A') use in the Residential zone where Holiday Accommodation was previous an 'A' use.

New and Revised Land Use & General Definitions

As part of the LPS Regulations changes, amendments to some other model definitions were also introduced so as to not cause confusion or conflict with the new short-term rental accommodation land use terms. These include deletion of the definition for 'short-term accommodation', which has been removed to avoid confusion with new terms relating to 'short-term rental accommodation'. This has consequentially resulted in modifications to the general model terms of 'cabin' and 'chalet' (not previously included in the Shire's Scheme), as well as the land use term for 'roadhouse'. The new model terms are proposed to be introduced into the scheme text through this amendment and again, will assist in standardising these terms across the state.

Consultation:

Should Council resolve to adopt Amendment No. 7, the amendment documentation will be forwarded to the WAPC for consent to advertise. Thereafter, the amendment will need to be advertised for a period of 42 days, in accordance with the LPS Regulations.

Statutory Environment:

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *Shire of Wandering Town Planning Scheme No. 3*

Policy Implications:

Nil.

Financial Implications:

Nil.

Strategic Implications:

The recommendations of this report are consistent with the Shire's Strategic Community Plan 2018 - 2028.

Improve the Economic Growth of our Community

Our Goals	Our Strategies
Facilitate increased business opportunities	Ensure our planning framework and environment supports nimble decision making and gives confidence to developers
Capture tourism opportunities locally	Encourage tourists, longer stays and repeat visitation

Sustainability Implications:

- Environmental: There are no known significant environmental considerations.
- Economic: There are no known significant economic considerations.
- Social: There are no known significant social considerations.

Risk Implications:

Risk	Low (2)
Risk Likelihood (based on history and with existing controls)	Low (2)
Risk Impact / Consequence	Low (2)
Risk Rating (Prior to Treatment or Control)	Low (2)
Principal Risk Theme	Low (2)
Risk Action Plan (Controls or Treatment Proposed)	Low (2)

Risk Matrix:

Consequence		Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood		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 (considered to be high or extreme risk) will be added to the Risk Register.

Voting Requirements:

Simple Majority

070725 Moved: Cr I Turton Seconded: Cr R Cowan

Recommendation and Council Decision:**That Council:**

1. Resolve, pursuant to Regulation 35(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, to adopt Amendment No. 7 to the Shire's Town Planning Scheme No. 3.
2. Resolve, pursuant to Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, that Amendment No. 7 to the Shire's Town Planning Scheme No. 3 is a standard amendment for the following reasons:
 - a. the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment;
 - b. the amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
 - c. the amendment is not considered a complex or basic amendment.
3. Resolve, pursuant to Regulation 46A(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, to seek approval to advertise Amendment No. 7 to the Shire's Town Planning Scheme No. 3, without modification, under section 83A of the *Planning and Development Act 2005*.
4. In accordance with Regulation 47 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and subject to any requirements of the Western Australian Planning Commission pursuant to resolution 3, advertise Amendment No. 7 to the Shire's Town Planning Scheme No. 3 for a period of 42 days, including:
 - a. A notice in the local newspaper and online via the Shire's social media account; and
 - b. A notice and copy of the amendment report (Attachment 1) on the Shire's website, and at the Shire's Administration Centre and Community Resource Centre.

Carried 6/0

For: Cr Little, Cr Price, Cr Cowan, Cr Jennings, Cr Turton, Cr Watts**Against: Nil**

**Short Term Rental Accommodation
Scheme Amendment Report Template**

COVER PAGE



**Shire of Wandering
Town Planning Scheme No. 3**

Amendment No. 7

Summary of Amendment Details

Update scheme text to introduce new and revised land use classes and general definitions to facilitate State Government reforms for short-term rental accommodation.

