SHIRE OF WOODANILLING

ATTACHMENT BOOKLET

FOR ORDINARY COUNCIL MEETING

Tuesday, 17 November 2026 at 5.00pm

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SHIRE OF WOODANILLING

ORDINARY MEETING OF COUNCIL Unconfirmed Minutes 20 October 2026

Disclaimer
The resolutions contained in the Minutes are subject to confirmation by Council. The Shire of Woodanilling warns that anyone who has an application lodged with Council must obtain and should only rely on written confirmation of the outcomes of the application following the Council meeting, and any conditions attaching to the decision made by the Council in respect of the application. No responsibility whatsoever is implied or accepted by the Shire of Woodanilling for any act, omission or statement or intimation occurring during a Council Meeting.

Agendas and Minutes are available on the Shire website www.woodanilling.wa.gov.au

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ORDINARY MEETING OF COUNCIL

UNCONFIRMED MINUTES

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Shire President, Cr Thomson, declared the meeting open at 5.01pm.

Recording of Meeting In accordance with the *Local Government Act 1995* and *Local Government (Administration) Regulations 1996*, Members of Council and members of the gallery are advised that this meeting will be audio recorded. The recording will be made publicly available on the Shire of Woodanilling website within 14 days of the meeting taking place.

1.1. DISCLOSURE OF INTEREST AFFECTING IMPARTIALITY

Division 6 Subdivision 1 of the Local Government Act 1995 requires Council Members and Employees to declare any direct or indirect financial interest or general interest in any matter listed in this Agenda.

The Act also requires the nature of the interest to be disclosed in writing before the meeting or immediately before the matter be discussed.

NB: A Council member who makes a disclosure must not preside or participate in, or be present during, any discussion or decision making procedure relating to the declared matter unless the procedures set out in Sections 5.68 or 5.69 of the Act have been complied with.

DISCLOSURE OF INTEREST AFFECTING IMPARTIALITY

Disclosures of Interest Affecting Impartiality are required to be declared and recorded in the minutes of a meeting. Councillors who declare such an interest are still permitted to remain in the meeting and to participate in the discussion and voting on the particular matter. This does not lessen the obligation of declaring financial interests etc. covered under the Local Government Act.

To help with complying with the requirements of declaring Interests Affecting Impartiality the following statement is recommended to be announced by the person declaring such an interest and to be produced in the minutes.

"I (give circumstances of the interest being declared, eg: have a long standing personal friendship with the proponent). As a consequence there may be a perception that my impartiality on this matter may be affected. I declare that I will consider this matter on its merits and vote accordingly".

Nil.

2. RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE (PREVIOUSLY APPROVED)

Cr HR Thomson OAM	Shire President
Cr S Vermeulen	Deputy Shire President
Cr R Marshall	
Cr K Stephens	
Cr I Garstone	
Cr M Trimming	
Officers:	
Signe Balodis	Chief Executive Officer
Peter Vlahov	Manager of Works and Services
Ciara Whitmore	Customer Service Officer
Leave of Absence:	
Nil.	
Apologies:	
Nil.	
Observers:	
Nil.	

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

At the Ordinary Council Meeting held on 15 September 2026, written questions were received from Mrs Cathi Bessell-Browne in relation to Road Capital Works Prioritisation and Robinson Road West. As Mrs Bessell-Browne was not present, the questions were taken on notice. A written response was provided to Mrs Bessell-Browne on 15 October 2026, with a clarification to Question 1 provided on 16 October 2026. The questions are reproduced verbatim and the responses are summarised.

Question 1: "For each of the 2024/25, 2025/26 and 2026/27 capital road programs, who selected and prioritised the individual projects and determined their project-level budget allocations, and when did this occur? Could the relevant Council resolution, committee decision or delegation please be identified?"

Response: Council adopted the total capital road allocation within each annual budget (OCM 346/08/2024, OCM 450/08/2025 and OCM 579/08/2026). The statutory budget lists only the total capital expenditure for roads. Draft project lists were prepared by the administration, with technical input from the Shire's consultant engineers, and presented at budget workshops. The final project list was provided to Councillors at each budget adoption meeting as a supporting document. There is no separate Council resolution, committee decision or delegation for individual project allocations, other than the resolutions specific to Robinson Road West (OCM 317/04/2024, OCM 400/02/2025, OCM 427/05/2025 and OCM 510/03/2026).

Question 2: "Was the five-year Strategic Road Plan referred to in the Corporate Business Plan review formally adopted or endorsed by Council? If not, who approved it, when, and under what delegation?"

Response: The plan was prepared for the Shire by Greenfield Technical Services in June 2024. No record has been located of the plan itself being presented to Council for adoption. Council endorsed the Corporate Business Plan Year 1 Progress Report (OCM 541/05/2026), which reported that a road plan had been developed.

Question 3: "For Robinson Road West, when was the investigation into possible transfer completed, what was its outcome, and were the findings presented to Council? Who decided the matter will progress from investigation to development of a proposal/application for transfer to Main Roads WA, when was that decision made, and under what authority?"

Response: The investigation has not been completed, and no outcome has been reported to Council. The investigation is Action 10.3 of the Corporate Business Plan adopted by Council (SCM 02/02/2025). The Year 1 Progress Report, endorsed by Council (OCM 541/05/2026), described an application as being developed. No separate decision to progress to an application has been located, no findings have been presented to Council, and no application has been lodged. Main Roads WA has confirmed it has received no formal correspondence from the Shire on the matter.

Question 4: "Could the Shire explain its governance arrangements for its capital road projects and major strategic road proposals, including how requests or suggestions to prioritise, defer or substitute projects (including those raised by elected members outside Council meetings) are considered and formally recorded; what records are maintained of the decision-maker, reasons, funding source and approval pathway; and how any relevant interests of elected members, employees, or others involved are identified, disclosed and managed? Could the Shire please confirm if these processes have been consistently followed for the road programs and proposals currently being implemented?"

Response: Road works are approved by Council through the budget, and expenditure for a purpose not in the budget requires an absolute majority resolution (s.6.8). Changes to an adopted program are made by Council resolution and recorded in the minutes, with the funding source identified in the officer report. The CEO is responsible for managing the Shire's administration and operations and for employees (s.5.41), and council members must not direct employees (Model Code of Conduct, cl. 20). Interests are disclosed under Part 5, Division 6 of the Local Government Act 1995 and the Codes of Conduct, and disclosures are recorded in the minutes. A review of the minutes from March 2024 to September 2026 found that the road allocation in each budget, and each change to the Robinson Road West budget identified, was made by resolution of Council.

4. PUBLIC QUESTION TIME

Nil.

5. PETITIONS / DEPUTATIONS / PRESENTATIONS

Nil.

6. APPLICATIONS FOR LEAVE OF ABSENCE

Nil.

7. ANNOUNCEMENTS BY SHIRE PRESIDENT AND/OR DEPUTY PRESIDENT WITHOUT DISCUSSION

Nil.

8. CONFIRMATION OF COUNCIL MEETING MINUTES

8.1. ORDINARY MEETING OF COUNCIL HELD 15 SEPTEMBER 2026

That the Minutes of the Ordinary Meeting of Council held 15 September 2026 be confirmed as a true and correct record of proceedings.

The Shire President was advised that the Agenda incorrectly referred to the previous Ordinary Council Meeting as being held on 16 September 2026. The correct meeting date was 15 September 2026.

COUNCIL RESOLUTION – 8.1. ORDINARY MEETING OF COUNCIL HELD 15 SEPTEMBER 2026 (OCM 584/10/2026)
Moved: Cr Stephens
Seconded: Cr Trimming

That the Minutes of the Ordinary Meeting of Council held on 15 September 2026 be confirmed as a true and correct record of proceedings.

CARRIED 6/0

For: Cr Thomson, Cr Vermeulen, Cr Stephens, Cr Marshall, Cr Trimming, Cr Garstone
Against: Nil

9. RECEIVAL OF OTHER MEETING MINUTES

9.1. STATE ROADS FUNDS TO LOCAL GOVERNMENT ADVISORY COMMITTEE MEETING MINUTES HELD 9 SEPTEMBER 2026

That the Minutes of the State Roads Funds to Local Government Advisory Committee Meeting held 9 September 2026 be received by Council.

COUNCIL RESOLUTION – 9.1. STATE ROADS FUNDS TO LOCAL GOVERNMENT ADVISORY COMMITTEE MEETING MINUTES HELD 9 SEPTEMBER 2026 (OCM 585/10/2026)
Moved: Cr Garstone
Seconded: Cr Vermeulen

That the Minutes of the State Roads Funds to Local Government Advisory Committee Meeting held 9 September 2026 be received by Council.

CARRIED 6/0

For: Cr Thomson, Cr Vermeulen, Cr Stephens, Cr Marshall, Cr Trimming, Cr Garstone
Against: Nil

10. RECOMMENDATIONS FROM COMMITTEE

10.1. BUSH FIRE ADVISORY COMMITTEE MEETING HELD 5 OCTOBER 2026

File Reference	ADM0038
Date of Report	15 October 2026
Responsible Officer	Signe Balodis, Chief Executive Officer
Author of Report	Jarrad Blair, Manager Corporate Services
Disclosure of any Interest	No Officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the *Local Government Act 1995.*
Voting Requirement	Simple Majority
Attachments	**Attachment 10.1.1 -** Unconfirmed Minutes of the Bush Fire Advisory Committee Meeting held 5 October 2026 **Attachment 10.1.2 -** Wheatbelt Connect Furnihurst Supporting Documents

BRIEF SUMMARY

This report presents the unconfirmed Minutes of the Bush Fire Advisory Committee (BFAC) meeting held on 5 October 2026 and seeks Council's consideration of the three recommendations made by the Committee, relating to a firebreak variation for the Wheatbelt Connect Furnihurst carbon project, a request to the Department of Fire and Emergency Services (DFES) regarding plantation guidelines, and the Committee's investment priorities for Western Power funding.

BACKGROUND

The BFAC is established under section 67 of the *Bush Fires Act 1954* to advise the Shire on all matters relating to the prevention, control and extinguishment of bush fires. The Committee met in the Council Chambers on Monday 5 October 2026, commencing at 6:50pm and closing at 10:00pm. The meeting was attended by the Shire President Cr Russel Thomson, Cr Ian Garstone, the Chief Bush Fire Control Officer (CBFCO), Deputy CBFCO, both Senior Fire Control Officers, Brigade representatives and Shire staff. Apologies were received from the Cartmeticup and Glencoe Brigade Captains.

Mr Murray Crane of Wheatbelt Connect presented to the Committee on the Furnihurst carbon project, and Ms Stacey Sinclair of DFES attended as a visitor. The unconfirmed Minutes are provided at **Attachment 10.1.1.**

The Committee made the following recommendations to Council:

- That Council grant a variation/exemption to the firebreak requirements to Wheatbelt Connect for the Furnihurst project for the 2026/2027 fire season, being the current firebreaks (6m/6m/3m) as established under the original firebreak plan, with the matter reviewed prior to the 2027/2028 fire season (Item 5).
- That the Shire write to DFES requesting a variation to the plantation guidelines (Item 5).
- That the investment priorities for Western Power funding be tillage equipment and a water tanker (Item 8.16).

COMMENT

Wheatbelt Connect: Furnihurst Project Firebreak Variation

The Furnihurst project covers 129 hectares within the Shire (399 hectares in the Shire of Wagin), planted in July and August 2026 with approximately 258,000 seedlings of mixed mallee and environmental species at around 450 stems per hectare. The plantation is located on land degraded by salt and waterlogging, with a mature height of 5 to 10 metres and a target canopy cover of 20% to meet Clean Energy Regulator requirements.

The Shire's Fire Break Notice requires 15m firebreaks on plantation boundaries and roads, internal firebreaks of 6m (compartments up to 30 hectares) or 10m (over 30 hectares), and a 5m trafficable surface. Wheatbelt Connect advised that these widths are typically designed for bluegum and pine plantations planted at 1,000 to 1,500 stems per hectare. The project's firebreaks were established under its original firebreak plan, which Wheatbelt Connect advised was based on the DFES Guidelines for Plantation Fire Protection (6m external firebreaks, 6m internal firebreaks and a 3m trafficable surface). It is noted that

the Guidelines specify 6m external and internal firebreaks for mallee plantings of up to 20% canopy cover, and a 3m trafficable surface. The 15m external firebreak applies to bluegum and pine plantations. Supporting documentation is provided at **Attachment 10.1.2**.

Council granted development approval for the project on 17 March 2026. The approval requires firebreaks to be in line with the approved Bushfire Management Plan, the Fire Break Notice and the DFES Guidelines. The approved plan (15 May 2026) shows 15m external, 5m perimeter and 6m compartment firebreaks, unless otherwise agreed with the Shire. The firebreaks on the ground follow the original plan, not the approved plan. If the variation is granted, Wheatbelt Connect will need to provide an updated firebreak plan for the Shire's records.

Wheatbelt Connect submitted its request for a variation on 1 October 2026, in accordance with the timeframe specified in the Fire Break Notice. The landowner, Mr Greg Ball, has also written in support of the request (**Attachment 10.1.2**) and advises 3m graded firebreaks are in place. Wheatbelt Connect has requested agreement that the current firebreaks are acceptable for 2026/2027, noting that fuel loads are presently lower than a typical cropping system (seedlings only, with mounding works having removed significant fuel). It has also sought agreement on a practical firebreak requirement for future years, or a timeline for that decision, so firebreaks can be installed before the 2027/2028 fire season. Mr Crane advised that the Darkan project was approved on the same basis.

The CESM advised the Committee that the DFES guidelines apply in part but are not a one size fits all approach. The Committee unanimously supported a one year variation retaining the current firebreaks, with the matter to be reviewed for future seasons. The officer recommendation reflects this, limited to the 2026/2027 fire season and conditional on the firebreaks being inspected by the CESM or an FCO, an updated firebreak plan being provided, and the firebreaks being maintained clear of flammable material in accordance with the remaining requirements of the Fire Break Notice.

The BFAC has agreed to meet on Wednesday 17 February 2027 to review the Fire Break Notice, including definitions for plantations, uninhabited buildings, standalone power systems and solar arrays. This provides an appropriate forum to settle a longer term plantation firebreak standard before the 2027/2028 Fire Break Notice is presented to Council.

Request to DFES

The Committee recommended that the Shire write to DFES requesting a variation to the plantation guidelines. It is proposed that the letter seek DFES advice on the application of the *Guidelines for Plantation Fire Protection* to low density mallee and environmental carbon plantings, which will inform the February 2027 review of the Fire Break Notice.

Western Power Funding: Investment Priorities

Western Power funding is currently open. The Committee supported tillage equipment (an offset disc or speed tiller) and a water tanker as its investment priorities, with the water tanker identified as the higher priority. It was noted that a speed tiller is the better option but carries higher upkeep costs. Any funding application will be coordinated through the CESM or Chief Executive Officer.

Other Matters Noted

The following operational matters were also raised and are provided for Council's information:

- COMCEN has advised that no incident reporting has been completed for the Shire of Woodanilling. Incident reports must be completed by FCOs, with the person in charge of a fire required to log the incident with COMCEN.
- FCOs are required to meet minimum training requirements by February 2027, with the Shire to work progressively towards the State training requirements (approximately 13 hours over 12 months).
- Town firebreak enforcement will be strengthened, with inspections to be completed before 15 November 2026, a reminder notice to town residents and messaging on the electronic billboard and in the Woody Wongi.

- Conditions are dry, with most dams in the east of the Shire empty. Approximately 500,000 litres is held in tanks, with the tank behind the Town Hall to be held in reserve for firefighting. A water resources list is to be prepared for brigades.
- 2026/2027 is the CBFCO's final year, with additional responsibilities to be delegated to the Deputy CBFCO and Senior Fire Control Officers.
- Beaufort/Kenmare, Boyerine/Westwood, Cartmeticup and Woodanilling Central Brigades each received a $2,000 donation from the Narrogin Op Shop.
- $9,770 is available for pump trailers, with quotes to be sourced for next season.

STATUTORY/LEGAL IMPLICATIONS

Section 33 of the *Bush Fires Act 1954* empowers a local government to require owners and occupiers of land to install and maintain firebreaks of such dimensions and at such places as the local government determines and specifies in its notice. The Shire's requirements are set out in the Shire of Woodanilling Fire Break Notice 2026/2027, presented to Council at its Ordinary Meeting held 18 August 2026.

Section 67 of the *Bush Fires Act 1954* provides for the appointment of a bush fire advisory committee to advise the local government regarding all matters relating to the preventing, controlling and extinguishing of bush fires. The Committee's recommendations are advisory and require a resolution of Council to take effect.

POLICY IMPLICATIONS

There are no Council Policies applicable to this item. The DFES *Guidelines for Plantation Fire Protection* are guidelines only and are not binding on the Shire.

FINANCIAL IMPLICATIONS

There are no direct financial implications arising from the firebreak variation or the letter to DFES. Any application for Western Power funding will be prepared within existing resources. Should a grant be successful, any Shire co-contribution or ongoing maintenance and insurance costs associated with the equipment will be presented to Council for consideration through the budget process.

STRATEGIC IMPLICATIONS

The Committee's recommendations support the Shire's bushfire preparedness and align with Goal 4 of the Strategic Community Plan (Mitigate the impact of natural events), which includes conducting fire hazard mitigation (including firebreaks) and equipment inspections, supporting the training of local emergency service volunteers, and applying for grant funding where possible.

CONSULTATION/COMMUNICATION

- Bush Fire Advisory Committee
- Community Emergency Services Manager
- Wheatbelt Connect
- Department of Fire and Emergency Services (in attendance at the BFAC meeting)

RISK MANAGEMENT

There is a risk that reduced firebreak widths at the Furnihurst project could contribute to the spread of a fire, and that the variation may be seen as a precedent for other plantations within the area. This risk is mitigated by the low fuel load of the newly planted seedlings, the variation being limited to the 2026/2027 fire season, inspection of the firebreaks and the review of plantation firebreak requirements scheduled before the 2027/2028 season. The residual risk is assessed as "Moderate" (Unlikely/Major) as reflected below.

Shire of Woodanilling Risk Acceptance Criteria			
Risk Rank	**Description**	**Criteria**	**Responsibility**
Low	**Acceptable**	Risk acceptable with adequate controls, managed by routine procedures and subject to annual monitoring	Operational Manager
Moderate	**Monitor**	Risk acceptable with adequate controls, managed by specific procedures and subject to semi-annual monitoring	Operational Manager
High	**Urgent Attention Required**	Risk acceptable with effective controls, managed by executive management/CEO and subject to monthly monitoring	Executive Manager/CEO
Extreme	**Unacceptable in most circumstances**	Risk only acceptable with effective controls and all treatment plans to be explored and implemented where possible, managed by highest level of authority and subject to continuous documented monitoring	CEO/Council

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

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION

That Council:

1. Receives the unconfirmed Minutes of the Bush Fire Advisory Committee meeting held 5 October 2026, as presented at **Attachment 10.1.1**.

2. In accordance with section 33 of the Bush Fires Act 1954, grants Wheatbelt Connect a variation to the plantation firebreak requirements of the Shire of Woodanilling Fire Break Notice for the Furnihurst project, for the 2026/2027 fire season only, permitting the firebreaks currently established under the original firebreak plan (6m external, 6m internal and 3m trafficable surface), subject to the firebreaks being inspected by the Community Emergency Services Manager or a Fire Control Officer, Wheatbelt Connect providing an updated firebreak plan, and the firebreaks being maintained in accordance with all other requirements of the Fire Break Notice.

3. Notes that the plantation firebreak requirements for the Furnihurst project will be reviewed by the Bush Fire Advisory Committee prior to the 2027/2028 fire season.

4. Requests the Chief Executive Officer write to the Department of Fire and Emergency Services seeking a variation to, or advice on the application of, the Guidelines for Plantation Fire Protection for low density mallee and environmental plantings.

5. Endorses the Bush Fire Advisory Committee's investment priorities for Western Power funding, being a water tanker (higher priority) and tillage equipment.

COUNCIL RESOLUTION – 10.1. BUSH FIRE ADVISORY COMMITTEE MEETING HELD 5 OCTOBER 2026 (OCM 586/10/2026)

Moved: Cr Marshall
Seconded: Cr Garstone

That Council:

1. Receives the unconfirmed Minutes of the Bush Fire Advisory Committee meeting held 5 October 2026, as presented at Attachment 10.1.1.
2. In accordance with section 33 of the Bush Fires Act 1954, grants Wheatbelt Connect a variation to the plantation firebreak requirements of the Shire of Woodanilling Fire Break Notice for the Furnihurst project, for the 2026/2027 fire season only, permitting the firebreaks currently established under the original firebreak plan (6m external, 6m internal and 3m trafficable surface), subject to the firebreaks being inspected by the Community Emergency Services Manager or a Fire Control Officer, Wheatbelt Connect providing an updated firebreak plan, and the firebreaks being maintained in accordance with all other requirements of the Fire Break Notice.
3. Notes that the plantation firebreak requirements for the Furnihurst project will be reviewed by the Bush Fire Advisory Committee prior to the 2027/2028 fire season.
4. Requests the Chief Executive Officer write to the Department of Fire and Emergency Services seeking a variation to, or advice on the application of, the Guidelines for Plantation Fire Protection for low density mallee and environmental plantings.
5. Endorses the Bush Fire Advisory Committee's investment priorities for Western Power funding, being a water tanker (higher priority) and tillage equipment.

CARRIED 6/0

For: Cr Thomson, Cr Vermeulen, Cr Stephens, Cr Marshall, Cr Trimming, Cr Garstone
Against: Nil

11. REPORTS OF OFFICERS

Nil.

12. REGULATORY SERVICES

Nil.

13. CORPORATE SERVICES

13.1. LIST OF ACCOUNTS FOR PAYMENT – 30 SEPTEMBER 2026

File Reference	ADM0066
Date of Report	13 October 2026
Responsible Officer	Signe Balodis, Chief Executive Officer
Author of Report	Brooke Dellacqua, Senior Finance Officer
Disclosure of any Interest	No Officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the *Local Government Act 1995.*
Voting Requirement	Simple Majority
Attachments	**Attachment 13.1.1** – List of Accounts for Payment – 30 September 2026

BRIEF SUMMARY

The purpose of this report is to present to Council the list of accounts paid, for the month ending 30 September 2026, as required under the *Local Government (Financial Management) Regulations 1996*.

BACKGROUND/COMMENT

In accordance with *Local Government (Financial Management) Regulations 1996*, Clause 13 (1) schedules of all payments made through Council's bank accounts are presented to Council for inspection.

Council has delegated, to the Chief Executive Officer, the exercise of its power to make payments from the Shire's Municipal and Trust funds. In accordance with Regulation 13 of the *Local Government (Financial Management) Regulations 1996*, a list of accounts paid is to be provided to Council, where such delegation is made.

The following table summarises the payments for the period by payment type, with full details of the accounts paid contained within **Attachment 13.1.1.**

Payments up to 30 September 2026

Payment Type	Account Type	Amount $
Automatic Payment Deductions (Direct Debits & BPay.	Municipal	$29,606.80
Cheque Payments:	Municipal	
EFT Payments #8435 to #8461	Municipal	$178,400.56
Sub Total	**Municipal**	**$208,007.36**
Payments	**Trust**	$0.00
Payments	**Reserve**	$0.00
Totals		**$208,007.36**

STATUTORY/LEGAL IMPLICATIONS

Regulation 13 of the *Local Government (Financial Management) Regulations 1996* states:

13. Payments from municipal fund or trust fund by CEO, CEO's duties as to etc.

(1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —

(a) the payee's name; and

(b) the amount of the payment; and

(c) the date of the payment; and

(d) sufficient information to identify the transaction.

(2) A list of accounts for approval to be paid is to be prepared each month showing —

(a) for each account which requires council authorisation in that month —

(i) the payee's name; and

(ii) the amount of the payment; and

(iii) sufficient information to identify the transaction;

and

(b) the date of the meeting of the council to which the list is to be presented.

(3) A list prepared under subregulation (1) or (2) is to be —

(a) presented to the council at the next ordinary meeting of the council after the list is prepared; and

(b) recorded in the minutes of that meeting.

POLICY IMPLICATIONS

The Chief Executive Officer, under relevant delegation, is authorised to arrange purchase of specific items in the budget, which do not require calling tenders, providing that it is within the approved and adopted budget.

FINANCIAL IMPLICATIONS

There are no financial implications that have been identified as a result of this report or recommendation.

STRATEGIC IMPLICATIONS

PILLAR 3: CIVIC LEADERSHIP

Goal 8: Accountable and compliant governance

8.1 Maintain compliance with the Local Government Act 1995 and associated regulations

CONSULTATION/COMMUNICATION

There are no community engagement implications that have been identified as a result of this report or recommendation.

RISK MANAGEMENT

The risk in relation to this matter is assessed as "Minor- Moderate" on the basis that if Council does not accept the payments. The risk identified would be failure to fulfil statutory regulations or compliance requirements. Shire Officer's provide a full detailed listing of payments made in the timely manner.

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

Shire of Woodanilling Risk Acceptance Criteria			
Risk Rank	**Description**	**Criteria**	**Responsibility**
Low	**Acceptable**	Risk acceptable with adequate controls, managed by routine procedures and subject to annual monitoring	Operational Manager
Moderate	**Monitor**	Risk acceptable with adequate controls, managed by specific procedures and subject to semi-annual monitoring	Operational Manager
High	**Urgent Attention Required**	Risk acceptable with effective controls, managed by executive management/CEO and subject to monthly monitoring	Executive Manager/CEO
Extreme	**Unacceptable in most circumstances**	Risk only acceptable with effective controls and all treatment plans to be explored and implemented where possible, managed by highest level of authority and subject to continuous documented monitoring	CEO/Council

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION

That Council accepts the list of accounts and details of the credit card amounts, totalling $208,007.36 paid under delegated authority in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996* for the period ended 30 September 2026, as contained within **Attachment 13.1.1.**

COUNCIL RESOLUTION – 13.1. LIST OF ACCOUNTS FOR PAYMENT – 30 SEPTEMBER 2026 (OCM 587/10/2026)

Moved: Cr Vermeulen
Seconded: Cr Stephens

That Council accepts the list of accounts and details of the credit card amounts, totalling $208,007.36 paid under delegated authority in accordance with Regulation 13(1) of the Local Government (Financial Management) Regulations 1996 for the period ended 30 September 2026, as contained within **Attachment 13.1.1.**

CARRIED 6/0

For: Cr Thomson, Cr Vermeulen, Cr Stephens, Cr Marshall, Cr Trimming, Cr Garstone
Against: Nil

13.2. MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDING 30 SEPTEMBER 2026

File Reference	ADM0066
Date of Report	12 October 2026
Responsible Officer	Signe Balodis, Chief Executive Officer
Author of Report	DL Consulting
Disclosure of any Interest	No Officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the *Local Government Act 1995.*
Voting Requirement	Simple Majority
Attachments	**Attachment 13.2.1** – Monthly Financial Report 30 September 2026

BRIEF SUMMARY

The Monthly Financial Report for period ending 30 September 2026 is presented for Council's consideration.

BACKGROUND/COMMENT

In accordance with regulation 34 of the *Local Government (Financial Management) Regulations 1996*, the Shire is to prepare a monthly Statement of Financial Activity for approval by Council. The Monthly Financial Reports have been prepared in accordance with statutory requirements.

The Statement of Financial Activity as at 30 September 2026 shows a closing surplus of $2,225,088.

The opening surplus brought forward from 2025-2026 is still subject to changes from any audit adjustments.

STATUTORY/LEGAL IMPLICATIONS

Section 6.4 of the *Local Government Act 1995* requires a Local Government to prepare an annual financial statement for the preceding year and other financial reports as they prescribed.

Regulation 34 (1) of the *Local Government (Financial Management) Regulations 1996* as amended requires the Local Government to prepare monthly financial statements and report on actual performance against what was set out in the annual budget.

POLICY IMPLICATIONS

There is no Council Policy relevant to this item.

FINANCIAL IMPLICATIONS

The Budget will be regularly monitored on at least a monthly basis, by the Chief Executive Officer and Accountant. Responsible Officers are also required to review their particular line items for anomalies each month, with a major review required by law, between 1 February and 28 March of each year pursuant to the *Local Government (Financial Management) Regulations 1996* (Regulation 33A).

Any material variances that have an impact on the outcome of the budgeted closing surplus/deficit position are detailed in the Monthly Financial Report contained within **Attachment 13.2.1.**

STRATEGIC IMPLICATIONS

THEME 3

Governance

OBJECTIVES

To promote continual improvement that is supported by efficient and effective governance structures and processes.

STRATEGIES

By ensuring legislation is used to effectively enable quality decision making.

CONSULTATION/COMMUNICATION

Reporting Officers receive monthly updates to track expenditure and income and to be aware of their work commitments versus budget allocations.

RISK MANAGEMENT

The risk in relation to this matter is assessed as "Low" on the basis that if Council does not receive the Monthly Financial Reports for the month reported leading to the Shire not meeting legislative requirements on financial reporting. The risk identified would be failure to fulfil statutory regulations or compliance requirements.

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

Shire of Woodanilling Risk Acceptance Criteria			
Risk Rank	**Description**	**Criteria**	**Responsibility**
Low	**Acceptable**	Risk acceptable with adequate controls, managed by routine procedures and subject to annual monitoring	Operational Manager
Moderate	**Monitor**	Risk acceptable with adequate controls, managed by specific procedures and subject to semi-annual monitoring	Operational Manager
High	**Urgent Attention Required**	Risk acceptable with effective controls, managed by executive management/CEO and subject to monthly monitoring	Executive Manager/CEO
Extreme	**Unacceptable in most circumstances**	Risk only acceptable with effective controls and all treatment plans to be explored and implemented where possible, managed by highest level of authority and subject to continuous documented monitoring	CEO/Council

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION

That Council receive the Monthly Financial Report for the period of 30 September 2026, in accordance with section 6.4 of the *Local Government Act 1995* and Regulation 34 of the *Local Government (Financial Management) Regulations 1995* as presented in **Attachment 13.2.1.**

COUNCIL RESOLUTION – 13.2 MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDING 30 SEPTEMBER 2026 (OCM 588/10/2026)
Moved: Cr Vermeulen
Seconded: Cr Stephens

That Council receive the Monthly Financial Report for the period of 30 September 2026, in accordance with section 6.4 of the Local Government Act 1995 and Regulation 34 of the Local Government (Financial Management) Regulations 1995 as presented in **Attachment 13.2.1.**

CARRIED 6/0

For: Cr Thomson, Cr Vermeulen, Cr Stephens, Cr Marshall, Cr Trimming, Cr Garstone
Against: Nil

13.3 LATE ITEM – AMENDMENT AND RE-ADOPTION OF THE 2026-2027 SCHEDULE OF FEES AND CHARGES

File Reference	ADM0088
Date of Report	20 October 2026
Responsible Officer	Signe Balodis, Chief Executive Officer
Author of Report	Signe Balodis, Chief Executive Officer
Disclosure of any Interest	No Officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the *Local Government Act 1995*.
Voting Requirement	Absolute Majority
Attachments	**Attachment 13.3.1** – Amended Schedule of Fees and Charges 2026-2027 (corrections highlighted) **Attachment 13.3.2** – Amended Schedule of Fees and Charges 2026-2027 (effective 9 November 2026)

REASON FOR LATE ITEM

The errors set out in this report were identified and confirmed with the Shire's Financial Accountant after the agenda for this meeting was issued. Dealing with the matter at this meeting allows the corrected Schedule of Fees and Charges to be advertised and published without further delay, so that customers are charged the correct fees.

BRIEF SUMMARY

A review of the 2026-2027 Schedule of Fees and Charges, adopted at the Special Council Meeting held on 27 August 2026, has identified errors in six areas of the Schedule. Three fees show different amounts in the GST exclusive and GST inclusive columns, one fee has an incorrect GST split, and a number of lines cite the wrong section of the Local Government Act 1995. Council is asked to amend the Schedule to correct these errors and to re-adopt the Schedule in full, so there is no doubt about the fees that apply.

BACKGROUND

At the Special Council Meeting held on 27 August 2026, Council resolved (resolution OCM 578/08/2026, carried 5/0):

> *"That Council, pursuant to Section 6.16 of the Local Government Act 1995, adopts the fees and charges, as listed in the Schedule of Fees and Charges for 2026-2027, and incorporates the Schedule of Fees and Charges into its 2026-2027 annual budget."*

The Schedule adopted was Attachment 8.6.1 to that meeting. The same Schedule is reproduced in the adopted 2026-2027 Annual Budget.

In preparing the Schedule for publication on the Shire's website, the errors below were identified. They were referred to the Shire's Financial Accountant, who confirmed each error and advised that the full Schedule be taken back to Council for re-adoption. The health fees were reviewed by the Environmental Health Officer during the preparation of the Schedule. The errors arose when those amounts were transferred into the Schedule and when cells were copied in the spreadsheet.

COMMENT

The following corrections are proposed. All other fees and charges remain as adopted on 27 August 2026. Each correction is highlighted in **Attachment 13.3.1**.

Fee or line	As adopted	Correction	Reason
1. Food Business Notification Fee (plus Assessment Fee)	$100.00 excl. GST, $50.00 incl. GST (GST exempt)	$100.00 incl. GST	GST inclusive column was not updated to the amount set by the EHO. No GST applies, so both columns must match.
2. WA Health Department Administration Fee	$102.00 excl. GST, $120.00 incl. GST (GST exempt)	$102.00 incl. GST	Typing error in the GST inclusive column. No GST applies, so both columns must match.

Fee or line	As adopted	Correction	Reason
3. Local Government Report Fee to DOH for onsite effluent disposal	$123.00 excl. GST, $118.00 incl. GST (GST exempt)	$123.00 incl. GST	Typing error in the GST inclusive column. No GST applies, so both columns must match.
4. Food Business lines (7 lines)	LG Act 1995 – Sections 6.17 to 6.24	LG Act 1995 – Section 6.16	Spreadsheet copying error. Section 6.16 is the power to impose fees, as shown in the 2025-2026 Schedule.
5. Woodanilling Recreation Centre (Oval and Building) lines (13 lines)	LG Act 1995 – Sections 6.17 to 6.29	LG Act 1995 – Section 6.16	Spreadsheet copying error, as above.
6. Replacement Access key card for controlled standpipes	$27.27 + $5.73 GST = $33.00	$30.00 + $3.00 GST = $33.00	GST was calculated incorrectly. The fee charged does not change.

Corrections 4, 5 and 6 do not change the amount any customer pays. Corrections 1, 2 and 3 change the amount charged, as follows:

Fee	Amount currently charged	Amount from Monday 9 November 2026
Food Business Notification Fee (plus Assessment Fee)	$50.00	$100.00
WA Health Department Administration Fee	$120.00	$102.00
Local Government Report Fee to DOH for onsite effluent disposal	$118.00	$123.00

Because these three fees change after the budget was adopted, section 6.19 of the Local Government Act 1995 requires local public notice of the intention to impose the amended fees and the date from which they will apply, before they are introduced. It is proposed that the amended fees apply from Monday 9 November 2026, which allows local public notice to be given for at least 7 days. The fees as adopted on 27 August 2026 continue to apply until that date. No refunds or additional charges are proposed for transactions before that date.

Re-adopting the full Schedule, rather than amending individual lines, is recommended by the Shire's Financial Accountant. It provides a single, complete Schedule for 2026-2027 that can be published on the Shire's website and relied on by staff and the community.

STATUTORY/LEGAL IMPLICATIONS

Local Government Act 1995

Sections 6.16 to 6.19 of the *Local Government Act 1995* govern how a local government may impose fees and charges for the provision of goods or services. The sections relevant to this item state:

6.16. Imposition of fees and charges

(1) A local government may impose and recover a fee or charge for any goods or service it provides or proposes to provide, other than a service for which a service charge is imposed.*

**** Absolute majority required.***

(3) Fees and charges are to be imposed when adopting the annual budget but may be —

(a) imposed during a financial year; and*

(b) amended from time to time during a financial year.*

**** Absolute majority required.***

6.18. Effect of other written laws

(1) If the amount of a fee or charge for a service or for goods is determined under another written law a local government may not —

(a) determine an amount that is inconsistent with the amount determined under the other written law; or

(b) charge a fee or charge in addition to the amount determined by or under the other written law.

6.19. Local government to give notice of fees and charges

If a local government wishes to impose any fees or charges under this Subdivision after the annual budget has been adopted it must, before introducing the fees or charges, give local public notice of —

(a) its intention to do so; and

(b) the date from which it is proposed the fees or charges will be imposed.

Under section 1.7 of the Act, local public notice must be published on the Shire's official website and given in at least three of the ways prescribed in regulation 3A of the *Local Government (Administration) Regulations 1996*. Where the Act does not set a period, the notice must be published on the website, and on any notice board or social media used, for at least 7 days. It is proposed that notice be given on the Shire's website, on the notice board at the Shire Administration Office, on the Shire's social media account, and in the Woody Wongi.

Local Government (Administration) Regulations 1996 – regulation 3A (local public notice).

Local Government (Financial Management) Regulations 1996.

POLICY IMPLICATIONS

There is no Council Policy relevant to this item.

FINANCIAL IMPLICATIONS

The corrections have no material effect on the adopted 2026-2027 Annual Budget. The Food Business Notification Fee increases by $50.00 and the Local Government Report Fee increases by $5.00 per application. The WA Health Department Administration Fee decreases by $18.00 per application. The number of these transactions each year is small.

STRATEGIC IMPLICATIONS

PILLAR 3: CIVIC LEADERSHIP

Goal 8: Accountable and compliant governance

8.1 Maintain compliance with the Local Government Act 1995 and associated regulations.

The amendment and re-adoption of the 2026–2027 Schedule of Fees and Charges supports legislative compliance, transparency and accountability by ensuring the Shire's adopted fees and charges are accurate and consistent with statutory requirements.

CONSULTATION/COMMUNICATION

The Shire's Financial Accountant, Darren Long of DL Consulting, and the Shire's finance staff have been consulted. The health fees were reviewed by the Environmental Health Officer during the preparation of the 2026-2027 Schedule. Once adopted, local public notice will be given as set out above, and the amended Schedule will be published on the Shire's website.

RISK MANAGEMENT

The risk in relation to this matter is assessed as "Moderate" on the basis that, if the errors are not corrected, the Shire would continue to publish a Schedule containing inconsistent fees. This may result in customers being charged incorrect amounts and in fees that are open to challenge. The risk identified would be failure to fulfil statutory regulations or compliance requirements, and reputational damage.

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

Shire of Woodanilling Risk Acceptance Criteria			
Risk Rank	**Description**	**Criteria**	**Responsibility**
Low	**Acceptable**	Risk acceptable with adequate controls, managed by routine procedures and subject to annual monitoring	Operational Manager
Moderate	**Monitor**	Risk acceptable with adequate controls, managed by specific procedures and subject to semi-annual monitoring	Operational Manager
High	**Urgent Attention Required**	Risk acceptable with effective controls, managed by executive management/CEO and subject to monthly monitoring	Executive Manager/CEO
Extreme	**Unacceptable in most circumstances**	Risk only acceptable with effective controls and all treatment plans to be explored and implemented where possible, managed by highest level of authority and subject to continuous documented monitoring	CEO/Council

VOTING REQUIREMENTS

Absolute Majority

OFFICER'S RECOMMENDATION

That Council, by absolute majority:

1. Notes the errors identified in the 2026-2027 Schedule of Fees and Charges adopted at the Special Council Meeting held on 27 August 2026 (resolution OCM 578/08/2026), as set out in this report.
2. Pursuant to section 6.16(3)(b) of the *Local Government Act 1995*, amends the 2026-2027 Schedule of Fees and Charges as shown in **Attachment 13.3.1**, and re-adopts the 2026-2027 Schedule of Fees and Charges as amended, as shown in **Attachment 13.3.2**, with effect from Monday 9 November 2026.
3. Pursuant to section 6.19 of the *Local Government Act 1995*, gives local public notice of its intention to impose the amended fees and charges and that they will be imposed from Monday 9 November 2026.
4. Notes that the amended 2026-2027 Schedule of Fees and Charges will be published on the Shire's website.

COUNCIL RESOLUTION - 13.3 ACCEPTANCE OF LATE ITEM (OCM 589/10/2026)
Moved: Cr Marshall
Seconded: Cr Trimming

That Council accepts Late Item 13.3 for consideration at this meeting.

CARRIED 6/0

For: Cr Thomson, Cr Vermeulen, Cr Stephens, Cr Marshall, Cr Trimming, Cr Garstone
Against: Nil

COUNCIL RESOLUTION - 13.3 LATE ITEM - AMENDMENT AND RE-ADOPTION OF THE 2026-2027 SCHEDULE OF FEES AND CHARGES (OCM 590/10/2026)
Moved: Cr Marshall
Seconded: Cr Trimming

That Council, by absolute majority:
1. Notes the errors identified in the 2026-2027 Schedule of Fees and Charges adopted at the Special Council Meeting held on 27 August 2026 (resolution OCM 578/08/2026), as set out in this report.
2. Pursuant to section 6.16(3)(b) of the Local Government Act 1995, amends the 2026-2027 Schedule of Fees and Charges as shown in Attachment 13.3.1, and re-adopts the 2026-2027 Schedule of Fees and Charges as amended, as shown in Attachment 13.3.2, with effect from Monday 9 November 2026.
3. Pursuant to section 6.19 of the Local Government Act 1995, gives local public notice of its intention to impose the amended fees and charges and that they will be imposed from Monday 9 November 2026.
4. Notes that the amended 2026-2027 Schedule of Fees and Charges will be published on the Shire's website.

CARRIED BY ABSOLUTE MAJORITY 6/0

For: Cr Thomson, Cr Vermeulen, Cr Stephens, Cr Marshall, Cr Trimming, Cr Garstone
Against: Nil

14. COMMUNITY SERVICES

Nil.

15. OFFICE OF CEO

Nil.

16. CONFIDENTIAL REPORTS

Nil.

17. ELECTED MEMBERS' MOTION OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

18. MOTIONS WITHOUT NOTICE BY PERMISSION OF THE COUNCIL

Nil.

19. CLOSURE OF MEETING

There being no further business, the Presiding Member declared the meeting closed at 5.12pm.

Presiding Member - Cr Russel Thomson OAM

Date:_____

Great Southern VROC

Broomehill-Tambellup | Cranbrook | Gnowangerup
Katanning | Kent | Kojonup | Woodanilling

MINUTES

Great Southern VROC
Executive Meeting

Thursday 29th October 2026

To be held via Microsoft Teams

GREAT SOUTHERN VOLUNTEER REGION OF COUNCILS

Minutes of the Executive Meeting
held via Microsoft Teams
Thursday 29th October 2026

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GREAT SOUTHERN VOLUNTEER REGION OF COUNCILS

Minutes of the Executive Meeting
held via Microsoft Teams
Thursday 29th October 2026

MINUTES

1. OPENING AND ANNOUNCEMENTS

The Chairperson, Peter Klein declared the meeting open and welcomed attendees at 3.02pm.

2. RECORD OF ATTENDANCE AND APOLOGIES

Attendance

Karen Callaghan	CEO	Shire of Broomehill-Tambellup
David Nicholson	CEO	Shire of Gnowangerup
Peter Klein	CEO	Shire of Katanning
Christie Smith	CEO	Shire of Kent
Grant Thompson	CEO	Shire of Kojonup
Signe Balodis	CEO	Shire of Woodanilling
Darren Mollenoyux	Executive Officer	Great Southern VROC

Apologies

Linda Gray CEO Shire of Cranbrook

Guests

Nil

3. PRESENTATIONS

Nil

4. MINUTES OF MEETINGS

4.1 Minutes of the Great Southern VROC Executive Meeting held on the 9 July 2026 at the Shire of Broomehill-Tambellup, provided at Attachment 4.

RECOMMENDATION AND DECISION
Moved: Christie Smith **Seconded: David Nicholson**

That the Minutes of the Great Southern VROC Executive Meeting held on the 9th July 2026 are received as a true and correct record of proceedings.

Carried 6/0

Great Southern Voluntary Regional Organisation of Councils

Meeting Actions Report Updated 23rd October 2026

DATE	ITEM	DECISION / ACTION	WHO	STATUS
August 2025	**Housing Project**	The GSDC Housing Strategy has been finalised and the project is now progressing to the next stage. The Kojonup Shire, which has been appointed as host shire for the next stage provided an update.	G Thomspon	The Expression of Interest has been reviewed, the project scope refined, and the GSDC has appointment the preferred consultant.
9 February 2026 **30 March 2026** **4 May 2026** **9 July 2026**	**Great Southern Treasures MOU Renewal**	That the Great Southern VROC 1. Note the presentation from Australia's South West on Great Southern Treasures at the meeting on the 9 February 2026; 2. Note the positions provided by each member Council regarding participation in the Great Southern Treasures MOU 2026–2029; 3. Engage with Australia's South West to assess the implications of reduced membership and consider any necessary adjustments to the scope and level of service, taking into account the indicated withdrawal of the Shires of Kent and Jerramungup. **Outcomes from GSVROC CEO Meeting** Catrin Pickworth – CEO, Australia's South West Regional Tourism Organisation is preparing revised costings for the delivery of the 2026 Bloom Festival and the service delivery approach and associated costs for Great Southern Treasures, following the reduction in membership. **GST CEOs Meeting with Australia SouthWest** The participating local governments reviewed the ongoing service agreement arrangements with ASW and agreed that the existing service agreement would not be renewed beyond 30 June 2026. **GSVROC Executive Meeting** The Executive Officer to: • Invite Linda Vernon to the Great Southern VROC meeting on the 3rd August 2026 to provide a presentation on collaborative regional tourism models and opportunities. • Obtain a quotation from Australia's South West (ASW) for the interim preservation of the Great Southern Treasures (GST) IT and assets.	GST Member CEOs	GST Member CEOs met with the GST Board following the GSVROC Meeting to discuss next steps and options. The Shire of Katanning has advised that they will not be participating under the new proposed services model. GSVROC CEOs will be holding a meeting on the 30 April 2026 to discuss future regional tourism approach / marketing options for GSVROC member Shires. Agenda item provided in the 9 July 2026 CEO meeting regarding ASW's proposed 2026 Bloom Festival delivery approach, and future tourism promotion collaboration through GSVROC. Linda Vernon Presented at the GSVROC Committee Meeting on the 3 August 2026. Quote obtained from ASW for preservation of GST IT and Assets, and presented for consideration at CEOs Workshop, where the CEOs agreed to decline the quote.

3 August 2026		• Report back to the GSVROC Executive on future regional tourism and destination marketing opportunities following the presentations and further consideration. **GSVROC Committee Meeting** 1. Notes the outcomes of the Executive Meeting held on 9 July 2026, including Member Council contributions of $44,000 toward delivery of the 2026 Bloom Festival; 2. Receives the presentation from Linda Vernon on collaborative regional tourism governance models; 3. Requests the Executive Officer, in consultation with GSVROC CEOs, to further develop options for a future regional tourism and marketing model, including governance, funding and delivery arrangements, and report back to the next GSVROC Meeting.		**GSVROC CEOs addressed the future management of Tourism at the CEOs workshop held on the 11 September 2026.**
9 February 2026	**Street Lighting Advocacy**	That the Great Southern VROC: 1. Note the preliminary street lighting data provided by member Councils; 2. Agree in principle with the development of a consolidated regional advocacy position supporting a more rapid transition to LED street lighting; and 3. Agree that appropriate Great Southern VROC representatives attend the WALGA workshops scheduled for February 2026, once dates are confirmed, to inform future consideration of a potential consolidated regional position.	GSVROC EO & Peter Klein	Awaiting update from WALGA as to information session and approach to advocacy for street lighting conversion to LED.
9 July 2026 **3 August 2026**	**Infrastructure Audit Project**	**GSVROC Executive Meeting** Provide in-principle support for each member Shire to contribute up to a maximum of $2,500, if required, as a co-contribution towards the GSVROC Infrastructure Audit Project, and that the Shire of Woodanilling be advised of the in-principle commitment of the other member Shires and be provided with a further opportunity to reconsider its participation in the project. **GSVROC Committee Meeting** 2. Notes the Executive's endorsement of the refined Infrastructure Audit Project scope of works; and 3. Confirms in-principle support for Member Councils to contribute up to $2,500 each as a co-contribution toward the joint Infrastructure Audit Project, with the Shire of Woodanilling to confirm position.	GSVROC EO CEOs	GSDC advised the decision made by the CEOs and correspondence sent to the Shire of Woodanilling seeking consideration to contribution of up to $2,500 for the project. **Only one Tender was received, and the Tender Panel has met with an update provided as part of this agenda.**

3 August 2026	**Regional Landfill Investigation and Waste Management**	**GSVROC Committee Meeting** That the GSVROC Committee receives the update on the Regional Waste Management Goal, and notes that Rebecca Brown, WALGA, will be invited to present at the CEOs Workshop.	GSVROC EO	**Rebecca Brown provided a presentation and Q & A session at the GSVROC CEOs Workshop on the 11th October 2026.**
3 August 2026	**GSDC Presentation and Follow-Up Actions**	**GSVROC Committee Meeting** 1. Receives the presentation from the Great Southern Development Commission; 2. Considers whether the information provided is sufficient to inform a future coordinated GSVROC economic development strategies and advocacy; and 3. Considers any follow-up actions arising from the presentation and provides direction to the CEOs and Executive Officer. 4. Request GSDC to provide a subset of data specific to GSVROC for economic development planning and development purposes.	GSVROC EO CEOs	**Subset data requested from the GSDC**
3 August 2026	**Great Southern VROC Strategic Plan Review**	**GSVROC Committee Meeting** That the Great Southern VROC Committee: 1. Reviews the Strategic Action Plan 2025–2028 (Attachment 7.4) and provides feedback on the current priorities, actions and timeframes, including any new or emerging priorities for consideration; 2. Sets a date for the full-day GSVROC CEOs Workshop to consider the outcomes of this review and inform the long-term strategic direction of GSVROC; and 3. Notes that the updated Strategic Action Plan 2026–2029 will be presented to the November 2026 GSVROC Meeting for endorsement.	GSVROC EO CEOs	**Strategic Planning Workshop held with CEOs on the 11th September 2026, including review of Strategic Actions Plan and future focus.**
3 August 2026	**Implications of Australian Competition Law for Joint Procurement Activities by Local Governments**	**GSVROC Committee Meeting** **ACTION** • That the GSVROC Executive Officer investigate the potential for GSVROC to make application to the Australian Competition and Consumer Commission (ACCC) for exemption of collaborative procurement activities undertaken by member local governments. • That the GSVROC Executive Officer seek the consideration and support of the Department of Local Government, Sport and Cultural Industries in relation to any such application.	GSVROC EO	**This is still being undertaken and will aim to have an update at the Committee Meeting on the 12th November 2026**

5. MATTERS FOR CONSIDERATION

5.1 GSDC Project Updates

REPORTING OFFICER:	Darren Mollenoyux, GSVROC Executive Officer
DATE:	23 October 2026
DISCLOSURE OF INTEREST:	Nil
ATTACHMENT NUMBER:	Nil
CONSULTATION	GSVROC CEOs Ali Gardiner, GSDC Lee Sounness, GSDC

SUMMARY
This item updates CEOs on the GSDC projects and seeks CEOs direction on next steps for the Water for Future strategies and the Infrastructure Audit project.