**Planning and Development Act 2005
RESOLUTION TO ADOPT AMENDMENT
TO LOCAL PLANNING SCHEME**

***Shire of Wandering Town Planning Scheme No. 3
[Amendment Number 7]***

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

1. In Schedule 1 – Definitions:

A. Delete the definitions for:

- *bed and breakfast*
- *holiday accommodation*
- *holiday house*
- *motel*
- *short-term accommodation.*

B. Insert the general definition for *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*

C. Insert the general definition for *chalet*:

means a building that —

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

D. Amend the existing definition for *roadhouse* by deleting paragraph (d) and inserting:

- (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. Insert the definition for *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;*

2. In Table 1 – Zoning Table, insert in alphabetical order the following land uses and permissibility:

USE CLASSES	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	RURAL RESIDENTIAL	RURAL
Hosted short-term rental accommodation	P	X	X	P	P
Tourist and visitor accommodation	A	D	X	X	D
Unhosted short-term rental accommodation	A	X	X	A	D

3. In Table 1 – Zoning Table, delete all references to:

- A. *holiday accommodation*;
- B. *motel*;

4. In Schedule 2 – Additional Uses, delete Additional Use No. 1 in its entirety.

The amendment is **standard** under the provisions of Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

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

Dated this _____ day of _____ 20__

(Chief Executive Officer)

Scheme Amendment Report

1. Introduction

The purpose of this amendment is to amend the Shire's local planning scheme to implement the State Government's planning reforms for short-term rental accommodation.

This amendment is required to ensure alignment with new 'deemed' and 'model' land use classes and general definitions introduced into the state planning framework. Most significantly, it includes amendments to reflect the 'deemed' land use classes for 'hosted short-term rental accommodation' and 'unhosted short-term rental accommodation', along with removal of superseded land uses. The following report provides further detail and background information on these changes, including specific implications for the Shire.

2. Background

Short-Term Rental Accommodation (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

The State Government's planning reforms for short-term rental accommodation are being implemented predominantly through the *Planning & Development (Local Planning Schemes) Regulations 2015* (LPS Regulations), which in turn have been informed by policy direction provided through the Position Statement.

The Position Statement foreshadowed a series of amendments to the LPS 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 unhosted 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.

LPS Regulations

The LPS 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 these regulations have been made to facilitate the necessary planning changes of the State Government's short-term rental accommodation (STRA) reform initiatives, as envisaged by the Position Statement. These changes, most notably, include:

- i. new 'deemed' land use classes of 'hosted short-term rental accommodation' and 'unhosted short-term rental accommodation' to ensure these accommodation types are classified as dedicated land use classes in planning schemes. The definitions of these land uses are as follows:

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

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

resides at the dwelling, resides at the ancillary dwelling during the short-term rental arrangement;

unhosted short-term rental accommodation means short-term rental accommodation that –
 (a) *is not hosted short-term rental accommodation; and*
 (b) *accommodates a maximum of 12 people per night;*

- ii. 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. The definition of this term is as follows:

short-term rental accommodation –

(a) *means a dwelling provided, on a commercial basis, for occupation under a short-term rental arrangement; but*

(b) *does not include a dwelling that is, or is part of, 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) *a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);*
- (iv) *a park home park;*
- (v) *a retirement village as defined in the Retirement Villages Act 1992 section 3(1);*
- (vi) *workforce accommodation;*

- iii. 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;
- iv. a state-wide development approval exemption for ‘hosted short-term rental accommodation’ (this includes ancillary dwellings); and
- v. a 90-night (cumulative) exemption within a 12-month period for ‘unhosted’ short-term rental accommodation in the Perth metropolitan area.

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

4. Local Planning Context

Local Planning Strategy

The Shire’s current Local Planning Strategy encourages the provision of accommodation and visitors’ facilities in the town and specifically notes that the need to address accommodation for seasonal workers, including those working on farm diversification projects, through the provision of short stay accommodation for visitors at the Wandering Caravan Park between Moramocking Road and Cheetaning Street.