BACKGROUND
At the Great Southern VROC Committee Meeting held on 3 August 2026, the Committee considered updates on the GSDC projects and resolved:

That the Great Southern VROC Committee:
1. *Receives the project updates on the Water for Future Project, Infrastructure Audit Project and Housing Strategy Project;*
2. *Notes the Executive's endorsement of the refined Infrastructure Audit Project scope of works; and*
3. *Confirms in-principle support for Member Councils to contribute up to $2,500 each as a co-contribution toward the joint Infrastructure Audit Project, with the Shire of Woodanilling to confirm position.*

The Committee also noted that several Member Councils had raised concerns that the draft Water Audits and Strategies did not accurately reflect on-ground conditions. The following action was recorded:

GSVROC Executive Officer to speak with Ali Gardiner at GSDC regarding the outputs and actionable details contained within the Water Audits.

COMMENT
The following updates and progress on the GSDC projects are as follows:

- **Water for Future Project**
  The Water for Future Project is developing non-potable water strategies for each Inland Great Southern Local Government, including audits of current and future water supply and demand, identification of gaps, and prioritisation of projects to enhance water security and drought resilience.

  Update:
  The Executive Officer met with Ali Gardiner and Lee Sounness from GSDC by Teams on 7 October 2026 to raise the concerns of CEOs about the Water Audits, including their content and their value as a report for future use. GSDC acknowledged the concerns raised and welcomed the opportunity to discuss them.

  GSDC advised that four final strategies have been completed, with the remaining four due by the end of October 2026. GSDC believes the strategies provide value to each Shire and contain actionable strategies that will be of benefit in seeking funding for future water projects. GSDC also advised that the project has been nominated by Urbaqua for the WA Water Awards.

  For reference, the Request for Quotation set the objective that each Local Government understands its water supply and demand potential and has ownership of an integrated non-potable water strategy that can attract funding towards implementing identified priority projects.

  The deliverables for each Shire were:

- **Water Audit:** existing water infrastructure, current supplies (known ground and surface water resources and volumes), and current use.
- **Water Demand Modelling:** current baseline demand, and future demand under steady state and growth scenarios over a 20 year timeframe.
- **Plan for the Future:** areas where supplies need to be developed, alternative water supply options, infrastructure needed to store and move water, other users and potential partnerships, funding opportunities, and a high level scan of technology and approaches to community water supply resilience.

As the final strategies are received, CEOs may wish to review them against these deliverables, identify the priority projects most relevant to their Shire, and consider whether any further feedback should be provided to GSDC.

- **Infrastructure Audit Project**
  The Infrastructure Audit project will evaluate existing infrastructure across the Inland Great Southern region to support emerging industries and economic diversification.

  Update:
  The Executive Officer sat on the Assessment Panel, which met on 6 October 2026 to assess the quotations received. Quotations were sought from five companies, with only one received. The panel determined that the quotation did not represent value for money and recommended that it be declined.

  The Executive Officer met with GSDC on 7 October 2026 to discuss next steps. GSDC and GSVROC are to consider a revised approach to the project, based on the original funding of $55,000. Options for discussion include:

  - a more specific, targeted infrastructure audit project; or
  - an alternative funded project, such as one focused on economic development in the region, which GSDC has indicated it may be open to.

  The GSVROC Executive Officer will provide verbal update and clarification around this project.

- **Housing Strategy Project**
  The GSDC Housing Strategy is developing an implementation and business plan to guide local government housing initiatives and support future grant submissions.

  Update:
  There is no further update from GSDC on the Housing Strategy Project. The Shire of Kojonup CEO may be able to provide a verbal update at the meeting.

STRATEGIC OBJECTIVES

Great Southern VROC Strategic Plan 2025 - 2029

1.2 **Participate in the GSDC Housing Study**
Goal: Understanding the status of infrastructure with the Inland Great Southern region and the ability for that infrastructure to service emerging industries is critical to supporting future diversification, which helps build resilience to economic shocks such as drought.

1.2.1 Undertake an analysis and business case to develop Great Southern Housing Strategy.

3.2 **Water Management**
Goal: Enhance the supply and use of non-potable water to ensure sustainability and reduce reliance on potable water resources.

3.2.1 Identify gaps in the supply of non-potable water and recommendations for addressing these gaps (e.g., recycled wastewater, stormwater harvesting).

1.3 Participate in the **GSDC Infrastructure Audit**
Goal: Understanding the status of infrastructure with the Inland Great Southern region and the ability for that infrastructure to service emerging industries is critical to supporting future diversification, which helps build resilience to economic shocks such as drought.

1.3.1 Undertake Infrastructure Audit (the Audit) and opportunity/constraint assessment for the area covered by the Inland Great Southern RDR Plan.
- the audit which will underpin the drafting of future shire or regional economic development plan/s and guide future infrastructure investment strategies.

RECOMMENDAITON
That the Great Southern VROC Executive:
1. Receive the project updates on the Water for Future, Infrastructure Audit and Housing Strategy projects;
2. Note the final Water for Future strategies being delivered to each Shire, and provide direction to the Executive Officer on any further feedback to GSDC; and
3. Provide direction to the Executive Officer on the preferred approach for the Infrastructure Audit funding, being either a targeted infrastructure audit project or an alternative funded project, for further discussion with GSDC.

Discussion

Water for Future Project
CEOs discussed the feedback provided by GSDC on the Urbaqua Water for Future strategies and how the information in the reports could be used. CEOs noted the GSDC feedback and agreed to await delivery of the remaining final strategies before considering any further feedback.

It was also noted that officers involved in the current ThinkWater project had been informed that the Urbaqua strategies are of value. The strategies are expected to support future grant applications and provide a better understanding of each Shire's water needs and use, which will help inform infrastructure requirements and economic development planning.

Infrastructure Audit Project
The Executive Officer provided an overview of the outcomes of the RFQ process for the Infrastructure Audit and the subsequent discussions with GSDC.

- *CEOs generally agreed not to proceed with the full Infrastructure Audit under the current RFQ scope.*
- *CEOs supported a reduced and more targeted approach, with the primary focus on power capacity and the electricity network across the region.*
- *CEOs discussed whether Western Power and Powering WA should also be approached for information on power infrastructure and network capacity.*
- *CEOs noted that other elements of the original scope may be addressed through existing work and other agencies:*
- *Water infrastructure may be addressed in part through the ThinkWater project and the Urbaqua Water for Future strategies.*
- *Telecommunications infrastructure may be addressed through liaison with NBN Co and other providers, with GSDC to be asked what support it can provide in obtaining this information.*

CEOs noted that the information gathered through these sources could be compiled to inform the development of a Regional Economic Development Plan for the Great Southern VROC.

ACTION

1. **The Executive Officer is to liaise with GSDC on revising the Infrastructure Audit Project to a targeted audit focused on power capacity and network infrastructure, within the original funding allocation of $55,000.**
2. **The Executive Officer to discuss with GSDC whether Western Power and Powering WA should be approached for information on power infrastructure and network capacity across the region.**
3. **The Executive Officer to seek GSDC's support in obtaining telecommunications infrastructure information through NBN Co and other relevant providers.**

5.2 CEOs Strategic Workshop – Session 6 SWOT Top 3 Priorities

REPORTING OFFICER:	Darren Mollenoyux, GSVROC Executive Officer
DATE:	25 October 2026
DISCLOSURE OF INTEREST:	Nil
ATTACHMENT NUMBER:	5.2 - SWOT Top 3 Priorities: CEO Responses
CONSULTATION	GSVROC CEOs

SUMMARY
This item presents the CEO rankings of the Session 6 SWOT responses from the CEOs Strategic Workshop and seeks CEO agreement on the priorities and pressures that matter most to the Great Southern VROC over the next ten to fifteen years.

BACKGROUND
At the GSVROC CEOs Strategic Workshop held on 11 September 2026, Session 6, Planning for the Next 10 to 15 Years, was run as a group SWOT exercise. The purpose of the session was to build a shared picture of where the region and its local governments are heading on current settings, as a base for discussion on reform and sustainability, collaboration models and the structure of GSVROC.

A total of 68 responses were recorded on the day across the four quadrants. Rather than agree priorities on the day, CEOs requested that the responses be circulated so each CEO, including those unable to attend the workshop, could rank the three responses in each quadrant they believe matter most to the GSVROC. The Executive Officer was then to compile the responses for discussion at a CEOs meeting prior to the GSVROC Committee Meeting on 12 November 2026.

CEOs also agreed that the Executive Officer will run the same SWOT session with the Shire Presidents and Councillor at the GSVROC Meeting on 12 November 2026. So that Councillors can form their own views, the CEO responses are to be kept at CEO level until that session.

COMMENT
Responses were received from six of the seven member Councils, with no response received from the Shire of Cranbrook. Five CEOs ranked their top three in each quadrant, while the Shire of Gnowangerup grouped like items together and summarised them into three high level strategic issues. The compiled responses are provided in the attachment.

Based on the Councils that ranked each quadrant, the most common top three responses are:

- **Strengths:** S1 Strong Connection to local Communities (all five), S4 Member Shires have similar advocacy positions / priorities / challenges, and S5 Stable and collaborative CEO Group.
- **Weaknesses:** W6 Population and rate base not growing, W10 Access to key worker housing to attract and retain staff, and W8 Keeping pace with increasing asset maintenance/management.
- **Opportunities:** O1 Working collaboratively / resource sharing (all five), O9 Alignment of ERP and operational systems, policies and procedures, and O6 Access funding opportunities for housing and land development.
- **Threats / Challenges:** T15 Staff attraction and retention, T5 Cost shifting to local governments, and T23 Community expectations.

Two of the Shire of Gnowangerup's strategic issues closely align with the results above:
the difficulty for individual local governments to remain compliant and financially viable, and the cultural alignment and desire to collaborate. Its third issue, the strength and diversity of Great Southern industry, reflects a different view, with only one other Council selecting an industry related response.

Key themes emerging from the responses include strong agreement on working collaboratively and connection to community. Common pressures relate to population, workforce and key worker housing. Financial pressure comes from cost shifting, asset maintenance and compliance.

The purpose of this agenda item is for CEOs to consider the compiled responses and agree to the three pressures that matter most. The agreed CEO position will then be compared with the outcomes of the Shire Presidents and Councillor delegates session and will inform the development of the draft Strategic Action Plan 2026 to 2029.

STATUTORY ENVIRONMENT
There are no direct statutory implications arising from this report.

FINANCIAL IMPLICATIONS
There are no direct financial implications arising from this report.

STRATEGIC OBJECTIVES
Great Southern VROC Strategic Plan 2025 - 2029
The SWOT outcomes will inform the review of the Strategic Action Plan and the development of the next plan. A number of the most common responses relate directly to the following strategic priorities:

1.2 Participate in the GSDC Housing Study
Goal: Develop and implement a regional housing implementation plan through the Great Southern Housing Strategy to address critical housing shortages across member Shires and support future grant funding opportunities.

2.1 Undertake a Gap Analysis
Goal: Identify workforce strengths and gaps across member Shires through a skills audit and gap analysis to inform future workforce planning and collaboration.

VOTING REQUIREMENTS
Simple Majority

RECOMMENDATION
That GSVROC CEOs

1. Considered the compiled CEO rankings of the Session 6 SWOT responses from the CEOs Strategic Workshop held on 11 September 2026, and agree to the priorities and three pressures that matter most to the GSVROC over the next ten to fifteen years;
2. Note that the same SWOT session will be held with the Shire Presidents and Councillor delegates prior to the GSVROC Meeting on 12 November 2026, with the outcomes to be compared with the CEO position; and

Discussion
CEOs discussed the compiled rankings of the Session 6 SWOT responses from the CEOs Strategic Workshop.

CEOs considered that the three high-level strategic issues identified by the Shire of Gnowangerup broadly captured the combined responses. These formed the basis of the agreed top three strategic priorities for the GSVROC.

OUTCOME
CEOs reached consensus on the following top three strategic priorities for the Great Southern VROC over the next ten to fifteen years:

1. **Sustainability and compliance:** Difficulty for individual Great Southern local governments to remain compliant and financially viable.
2. **Collaboration and resource sharing:** The shared culture alignment and commitment of GSVROC local governments to work collaboratively and share resources.
3. **Economic development and growth:** Building on the strength and diversity of Great Southern industry to support economic development, employment opportunities and population growth.

These priorities will be compared with the outcomes of the Shire Presidents and Councillor delegates session at the GSVROC Meeting on 12 November 2026. They will then inform the development of the draft Strategic Action Plan 2026 to 2029.

5.3 Operational Efficiencies – CEO Workshop Session 5 Follow Up Survey Results

REPORTING OFFICER:	Darren Mollenoyux, GSVROC Executive Officer
DATE:	26 October 2026
DISCLOSURE OF INTEREST:	Nil
ATTACHMENT NUMBER:	5.3a – CEOs Strategic Workshop Session 5 Summary - Operational Efficiencies 5.3b – Operational Efficiencies Survey Results
CONSULTATION	GSVROC CEOs

SUMMARY
This item presents the initial findings of the Session 5 follow up survey and seeks CEO direction on whether to pursue further actions now or defer consideration to the next CEOs meeting.

BACKGROUND
At the GSVROC CEOs Meeting held on 30 March 2026, CEOs endorsed a revised two-stage approach to the Operational Efficiencies – Gap Analysis Strategic Priority, shifting the focus from individual staff skills to organisational capacity and opportunities for collaboration between member Councils.

The outcomes of Stage 1, the Inter-Council Support Capacity & Priorities Survey, were presented to the GSVROC Executive Meeting held on 9 July 2026, where the Executive resolved:

That GSVROC Executive:
1. *Receive the outcomes of the Stage 1 Inter-Council Support Capacity & Priorities Survey;*
2. *Note the opportunities identified for regional collaboration, resource sharing and operational efficiencies arising from the survey; and*
3. *Defer further consideration of the survey outcomes to a future CEOs Workshop, to be held following the review of the GSVROC Strategic Plan at the Great Southern VROC meeting on 3 August 2026.*

The survey outcomes were considered in Session 5 of the CEOs Strategic Workshop held on 11 September 2026. CEOs felt it was too early to determine priorities across the full list of service areas, and instead selected specific areas to start investigating, being - ranger services, safety management systems, records management, gardening services, and ERP and core systems. The Session 5 summary is provided as Attachment 5.3a.

A further review of each Shire's policy manual is being progressed separately.

COMMENT
A follow up survey was distributed to all member Shire CEOs to gather baseline information on the selected areas, with responses returned by 26 October 2026. All seven member Shires responded. The survey results are provided as Attachment 5.Xb.

Initial findings from the survey include:

- **Ranger Services:** five Shires use WA Ranger Services, on differing contract terms and service levels, with hourly rates of $115 to $125. Contracts expire between June 2027 and March 2029, with Woodanilling (June 2027) and Gnowangerup (August 2027) the earliest. Two Shires deliver the service in house.
- **Safety Management Systems:** Skytrust is the most common system, used by three Shires, with Cranbrook moving to it. WHS resourcing varies across the Shires, and feedback on the LGIS Regional Risk Coordinator program is largely positive.
- **Records Management:** six Shires use Synergy for records management. Three Record Keeping Plans are under review or require review, and three Shires do not have documented procedures or are still developing them. There is support for regional collaboration.
- **Gardening Services:** five Shires use a combination of in house and outsourced services, all using BGL, mainly for ovals. Every Shire that answered showed some appetite for investigating shared services or collaboration.

- **ERP and Core Systems:** all Shires currently run Synergy and are considering a replacement. Kojonup and Katanning are the most advanced, both targeting a transition in 2027/28, while five Shires are still researching options, with timing out to 2031.

As these are initial findings, CEOs may wish to identify areas to progress at this meeting or defer further consideration to the next CEOs meeting to allow time to consider the results.

STATUTORY ENVIRONMENT
There are no direct statutory implications arising from this report.

Any joint procurement arising from these opportunities would need to consider the competition law matters presented to the GSVROC Executive Meeting on 9 July 2026.

Participating Councils remain individually responsible for meeting their legislative obligations, including Record Keeping Plan requirements under the State Records Act 2000.

FINANCIAL IMPLICATIONS
There are no direct financial implications arising from this report.

Any future collaborative initiatives will be subject to separate consideration by participating member Councils, including any associated funding requirements.

STRATEGIC OBJECTIVES
Great Southern VROC Strategic Plan 2025 - 2029
2.1 Undertake a Gap Analysis
Goal: Identify workforce strengths and gaps across member Shires through a skills audit and gap analysis to inform future workforce planning and collaboration.

The revised methodology adopted by CEOs focuses on organisational capability and collaboration opportunities while maintaining the intent of this strategic priority.

VOTING REQUIREMENTS
Simple Majority

RECOMMENDATION
That the GSVROC CEOs, having considered the initial findings of the Session 5 Follow Up Survey, either:
1. Identify the service areas to be progressed and provide direction to the Executive Officer on next steps; or
2. Defer further consideration of the survey findings to the next GSVROC CEOs Meeting, to allow CEOs time to consider the results, and other priority outcomes from the GSVROC Meeting on the 12 November 2026.

Discussion
CEOs discussed the initial findings of the Session 5 Follow Up Survey. They identified Gardening Services as the service area with the most potential for further investigation, including the possible development of a feasibility study into shared or collaborative gardening services across member Shires.

CEOs agreed that the matter be presented to the next GSVROC Executive Meeting for further discussion, including determining the preferred approach for progressing the investigation.

ACTION
The Executive Officer is to prepare a report for the next GSVROC Executive Meeting on options for progressing the investigation of Gardening Services, including the potential scope of a feasibility study.

Signe Balodis left the meeting at 3.58pm and did not return to the meeting.

5.4 Great Southern Treasures – Future Direction / Alternative Models for Tourism

REPORTING OFFICER:	Darren Mollenoyux, GSVROC Executive Officer
DISCLOSURE OF INTEREST:	Nil
DATE:	25 October 2026
ATTACHMENT NUMBER:	5.4 - CEOs Strategic Workshop Session - Regional Tourism
CONSULTATION	GST CEOs Australia's South West

SUMMARY

This item reports the outcomes of the CEOs Strategic Workshop session on regional tourism, confirms the interim arrangements for the Great Southern Treasures IT assets, and seeks CEO direction on next steps.

BACKGROUND

The Service Level Agreement with Australia's South West (ASW) for Great Southern Treasures (GST) concluded on 30 June 2026. The participating Councils confirmed a capped contribution of $44,000 toward the 2026 Bloom Festival as a transition arrangement, with sponsorship arrangements expiring on 28 February 2027.

At the GSVROC Executive Meeting held on 9 July 2026, CEOs agreed that further consideration of collaborative regional tourism models would be beneficial before determining the future approach to GST and the Bloom Festival. The actions from that meeting included that the Executive Officer:

- *Obtain a quotation from Australia's South West (ASW) for the interim preservation of the Great Southern Treasures (GST) IT and assets.*
- *Report back to the GSVROC Executive on future regional tourism and destination marketing opportunities following the presentations and further consideration.*

At the GSVROC Committee Meeting held on 3 August 2026, the Committee received a presentation from Linda Vernon on collaborative regional tourism governance models and resolved:

That the Great Southern VROC Committee:

1. *Notes the outcomes of the Executive Meeting held on 9 July 2026, including Member Council contributions of $44,000 toward delivery of the 2026 Bloom Festival;*
2. *Receives the presentation from Linda Vernon on collaborative regional tourism governance models;*
3. *Requests the Executive Officer, in consultation with GSVROC CEOs, to further develop options for a future regional tourism and marketing model, including governance, funding and delivery arrangements, and report back to the next GSVROC Meeting.*

Regional tourism was then considered in Session 3 of the CEOs Strategic Workshop held on 11 September 2026. The session summary is provided as an attachment.

COMMENT

Workshop Outcomes

The key outcomes from Session 3 were:

- **Preferred model**: a new, separate incorporated regional tourism body, similar to RoeTourism and NEWTravel. It would be independent, membership driven, funded by the Shires and run at a local level. A revised contract with ASW and a Lead Shire model were not supported.
- **Funding**: too early to determine the cost of the new model.
- **Brand and event delivery**: the GST and Bloom Festival brands, tourist guide and collateral, and Bloom Festival delivery beyond 2026 are to be reviewed by the new body.
- **Shire of Jerramungup**: to be kept informed as the model is developed.
- **ASW quotation**: to be declined, pending a comparable quote from the Shire of Katanning.

<u>Interim Management of GST IT Assets</u>

Following the workshop, the Shire of Katanning offered to hold the GST IT assets, including the website and brands, from 1 March 2027. The Shire's commitment is to maintain and safeguard the assets only, on the basis that it is reimbursed for any licensing or other direct costs. Staff

administration time will be donated by the Shire. The Shire also suggested that the ASW quotation of $4,859 (excluding GST), which expired on 7 October 2026, be allowed to lapse.

The Shires of Broomehill-Tambellup, Gnowangerup, Woodanilling and Kent responded in support of the offer and of letting the ASW quotation lapse. No responses were received that disagreed. A response was not received from the Shire of Jerramungup.

The Executive Officer has written to ASW advising that GSVROC will not proceed with the quotation and that the Shire of Katanning will take on the interim management of the IT assets from 1 March 2027. The Shire of Katanning will contact ASW closer to the time to arrange the handover.

Request from Australia's South West

In response, ASW asked for the GSVROC meeting schedule prior to 1 March 2027, as it would like to submit a proposal to again deliver the Bloom Festival in 2027. The Executive Officer has provided ASW with the tentative 2027 meeting dates.

In considering this request, CEOs may wish to note that:

- at the workshop, a revised contract with ASW was not supported, with CEOs preferring an arrangement closer to the Shires;
- Bloom Festival delivery beyond 2026 was to be reviewed by the new regional tourism body, which is not yet established; and
- the 2027 Festival period (September to October) is likely to fall before the new body is operating, so a decision on the 2027 Festival may be needed in the interim.

Next Steps

In line with the actions from the CEOs Strategic Workshop, the Executive Officer will prepare a full agenda item on regional tourism for consideration at the GSVROC Committee Meeting on 12 November 2026. This will include the establishment of a sub-committee to progress the new regional tourism body.

The basis for sharing the reimbursement costs of the interim IT arrangement between participating Councils will also need to be agreed.

STATUTORY IMPLICATIONS

There are no direct statutory implications arising from this report.

FINANCIAL IMPLICATIONS

Participating Councils will reimburse the Shire of Katanning for direct licensing and other external costs associated with maintaining the GST IT assets from 1 March 2027. These costs are not yet known.

Any future commitment to the 2027 Bloom Festival, or to a new regional tourism body, will be subject to separate consideration by participating Councils.

STRATEGIC OBJECTIVES

Regional tourism is not a priority within the current Strategic Action Plan. It was identified as a new and emerging priority at Session 2 of the CEOs Strategic Workshop, for consideration in the draft Strategic Action Plan 2026 to 2029.

VOTING REQUIREMENTS

Simple Majority

ACTION

That the GSVROC CEOs:

1. Confirm the Shire of Katanning holding and safeguarding the Great Southern Treasures IT assets from 1 March 2027, with participating Councils to reimburse the Shire for direct licensing and other external costs, and agree the basis on which those costs will be shared;
2. Note that the Executive Officer will prepare a full agenda item on regional tourism for consideration at the GSVROC Committee Meeting on 12 November 2026, including the establishment of a sub-committee to progress a new, separate regional tourism body; and

3. Provide direction to the Executive Officer on the response to Australia's South West regarding its request to submit a proposal to deliver the 2027 Bloom Festival.

The recommendation varied to clarify the direction for obtaining further details from Australia Southwest on the Bloom Festival.

DECISION
Moved: Karen Callaghan **Seconded: Grant Thompson**

That the GSVROC CEOs:

1. **Confirm the Shire of Katanning holding and safeguarding the Great Southern Treasures IT assets from 1 March 2027, with participating Councils to reimburse the Shire for direct licensing and other external costs, and agree the basis on which those costs will be shared;**
2. **Note that the Executive Officer will prepare a full agenda item on regional tourism for consideration at the GSVROC Committee Meeting on 12 November 2026, including the establishment of a sub-committee to progress a new, separate regional tourism body; and**
3. **That the Executive Officer seeks data from Australia's South West on the 2026 Bloom Festival, including attendance at events and visitation across the Great Southern Treasures Shires, to inform consideration of any proposal to deliver the 2027 Bloom Festival, with the information to be reported to the GSVROC Committee Meeting on 12 November 2026 where possible.**

Carried 5/0

6. GENERAL UPDATES / INFORMATION

6.1 Waste Management

At the CEOs Strategic Workshop held on 11 September 2026, CEOs received a presentation from Rebecca Brown, Manager Waste and Recycling at WALGA, and agreed that a consultant was not the right next step at this stage. Instead, the Executive Officer was asked to collect data from each Shire on its waste sites and collate it into a regional report for the CEO group.

The Executive Officer prepared a Waste Data Collection form to gather information on each Shire's waste sites and management, which was reviewed by Rebecca Brown with some minor edits and additions. The form was distributed to CEOs on 2 October 2026, and one form is still to be returned, noting it was not intended that the data be presented for this meeting.

Once all forms are received, the Executive Officer will compile the data and provide it to Rebecca Brown for review and feedback, arrange a Teams meeting with Rebecca to discuss her views, and provide an update to the GSVROC Meeting on 12 November 2026.

7. ITEMS FOR FUTURE CONSIDERATION

This section will be a standard item that provides an opportunity for CEOs to raise any additional matters or emerging issues relevant to Great Southern VROC.

CEOs are encouraged to highlight topics that may warrant future consideration, opportunities for collaboration or further exploration, as well as any matters they wish to bring to the meeting's attention for awareness.

8. NEXT MEETING SCHEDULE

Great Southern VROC Meeting Schedule 2026

Thursday 12th November 2026 at 10.00am	Shire of Woodanilling

2027 Meeting Schedule – *to be Confirmed at November Meeting*

Wednesday 3rd February 2027 at 10.00am	Shire of Broomehill-Tambellup
Wednesday 5th May 2027 at 10.00am	Shire of Cranbrook
Wednesday 4th August 2027 at 10.00am	Shire of Gnowangerup
Wednesday 10th November 2027 at 10.00am	Shire of Katanning

There are no scheduled GSVROC Executive Meetings scheduled.

9. CLOSURE

There being no further business the Chairperson, Peter Klein declared the meeting closed at 4.13pm

DA DESIGN ISSUE

July 27, 2026

28/7/2026



BURT STREET 3D VIEW (WEST)

DRAWING LIST

No:	Title
A-00	COVER SHEET
A-01	1:400 GA SITE PLAN
A-02	1:400 SETOUT PLAN
A-03	3D VIEW 1 BIRDSEYE
A-04	1:200 PART TAVERN SITE PLAN
A-05	1:100 TAVERN GF GA PLAN
A-06	1:100 TAVERN UF GA PLAN
A-07	1:200 TAVERN ELEVATIONS
A-08	1:200 CHALET ELEVATIONS
A-09	3D VIEW 2 STREETSCAPE
A-10	3D VIEW 3 STREETSCAPE
A-11	3D VIEW 4 STREETSCAPE
A-12	1:100 TYP BEDSIT CHALET
A-13	1:100 TYP SELF CONT CHALET
A-14	1:100 EXT AMEN / ALFR PLANS
A-15	1:400 EXIST AERIAL PLAN
A-16	3D VIEW 5 TAVERN
A-17	3D VIEW 6 TAVERN
A-18	3D VIEW 7 TAVERN
A-19	3D VIEW 8 TAVERN
A-20	3D VIEW 9 TAVERN
A-21	3D VIEW 10 ALFRESCO
A-22	3D VIEW 11 ALFRESCO
A-23	3D VIEW 12 ALFRESCO
A-24	3D VIEW 13 ALFRESCO
A-25	3D VIEW 14 ALFRESCO

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45 Letchworth Centre Avenue, Salter Point WA 6152
www.3dEDGE.com.au T: 04077 04177

Proposed Redevelopment
The "Woody" Tavern
861 Burt Rd, Woodanilling

COVER SHEET

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	Drwg No:	Rev No
11-205	A-00	4

The builder must verify all dimensions on site before commencing any work or shop dwgs.

DA DESIGN ISSUE
July 27, 2026

28/7/2026



SITE AREA ANALYSIS

LOT 50 ROBINSON ROAD	
Site Area:	2553 sqm
Chalets (15):	672 sqm
Total Built Area (26%):	672 sqm
Open Space:	1881 sqm
Parking (24 Bays):	350 sqm
Driveway:	262 sqm
Walkways:	238 sqm
Total Paving:	850 sqm
Landscape Area (40%):	1031 sqm

LOTS 60, 61 & 350	
Site Area (3 Lots):	3194 sqm
Existing Tavern (GF):	290 sqm
New Alfresco/Verg:	137 sqm
New Ext Amenities:	69 sqm
New Cov'd Way:	46 sqm
Chalets (10):	420 sqm
Total Built Area (30%):	962 sqm
Open Space:	2232 sqm
Parking (4 Bays):	58 sqm
Driveway:	259 sqm
Walkways:	244 sqm
Total Paving:	541 sqm
Landscape Area (53%):	1691 sqm

0. O/A SITE PLAN
1:400

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Proposed Redevelopment
The "Woody" Tavern
861 Burt Rd, Woodanilling

1:400 GA SITE PLAN

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	Drwg No:	Rev No
11-205	A-01	4

The builder must verify all dimensions on site before commencing any work or shop dwgs.

DA DESIGN ISSUE
July 27, 2026

N

UNIT 3 | UNIT 2 | UNIT 1

TWIN SIDE RETAINING WALL

52.420 | 19.511 | 40.231 | 40.227 | 63.462 | 63.470 | 100.559 | 100.564 | 100.588 | 60.944 | 60.946 | 60.951 | 20.114 | 20.113 | 7.922 | 12.191 | 14.683 | 25.546 | 4.205 | 6.745 | 1.900 | 23.024 | 26.130 | 10.315 | 7.639 | 8.000 | 0.550 | 1.800 | 1.590 | 8.400 | 1.500 | 2.099 | 8.725 | 1.800 | 6.450 | 2.365 | 4.650 | 3.116 | 5.500 | 3.250 | 6.500 | 3.300 | 16.050 | 18.886 | 8.400 | 40.226 | 17

FFL 284.00 | FFL 283.80 | FFL 283.60 | FFL 283.70 | FFL 283.40 | FFL 282.74 | FFL 282.80 | FGL 283.30 | FGL 283.00 | FGL 282.74 | FPL 283.20 | FPL 283.10 | EX FL 282.78 | EX PL 282.71

CTRL PEG | LOT BOUNDARY | 165.13 m² | 262.10 m² | 317.09 m² | 68.54 m² | 23.87 m² | 293.73 m² | 28.81 m² | 136.74 m² | 46.53 m²

OLD POST OFFICE | 26 CAR BAYS | WEATHERBOARD HOME | MENS SHED | ALFRESCO | VERANDAH F/L 287.27 | LGE GUM | POWER DOME

100 mm PVC pipe Y connection towards tavern | INV 282.48 | 200mm PE pipe continues North INV 282.27 | DRAINAGE GRATE | PARKING | BURT STREET | ROAD C/L | SPRING HEAD NAIL IN BITUMEN

ROBINSON ROAD

TAVERN SITE
LOTS 61, 62 & 350
BURT STREET

LOT 50 ROBINSON ROAD

FFL 283.70 FINISHED LEVELS

FEATURE SURVEY

REFER TO SEPARATE FEATURE SURVEY PLAN BY LANDCHOICE SURVEYORS FOR SOURCE OF EXISTING CONTOURS & SPOT LEVELS SHOWN ON THIS PLAN

0. SETOUT PLAN
1:400

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Proposed Redevelopment
The "Woody" Tavern
861 Burt Rd, Woodanilling

1:400 SETOUT PLAN

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	Drwg No:	Rev No
11-205	A-02	4

The builder must verify all dimensions on site before commencing any work or shop dwgs.

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- 3D BIRDSEYE VIEW 861 BURT ST, WOODANILLING

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Proposed Redevelopment
The "Woody" Tavern
861 Burt Rd, Woodanilling

3D VIEW 1 BIRDSEYE

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	Drwg No:	Rev No
11-205	A-03	4

The builder must verify all dimensions on site before commencing any work or shop dwgs.

DA DESIGN ISSUE
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N

165.13 m²
NEW PRE-FAB SHORT-STAY ACCOM
19.37 m²
262.10 m²
LANDSCAPED GARDEN AREAS
LANDSCAPED GARDEN AREAS
18.12 m²
226.25 m²
EXIST NORTH SIDE PROPERTY LINE
839.76 m²
15.86 m²
STAFF
36.49 m²
FENCE
CLNR/ LIN STORE
LAUND
8.02 m²
NEW SKILLION KITCH/PNTRY EXTENSION
317.09 m²
68.54 m²
MALE
NEW TOILETS
DELIVERY AND SERVICE AREA
NEW COV'D ACCESS
UPGRADE EXISTING KITCHEN
U/A
SOUTH SIDE EXIST PROPERTY LINE
556.42 m²
SERVICE ACCESS
23.87 m²
FEMALE
FENCE
NEW FOOD SERVERY
28.81 m²
46.53 m²
NEW BAR
NEW COOL RM
UF ESCAPE STAIR
LANDSCAPED BEER GARDEN
NEW COVERED ALFRESCO DRINK, DINE & ENTERTAINMENT
28.81 m²
OPEN PLAN DRINK & DINE AREA
DRIVEWAY & SERVICE ACCESS
NEW BAR
136.74 m²
LOT BOUNDARY
NEW COV'D ACCESS
OPEN PLAN DRINK & GAMES AREA
BURT ST PROPERTY LINE
FENCE
FENCE
12.19M
18.89M
21.34M
BURT ST FOOT PATH
BURT ST FOOT PATH

0. PART SITE PLAN
1:200

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Proposed Redevelopment
The "Woody" Tavern
861 Burt Rd, Woodanilling

1:200 PART TAVERN SITE PLAN

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	Drwg No:	Rev No
11-205	A-04	4

The builder must verify all dimensions on site before commencing any work or shop dwgs.

FENCE
LANDSCAPED BEER GARDEN
8.02 m²
22.89 m²
STAFF TOILET
CLEANER & LINEN STORE
GUEST LAUND
TOILETS
66.84 m²
MALE
SERVICE DUCT
UNI-SEX ACCESSIBLE TOILET
TOILETS
FEMALE
NEW PREFAB AMENITY BLOCK
NEW COV'D ACCESS
45.65 m²
46.53 m²
NEW COVERED ALFRESCO DRINK, DINE & ENTERTAINMENT
(APPROX 8m x 8m excl Vergolas)
VERGOLA
approx 8m x 4m
VERGOLA
approx 8m x 4m
136.74 m²
LANDSCAPED BEER GARDEN
FENCE
FENCE
18.89M
BURT ST FOOT PATH
LOT BOUNDARY
COOL ROOM (REFIT)
NEW PANTRY
NEW SKILLION KITCH/PNTRY EXTENSION
317.09 m²
DELIVERY AND SERVICE AREA
EXIST KITCHEN (EXTEND & REFIT)
NEW COL 13
NEW BEAM (B6) OVER
EXIST EXT WALL
SERVICE ACCESS
23.87 m²
NEW BEAM (B2) OVER
2 x 125 STEPS
NEW COL 3
NEW FOOD SERVERY
293.73 m²
NEW COL 4
NEW COL 5
EXIST EXT WALL
NEW COL 2
NEW BEAM (B1) OVER
OPEN PLAN DRINK & DINE AREA
EXIST BEAM OVER
NEW BEAM (B3) OVER
NEW BAR
NEW PRE-FAB COOL RM
RELOCATE ESCAPE STAIR
NEW BEAM (B11) OVER
NEW COL 13
NEW DOORS
NEW COL 6
NEW COL 7
DEMOLISH EXIST WALLS
NEW BEAM (B4)OVER
EXIST EXT WALL
NEW BAR
NEW COL 1
51.99 m²
NEW BEAM (B7) OVER
NEW BEAM (B8) OVER
NEW SERVERY & ACCESS
RETAIN EXIST FP
NEW COL 9
NEW COL 10
NEW BEAM (B5) OVER
EXIST OPENING
RETAIN EXIST FP
NEW BEAM (B6) OVER
OPEN PLAN DRINK & GAMES AREA
KID ZONE
NEW COL 11
NEW BEAM (B10) OVER
OLD BAR
292.22 m²
61.66 m²
DEMOLISH EXIST WALLS
NEW COL 12
21.34M
BURT ST FOOT PATH
DRIVEWAY & SERVICE ACCESS
SOUTH SIDE PROPERTY LINE

N

1 GRND FLOOR PLAN
1:100

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861 Burt Rd, Woodanilling

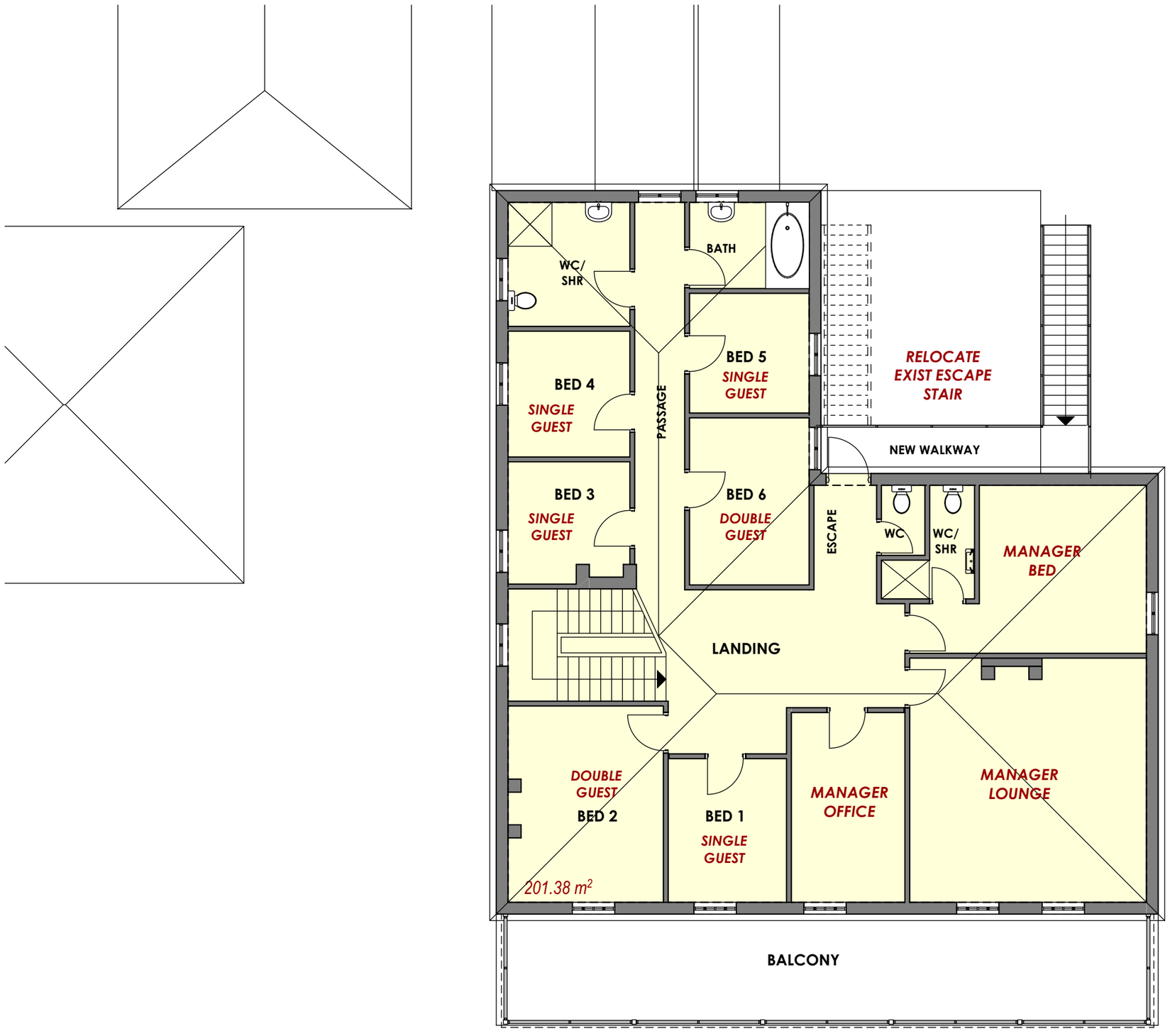
1:100 TAVERN GF GA PLAN

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	Drwg No:	Rev No
11-205	A-05	4

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1 UPPER FLOOR PLAN
1:100

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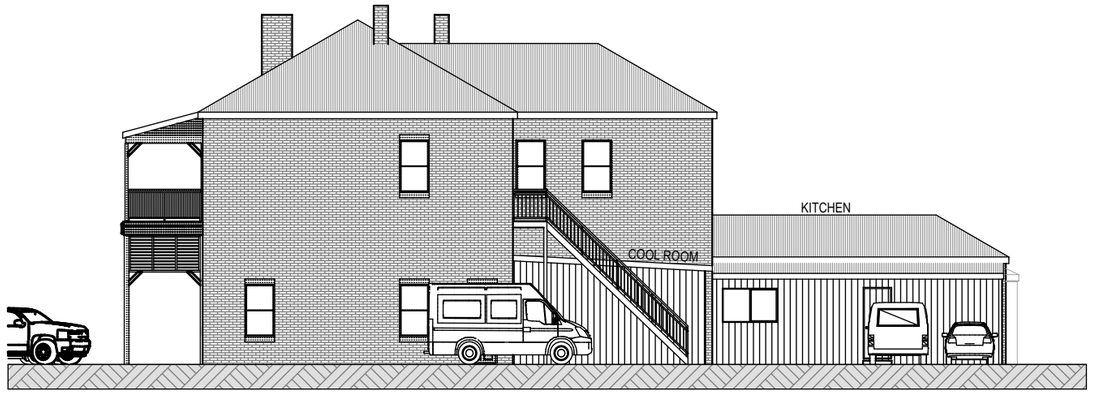
1:100 TAVERN UF GA PLAN

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	Drwg No:	Rev No
11-205	A-06	4

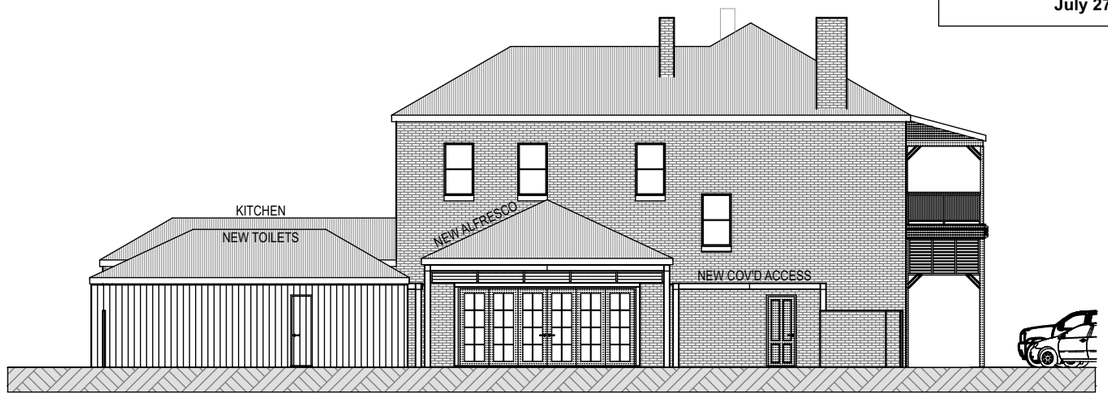
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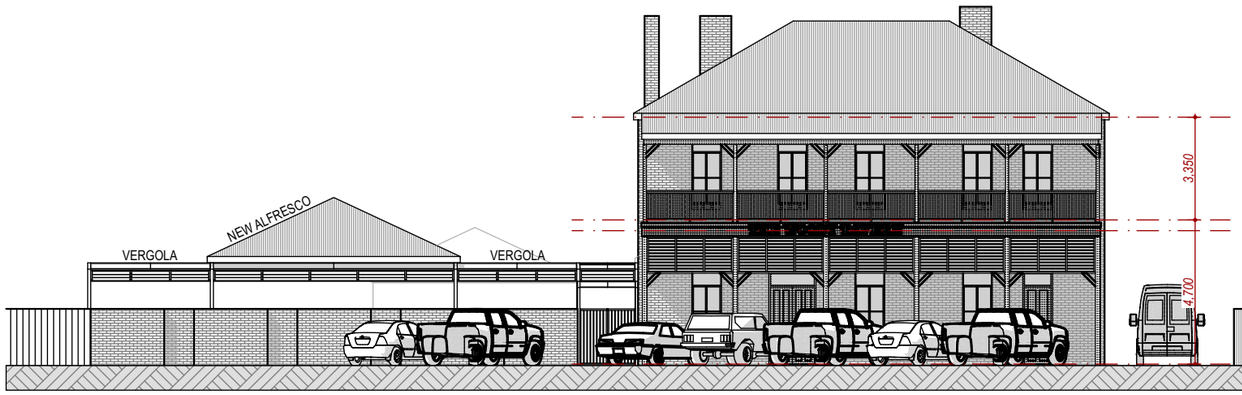
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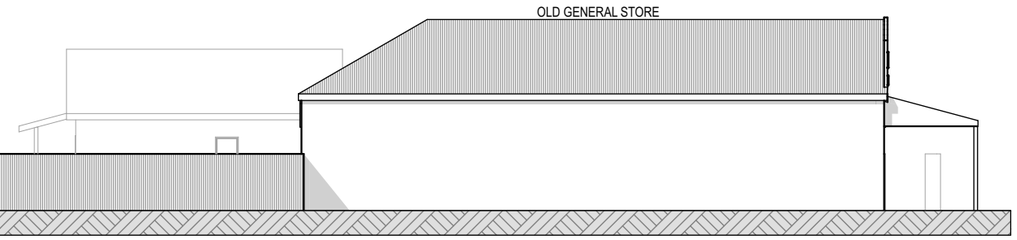
E2 SIDE ELEVATION (SOUTH)
1:200

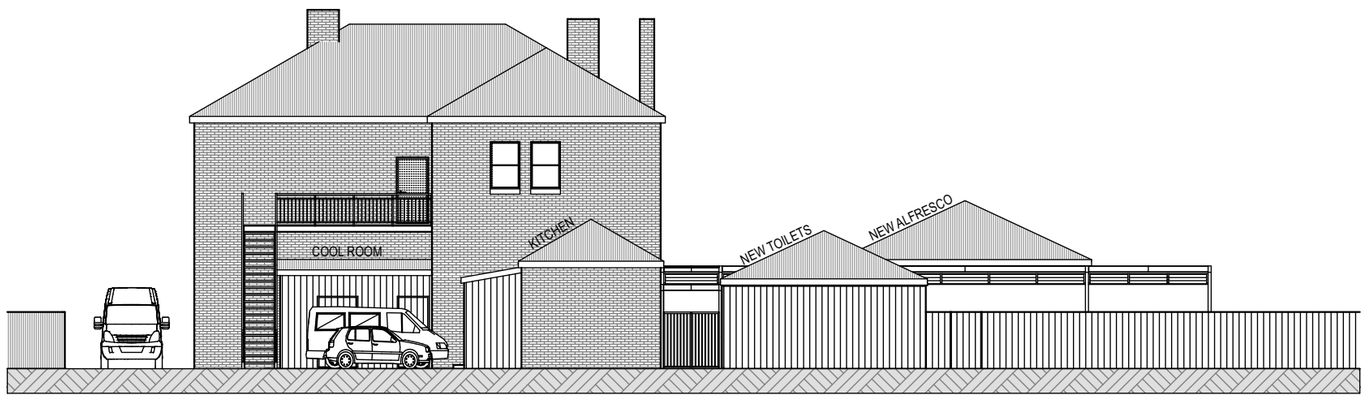


E4 SIDE ELEVATION (NORTH)
1:200



E1 FRONT ELEVATION / BURT ST (WEST)
1:200





E3 REAR ELEVATION (EAST)
1:200

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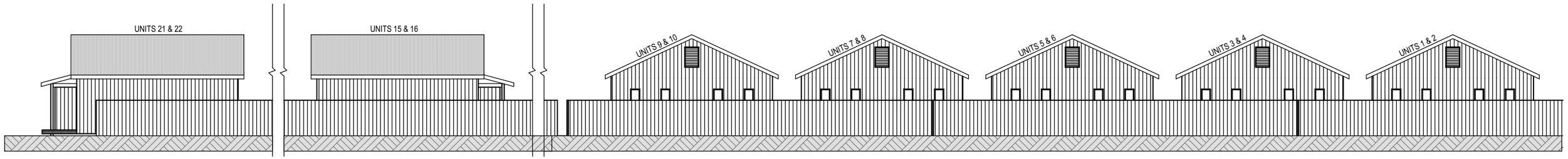
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The "Woody" Tavern
861 Burt Rd, Woodanilling

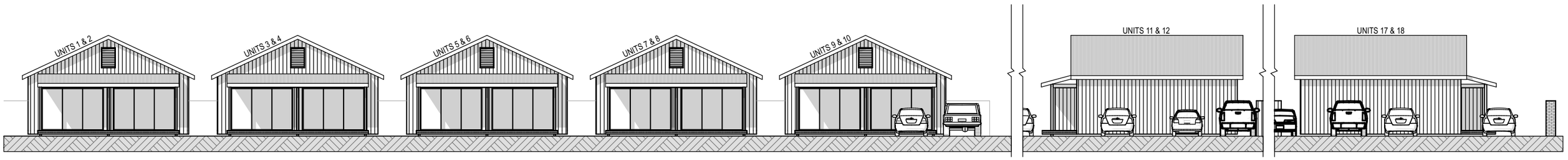
1:200 TAVERN ELEVATIONS

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	Drwg No:	Rev No
11-205	A-07	4

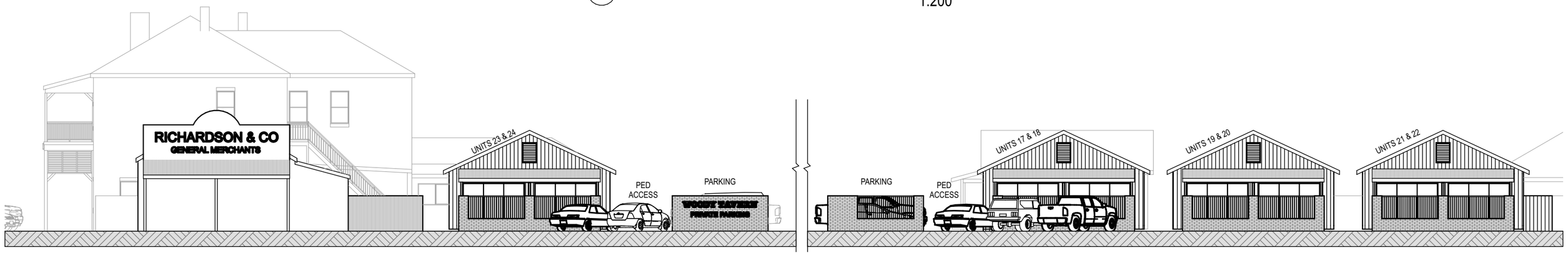
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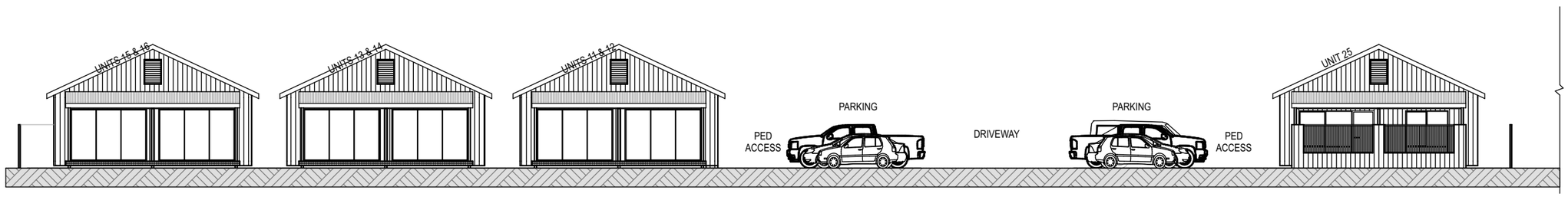
E7 REAR ELEVATION (EAST)
1:200



E6 INNER FRONT ELEVATION (WEST)
1:200



E5 ROBINSON RD ELEVATION (SOUTH)
1:200



E8 INNER FRONT ELEVATION (NORTH)
1:200

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1:200 CHALET ELEVATIONS

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	Drwg No:	Rev No
11-205	A-08	4

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- BURT STREET 3D VIEW (WEST)

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Proposed Redevelopment
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3D VIEW 2 STREETSCAPE

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	Drwg No:	Rev No
11-205	A-09	4

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- 3D VIEW CNR BURT STREET / ROBINSON RD

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3D VIEW 3 STREETSCAPE

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	**Drwg No:**	**Rev No**
11-205	A-10	4

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3D VIEW ROBINSON RD

-

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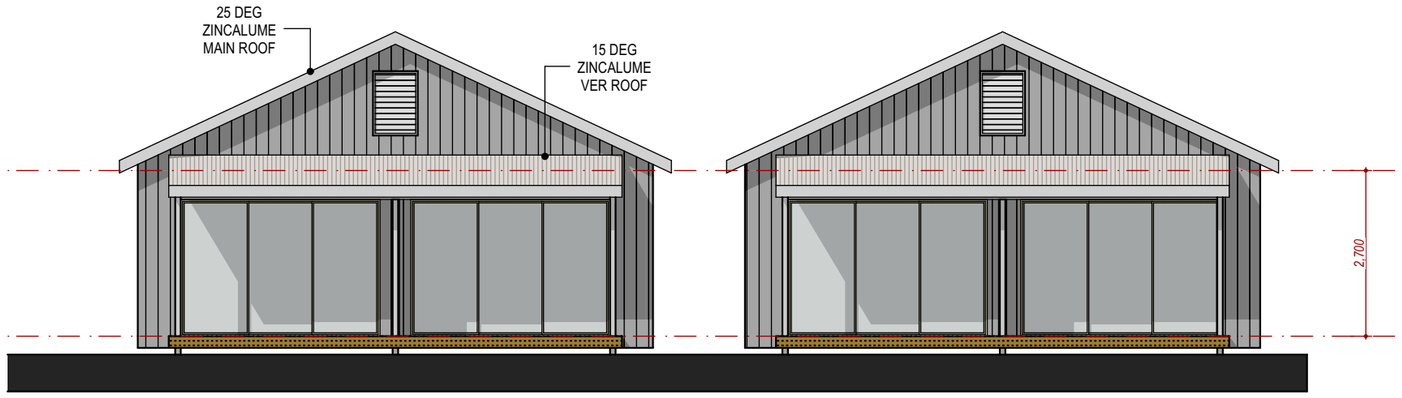
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861 Burt Rd, Woodanilling

3D VIEW 4 STREETSCAPE

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	Drwg No:	Rev No
11-205	A-11	4

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E1 FRONT ELEVATION
1:100



1 BED SITTER PLAN
1:100

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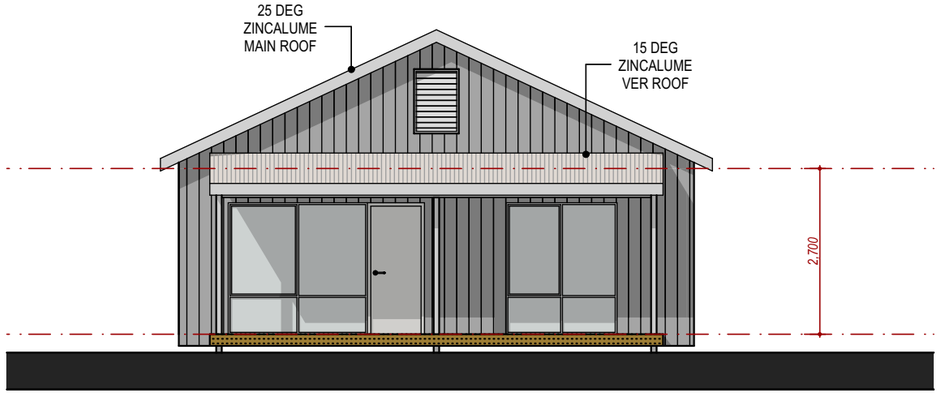
1:100 TYP BEDSIT CHALET

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	Drwg No:	Rev No
11-205	A-12	4

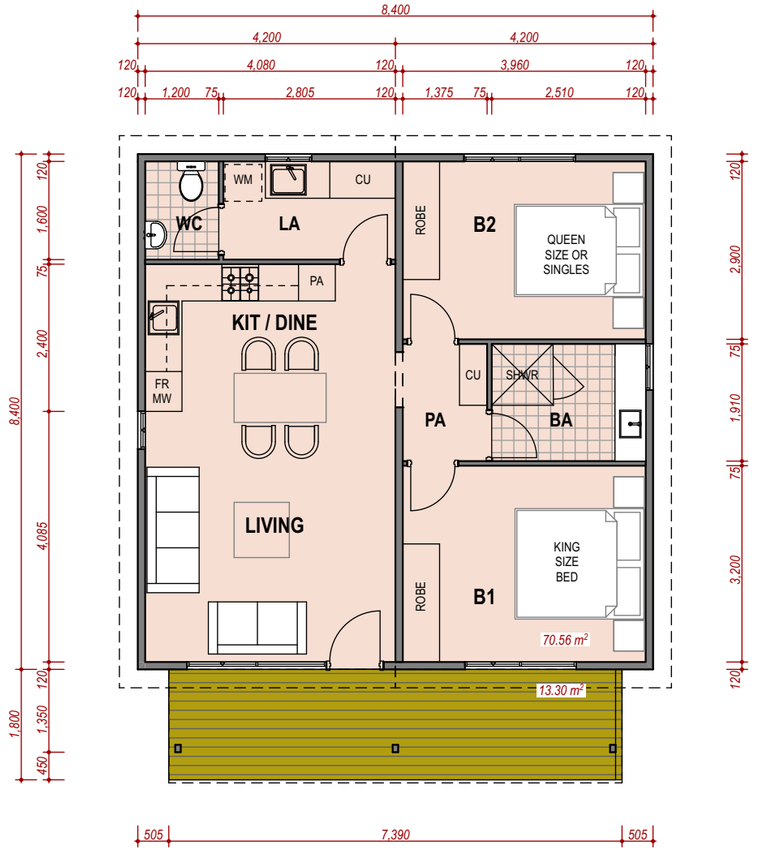
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E1 FRONT ELEVATION
1:100



1 SELF CONTAINED PLAN
1:100

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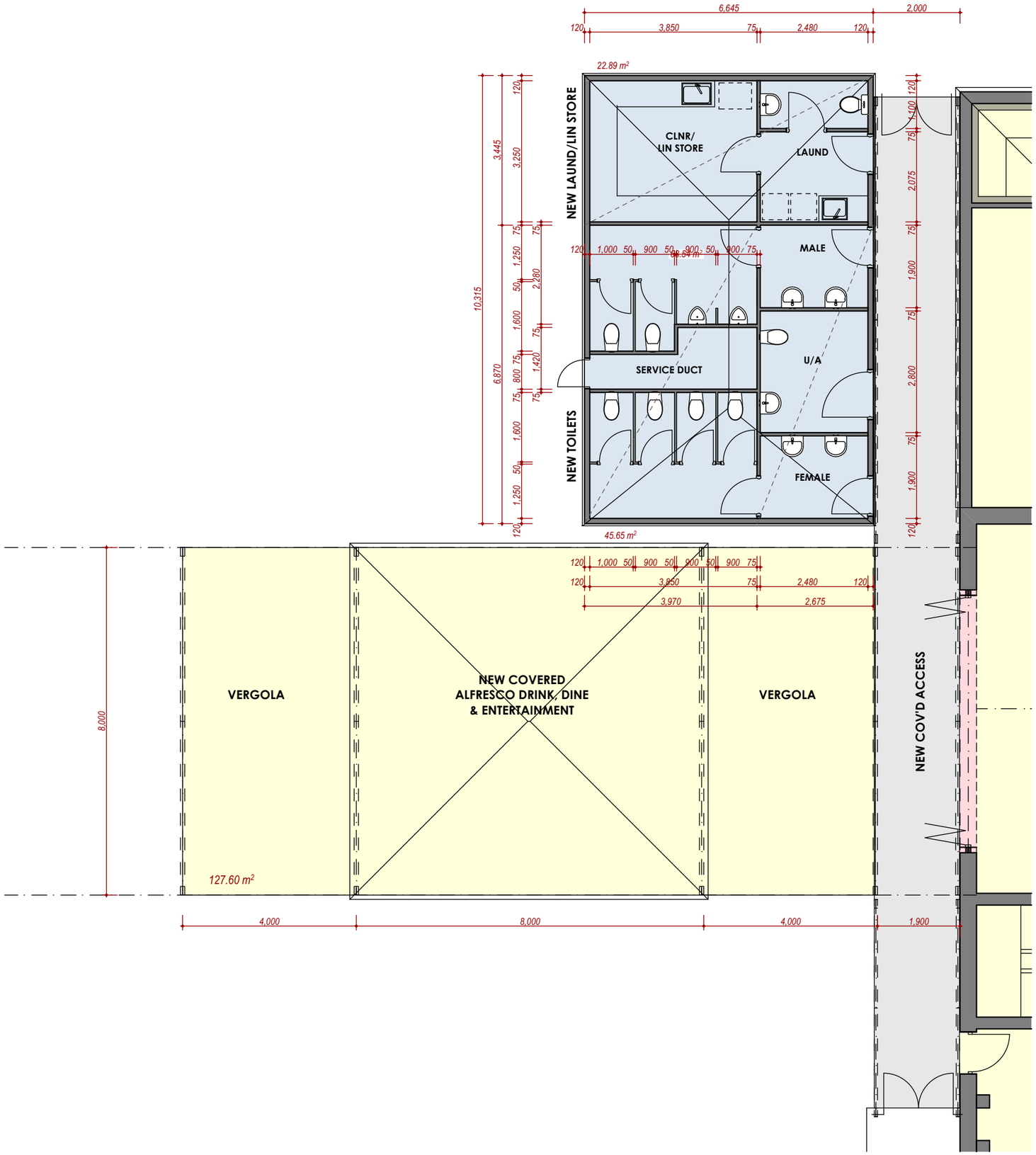
1:100 TYP SELF CONT CHALET

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	Drwg No:	Rev No
11-205	A-13	4

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1 EXT AMENITIES PLAN
1:100

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1:100 EXT AMEN / ALFR PLANS

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	Drwg No:	Rev No
11-205	A-14	4

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0. EXIST SITE PLAN
1:400

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The "Woody" Tavern
861 Burt Rd, Woodanilling

1:400 EXIST AERIAL PLAN

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	Drwg No:	Rev No
11-205	A-15	4

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TAVERN VIEW 1
1:250

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3D VIEW 5 TAVERN

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	Drwg No:	Rev No
11-205	A-16	4

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TAVERN VIEW 2
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3D VIEW 6 TAVERN

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	Drwg No:	Rev No
11-205	A-17	4

The builder must verify all dimensions on site before commencing any work or shop dwgs.

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TAVERN VIEW 3
1:250

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Proposed Redevelopment
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3D VIEW 7 TAVERN

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	**Drwg No:**	**Rev No**
11-205	A-18	4

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TAVERN VIEW 4
1:250

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3D VIEW 8 TAVERN

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	**Drwg No:**	**Rev No**
11-205	A-19	4

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TAVERN VIEW 5
1:250

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Proposed Redevelopment
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3D VIEW 9 TAVERN

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	Drwg No:	Rev No
11-205	A-20	4

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ALFRESCO VIEW 1
1:250

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3D VIEW 10 ALFRESCO

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	Drwg No:	Rev No
11-205	A-21	4

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ALFRESCO VIEW 2
1:250

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3D VIEW 11 ALFRESCO

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	Drwg No:	Rev No
11-205	A-22	4

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ALFRESCO VIEW 3
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Proposed Redevelopment
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861 Burt Rd, Woodanilling

3D VIEW 12 ALFRESCO

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	**Drwg No:**	**Rev No**
11-205	A-23	4

The builder must verify all dimensions on site before commencing any work or shop dwgs.

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ALFRESCO VIEW 4
1:250

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Proposed Redevelopment
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3D VIEW 13 ALFRESCO

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	Drwg No:	Rev No
11-205	A-24	4

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ALFRESCO VIEW 5
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Proposed Redevelopment
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3D VIEW 14 ALFRESCO

Date:	Drwn:	Chkd:
Nov 2025	BB	BB
Job No:	Drwg No:	Rev No
11-205	A-25	4

The builder must verify all dimensions on site before commencing any work or shop dwgs.

Built Environment 3dEDGE Designers & Planners
http://www.3dEDGE.com.au
M: 0 4 0 7 7 0 4 1 7 7
E: bruce@3dEDGE.com.au

July 27, 2026

WIP DESIGN REPORT FOR DA APPLICATION

RE: PROPOSED "WOODY TAVERN" REDEVELOPMENT, 861 BURT STREET, WOODANILLING

1. Applicant Information

The applicant is 3dEDGE, Designers & Planners, of 45 Letchworth Centre Avenue, Salter Point WA 6152. The contact person for this application is Bruce Brunton.
Mobile: 04077 04177. Email: bruce@3dedge.com.au

2. Owner Information

The property owner is The Woodanilling Tavern Pty Ltd. The contact person for the property owner is Mr Kim Wilhelm of 269 Cornwall Road, Woodanilling WA 6316.
Mobile: 0427 231576. Email: kim.wilhelm@optusnet.com.au

The Woody Tavern was purchased by a group of local identities in 2025 and has recently been transferred into a development company, which has been created to form a single entity, for the express purpose of redeveloping the Woody Tavern property.

3. Site Information

The existing Woody Tavern site, known as 861 Burt Street, Woodanilling, is comprised of 3 lots, those being lots 350, 61 and 62, which have a total combined area of 3,194 square metres.

The tavern site is located on the east side of Burt Street, about 40m north of the intersection with Robinson Road. The site is zoned "Tavern" under the Shire of Woodanilling Town Planning Scheme No. 1.

The existing improvements at 861 Burt Street comprise a circa 1908, heritage two storey red brick and iron roof tavern (currently closed and not licensed). There are also several outbuildings, in varying states of repair. All the outbuildings will be demolished as part of the redevelopment proposals.

The site would be described as generally flat, with a slight down slope towards Burt Street. We are currently waiting on a feature survey to confirm the exact site levels and location of all existing buildings.

The contiguous properties surrounding the tavern site comprise:

(a) Lot 60 to the north side, is a battle axe shape lot that forms part of the Shire owned senior housing known as 8 Cardigan Street, which abuts the whole of the rear (east) boundary of the tavern site.
(b) Lot 51 on the south side, on the corner of Burt Street and Robinson Road, which is occupied by a single storey heritage building currently used as a "Men's Shed". We understand this was the old general store.
(c) Around the corner, in Robinson Road, lot 50 abuts the remainder of the south (side) boundary of the tavern site. We understand this is the old post office site and postmaster's residence.

Opposite the tavern site, on the west side of Burt Street, is the railway line precinct, with spacious gravel verges.

…/2

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M: 0 4 0 7 7 0 4 1 7 7
E: bruce@3dEDGE.com.au

4. This Application

This application seeks Shire approval to renovate and renew the ground floor level of the existing tavern, without compromising the key heritage elements of the existing two storey tavern building, plus introduce a minimum of 10 modular type, single storey bed/sitter, short stay accommodation units (chalets).

The built form design of the new chalets will be complimentary to the heritage style of the existing tavern and the tradition rural style and scale of the Woodanilling town site.

5. Background for the Woody Tavern Redevelopment Proposal

1. The Woody Tavern was purchased by a community minded group of local identities to prevent an alternative development proposal potentially proceeding, which, in turn, would have meant that the historic Woody Tavern would have been lost forever as a local community hub.
2. As previously outlined, the tavern ownership group are currently morphing into a development company, which has been created as a single entity, to facilitate the scale of investment required to redevelop the Woody Tavern property in a sustainable and economically viable manner.
3. We must be realistic about why the old tavern closed, a couple of years ago, and identify how we can ensure that a renewed version of the tavern can be successful into the future. To this end, we believe that, besides improving the tavern interior and amenities to be commensurate with current day expectations, the introduction of short stay accommodation is going to be the key element.
4. Our research is telling us that not only is there an acute shortage of short stay accommodation in this region, but there is also a huge gap in the short stay market between high calibre places like The Mill in Katanning and refurbed hotel rooms with shared amenities in other nearby townships.
5. Presuming that our ongoing due diligence does show that the proposed redevelopment is feasible, we will also be looking to find ways to make the Woody Tavern a destination place by running strategic events and promotions, to further sustain the Woody Tavern and help activate the Woodanilling community.

6. Primary Planning Controls For The Tavern Redevelopment

A. Shire of Woodanilling Planning Scheme
B. State and Local Statutory Health Requirements
C. Liquor Licensing Requirements

7. List of DA Application Docs:

Our documentation for this DA application comprises of:

1. DA design drawings (PDF version)
2. Feature Survey (PDF version)
3. 3dEDGE Design Report
4. 3d images of the design proposal (incorporated in the DA design drawings)
5. Consultant reports (Geotechnical, Wastewater Treatment & Effluent Disposal, Stormwater Disposal, Electrical, Bushfire etc)

.../3

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M: 0407 704177
E: bruce@3dEDGE.com.au

8. Overview of The Woody Tavern Renovation Proposals

The primary renovation proposals for the tavern are limited to the ground floor, where we are planning to remove as many internal walls as practical, relocate the bar and install new toilet facilities externally (to be accessed along a covered way).

We are also planning to build a new alfresco and beer garden, with a new large folding door system to maximise interaction between indoor and outdoor spaces.

The upper floor will be painted internally and re-carpeted, all as deemed necessary, but there are no proposed alterations to the existing upper floor plan, except for relocating the fire escape stair.

9. Overview of The Short Stay Accommodation (Chalet) Proposals

The individual, internal make up of the proposed new short stay accommodation is still a work in progress, however the intention is that they will be bed/sitter style, around 35 square metres in area each, internally, of modular construction with 25 degree gable roofs and front verandahs.

The advice we have indicates we ultimately need at least twenty, or more, high occupancy, short stay accommodation units to successfully underpin the tavern's economic viability during the mid-week.

10. Amalgamation of All Tavern Site Lots into a Single Lot

Based on advice from Health and Liquor Licensing, we will need to amalgamate all lots that form part of the new tavern redevelopment site, as part of the process to obtain approval for a new wastewater treatment and onsite effluent disposal system, as well as for reinstatement of the tavern liquor license.

11. Challenges with Essential Services

We are facing challenges in dealing with onsite wastewater disposal and mains power requirements, but we are receiving expert input from experienced consultants and regional trades people on these matters.

We are also looking into what State Government Regional Grants may be available to assist with a project like this and the developers will be very appreciative of any support that the Shire may be able to provide with such investigations and/or applications.

12. Acquisition of Adjoining and Nearby Properties

The new tavern owners have purchased Lot 50 Robinson Road, which abuts much of the south (side) boundary of the tavern site and, as per our DA design drawings, forms part of this application.

Lot 50 is to be used for vehicular access and Chalet parking for the tavern site, as well for another 14 short accommodation units (possibly stage 2) and a two bed self-contained staff quarters.

We are yet to determine whether Lot 50 will be amalgamated with the tavern site or remain as a separate lot (with an access easement to protect tavern site access and parking).

The new tavern owners have also purchased Lot 6 Burt Street, which is on the north side of the tavern site, but separated from the tavern site by a narrow piece of land that forms part of the Shire owned senior housing at 8 Cardigan Street. Lot 6 does not form part of this application.

…/4

13. Landscaping

Due to the large amount of land area we must set aside for wastewater effluent disposal, together with the type of wastewater treatment system we are proposing (Aerobic Treatment Unit*), we will be able to make high quality landscaping a feature of the proposed Woody Tavern redevelopment.

A detailed landscape design will be submitted as part of the Building Permit application.

*Aerobic Treatment Units provide high quality treated water, suitable for drip feed landscape irrigation.

14. Potential DA Application Planning Variations

Our own preliminary planning assessment indicates that we may have to discuss/justify the situation regarding parking for tavern patrons, although possibly not, as we note that the existing tavern site provides no onsite parking for tavern patrons.

At the same time, we are proposing 28 onsite car parking bays, 24 bays for the proposed new short stay accommodation units (one bay per unit) and 4 bays for staff parking.

We also note that there does appear to be ample on-street parking for the tavern patrons, as there must have been over past years, on both sides of Burt Street, and around into Robinson Road. We estimate that on-street parking could provide for up to 100 cars.

15. DA Consultant Reports

This DA application is supported by reports from the following consultants:

1. Land Surveyor – Feature survey
2. Geotechnical Engineer – Soil classification & soil absorption
3. Structural Engineer – Tavern renovations
4. Hydraulic Engineer – Waste & stormwater disposal, LP gas supply
5. Electrical Engineer – Mains and solar power
6. Bushfire – BAL

16. Building Compliancy and Building Permit

Based on preliminary Health and Building Compliance advice already obtained, we are confident that the renovation proposals for the old tavern building will be compliant with the BCA and all Local and State Government statutory requirements when we get to Building Permit application stage.

The following Building requirements are noted and will be covered in our Building Permit application documentation:

(a) The gross area of the renovated tavern building will not be allowed to exceed 500 square metres (by BCA definition). This is the threshold for when special fire services would be triggered.

(b) There will no upper floor structural alterations which would trigger retrospective upper floor compliancy issues.

(c) Fire exit requirements for the renovated tavern will be upgraded to meet current statutory compliancy requirements.

(d) New kitchen facilities and toilet amenities will meet all statutory compliancy requirements.

…/5

O: 45 Letchworth Centre Ave
Salter Pt, WA 6152 F: 9450 5844

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17. Existing Verge & Crossover Approvals

Approvals for new or altered vehicle crossovers will be dealt with as required/necessary.

18. Waste Management (Rubbish)

Waste management will be dealt with as required/necessary.

19. Neighbour Consultation

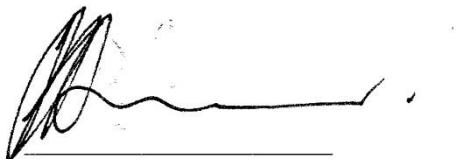
We can see no reason for neighbour consultation, as the subject site has always been a tavern site and the proposed new short stay accommodation will itself form a buffer to the existing senior housing behind the tavern site.

20. DA Application Summary

We trust we have provided adequate preliminary explanations for our Woody Tavern redevelopment proposals and look forward to favourable and supportive feedback from the Shire and the Shires's Town Planning and Health Consultants.

We note that we have already been in touch with and sought earlier, preliminary comments from Steve Thompson (Planning) and Phil Swain (Health), who have both been supportive of our proposals.

In the meantime, should any further information be required, please contact the writer.



Bruce Brunton
Director/Designer
04077 04177

O: 45 Letchworth Centre Ave
Salter Pt, WA 6152 F: 9450 5844

www.3dEDGE.com.au

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CARDIGAN STREET

ROBINSON ROAD

BURT STREET

40.233 | 20.116 | 100.579

100.549 | 100.559 | 100.564 | 100.588

20.118 | 63.470 | 40.231 | 89°59'18" | 90°00'30"

19.511 | 63.462 | 90°00'01" | 90°00'00" | 90°00'05" | 89°59'47"

12.191 | 14.683 | 25.546 | 52.420

TWIN SIDE RETAINING WALL | COLORBOND FENCE | CTRL PEG | CTRL PEG

UNIT 3 | UNIT 2 | UNIT 1

LOT 60 3683m2 | LOT 61 1051m2 | LOT 62 743m2 | LOT 50 2553m2 | LOT 350 1401m2 | LOT 51 684m2

SHED TO BE DEMOLISHED | 23.755 | 4.205 | 90°00'00" | 270°00'03"

OLD POST OFFICE | WEATHERBOARD HOME | MENS SHED | CORRUGATED FENCE | 40.227 | 90°00'12" | 90°00'00"

ALFRESCO | LGE GUM | 37.193 | 4.164 | 9.894 | 7.460 | 6.321 | 7.701 | 10.087 | 16.411

WOODY TAVERN F/L 282.78 | VERANDAH F/L 287.27 | 21.339 | 15.172

100 mm PVC pipe Y connection towards tavern | 7.922 | 12.191 | 90°00'25" | 90°00'26" | 18.886 | 20.113 | 40.225 | 40.226

200mm PE pipe continues North INV 282.27 | INV 282.48 | DRAINAGE GRATE | DRAINAGE GRATE | PARKING

ROAD C/L | ROAD C/L

SPRING HEAD NAIL IN BITUMEN RL 282.25 | SPRING HEAD NAIL IN BITUMEN RL 282.32

CNTRL SPIKE RL 281.68

283.8 | 283.6 | 283.4 | 283.2 | 283.0 | 282.8 | 282.4 | 282.2 | 282

LEGEND

- O/H POWER
- SEWER PIPE
- BOUNDARY LINE
- DRAINAGE PIPE

SCALE

0 5 10 15 20 30 40 50

Details

LISCad CAD File Name	3133-01.LCD	NOTE:- THIS DRAWING IS THE PROPERTY OF LANDCHOICE. IT MUST NOT BE COPIED OR ALTERED WITHOUT THE CONSENT OF THE OWNER. ORIGINAL DRAWING SIZE A2	ORIGINAL DRAWING INDEX FILE
Parent Data Set	3133-01.SEE		C/T VOL/FOLIO 1997/605 LOCALITY ALBANY
Primary Data Set			PLAN DP 76283
Job Directory Name	DOC/SURV/WOODY TAV		LOCAL AUTHORITY SHIRE OF WOODANILLING
			TOTAL AREA SURVEYED 5748m2

CONTOUR AND FEATURE SURVEY
861 BURT ROAD
WOODANILLING 6330

Scale	1: 500 APPLICABLE TO ORIG. A1 DRAWING
Survey	A.S.C. 19/06/26
Drawn	A.S.C. 23/07/26
Checked	A.S.C. 26/07/26
Level Datum	AHD
Horiz Datum	LOCAL

CLIENT : WOODANILLING TAVERN

LANDCHOICE DEVELOPMENTS
CONSULTING LICENSED SURVEYORS
1 KING RIVER DRIVE
LOWER KING 6330
Phone 0428421797
A.C.N. 050921723

DRAWING No 3133/01 VER'N A

ecosystem solutions
PO Box 685
DUNSBOROUGH WA 6281
Ph: +61 8 9759 1960
info@ecosystemsolutions.com.au
www.ecosystemsolutions.com.au

BAL Contour Plan

Woodanilling Tavern

21 April 2026

Prepared for:
Bruce Brunton



Limitations Statement

This report has been prepared in accordance with the Agreement between Ecosystem Solutions Pty Ltd and Bruce Brunton(**"Client"**). It has been solely prepared for the renovation of Woodanilling Tavern (**"Site"**).

Information

In undertaking this work the authors have made every effort to ensure the accuracy of the information used. Unless otherwise stated in the report, Ecosystem Solutions Pty Ltd has not independently verified such information and cannot guarantee its accuracy or completeness.

Conclusions

Within the limitations imposed by the scope of work, preparation of this report has been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable bushfire consultants under similar circumstances. No other warranty, expressed or implied, is made.

Reliance

This report is solely for the use of the Client and any reliance on this report by third parties will be at such party's sole risk. This report must only be presented in full and may not be used to support any other purpose than those set out in the report and the Agreement, except where prior written approval with comments are provided by Ecosystem Solutions Pty Ltd. All intellectual property rights in documents created by Ecosystem Solutions Pty Ltd remain the property of Ecosystem Solutions Pty Ltd.

Other parties should not rely on the report or the accuracy or completeness of any conclusions and should make their own enquiries and obtain independent advice in relation to such matters. Ecosystem Solutions Pty Ltd accepts no Liability, or responsibility whatsoever for or in respect of any use or reliance upon this report and its supporting material subsequently used by others. Please note that the contents of this report may not be directly applicable towards another organisation's needs and may not contain sufficient information for purposes of other parties or for other uses.

Ecosystem Solutions Pty Ltd will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of this report.

Other limitations

The measures contained in this report cannot guarantee that a structure or building will not be damaged or would survive a bushfire event on every occasion. This is due to the degree of vegetation management, the unpredictable nature of fire behaviour (knowledge in this field continues to develop) and the unpredictable nature of extreme weather conditions.

The growth, planting or removal of vegetation, poor maintenance of any fire prevention/mitigation measures, addition of structures not included in this report, or other activity can and will change the bushfire threat to all properties detailed in this report. The implementation of fire precautions will depend on the actions of the landowner or occupiers of the land, over which Ecosystem Solutions Pty Ltd has no control. Should changes be made to the Site, a new Bushfire Management Plan is required. Ecosystem Solutions Pty Ltd accepts no Liability, including Liability for any Loss in connection with:

- a Claim, damage, or injury to property, or persons caused by fire;
- further growth, planting, or removal of vegetation on the Site;
- poor maintenance of any fire protection measures;
- additional structures not included in this assessment; or
- any other activity that may change the bushfire threat level.

The Client and owner of the Site each acknowledge that they have been made aware of the exclusions above and that such exclusion of Liability is reasonable in all the circumstances.
This report is valid for a period of two years only from the date of its issue. All BAL ratings identified in this report are indicative and are required to be verified at the time of construction of individual buildings to ensure appropriate setbacks identified in the Site/building have been achieved.

STATEMENT OF CONFORMITY – PLANNING AND DEVELOPMENT ACT 2005



BPAD Bushfire Planning & Design Accredited Practitioner Level 3

Gary McMahon
B.Sc. M. Env Mgmt. PG Dip Bushfire Protection. C.EnvP, BPAD Level 3 (35078)

The signatory declares that this Bushfire Management Plan meets the requirements of State Planning Policy 3.7 and the Planning for Bushfire Guidelines.

DISCLAIMER

**All capitalised terms used in the Limitations Statement above that are not defined are defined in the Agreement between Ecosystem Solutions Pty Ltd and the Client.*

*** The limitations above are subject to any relevant rights or remedies that the Client may be entitled to under legislation, including Schedule 2 of the Competition and Consumer Act 2010 (Cth).*

Document Control

Client – Bruce Brunton

Site – Woodanilling Tavern

Version	Revision	Purpose	Author	Reviewer	Submitted	
					Form	Date
Report	Rev A	Initial Report	DP (Level 2 - BPAD 46554)	GM (Level 3 - BPAD 35078)	Electronic (email)	21/04/2026

Filename: Y:\PROJECTS\262015 Woodanilling Tavern Renovation BAL Contour\Reports\Woodanilling Tavern, BAL Contour Report.docx

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1 Proposal

This Bushfire Attack Level (BAL) Contour has been prepared for renovation of Woodanilling Tavern, located at 861 Burt Road, Woodanilling, with adjacent lots 3313 & 3315 Robinson Road included for the renovation (hereafter referred to as the 'Site') by Danae Plowman (BPAD 46554 - Level 2) with review provided by Gary McMahon (BPAD35078 – Level 3) from Ecosystem Solutions. The proposed site plan is provided in Figure 1.

The Site is located within the town centre and a bushfire prone area, as declared by *State Planning Policy 3.7: Bushfire* (Figure 2). The surrounding lots are urban with gardens and Shire managed reserves resulting in minimal vegetation classification and a BAL-12.5 rating. An updated orthomosaic aerial image has been provided to show the areas around the Site that are currently vegetated.

Future revegetation or changes to vegetation classification can impact this rating and should be considered in any future Bushfire Management Plan (BMP). A Landscape Management Plan may be requested by the Shire of Woodanilling as referenced in the Planning for Bushfire Guidelines (WAPC, 2024).

The purpose of this BAL Contour is to provide the BAL rating of Woodanilling Tavern to inform renovation design. A BMP will be required based on the final site plan to assess the Site against the Planning for Bushfire Guidelines.



Figure 1 Site Plan for Woodanilling Tavern

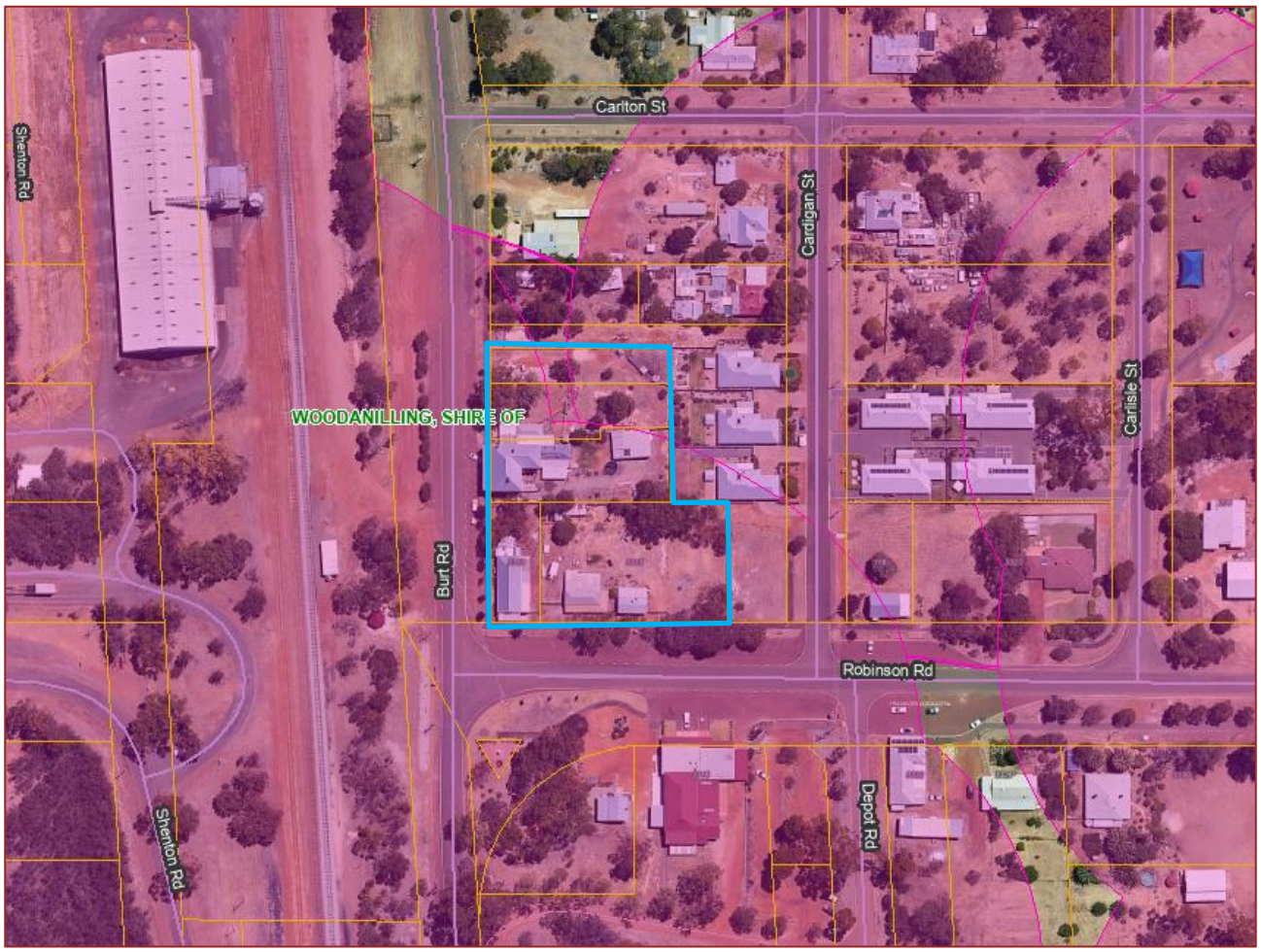


Figure 2 Extract Map of Bush Fire Prone Areas showing the Site in the blue polygon, accessed 21 April 2026.

2 Bushfire Assessment Results

2.1 Assessment Inputs

A Site inspection was conducted on the 15 April 2026 by Gary MacMahon (BPAD35078 – Level 3) for the purpose of determining the Bushfire Attack Level.

All vegetation within 150 m of the Site was classified and the slope under the vegetation determined in accordance with AS 3959-2018, shown in the photos below with map provided in Figure 3.

Plot	1	Vegetation Classification or Exclusion Clause	Class A Forest Upslope / Flat



Photo ID: 1



Photo ID: 2



Photo ID: 3



Photo ID: 4

Description / Justification for Classification	Stands of native and introduced tree species over a grassy understorey. The potential for revegetation has been considered with the classification of Class A Forest applied as a worst case scenario.

Plot	2	Vegetation Classification or Exclusion Clause	Excluded S 2.2.3.2 (a), (e) or (f)



Photo ID: 5



Photo ID: 6



Photo ID: 7



Photo ID: 8



Photo ID: 9



Photo ID: 10



Photo ID: 11



Photo ID: 12



Photo ID: 13



Photo ID: 14

	
Photo ID: 15	*Photo ID: 16*
Description / Justification for Classification	Areas of 100m from the Site are excluded under S 2.2.3.2 (a). Low threat vegetation including managed and reticulated gardens, reserves and single line of trees are excluded under S 2.2.3.2 (f). Non-vegetated areas including existing buildings and access ways are excluded under S 2.2.3.2 (e).

Table 1 Site Assessment Results – Current Extent – Taven Extension

BAL Determination				
Fire Danger Index - 80 (AS3959-2018 Table 2.1)				
Plot	**Vegetation Classification**	**Effective Slope Under the Classified Vegetation (degrees)**	**Separation Distance to the Classification Vegetation (metres)**	**Bushfire Attack Level**
1	Class A Forest	Upslope / Flat	78 m	BAL-12.5
2	Excluded S 2.2.3.2 (a), (e) & (f)	N/A	N/A	N/A
		Determined Bushfire Attack Level		**BAL-12.5**

Table 2 Site Assessment Results – Current Extent – Accommodation Units

BAL Determination				
Fire Danger Index - 80 (AS3959-2018 Table 2.1)				
Plot	**Vegetation Classification**	**Effective Slope Under the Classified Vegetation (degrees)**	**Separation Distance to the Classification Vegetation (metres)**	**Bushfire Attack Level**
1	Class A Forest	Upslope / Flat	Min 97 m	BAL-12.5
2	Excluded S 2.2.3.2 (a), (e) & (f)	N/A	N/A	N/A
		Determined Bushfire Attack Level		**BAL-12.5**

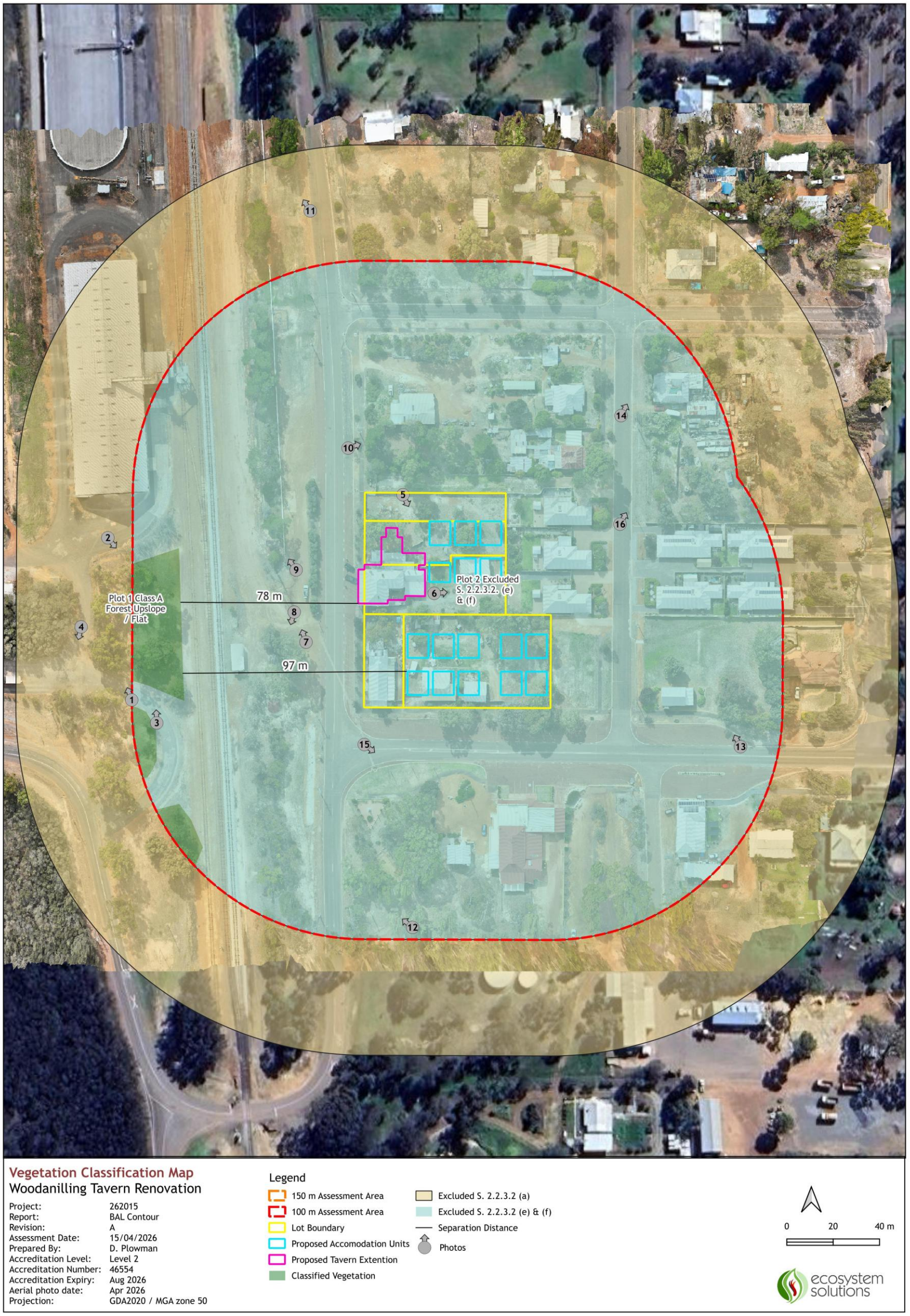


Figure 3 Map of Vegetation Class and Effective Slope – Current Extent

2.2 Assessment Outputs

The results from the BAL Contour is provided in Figure 4. The Determined Bushfire Attacked Level (highest BAL) for the Tavern is BAL-12.5 and the Accommodation Units are BAL-12.5 to BAL-LOW (depending on exact footprint as shown) determined in accordance with clause 2.5 of AS 3959 – 2018 with map provided in Figure 4.

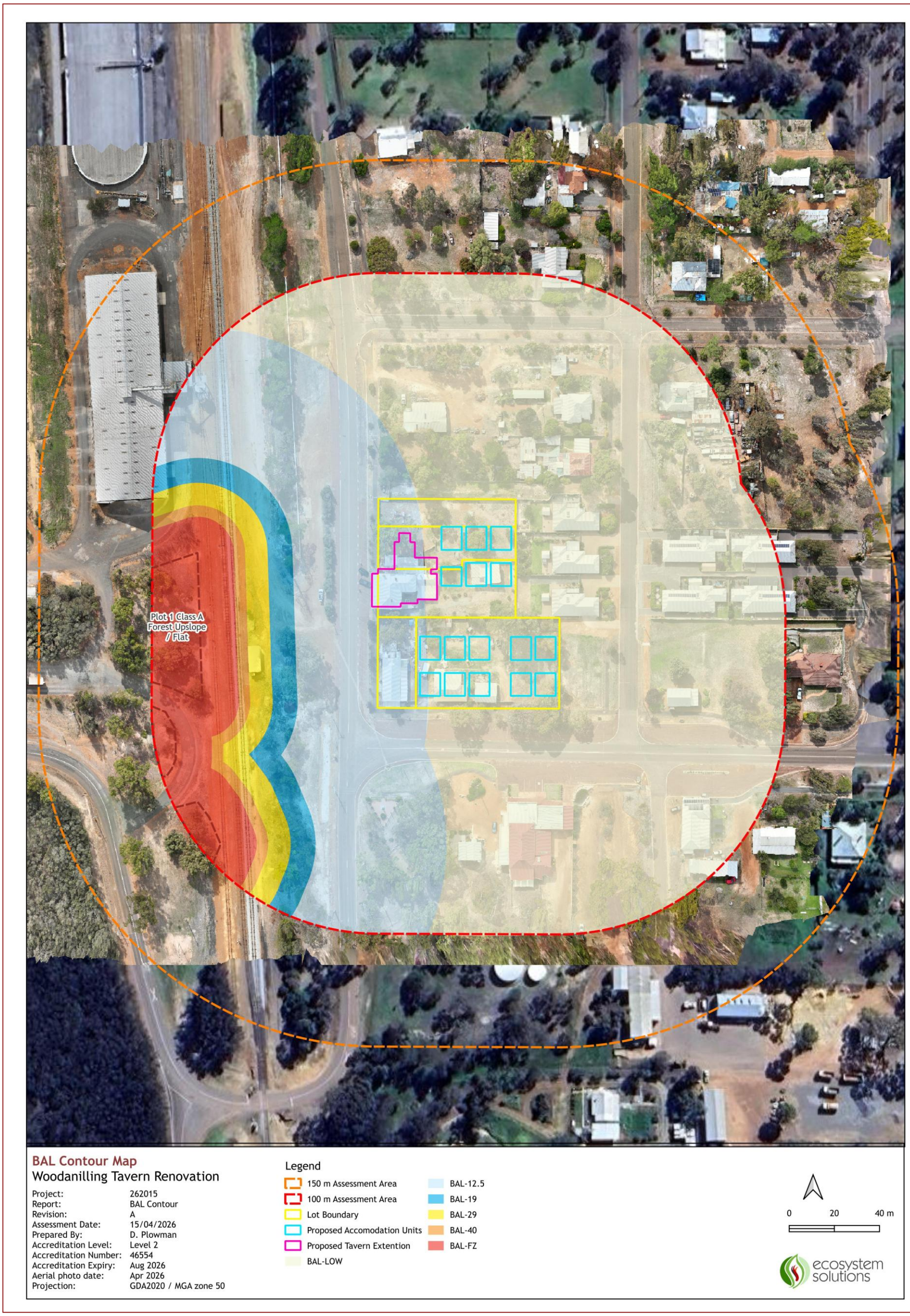


Figure 4 BAL Contour Map for Woodanilling Tavern

3 Glossary

AS3959: Australian Standard 3959 Construction of Buildings in Bushfire Prone Areas.

Asset Protection Zone (APZ): A low fuel area maintained in accordance with Table 6 of the Guidelines around a building to increase the likelihood that it will survive a bushfire. The size is dependent on adjacent vegetation and slope.

BAL: Bushfire Attack Level (BAL) as set out in the Australian Standards 3959 Construction of Buildings in Bushfire Prone Areas (AS3959, as referenced in the Building Code of Australia (as amended).

Bushfire: A generic term that may include fire involving grassfire, scrub fires or forest fires.

Bushfire Hazard: a fuel complex, defined by amount, type, condition, arrangement, and location, that determines the degree of hazard.

Bushfire Management Plan (BMP): A document that sets out short-, medium- and long-term risk management strategies for the life of the development.

Bushfire Planning Practitioner: An individual who has attained a Level Two or Level Three accreditation under the *Western Australian Bushfire Accreditation Framework* and has the skills and knowledge to conduct bushfire risk assessment and management activities identified within the Guidelines for Accreditation Bodies.

Bushfire Prone Area: An area that has been designated by the Fire and Emergency Services Commissioner under s.18P of the Fire and Emergency Services Act 1998 as an area that is subject, or likely to be subject, to bushfires.

Bushfire Risk: The chance of a bushfire igniting, spreading, and causing damage to people, property, and infrastructure.

Bushfire Risk Management Measures: Means the application of the bushfire protection criteria contained in the Planning for Bushfire Guidelines (2024).

Planning for Bushfire Guidelines: Guidelines issued by WAPC and Department of Planning Lands and Heritage September 2004

Residential Built out Area: A locality serviced with reticulated water and is within or contiguous with an urban area or town (or similar), which incorporates a suitable destination.

State Planning Policy 3.7 Bushfire: Issued by WAPC and Department of Planning Lands and Heritage September 2004

Vulnerable Land Use: A land use which:

- Is designed to accommodate people who are less physically or mentally able and likely to present evacuation challenges.
- Due to the building design or use, or the number of people accommodated, likely to present evacuation challenges; and/or
- Involves visitors who are unfamiliar with the surroundings.

WAPC: Western Australian Planning Commission

Appendix A Technical Requirement of the Planning for Bushfire Guidelines

LOCAL GEOTECHNICS

11 May 2026

Report on

Site Soil Evaluation

861 Burt Road, Woodanilling WA

Project:
LG1992026SSE Rev_2

Client:
3dEDGE

Geotech | Civil | Pavement | Drainage

12/8 Production Road, Canning Vale WA 6155 | 08 9457 3517 (0), 0425 545 508 (M) | admin@localgeotechnics.com.au
PO Box 5050, Canning Vale South, WA 6155 | ABN 61 737 984 867 | localgeotechnics.com.au

LOCAL GEOTECHNICS

11 May 2026

To
3dEDGE

RE: Site Soil Evaluation for 861 Burt Road, Woodanilling WA.

This letter presents our report on Site Soil Evaluation carried out at *861 Burt Road, Woodanilling WA*. The report must be thoroughly read and implemented in full, no partial implementation of this report is allowed.

If you have any questions in regards to the Site Soil Evaluation or we can be of further assistance, please do not hesitate to contact Local Geotechnics.