Local Planning Scheme

Amendment No. 5 to Town Planning Scheme No. 3 was gazetted in 2019 which sought to include the definitions of 'Bed and Breakfast', 'Short-Term Accommodation' and 'Holiday House'. Amendment No. 5 also brought about the introduction of Additional Use No. 1 for Lots 189 and 190 Watts Street which allowed for 'Bed and Breakfast' and 'Holiday House' to be discretionary land uses for that land, subject to compliance with specific conditions.

As it currently stands, 'Hosted Short-Term Rental Accommodation' (formerly 'Bed and Breakfast') would otherwise need to be dealt with as a use not listed.

5. Proposed Amendment

With the introduction of the new deemed land use classes into planning schemes associated with short-term rental accommodation, this scheme amendment relates to the introduction, modification and deletion of various land use and general definitions to the Shire's planning scheme. The new exemptions are also 'deemed' and as such are already operative, however this amendment does include changes to the zoning table to reflect the hosted STRA exemption as a permitted use.

Deemed Short-Term Rental Accommodation Land Use Classes

Whilst the new 'deemed' land use classes are automatically read into the Shire's scheme through the LPS Regulations, along with the previously mentioned exemptions, these uses are being incorporated into scheme zoning tables to ensure absolute clarity from an interpretation perspective, particularly given these uses replace long-standing 'model' land use classes within the Shire's planning framework.

To implement the required changes, this amendment requires deletion of all references to the land use classes of *bed and breakfast* and *holiday house*, replaced with the new 'deemed' definitions of *hosted short-term rental accommodation* and *unhosted short-term rental accommodation*. This includes amending the Zoning Table and Definitions schedules of the scheme text accordingly.

In addition to the LPS Regulations, the Position Statement and Planning Bulletin 115 provide further direction for how STRA should be dealt with in local planning schemes from a permissibility standpoint. To reflect these requirements, this amendment proposes the following designations for these new land use classes:

- 'Hosted short-term rental accommodation' is proposed as a Permitted ('P') use in all zones where any type of 'dwelling' is capable of approval, to reflect the state-wide exemption in the 'deemed provisions' (i.e. within the Residential, Rural Residential and Rural zones); and
- 'Unhosted short-term rental accommodation' is proposed to be designated as a Discretionary ('D') use in the Rural zone, a Discretionary following advertising ('A') use in the Residential and Rural Residential zones and not permitted ('X') in the Commercial and Industrial zones.

Given that 'Holiday House' was not previously included in the Zoning Table, it is being proposed that 'Unhosted short-term rental accommodation' is a discretionary use in all zones where a dwelling is currently permissible, to provide flexibility. Furthermore, with the potential close proximity to the more traditional forms of dwellings, it is proposed that the use be assigned class 'A' use in the

Residential and Rural Residential zones so that public advertising/neighbour referral be mandatory. This is likely to be less of an issue within a Rural zone, hence the proposal to be a 'D' use.

The 'D' and 'A' use classifications also provide the Shire with the ability to prepare a local planning policy that can then guide the decision making for such proposals and can also provide additional considerations or requirements to address any issues or trends, if and when they arise.

As a flow on effect of the abovementioned land use permissibility changes, Additional Use No. 1 for Lots 189 and 190 Watts Street is no longer required as 'Unhosted short-term rental accommodation' will become a Discretionary ('D') use for all land zoned Rural within the Scheme.

Model 'Tourist and Visitor Accommodation' Land Use

A new model land use class of 'Tourist and Visitor Accommodation' has been introduced to supersede various traditional accommodation land use types (excluding 'hotel') and provide a clearer delineation between these uses and 'short-term rental accommodation'. In the context of the Shire's scheme, uses to be deleted through this change include:

- Holiday Accommodation; and
- Motel.

The new land use essentially merges 'Holiday Accommodation' and 'Motel', and is the approach being undertaken with assigning the land use permissibility. Specifically, it is proposed that 'Tourist and Visitor Accommodation' becomes:

- A Discretionary ('D') use in the Commercial and Rural zone where either Motel or Holiday Accommodation were previously 'D' uses; and
- A Discretionary following Advertising ('A') use in the Residential zone where Holiday Accommodation was previous an 'A' use.