Sincerely yours



Dr. Harun Meer
Ph.D.(Geotech), M. Eng. (Geotech), B. Eng. (Civil)
MIEAust, CPEng, EngExec, NER, APEC Engineer, IntPE(Aust)
Director
Local Geotechnics

PROJECT INFORMATION

Project	**LG1992026SSE Rev_2** **Site Soil Evaluation**
Site Location	**861 Burt Road, Woodanilling WA**

Rev	Description	Date	Prepared by	Approved by
0	Issued to client	24 April 2026	Y Chen	H Meer
1	Issued to client	08 May 2026	O Bandara Y Chen	H Meer
2	Issued to client	11 May 2026	O Bandara Y Chen	H Meer

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EXECUTIVE SUMMARY

3dEDGE commissioned Local Geotechnics to prepare Site Soil Evaluation (SSE) report for 861 Burt Road, Woodanilling WA. Our investigation covered the proposed building area only. The objectives of the investigation were to ***site soil evaluation as per AS 1547.***

The proposed construction will be an Aerobic Treatment Unit (ATU).

The field investigation was conducted on 31 March 2026. The weather conditions were fine and sunny during field investigation.

Site Soil Evaluation as per AS1547
Site soil evaluation was conducted as per AS 1547. *Permeably data can be further assessed for ATU or leach drain by using Table L1 in Australian Standard AS1547. A copy of Table L1 is attached in Appendix B.* The soil category was determined using soil logs, PSD, and permeability results to the soil classification table of the AS/NZS 1547:2012. Summary of site soil evaluations is shown below, and the details are presented in Section 4.1.

Summary of Site Soil Evaluations

Soils Property	Result
Colour	Dark grey to grey / yellowish brown
Texture	SAND / Clayey SAND / Sandy CLAY
Structure	Medium dense to dense, very stiff to hard
Coarse Fragments	Fine to medium grained and low to medium plasticity
Permeability	Approximately 1.0 m/day
Soil Category	3 (weakly structured or massive) loams
Resultant Design Loading Rate (DLR) For conventional trenches (mm/day)	Primary Treated Effluent 10; Secondary Treated Effluent 30; Evapotranspiration Absorption (ETA)/ Evapotranspiration Seepage (ETS) systems (Refer to Note 4, presented below from AS1547, *Table L1)*;

NOTES:
1 The treatment capacity of the soil and not the hydraulic capacity of the soil or the growth of the clogging layer govern the effluent loading rate in Category 1 and weakly structured Category 2 soils. Land application systems in these soils require design by a suitably qualified and experienced person, and distribution techniques to help achieve even distribution of effluent over the full design surface (see L6.2 and Figure L4 for recommended discharge method by discharge control trench). These soils have low nutrient retention capacities, often allowing accession of nutrients to groundwater.
2 To enable use of such soils for on-site wastewater land application systems, special design requirements and distribution techniques or soil modification procedures will be necessary. For any system designed for these soils, the effluent absorption rate shall be based upon soil permeability testing. Specialist soils advice and special design techniques will be required for clay dominated soils having dispersive (sodic) or shrink/swell behaviour. Such soils shall be treated as Category 6 soils. In most situations, the design will need to rely on more processes than just absorption by the soil.
3 If K_{sat} < 0.06 m/d, a full water balance for the land application can be used to calculate trench/bed size (see Appendix Q).
4 ETA/ETS systems are not normally used on soil Categories 1 to 3.
5 For Category 6 soils ETA/ETS systems are suitable only for use with secondary treated effluent.

The effluent system must be designed in accordance with Australian Standard AS1547 and as per the requirements of the local council or shire.

It is recommended that sustainable onsite sewage management systems can be installed to meet the needs of the proposed development.

Based on our site inspection, **"Primary Effluent System"** is recommended for this site. However, Secondary Treatment unit, an Aerobic Treatment Unit (ATU)" is also recommended for this site.

Water table was not observed at any of the test holes during the field investigation.

As per calculation LAA for this site is 1979 m^2. Therefore, the proposed LAA will be **1979 m^2** and approximate location is shown in Figure 8. *The location of LAA remains at the discretion of the future landowner as long as the total area matches with the calculated LAA.*

In considering the Expected Available Area (EAA) for the proposed lot, setback distance from environmental and structural landmarks should be assessed in accordance with the Government Sewerage Policy (GSP) 2019. Which states that any on-site sewerage system is not to be located within:

- A wellhead protection zone or on Crown land within a reservoir protection zone;
- 100 metres of the high-water mark of a reservoir or 100 metres of any bore used for public drinking water supply;
- 30 metres of a private bore used for household/drinking water purposes;
- 100 metres of a waterway or significant wetland and not within a waterway foreshore area or wetland buffer. The separation distance should be measured outwards from the outer edge of riparian or wetland vegetation.
- 100 metres of a drainage system that discharges directly into a waterway or significant wetland without treatment; or
- Any area subject to inundation and/or flooding in a 10 per cent Annual Exceedance Probability (AEP) rainfall event.

Details of the recommendations are presented in Section 7.0 of this report.

1.0 INTRODUCTION

3dEDGE commissioned Local Geotechnics (LG) to prepare a Site Soil Evaluation report for 861 Burt Road, Woodanilling WA (the project). The site location is shown in Figure 1. The proposed construction will be an Aerobic Treatment Unit (ATU).



Figure 1. Aerial View of the Site Location (Source: Landgate Map)

The objectives of the investigation were to undertake ***Site Soil Evaluation (SSE) as per Australian Standard AS 1547.*** The field investigation was conducted on 31 March 2026. The weather condition was fine and sunny during field investigation.

The field investigation consisted of field observation, documentation, sub-surface probing and soil profile logging, permeability testing and taking photograph.

The scope of the investigation did not include compaction control, bearing capacity, wind force calculations or classifications, slope stability checking, and settlement calculation. Environmental issues were not considered in this report.

2.0 PROPOSED DEVELOPMENT

The proposed construction will be an Aerobic Treatment Unit (ATU).



Figure 2. Proposed Development Plan

3.0 SCOPE AND OBJECTIVES

The scope and objectives of the investigation are as follows:

- Desktop review of geological survey maps, groundwater atlas and other publicly available information for the site.
- Identifying any underground services crossing the proposed field investigation locations by conducting “Before You Dig Australia (BYDA)” search.
- Conducting of up to Two (02) Test Holes (TH) by using a hand auger up to 2.5 m or refusal;
- Conducting of Dynamic Cone Penetrometer (DCP) tests alongside the test holes up to a depth of 1.0 m or refusal;
- Conducting up to one (01) Field Permeability Test (FPT) by using the Guelph Permeameter as per ASTM D5126 – 90;
- Logging of site soil profile as per Australian Standard AS1726;
- Groundwater recording as per test hole observation;
- Submit a factual report on findings to classify the site in accordance with the Australian Standard AS2870 - 2011;
- Conducting of laboratory tests at NATA accredited laboratories which included:
  - Particle Size Distribution Test (AS 1289 3.6.1),
  - Plasticity Index - Atterberg Limit Test (AS 1289 3.1.2, 3.2.1, 3.3.1, 3.4.1),
  - Emerson class number of a soil (AS 1289.3.8.1), and
  - Phosphorus Retention Index

The objective of this inspection is to determine whether the proposed lot is capable of on-site effluent disposal. The scope of the work includes:

- Submit a factual report on findings to classify the site in accordance with the Australian Standard AS 1547.
- Providing recommendation on type of effluent system.
- Determining whether this EAA is large enough to accommodate any Land Application Area (LAA);
- An assessment of the GSP 2019 criteria to determine whether any LAA can be established on site; If LAA can be established, provide suggestions on the best treatment and discharge system to dispose effluent into this LAA.

Soil category and soil factors such as slope, groundwater table, and setback distances have been investigated and taken into consideration when assessing the capability of onsite effluent disposal in proposed lot.

4.0 SITE CONDITIONS

4.1 Surface Condition

The site is located at 861 Burt Road, Woodanilling WA. It covers an area of approximately 6,410 m^2. There are existing buildings at the site. The surface condition and the overall topography of the site are generally flat. Small to large size trees were observed during the time of investigation. The site boundaries are enclosed by fences. There are surrounding houses adjacent to the property.

Ground water table was not encountered at any of the test holes during the field investigation. Site photos taken during the field investigation are shown in Appendix C. Site assessment desktop study is presented in Table 1.

Table 1. Site Assessment

Site Factor	Result
Date of assessment	31 March 2026
Area	Approximately 6,410 m^2
Slope	Generally flat
Drainage Pattern	Dendritic
Exposure	Sun, wind and rain
Erosion and Land Slip	None
Boulders and Rock Outcrops	None
Vegetation	Trees, grass and roots
Water Course	None
Water Bore	None
Water Table	None within the investigated depth
Weathered Rock	None
Cut and Fill	None
Climate	Hot dry summers, mild wet winters
Flooding and Flood Potential	Refer to section 4.7
Channelled Runoff	None along the site
Soil Surface Condition	Refer to topsoil in the logs
Other Site-Specific Factors	None
Site Drainage	None

4.2 Subsurface

A review of Environmental Geological Western Australia survey Map of Dumbleyung 1:250,000 (Sheet SI 50-7) was conducted before site investigation. Environmental Geological map of Dumbleyung revealed that the site is consisted of colluvium and minor alluvium – silt, sand and gravel; generally on slopes adjoining rocks and laterite outcrops, and biotite granite and adamellite; medium and coarse, even-grained; locally foliated.

4.3 Water Table

A review of 'Perth Ground Water Atlas' of the Department of Water was carried out for this site. No data was available for this site.

4.4 Land use and Zoning

The site falls under the Local Planning Scheme (LPS) – Shire of Woodanilling Scheme No.1 Commercial Zone according to the Department of Planning, Lands and Heritage. The land use and zoning information of the site is shown in Figure 2.

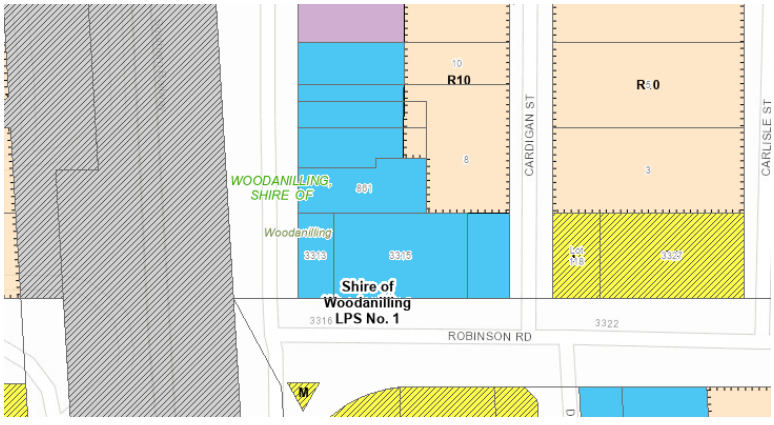


Figure 2. Land use and Zoning Information (Source: Department of Planning, Lands and Heritage)

4.5 Public Drinking Water Source Area (PDWSA)

The site is not located within a public drinking water source area within a 1 km radius according to the Department of Water and Environmental Regulation database. The PDWSA information of the site is shown in Figure 3.

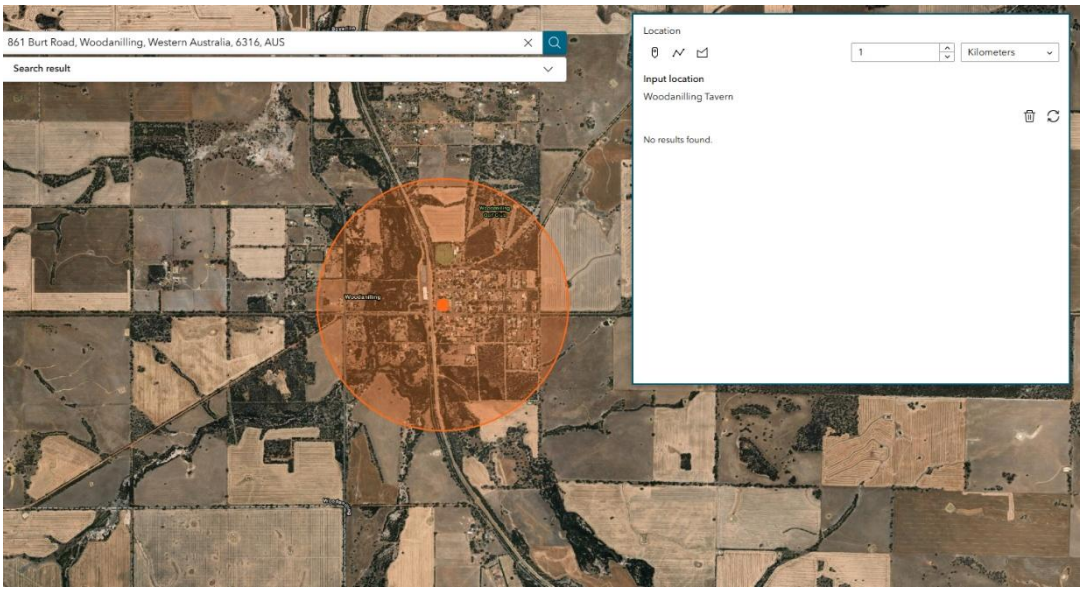


Figure 3. PDWSA Information (Source: Department of Water and Environmental Regulation)

4.6 Sewerage Sensitive Area

The site is not located within Sewerage Sensitive Area. The site Sewerage Sensitive Area is shown in Figure 4.



Figure 4. Sewerage Sensitive Area (Source: Department of Planning, Lands and Heritage)

4.7 Flood Plain Mapping

The site is not located within a floodplain according to the Western Australia Flood Plain Mapping database. Potential floodplains are shown in figure 5.



Figure 5. Flood Plan Mapping (Source: Department of Water and Environmental Regulation)

4.8 Acid Sulfate Soils (ASS)

The site is not located within Acid Sulfate Soils risk areas according to the Department of Water and Environmental Regulation database. The site ASS is shown in Figure 6.

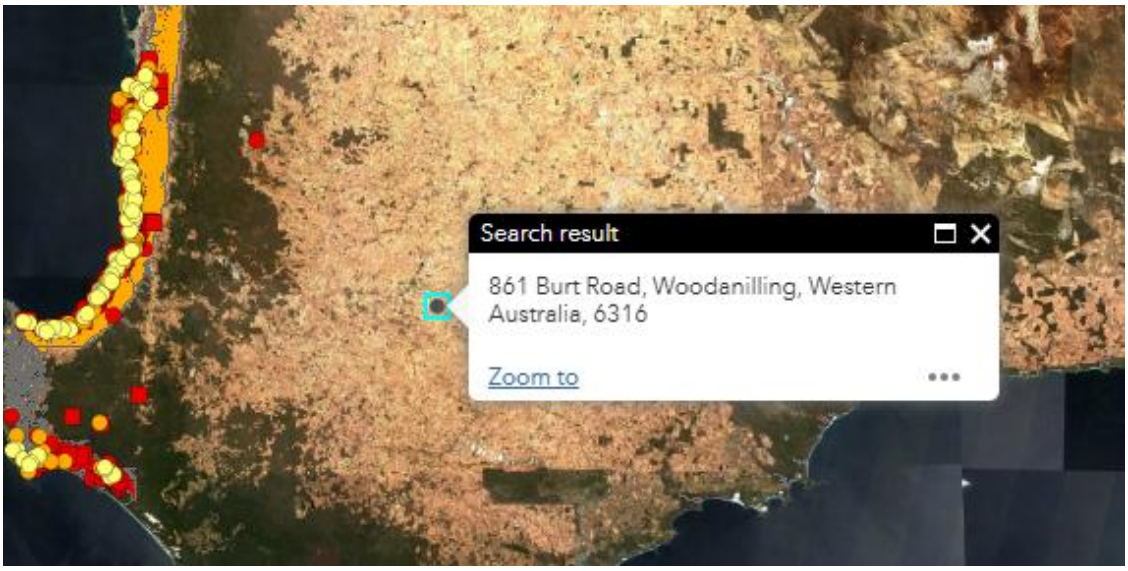


Figure 6. Site ASS Information (Source: Department of Water and Environmental Regulation)

5.0 FIELD INVESTIGATION

The field investigation consists of sub-surface probing by using a hand auger at two locations, taking photograph, conducting of Dynamic Cone Penetrometer (DCP) testing alongside the test holes and conducting of up to two (02) Field Permeability Test (FPT). Summary of the test locations are shown in Table 2.

Table 2. Summary of Test Location

Test ID	Northing (m, GDA94)	Easting (m, GDA94)	Termination Depth (m)
TH1/DCP1	6 286 239	540 118	1.1
TH2/DCP2	6 286 263	540 135	1.2
FPT1	6 286 267	540 144	-

Test ID	Northing (m, GDA94)	Easting (m, GDA94)	Termination Depth (m)
FPT1	6 286 269	540 104	-

5.1 Test Hole Logs

Two (02) Test Holes (TH1 and TH2) were conducted at the site by using a hand auger. Test hole locations are shown in the site sketch in Appendix A.

During sub-surface probing, the spoil was stockpiled adjacent to the test location. The subsurface profiles exposed in the boreholes were logged in accordance with AS1726 and were photographed to provide a visual record of subsurface conditions encountered. Following these activities, each test location was progressively backfilled in the reverse order of excavation works.

All test holes consist of a topsoil profile as described below:

- **0.0 – 0.2 m: Topsoil, Silty SAND (SM)** – Fine to medium grained, dark grey, with silt, with grass and roots, moist; followed by
- **0.2 – 0.6 m: SAND (SP)** – Fine to medium grained, grey, with trace of clay, trace of sub-angular gravel up to 15 mm in size, moist, dense; followed by
- **0.6 – 0.8 m: Clayey SAND (SC)** – Fine to medium grained, grey, with low to medium plasticity clay, moist, dense; followed by
- **0.8 – 1.2 m: Sandy CLAY (CL)** – Low to medium plasticity, yellowish brown, with fine to medium grained sand, moist, very stiff, extended up to the maximum investigated depth.

TH1 and TH2 were terminated at depths of 1.1 m and 1.2 m respectively due to refusal on hard clay. Water table was not encountered at any test holes during the investigation. Test hole logs are attached in Appendix B.

5.2 Dynamic Cone Penetrometer (DCP) Tests

Dynamic Cone Penetrometer (DCP1-2) tests were conducted alongside the test holes. DCP tests indicate the soil density of the site as per Standard Australia HB 160-2006, Table 6.4.6.1(A) & (B). DCP data are presented in Table 3 and DCP test certificates are attached in Appendix B.

Table 3. Summary of DCP test data Ref. Table 6.4.6.1(A) & (B) HB 160-2006

DCP No.	DCP 1		DCP 2	
Depth (mm)	**Penetration Resistance / Density Classification - Blows/100mm**			
0 - 100	1	L	2	MD
100 - 200	3	MD	2	MD
200 - 300	3	MD	3	MD
300 - 400	4	D	5	D
400 - 500	4	D	4	D
500 - 600	6	D	6	D
600 - 700	7	D	12	VD
700 - 800	7	VSt	>25	Refusal
800 - 900	19	H	-	-
900 - 1000	>25	Refusal	-	-

Note: Density Classification is obtained based on Number of blows required for 100 mm penetration of DCP
(Table A) Very Soft (VS) < 1; Firm (F) 1 – 2; Stiff (St) 3 – 4; Very Stiff (VSt) 5 – 10; Hard (H) > 10
(Table B) Very Loose (VL) < 1; Loose (L) 1 – 2; Medium Dense (MD) 2 – 3; Dense (D) 4 – 8; Very Dense (VD) > 8

It is observed from the DCP test that the site soil is in medium dense to dense, very stiff to hard condition.

5.3 Field Permeability Test

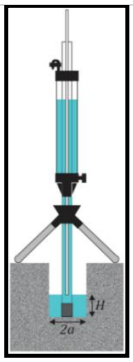
Two Field Permeability Test (FPT) was conducted as per ASTM D5126 – 90 by using a Guelph Permeameter.

5.3.1 Testing Equipment: Guelph Permeameter

Guelph Permeameter is a constant head device that operates on the Mariotte siphon principle. The method involves measuring the steady-state rate of water recharge into unsaturated soil from a cylindrical well hole, in which a constant head of water is maintained. The Guelph Permeameter is capable of measuring hydraulic conductivity in sands and clays. It consists of a tripod to hold the apparatus vertical, the reservoir tube and the inner air tube. A typical test set-up is shown in Figure 7.



(a) Field Set-up



(b) Field Testing

Figure 7. Field Permeability Test by Guelph Permeameter

5.3.2 Testing Procedure

The field permeability test was conducted as per ASTM D5126 – 90. The following steps were followed during testing by using the Guelph Permeameter:

- The testing well (radius = a) was prepared using an auger. Rough auger followed by sizing auger were used to make the hole for permeability test as shown in Figure 7 (b).
- The depth of auger was selected based on head depth to be used in the test.
- Soil around the testing well was saturated by pouring extra water into the test hole. Water pouring was performed a few times to ensure the surrounding area of the hole becomes fully saturated.
- The Guelph Permeameter was then assembled as shown in Figure 7 (a) and both inner and outer reservoirs were filled with water.
- A head (H) was used in the testing by slowly lifting the air tube.
- The outflow from the reservoirs was recorded for a certain time interval. The timing of the reading was determined based on soil type.
- Reading was taken until at least three steady readings were observed during testing.

5.3.3 Test Results

It is assumed that site soil was fully saturated during the field permeability test. Permeability test results are summarised in Table 4 and the test certificates are presented in Appendix B.

Table 4. Summary of Field Permeability Test Data

Test ID	Permeability		Test Depth (m)	Observed Soil type
	m/sec	m/day		
FPT1	1.4×10^{-5}	1.2	0.6	SAND / Clayey SAND
FPT2	9.4×10^{-6}	0.81	1.0	Sandy CLAY

Soil permeability is a function of water potential and water content of the soil. The decrease in conductivity as the soil dries is due primarily to the movement of air into the soil to replace the

water. As the air moves in, the pathways for water flow between soil particles becomes smaller and more tortuous, and flow becomes more difficult, which causes low permeability rate of the soil. Therefore, it is recommended that designers should use a reduction factor in using field permeability test data.

6.0 LABORATORY TEST

Laboratory tests were conducted at Local Geotechnics and CSBP Laboratory, NATA accredited testing laboratories in WA. The following laboratory tests were undertaken:

- Particle Size Distribution Test (AS 1289 3.6.1),
- Plasticity Index - Atterberg Limit Test (AS 1289 3.1.2, 3.2.1, 3.3.1, 3.4.1),
- Emerson Class (AS1289.3.8.1-2006), and
- Phosphorus Retention Index

The laboratory test results are summarised in Table 5. Laboratory test data show that the site soil is slightly reactive. The laboratory test certificates are attached in Appendix D.

Table 5. Summary of Laboratory Test Data

Sample	PSD			Atterberg Limits				Emerson Test	PRI
Location	G (%)	S (%)	Fines < 75µm (%)	LL (%)	PL (%)	PI (%)	LS (%)	Class no.	
TH1 (0.7 – 1.0 m)	17	42	41	29	15	14	6.0	7	104.6

Notes: PSD = Particle Size Distribution; G = Gravel; S = Sand; LL = Liquid Limit; PL = Plastic Limit; PI = Plasticity Index; LS = Linear Shrinkage; PRI = Phosphorus Retention Index.

7.0 ENGINEERING CONSIDERATIONS AND RECOMMENDATIONS

7.1 Site Soil Evaluation as per AS1547

Site soil evaluation was conducted as per AS 1547. *Permeably data can be further assessed for ATU or leach drain by using Table L1 in Australian Standard AS1547. A copy of Table L1 is attached in Appendix B.* The soil category was determined using soil logs, PSD, and permeability results to the soil classification table of the AS/NZS 1547:2012. Summary of site soil evaluations is shown below, and the details are presented in Section 4.1.

Table 6. Summary of Site Soil Evaluations

Soils Property	Result
Colour	Dark grey to grey / yellowish brown
Texture	SAND / Clayey SAND / Sandy CLAY
Structure	Medium dense to dense, very stiff to hard
Coarse Fragments	Fine to medium grained and low to medium plasticity
Permeability	Approximately 1.0 m/day
Soil Category	3 (weakly structured or massive) loams
Resultant Design Loading Rate (DLR) For conventional trenches (mm/day)	Primary Treated effluent 10; Secondary Treated effluent 30; Evapotranspiration Absorption (ETA)/ Evapotranspiration Seepage (ETS) systems (Refer to Note 4, presented below from AS1547, *Table L1)*;

NOTES:
1 The treatment capacity of the soil and not the hydraulic capacity of the soil or the growth of the clogging layer govern the effluent loading rate in Category 1 and weakly structured Category 2 soils. Land application systems in these soils require design by a suitably qualified and experienced person, and distribution techniques to help achieve even distribution of effluent over the full design surface (see L6.2 and Figure L4 for recommended discharge method by discharge control trench). These soils have low nutrient retention capacities, often allowing accession of nutrients to groundwater.
2 To enable use of such soils for on-site wastewater land application systems, special design requirements and distribution techniques or soil modification procedures will be necessary. For any system designed for these soils, the effluent absorption rate shall be based upon soil permeability testing. Specialist soils advice and special design techniques will be required for clay dominated soils having dispersive (sodic) or shrink/swell behaviour. Such soils shall be treated as Category 6 soils. In most situations, the design will need to rely on more processes than just absorption by the soil.
3 If K_{sat} < 0.06 m/d, a full water balance for the land application can be used to calculate trench/bed size (see Appendix Q).
4 ETA/ETS systems are not normally used on soil Categories 1 to 3.
5 For Category 6 soils ETA/ETS systems are suitable only for use with secondary treated effluent.

7.2 Recommendation

The effluent system must be designed in accordance with Australian Standard AS1547 and as per the requirements of the local council or shire.

It is recommended that sustainable onsite sewage management systems can be installed to meet the needs of the proposed development.

Based on our site inspection, **"Primary Effluent System"** is recommended for this site.

Water table was not observed at any of the test holes during the field investigation.

7.3 Proposed Land Application Area (LAA)

(1) As per client's information, person estimates are as follows:
- New short-term accommodation: **30 persons**
- New staff accommodation: **2 persons**
- Existing short-term and staff upstairs accommodation: **10 persons max**
- Public Areas and alfresco: **100**

(2) Estimated hydraulic load (L/day) is considered as follows:
- New short-term accommodation: **140L/person/day**
- New staff accommodation: **150L/person/day**
- Public Areas and alfresco: **35L/person/day**

(3) The site-specific conversion factor: **Primary System** and **Soil Category 3** is **0.477;**

As per the GSP 2019 formula:

LAA (m^2) = No. of occupancy X Hydraulic load (L/day) X Site Specific Conversion Factor

LAA (m^2) = (30 X 140 X 0.5 + 10 X 140 x 0.5 + 2 X 150) X 0.477 = 1,478 m^2.
LAA (m^2) = (100 X 35 X 0.3) X 0.477 = 501 m^2.

Total LAA (m^2) = 1,478 + 501 = 1979 m^2

Note: for event days toilets will be supplemented by transportable facilities with appropriate chemical treatment in self-contained units.

Additionally, a reduced usage factor of 0.3 has been applied to the public and alfresco areas to reflect weekend- and event-driven occupancy rather than continuous daily use. A factor of 0.5 has been applied to the accommodation areas, assuming they are not occupied on a daily basis.

As per calculation LAA for this site is 1,979 m^2. Therefore, the proposed LAA will be **1,979 m^2** and approximate location is shown in Figure 8. *The location of LAA remains at the discretion of the future landowner as long as the total area matches with the calculated LAA.*



Figure 8. Proposed Land Application Area (LAA)

In considering the Expected Available Area (EA4A) for the proposed lot, setback distance from environmental and structural landmarks should be assessed in accordance with the Government Sewerage Policy (GSP) 2019. Which states that any on-site sewerage system is not to be located within:

- A wellhead protection zone or on Crown land within a reservoir protection zone;
- 100 metres of the high-water mark of a reservoir or 100 metres of any bore used for public drinking water supply;
- 30 metres of a private bore used for household/drinking water purposes;
- 100 metres of a waterway or significant wetland and not within a waterway foreshore area or wetland buffer. The separation distance should be measured outwards from the outer edge of riparian or wetland vegetation.
- 100 metres of a drainage system that discharges directly into a waterway or significant wetland without treatment; or
- Any area subject to inundation and/or flooding in a 10 per cent Annual Exceedance Probability (AEP) rainfall event.

8.0 LIMITATION OF USE

The ground is a product of continuing natural and man-made processes and therefore exhibits characteristics and properties which may vary from place to place and can change with time. Geotechnical site investigation involves gathering and assimilating limited facts about these characteristics and properties in order to better understand or predict the behaviour of the ground at a particular site under certain conditions.

This site investigation has been carried out by inspection, using a limited amount of pit excavations, sampling, testing or other means of investigation. Achieving a full coverage of the site to ensure all variations is not practical and is seldom done due to cost constraints as well as the impracticality.

It should be noted that the subsurface conditions encountered by the limited number of pit excavation as part of this geotechnical site investigation represents the ground conditions at the locations where the samples were taken and where tests have been undertaken and as such are an extremely small proportion of the site to be developed.

The facts reported in this document are directly relevant only to the ground at the place where, and time when, the investigation was carried out and are believed to be reported accurately.

Given the limited number of test pits and limited field and laboratory testing carried out with respect to the overall site area, variations between investigation locations is likely and ground conditions different to those presented in this report may be present within the subject site area.
The risk associated with this variability and the impact it will have on the proposed development should be carefully considered.

The level of geotechnical investigation that has been completed to date is considered appropriate for the project objectives. If the above mentioned client, its subcontractors, agents or employees use this factual information for any other purpose for which it was not intended, then the client, its subcontractors, agents or employees does so at its own risk and Local Geotechnics will not and cannot accept liability in respect of the advice, whether under law of contract, tort or otherwise.

Any interpretation or recommendation given in this report is based on judgement and experience and not on greater knowledge of the facts reported. Local Geotechnics does not represent that the information or interpretation contained in this report addresses completely the existing features, subsurface conditions or ground behaviour at the subject site.

9.0 REFERENCES

- AS/NZS 1547:2012 On-site domestic wastewater management.
- ASS maps Data WA.
- Australian Standard AS 1547-2012, “On-site domestic wastewater management”.
- Australian Standard AS 1726-1993 *"Geotechnical Site Investigations".*
- CSIRO publication *“Guide to Home Owners on Foundation Maintenance and Footing Performance”* in Building Technology File Number 18.
- Department of Planning, Lands and Heritage
- Department of Water and Environmental Regulations maps and database.
- Environmental Geological Western Australia survey Map of Dumbleyung 1:250,000 (Sheet SI 50-7).
- Government of Western Australia Government Sewerage Policy – 2019.
- ‘Perth Ground Water Atlas’ of the Department of Water.
- The Bureau of Meteorology.

APPENDIX A

SITE SKETCH



Site Sketch : Test Hole (TH), Dynamic Cone Penetrometer (DCP) and Field Permeability Test (FPT) Locations

Reference:	LG1992026SSE
Client:	3dEDGE
Project:	Geotechnical Site Classification 861 Burt Road, Woodanilling WA

LOCAL GEOTECHNICS
Unit 12, 8 Production Road Canning Vale WA 6155
PO Box 5050, Canning Vale South WA 6155
Phone: 08 9457 3517
E-mail: admin@localgeotechnics.com.au
Web: www.localgeotechnics.com.au

APPENDIX B

TH LOGS, DCP/FPT TEST CERTIFICATES AND TABLE L1

LOCAL GEOTECHNICS
ABN:61 737 984 867
12/8 Production Road, Canning Vale WA 6155
PO Box 5050 Canning Vale South WA 6155
admin@localgeotechnics.com.au

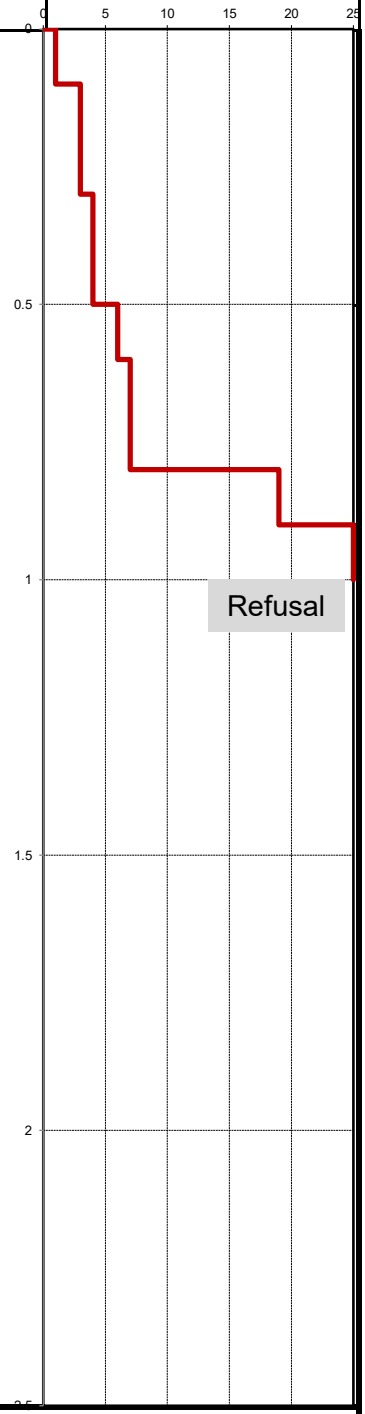
ENGINEERING LOG

RESULT OF TEST HOLES/PITS

Reference	: LG1992026SSE	Test Pit/BH No.:	TH1
Client	: 3dEDGE	Date Excavated:	31-Mar-2026
Project	: Geotechnical Site Classification	Date completed:	31-Mar-2026
Location	: 861 Burt Road, Woodanilling WA	Equipment Type:	HA and DCP
GPS Zone 50	: Northing: 6 286 239 Easting: 540 118	Water Table:	Not encountered

Depth (m)	RL (m)	Method	Penetration resistance	Sampling Type	Graphic Log	Classification Symbol	Description of Soil Strata	Additional observations
0.0						SM	**Topsoil, Silty SAND** - fine to medium grained, dark grey, with silt, grass and roots, moist	
0.2						SP	**SAND** - fine to medium grained, grey, with trace of clay, trace of sub-angular gravel up to 15 mm in size, moist, dense	
0.5						SC	**Clayey SAND** - fine to medium grained, grey, with low to medium plasticity clay, moist, dense	
0.7						CL	**Sandy CLAY** - low to medium plasticity, yellowish brown, with fine to medium grained sand, moist, very stiff	
1.0								
1.1							**Terminated at a depth of 1.1 m due to auger refusal on hard clay**	
1.5								
2.0								
2.5								

Dynamic Cone Penetrometer Test (Blows/100mm)



Notes:

Sampling Type :
B - Bulk/Disturbed Sample,
UD - Undisturbed Sample

Method:
HA - Hand Auger
E - Excavator
BH - Backhoe Bucket

Moisture:
D - Dry
M - Moist
W - Wet

Symbols:
W_L - Plastic Limit
W_P - Plastic Limit

Logged : BS
Checked: H Meer

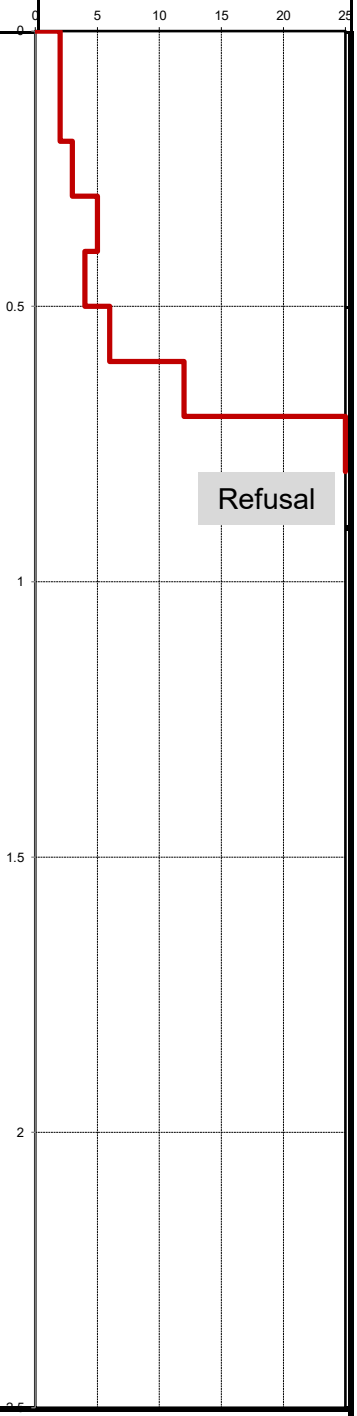
LOCAL GEOTECHNICS
ABN:61 737 984 867
12/8 Production Road, Canning Vale WA 6155
PO Box 5050 Canning Vale South WA 6155
admin@localgeotechnics.com.au

ENGINEERING LOG

RESULT OF TEST HOLES/PITS

Reference	: LG1992026SSE	Test Pit/BH No.:	TH2
Client	: 3dEDGE	Date Excavated:	31-Mar-2026
Project	: Geotechnical Site Classification	Date completed:	31-Mar-2026
Location	: 861 Burt Road, Woodanilling WA	Equipment Type:	HA and DCP
GPS Zone 50	: Northing: 6 286 263 Easting: 540 135	Water Table:	Not encountered

Depth (m)	RL (m)	Method	Penetration resistance	Sampling Type	Graphic Log	Classification Symbol	Description of Soil Strata	Additional observations
0.0						SM	**Topsoil, Silty SAND** - fine to medium grained, dark grey, with silt, grass and roots, moist	
0.2						SP	**SAND** - fine to medium grained, grey, with trace of clay, trace of sub-angular gravel up to 15 mm in size, moist, dense	
0.5						SC	**Clayey SAND** - fine to medium grained, grey, with low to medium plasticity clay, moist, dense	
0.6						CL	**Sandy CLAY** - low to medium plasticity, yellowish brown, with fine to medium grained sand, moist, very stiff	
0.8								
1.0								
1.2							**Terminated at a depth of 1.2 m due to auger refusal on hard clay**	
1.5								
2.0								
2.5								



Notes:

Sampling Type :
B - Bulk/Disturbed Sample,
UD - Undisturbed Sample

Method:
HA - Hand Auger
E - Excavator
BH - Backhoe Bucket

Moisture:
D - Dry
M - Moist
W - Wet

Symbols:
W_L - Plastic Limit
W_P - Plastic Limit

Logged : BS
Checked: H Meer

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Canning Vale South, WA 6155

DYNAMIC CONE PENETROMETER (DCP) TEST CERTIFICATES

(AS 1289.6.3.2)

Density Correlation - Table 6.4.6.1 (A) & (B) HB 160 - 2006

Reference	LG1992026SSE	Test ID	DCP1-2
Client	3dEDGE	Date Tested	31 March 2026
Project	Geotechnical Site Classification	Tested by	BS
Site	861 Burt Road, Woodanilling WA	Checked by	H Meer

DCP No.	DCP1		DCP2	
Depth (mm)	**Penetration Resistance/Density Classification - Blows/100mm**			
0 - 100	1	L	2	MD
100 - 200	3	MD	2	MD
200 - 300	3	MD	3	MD
300 - 400	4	D	5	D
400 - 500	4	D	4	D
500 - 600	6	D	6	D
600 - 700	7	D	12	VD
700 - 800	7	VSt	>25	VD
800 - 900	19	H	-	-
900 - 1000	>25	H	-	-

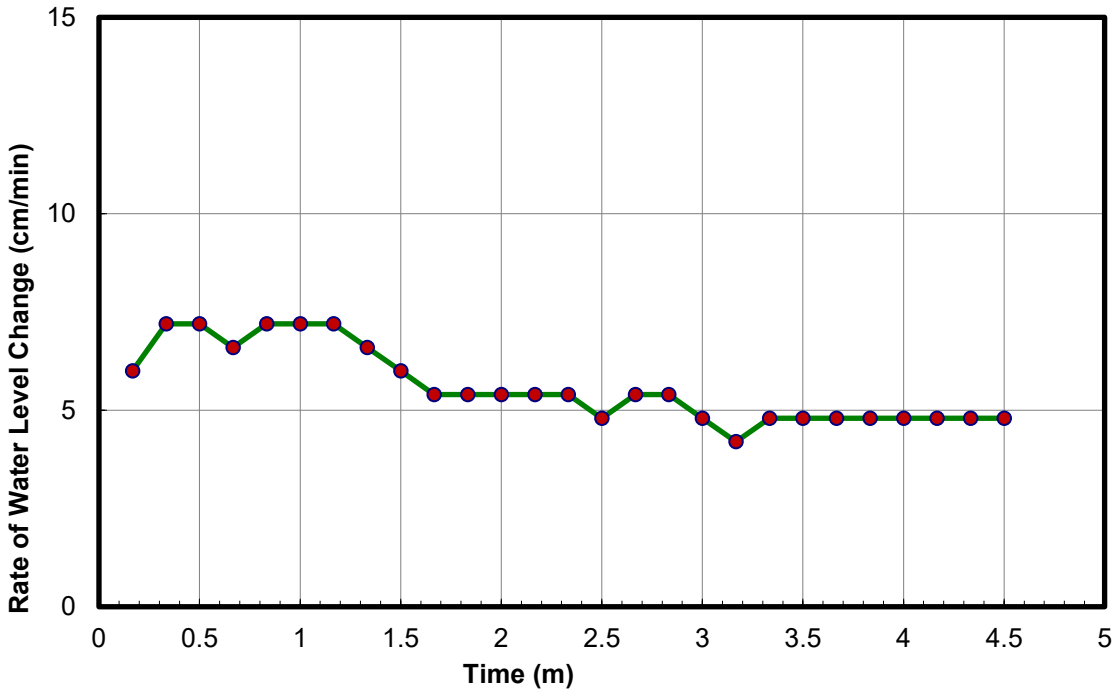
VS = **V**ery **S**oft to Soft	**F** = **F**irm	**St** = **St**iff	**VSt** = **V**ery **St**iff	**H** = **H**ard
<1	1 - 2	3 - 4	5 - 10	>10

VL = **V**ery **L**oose	**L** = **L**oose	**MD** = **M**edium **D**ense	**D** = **D**ense	**VD** = **V**ery **D**ense
<1	1 - 2	2 - 3	4 - 8	>8

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ABN: 61 737 984 867
PO Box 5050 Canning Vale South
WA 6155
admin@localgeotechnics.com.au

INFILTRATION TEST CERTIFICATES (AS1547)

Reference	LG1992026SSE			Test ID	FPT2
Client	3dEDGE			Date Tested	31-Mar-26
Project	Site Soil Evaluation			Date Completed	31-Mar-26
Location	861 Burt Road, Woodanilling WA			Instrument Type	Guelph Permeameter
Position	Northing: 50H 6 286 269	Easting:	540 104	Tested by	BS



Notes: Test was conducted at a depth of 1.0 m from the existing surface level

Water Hydraulic conductivity K_{fs}: **9.4E-06** **m/sec**
8.1E-01 **m/day**

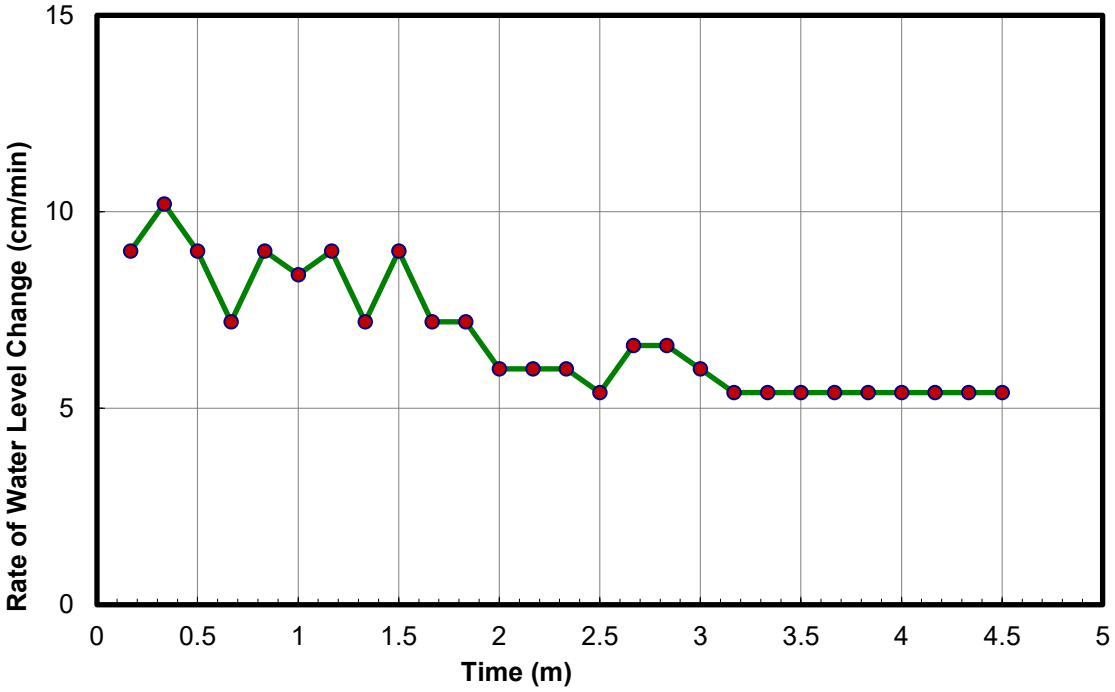
Signatory: *Dr. Harun Meer*

Date: 31 March 2026

LOCAL GEOTECHNICS
ABN: 61 737 984 867
PO Box 5050 Canning Vale South
WA 6155
admin@localgeotechnics.com.au

INFILTRATION TEST CERTIFICATES (AS1547)

Reference	LG1992026SSE			Test ID	FPT1
Client	3dEDGE			Date Tested	31-Mar-26
Project	Site Soil Evaluation			Date Completed	31-Mar-26
Location	861 Burt Road, Woodanilling WA			Instrument Type	Guelph Permeameter
Position	Northing: 50H 6 286 267	Easting:	540 144	Tested by	BS



Notes: Test was conducted at a depth of 0.6 m from the existing surface level

Water Hydraulic conductivity K_{fs}: **1.4E-05** **m/sec**

1.2E+00 **m/day**

Signatory: *Dr. Harun Meer*

Date: 31 March 2026

TABLE L1
RECOMMENDED DESIGN LOADING RATES FOR TRENCHES AND BEDS

Soil category	Soil texture	Structure	Indicative permeability (K_{sat})(m/d)	Design loading rate (DLR) (mm/d)			
				Trenches and beds			ETA/ETS beds and trenches
				Primary treated effluent		Secondary treated effluent	
				Conservative rate	Maximum rate		
1	Gravels and sands	Structureless (massive)	> 3.0	20 (see Note 1)	35 (see Note 1)	50 (see Note 1)	(see Note 4)
2	Sandy loams	Weakly structured	> 3.0	20 (see Note 1)	30 (see Note 1)	50 (see Note 1)	
		Massive	1.4 – 3.0	15	25	50	
3	Loams	High/ moderate structured	1.5 – 3.0	15	25	50	
		Weakly structured or massive	0.5 – 1.5	10	15	30	
4	Clay loams	High/ moderate structured	0.5 – 1.5	10	15	30	12
		Weakly structured	0.12 – 0.5	6	10	20	8
		Massive	0.06 – 0.12	4	5	10	5
5	Light clays	Strongly structured	0.12 – 0.5	5	8	12	8
		Moderately structured	0.06 – 0.12	(see Notes 2 & 3)	5	10	5 (see Notes 2, 3, & 5)
		Weakly structured or massive	< 0.06			8	
6	Medium to heavy clays	Strongly structured	0.06 – 0.5				
		Moderately structured	< 0.06				
		Weakly structured or massive	< 0.06				

NOTES:

1 The treatment capacity of the soil and not the hydraulic capacity of the soil or the growth of the clogging layer govern the effluent loading rate in Category 1 and weakly structured Category 2 soils. Land application systems in these soils require design by a suitably qualified and experienced person, and distribution techniques to help achieve even distribution of effluent over the full design surface (see L6.2 and Figure L4 for recommended discharge method by discharge control trench). These soils have low nutrient retention capacities, often allowing accession of nutrients to groundwater.

2 To enable use of such soils for on-site wastewater land application systems, special design requirements and distribution techniques or soil modification procedures will be necessary. For any system designed for these soils, the effluent absorption rate shall be based upon soil permeability testing. Specialist soils advice and special design techniques will be required for clay dominated soils having dispersive (sodic) or shrink/swell behaviour. Such soils shall be treated as Category 6 soils. In most situations, the design will need to rely on more processes than just absorption by the soil.

3 If K_{sat} < 0.06 m/d, a full water balance for the land application can be used to calculate trench/bed size (see Appendix Q).

4 ETA/ETS systems are not normally used on soil Categories 1 to 3.

5 For Category 6 soils ETA/ETS systems are suitable only for use with secondary treated effluent.

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APPENDIX C

SITE PHOTOS



Photo 1. General Site Condition



Photo 2. Test Location 01 (TH1), Sub-surface Probing by Using a Hand Auger



Photo 3. Soil from Test Location 01 (TH1)



Photo 4. Test Location 02 (TH2), Sub-surface Probing by Using a Hand Auger



Photo 5. Soil from Test Location 02 (TH2)



Photo 6. Test Location 02 (DCP2), Testing by using a Dynamic Cone Penetrometer

APPENDIX D

LABORATORY TEST CERTIFICATES

Material Test Report

LOCAL GEOTECHNICS

Local Geotechnics Pty Ltd
Canning Vale Laboratory
Unit 9/8 Production Road Canning Vale WA 6155
Phone: (08) 9457 3517
Email: admin@localgeotechnics.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Nick Rogers
Senior Lab Technician
Laboratory Accreditation Number: 20038

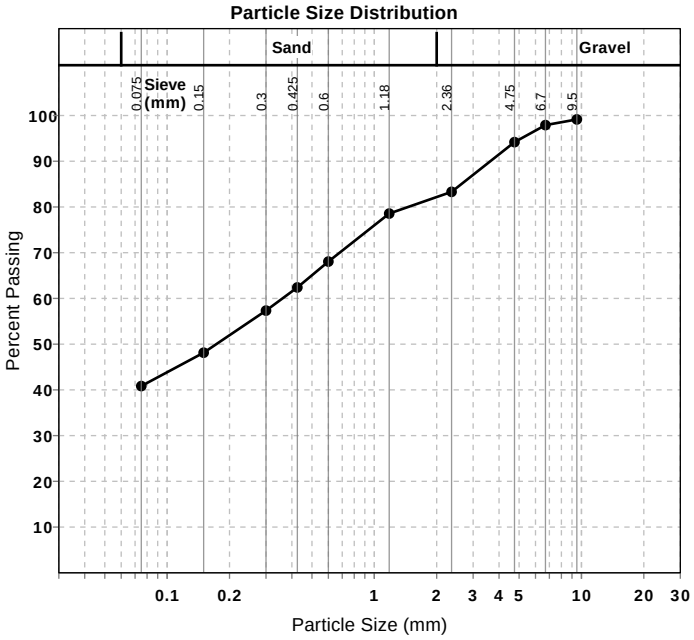
Report Number: **LG/1155-1**
Issue Number: 1
Date Issued: 13/04/2026
Client: Local Geotechnics
U12/8 Production Road, Canning Vale WA 6155
Contact: Harun Meer
Project Number: LG/1155
Project Name: LG1992026SC & SSE
Project Location: 861 Burt Road, Woodanilling WA
Client Reference: LG1992026SC & SSE
Work Request: 980
Sample Number: S26980A
Date Sampled: 01/04/2026
Dates Tested: 01/04/2026 - 13/04/2026
Sampling Method: Sampled by Client
The results apply to the sample as received
Preparation Method: In accordance with the test method
Remarks: All Project and sampling details are provided by the Client. Local Geotechnics Laboratory is not responsible for the accuracy of these Details. Results apply to the sample as received.
Site Selection: Selected by Client
Sample Location: **TH01, Depth: (0.7 - 1.0m)**
Material: Light Brown Sandy Clay

Particle Size Distribution (AS1289 3.6.1)			
Sieve	Passed %	Passing Limits	
9.5 mm	**99**		
6.7 mm	**98**		
4.75 mm	**94**		
2.36 mm	**83**		
1.18 mm	**79**		
0.6 mm	**68**		
0.425 mm	**62**		
0.3 mm	**57**		
0.15 mm	**48**		
0.075 mm	**41**		

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Air Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	29		
Plastic Limit (%)	15		
Plasticity Index (%)	**14**		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	**6.0**		
Cracking Crumbling Curling	Cracking		

Emerson Class Number of a Soil (AS 1289 3.8.1)		Min	Max
Emerson Class	**7**		
Soil Description	Sandy clay		
Nature of Water	distilled		



This document shall not be reproduced except in full without the approval of the laboratory. Results relate only to the items tested/sampled.

Analysis Results

CSBP Soil and Plant Analysis Laboratory

Customer: Local Geotechnics (98717)

PO/Job Name: LG1992026SSE

Dates Rec'd: 02/04/2026

Attachment 12.1.5

Lab Number	1ZUS26179
Date Received	02/04/2026
Sample Name 1	LG1992026SSE
Sample Name 2	TH1 (0.7 - 1.0 m)
Sample Name 3	Local Geotechnics
Depth	0-10
Phosphorus Retention Index	104.6

CSBP Lab. Extract Value.

ANDREOTTA CARDENOSA CONSULTING ENGINEERS

A. ANDREOTTA MIEAust CPEng
F. CARDENOSA MIEAust CPEng

REF: 260486 ABN: 72 177 270 047

13 May 2026

3D EDGE DESIGNERS AND PLANNERS

e: bruce@3dedge.com.au

ATTENTION: BRUCE BRUNTON

RE: THE `WOODY TAVERN' AT NO.861 BURT ROAD, WOODANILLING

1.0 INTRODUCTION

As requested, this office visited the above-mentioned premises on the 23rd of April 2026. The purpose of the visit was to inspect the building and provide a structural report regarding the condition of the building. This report is based on the visible structural elements observed and does not address concealed parts of the building such as footings, sub-floor timbers etc.

Preliminary structural calculations have also been undertaken by this office to determine beam sizes for the proposed wall removal and new openings at various locations. These beam sizes are noted on the attached plan SK1.

2.0 SITE OBSERVATIONS

The building is a two storey structure comprising brick external walls, brick ground floor internal walls, brick or stud framed upper level internal walls, timber upper floor and roof framing with metal deck roof cladding. A single storey brick wall/metal roof clad kitchen area to the rear of the main building appears to be an addition to the original structure. We understand that the original building, which functions as a tavern, was constructed more than 100 years ago.

A visual inspection of the exterior and interior of the building was undertaken to assess the structural condition of the building and our findings are as follows (Note: the rear lean-to structures to the rear of the main building, which we understand are to be removed, have not been considered in this report):

(i) <u>External Walls</u>

The external walls comprise clay brickwork and appear to be cavity wall construction, extending from the footings up to the roof level. No structurally related defects such as cracking or wall-leaning were observed. Minor fretting to the face brick was observed at several isolated locations.

(ii) <u>Internal Ground Floor Level Walls</u>

These walls are generally rendered/plastered brickwork with no structurally related defects such as cracking or wall-leaning observed.

(iii) <u>Upper Level Internal Walls</u>

These walls are a combination of brick/stud framed walls above the entry/lounge area, and comprise stud-framed walls to the rear bathroom/bath areas. These walls, which are rendered/plastered (brick walls) or sheeted (stud walls), appeared to be in good condition with no structurally related defects such as cracking or leaning being observed.

S42, 11 Preston St
Como W.A. 6152

t: 08 9367 6811
f: 08 9367 6456
e: acce@acce.net.au
w: acce.net.au

ENGINEERS AUSTRALIA MEMEBER

CIVILSTRUCT TECHNOLOGY PTY LTD
ACN 008 990 387

(iv) Ground Level Floor

The floor to this level was generally timber flooring with a timber substructure (i.e joists bearers etc) except for a concrete floor to the front lounge room adjacent to the stairwell. The floor structure was generally concealed and only observed at one location within the rear sitting room (south side of building). The ground level floors appear to be sturdy and no evidence of sagging or excessive deflection under foot traffic was apparent.

(v) Upper Level Floor

The upper level structure was exposed at two locations and comprises timber flooring on timber joists and steel beams. Although the floor structure was generally concealed between the ceiling and floor covering, no structurally related defects such as excessive floor deflection, sagging or cracking ceilings, or bowing floors, were observed. The timber stair also appeared rigid under foot traffic with no structurally related defects observed.

(vi) Roof Structure

The roof structure comprises conventional timber framing with rafters, underpurlins, struts, ceiling hangers, ceiling joists, collar ties, etc, with metal deck roof sheeting which appears to have been relatively recently installed. These timber members were observed from a ceiling manhole adjacent to the corridor near the top of the stairwell. The roof structure is generally supported from the external walls over the rear bedrooms area, and similarly supported above the front lounge lounge/bedroom areas, with the addition of several struts above some internal walls. The ceiling joists/hangers are generally supported by both internal and external upper level walls.

The rafters appeared to be fixed via timber framing anchors to the perimeter wall plates, but no roof anchor tie down straps were observed.

The roof/ceiling support structure appeared to be in good condition with no evidence of roof sagging or roof member deterioration/damage observed.

(vii) Front Verandah

The front verandah structure comprises timber posts supporting upper balcony beams/floor joists and timber rafters/beams below the metal roof cladding. No structural defects were observed within these elements.

(viii) External Stair

The condition of the external steel stair is considered to be structurally adequate.

ANDREOTTA CARDENOSA CONSULTING ENGINEERS

3.0 DISCUSSIONS AND FINDINGS

Our findings indicate that the structural condition of the building is considered to be satisfactory with no observed evidence of any significant structural defects. However, the apparent lack of roof tie-down anchors will require further investigation and may necessitate retrospective tie-down rods installation in order to satisfy that roof anchorages for the relevant Wind Code uplift forces are compliant.

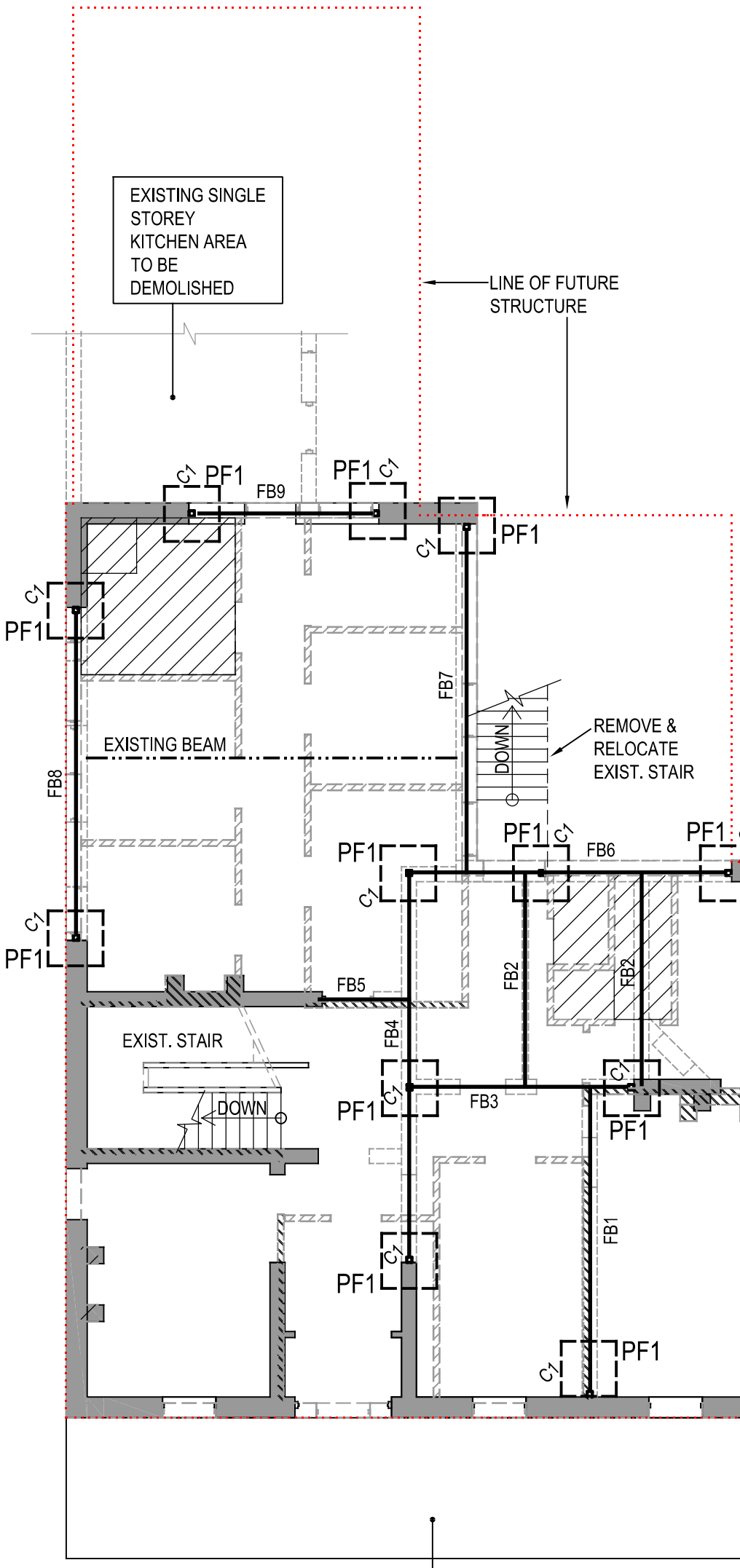
We also recommend that an experienced termite treatment company be engaged to remove flooring as required to inspect and assess the condition of the floor sub-structure for timber deterioration or termite damage.

Should further information or clarification regarding the matters in this report be required, please contact the writer.

Yours faithfully,



ALBERT ANDREOTTA
MIEAust CPEng



1.0	STRUCTURAL STEELWORK
1.1	ALL STEELWORK TO COMPLY WITH AS 4100.
1.2	MATERIAL - (UNO) ALL THE MATERIAL TO BE: - GRADE 250 HOT ROLLED PLATES & FLATS COMPLYING WITH AS 3678 OR AS - 300 PLUS HOT ROLLED TFB, ANGLES EA & UA COMPLYING WITH AS/NZS 3679.1 - 300 PLUS UB, UC, PFC COMPLYING WITH AS/NZS 3679.1 - 300 PLUS WB, WC COMPLYING WITH AS/NZS 3679.2 - GRADE C250L0 & C350L0 CHS COMPLYING WITH AS/NZS 1163 - GRADE C350L0 RHS & SHS COMPLYING WITH AS/NZS 1163
1.3	ALL WELDING TO COMPLY WITH AS/NZS 1554.
1.4	ALL WELDS TO DEVELOP FULL STRENGTH OF MEMBERS JOINED UNO.
1.5	FULLY SEAL ALL HOLLOW SECTIONS USING 5mm PLATES WHERE NECESSARY.
1.6	PROVIDE ALL CLEATS, BRACKETS, HOLES, ETC. NOT SHOWN BUT NECESSARY TO COMPLETE THE BUILDING.
1.7	UNLESS OTHERWISE SHOWN, ALL BOLTED CONNECTIONS ARE TO DEVELOP FULL STRENGTH OF MEMBERS JOINED.
1.8	STEEL BEAMS TO BE FABRICATED WITH NATURAL CAMBER UP.
1.9	UNLESS OTHERWISE NOTED, USE: (a) 10mm THICK GUSSET FIN & END PLATES & 2-M16 8.8/S BOLTS. OR (b) 6mm GP CFW.
1.10	ALL BOLTED CONNECTIONS TO BE BOLTING CATEGORY 8.8/S (UNO) TO AS/NZS 1252.
1.11	USE 1:2 CEMENT: SAND GROUT UNDER ALL SEATING & BASE PLATES, ENSURING THE SPACE UNDER THE PLATES IS COMPLETELY FILLED.
1.12	WHERE MASONRY WALLS ABUT OR ADJACENT TO STEEL COLUMNS: WELD A VERTICAL R10 ROD TO COLUMN. LENGTH OF WELD TO BE 25mm EACH SIDE OF ROD EVERY 350mm. PROVIDE 5mm CLEARANCE BETWEEN ROD & COLUMN FACE. ALSO SEE NOTE 6.5.
1.13	ALL INTERNAL STEELWORK SHALL BE CLASS '2.5' ABRASIVE BLASTED WITH 1 COAT INORGANIC ZINC SILICATE WITH MINIMUM TOTAL DRY THICKNESS OF 75 MICRONS. (U.N.O.)
1.14	EXTERNAL STEELWORK TREATMENT (INCLUDING COLUMNS WITHIN BRICK WALL CAVITIES & CAST-IN ANGLES) TO CONFORM WITH AS/NZS 2312 PARTS 1 & 2 FOR ATMOSPHERIC CORROSIVITY CATEGORY 'C3'.
1.15	TREAT SITE WELDS WITH 2 COATS OF 'JOTUN BARRIER' TWO-PACK EPOXY (DRY FILM THICKNESS OF 45 MICRONS EACH), OR SIMILAR CERTIFIED.
1.16	HOT-DIP GALVANIZED COAT ON FABRICATED FERROUS ARTICLES TO COMPLY WITH AS/NZS 4680
1.17	ALL STEELWORK IN CONTACT WITH THE GROUND IS TO BE COATED WITH 2 COATS OF DULUX DUREMAX GFX (MIN DFT 250 MICRONS EACH COAT) OR SIMILAR CERTIFIED.
1.18	PURLINS/GIRTS/JOISTS - PURLINS, GIRTS & JOISTS ARE TO BE LYSAGHT, STRAMIT, OR OTHER SECTIONS APPROVED IN WRITING BY THE ENGINEER, COMPLYING WITH AS 4600 & A MINIMUM GALVANISED COATING OF Z350 (350G/SQM). CLEAT CONNECTIONS ARE TO BE IN ACCORDANCE WITH AISC STANDARDISED CONNECTIONS OR MANUFACTURER'S RECOMMENDATIONS (UNO) BOLTING & BRIDGING TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. PURLIN/GIRT SPACING IS NOT TO EXCEED THE CLADDING MANUFACTURER'S SPAN SPECIFICATIONS.
1.19	FABRICATION & ERECTION TO COMPLY WITH AS/NZS 5131 (CONSTRUCTION CATEGORY CC2 UNO).
1.20	STRUCTURAL STEEL SHALL COMPLY WITH ALL REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS. MANUFACTURERS OF STRUCTURAL STEEL SHALL HOLD A VALID CERTIFICATE OF APPROVAL ISSUED BY AN ACCEPTABLE THIRD PARTY COMPLIANCE ASSESSMENT BODY SUCH AS THE AUSTRALIAN CERTIFICATION AUTHORITY FOR REINFORCING STEELS (ACRS). EVIDENCE OF COMPLIANCE MUST BE SUBMITTED WHEN TENDERING & AS PART OF THE QUALITY ASSURANCE PROCESS.

LEGEND

- EXISTING GROUND FLOOR LEVEL WALLS
- EXISTING GROUND FLOOR WALL TO BE REMOVED
- DENOTES UPPER LEVEL EXISTING STUD WALLS
- DENOTES UPPER LEVEL EXISTING BRICKWALLS
- INDICATES RECESS TO WET AREAS CONFIRM EXTENT WITH ARCHITECTURAL DRAWINGS.

COLUMNS

C1 - 100 x 5 SHS

BEAMS

FB1 - 310 UC 97
FB2 - 200 UC 46
FB3 - 310 UC 97
FB4 - 200 UC 46
FB5 - 150 UC 23
FB6 - 200 UC 46
FB7 - 310 UC 158
FB8 - 310 UC 158
FB9 - 250 UC 90

PAD FOOTINGS

PF1 - 1000 SQ. x 300 DEEP CONCRETE (N25, 20, 80 CONC. GRADE)
N12-200 BOTTOM EACH WAY

N

UPPER FLOOR BEAM PLAN

(TO SUIT PROPOSED GROUND LEVEL WALL REMOVAL & NEW WALL OPENINGS)

- PROVIDE TEMPORARY PROPS & NEEDLES TO EXISTING STRUCTURE PRIOR TO ANY WALL REMOVAL

DRAWING SUBJECT TO FINAL CHECK
NOT FOR CONSTRUCTION OR FINAL QUOTATION.
PRELIMINARY ONLY

REVISION	DATE	DESCRIPTION
-	-	-

ANDREOTTA CARDENOSA CONSULTING ENGINEERS
Suite 42, 11 Preston Street,
Como, W.A. 6152
Telephone: (08) 9367 6811
Email: acce@acce.net.au
www.instagram.com/acce_au
www.acce.net.au

DESIGNER	3D EDGE
LOCATION	861 BURT ROAD. WOODANILLING
SCALE @ A3	1:100
DATE	APRIL 2026
ENG.	AA
PROJECT	THE "Woody" TAVERN
TITLE	UPPER FLOOR BEAM PLAN
DRAWN	MCG
SHEET	SK1
JOB No.	260486

ENGINEERS AUSTRALIA Chartered Professional Engineer MEMBER
Registered Professional Engineer 416620
Mr Albert Andreotta
MIEAust CP Eng (Structural) NPER
Signature.....
Date..... 14 / 05 / 2026
Registered on the NPER in the Category of
Structural
National Professional Engineers Register

LOCAL GEOTECHNICS

08 May 2026

Report on

Geotechnical Site Classification

861 Burt Road, Woodanilling WA

Project:
LG1992026SC Rev_1

Client:
3dEDGE

Geotech | Civil | Pavement | Drainage

12/8 Production Road, Canning Vale WA 6155 | 08 9457 3517 (0), 0425 545 508 (M) | admin@localgeotechnics.com.au
PO Box 5050, Canning Vale South, WA 6155 | ABN 61 737 984 867 | localgeotechnics.com.au

LOCAL GEOTECHNICS

08 May 2026

To
3dEDGE

Dear Sir/Madam,

RE: Geotechnical Site Classification for 861 Burt Road, Woodanilling WA.

This letter presents our report on a geotechnical site classification carried out at *861 Burt Road, Woodanilling WA*. The report must be thoroughly read and implemented in full, no partial implementation of this report is allowed.

If you have any questions in regards to the geotechnical site classification or we can be of further assistance, please do not hesitate to contact Local Geotechnics.

Sincerely yours



Dr. Harun Meer
Ph.D.(Geotech), M. Eng. (Geotech), B. Eng. (Civil)
MIEAust, CPEng, EngExec, NER, APEC Engineer, IntPE(Aust)
Director
Local Geotechnics

PROJECT INFORMATION

Project	**LG1992026SC Rev_1 Geotechnical Site Classification**
Site Location	**861 Burt Road, Woodanilling WA**

Rev	Description	Date	Prepared by	Approved by
0	Issued to client	24 April 2026	R Meer	H Meer
1	Issued to client	08 May 2026	O Bandara	H Meer

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EXECUTIVE SUMMARY

3dEDGE commissioned Local Geotechnics to prepare a geotechnical site classification report for 861 Burt Road, Woodanilling WA.

The proposed construction will be the renovation of the “Woody” Tavern, along with the installation of prefabricated accommodation units.

The objectives of the site class investigation were to obtain information on the subsurface conditions in order to classify the site in accordance with the definitions provided in Australian Standard AS2870 – 2011.

Field works were conducted on 31 March 2026 in fine and sunny conditions. The investigation work consisted of field observation, documentation, sub-surface probing, soil profile logging and conducting of penetrometer testing alongside the test holes.

The findings of the site classifications are presented in the following sections

The Dynamic Cone Penetrometer (DCP) Tests revealed that the site’s soil is in loose to very dense and very stiff conditions. Based on these results, we recommend that the foundation material is not capable of sustaining an allowable bearing pressure of 100 kPa in its current condition.

Site Classification
Provided earthworks are completed as per the recommendation in Section 7.0 of this report, based on the site soil profile and surrounding condition, the site can be classified as “**CLASS S”** in accordance with the definitions provided in Australian Standard AS2870 - 2011. The characteristics surface movement ***Ys*** is considered to be 20 mm.

Stormwater Drainage
Onsite disposal of stormwater via soakwell is not appropriate for this stie. We recommend discharging of surface and roof runoff offsite to the council drainage system or locally available drainage system or as recommended by the local government authority. This drainage system must be designed by a qualified engineer as per requirements of the local government authority.

It is highly recommended that a competent geotechnical engineer should supervise earthworks and construction to ensure that all organic, roots, demolition debris, loose material have been adequately removed from the area and that the fill material is adequately compacted.

1.0 INTRODUCTION

3dEDGE commissioned Local Geotechnics (LG) to prepare a geotechnical site classification report for 861 Burt Road, Woodanilling WA (the project). The site location is shown in Figure 1.



Figure 1. Aerial view of the site location (Source: Landgate Map)

The objectives of the investigation are to obtain information on the sub-surface conditions to classify the site in accordance with the definitions provided in Australian Standard AS2870 – 2011 and to provide recommendations on stormwater drainage system for the site. Field works were conducted on 31 March 2026. Weather condition on the day of field investigation was fine and sunny.

The scope of the investigation did not include compaction control, bearing capacity, wind force calculations or classifications, slope stability checking, and settlement calculation. Environmental issues were not considered in this report.

2.0 PROPOSED DEVELOPMENT

The proposed construction will be the renovation of the “Woody” Tavern, along with the installation of prefabricated accommodation units.



Figure 2. Proposed Development Plan

3.0 SCOPE AND OBJECTIVES

The scope and objectives of the investigation are as follows:

- Desktop review of geological survey maps, groundwater atlas and other publicly available information for the site.
- Identifying any underground services crossing the proposed field investigation locations by conducting “Before You Dig Australia (BYDA)” search.
- Conducting of up to two (02) Test Holes by using hand auger up to 2.5 m or refusal;
- Conducting of Dynamic Cone Penetrometer (DCP) tests alongside the test holes up to a depth of 1.0 m or refusal;
- Logging of site soil profile as per Australian Standard AS1726;
- Groundwater recording as per test hole observation;
- Conducting of laboratory tests at a NATA accredited laboratory which included:
  - Particle Size Distribution Test (AS 1289 3.6.1),
  - Plasticity Index - Atterberg Limit Test (AS 1289 3.1.2, 3.2.1, 3.3.1, 3.4.1)
- Submit a factual report on findings to classify the site in accordance with the Australian Standard AS2870 - 2011;
- Provide recommendation on earthworks; and
- Provide recommendation on stormwater drainage.

4.0 SITE CONDITIONS

4.1 Surface Condition

The site is located at 861 Burt Road, Woodanilling WA. There are existing buildings at the site. The surface condition and the overall topography of the site are generally flat. Small to large size trees were observed during the time of investigation. The site boundaries are enclosed by fences. There are surrounding houses adjacent to the property.

No water ponding was observed at the site. Site photos taken during the field investigation are shown in Appendix C.

4.2 Subsurface Condition

A review of Environmental Geological Western Australia survey Map of Dumbleyung 1:250,000 (Sheet SI 50-7) was conducted before site investigation. Environmental Geological map of Dumbleyung revealed that the site is consisted of colluvium and minor alluvium – silt, sand and gravel; generally on slopes adjoining rocks and laterite outcrops, and biotite granite and adamellite; medium and coarse, even-grained; locally foliated.

4.3 Groundwater Information

A review of ‘Perth Ground Water Atlas’ of the Department of Water was carried out for this site. ‘Perth Ground Water Atlas’ revealed that there was no information available on this site.

5.0 FIELD INVESTIGATION

The field investigation consists of sub-surface probing by using a hand auger at two locations, taking photograph and Dynamic Cone Penetrometer (DCP) testing alongside the test holes.

5.1 Test Hole Logs

Two Test Holes (TH1 and TH2) were conducted at the site by using a hand auger. Test hole locations are shown in the site sketch in Appendix A.

During sub-surface probing, the spoil was stockpiled adjacent to the test location. The subsurface profiles exposed in the test holes were logged in accordance with AS1726 and were photographed to provide a visual record of subsurface conditions encountered. Following these activities, each test location was progressively backfilled in the reverse order of excavation works.

All test holes, consist of a similar soil profile as described below:

- **0.0 – 0.2 m: Topsoil, Silty SAND (SM)** – Fine to medium grained, dark grey, with silt, with grass and roots, moist; followed by
- **0.2 – 0.6 m: SAND (SP)** – Fine to medium grained, grey, with trace of clay, trace of sub-angular gravel up to 15 mm in size, moist, dense; followed by
- **0.6 – 0.8 m: Clayey SAND (SC)** – Fine to medium grained, grey, with low to medium plasticity clay, moist, dense; followed by
- **0.8 – 1.2 m: Sandy CLAY (CL)** – Low to medium plasticity, yellowish brown, with fine to medium grained sand, moist, very stiff, extended up to the maximum investigated depth.

TH1 and TH2 were terminated at depths of 1.1 m and 1.2 m respectively due to refusal on hard clay. Water table was not encountered at any test holes during the investigation. Test hole logs are attached in Appendix B.

5.2 Dynamic Cone Penetrometer (DCP) Tests

DCP (DCP1 – 2) tests were conducted alongside the test holes. DCP tests indicate the soil density of the site as per Standard Australia HB 160-2006, Table 6.4.6.2. DCP data are presented in Table 1 and DCP test certificates are attached in Appendix B.

Table 1. Summary of DCP test data Ref. Table 6.4.6.2 HB 160-2006

DCP Location	DCP1		DCP2	
Depth (mm)	**No. of Blows/100mm (Density Classification)**			
0 – 100	1	L	2	MD
100 – 200	3	MD	2	MD
200 – 300	3	MD	3	MD
300 – 400	4	D	5	D
400 – 500	4	D	4	D
500 – 600	6	D	6	D
600 – 700	7	D	12	VD
700 – 800	7	VSt	>25	Refusal
800 – 900	19	H	-	-
900 – 1000	>25	Refusal	-	-

Note: Density Classification is obtained based on Number of blows required for 100 mm penetration of DCP
(Table A) Very Soft (VS) < 1; Firm (F) 1 – 2; Stiff (St) 3 – 4; Very Stiff (VSt) 5 – 10; Hard (H) > 10; R= Refusal
(Table B) Very Loose (VL) < 1; Loose (L) 1 – 2; Medium Dense (MD) 2 – 3; Dense (D) 4 – 8; Very Dense (VD) > 8

It is observed from the DCP tests that the site soil is in loose to very dense and very stiff to hard condition.

6.0 LABORATORY TEST

Laboratory tests were conducted at Local Geotechnics Laboratory, a NATA accredited testing laboratory in WA. The following laboratory tests were undertaken:

- Atterberg Limit Test, AS 1289 2.1.1, and
- Particle Size Distribution Test, AS 1289 3.6.3, 3.5.1

The laboratory test results are summarised in Table 2. Laboratory test data show that the site soil is slightly reactive. The laboratory test certificates are attached in Appendix D.

Table 2. Summary of Laboratory Test Data

Sample	Particle Size Distribution (PSD)			Atterberg Limits			
Location	G (%)	S (%)	Fines < 75µm (%)	LL (%)	PL (%)	PI (%)	LS (%)
TH2 (0.7 – 1.5 m)	17	42	41	29	15	14	6.0

Notes: G = Gravel; S = Sand; LL = Liquid Limit; PL = Plastic Limit; PI = Plasticity Index; LS = Linear Shrinkage.

7.0 EARTHWORKS RECOMMENDATION

Any earthworks at the site should be carried out in general accordance with the Australian Standard AS 3798-2007 "Guidelines on Earthworks for Commercial and Residential Developments". Asbestos and septic tank investigation was not in the scope of this investigation. Client must confirm that the site is free from asbestos and there is no septic tank at the site.

Followings are general guidelines to be followed during earthworks:

- Clear any unsuitable material from the topsoil of the site. Unsuitable materials generally includes: organics, grass roots, uncontrolled fill of building rubbles, bricks, stone blocks, concrete, wood, asphalt, bore well, different types of waste etc. Remove all the trees with roots from the site and backfill with clean sand.
- Before laying a foundation, compact the site up to 1050 mm depth to a dense condition as per AS 3798-2007. We recommend, PSP seating for 0-150 mm, 8 PSP blows for 150-450 mm, 9 PSP blows for 450-750 mm and 10 PSP blows for 750-1050 mm and 10 PSP blows for every 300 mm of penetration.
- **Upon removing of topsoil (approximately 100 mm), raise the stie at least 300 mm from the exiting surface level, i.e. 400 mm upon removing topsoil and compact to dense condition.**
- The backfilling layer should not exceed more than 300 mm in loose condition. Each 300 mm layer of backfilling should be compacted to dense condition as per AS 3798-2007.
- Site should be prepared in a way so that surrounding stormwater runoff or surface water runoff does not pass through the building envelop.
- Care needs to be given to any existing or adjacent structures to avoid any damage from excessive vibrations during compaction and earthworks.
- Retaining wall is required if there is an elevation difference of 250 mm or as per requirement of the local council.
- For site maintenance it is recommended to follow the CSIRO publication "Guide to Home Owners on Foundation Maintenance and Footing Performance" in Building Technology File Number 18. This document provides important information about implications of plumbing, property maintenance, site classification on foundation design, drainage and performance expectations.
- *It is highly recommended that a competent geotechnical engineer should supervise earthworks and construction.*

8.0 ENGINEERING CONSIDERATIONS AND RECOMMENDATIONS

8.1 Site Classification

Provided earthworks are completed as per the recommendation in Section 7.0 of this report, based on the site soil profile and surrounding condition, the site can be classified as **"CLASS S"** in accordance with the definitions provided in Australian Standard AS2870 - 2011. The characteristics surface movement ***Ys*** is considered to be 20 mm.

An assumption of soil suction change of 2.5 m is made in this case. General definition of 'Site Class' is shown in Table 3 (Source: AS 2870-2011).

Table 3. General Definition of Site Class (Source: AS 2870-2011)

Site Class	Soil Description	Characteristic Surface Movement (mm)
A	Most SAND and ROCK sites with little or no ground movement due to moisture content variation	little or no ground movement
S	Slightly reactive clayey or silty SAND, which will cause slight ground movement due to moisture content variation	0 < Ys ≤ 20
M	Moderately reactive clayey or silty soil which will cause moderate ground movement due to moisture content variation	20 < Ys ≤ 40
H1	Highly reactive clayey or silty soil which will cause high ground moved due to moisture content variation	40 < Ys ≤ 60
H2	Highly reactive clayey or silty soil which will cause high ground moved due to moisture content variation	60 < Ys ≤ 75
E	Extremely reactive clayey or silty soil which will cause extreme ground movement due to moisture content variation	Ys > 75
P	Problematic sites, sites consisted of soft soils, soft clay or silt or loose sand; landfills, mine subsidence, collapsing soils, very reactive soils, subjected to erosion and sites which cannot be classified as A to E.	-

8.2 Earthquake Design Factor

Australian Standard AS1170.4-2007 Structural design actions Part 4 "Earthquake actions in Australia" is recommended for earthquake consideration. AS1170.4-2007 outlines the design criteria required for a structure in consideration of the risk of being subjected to earthquake loads. Earthquake design factors are summarised in Table 4.

Table 4. Earthquake Design Factors

Factor/Class	Value/Name	Ref. AS1170.4- 2007
Hazard Factor (z)	0.09	Section 3 Figure 3.2(C)
Site subsoil class	Class C_e – Shallow Soil	Section 4

8.3 Stormwater Drainage

Onsite disposal of stormwater via soakwell is not appropriate for this stie. We recommend discharging of surface and roof runoff offsite to the council drainage system or locally available drainage system or as recommended by the local government authority. This drainage system must be designed by a qualified engineer as per requirements of the local government authority.

9.0 LIMITATION OF USE

The ground is a product of continuing natural and man-made processes and therefore exhibits characteristics and properties which may vary from place to place and can change with time. Geotechnical site investigation involves gathering and assimilating limited facts about these characteristics and properties in order to better understand or predict the behaviour of the ground at a particular site under certain conditions.

This site investigation has been carried out by inspection, using a limited amount of pit excavations, sampling, testing or other means of investigation. Achieving a full coverage of the site to ensure all variations is not practical and is seldom done due to cost constraints as well as the impracticality.

It should be noted that the subsurface conditions encountered by the limited number of pit excavation as part of this geotechnical site investigation represents the ground conditions at the locations where the samples were taken and where tests have been undertaken and as such are an extremely small proportion of the site to be developed.

The facts reported in this document are directly relevant only to the ground at the place where, and time when, the investigation was carried out and are believed to be reported accurately.

Given the limited number of test pits and limited field and laboratory testing carried out with respect to the overall site area, variations between investigation locations is likely and ground conditions different to those presented in this report may be present within the subject site area. The risk associated with this variability and the impact it will have on the proposed development should be carefully considered.

The level of geotechnical investigation that has been completed to date is considered appropriate for the project objectives. If the above mentioned client, its subcontractors, agents or employees use this factual information for any other purpose for which it was not intended, then the client, its subcontractors, agents or employees does so at its own risk and Local Geotechnics will not and cannot accept liability in respect of the advice, whether under law of contract, tort or otherwise.

Any interpretation or recommendation given in this report is based on judgement and experience and not on greater knowledge of the facts reported. Local Geotechnics does not represent that the information or interpretation contained in this report addresses completely the existing features, subsurface conditions or ground behaviour at the subject site.

10.0 REFERENCES

- Australian Standard AS1170.4-2007, *“Earthquake Actions in Australia”*.
- Australian Standard AS 1726-1993 *"Geotechnical Site Investigations".*
- Australian Standard AS 2870-2011, *"Residential Slabs and Footings".*
- Australian Standard AS 3798-2007, *"Guidelines on Earthworks for Commercial and Residential Developments".*
- CSIRO publication *“Guide to Home Owners on Foundation Maintenance and Footing Performance”* in Building Technology File Number 18.
- Environmental Geological Western Australia survey Map of Dumbleyung 1:250,000 (Sheet SI 50-7).
- Standards Australia, Hand Book HB 160-2006 *"Soil Testing".*

APPENDIX A

SITE SKETCH



Site Sketch : Test Hole (TH) and Dynamic Cone Penetrometer (DCP) Test Locations

Reference:	LG1992026SC
Client:	3dEDGE
Project:	Geotechnical Site Classification 861 Burt Road, Woodanilling WA

LOCAL GEOTECHNICS
Unit 12, 8 Production Road Canning Vale WA 6155
PO Box 5050, Canning Vale South WA 6155
Phone: 08 9457 3517
E-mail: admin@localgeotechnics.com.au
Web: www.localgeotechnics.com.au

APPENDIX B

TEST HOLE LOGS AND DCP TEST CERTIFICATES

LOCAL GEOTECHNICS
ABN:61 737 984 867
12/8 Production Road, Canning Vale WA 6155
PO Box 5050 Canning Vale South WA 6155
admin@localgeotechnics.com.au

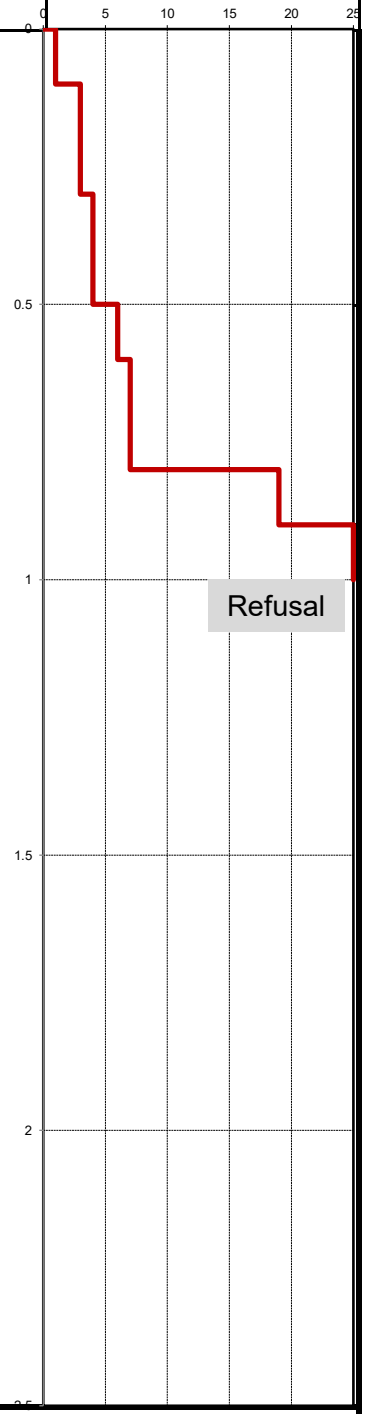
ENGINEERING LOG

RESULT OF TEST HOLES/PITS

Reference	: LG1992026SC	Test Pit/BH No.:	TH1
Client	: 3dEDGE	Date Excavated:	31-Mar-2026
Project	: Geotechnical Site Classification	Date completed:	31-Mar-2026
Location	: 861 Burt Road, Woodanilling WA	Equipment Type:	HA and DCP
GPS Zone 50	: Northing: 6 286 239 Easting: 540 118	Water Table:	Not encountered

Depth (m)	RL (m)	Method	Penetration resistance	Sampling Type	Graphic Log	Classification Symbol	Description of Soil Strata	Additional observations
0.0						SM	**Topsoil, Silty SAND** - fine to medium grained, dark grey, with silt, grass and roots, moist	
0.2						SP	**SAND** - fine to medium grained, grey, with trace of clay, trace of sub-angular gravel up to 15 mm in size, moist, dense	
0.5						SC	**Clayey SAND** - fine to medium grained, grey, with low to medium plasticity clay, moist, dense	
0.7						CL	**Sandy CLAY** - low to medium plasticity, yellowish brown, with fine to medium grained sand, moist, very stiff	
1.0								
1.1							**Terminated at a depth of 1.1 m due to auger refusal on hard clay**	
1.5								
2.0								
2.5								

Dynamic Cone Penetrometer Test (Blows/100mm)



Notes:

Sampling Type :
B - Bulk/Disturbed Sample,
UD - Undisturbed Sample

Method:
HA - Hand Auger
E - Excavator
BH - Backhoe Bucket

Moisture:
D - Dry
M - Moist
W - Wet

Symbols:
W_L - Plastic Limit
W_P - Plastic Limit

Logged : BS
Checked: H Meer

LOCAL GEOTECHNICS
ABN:61 737 984 867
12/8 Production Road, Canning Vale WA 6155
PO Box 5050 Canning Vale South WA 6155
admin@localgeotechnics.com.au

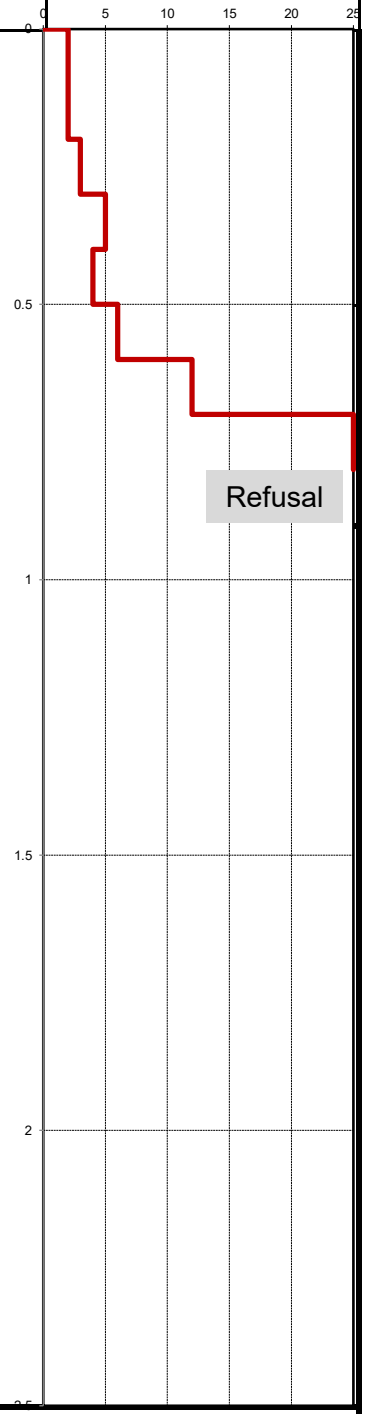
ENGINEERING LOG

RESULT OF TEST HOLES/PITS

Reference	: LG1992026SC	Test Pit/BH No.:	TH2
Client	: 3dEDGE	Date Excavated:	31-Mar-2026
Project	: Geotechnical Site Classification	Date completed:	31-Mar-2026
Location	: 861 Burt Road, Woodanilling WA	Equipment Type:	HA and DCP
GPS Zone 50	: Northing: 6 286 263 Easting: 540 135	Water Table:	Not encountered

Depth (m)	RL (m)	Method	Penetration resistance	Sampling Type	Graphic Log	Classification Symbol	Description of Soil Strata	Additional observations
0.0						SM	**Topsoil, Silty SAND** - fine to medium grained, dark grey, with silt, grass and roots, moist	
0.2						SP	**SAND** - fine to medium grained, grey, with trace of clay, trace of sub-angular gravel up to 15 mm in size, moist, dense	
0.5						SC	**Clayey SAND** - fine to medium grained, grey, with low to medium plasticity clay, moist, dense	
0.6						CL	**Sandy CLAY** - low to medium plasticity, yellowish brown, with fine to medium grained sand, moist, very stiff	
0.8								
1.0								
1.2							**Terminated at a depth of 1.2 m due to auger refusal on hard clay**	
1.5								
2.0								
2.5								

Dynamic Cone Penetrometer Test (Blows/100mm)



Notes:

Sampling Type :
B - Bulk/Disturbed Sample,
UD - Undisturbed Sample

Method:
HA - Hand Auger
E - Excavator
BH - Backhoe Bucket

Moisture:
D - Dry
M - Moist
W - Wet

Symbols:
W_L - Plastic Limit
W_P - Plastic Limit

Logged : BS
Checked: H Meer

LOCAL GEOTECHNICS

ABN: 61 737 984 867
PO Box 5050
Canning Vale South, WA 6155

DYNAMIC CONE PENETROMETER (DCP) TEST CERTIFICATES

(AS 1289.6.3.2)

Density Correlation - Table 6.4.6.1 (A) & (B) HB 160 - 2006

Reference	LG1992026SC	Test ID	DCP1 - 2
Client	3dEDGE	Date Tested	31 March 2026
Project	Geotechnical Site Classification	Tested by	BS
Site	861 Burt Road, Woodanilling WA	Checked by	H Meer

DCP No.	DCP1		DCP2	
Depth (mm)	**Penetration Resistance/Density Classification - Blows/100mm**			
0 - 100	1	L	2	MD
100 - 200	3	MD	2	MD
200 - 300	3	MD	3	MD
300 - 400	4	D	5	D
400 - 500	4	D	4	D
500 - 600	6	D	6	D
600 - 700	7	D	12	VD
700 - 800	7	VSt	>25	VD
800 - 900	19	H	-	-
900 - 1000	>25	H	-	-

VS = **V**ery **S**oft to Soft	**F** = **F**irm	**St** = **St**iff	**VSt** = **V**ery **St**iff	**H** = **H**ard
<1	1 - 2	3 - 4	5 - 10	>10

VL = **V**ery **L**oose	**L** = **L**oose	**MD** = **M**edium **D**ense	**D** = **D**ense	**VD** = **V**ery **D**ense
<1	1 - 2	2 - 3	4 - 8	>8

APPENDIX C

SITE PHOTOS



Photo 1. General Site Condition



Photo 2. Test Location 01 (TH1), Sub-surface Probing by Using a Hand Auger



Photo 3. Soil from Test Location 01 (TH1)



Photo 4. Test Location 02 (TH2), Sub-surface Probing by Using a Hand Auger



Photo 5. Soil from Test Location 02 (TH2)



Photo 6. Test Location 02 (DCP2), Testing by using a Dynamic Cone Penetrometer

APPENDIX D

LABORATORY TEST CERTIFICATES

Material Test Report

LOCAL GEOTECHNICS

Local Geotechnics Pty Ltd
Canning Vale Laboratory
Unit 9/8 Production Road Canning Vale WA 6155
Phone: (08) 9457 3517
Email: admin@localgeotechnics.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Nick Rogers
Senior Lab Technician
Laboratory Accreditation Number: 20038

Report Number: **LG/1155-1**
Issue Number: 1
Date Issued: 13/04/2026
Client: Local Geotechnics
U12/8 Production Road, Canning Vale WA 6155
Contact: Harun Meer
Project Number: LG/1155
Project Name: LG1992026SC & SSE
Project Location: 861 Burt Road, Woodanilling WA
Client Reference: LG1992026SC & SSE
Work Request: 980
Sample Number: S26980A
Date Sampled: 01/04/2026
Dates Tested: 01/04/2026 - 13/04/2026
Sampling Method: Sampled by Client

The results apply to the sample as received

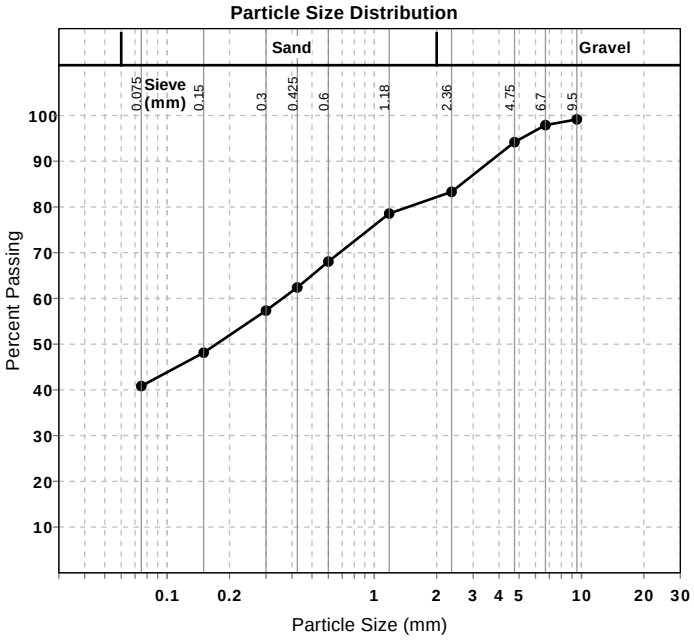
Preparation Method: In accordance with the test method
Remarks: All Project and sampling details are provided by the Client. Local Geotechnics Laboratory is not responsible for the accuracy of these Details. Results apply to the sample as received.
Site Selection: Selected by Client
Sample Location: **TH01, Depth: (0.7 - 1.0m)**
Material: Light Brown Sandy Clay

Particle Size Distribution (AS1289 3.6.1)			
Sieve	Passed %	Passing Limits	
9.5 mm	**99**		
6.7 mm	**98**		
4.75 mm	**94**		
2.36 mm	**83**		
1.18 mm	**79**		
0.6 mm	**68**		
0.425 mm	**62**		
0.3 mm	**57**		
0.15 mm	**48**		
0.075 mm	**41**		

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Air Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	29		
Plastic Limit (%)	15		
Plasticity Index (%)	**14**		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	**6.0**		
Cracking Crumbling Curling	Cracking		

Emerson Class Number of a Soil (AS 1289 3.8.1)		Min	Max
Emerson Class	**7**		
Soil Description	Sandy clay		
Nature of Water	distilled		



This document shall not be reproduced except in full without the approval of the laboratory. Results relate only to the items tested/sampled.