New and Revised Land Use & General Definitions

As part of the LPS Regulations changes, amendments to some other model definitions were also introduced so as to not cause confusion or conflict with the new short-term rental accommodation land use terms. These include deletion of the definition for 'short-term accommodation', which has been removed to avoid confusion with new terms relating to 'short-term rental accommodation'. This has consequentially resulted in modifications to the general model terms of 'cabin' and 'chalet' (not previously included in the Shire's Scheme), as well as the land use term for 'road house'. The new model terms are proposed to be introduced into the scheme text through this amendment.

**Planning and Development Act 2005
RESOLUTION TO AMEND LOCAL PLANNING SCHEME**

***Shire of Wandering Town Planning Scheme No. 3
[Amendment Number 7]***

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

1. In Schedule 1 – Definitions:

A. Delete the definitions for:

- *bed and breakfast*
- *holiday accommodation*
- *holiday house*
- *motel*
- *short-term accommodation.*

B. Insert the general definition for *cabin*:

means a building that -

- (d) is an individual unit other than a chalet; and*
- (e) forms part of -*
 - (iii) tourist and visitor accommodation; or*
 - (iv) a caravan park;*
- and*
- (f) 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*

C. Insert the general definition for *chalet*:

means a building that —

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

D. Amend the existing definition for *roadhouse* by deleting paragraph (d) and inserting:

- (e) *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. Insert the definition for *tourist and visitor accommodation*:

- (a) *means a building, or a group of buildings forming a complex, that —*
 - (v) *is wholly managed by a single person or body; and*
 - (vi) *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*
 - (vii) *may include on-site services and facilities for use by guests; and*
 - (viii) *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 —*
 - (ix) *an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);*
 - (x) *a caravan park;*
 - (xi) *hosted short-term rental accommodation;*
 - (xii) *a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);*
 - (xiii) *a park home park;*
 - (xiv) *a retirement village as defined in the Retirement Villages Act 1992 section 3(1);*
 - (xv) *a road house;*
 - (xvi) *workforce accommodation;*

2. In Table 1 – Zoning Table, insert in alphabetical order the following land uses and permissibility:

USE CLASSES	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	RURAL RESIDENTIAL	RURAL
Hosted short-term rental accommodation	P	X	X	P	P
Tourist and visitor accommodation	A	D	X	X	D
Unhosted short-term rental accommodation	A	X	X	A	D

3. In Table 1 – Zoning Table, delete all references to:

- A. *holiday accommodation*;
- B. *motel*;

4. In Schedule 2 – Additional Uses, delete Additional Use No. 1 in its entirety.

COUNCIL ADOPTION

This standard Amendment was adopted by resolution of the Council of the Shire of Wandering at the [NAME] Meeting of the Council held on the [day] day of [month], 20[year].

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the Shire of Wandering at the [NAME] Meeting of the Council held on the [day] day of [month], 20[year], proceed to advertise this Amendment.

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended [for support/ not to be supported] by resolution of the Shire of Wandering at the [NAME] Meeting of the Council held on the [number] day of [month], 20[year] and the Common Seal of the [LOCAL GOVERNMENT] was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

UNOFFICIAL

DELEGATED UNDER S.16 OF
THE P&D ACT 2005

DATE.....

APPROVAL GRANTED

.....
MINISTER FOR PLANNING

DATE.....

15. Elected Members Motions of Which Previous Notice Has Been Given

Nil.

16. New Business or Urgent Business Introduced by Decision of the Meeting

New business of an urgent nature introduced by decision of the meeting. Best practice provides that Council should only consider items that have been included on the Agenda (to allow ample time for Councillors to research prior to the meeting) and which have an Officer Report (to provide the background to the issue and a recommended decision).

16.1 Elected Members

Nil.

16.2 Officers

Nil.

17. Matters Behind Closed Doors

Nil.

18. Closure of Meeting

The Presiding Member declared the meeting closed at 4.56pm.