NORTH

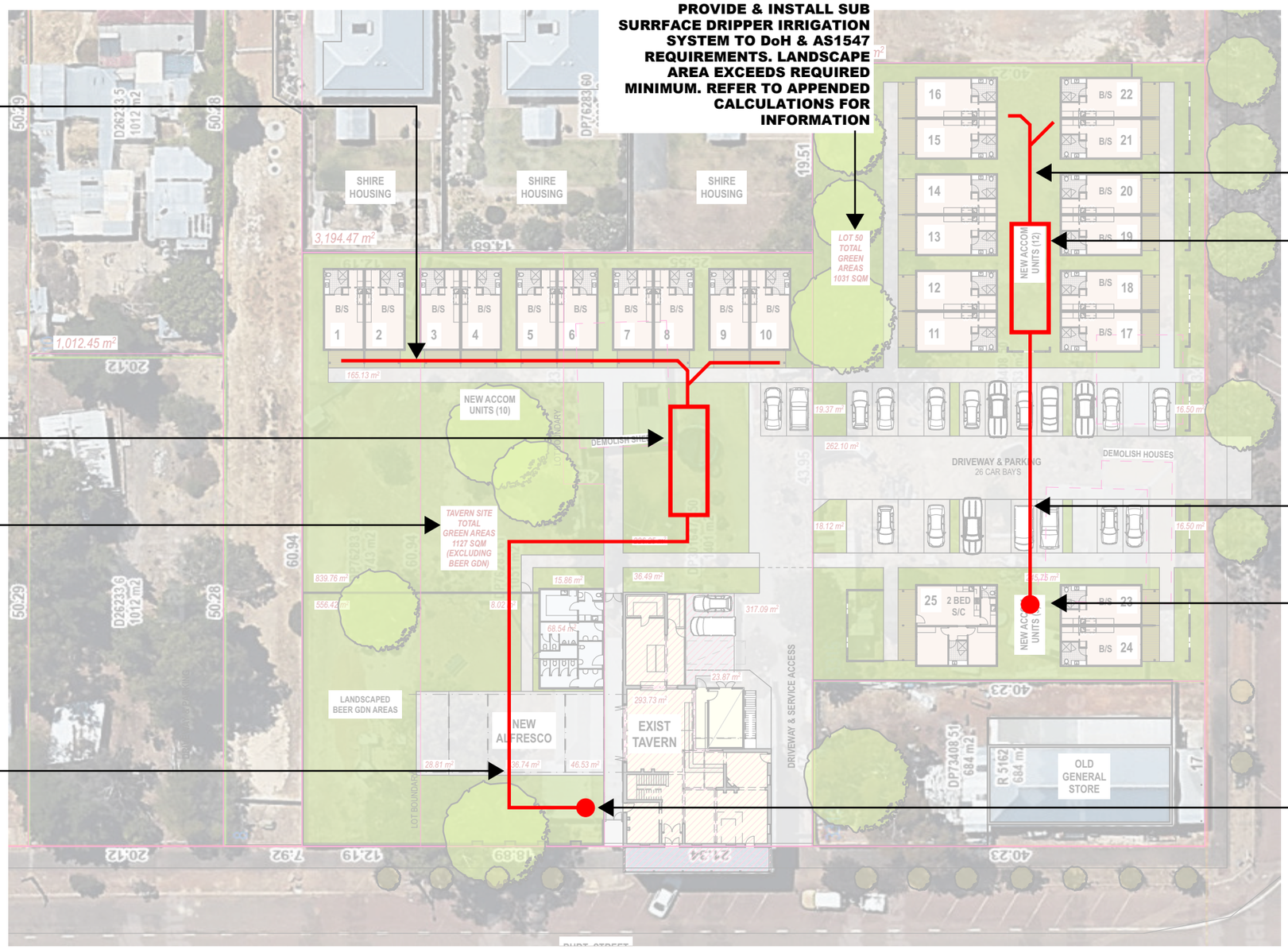
ALL UNITS CONNECTED BY GRAVITY SEWER TO AS/NZS3500.2 TO EITHER PUMP STATION OR DIRECT TO WWTP (TYPICAL)

PROVIDE & INSTALL A FUJICLEAN CV7 SYSTEM AS DETAILED. LOCATION INDICATIVE ONLY. ENSURE MINIMUM 1.2m CLEARANCE FROM BUILDINGS & BOUNDARIES. FINAL LOCATION TO BE DETERMINED BY DETAILED DESIGN. PROPOSAL TO RETAIN / BUFFER WEEKLY EFFLUENT LOAD & DISPERSE EVENLY OVER A SEVEN (7) DAY PERIOD VIA A TIMED PUMP DISCHARGE WITH FLOW METER FOR MONITORING PURPOSES. REFER TO APPENDED CALCULATIONS FOR INFORMATION. UNIT SERVICES BUILDINGS 1-10, TAVERN & ABLUTIONS

PROVIDE & INSTALL SUB SURFACE DRIPPER IRRIGATION SYSTEM TO DoH & AS1547 REQUIREMENTS. LANDSCAPE AREA EXCEEDS REQUIRED MINIMUM. REFER TO APPENDED CALCULATIONS FOR INFORMATION

INDICATIVE ROUTE OF 63mm DIAMETER RISING PRESSURE MAIN TO ATU / WASTEWATER TREATMENT PLANT INLET

PROVIDE & INSTALL SUB SURRFACE DRIPPER IRRIGATION SYSTEM TO DoH & AS1547 REQUIREMENTS. LANDSCAPE AREA EXCEEDS REQUIRED MINIMUM. REFER TO APPENDED CALCULATIONS FOR INFORMATION



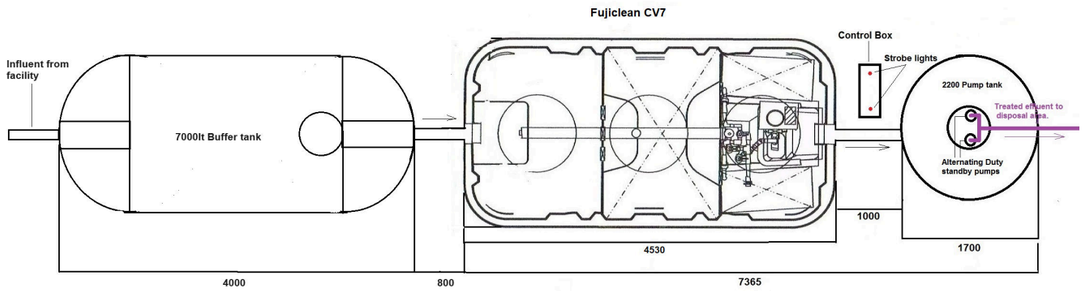
ALL UNITS CONNECTED BY GRAVITY SEWER TO AS/NZS3500.2 TO EITHER PUMP STATION OR DIRECT TO WWTP (TYPICAL)

PROVIDE & INSTALL A FUJICLEAN CV7 SYSTEM AS DETAILED. LOCATION INDICATIVE ONLY. FINAL LOCATION TO BE DETERMINED BY DETAILED DESIGN. ENSURE MINIMUM 1.2m CLEARANCE FROM BUILDINGS & BOUNDARIES. PROPOSAL TO RETAIN / BUFFER WEEKLY EFFLUENT LOAD & DISPERSE EVENLY OVER A SEVEN (7) DAY PERIOD VIA A TIMED PUMP DISCHARGE WITH FLOW METER FOR MONITORING PURPOSES. REFER TO APPENDED CALCULATIONS FOR INFORMATION. UNIT SERVICES BUILDINGS 11-25

INDICATIVE ROUTE OF 63mm DIAMETER RISING PRESSURE MAIN TO ATU / WASTEWATER TREATMENT PLANT INLET

INDICATIVE PACKAGED SEWER PUMPING STATION FOR BUILDINGS 23, 24 & 25

INDICATIVE PACKAGED SEWER PUMPING STATION FOR TAVERN & ABLUTIONS



TYPICAL FUJICLEAN CV7 AEROBIC TREATMENT UNIT WITH INLET BUFFER TANK & TREATED EFFLUENT DISCHARGE TANK DETAIL
NOT TO SCALE

HYDRAULIC CONSULTANT: TJ PEACH & ASSOCIATES, HYDRAULIC SERVICES & FIRE PROTECTION CONSULTANCY. ACN: 606 757 662 ABN: 45 606 757 662. PO BOX 3084, KINGSLEY WA 6026. SUITE 21 / 56 CREANERY DR, KINGSLEY WA 6026. w: http://www.tjpeach.com.au e: tim@tjpeach.com.au m: +61 405 141 945	CLIENT: KIM WILHELM	BUILDING DESIGNER: 3D EDGE DESIGNERS & PLANNERS	DRAWING REGISTER: DoH.01 - SITE PLAN - WASTEWATER TREATMENT & EFFLUENT DISPOSAL	PROJECT: WOODANILLING TAVERN & ADJACENT LOT 861 BURT ROAD WOODANILLING WA	DRAWING TITLE: OVERALL SITE PLAN	DRAWN: TJP; CHECKED: TJP; DRAWING No.: DoH.01; DATE: 06.08.2026; SCALE: 1:250 - A1; PROJECT REFERENCE: 2025-106; REVISION: A
			ALL HYDRAULIC & FIRE SERVICES DOCUMENTATION REMAINS THE PROPERTY OF TJ PEACH PTY LTD & SHALL NOT BE REPRODUCED, COPIED OR USED WITHOUT WRITTEN CONSENT FROM TJ PEACH PTY LTD		REV. A. DATE 06.08.2026 DESCRIPTION ISSUED FOR DEVELOPMENT APPROVAL INT. TJP	

TJ PEACH & ASSOCIATES
HYDRAULIC SERVICES & FIRE PROTECTION CONSULTANCY

July 22,2026

OVERALLWEEKLY EFFLUENT DISPOSAL CALCULATIONE
14 x Bed Sitters & 1 x 2 Bed Units on Southern Lot

Day	New Accommodation	Exist Tavern Accom	Proposed Tavern Patrons	Tavern Managers	Tavern Staff	Totals
	Persons	Persons	Persons	Persons	Persons	
Monday	20					
Tuesday	20					
Wednesday	20					
Thursday	20					
Friday	28					
Saturday	28					
Sunday	28					
Persons per Week	164	0	0	0	0	**164.00**
Effluent Allowed Per Person in Litres	140	140	30	180	30	
Weekly Effluent in Litres	22960	0	0	0	0	**22960.00**
Spread equally over Week (divide by 7)						**7.00**
Average Effluent in Litres per Day						**3280.00**
Rate of Disposal per Day (litres per sqm)						**4.00**
Effluent Disposal Area Required						**820.00**
Avaialable Land Area for Disposal						**967.00**

TJ PEACH & ASSOCIATES
HYDRAULIC SERVICES & FIRE PROTECTION CONSULTANCY

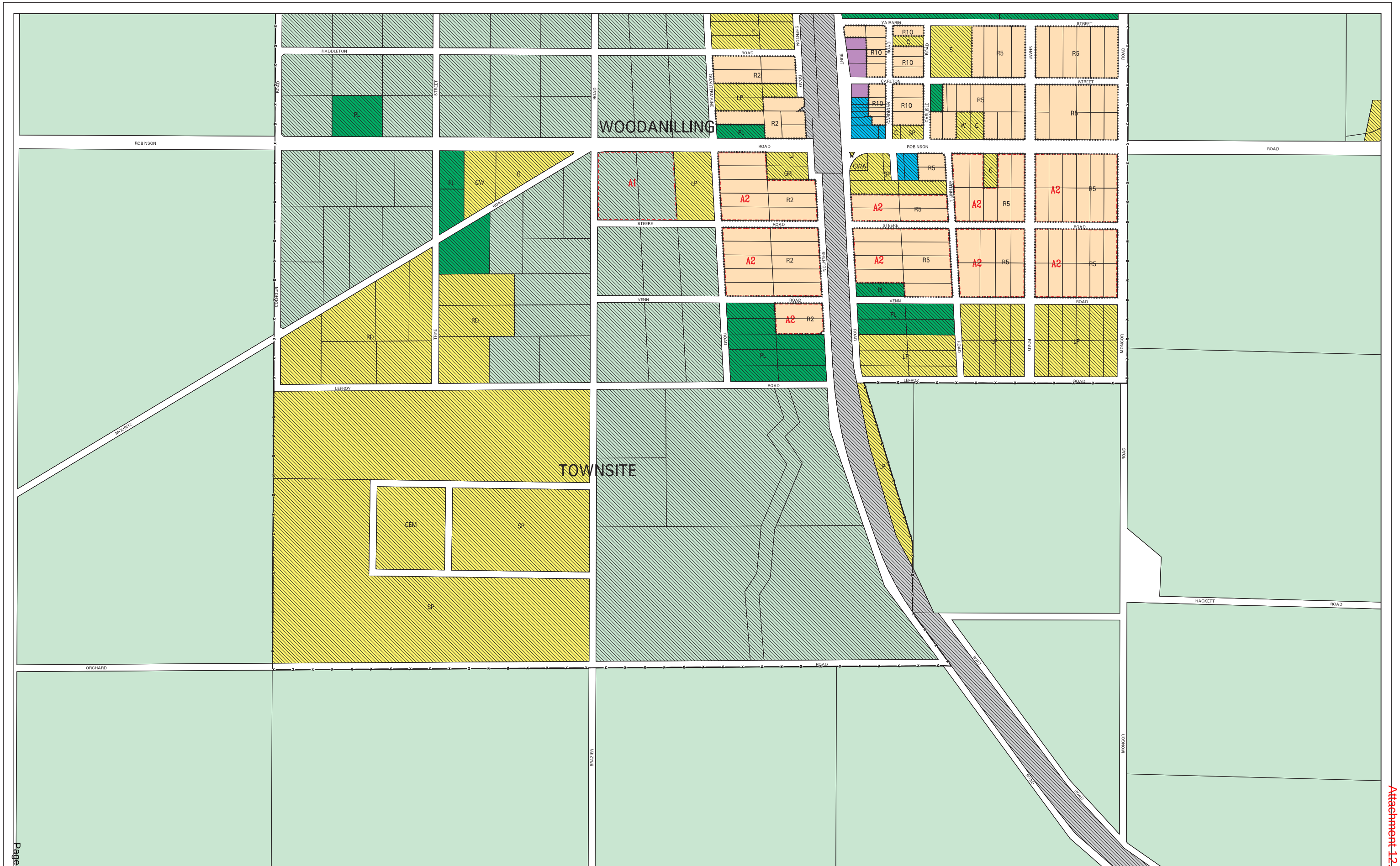
July 22, 2026

OVERALLWEEKLY EFFLUENT DISPOSAL CALCULATIONS

10 Short Stay Units + UF Manager + 6 Guest Rooms

Day	New Accommodation	Exist Tavern Accom	Proposed Tavern Patrons	Tavern Managers	Tavern Staff	Totals
	Persons	Persons	Persons	Persons	Persons	
Monday	9	4	25	2	1	
Tuesday	9	4	25	2	1	
Wednesday	9	4	25	2	1	
Thursday	9	4	25	2	1	
Friday	18	6	50	2	2	
Saturday	18	6	100	2	2	
Sunday	18	6	100	2	2	
Persons per Week	90	34	350	14	10	**498.00**
Effluent Allowed Per Person in Litres	140	140	30	180	30	
Weekly Effluent in Litres	12600	4760	10500	2520	300	**30680.00**
Spread equally over Week (divide by 7)						**7.00**
Average Effluent in Litres per Day						**4382.86**
Rate of Disposal per Day (litres per sqm)						**4.00**
Effluent Disposal Area Required						**1095.71**
Avaialable Land Area for Disposal						**1100.00**

Special Events (extra to wekend patrons)	100
	30
Effluent to be disposed off site	3000



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Produced by Mapping and GeoSpatial Data Branch, Department of Planning.

Whilst all care has been taken to accurately portray the current Scheme provisions, no responsibility shall be taken for any omissions or errors in this documentation.

Consultation with the respective Local Government should be made to view a legal version of the Scheme. Please advise the Department of Planning of any omissions or errors in the document.

Base Information Supplied by the Western Australian Land Information Authority, GL248-2007-2

SHIRE OF WOODANILLING

TOWN PLANNING SCHEME NO 1

(DISTRICT SCHEME)

SCALE 1:10000

0 250 m

GDA

MAP OVERVIEW

Authorised: Victor Chew
Plot date: 27 Jun 2012
G.Gazette: 08-July-2005

TOWN PLANNING SCHEME MAP No. 3 of 3

Attachment 12.1.9

67. Consideration of application by local government

(1) Development approval cannot be granted on an application for approval of —

(a) development that is a class X use in relation to the zone in which the development is located, unless —

(i) the development relates to land that is being used for a non-conforming use; and

(ii) the local government considers that the proposed use of the land would be less detrimental than the non-conforming use;

or

(b) development that otherwise does not comply with a requirement of this Scheme, unless —

(i) this Scheme gives the local government discretion to waive or vary the requirement or to grant development approval despite non-compliance with the requirement; or

(ii) the development is permitted under a provision of this Scheme in relation to non-conforming uses.

(2) In considering an application for development approval (other than an application on which approval cannot be granted under subclause (1)), the local government is to have due regard to the following matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application —

(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;

(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;

(c) any approved State planning policy;

(d) any environmental protection policy approved under the *Environmental Protection Act 1986* section 31(d);

(e) any policy of the Commission;

(f) any policy of the State;

(fa) any local planning strategy for this Scheme endorsed by the Commission;

(g) any local planning policy for the Scheme area;

(h) any structure plan or local development plan that relates to the development;

(i) any report of the review of the local planning scheme that has been published under the *Planning and Development (Local Planning Schemes) Regulations 2015*;

(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;

(k) the built heritage conservation of any place that is of cultural significance;

(l) the effect of the proposal on the cultural heritage significance of the area in which the development is located;

(m) the compatibility of the development with its setting, including —

(i) the compatibility of the development with the desired future character of its setting; and

(ii) 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;

(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;

(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;

(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;

(q) 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;

(r) the suitability of the land for the development taking into account the possible risk to human health or safety;

(s) the adequacy of —

(i) the proposed means of access to and egress from the site; and

(ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;

(t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;

(u) the availability and adequacy for the development of the following —

(i) public transport services;

(ii) public utility services;

(iii) storage, management and collection of waste;

(iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);

(v) access by older people and people with disability;

(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;

(w) the history of the site where the development is to be located;

(x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;

(y) any submissions received on the application;

(za) the comments or submissions received from any authority consulted under clause 66;

(zb) any other planning consideration the local government considers appropriate.

(3) Subclause (1) has effect despite the zoning table for this Scheme.

[Clause 67 amended: SL 2020/252 r. 74.]

Attachment 13.1.1

Transaction ID	Date	Name	Description	Amount
Municipal Account				
EFT Payments				
EFT8462	02/10/2026	Jtagz	2028/2029 Dog & Cat Tags	$191.40
EFT8463	02/10/2026	Hudson Sewage Services	Quarterly Biomax Service- Salmon Gums	$420.66
EFT8464	02/10/2026	Dhu South Electrical/Levitzke Holdings PTY	Call Out- Inspect power onsite due to tripping circuit. Faulty weatherproof GPO circuit. Unable to complete further test until we can isolate power. Food Van drawing 9.3A on a 16A circuit. Unable to identify seperate circuits until power is isolated, Saturday 12/9/2026	$704.00
EFT8465	02/10/2026	Edge Planning & Property	Planning Services (13.5hrs @ $153.00 per hour) August 2026	$2,272.05
EFT8466	02/10/2026	WA Contract Ranger Services	Ranger Services- September 2026	$1,375.00
EFT8467	02/10/2026	The Woody Shop	6 x Boxes of Stamps- Rates & Admin	$1,110.00
EFT8468	02/10/2026	Nutrien Ag Solutions-Katanning	5 x 8.5kgs Gas Bottles- Lake Queerrearup & Depot	$249.70
EFT8469	02/10/2026	APPS Plumbing and Gas Wagin	Replaced all braided flexible hoses in units. Added mini stops and machine stops as required- Salmon Gums	$3,345.10
EFT8470	02/10/2026	JGM Handyman Services	Remove all wall plugs and hangers. Patch wall holes- 3340 Robinson Road	$250.00
EFT8471	02/10/2026	Woolworths Group Limited	Refreshments for Woodanilling Art Exhibition 2026	$620.40
EFT8472	02/10/2026	Katanning Hardware & Garden Centre	Assorted Mix of Flowers- Admin Office Gardens	$299.90
EFT8473	02/10/2026	WA Traffic Planning	Traffic Management Plan- Robinson Road West SLK 25.10-25.20	$605.00
EFT8474	02/10/2026	Katanning Stock & Trading	1 x 10m AirHose- WO 007, 6 x 20kg Marvel Lime- Oxley Road	$571.25
EFT8475	02/10/2026	Katanning Furnishings	3 x Vertical blockout fabric blinds fitted and Removal of existing curtains- 3340 Robinson Road	$1,398.00
EFT8476	02/10/2026	PCS	Created new security group to map a colour printer version for CEO only, Sync issues with a conflict occuring between active directory group and cloud group, Back up live account for Rates Billing, Restorted SynergySoft live account with 7am shadow copy after an error requiring to do so, Back up live accont and update PLAY account after Rates Billing	$2,099.50
EFT8477	02/10/2026	Great Southern Toyota	Purchase of 2026 Toyota HiLux 4X4 2.5L Diesel D/C 6AT SR 48V- WO 00	$49,900.34
EFT8478	02/10/2026	St Lukes Medical Centre	Pre Employment Medical- New Employee	$132.00
EFT8479	02/10/2026	Katanning McIntosh & Son	6pk of CRC & CRC Brakleen , 1 x 10g Dynagrip Graphite Powder, 2 x 400g CRC Lectra- Clean Spray- Depot	$222.37
EFT8480	02/10/2026	Kojonup Agricultural Supplies	4 x Stihl Autocut C26-2, 2 x Sthil Glass Blade, Nuts, Thrust Washers, Rider Plates & Combi Wrench- Depot	$517.40
EFT8481	02/10/2026	Great Southern Waste Disposal	Removal of househould rubbish- 31/7/2026 to 28/8/2026, Removal of recycling rubbish- 14th & 28th August 2026	$4,380.32
EFT8482	02/10/2026	WWLZ	2026/2027 Contribution to WWLZ	$15,000.00
EFT8483	02/10/2026	Advertiser Print	Printing of 400 x Fire Break Notices including postage	$376.45
EFT8484	02/10/2026	Officeworks	Stationery Order for Office - August 2026	$376.26
EFT8485	16/10/2026	Hall Electrical & Data Services	Supply and Install GPO for cook top- 3340 Robinson Road	$230.89

Attachment 13.1.1

EFT8486	16/10/2026	Dhu South Electrical/Levitzke Holdings PTY	Replace faulty exhaust fan in bathroom, Replace 4 down lights and faulty fluro batterns in kitchen, Replace 2 outdoor lights, Replace 1 faulty light in shed and install new tubes, Install 4 down lights in dining room- 3340 Robinson Road	$1,974.64
EFT8487	16/10/2026	WA Contract Ranger Services	Ranger Services- 23/9/2026, 24/9/2026 & 30/9/2026	$859.38
EFT8488	16/10/2026	BGL Solutions	Core Hole on Concrete Tank including technican hire and travel- Rec Centre	$363.00
EFT8489	16/10/2026	Exurban Rural & Regional Planning	Town Planning Consultancy Services- September 2026	$288.75
EFT8490	16/10/2026	Ciara Whitmore	Reimbursement- Refreshments for Art Exhibition	$80.00
EFT8491	16/10/2026	ITR Pacific Pty Ltd	40 x Tip Scarifier Unik M/GR- WO 004 & WO 005	$584.32
EFT8492	16/10/2026	Kim Boyd	Reimbursement- Purchase of Cleaning Supplies- Council Chambers Kitchen	$277.00
EFT8493	16/10/2026	Darren Long Consulting	Prepare Audit workpaers and Annual Finanical Report for Annual Audit, Prepare August Monthly Finanical Report	$3,786.75
EFT8494	16/10/2026	JGM Handyman Services	Supply undercoat and paint, sand & cover patchwork that was filled previously- 3340 Robinson Road	$550.00
EFT8495	16/10/2026	Signe Balodis	Reimbursement- Light Fittings for 3340 Robinson Road	$245.42
EFT8496	16/10/2026	Kojonup Auto Electrics	Check Airconditioning, Connected gauges- found no gas, Pressure tested and vac system all ok, Removed and Cleaned Condensor Housing, Add Gas to System, Change fan direction of rotation to suit machine- WO 021	$1,921.21
EFT8497	16/10/2026	Kennedys (Australasia) Partnership	Professional Fees- Confidential	$4,909.30
EFT8498	16/10/2026	Mills Oakley	Professional Fees- Confidential	$3,065.15
EFT8499	16/10/2026	Katanning Stock & Trading	1x Eldon Cistern- Cemetery, Plugs & Waste Washers, Chrome Buttons- Town Hall, 1 x Tap Handles & Unstyle Tap- Lake Queerearrup Toliets	$324.40
EFT8500	16/10/2026	Great Southern Fuel Supplies	Statement- September 2026	$13,990.91
EFT8501	16/10/2026	Goodyear Autocare Wagin	8 x Haulmax 255/70r22.5 16PR TL ATT108-HWT tyres- WO 1643	$3,400.00
EFT8502	16/10/2026	PCS	7 x MS Business Standard ($236.00 per license), 10 x MS Business Premium ($494.00 per license)	$10,664.80
EFT8503	16/10/2026	Great Southern Toyota	80,000km service- WO 0	$950.00
EFT8504	16/10/2026	BTW Rural Supplies	1 x Mower Blade & Bolt Kit (LC19)- Depot	$104.00
EFT8505	16/10/2026	Albany Best Office Systems	Photocopier Count- 20/8/2026 to 20/9/2026 (2401 Black/White Copies, 3687 Colour Copies)	$751.15
EFT8506	16/10/2026	T-Quip	1 x Belt- Deck 72inch SD- WO 021	$81.15
EFT8507	22/10/2026	ABA Security & Electrical	Monitoring of the security alarm system- 25/9/2026 to 24/12/2026	$132.00
EFT8508	22/10/2026	BGL Solutions	2026/2027 Rec Centre Oval and Small Lawns Maintenance- October 2026	$4,518.51
EFT8509	22/10/2026	City of Kalamunda	Building Services- August 2026	$357.50
EFT8510	22/10/2026	ATO	BAS- September 2026	$12,475.00
EFT8511	22/10/2026	Goodyear Autocare Wagin	3 x HIFLY 185R14C tyres including de-rust and clean rims- 1TCL400	$450.00
EFT8512	22/10/2026	Katanning H Hardware	1 x 20ltr Boston Truck Wash - Depot	$134.13
EFT8513	22/10/2026	Kojonup Agricultural Supplies	1 x Shitl Brushcutter FS91, 1 x Sthil Chainsaw MS 251Z- Depot	$1,661.10
EFT8514	22/10/2026	Great Southern Waste Disposal	Removal of household rubbish- 28/8/2026 to 25/9/2026, Removal of recycling rubbish- 11th & 25th September 2026	$4,380.32
EFT8515	29/10/2026	Team Global Express Pty Ltd	Freight- PCS	$66.08
EFT8516	29/10/2026	LGISWA	LGIS Insurance- 2nd Instalment- 30/6/2026 to 30/6/2027	$80,022.84

EFT Total Payments **$240,016.80**

SHIRE OF WOODANILLING
STATEMENT OF PAYMENTS
FOR THE PERIOD 31 OCTOBER 2026

Cheque Payments

Total Cheque Payments				**$0.00**

Direct Debit Payments

DD6778.1	01/10/2026	Synergy	Power Supply Charges & Usage- 4/7/2026 to 9/9/2026- Town Dam	$145.09
DD6778.3	05/10/2026	Synergy	Power Supply Charges & Usage- 10/7/2026 to 21/8/2026- Radio Base	$225.71
DD6786.1	07/10/2026	Aware Super	Payroll deductions	$1,755.47
DD6786.2	07/10/2026	Resolution Life	Superannuation contributions	$231.53
DD6786.3	07/10/2026	REST	Payroll deductions	$557.00
DD6786.4	07/10/2026	Spirit Super	Superannuation contributions	$174.57
DD6786.5	07/10/2026	Australian Super	Superannuation contributions	$643.28
DD6786.6	07/10/2026	Prime Super	Superannuation contributions	$188.62
DD6786.7	07/10/2026	MLC Master Key Super Fundamentals	Superannuation contributions	$196.34
DD6790.1	15/10/2026	Connect Technology Australia	Landline Distribution- Call Charges 28/8/2026 to 27/9/2026, Mobile Access Fee- 28/9/2026 to 27/10/2026	$367.95
DD6790.2	21/10/2026	Viva Energy Australia Pty Ltd	Statement- September 2026	$105.57
DD6790.3	14/10/2026	Sinch Engage	Monthly Access Fee- 1/10/2026 to 31/10/2026	$126.50
DD6790.4	14/10/2026	Telstra Limited	Mobile Distribution- Call Charges to 24/9/2026, Equipment Charges- 25/9/2026 to 24/10/2026	$131.29
DD6791.1	05/10/2026	NAB - Credit Card	Statement- September 2026	$2,069.01
DD6793.1	14/10/2026	Aware Super	Payroll deductions	$1,737.71
DD6793.2	14/10/2026	Resolution Life	Superannuation contributions	$231.53
DD6793.3	14/10/2026	REST	Payroll deductions	$678.32
DD6793.4	14/10/2026	Spirit Super	Superannuation contributions	$174.57
DD6793.5	14/10/2026	Australian Super	Superannuation contributions	$643.28
DD6793.6	14/10/2026	Prime Super	Superannuation contributions	$188.62
DD6793.7	14/10/2026	MLC Master Key Super Fundamentals	Superannuation contributions	$196.34
DD6802.1	15/10/2026	3E Advantage Pty Limited	Photocopier Rental for Ricoh IMP3500 MFP- October 2026	$165.00
DD6803.1	27/10/2026	Synergy	Power Usage & Supply Charge- 25/8/2026 to 24/9/2026- Street Lighting	$737.73
DD6807.1	21/10/2026	Aware Super	Payroll deductions	$1,731.60
DD6807.2	21/10/2026	Resolution Life	Superannuation contributions	$231.53
DD6807.3	21/10/2026	REST	Payroll deductions	$665.45
DD6807.4	21/10/2026	Spirit Super	Superannuation contributions	$174.57
DD6807.5	21/10/2026	Australian Super	Superannuation contributions	$643.28
DD6807.6	21/10/2026	Prime Super	Superannuation contributions	$188.62
DD6807.7	21/10/2026	MLC Master Key Super Fundamentals	Superannuation contributions	$196.34
DD6813.1	28/10/2026	Aware Super	Payroll deductions	$1,753.78
DD6813.2	28/10/2026	Resolution Life	Superannuation contributions	$231.53
DD6813.3	28/10/2026	REST	Payroll deductions	$665.45
DD6813.4	28/10/2026	Spirit Super	Superannuation contributions	$174.57
DD6813.5	28/10/2026	Australian Super	Superannuation contributions	$643.28
DD6813.6	28/10/2026	Prime Super	Superannuation contributions	$188.62
DD6813.7	28/10/2026	MLC Master Key Super Fundamentals	Superannuation contributions	$196.34
DD6815.1	28/10/2026	ClickSuper	Transaction & Facility Fee- September 2026	$22.55

Total Direct Debit Payments				**$19,378.54**

Municipal Account List of Payments Total				**$259,395.34**

SHIRE OF WOODANILLING
STATEMENT OF PAYMENTS
FOR THE PERIOD 31 OCTOBER 2026

Credit Card Details - DD6791.1

Date	Name	Description	
02/09/2026	Abode	Subscription- 31/8/2026 to 29/9/2026	$303.95
14/09/2026	Woolworths/BWS	Refreshments- Art Exhibition	$705.00
15/09/2026	Valve Warehouse	Valves for Town Standpipe	$356.23
18/09/2026	Uber	Travel for WALGA Convention- CEO	$33.99
18/09/2026	Starlink	Subscription- 16/9/2026 to 16/10/2026- Shire Office, Council Chambers & Depot	$150.00
21/09/2026	JB Hifi	Charging Cables for CEO	$43.92
21/09/2026	Uber	Travel for WALGA Convention- CEO	$33.98
21/09/2026	Uber	Travel for WALGA Convention- CEO	$27.56
21/09/2026	Uber	Travel for WALGA Convention- CEO	$53.98
21/09/2026	Department of Transport	Plate Change- WO 00 to 1HQR381	$32.00
24/09/2026	Department of Transport	Plate Change- 1IZZ443 to WO 00	$19.40
25/09/2026	Starlink	Subscription- 25/8/2026 to 25/9/2026- 3327 Robinson Road	$150.00
28/09/2026	Starlink	Subscription- 25/8/2026 to 25/9/2026- 3340 Robinson Road	$150.00
29/09/2026	Credit Card	Card Fee- September 2026	$9.00
		Credit Card TOTAL on DD6791.1	**$2,069.01**

Viva Energy- DD6790.2

Date	Name	Description	
28/09/2026	Viva Energy	Fuel Card Purchase- WO 0	$105.57
		Viva Energy TOTAL on DD6790.2	**$105.57**

Great Southern Fuel Supplies- EFT8500

Date	Name	Description	
01/09/2026	Great Southen Fuel Supplies (Raised on Purchase Order)	Bulk Fuel Diesel- 3000 litres @ $2.11626 ex GST	$6,983.66
15/09/2026	Great Southen Fuel Supplies (Raised on Purchase Order)	Bulk Fuel Diesel- 2700 litres @ $2.28883 ex GST	$6,797.82
19/09/2026	Fuel Card Purchase	Fuel Card Purchase- WO 0	$209.43
		Great Southern Fuel Supplies TOTAL on EFT8500	**$13,990.91**

CERTIFICATE OF Chief Executive Officer

This schedule of accounts to be passed for payment, covering vouchers as above which was submitted to each member of Council has been checked and is fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to the prices, computations, and costings and the amounts shown are due for payment.

Signed by

_____

Signe Balodis
Chief Executive Officer

SHIRE OF WOODANILLING

MONTHLY FINANCIAL REPORT

31 OCTOBER 2026

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SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 OCTOBER 2026

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 31 OCTOBER 2026

Prepared by: Darren Long (Finance Consultant)
Reviewed by: Signe Balodis (CEO)

BASIS OF PREPARATION

REPORT PURPOSE

This report is prepared to meet the requirements of Local Government (Financial Management) Regulations 1996, Regulation 34 . Note: The Statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary due to transactions being processed for the reporting period after the date of preparation.

BASIS OF ACCOUNTING

This statement comprises a special purpose financial report which has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 1995 and accompanying regulations. Material accounting policies which have been adopted in the preparation of this statement are presented below and have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the report has also been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

THE LOCAL GOVERNMENT REPORTING ENTITY

All Funds through which the Council controls resources to carry on its functions have been included in this statement. In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated. All monies held in the Trust Fund are excluded from the statement. The Shire currently holds no monies in its Trust Fund.

SIGNIFICANT ACCOUNTING POLICES

GOODS AND SERVICES TAX

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

CRITICAL ACCOUNTING ESTIMATES

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

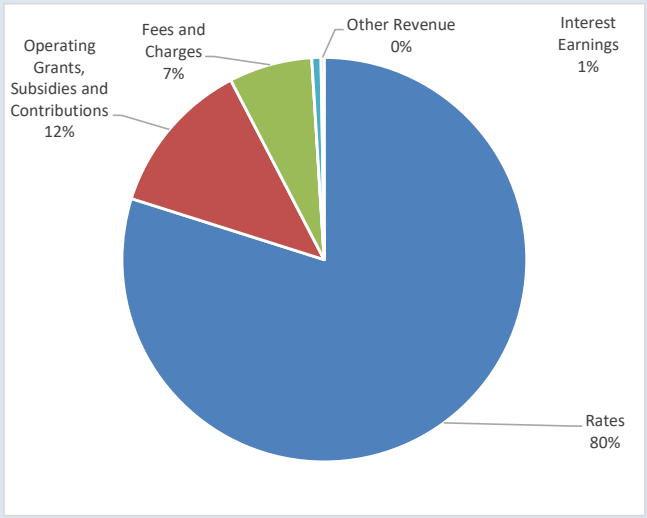
ROUNDING OFF FIGURES

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

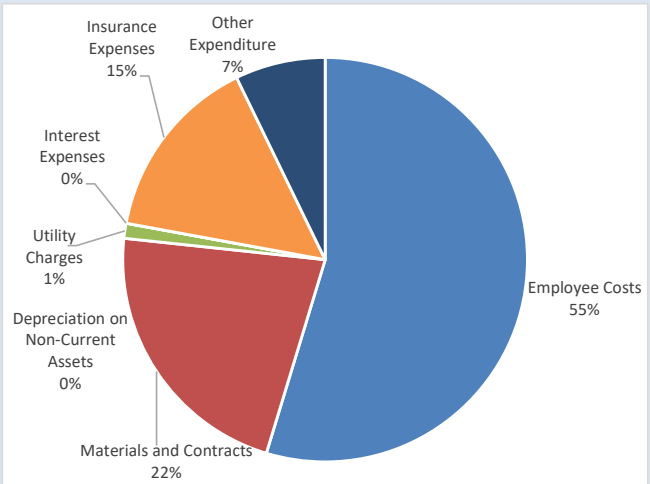
SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 OCTOBER 2026

SUMMARY GRAPHS

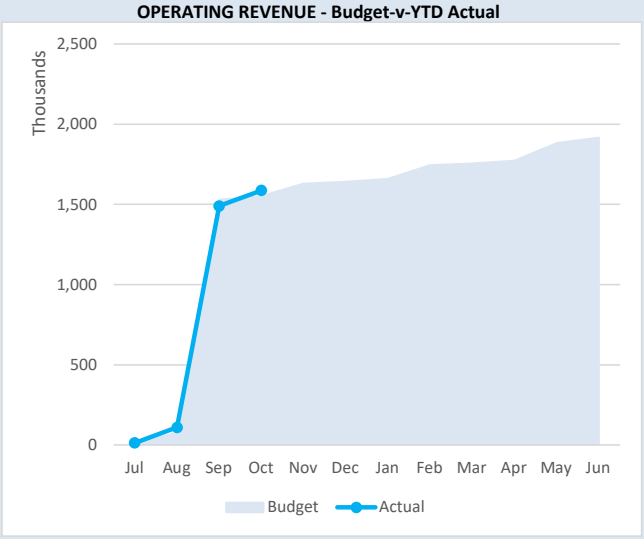
OPERATING REVENUE



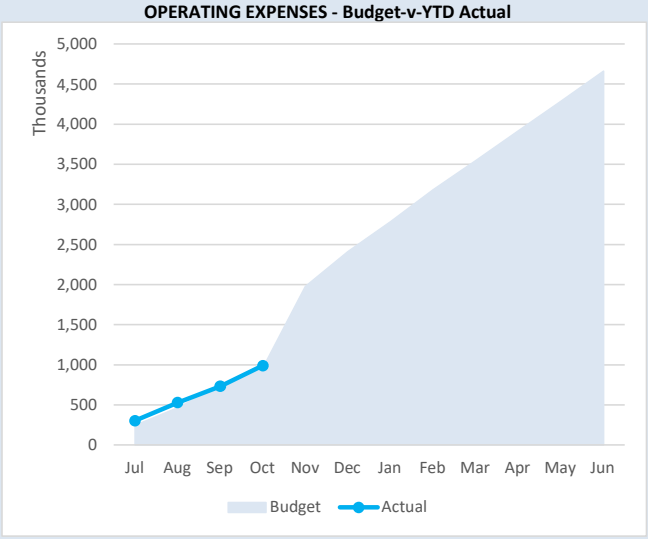
OPERATING EXPENSES



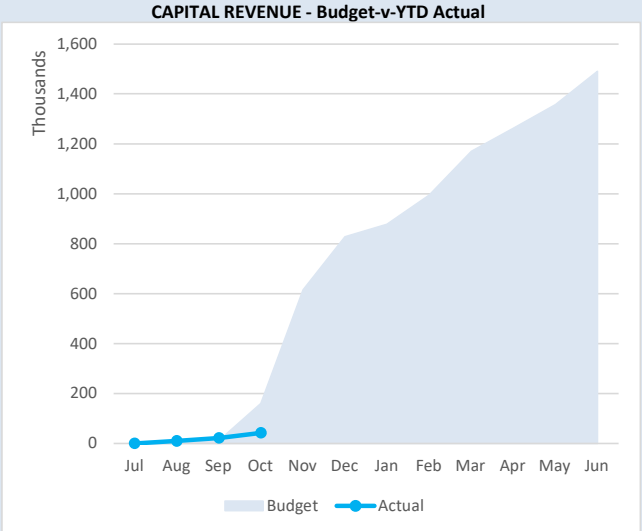
OPERATING REVENUE - Budget-v-YTD Actual



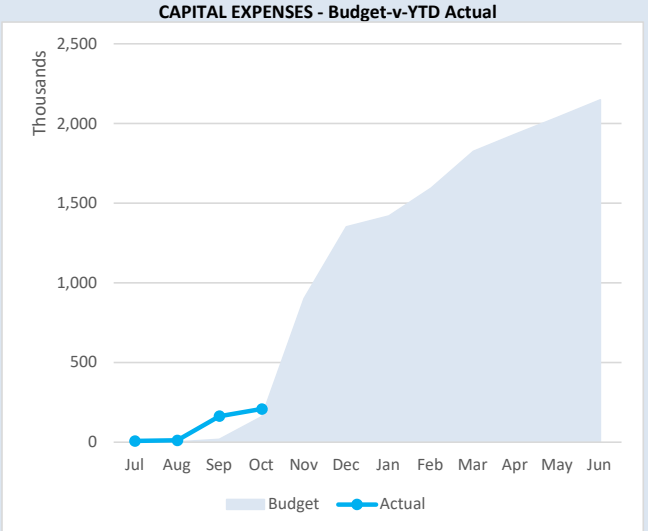
OPERATING EXPENSES - Budget-v-YTD Actual



CAPITAL REVENUE - Budget-v-YTD Actual



CAPITAL EXPENSES - Budget-v-YTD Actual



SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 OCTOBER 2026

STATUTORY REPORTING PROGRAMS

The local governments operations as disclosed in these financial statements encompass the following service orientated activities/programs.

	ACTIVITIES
GOVERNANCE	
To provide a decision making process for the efficient allocation of scarce resources.	Administration and operation of facilities and services to members of the Council. Other costs that relate to the tasks of assisting elected members and ratepayers on matters which are which are not directly related to specific shire services.
GENERAL PURPOSE FUNDING	
To collect revenue to allow for the provision of services.	Rates, general purpose government grants and interest revenue.
LAW, ORDER, PUBLIC SAFETY	
To provide services to help ensure a safer community.	Supervision of various by-laws, fire prevention, emergency services and animal control.
HEALTH	
To provide an operational framework for good community health.	Food and water quality, pest control, immunisation services, child health services and health education.
EDUCATION AND WELFARE	
To meet the needs of the community in these areas.	Management and support for families, children, youth and the aged within the community by providing Youth, Aged and Family Centres, Home and Community Aged Care Programs and assistance to schools.
HOUSING	
To help ensure adequate housing.	Provision of residential housing for council staff. Provision of housing for aged persons, low income families, government and semi government employees.
COMMUNITY AMENITIES	
Provide services required by the community.	Rubbish collection services and disposal of waste, stormwater drainage, protection of the environment, town planning and regional development and other community amenities (cemeteries and public toilets).
RECREATION AND CULTURE	
To establish and manage efficiently infrastructure and resources which will help the social wellbeing of the community.	Public halls, recreation and aquatic centres, parks and reserves, libraries, heritage and culture.
TRANSPORT	
To provide effective and efficient transport services to the community.	Construction and maintenance of roads, footpaths, bridges, street cleaning and lighting, road verges, streetscaping and depot maintenance.
ECONOMIC SERVICES	
To help promote the Shire and its economic wellbeing.	The regulation and provision of tourism, area promotion, building control, noxious weeds, vermin control and standpipes.
OTHER PROPERTY AND SERVICES	
To monitor and control Shire's overhead operating accounts.	Private works, public works overheads, plant and equipment operations, town planning schemes and activities not reported in the above programs.

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT
STATEMENT OF COMPREHENSIVE INCOME BY PROGRAM
FOR THE PERIOD ENDING 31 OCTOBER 2026

	2026-2027 ANNUAL BUDGET	2026-2027 YTD BUDGET	2026-2027 YTD ACTUAL
EXPENDITURE (Exluding Finance Costs)	**$**		**$**
General Purpose Funding	(44,718)	(13,700)	(9,647)
Governance	(290,462)	(71,491)	(184,734)
Law, Order, Public Safety	(221,527)	(82,147)	(40,960)
Health	(70,651)	(30,333)	(10,040)
Education and Welfare	(102,208)	(16,870)	(15,982)
Housing	(87,826)	(17,908)	(40,258)
Community Amenities	(318,958)	(97,041)	(93,615)
Recreation and Culture	(403,217)	(107,519)	(89,621)
Transport	(2,994,131)	(466,743)	(453,197)
Economic Services	(126,921)	(45,355)	(20,771)
Other Property and Services	(1,648)	(9,671)	(30,972)
Operating Expenses	(4,662,267)	(958,778)	(989,796)
REVENUE			
General Purpose Funding	1,511,011	1,313,383	1,318,042
Governance	10,000	0	(9,999)
Law, Order, Public Safety	39,570	9,208	20,261
Health	440	0	0
Education and Welfare	61,800	20,592	24,042
Housing	8,250	2,748	4,860
Community Amenities	73,624	70,790	96,980
Recreation and Culture	15,798	7,542	290
Transport	119,567	117,235	126,959
Economic Services	61,626	5,843	693
Other Property & Services	15,660	5,360	5,642
Operating Revenue	1,917,346	1,552,700	1,587,769
Sub-Total	(2,744,921)	593,922	597,973
NON-OPERATING REVENUE			
General Purpose Funding	0	0	0
Community Amenities	9,998	0	9,998
Transport	1,169,076	85,262	20,472
Total Non-Operating Revenue	1,179,074	85,262	30,470
PROFIT/(LOSS) ON SALE OF ASSETS			
Governance Profit	0	0	0
Governance Loss	0	0	0
Total Profit/(Loss)	0		0
NET RESULT	(1,565,847)	679,184	628,443
Other Comprehensive Income			
Changes on revaluation of non-current assets	0		0
Total Other Comprehensive Income	0	0	0
TOTAL COMPREHENSIVE INCOME	**(1,565,847)**	**679,184**	**628,443**

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 OCTOBER 2026

NATURE OR TYPE DESCRIPTIONS

REVENUE

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

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

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

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

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

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

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

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

EXPENSES

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

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

UTILITIES (GAS, ELECTRICITY, WATER, ETC.)
Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

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

LOSS ON ASSET DISPOSAL
Loss on the disposal of fixed assets.

DEPRECIATION
Depreciation expense raised on all classes of assets.

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

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

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT
STATEMENT OF COMPREHENSIVE INCOME BY NATURE & TYPE
FOR THE PERIOD ENDING 31 OCTOBER 2026

	2026-2027 ORIGINAL BUDGET	2026-2027 YTD BUDGET	2026-2027 YTD ACTUAL
Expenses			
Employee Costs	(1,532,820)	(484,632)	(541,182)
Materials and Contracts	(902,599)	(234,723)	(217,763)
Utility Charges	(144,770)	(47,404)	(11,846)
Depreciation on Non-Current Assets	(1,813,495)	(1,087)	0
Interest Expenses	0	0	0
Insurance Expenses	(146,573)	(146,590)	(147,678)
Other Expenditure	(122,010)	(44,342)	(71,328)
Operating Expenses	(4,662,267)	(958,778)	(989,796)
Revenue			
Rates	1,271,554	1,271,554	1,268,279
Operating Grants, Subsidies and Contributions	434,541	197,965	198,237
Fees and Charges	186,071	78,684	105,510
Service Charges	0	0	0
Interest Earnings	17,680	3,329	11,742
Other Revenue	7,500	1,168	4,001
Operating Revenue	1,917,346	1,552,700	1,587,769
Sub-total	(2,744,921)	593,922	597,973
Non-Operating Grants, Subsidies & Contributions	1,179,074	85,262	30,470
Profit on Asset Disposals	0	0	0
Loss on Asset Disposals	0	0	0
Non-Operating Revenue	1,179,074	85,262	30,470
Net Result	**(1,565,847)**	**679,184**	**628,443**
Other Comprehensive Income			
Changes on revaluation of non-current assets	0	0	0
Total Other Comprehensive Income	0	0	0
TOTAL COMPREHENSIVE INCOME	**(1,565,847)**	**679,184**	**628,443**

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT
STATEMENT OF FINANCIAL ACTIVITY BY NATURE/TYPE
FOR THE PERIOD ENDING 31 OCTOBER 2026

	NOTES	2026-2027 ORIGINAL BUDGET	2026-2027 YTD BUDGET (a)	2026-2027 YTD ACTUAL (b)	VARIANCE $ (b)-(a)	VARIANCE % (b)-(a)/(a)	Var ▲▼
OPERATING REVENUE		**$**	**$**	**$**			
Rates other than General Rates		(31,328)	(31,328)	(34,604)	Within Threshold	10.46%	
Operating Grants, Subsidies and Contributions		434,541	197,965	198,237	Within Threshold	Within Threshold	
Fees and Charges		186,071	78,684	105,510	26,826	34.09%	▲
Interest Earnings		17,680	3,329	11,742	8,413	252.72%	▲
Other Revenue		7,500	1,168	4,001	Within Threshold	242.55%	
Profit on the disposal of assets		0	0	0	Within Threshold	0%	
		614,464	**249,818**	**284,886**			
LESS OPERATING EXPENDITURE							
Employee Costs		(1,532,820)	(484,632)	(541,181)	(56,549)	11.67%	
Materials and Contracts		(902,599)	(234,723)	(217,763)	16,960	Within Threshold	
Utility Charges		(144,770)	(47,404)	(11,846)	35,558	(75.01%)	
Depreciation on Non-Current Assets		(1,813,495)	(1,087)	0	Within Threshold	(100.00%)	
Interest Expenses		0	0	0	Within Threshold	0%	
Insurance Expenses		(146,573)	(146,590)	(147,678)	Within Threshold	Within Threshold	
Other Expenditure		(122,010)	(44,342)	(71,328)	(26,986)	60.86%	
Loss on the disposal of assets		0	0	0	Within Threshold	0.00%	
		(4,662,267)	**(958,778)**	**(989,796)**			
Amount Attributable to Operating Activities		**(4,047,803)**	**(708,960)**	**(704,910)**			
ITEMS EXCLUDED FROM OPERATING ACTIVITIES							
Profit/ on the disposal of assets		0	0	0	0	0%	
(Loss) on the disposal of assets		0	0	0	0	0%	
Depreciation Written Back		1,813,495	1,087	0	(1,087)	(100.00%)	
		1,813,495	**1,087**	**0**			
Sub Total		**(2,234,308)**	**(707,873)**	**(704,910)**			
INVESTING ACTIVITIES							
Outflows from investing activities							
Purchase Buildings		(15,000)	0	0	Within Threshold	0.00%	
Purchase Plant and Equipment		(491,895)	0	(56,313)	(56,313)	0.00%	
Infrastructure Assets - Roads		(1,587,666)	(111,148)	(127,483)	(16,335)	(14.70%)	
Infrastructure Assets - Drainage		(45,513)	(45,513)	(16,370)	29,143	64.03%	
Inflows from investing activities							
Proceeds from Sale of Assets		80,909	75,909	12,000	(63,909)	(84.19%)	▼
Non-Operating Grants, Subsidies & Contributions		1,179,074	85,262	30,470	(54,792)	(64.26%)	▼
Amount Attributable to Investing Activities		**(880,091)**	**4,510**	**(157,696)**			
FINANCING ACTIVITIES							
Outflows from financing activities							
Transfer to Reserves		(8,540)	(2,844)	(7,503)	Within Threshold	163.83%	
Inflows from financing activities							
Transfer from Reserves		230,057	0	0	0	0%	
Amount Attributable to Financing Activities		**221,517**	**(2,844)**	**(7,503)**			
Sub Total		**(2,892,882)**	**(706,207)**	**(870,109)**			
FUNDING FROM							
Estimated Opening Surplus at 1 July		1,590,000	1,590,000	1,609,875	19,875	Within Threshold	▲
Funding from General Rates		1,302,882	1,302,882	1,302,883			
Closing Surplus/(Deficit) at Reporting Date		**0**	**2,186,675**	**2,042,649**			

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT
STATEMENT OF FINANCIAL ACTIVITY BY FUNCTION/PROGRAM
FOR THE PERIOD ENDING 31 OCTOBER 2026

	2026-2027 ORIGINAL BUDGET	2026-2027 YTD BUDGET (a)	2026-2027 YTD ACTUAL (b)	VARIANCE $ (b)-(a)	VARIANCE % (b)-(a)/(a)	VAR ▲▼
OPERATING REVENUE	**$**	**$**	**$**			
General Purpose Funding	208,129	10,500	15,160	Within Threshold	(44%)	
Governance	10,000	0	(10,000)	(10,000)	0%	
Law, Order Public Safety	39,570	9,208	20,261	11,053	120%	▲
Health	440	0	0	Within Threshold	0%	
Education and Welfare	61,800	20,592	24,042	Within Threshold	(17%)	
Housing	8,250	2,748	4,860	Within Threshold	(77%)	
Community Amenities	73,624	70,790	96,980	26,190	(37%)	▲
Recreation and Culture	15,798	7,542	290	(7,252)	96%	▼
Transport	119,567	117,235	126,959	9,724	Within Threshold	
Economic Services	61,626	5,843	692	(5,151)	88%	▼
Other Property and Services	15,660	5,360	5,642	Within Threshold	Within Threshold	
	614,464	**249,818**	**284,886**			
LESS OPERATING EXPENDITURE						
General Purpose Funding	(44,718)	(13,700)	(9,647)	Within Threshold	30%	
Governance	(290,462)	(71,491)	(184,734)	(113,243)	(158%)	
Law, Order, Public Safety	(221,527)	(82,147)	(40,959)	41,188	50%	
Health	(70,651)	(30,333)	(10,040)	20,293	67%	
Education and Welfare	(102,208)	(16,870)	(15,982)	Within Threshold	Within Threshold	
Housing	(87,826)	(17,908)	(40,258)	(22,350)	(125%)	
Community Amenities	(318,958)	(97,041)	(93,615)	Within Threshold	Within Threshold	
Recreation and Culture	(403,217)	(107,519)	(89,621)	17,898	17%	
Transport	(2,994,131)	(466,743)	(453,197)	13,546	Within Threshold	
Economic Services	(126,921)	(45,355)	(20,771)	24,584	54%	
Other Property & Services	(1,648)	(9,671)	(30,972)	(21,301)	(220%)	
	(4,662,267)	**(958,778)**	**(989,796)**			
Amount Attributable to Operating Activities	**(4,047,803)**	**(708,960)**	**(704,910)**			
ITEMS EXCLUDED FROM OPERATING ACTIVITIES						
Loss on the disposal of assets	0	0	0	0		
Profit/(Loss) on the disposal of assets	0	0	0	0	0%	
Depreciation Written Back	1,813,495	1,087	0	(1,087)	(100.00%)	
Total Items Excluded from Operating Activities	**1,813,495**	**1,087**	**0**			
Net Amount Attributable to Operating Activities	**(2,234,308)**	**(707,873)**	**(704,910)**			
INVESTING ACTIVITIES						
Outflows from investing activities						
Purchase Buildings	(15,000)	0	0	Within Threshold	0%	
Purchase Plant and Equipment	(491,895)	0	(56,313)	(56,313)	0%	
Infrastructure Assets - Roads	(1,587,666)	(111,148)	(127,483)	(16,335)	(15%)	
Infrastructure Assets - Drainage	(45,513)	(45,513)	(16,370)	29,143	64%	
Inflows from investing activities						
Proceeds from Sale of Assets	80,909	75,909	12,000	(63,909)	84%	▼
Non-Operating Grants, Subsidies & Contributions	1,179,074	85,262	30,470	(54,792)	(64%)	▼
Amount Attributable to Investing Activities	**(880,091)**	**4,510**	**(157,696)**			
FINANCING ACTIVITIES						
Outflows from financing activities						
Transfer to Reserves	(8,540)	(2,844)	(7,503)	Within Threshold	164%	
Inflows from financing activities						
Transfer from Reserves	230,057	0	0	0	0%	
Amount Attributable to Financing Activities	**221,517**	**(2,844)**	**(7,503)**			
Sub Total	**(2,892,882)**	**(706,207)**	**(870,109)**			
FUNDING FROM						
Estimated Opening Surplus at 1 July	1,590,000	1,590,000	1,609,875	19,875	Within Threshold	▲
Funding from General Rates	1,302,882	1,302,882	1,302,883			
Closing Surplus/(Deficit) at Reporting Date	**0**	**2,186,675**	**2,042,649**			

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT
SUMMARY OF CURRENT ASSETS AND LIABILITIES
FOR THE PERIOD ENDING 31 OCTOBER 2026

	ACTUAL YTD	30/06/2026
Current Assets		
Cash at bank and on Hand	1,995,967	1,818,100
Restricted Cash - Bonds & Deposits	0	0
Restricted Cash Reserves	1,155,923	1,148,420
Trade Receivables	775,759	160,121
Prepayments	32,398	32,398
Stock on Hand	6,558	3,054
Total Current Assets	**3,966,605**	**3,162,092**
Current Liabilities		
Trade Creditors	(117,060)	(108,577)
Bonds and Deposits	(20,576)	(10,307)
Accrued Expense	(45,120)	0
ATO Liabilities	(61,049)	(31,303)
Contract Liability	(472,580)	(201,963)
Provisions	(98,820)	(98,820)
Total Current Liabilities	**(815,206)**	**(450,970)**
Sub-Total	**3,151,399**	**2,711,122**
Adjustments		
LESS Cash Backed Reserves	(1,155,923)	(1,148,420)
ADD: LS Leave provision	47,173	47,173
Rounding	0	0
Net Current Position	**2,042,649**	**1,609,875**

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDING 31 OCTOBER 2026

EXPLANATION OF MATERIAL VARIANCES

The Local Government (Financial Management) Regulation 34 (2) (b) requires 'an explanation of each of the material variances' identified within the Statement of Financial Activity for each months financial statements. Any material variances on the Statement of Financial Activity are be reported below.

The Local Government (Financial Management) Regulation 34 (5) states that "Each financial year, a local government is to adopt a percentage or value, calculated in accordance with AAS5, to be used in statements of financial activity for reporting material variances.

For the Shire of Woodanilling, material variances are to be reported when exceeding 10%, and a minimum of $5,000.

REPORTING AREA	YTD BUDGET	YTD ACTUAL	VARIANCE $	VARIANCE %	TIMING / PERMANENT	EXPLANATION
Operating Revenue						
Fees & Charges	78,684	105,510	26,826	34%	TIMING	Increase in Town Planning Fees $26k.
Interest Earnings	3,329	11,742	8,413	253%	PERMANENT	Increase in interest earned on Reserve Funds $6k.
Operating Expenses						
Employee Costs	(484,632)	(541,181)	(56,549)	12%	TIMING	Decrease in Expenses Relating To Administration by $10k, Decrease in Works Supervisor Salaries $20k, Increase in Public Holidays and Annual Leave Wages $36k, Increase In Workers Compensation Insurance $35k.
Materials & Contracts	(234,723)	(217,763)	16,960	Within Threshold	TIMING	Decrease in Expenses Relating to members $17k, Decrease in Consulting and Relief Staff Expenses $52k, Decrease in Computer Equipment Maintenance $26k, Increase in Admin Costs Recovered $187k, Decrease in Expenses Relating to Fire Prevention $15k, Decrease in Mosquito Control Expenses $11k, Increase in Muni Funds Road Maintenance $10k, Increase in PWOH Salaries $27k, Decrease in Overheads Allocated to Works $37k, Decrease in Fuels and Oils Expenses $17k, Decrease in Plant External Parts and Repairs $19k, Increase in Plant Operation Costs Allocated $33k.
Utility Charges	(47,404)	(11,846)	35,558	-75%	TIMING	Decrease in Oval Water $10k, Decrease in Standpipe Water $20k.
Other Expenses	(44,342)	(71,328)	(26,986)	61%	TIMING	Increase in Fringe Benefits Tax $12k, Increase in contribution to WWLZ $10k, Increase in Expenses relating to Tourism $7k.

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDING 31 OCTOBER 2026

EXPLANATION OF MATERIAL VARIANCES

The Local Government (Financial Management) Regulation 34 (2) (b) requires 'an explanation of each of the material variances' identified within the Statement of Financial Activity for each months financial statements. Any material variances on the Statement of Financial Activity are be reported below.

The Local Government (Financial Management) Regulation 34 (5) states that "Each financial year, a local government is to adopt a percentage or value, calculated in accordance with AAS5, to be used in statements of financial activity for reporting material variances.

For the Shire of Woodanilling, material variances are to be reported when exceeding 10%, and a minimum of $5,000.

REPORTING AREA	YTD BUDGET	YTD ACTUAL	VARIANCE $	VARIANCE %	TIMING / PERMANENT	EXPLANATION
Investing Activities						
Purchase Plant and Equipment	0	(56,313)	(56,313)	0%	TIMING	Replacement of Work Utility occurred earlier than anticipated $56k.
Infrastructure Assets - Roads	-111148	(127,483)	(16,335)	-15%	TIMING	Increase in RRG Robinson West Rd 500m 25-26 Carry Over project works $59k, Increase in Robinson West Rd 300m 25-26 Carry Over Works $34k, Decrease in RRG Robinson West Road project $105k, Increase in RRG Oxley Road project $19k, Increase in RRG Cartmeticup Rd pavement repairs $14k, Decrease in RTR Douglas Rd gravel sheeting $5k.
Infrastructure Assets - Drainage	(45,513)	(16,370)	29,143	64%	TIMING	Decrease in DWER Dam project expenses by $29k.
Non-Operating Grants, Subsidies for the Development of Assets	85,262	30,470	(54,792)	-64%	TIMING	Increase in DWER Dam and Standpipe Grant $10k, Decrease in RRG Grants $51k, Decrease in RTR Grants $14k.
Closing Surplus						
Closing Surplus Brought Forward	1,590,000	1,609,875	19,875	Within Threshold	TIMING	Increase in Surplus Brought Forward, subject to change during audit

SHIRE OF WOODANILLING
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDING 31 OCTOBER 2026

	2025-2026 ACTUAL $	2026-2027 ACTUAL $	Variance $
Current assets			
Unrestricted Cash & Cash Equivalents	1,818,100	1,995,967	177,868
Restricted Cash & Cash Equivalents - Reserves	1,148,420	1,155,923	7,503
Restricted Cash & Cash Equivalents - Other	0	0	0
Trade and other receivables	158,489	774,126	615,638
Contract Assets	0	0	0
Inventories	3,054	6,558	3,504
Other Assets	34,031	34,031	0
Total current assets	**3,162,092**	**3,966,605**	804,513
Non-current assets			
WALGA LG House Unit Trust	77,589	77,589	0
Deferred Rates	21,489	21,489	0
Land	522,000	522,000	0
Buildings	6,409,710	6,409,710	0
Furniture & Equipment	82,570	82,570	0
Plant & Equipment	390,469	434,781	44,313
Road Infrastructure	51,734,567	51,862,050	127,483
Footpath Infrastructure	133,112	133,112	0
Drainage Infrastructure	6,404,107	6,420,476	16,370
Parks & Ovals Infrastructure	988,670	988,670	0
Other infrastructure	180,678	180,678	0
Total non-current assets	**66,944,961**	**67,133,127**	188,166
Total assets	**70,107,053**	**71,099,732**	992,679
Current liabilities			
Trade and other payables	108,834	162,180	-53,347
ATO Liabilities	31,303	61,049	-29,746
Bonds & Deposits	10,050	20,576	-10,526
Grant Liability	201,963	472,580	-270,617
Provisions	98,820	98,820	0
Total current liabilities	**450,970**	**815,206**	-364,236
Non-current liabilities			
Interest-bearing loans and borrowings	0	0	0
Provisions	12,778	12,778	0
Total non-current liabilities	**12,778**	**12,778**	0
Total liabilities	**463,748**	**827,984**	-364,236
Net assets	**69,643,305**	**70,271,748**	628,443
Equity			
Retained surplus	12,024,501	12,016,998	-7,503
Net Result	0	628,443	628,443
Reserve - asset revaluation	56,470,384	56,470,384	0
Reserve - Cash backed	1,148,420	1,155,924	7,503
Total equity	**69,643,305**	**70,271,748**	628,443

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT
STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDING 31 OCTOBER 2026

	2025-2026 ACTUAL $	2026-2027 BUDGET $	2026-2027 ACTUAL $
Cash Flows from operating activities			
Payments			
Employee Costs	(1,369,172)	(1,430,540)	(509,461)
Materials & Contracts	(646,290)	(860,510)	(226,723)
Utilities (gas, electricity, water, etc)	(73,635)	(143,745)	(11,846)
Insurance	(130,271)	(130,324)	(147,678)
Interest Expense	0	0	0
Goods and Services Tax Paid	(14,676)	(163,800)	58,774
Other Expenses	(111,370)	(224,754)	(40,132)
	(2,345,414)	**(2,953,673)**	**(877,066)**
Receipts			
Rates	1,202,055	1,208,737	1,063,090
Operating Grants & Subsidies	1,853,112	982,772	25,906
Fees and Charges	167,318	316,082	105,334
Interest Earnings	55,183	28,660	11,742
Goods and Services Tax	0	187,211	0
Other	(34,293)	9,005	14,060
	3,243,375	**2,732,467**	**1,220,132**
Net Cash flows from Operating Activities	**897,961**	**(221,206)**	**343,066**
Cash flows from investing activities			
Payments			
Purchase of Land	0	0	0
Purchase of Buildings	0	(15,000)	0
Purchase of Plant and Equipment	0	(255,000)	(56,313)
Purchase of Furniture and Equipment	0	0	0
Purchase of Road Infrastructure Assets	(1,198,451)	(1,544,404)	(127,484)
Purchase of Footpath Assets	0	0	0
Purchase Drainage Assets	(7,858)	(39,000)	(16,370)
Purchase of Other Infrastructure Assets	(141,198)	(142,374)	0
Receipts			
Proceeds from Sale of Assets	0	75,000	12,000
Non-Operating grants used for Development of Assets	1,063,314	793,268	30,470
Net Cash Flows from Investing Activities	**(284,193)**	**(1,127,510)**	**(157,697)**
Cash flows from financing activities			
Repayment of Debentures	0	0	0
Revenue from Self Supporting Loans	0	0	0
Proceeds from New Debentures	0	0	0
Net cash flows from financing activities	**0**	**0**	**0**
Net increase/(decrease) in cash held	**613,768**	**(1,348,716)**	**185,369**
Cash at the Beginning of Reporting Period	**2,352,753**	**2,002,752**	**2,966,521**
Cash at the End of Reporting Period	**2,966,521**	**654,036**	**3,151,890**

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT
STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDING 31 OCTOBER 2026

Notes

	2025-2026 ACTUAL $	2026-2027 BUDGET $	2026-2027 ACTUAL $
RECONCILIATION OF CASH			
Cash at Bank - unrestricted	1,817,650	120,746	1,995,517
Cash at Bank - restricted	1,148,421	1,015,808	1,155,923
Cash on Hand	450	0	450
TOTAL CASH	**2,966,521**	**1,136,554**	**3,151,890**
RECONCILIATION OF NET CASH USED IN OPERATING ACTIVITIES TO OPERATING RESULT			
Net Result (As per Comprehensive Income Statement)	314,772	(1,004,500)	628,443
Add back Depreciation	1,850,680	1,826,361	0
(Gain)/Loss on Disposal of Assets	0	-	0
Adjustments to fair value of financial assets at fair value through profit and loss	(37,779)	-	0
Contributions for the Development of Assets	(1,063,314)	(793,268)	(30,470)
Changes in Assets and Liabilities			
(Increase)/Decrease in Inventory	5,144	-	(3,505)
(Increase)/Decrease in Receivables	119,247	23,411	(615,638)
(Increase)/Decrease in Other financial assets	0	178,227	0
Increase/(Decrease) in Accounts Payable	(286,263)	(17,002)	364,236
Increase/(Decrease) in Prepayments	0	-	0
Increase/(Decrease) in Employee Provisions	(4,526)	-	0
Increase/(Decrease) in other liabilities	-	(434,435)	
NET CASH FROM/(USED) IN OPERATING ACTIVITIES	**897,961**	**(221,206)**	**343,066**

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDING 31 OCTOBER 2026

CAPITAL EXPENDITURE PROGRAM

COA	Description	Funding	Resp. Officer	Asset Class	Asset Invest. Type	2026-2027 Total Budget	2026-2027 YTD Budget	2026-2027 YTD Actuals	% of Annual Budget
Housing									
BC006	3327 Robinson Road Building Renewal	Council	CEO	L&B	Renewal	15,000	0	0	0%
						15,000	**0**	**0**	
Community Amenities									
DWER1	Dwer Dam/Standpipe Project	Council	MWS	DRAIN	Upgrade	45,513	45,513	16,370	36%
						45,513	**45,513**	**16,370**	
Transport									
						0	0	0	0%
RRG66	RRG - Robinson Rd West - Reconstruct 500m C/Over	RRG	MWS	ROAD	Renewal	102,922	0	58,752	57%
RRB66	RRG - Robinson Rd West - Reconstruct 300m C/Over	RRG	MWS	ROAD	Renewal	0	0	33,693	0%
RRG68	RRG - Robinson Rd West - Reconstruct 500m	RRG	MWS	ROAD	Renewal	700,000	105,000	0	0%
RRG69	RRG - Oxley Rd - Reconstruct 300mm	RRG	MWS	ROAD	Renewal	200,000	0	19,227	10%
RRG70	RRG - Cartmeticup Rd - Pavement Repairs and Reseal	RRG	MWS	ROAD	Renewal	150,000	0	14,260	10%
R2R019	RTR - Onslow Road - Gravel Sheet	RTR	MWS	ROAD	Renewal	103,312	0	0	0%
R2R68	RTR - Douglas Road - Grael Sheet	RTR	MWS	ROAD	Renewal	83,333	6,148	916	1%
R2R129	RTR - Robinson West Road Edge Repairs	RTR	MWS	ROAD	Renewal	82,256	0	635	1%
R2R150	RTR - Andrews Rd - Reconstruct Floodway	RTR	MWS	ROAD	Renewal	28,703	0	0	0%
R2R151	RTR - Orchard Rd - Gravel Sheet	RTR	MWS	ROAD	Renewal	137,140	0	0	0%
123300	Heavy Plant Purchases	Council	MWS	P&E	Renewal	491,895	0	56,313	11%
						2,079,561	**111,148**	**183,796**	
	Total Capital Expenditure					**2,140,074**	**156,661**	**200,166**	**9%**

SUMMARIES:				
Land & Buildings	15,000	0	0	0.0%
Plant & Equipment	491,895	0	56,313	11.4%
Furn & Equipment	0	0	0	0.0%
Infrastructure - Roads	1,587,666	111,148	127,483	8.0%
Infrastructure - Footpaths	0	0	0	0.0%
Infrastructure - Drainage	45,513	45,513	16,370	36.0%
Infrastructure - Parks & Ovals	0	0	0	0.0%
Infrastructure - Other	0	0	0	0.0%
	2,140,074	**156,661**	**200,166**	**9.4%**
At No Cost	0	0	0	0.0%
Asset Renewal	2,094,561	111,148	183,796	8.8%
New Asset	0	0	0	0.0%
Upgrading Asset	45,513	45,513	16,370	36.0%
	2,140,074	**156,661**	**200,166**	**9.4%**
Chief Executive Officer	15,000	0	0	0.0%
Manager Works and Services	2,125,074	156,661	200,166	9.4%
	2,140,074	**156,661**	**200,166**	**9.4%**

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT
STATEMENT OF CAPITAL GRANTS & CONTRACT LIABILITIES
FOR THE PERIOD ENDING 31 OCTOBER 2026

UNSPENT CAPITAL GRANTS Grant Provider	Liability 1 July 2026	Increase in Liability	Liability Recorded as Revenue	Closing Liability	Adopted Budget Revenue	Amended Budget Revenue	YTD Budget	YTD Actual Revenue
Community Amenities								
Dept of Water - Country Water Supply Grant	-	9,998	(9,998)	-	9,998	-	-	9,998
Transport								
DITRDC - Roads to Recovery Funding	201,963	-	(1,551)	200,412	434,744	-	15,262	1,551
Main Roads WA - RRG Funding	-	290,000	(18,921)	271,079	734,332	-	70,000	18,921
Total Unspent Capital Grants	**201,963**	**290,000**	**(20,472)**	**471,491**	**1,179,074**	**-**	**85,262**	**30,470**

CONTRACT LIABILITIES Grant Provider	Liability 1 July 2024	Increase in Liability	Liability Recorded as Revenue	Closing Liability	Adopted Budget Revenue	Amended Budget Revenue	YTD Budget	YTD Actual Revenue
Law, Order and Public Safety								
DFES - ESL Operating Grant	-	16,780	(15,691)	1,089	32,570	-	8,143	15,691
Total Contract Liabilities	**-**	**16,780**	**(15,691)**	**1,089**	**32,570**	**-**	**8,143**	**15,718**
TOTAL LIABILITIES & REVENUE	**201,963**	**306,780**	**(36,163)**	**472,580**	**1,211,644**	**0**	**93,405**	**46,188**

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDING 31 OCTOBER 2026

RESERVES - CASH BACKED	2026-2027 Actual Opening Balance	2026-2027 Actual Transfer to	2026-2027 Actual Transfer (from)	2026-2027 Actual Closing Balance	2026-2027 Budget Opening Balance	2026-2027 Budget Transfer to	2026-2027 Budget Transfer (from)	2026-2027 Budget Closing Balance
Staff Leave Reserve	74,552	488	0	75,040	71,758	825	0	72,583
Plant Reserve	794,204	5,186	0	799,390	765,460	8,300	(180,000)	593,760
Building Reserve	213,838	1,398	0	215,236	225,744	2,300	(50,767)	177,277
Office Equipment Reserve	42,529	278	0	42,807	40,960	170	0	41,130
Road Construction Reserve	23,298	152	0	23,450	22,424	255	0	22,679
Affordable Housing Reserve	0	0	0	0	0	0	0	0
	1,148,421	**7,502**	**0**	**1,155,923**	**1,126,346**	**11,850**	**(230,767)**	**907,429**

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		Proceeds Sale of Assets						
005265		Proceeds On Asset Disposal P&E	($75,909)	($12,000)	($12,000)	$0	($80,909)	$0
		PROCEEDS FROM SALE OF ASSETS	($75,909)	($12,000)	($12,000)	$0	**($80,909)**	**$0**
		Written Down Value					$0	$0
005270		Written Down Value - Works Plant	$75,909	$0	$0	$0	$0	$80,909
		Sub Total - WDV ON DISPOSAL OF ASSET	$75,909	$0	$0	$0	$0	$80,909
		Total - GAIN/LOSS ON DISPOSAL OF ASSET	$0	($12,000)	**($12,000)**	**$0**	**($80,909)**	**$80,909**
		ABNORMAL ITEMS						
			$0					
				$0			$0	$0
		Sub Total - ABNORMAL ITEMS	$0	$0			$0	$0
		Total - ABNORMAL ITEMS	$0	$0	$0	$0	$0	$0
		Total - OPERATING STATEMENT	**$0**	**($12,000)**	**($12,000)**	**$0**	**($80,909)**	$80,909

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		RATES						
		OPERATING EXPENDITURE						
031010		Expenses Relating to Valuations & Title Searches	$40	$78	$0	$78	$0	$5,600
031020		Rates Write Offs	$0	$30	$0	$30	$0	$250
031000		Expenses Relating to Rates	$7,500	$5,257	$0	$5,257	$0	$20,383
		Sub Total - GENERAL RATES OP EXP	$7,540	$5,365	$0	$5,365	$0	$26,233
		OPERATING INCOME						
031200		General Rates Levied	($1,302,882)	($1,302,883)	($1,302,883)	$0	($1,302,882)	$0
031210		Ex-Gratia Rates Received	($2,600)	$0	$0	$0	($2,600)	$0
031220		Non Payment Penalty	($1,050)	($3,664)	($3,664)	$0	($7,500)	$0
031230		Rates Discount Allowed	$57,402	$58,199	$58,199	$0	$57,402	$0
031240		Interim Rates Levied	$0	$0	$0	$0		$0
031250		Instalment Interest Received	($743)	($575)	($575)	$0	($750)	$0
031260		Rates Instalment Plan Fee Received	($401)	($305)	($305)	$0	($405)	$0
031270		Pens Deferred Rates Interest Grant	$0	$0	$0	$0	($890)	$0
031280		Other Income Relating to Rates	($810)	($550)	($550)	$0	($1,800)	$0
		Sub Total - GENERAL RATES OP INC	($1,251,084)	($1,249,778)	($1,249,778)	$0	($1,259,425)	$0
		Total - GENERAL RATES	($1,243,544)	($1,244,413)	($1,249,778)	$5,365	($1,259,425)	$26,233

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		OTHER GENERAL PURPOSE FUNDING						
		OPERATING EXPENDITURE						
032000		General Purpose Funding - Admin Allocations	$6,160	$4,282	$0	$4,282	$0	$18,485
		Sub Total - OTHER GENERAL PURPOSE FUNDING OP/EXP	$6,160	$4,282	$0	$4,282	$0	$18,485
		OPERATING INCOME						
032010		Grants Commission General	($42,691)	($42,691)	($42,691)	$0	($170,764)	$0
032020		Grants Commission Grant - Roads	($18,071)	($18,071)	($18,071)	$0	($72,282)	$0
032030		Grants Commission Grant - Special Bridge Funding	$0	$0	$0	$0	$0	$0
032040		Interest on Reserve Investments	($1,537)	($7,503)	($7,503)	$0	($8,540)	$0
032080		Interest on Municipal Funds	$0	$0	$0	$0		$0
		Sub Total - OTHER GENERAL PURPOSE FUNDING OP/INC	($62,299)	($68,265)	($68,265)	$0	($251,586)	$0
		Total - OTHER GENERAL PURPOSE FUNDING	($56,139)	($63,982)	($68,265)	$4,282	($251,586)	$18,485
		Total - GENERAL PURPOSE FUNDING	**($1,299,683)**	**($1,308,395)**	**($1,318,042)**	**$9,647**	**($1,511,011)**	**$44,718**

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		MEMBERS OF COUNCIL						
		OPERATING EXPENDITURE						
041010		Members of Council - Conference Expenses	$2,820	$5,019	$0	$5,019	$0	$3,000
041030		Members of Council - President & Deputy Allowances	$0	$0	$0	$0	$0	$8,300
041040		Members of Council - Insurance	$2,100	$1,510	$0	$1,510	$0	$2,098
041050		Members of Council - Subscriptions & Publications	$8,393	$8,893	$0	$8,893	$0	$8,893
041070		Members of Council - Councillor Allowances	$0	$220	$0	$220	$0	$31,200
041080		Members of Council - Refreshments & Receptions	$1,925	$652	$0	$652	$0	$5,500
041090		Members of Council - Councillor Training	$0	$2,540	$0	$2,540	$0	$5,000
041100		Members of Council - Chamber Maintenance	$195	$0	$0	$0	$0	$1,500
041110		Members of Council - Expenses Related to members	$56,058	$38,697	$0	$38,697	$0	$168,321
041130		Members of Council - Integrated Planning & Other	$0	$0	$0	$0	$0	$4,000
041140		Members of Council - Expenses Relating to 4WDL VROC	$0	$0	$0	$0	$0	$650
041141		Members of Council - Expenses Relating to Great Southern VROC		$0	$0	$0	$0	$18,000
041150		Members of Council - Donations Expenses	$0	$0	$0	$0	$0	$4,000
041160		Members of Council - Australia Day Expenses	$0	$0	$0	$0	$0	$17,000
041170		Members - Community Events	$0	$3,179	$0	$3,179	$0	$5,000
041400		Members of Council - Travelling	$0	$0	$0	$0	$0	$2,000
		Sub Total - MEMBERS OF COUNCIL OP/EXP	$71,491	$60,711	$0	$60,711	$0	$290,462
		OPERATING INCOME						
041220		Members - Australia Day Grant Income	$0	$10,000	$10,000	$0	($10,000)	$0
		Sub Total - MEMBERS OF COUNCIL OP/INC	$0	$10,000	$10,000	$0	($10,000)	$0
		Total - MEMBERS OF COUNCIL	$71,491	$70,711	$10,000	$60,711	($10,000)	$290,462

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		GOVERNANCE						
		OPERATING EXPENDITURE						
042000		Expenses Relating to Administration	$199,492	$206,150	$0	$206,150	$0	$599,006
042010		Governance - Admin Office Maintenance	$1,614	$1,766	$0	$1,766	$0	$7,197
042016		Governance - Insurance	$43,360	$43,944	$0	$43,944	$0	$43,356
042020		Governance - Admin Office Garden Maintenance	$2,692	$934	$0	$934	$0	$8,124
042030		Governance - Office Equipment Maintenance	$1,248	$1,146	$0	$1,146	$0	$3,900
042040		Governance - Consulting & Relief Staff	$86,852	$34,528	$0	$34,528	$0	$123,301
042050		Governance - Advertising	$3,122	$2,031	$0	$2,031	$0	$4,000
042060		Governance - Postage & Freight	$194	$0	$0	$0	$0	$550
042070		Governance - Computer Equipment Maintenance	$43,909	$16,450	$0	$16,450	$0	$70,467
042080		Governance - Bank Charges	$1,337	$452	$0	$452	$0	$4,770
042090		Governance - Telephone Expenses	$1,945	$1,466	$0	$1,466	$0	$6,620
042110		Governance - Legal Expenses	$668	$7,250	$0	$7,250	$0	$2,000
042120		Governance - Administration Staff Training	$0	$0	$0	$0	$0	$5,000
042121		Governance - Audit Fees	$0	$0	$0	$0	$0	$41,200
042130		Governance - Printing & Stationery	$465	$342	$0	$342	$0	$1,500
042140		Governance - FBT	$4,720	$12,096	$0	$12,096	$0	$20,000
042160		Governance - Staff Uniforms	$10	$0	$0	$0	$0	$1,000
042165		Governance - Admin Subscriptions	$19,242	$18,507	$0	$18,507	$0	$19,242
042180		Governance - Admin Costs Recovered	($410,870)	($223,040)	$0	($223,040)	$0	($961,233)
		Sub Total - GOVERNANCE - GENERAL OP/EXP	$0	$124,023	$0	$124,023	$0	$0
		OPERATING INCOME						
042200		Governance - Reimbursements Administration	$0	$0	$0	$0	$0	$0
042220		Governance - Photocopies & Misc Cash Sales	$0	$0	$0	$0	$0	$0
042703		Governance - Unders & Overs	$0	($1)	($1)	$0	$0	$0
		Sub Total - GOVERNANCE - GENERAL OP/INC	$0	($1)	($1)	$0	$0	$0
		Total - GOVERNANCE - GENERAL	$0	$124,022	($1)	$124,023	$0	$0
		Total - GOVERNANCE	**$71,491**	**$194,733**	**$9,999**	**$184,734**	**($10,000)**	**$290,462**

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		LAW, ORDER AND PUBLIC SAFETY						
		FIRE PREVENTION - OPERATING EXPENDITURE						
051000		Fire Prevention - Expenses Relating to Fire Prevention	$19,530	$5,279	$0	$5,279	$0	$89,052
051030		Fire Prevention - Expenses in relation to MAF	$24,479	$5,000	$0	$5,000	$0	$37,815
051040		Fire Prevention - Other Fire Fighting Expenses	$125	$0	$0	$0	$0	$500
051050		Fire Prevention - Expenses Related to ESL	$21,400	$15,691	$0	$15,691	$0	$33,494
		Sub Total - FIRE PREVENTION OP/EXP	$65,534	$25,971	$0	$25,971	$0	$160,861
		OPERATING INCOME						
051200		Fire Prevention - Income Relating to MAF Projects	$0	($27)	($27)	$0	$0	$0
051210		Fire Prevention - LGGS - Bushfire Grant Income	($8,143)	($15,691)	($15,691)	$0	($32,570)	$0
051211		Fire Prevention - DFES ESL Administration Fee Income	$0	($4,000)	($4,000)	$0	($4,000)	$0
051240		Fire Prevention - Reimbursements	($360)	($220)	($220)	$0	($2,000)	$0
		Sub Total - FIRE PREVENTION OP/INC	($8,503)	($19,938)	($19,938)	$0	($38,570)	$0
		Total - FIRE PREVENTION	$57,031	$6,032	($19,938)	$25,971	($38,570)	$160,861

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		ANIMAL CONTROL						
		OPERATING EXPENDITURE						
052000		Animal Control - Expenses Relating to Animal Control	$5,833	$7,472	$0	$7,472	$0	$17,093
		Sub Total - ANIMAL CONTROL OP/EXP	$5,833	$7,472	$0	$7,472	$0	$17,093
		OPERATING INCOME						
052200		Animal Control - Fines & Penalties	$0	$0	$0	$0	$0	$0
052210		Animal Control - Dog Registrations	($630)	($303)	($303)	$0	($700)	$0
052220		Animal Control - Cat Registrations & Infringement Income	($75)	($20)	($20)	$0	($300)	$0
		Sub Total - ANIMAL CONTROL OP/INC	($705)	($323)	($323)	$0	($1,000)	$0
		Total - ANIMAL CONTROL	$5,128	$7,150	($323)	$7,472	($1,000)	$17,093

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		OTHER LAW ORDER & PUBLIC SAFETY						
		OPERATING EXPENDITURE						
053000		Other Law - Expenses Relating to Other Law, Order & Public Safety	$10,780	$7,516	$0	$7,516	$0	$43,573
		Sub Total - OTHER LAW ORDER & PUBLIC SAFETY OP/EXP	$10,780	$7,516	$0	$7,516	$0	$43,573
		OPERATING INCOME						
		Sub Total - OTHER LAW ORDER & PUBLIC SAFETY OP /INC	$0	$0	$0	$0	$0	$0
		Total - OTHER LAW ORDER PUBLIC SAFETY	$10,780	$7,516	$0	$7,516	$0	$43,573
		Total - LAW ORDER & PUBLIC SAFETY	**$72,939**	**$20,699**	**($20,261)**	**$40,960**	**($39,570)**	**$221,527**

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		HEALTH ADMINISTRATION & INSPECTION						
		OPERATING EXPENDITURE						
074000		PREV SRVCS - Expenses Relating to Preventative Services	$4,840	$669	$0	$669	$0	$14,517
074020		PREV SRVCS - Analytical Expenses	$385	$382	$0	$382	$0	$385
		Sub Total - HEALTH ADMIN & INSPECTION OP/EXP	$5,225	$1,052	$0	$1,052	$0	$14,902
		OPERATING INCOME						
074210		Health - Septic Tank Fees	$0	$0	$0	$0	($240)	$0
		Sub Total - HEALTH ADMIN & INSPECTION OP/INC	$0	$0	$0	$0	($240)	$0
		Total - HEALTH ADMIN & INSPECTION	$5,225	$1,052	$0	$1,052	($240)	$14,902
		PREVENTIVE SERVICES- PEST CONTROL						
		OPERATING EXPENDITURE						
077000		Pest - Expenses Relating to Other Health	$12,144	$8,453	$0	$8,453	$0	$36,442
077010		Pest - Mosquito Control	$12,188	$0	$0	$0	$0	$16,980
		Sub Total - PEST CONTROL OP/EXP	$24,332	$8,453	$0	$8,453	$0	$53,422
		OPERATING INCOME						
077200		Pest - Income Relating to Other Health	$0	$0	$0	$0	($200)	$0
		Sub Total - PEST CONTROL OP/INC	$0	$0	$0	$0	($200)	$0
		Total - PEST CONTROL	$24,332	$8,453	$0	$8,453	($200)	$53,422

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MONTHLY FINANCIAL REPORT

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		OTHER HEALTH						
		OPERATING EXPENDITURE						
076000		Other Health - Expenses Relating to Other Health	$776	$535	$0	$535	$0	$2,327
		Sub Total - OTHER HEALTH OP/EXP	$776	$535	$0	$535	$0	$2,327
		OPERATING INCOME						
			$0	$0	$0	$0	$0	$0
		Sub Total - OTHER HEALTH OP/INC	$0	$0	$0	$0	$0	$0
		Total - OTHER HEALTH	$776	$535	$0	$535	$0	$2,327
		Total - HEALTH	**$30,333**	**$10,040**	**$0**	**$10,040**	**($440)**	**$70,651**

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		EDUCATION & WELFARE						
		AGED & DISABLED - OTHER - OPERATING EXPENDITURE						
082000		Aged & Disabled - Allocation of Admin Overheads	$272	$201	$0	$201	$0	$818
084000		Aged & Disabled - Expenses Relating to the Aged	$0	$0	$0	$0	$0	$45,505
084010		**Aged & Disabled - Expenses relating to Well Aged Housing**	$16,598	$15,781	$0	$15,781		
084010	SGC	Salmon Gums - Common Areas					$0	$11,353
084010	SG1	UNIT 1 Salmon Gums					$0	$5,741
084010	SG2	UNIT 2 Salmon Gums					$0	$5,606
084010	SG3	UNIT 3 Salmon Gums					$0	$5,557
084010	SG4	UNIT 4 Salmon Gums					$0	$6,747
084010	WVC	WATTLEVILLE COMMON LAND					$0	$5,505
084010	WV1	UNIT 1 WATTLEVILLE					$0	$5,212
084010	WV2	UNIT 2 WATTLEVIEW					$0	$5,277
084010	WV3	UNIT 3 WATTLEVILLE					$0	$4,887
		Sub Total - OTHER WELFARE OP/EXP	$16,870	$15,982	$0	$15,982	$0	$102,208
		OPERATING INCOME						
084200		Aged & Disabled - Income Relating to Well Aged Housing	($20,592)	($24,042)	($24,042)	$0	($61,800)	$0
		Sub Total - OTHER WELFARE OP/INC	($20,592)	($24,042)	($24,042)	$0	($61,800)	$0
		Total - OTHER WELFARE	($3,722)	($8,060)	($24,042)	$15,982	($61,800)	$102,208
		Total - EDUCATION & WELFARE	**($3,722)**	**($8,060)**	**($24,042)**	**$15,982**	**($61,800)**	**$102,208**

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		STAFF HOUSING						
		OPERATING EXPENDITURE						
091000		Staff Housing - Maintenance 3340 Robinson Road (EMI)	$3,677	$23,440	$0	$23,440	$0	$23,371
091005		Staff Housing - Administration Allocations	$6,160	$4,282	$0	$4,282	$0	$18,485
091110		Staff Housing - Maintenance 3347 Robinson Road (SFO)	$2,199	$7,637	$0	$7,637	$0	$16,434
091220		Staff Housing - Maintenance 3327 Robinson Road (CEO)	$4,117	$3,704	$0	$3,704	$0	$20,408
091330		Staff Housing - Maintenance 13 Cardigan Street (Other not Staff))	$1,755	$1,195	$0	$1,195	$0	$9,128
091225		Private Housing Rental Expense			$0	$0	$0	$0
		Sub Total - STAFF HOUSING OP/EXP	$17,908	$40,258	$0	$40,258	$0	$87,826
		OPERATING INCOME						
091200		Staff Housing - Income 3340 Robinson Road	$0	$0	$0	$0	$0	$0
091210		Staff Housing - Income 3347 Robinson Road	($2,600)	($2,700)	($2,700)	$0	($7,800)	$0
091230		Staff Housing - Income 13 Cardigan Street	$0	($2,040)	($2,040)	$0	$0	$0
091500		Staff Housing - Staff Housing Reimbursements - Utilities	($148)	($120)	($120)	$0	($450)	$0
		Sub Total - STAFF HOUSING OP/INC	($2,748)	($4,860)	($4,860)	$0	($8,250)	$0
		Total - STAFF HOUSING	$15,160	$35,398	($4,860)	$40,258	($8,250)	$87,826
		Total - HOUSING	**$15,160**	**$35,398**	**($4,860)**	**$40,258**	**($8,250)**	**$87,826**

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		SANITATION - HOUSEHOLD REFUSE						
		OPERATING EXPENDITURE						
100000		Sanitation Household - Expenses Relating to Refuse Collection	$19,280	$16,616	$0	$16,616	$0	$58,642
100010		Sanitation Household - Expenses Relating to Recycling	$8,792	$5,537	$0	$5,537	$0	$26,391
100020		Sanitation Household - Tip Maintenance Costs	$28,788	$33,295	$0	$33,295	$0	$99,400
		Sub Total - SANITATION HOUSEHOLD REFUSE OP/EXP	$56,860	$55,448	$0	$55,448	$0	$184,433
		OPERATING INCOME						
100200		Sanitation Household - Income Relating to Tip - Refuse & Recycling	($69,674)	($70,595)	($70,595)	$0	($69,674)	$0
		Sub Total - SANITATION H/HOLD REFUSE OP/INC	($69,674)	($70,595)	($70,595)	$0	($69,674)	$0
		Total - SANITATION HOUSEHOLD REFUSE	($12,814)	($15,147)	($70,595)	$55,448	($69,674)	$184,433
		SANITATION OTHER						
		OPERATING EXPENDITURE						
101000		Sanitation Other - Expenses Relating to Commercial Refuse Collection	$1,540	$1,071	$0	$1,071	$0	$4,624
		Sub Total - SANITATION OTHER OP/EXP	$1,540	$1,071	$0	$1,071	$0	$4,624
		OPERATING INCOME						
		Sub Total - SANITATION OTHER OP/INC	$0	$0	$0	$0	$0	$0
		Total - SANITATION OTHER	$1,540	$1,071	$0	$1,071	$0	$4,624

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		PROTECTION OF THE ENVIRONMENT						
		OPERATING EXPENDITURE						
106000		Protect Env - Expenses Relating to Protection of the Environment	$792	$558	$0	$558	$0	$2,376
106010		Protect Env - Expenses Relating to WWLZ	$934	$504	$0	$504	$0	$3,345
106011		Protection of Environment - Depreciation	$1,087	$0	$0	$0	$0	$3,260
106020		Protect Env - Council Contribution to WWLZ	$5,000	$15,000	$0	$15,000	$0	$15,000
		Sub Total - PROTECTION OF THE ENVIRONMENT OP/EXP	$7,813	$16,061	$0	$16,061	$0	$23,981
		OPERATING INCOME						
106220		Protect Env - Reimbursements WWLZ	($516)	($233)	($233)	$0	($1,550)	$0
		Sub Total - PROTECTION OF THE ENVIRONMENT OP/INC	($516)	($233)	($233)	$0	($1,550)	$0
		Total - PROTECTION OF THE ENVIRONMENT	$7,297	$15,829	($233)	$16,061	($1,550)	$23,981

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		TOWN PLANNING & REGIONAL DEVELOPMENT						
		OPERATING EXPENDITURE						
104000		Town Planning - Allocation of Admin Overheads	$12,180	$4,310	$0	$4,310	$0	$37,048
		Sub Total - TOWN PLAN & REG DEV OP/EXP	$12,180	$4,310	$0	$4,310	$0	$37,048
		OPERATING INCOME						
104200		Town Planning - Town Planning Application Fee	($475)	($26,153)	($26,153)	$0	($1,900)	$0
		Sub Total - TOWN PLAN & REG DEV OP/INC	($475)	($26,153)	($26,153)	$0	($1,900)	$0
		Total - TOWN PLANNING & REGIONAL DEVELOPMENT	$11,705	($21,843)	($26,153)	$4,310	($1,900)	$37,048

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		OTHER COMMUNITY AMENITIES						
		OPERATING EXPENDITURE						
105000		Other Community Amenities - Expenses Relating to Other Community Amenitie	$15,076	$10,416	$0	$10,416	$0	$56,224
105020		Other Community Amenities - Maintenance - Cemetery	$2,736	$6,130	$0	$6,130	$0	$8,882
105030		Other Community Amenities - Maintenance - Grave Digging	$596	$0	$0	$0	$0	$1,790
105060		Other Community Amenities - Depreciation Other infrastructure	$0	$0	$0	$0	$0	$1,050
		Sub Total - OTHER COMMUNITY AMENITIES OP/EXP	$18,408	$16,546	$0	$16,546	$0	$67,946
		OPERATING INCOME						
105200		Other Community Amenities - Income Relating to Cemetery	($125)	$0	$0	$0	($500)	$0
105201		Non-Operating Grants & subsidies	$0	$0	$0	$0	$0	$0
		Sub Total - OTHER COMMUNITY AMENITIES OP/INC	($125)	$0	$0	$0	($500)	$0
		Total - OTHER COMMUNITY AMENITIES	$18,283	$16,546	$0	$16,546	($500)	$67,946

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MONTHLY FINANCIAL REPORT

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		STORMWATER DRAINAGE						
		OPERATING EXPENDITURE						
102000		Stormwater Drainage - Expenses Relating to Urban Stormwater Drainage	$240	$178	$0	$178	$0	$926
		Sub Total - URBAN STORMWATER DRAINAGE OP/EXP	$240	$178	$0	$178	$0	$926
		OPERATING INCOME						
102200		Stormwater Drainage - Income Relating to Urban Stormwater Drainage	$0	($9,998)	($9,998)	$0	($9,998)	$0
		Sub Total - URBAN STORMWATER DRAINAGE OP/INC	$0	($9,998)	($9,998)	$0	($9,998)	$0
		Total - URBAN STORMWATER DRAINAGE	$240	($9,820)	($9,998)	$178	($9,998)	$926
		Total - COMMUNITY AMENITIES	**$26,251**	**($13,364)**	**($106,978)**	**$93,615**	**($83,622)**	**$318,958**

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MONTHLY FINANCIAL REPORT

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		PUBLIC HALL & CIVIC CENTRES						
		OPERATING EXPENDITURE						
110000		Expenses Relating to Town Halls & Civic Centres	$14,906	$19,092	$0	$19,092	$0	$60,309
		Sub Total - PUBLIC HALLS & CIVIC CENTRES OP/EXP	$14,906	$19,092	$0	$19,092	$0	$60,309
		OPERATING INCOME						
110200		Public Halls - Income Relating to Town Hall & Other Civic Centres	($272)	($66)	($66)	$0	($400)	$0
		Sub Total - PUBLIC HALLS & CIVIC CENTRES OP/INC	($272)	($66)	($66)	$0	($400)	$0
		Total - PUBLIC HALL & CIVIC CENTRES	$14,634	$19,026	($66)	$19,092	($400)	$60,309
		OTHER RECREATION & SPORT						
		OPERATING EXPENDITURE						
113000		Other Recreation - Expenses Relating to Other Recreation & Sport	$26,104	$20,237	$0	$20,237	$0	$99,833
113010		Other Recreation - Maintenance - Parks & Reserves	$13,735	$5,808	$0	$5,808	$0	$43,170
113020		Other Recreation-Maintenance-Oval & Building	$40,216	$30,877	$0	$30,877	$0	$140,057
113030		Other Recreation - Maintenance - Golf Club	$3,671	$1,458		$1,458	$0	$10,990
113040		Other Recreation - Depreciation - Buildings	$0	$0	$0	$0	$0	$2,795
113050		Other Recreation - Depreciation - Parks	$0	$0	$0	$0	$0	$15,765
		Sub Total - OTHER RECREATION & SPORT OP/EXP	$83,726	$58,380	$0	$58,380	$0	$312,610
		OPERATING INCOME						
113200		Other Recreation - Income Relating to Other Recreation & Sport	($7,270)	($223)	($223)	$0	($15,398)	$0
113201		Income - Golf Club Rental	$0	$0	$0	$0	$0	$0
113202		Income - Other Recreation & Sport Reimbursements	$0	$0	$0	$0	$0	$0
113210		Other Sport & Recreation Fees & Charges Income	$0	$0	$0	$0	$0	$0
		Sub Total - OTHER RECREATION & SPORT OP/INC	($7,270)	($223)	($223)	$0	($15,398)	$0
		Total - OTHER RECREATION & SPORT	$76,456	$58,157	($223)	$58,380	($15,398)	$312,610

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MONTHLY FINANCIAL REPORT

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		SWIMMING AREAS & BEACHES						
		OPERATING EXPENDITURE						
111000		Swim Areas - Expenses Relating to Queerearrup Lake	$4,258	$8,432	$0	$8,432	$0	$13,340
111010		Swim Areas - Depreciation	$0	$0		$0	$0	$2,880
		Sub Total - SWIMMING AREAS OP/EXP	$4,258	$8,432	$0	$8,432	$0	$16,220
		OPERATING INCOME						
		Sub Total - SWIMMING AREAS OP/INC	$0	$0	$0	$0	$0	$0
		Total - SWIMMING AREAS & BEACHES	$4,258	$8,432	$0	$8,432	$0	$16,220
		LIBRARIES						
		OPERATING EXPENDITURE						
114000		Library - Expenses and Administration Allocations	$1,215	$743	$0	$743	$0	$3,741
		Sub Total - LIBRARIES OP/EXP	$1,215	$743	$0	$743	$0	$3,741
		OPERATING INCOME						
		Sub Total - LIBRARIES OP/INC	$0	$0	$0	$0	$0	$0
		Total - LIBRARIES	$1,215	$743	$0	$743	$0	$3,741

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		OTHER CULTURE						
		OPERATING EXPENDITURE						
115000		Other Culture - Expenses Relating to Other Culture	$2,682	$2,482	$0	$2,482	$0	$6,417
115100		Other Culture - Expenses Relating to War Memorial	$732	$492	$0	$492	$0	$2,200
115101		Other Culture - Depreciation	$0	$0	$0	$0	$0	$1,595
115102		Other Culture - Depreciation - Buildings	$0	$0	$0	$0	$0	$125
		Sub Total - OTHER CULTURE OP/EXP	$3,414	$2,974	$0	$2,974	$0	$10,337
		OPERATING INCOME						
115220		Other Culture - Sale of History Books & DVD's	$0	$0	$0	$0	$0	$0
		Sub Total - OTHER CULTURE OP/INC	$0	$0	$0	$0	$0	$0
		Total - OTHER CULTURE	$3,414	$2,974	$0	$2,974	$0	$10,337
		Total - RECREATION AND CULTURE	**$99,977**	**$89,331**	**($290)**	**$89,621**	**($15,798)**	**$403,217**

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G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		STREETS, RD, BRIDGES, DEPOT - CONSTRUCTION						
		OPERATING INCOME						
122240		Transport - Regional Road Group Grants	($70,000)	($18,921)	($18,921)	$0	($734,332)	$0
122229		Transport - Commodity Route Grants	$0	$0	$0	$0	$0	$0
122270		Transport - Roads to Recovery Grant	($15,262)	($1,551)	($1,551)	$0	($434,744)	$0
		Sub Total - ST,RDS,BRIDGES,DEPOT - CONST OP/INC	($85,262)	($20,472)	($20,472)	$0	($1,169,076)	$0
		Total - ST,RDS,BRIDGES,DEPOT - CONST	($85,262)	($20,472)	($20,472)	$0	($1,169,076)	$0
		STREETS,ROADS, BRIDGES, DEPOTS - MAINTENANCE						
		OPERATING EXPENDITURE						
122000		Transport - Expenses Relating to Streets, Roads, Bridges & Depot Maintenance	$149,522	$113,871	$0	$113,871	$0	$2,003,473
122010		Transport - Street Lighting	$2,740	$2,616	$0	$2,616	$0	$8,220
122020		Transport - Maintenance - Direct Grants	$4,868	$0	$0	$0	$0	$14,600
122030		Transport - Maintenance - Muni Fund Roads	$293,014	$319,439	$0	$319,439	$0	$908,977
122040		Transport - Expenses relating to the Shire Depot	$13,867	$15,642	$0	$15,642	$0	$38,861
122050		Transport - Maintenance - Footpaths	$0	$0	$0	$0	$0	$4,200
122060		Transport - Maintenance - Traffic Signs	$400	$0	$0	$0	$0	$3,700
122061		Transport - Rural Street Address Expenses	$0	$0	$0	$0	$0	$100
122070		Transport - Maintenance - Bridges	$0	$0	$0	$0	$0	$5,000
		Sub Total - MTCE STREETS ROADS DEPOTS OP/EXP	$464,411	$451,568	$0	$451,568	$0	$2,987,131
		OPERATING INCOME						
122230		Transport - Grant - RRG Direct	($116,067)	($125,628)	($125,628)	$0	($116,067)	$0
122261		Transport - Rural Street Address Income	$0	$0	$0	$0	$0	$0
		Sub Total - MTCE STREETS ROADS DEPOTS OP/INC	($116,067)	($125,628)	($125,628)	$0	($116,067)	$0
		Total - MTCE STREETS ROADS DEPOTS	$348,344	$325,940	($125,628)	$451,568	($116,067)	$2,987,131

SHIRE OF WOODANILLING
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G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		TRAFFIC CONTROL						
		OPERATING EXPENDITURE						
125000		Transport - Expenses Relating to Transport Licensing	$2,332	$1,628	$0	$1,628	$0	$7,000
125010		Transport - Licensing Payments	$0	$0	$0	$0	$0	$0
		Sub Total - TRANSPORT LICENSING OP/EXP	$2,332	$1,628	$0	$1,628	$0	$7,000
		OPERATING INCOME						
125200		Transport - Income Relating to Transport Licensing	($1,168)	($1,331)	($1,331)	$0	($3,500)	$0
125210		Transport - Licensing Receipts	$0	$0	$0	$0	$0	$0
		Sub Total - TRANSPORT LICENSING OP/INC	($1,168)	($1,331)	($1,331)	$0	($3,500)	$0
		Total - TRANSPORT LICENSING	$1,164	$297	($1,331)	$1,628	($3,500)	$7,000
		ROAD PLANT PURCHASES						
		OPERATING EXPENDITURE						
123410		Loss on Disposal of Road Plant	$0	$0	$0	$0	$0	$0
123411		Road Plant Purchases Minor Expenses	$0	$0	$0	$0	$0	$0
		Sub Total - ROAD PLANT OP/EXP	$0	$0	$0	$0	$0	$0
		OPERATING INCOME						
123401		Profit on Disposal of Road Plant	$0	$0	$0	$0	$0	$0
		Sub Total - ROAD PLANT OP/INC	$0	$0	$0	$0	$0	$0
		Total - ROAD PLANT	$0	$0	$0	$0	$0	$0
		Total - TRANSPORT	**$264,246**	**$305,765**	**($147,431)**	**$453,197**	**($1,288,643)**	**$2,994,131**

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G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		RURAL SERVICES						
		OPERATING EXPENDITURE						
131000		Rural Srvcs - Administration Allocations	$1,012	$714	$0	$714	$0	$3,033
		Sub Total - RURAL SERVICES OP/EXP	$1,012	$714	$0	$714	$0	$3,033
		OPERATING INCOME						
		Sub Total - RURAL SERVICES OP/INC	$0	$0	$0	$0	$0	$0
		Total - RURAL SERVICES	$1,012	$714	$0	$714	$0	$3,033
		TOURISM AND AREA PROMOTION						
		OPERATING EXPENDITURE						
132000		Tourism - Expenses Relating to Tourism & Area Promotion	$9,808	$8,963	$0	$8,963	$0	$15,429
132020		Tourism - Expenses relating to Woody Wongi	$811	$316	$0	$316	$0	$1,350
		Sub Total - TOURISM & AREA PROMOTION OP/EXP	$10,619	$9,278	$0	$9,278	$0	$16,779
		OPERATING INCOME						
132220		Tourism - Income relating to Woody Wongi	$0	$0	$0	$0	$0	$0
		Sub Total - TOURISM & AREA PROMOTION OP/INC	$0	$0	$0	$0	$0	$0
		Total - TOURISM & AREA PROMOTION	$10,619	$9,278	$0	$9,278	$0	$16,779

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G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		BUILDING CONTROL						
		OPERATING EXPENDITURE						
133000		Building - Expenses Relating to Building Control	$9,564	$5,812	$0	$5,812	$0	$28,693
		Sub Total - BUILDING CONTROL OP/EXP	$9,564	$5,812	$0	$5,812	$0	$28,693
		BUILDING CONTROL OP/INC						
133210		Building - Building Permit Application Fee	($517)	($121)	($121)	$0	($1,100)	$0
133220		Building - Building Services Levy	$0	$0	$0	$0	$0	$0
133221		Building - Building Services Levy Commission	$0	$0	$0	$0	$0	$0
		Sub Total - BUILDING CONTROL OP/INC	($517)	($121)	($121)	$0	($1,100)	$0
		Total - BUILDING CONTROL	$9,047	$5,691	($121)	$5,812	($1,100)	$28,693
		OTHER ECONOMIC SERVICES						
		OPERATING EXPENDITURE						
135000		Other Economic - Expenses Relating to Economic Services	$2,496	$1,740	$0	$1,740	$0	$7,496
135010		Other Economic - Expenses Relating to Standpipes	$21,664	$3,228	$0	$3,228	$0	$69,870
135020		Other Economic - Depreciation	$0	$0		$0	$0	$1,050
		Sub Total - OTHER ECONOMIC SERVICES OP/EXP	$24,160	$4,968	$0	$4,968	$0	$78,416
		OPERATING INCOME						
135015		Other Economic - Income Relating to Pool Inspections	($526)	($526)	($526)	$0	($526)	$0
135210		Other Economic - Income Relating to Standpipes	($4,800)	($45)	($45)	$0	($60,000)	$0
		Sub Total - OTHER ECONOMIC SERVICES OP/INC	($5,326)	($572)	($572)	$0	($60,526)	$0
		Total - OTHER ECONOMIC SERVICES	$18,834	$4,396	($572)	$4,968	($60,526)	$78,416
		Total - ECONOMIC SERVICES	**$39,512**	**$20,079**	**($693)**	**$20,771**	**($61,626)**	**$126,921**

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G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		PRIVATE WORKS						
		OPERATING EXPENDITURE						
141000		Private Works - Expenses	$620	$91	$0	$91	$0	$1,648
		Sub Total - PRIVATE WORKS OP/EXP	$620	$91	$0	$91	$0	$1,648
		OPERATING INCOME						
141010		Private Works - Fees & Charges	($272)	($99)	($99)	$0	($400)	$0
		Sub Total - PRIVATE WORKS OP/INC	($272)	($99)	($99)	$0	($400)	$0
		Total - PRIVATE WORKS	$348	($8)	($99)	$91	($400)	$1,648

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G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		PUBLIC WORKS OVERHEADS						
		OPERATING EXPENDITURE						
143000		Public Works - Expenses Relating to Public Works Overheads	$11,976	$7,770	$0	$7,770	$0	$35,950
143005		Public Works - Supervision Salaries	$48,548	$55,305	$0	$55,305	$0	$145,708
143011		Public Works - Superannuation	$36,028	$35,917	$0	$35,917	$0	$108,123
143020		Public Works - Public Holidays, Annual & Long Service Leave	$10,573	$46,556	$0	$46,556	$0	$117,477
143030		Public Works - Protective Clothing	$2,310	$248	$0	$248	$0	$8,750
143070		Public Works - Works Crew Staff Training	$7,000	$167	$0	$167	$0	$17,500
143080		Public Works - Workers Compensation Insurance	$41,656	$77,473	$0	$77,473	$0	$41,656
143090		Public Works - Expenses Relating to Occ Safety & Health	$7,514	$4,527	$0	$4,527	$0	$18,783
143050		Less: Allocation of Public Works Overheads	($164,584)	($202,012)	$0	($202,012)	$0	($493,947)
		Sub Total - PUBLIC WORKS O/HEADS OP/EXP	$1,021	$25,952	$0	$25,952	$0	$0
		OPERATING INCOME						
143200		FBT Reimbursements - Public Works Overheads	($420)	($30)	($30)	$0	($1,260)	$0
143210		Public Works - Workers Compensation Reimbursements	$0	$0	$0	$0	$0	$0
		Sub Total - PUBLIC WORKS O/HEADS OP/INC	($420)	($182)	($182)	$0	($1,260)	$0
		Total - PUBLIC WORKS OVERHEADS	$601	$25,770	($182)	$25,952	($1,260)	$0

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G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		PLANT OPERATIONS COSTS						
		OPERATING EXPENDITURE						
144000		Plant Operation - Insurances	$12,874	$12,604	$0	$12,604	$0	$12,873
144010		Plant Operation - Fuels & Oils	$50,400	$33,452	$0	$33,452	$0	$120,000
144020		Plant Operation - Tyres & Tubes	$6,668	$4,418	$0	$4,418	$0	$20,000
144030		Plant Operation - Parts & Repairs	$42,172	$15,566	$0	$15,566	$0	$100,520
144040		Plant Operation - Blades & Tynes	$8,000	$3,761	$0	$3,761	$0	$8,000
144050		Minor Equipment Purchases	$0	$1,498	$0	$1,498	$0	$5,000
144060		Plant Operation - Repairs - Wages	$2,932	$4,035	$0	$4,035	$0	$8,800
144070		Plant Operation - Licences	$7,500	$6,808	$0	$6,808	$0	$7,500
144080		Plant Operation - Depreciation	$0	$0	$0	$0	$0	$85,000
144100		Plant Operation - Less Depreciation Allocated	($28,324)	($32,262)	$0	($32,262)	$0	($85,000)
144090		Plant Operation - Less Allocated to Works/SRVCS	($94,192)	($60,514)	$0	($60,514)	$0	($282,693)
		Sub Total - PLANT OPERATIONS COSTS OP/EXP	$8,030	($10,633)	$0	($10,633)	$0	$0
		OPERATING INCOME						
144004		Plant Operating Reimbursement Income	$0	$0	$0	$0	$0	$0
144005		Plant Operation - Diesel Fuel Rebate	($4,500)	($5,361)	($5,361)	$0	($13,500)	$0
		Sub Total - PLANT OPERATIONS COSTS OP/INC	($4,500)	($5,361)	($5,361)	$0	($13,500)	$0
		Total - PLANT OPERATIONS COSTS	$3,530	($15,994)	($5,361)	($10,633)	($13,500)	$0

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G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		MATERIALS AND STOCK						
		OPERATING INCOME						
145210		Sale of Stock or Scrap	($168)	$0	$0	$0	($500)	$0
		Sub Total - MATERIALS AND STOCK OP/INC	($168)	$0	$0	$0	($500)	$0
		Total - MATERIALS AND STOCK	($168)	$0	$0	$0	($500)	$0
		SALARIES AND WAGES						
		OPERATING EXPENDITURE						
147000		Gross Salaries & Wages	$479,360	$494,045	$0	$494,045	$0	$1,438,653
147010		Less Salaries & Wages Allocated	($479,360)	($478,482)	$0	($478,482)	$0	($1,438,653)
		Sub Total - SALARIES AND WAGES OP/EXP	$0	$15,563	$0	$15,563	$0	$0
		OPERATING INCOME	$0	$0	$0	$0	$0	$0
		Sub Total - SALARIES AND WAGES OP/INC	$0	$0	$0	$0	$0	$0
		Total - SALARIES AND WAGES	$0	$15,563	$0	$15,563	$0	$0
		Total - OTHER PROPERTY AND SERVICES	**$4,311**	**$25,330**	**($5,642)**	**$30,972**	**($15,660)**	**$1,648**

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G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		TRANSFERS TO/FROM RESERVES						
		EXPENDITURE						
007167		Transfer to Affordable Housing Reserve	$0	$0	$0	$0	$0	$0
007152		Transfer to Plant Replacement Reserve	$1,932	$5,186	$0	$5,186	$0	$5,800
007162		Transfer to Building Reserve	$584	$1,399	$0	$1,399	$0	$1,750
007182		Transfer to Office Equipment Reserve	$100	$278	$0	$278	$0	$300
007202		Transfer to Road Construction Reserve	$56	$152	$0	$152	$0	$170
007225		Transfer to Staff Leave Reserve	$172	$488	$0	$488	$0	$520
		Sub Total - TRANSFER TO OTHER COUNCIL FUNDS	$2,844	$7,503	$0	$7,503	$0	$8,540
		INCOME						
007151		Transfer from Plant Replacement Reserve	$0	$0	$0	$0	($200,000)	$0
007161		Transfer from Building Reserve	$0	$0	$0	$0	($30,057)	$0
		Sub Total - TRANSFER FROM RESERVE FUNDS	$0	$0	$0	$0	($230,057)	$0
		Total - FUND TRANSFER	**$2,844**	**$7,503**	**$0**	**$7,503**	**($230,057)**	**$8,540**
		000000 (Surplus) / Deficit - Carried Forward	($1,590,000)	($1,609,875)	($1,609,875)	$0	($1,590,000)	$0
		000000 adjust to rates levied					$0	
		Sub Total - SURPLUS C/FWD	($1,590,000)	($1,609,875)	($1,609,875)	$0	($1,590,000)	$0
		Total - SURPLUS	**($1,590,000)**	**($1,609,875)**	**($1,609,875)**	**$0**	**($1,590,000)**	**$0**

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G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		OPERATING ACTIVITIES EXCLUDED FROM BUDGET						
		000000 Depreciation Written Back	($1,087)	$0	$0	$0	$0	($1,813,495)
		000000 Book Value of Assets Sold Written Back	($75,909)	$0	$0	$0	$0	($80,909)
		00000 Profit on Sale of Asset Written Back	$0	$0	$0	$0	$0	$0
		00000 Loss on Sale of Asset Written Back	$0	$0	$0	$0	$0	$0
		000000 LG House Unit Trust	$0	$0	$0	$0	$0	$0
		000000 Movement in LSL Reserve (Added Back)	$0	$0	$0	$0	$0	$0
		000000 Movement in Non-Current Leave Provisions	$0	$0	$0	$0	$0	$0
		Sub Total - ITEMS EXCLUDED	($76,996)	$0	$0	$0	$0	($1,894,404)
		Total - OPERATING ACTIVITIES EXCLUDED	**($76,996)**	**$0**	**$0**	**$0**	$0	($1,894,404)

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G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		BUILDINGS						
		HOUSING - CAPITAL EXPENDITURE						
091310		**Purchase Land & Buildings - Capital**						
091310	BC006	3327 Robinson Road Capital	$0	$0	$0	$0	$0	$15,000
		Sub Total - CAPITAL WORKS	$0	$0	$0	$0	$0	$15,000
		Total - HOUSING	$0	$0	$0	$0	$0	$15,000
		Total - BUILDINGS	**$0**	**$0**	**$0**	**$0**	**$0**	**$15,000**

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G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		PLANT AND EQUIPMENT						
		TRANSPORT - CAPITAL EXPENDITURE						
123300		**Purchase Plant & Equipment - CAPITAL**	$0	$56,313	$0	$56,313	$0	$491,895
		Sub Total - CAPITAL WORKS	$0	$56,313	$0	$56,313	$0	$491,895
		Total - TRANSPORT	$0	$56,313	$0	$56,313	$0	$491,895
		Total - PLANT AND EQUIPMENT	**$0**	**$56,313**	**$0**	**$56,313**	**$0**	**$491,895**

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G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		ROAD INFRASTRUCTURE						
		ROAD CONSTRUCTION - CAPITAL EXPENDITURE						
121310		**Road Construction - Regional Road Group**						
121310	RRG66	Robinson West Reconstruct 500m C/O pavement repairs	$0	$58,752	$0	$58,752	$0	$102,922
121310	RRB66	Robinson West Reconstruct 380m	$0	$33,693	$0	$33,693	$0	$0
121310	RRG68	RRG - Robinson West Rd SLK 26.33-26.97 P30005400	$105,000	$0	$0	$0	$0	$700,000
121310	RRG69	RRG - Oxley Road SLK 11.90-12.20 P30005401	$0	$19,227	$0	$19,227	$0	$200,000
121310	RRG70	RRG - Cartmeticup Rd Pavement Repairs and Reseal SLK 0-2	$0	$14,260	$0	$14,260	$0	$150,000
121320	x	**Road Construction - Roads to Recovery**						
121320	R2R019	R2R - Onslow Road	$0	$0	$0	$0	$0	$103,312
121320	R2R68	RTR - Douglas Road Gravel sheet and vegetation	$6,148	$916	$0	$916	$0	$83,333
121320	R2R129	RTR - Robinson West Rd Edge Repairs	$0	$635	$0	$635	$0	$82,256
121320	R2R150	RTR - Andrews Rd Reconstruct Floodway	$0	$0	$0	$0	$0	$28,703
121320	R2R151	RTR - Orchard Rd Gravel Sheet	$0	$0	$0	$0	$0	$137,140
		Sub Total - CAPITAL WORKS	$111,148	$127,483	$0	$127,483	$0	$1,587,666
		Total - ROADS	$111,148	$127,483	$0	$127,483	$0	$1,587,666
		Total - INFRASTRUCTURE ASSETS ROAD RESERVES	**$111,148**	**$127,483**	**$0**	**$127,483**	**$0**	**$1,587,666**

SHIRE OF WOODANILLING
MONTHLY FINANCIAL REPORT

G/L	JOB	Details By Function Under The Following Program Titles And Type Of Activities Within The Programme	CURRENT YEAR COMPARATIVES 31 OCTOBER 2026 Budget	Actual	CURRENT YEAR 31 OCTOBER 2026 Income	Expenditure	ADOPTED BUDGET 2026-2027 Income	Expenditure
		DRAINAGE						
102300		**Purchase Drainage Infrastructure - Capital**						
102300	DWER1	Dwer Dam Project	$45,513	$16,370	$0	$16,370	$0	$45,513
		Sub Total - CAPITAL WORKS	$45,513	$16,370	$0	$16,370	$0	$45,513
		Total - TRANSPORT - DRAINAGE	$45,513	$16,370	$0	$16,370	$0	$45,513
		Total - DRAINAGE ASSETS	**$45,513**	**$16,370**	**$0**	**$16,370**	**$0**	**$45,513**
		GRAND TOTALS	($2,186,676)	($2,042,649)	**($3,240,114)**	**$1,197,465**	**($4,997,386)**	**$4,997,386**

CATEGORY:	GOVERNANCE
DATE ADOPTED:	[DD/MM/YYYY]
NEXT REVIEW DUE:	November 2029

DOCUMENT NO:	POL-G01
DATE LAST REVIEWED:	N/A, new policy
RESPONSIBLE OFFICER:	Manager Corporate Services

LEGAL (PARENT):	*Local Government Act 1995 s2.7, s5.41, s5.42*
DELEGATION APPLICABLE:	Yes

LEGAL (SUBSIDIARY):	Nil
DELEGATION NO.:	To be allocated

COUNCIL POLICY	
TITLE:	Policy Framework
OBJECTIVE:	To establish how the Shire develops, approves, publishes and reviews its Council Policies, Organisational Directives and Procedures, and to set out the respective roles of Council and the Chief Executive Officer under the *Local Government Act 1995*.

POLICY STATEMENT

1. SCOPE

This policy applies to all Council Policies, Organisational Directives and Procedures of the Shire of Woodanilling.

It does not apply to local laws, local planning policies made under the *Planning and Development (Local Planning Schemes) Regulations 2015*, delegations, the Code of Conduct for Employees, or plans and strategies adopted by Council.

2. DEFINITIONS

(a) **Council Policy** means a policy, code or standard adopted by Council under section 2.7(2)(b) of the *Local Government Act 1995* (the Act) or any other written law.

(b) **Organisational Directive** means a document approved by the CEO under section 5.41 of the Act that directs how the Shire's administration and operations are managed, including the management of employees.

(c) **Procedure** means a document setting out the steps for carrying out a Council Policy, an Organisational Directive or an administrative process.

(d) **Administrative amendment** means a change that does not alter the intent or effect of a document, limited to updating position titles, organisation names or legislative references to reflect changes made elsewhere; correcting spelling, grammar, formatting, numbering or cross-references; updating contact details or links; and converting a document to the numbering and template set out in this policy.

3. DOCUMENT HIERARCHY

(a) **Council Policies** are determined by resolution of Council. A matter is dealt with as a Council Policy where legislation requires Council to adopt a policy, where it affects the rights, obligations or entitlements of the community, where it concerns the conduct, entitlements or obligations of Elected Members or the CEO, or where it sets the Shire's strategic position on a matter.

(b) **Organisational Directives** are approved by the CEO and deal with the management of employees and the internal operations of the Shire.

(c) **Procedures** are approved by the relevant Manager under the authority of the CEO. Procedures within the CEO's direct area of responsibility are approved by the CEO.

(d) A document must be consistent with legislation and with any higher-tier document. If there is an inconsistency, legislation prevails, followed by Council Policies, Organisational Directives and then Procedures. An Organisational Directive or Procedure cannot vary a Council Policy.

4. NUMBERING

(a) Each Council Policy and Organisational Directive is numbered with a prefix for its tier (POL or ORG), a category code and a sequential number, for example POL-F01.

(b) Council Policy categories are Governance (G), Finance (F), Community (C), Infrastructure (I) and Regulatory (R). A new Council Policy category is established when Council adopts a policy in that category. Organisational Directive categories are set by the CEO and recorded in the Policy Register.

(c) Procedures are not numbered. Each is titled with the prefix PROC followed by the process it sets out, for example PROC - Recruitment and Selection, and lists any related Council Policy, Organisational Directive or legislation in its Related Documents section.

(d) Each document is prepared using the Shire's approved template for its tier. The number of a repealed document is not reused.

5. DEVELOPING, AMENDING AND REPEALING COUNCIL POLICIES

(a) A report to Council proposing to introduce, amend or repeal a Council Policy must address:

(i) comparison with other local governments;

(ii) the likely effect on residents and whether community consultation is required;

(iii) the cost and resourcing impact;

(iv) whether a sunset clause is appropriate; and

(v) legal and statutory implications.

(b) Community consultation is undertaken for a new Council Policy, or a significant amendment, that directly affects residents, in accordance with the Shire's Community Engagement Policy.

(c) Reports proposing a new, amended or repealed Council Policy must be included in the published agenda and are not to be introduced as a late item.

(d) Council may deal with more than one Council Policy in a single report where the changes are of a similar nature, such as a scheduled review.

6. ADMINISTRATIVE AMENDMENTS

(a) The CEO may make an administrative amendment to a Council Policy under a delegation from Council, except where legislation requires the policy to be amended by Council. Any other change requires a resolution of Council.

(b) Each administrative amendment is recorded in the policy's version history and reported to Council at the next Ordinary Council Meeting.

7. ORGANISATIONAL DIRECTIVES AND PROCEDURES

(a) The CEO approves, amends and repeals Organisational Directives. The relevant Manager, or the CEO where clause 3(c) applies, approves, amends and repeals Procedures.

(b) Affected employees are consulted on new or amended directives and procedures where appropriate.

8. REVIEW

(a) Council Policies and Organisational Directives are reviewed at least every three years, unless legislation or the document itself requires a shorter period.

(b) Procedures are reviewed at least every three years, or sooner where a process, system or legislative requirement changes.

(c) Within six months after each ordinary local government election, a program for reviewing Council Policies is presented to Council.

(d) A document remains in force after its review date until it is reviewed, replaced or repealed. A review that results in no change is recorded in the version history.

9. POLICY REGISTER AND REPORTING

(a) The Manager Corporate Services maintains a Policy Register of all Council Policies, Organisational Directives and Procedures, recording each document's number, title, responsible officer, approval and review dates and status, including repealed documents.

(b) The Policy Register, including overdue reviews, is presented to the Audit, Risk and Improvement Committee annually.

10. PUBLICATION AND RECORDS

(a) Current Council Policies are published on the Shire's website.

(b) Organisational Directives and Procedures are internal documents, available to employees and made available for inspection where required by the *Freedom of Information Act 1992*.

(c) Superseded and repealed versions are retained in accordance with the *State Records Act 2000* and the Shire's Record Keeping Plan.

11. RESPONSIBILITIES

Council determines Council Policies.

The CEO approves Organisational Directives, makes administrative amendments under delegation and ensures compliance with this framework.

Managers approve and maintain Procedures and ensure their documents are reviewed on time.

The Manager Corporate Services maintains this framework, the Policy Register and templates.

Employees comply with the documents that apply to their work.

12. TRANSITION

Documents in force when this policy is adopted remain in force and continue to apply until they are converted to the numbering and templates in this policy, or are reviewed, replaced or repealed.

VERSION HISTORY

NO.	DATE	RESOLUTION / REF	SUMMARY OF CHANGES
1	[DD/MM/YYYY]	[OCM XXX/XX/XX]	New policy. Replaces Policy 1 and Policy 88.

Summary of Changes

POL-G01 Policy Framework is a new policy that replaces **Policy 1 Definitions** and **Policy 88 Policies: Process for Adopting, Amending or Repealing**. It retains the principles of both policies and adds the structure needed to manage the Shire's policy documents as separate, numbered documents across three tiers. The changes are summarised below.

Area	Current Position (Policies 1 and 88)	Proposed Position (POL-G01)
Types of document	Policy 1 notes that policies are generally adopted by Council and procedures developed by the CEO. No document types are defined.	Three tiers: Council Policies (Council), Organisational Directives (CEO) and Procedures (Managers, under the authority of the CEO). **Clause 3**
Deciding which tier	Not addressed.	A matter is a Council Policy where legislation requires it, it affects the rights, obligations or entitlements of the community, it concerns the conduct, entitlements or obligations of Elected Members or the CEO, or it sets the Shire's strategic position. **Clause 3(a)**
Order of precedence	Not addressed.	Legislation prevails, followed by Council Policies, Organisational Directives and Procedures. A lower-tier document cannot vary a Council Policy. **Clause 3(d)**
Numbering	Sequential numbers with gaps left by deleted policies, all held in a single Policy Manual.	Council Policies and Organisational Directives use a tier prefix, category code and number (for example POL-F01). Procedures are titled by the process they set out (for example PROC - Recruitment and Selection) and list their related documents. Numbers of repealed documents are not reused. **Clause 4**
Adopting, amending and repealing Council Policies	Policy 88 requires five matters to be considered and prohibits late items.	Policy 88 requirements retained, with wording updated and the consultation requirement strengthened by linking it to the Shire's Community Engagement Policy. Council may consider several policies in one report. **Clause 5**
Administrative amendments	Not addressed. Any change, however minor, requires a Council resolution.	The CEO may make defined administrative amendments (position titles, legislative references, formatting, cross-references, and converting existing documents to the new numbering and template) under a delegation from Council, except where legislation requires Council to amend the policy. Each is recorded and reported to the next Ordinary Council Meeting. **Clauses 2(d) and 6**
Organisational Directives and Procedures	Not addressed.	Approved by the CEO and relevant Manager respectively, with affected employees consulted where appropriate. **Clause 7**
Review	No framework-wide review cycle. 28 of the Shire's 58 policies have not been reviewed since 15 May 2018.	All documents reviewed at least every three years, unless legislation or the document requires a shorter period. A review program is presented to Council within six months after each ordinary election. Documents remain in force until reviewed. **Clause 8**
Register and oversight	Contents page and list of deleted policies within the Policy Manual.	Policy Register maintained by the Manager Corporate Services and presented to the Audit, Risk and Improvement Committee annually, including any documents overdue for review. **Clause 9**
Publication and records	Single Policy Manual document.	Each Council Policy published as a separate document on the Shire's website. Organisational Directives and Procedures are internal documents, available for inspection where required under the *Freedom of Information Act 1992*. Superseded versions retained under the *State Records Act*

Area	Current Position (Policies 1 and 88)	Proposed Position (POL-G01)
		2000. **Clause 10**
Responsibilities	Responsible officer abbreviations that no longer match the organisational structure (DCEO, BS, WS).	Responsibilities set out by current position title. **Clause 11**
Transition	Not addressed.	Existing documents remain in force until they are converted to the new numbering and templates, or are reviewed, replaced or repealed. **Clause 12**
Definitions	Policy 1 defines Authority and Delegation and explains what a policy is.	Definitions limited to the terms used in the framework. A Council Policy includes codes and standards Council adopts under other legislation. Delegations are excluded, as they are made under the *Local Government Act 1995* and recorded in the Delegations Register. **Clauses 1 and 2**

The general explanation of what a policy is, and the definitions of Authority and Delegation in Policy 1, have not been carried over. The distinction between policies and procedures is now set out in clause 3, and delegations are managed separately through the Delegations Register.

Implementation

It is proposed that POL-G01 is adopted, and Policies 1 and 88 are repealed, with effect from the date of the resolution, so there is no period without an adopted policy process. Existing Council Policies are not changed and remain in force under clause 12 until they are converted to the new numbering and template, or are reviewed, replaced or repealed.

Following adoption, policies that only need administrative changes will be converted by the CEO under delegation, with each conversion reported to the next Ordinary Council Meeting. Changes that alter the intent or effect of a policy, the transfer of operational policies to the CEO as Organisational Directives, and the repeal of policies that are no longer required will be presented to Council separately.

Clause 5(b) refers to the Shire's Community Engagement Policy by title, so it applies to the current Policy 84 Community Engagement and continues to apply once that policy is converted. The delegation to the CEO for administrative amendments is to be considered as a separate resolution requiring an absolute majority.

Comparison with Other Local Governments

As required by Policy 88, the proposed framework has been compared with the policy frameworks of other Western Australian local governments. Separating Council Policies from CEO-approved documents and procedures is consistent with the approach taken by Donnybrook-Balingup, Waroona, Nannup, Koorda, Katanning and Ravensthorpe. The three-year review cycle aligns with Donnybrook-Balingup, Waroona and Nannup and reflects the resourcing of a small administration.

Local Government	Document Tiers	Review Cycle	CEO Administrative Amendments
Woodanilling (proposed)	Council Policy, Organisational Directive, Procedure	3 years	Yes, under delegation, reported to Council
Donnybrook-Balingup	Council Policy, Administration Policy, Operational Procedure	3 years	Not specified
Waroona	Council Policy, Management Practice	3 years	No
Nannup	Council Policy, Executive Instruction	3 years	Yes, by the Executive
Koorda	Policy, Management Practice, Procedure	2 years	No
Katanning	Council Policy, with CEO management practices held separately	Not stated	Not stated
Ravensthorpe	Council Policy, with a separate CEO Operational Policy Manual	Annual (CEO manual)	Not applicable
Kent	Council Policy only	Annual	No

4WDL Commercial and Industrial Land Activation Plan

Proposal



Prepared for 4WDL
October 2026 (Updated)

Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork - **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Executive *Summary*

Urbis, together with our highly qualified multidisciplinary project team, welcomes the opportunity to partner with the shires of Wagin, West Arthur, Woodanilling, Williams, Dumbleyung, and Lake Grace (4WDL Group) to develop a land activation plan that enables the future economic growth of the Wheatbelt.

As a key economic region within the Wheatbelt, ensuring an adequate supply of development-ready commercial and industrial land will be critical to supporting business investment, employment growth and economic diversification across the 4WDL local governments. We recognise, however, that many sites face significant barriers to development, with the cost of servicing and activating land often exceeding current market value.

The success of this project will therefore depend on carefully balancing infrastructure investment, market demand, economic benefit and delivery feasibility. This includes strategically considering the industries, businesses and employment-generating activities best placed to be supported through land activation, and identifying where government intervention can unlock opportunities that would otherwise remain undeveloped.

Our development advisory team brings deep expertise in commercial and industrial precinct planning, market analysis, feasibility modelling, infrastructure and servicing assessment, and development strategy. We work across the full lifecycle of commercial and industrial assets, from structure planning and rezoning through to delivery, staging and optimisation. This ensures that strategic intent is grounded in commercial and delivery reality.

We are also leading advisors to local governments on investment and land asset strategy, with a strong understanding of governance, risk, funding pathways and business case development. This experience ensures our advice is practical, evidence-based and aligned with LGA decision-making and legislative requirements.

Drawing on our experience delivering regional commercial and industrial developments across Western Australia, we bring a strong appreciation of the market, infrastructure and delivery dynamics unique to this context. These insights have informed the structured and outcomes-focused approach outlined in this submission.

We thank the 4WDL Group for the opportunity to respond to this strategically important project and look forward to working collaboratively to unlock commercial and industrial land development across each shire and support the Wheatbelt's continued economic growth.



Tim Connoley
Partner, Urbis
0437 847 710
tconnoley@urbis.com.au

Why us?

Our team is committed to work closely and collaboratively with you and stakeholders.

We are...

Urbis experts providing local and national expertise across infrastructure, property, urban planning, design, heritage and economics.

We have partnered with Edgeloe Engineering, a civil engineering consultancy with a breadth of experience supporting the planning and delivery of regional commercial and industrial estates.

"We combine regional commercial and industrial estate planning, market analysis and development strategy with local government property expertise"

Commercial + Industrial precinct expertise

We deliver successful industrial estates in regional WA

We are a leading advisor on commercial and industrial land strategy, subdivision planning and estate feasibility across Western Australia. Our team has supported the planning, structuring and delivery of 20+ regional commercial and industrial estates – navigating complex servicing environments, market volatility and infrastructure cost pressures.

Local knowledge

We understand the Wheatbelt's commercial and industrial land dynamics

Our team brings a strong track record working in the Wheatbelt. We understand the commercial and industrial markets and economic drivers, the site and delivery considerations, the implications of different subdivision delivery approaches, and the cyclical nature of some demand sectors and proponent variability. This local grounding ensures our recommendations are realistic, financially defensible and tailored to the region's operating environment.

Credibility and independence

We guide confident local government decision making

We are trusted advisors to more than 30 local governments across Western Australia. Councils rely on our work to support major capital investment decisions, business cases, asset optimisation strategies and partnership models consistent with the Local Government Act. Our independence, commercial acumen and experience advising private-sector operators and investors gives us a balanced perspective that strengthens Council confidence in decision-making. Our deliverables are structured to be defensible, implementable and ready for Council consideration.

Property development expertise

We bring commercial and financial acumen and property development expertise

We routinely undertake development feasibility assessments, concept testing, market sounding and financial modelling to determine the most viable delivery models and development options. Our work supports optimising land yield without over-capitalising infrastructure, managing development risk exposure, structured staging to align with absorption and unlocking of private sector participation where appropriate.

Contents

For ease of reference, the proposal is structured as outlined below.

01 Our *understanding* of your needs

Our understanding of the scope of work and an overview of our capability.

02 Relevant *experience*

Detailed description of our relevant experience. This also includes our references from prior work.

03 Methodology

Our detailed approach to delivering the services you require, focusing on how we'll work with you and what set our strategy development approach apart.

04 Capacity to *Deliver*

Our capabilities and capacity to deliver the work, including the proposed team structure and CVs of key personnel.

05 Price

Our proposed fees.

Project appreciation

We understand that the purpose of this project is to both identify commercial and industrial land opportunities, and to establish a clear and evidence-based plan for investment in the activation of priority sites across the six participating local governments.

The region's future economic growth will depend on its ability to provide a supply of development-ready commercial and industrial land capable of supporting investment, business expansion and job creation. While opportunities exist across a range of uses including agribusiness, logistics, transport, mining and mining services, renewable energy, manufacturing, value-adding and processing, and other employment-generating service industries, many strategically important sites face barriers to development due to infrastructure servicing requirements, market constraints and feasibility challenges.

Central to this will be quantifying the gap between development costs and underlying market value, identifying where this gap is constraining private sector delivery, and assessing the role government investment can play in bringing strategically important land to market.

Based on the brief, the plan must provide a robust justification for public investment by demonstrating the economic, employment and industry benefits that would result from site activation.

This requires a site-specific assessment of development potential, infrastructure requirements, activation costs and delivery pathways, alongside a clear understanding of the regional industries, investment drivers and long-term economic priorities that underpin future demand for industrial and commercial land.

The final plan should provide a practical roadmap for activating priority sites across the 4WDL region, identifying where investment can unlock private sector development, support regional diversification and create enduring economic benefits for local communities, the Wheatbelt and Western Australia more broadly.

We see this project as an opportunity to ensure that investment decisions are informed by a robust understanding of costs and benefits, land activation efforts support regional economic diversification, and public investment delivers lasting economic and employment outcomes for the Wheatbelt.



Understanding of the scope

It is our understanding that the 4WDL Group – the Shires of Wagin, West Arthur, Woodanilling, Williams, Dumbleyung and Lake Grace – is seeking to identify commercial and industrial land opportunities and establish a clear, evidence-based framework for investment in the activation of priority sites across the six participating local governments.

The project is intended to quantify the gap between the cost of activating land and its underlying market value, and to demonstrate where targeted government investment can bring strategically important land to market and unlock private sector delivery.

Our scope of works follows four integrated phases.

Phase 1: Project Inception and Strategic Review

Confirming project objectives, governance, reporting and information requirements with the 4WDL project group, and reviewing existing work, having regard to:

- Local and regional strategic planning and economic development documents;
- Previous land, engineering, servicing and feasibility investigations; and
- A targeted engagement and market-sounding plan to capture local knowledge and external market evidence.

This phase will establish a shared understanding of regional priorities, known opportunities, information gaps and project risks.

Phase 2: Economic, Industry and Market Assessment

Assessing the economic drivers, priority industries and land requirements across the 4WDL region in order to:

- Translate projected industry growth into indicative land requirements;
- Develop demand scenarios reflecting different growth and investment outcomes;
- Audit existing and planned commercial and industrial land supply; and
- Test findings with industry, landowners, agencies and infrastructure providers.

Phase 3: Site Assessment, Activation Gap and Prioritisation

Undertaking a high-level assessment of up to four opportunities per local government area, followed by more detailed investigation of up to two shortlisted sites per local government area, covering planning, infrastructure and servicing requirements, indicative activation works and order-of-magnitude costs.

This phase includes a broad assessment of the gap between activation costs and current market value, together with the key assumptions, exclusions and risk allowances required to support transparent decision-making.

This phase will culminate in an agreed short, medium and long-term activation pipeline.

Phase 4: Priority Opportunity Profiles and Investment Rationale

Preparing investment-ready profiles for each priority opportunity that articulate the strategic role, target industries, activation requirements, indicative costs, economic and employment benefits, potential funding and partnership pathways, and recommended next steps.

We understand that the project will require close collaboration with the 4WDL project group, targeted stakeholder engagement, and reporting suitable for council consideration.

This scope requires integrated expertise across economic and market analysis, precinct planning, civil and servicing coordination, feasibility modelling and development strategy. Our team structure reflects this multidisciplinary requirement and is designed to ensure that outcomes are both strategically aligned, and commercially viable, ready to transition into delivery.

02

Relevant *experience*

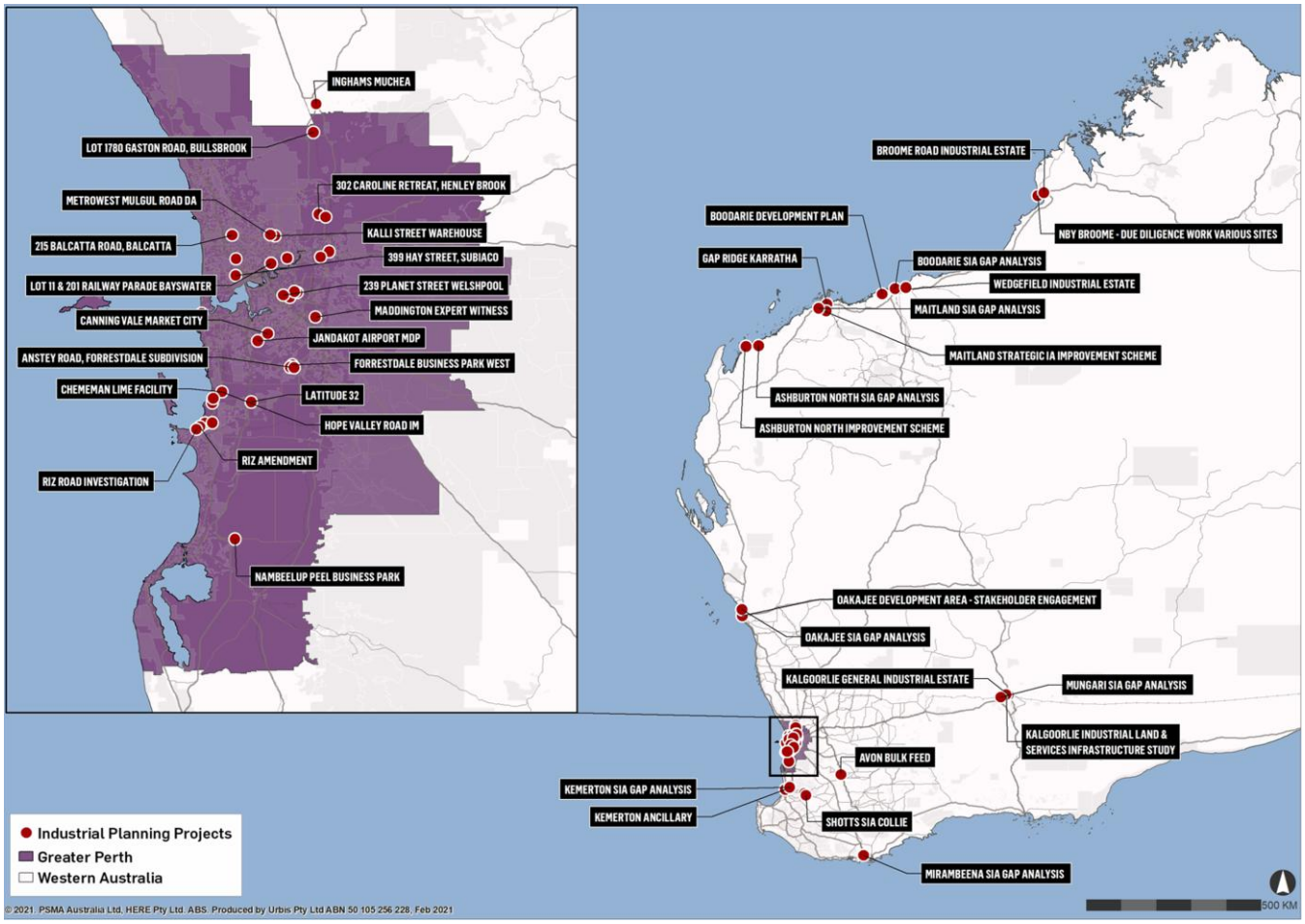
Our project *experience*

Our mission is to shape cities, regions, and communities for a brighter future. Practically, this means partnering with government agencies and the private sector to drive bold changes that create competitive economies. Our work spans significant strategy, policy, program, and design outcomes across communities and cities in Australia and Asia.

To enhance our expertise, we have teamed up with Edgeloe Engineering. This partnership strengthens our ability to deliver innovative solutions to complex industrial estates.

The following project examples demonstrate the depth of experience our Urbis team members bring to similar projects.

Senior team members will play active roles in this project, ensuring that their extensive experience is directly applied. We have a consistent track record of delivering successful outcomes on similar projects, within the specified timeframes and budgets. We encourage you to contact our referees to learn more about our capabilities and commitment to excellence.



Our project *experience (cont.)*

Project	Client	Development Advisory	Industrial / Commercial	Regional WA
Peel Business Park	DevelopmentWA	✓	✓	
Gap Ridge Industrial Estate	DevelopmentWA	✓	✓	✓
Kingsford Smith Industrial Estate	Town of Port Hedland	✓	✓	✓
Kingsford Smith Industrial Estate	Town of Port Hedland	✓	✓	✓
Hedland Junction Industrial Estate	DevelopmentWA	✓	✓	✓
Broome Road Industrial Estate	DevelopmentWA	✓	✓	✓
Latitude 32 Industrial Estate	DevelopmentWA	✓	✓	
Coolangatta Industrial Estate	DEED	✓	✓	✓
Oakajee SIA	DevelopmentWA	✓	✓	✓
Boodarie SIA	DevelopmentWA	✓	✓	✓
Busselton Gateway Industrial Estate	Satterley	✓	✓	✓
Jandakot Airport Industrial Estate	Dexus	✓	✓	
Busselton Airport Property Strategy	City of Busselton	✓	✓	✓
Busselton Employment Lands Strategy	City of Busselton	✓	✓	✓
Busselton Employment Lands Strategy	City of Busselton	✓	✓	✓
Perth Airport Property Strategy	PAPL	✓	✓	
Yerriminup Strategic Industrial Area	DevelopmentWA	✓	✓	✓
Forrestdale Business Park	DevelopmentWA	✓	✓	
Canning Vale Industrial Area	City of Canning	✓	✓	
Busselton Futures	City of Busselton	✓	✓	✓
Busselton Futures	City of Busselton	✓	✓	✓
Capel and Boyanup Land Activation Business Case	Shire of Capel & SWDC	✓		✓
Carnarvon Land Activation Business Case	Shire of Carnavon & GDC	✓		✓
Esperance Land, Housing and Accommodation Strategy	Shire of Esperance & GEDC	✓		✓
Newman Land Supply Analysis	DevelopmentWA	✓	✓	✓
Gascoyne Land Supply Analysis	DevelopmentWA	✓	✓	✓
Kalgoorlie-Boulder Land and Housing Position Paper	KBCCI, City of Kalgoorlie-Boulder and GEDC	✓		✓

DevelopmentWA Industrial Estates

Client:	DevelopmentWA
Project Dates:	2010-Ongoing
Location:	WA

The development of industrial areas, particularly in the regions, has been the remit of DevelopmentWA for a number of years.

Urbis has worked alongside DevelopmentWA in the site identification, feasibility assessments, structure planning, subdivision processes and design guideline development/assessment in order to facilitate industrial development in a manner which is both robust and flexible. The approach developed by Urbis in facilitating industrial estates recognises the changing market drivers and proponent requirements in the realm industrial development which can span a number of years. Ensuring outcomes are implementable on the ground, and can be adapted to meet the changing needs.

This project demonstrates our:

- Ability to identify and report on the key opportunities, constraints and infrastructure requirements to support industrial development.
- Understanding industrial drivers, and operational requirements for Industrial areas.
- Ability to identify the key steps required in taking the industrial area to the next stage. Ensuring the next steps are feasible and implementable.
- Preparation of planning frameworks including rezonings and structure planning
- Preparation of subdivision documentation and facilitation of approvals subject to appropriate conditions.

Project Description

Urbis has developed a sound understanding of the feasibility and implementation requirements of industrial development having worked alongside DevelopmentWA and a range of technical consultants on numerous estates over the past 15 years. Such as:

- Peel Business Park
- Gap Ridge Industrial Estate
- Wedgefield / Hedland Junction Industrial Estate
- Broome Road Industrial Estate
- Latitude 32 Industrial Estate

Urbis' approach to these estates has included:

- Industrial site identification, review of opportunities and constraints and market and feasibility analysis
- Establishing appropriate strategic and statutory planning frameworks including local planning strategy and scheme amendments and structure planning
- Undertaking options analysis and subdivision concepts
- Facilitation of subdivision approvals



Coolangatta Industrial Estate

Client:	Department of Energy and Economic Diversification (formerly Department of Jobs, Tourism, Science and Innovation)
Project Dates:	2021-Ongoing
Location:	Collie, WA

The realisation of the Coolangatta Industrial Estate provides key opportunities for the diversification of Collie, recognising the transition of the locality away from Coal.

Urbis worked collaboratively with State and Local government to understand the infrastructure, development requirements and market drivers for development of a specialist industrial hub in Collie.

This investigative process prior to undertaking the planning for the site has allowed for the establishment of a robust framework which will facilitate a wide range of industrial uses within the Collie locality.

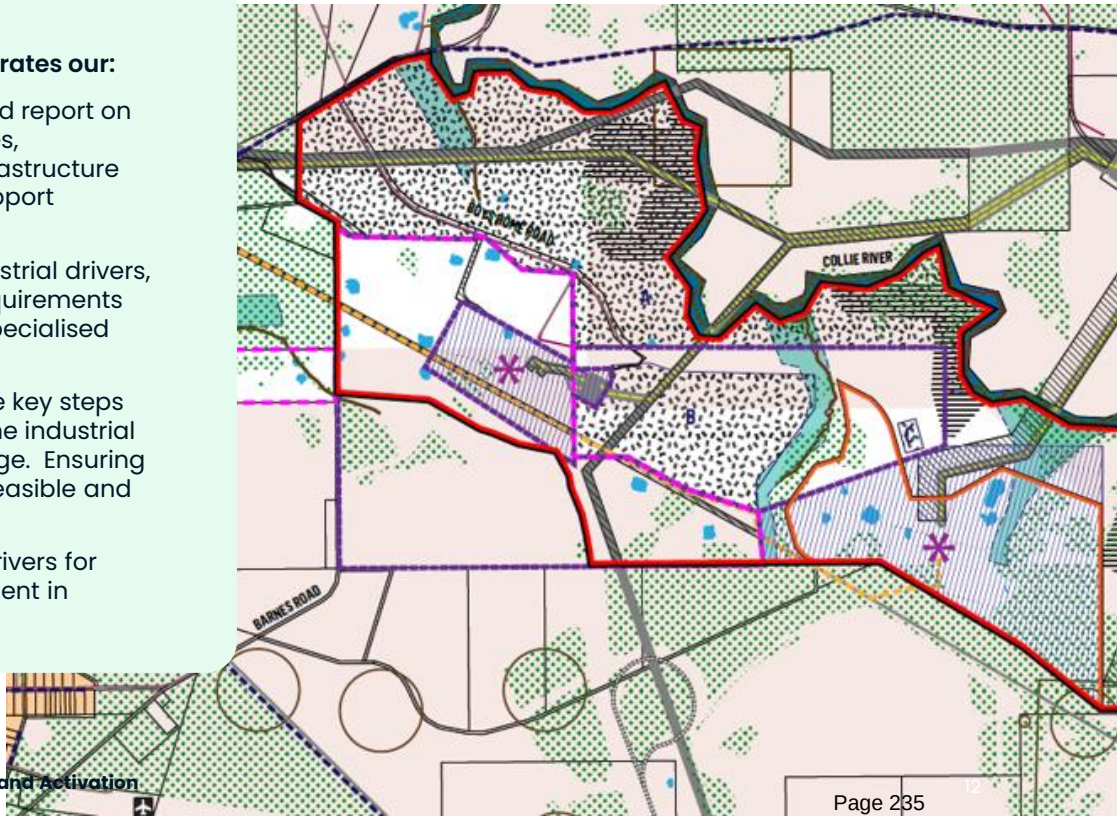
Project Description

Building upon the SIA Gap Analysis assessments undertaken in 2022, Urbis undertook an initial Industrial Land Use Capability Study for the Coolangatta Industrial Estate. The study undertook a deep dive into the site context, conditions and constraints for infrastructure and land assembly within the area surrounding the power stations. The report synthesised the land use and infrastructure information to identify the actions to deconstrain the land and the provision of utilities and the order-of-magnitude costs to deliver identified industrial development.

The completion of the study facilitated the next steps in informing the Coolangatta Industrial Area Structure Plan. The project teams understanding of the industrial drivers, site constraints and the need for Government to meet key objectives allowed for the development of a planning framework that maximised the development potential for the site, whilst recognising the environmental constraints and relationships with existing operations. The Coolangatta Structure Plan has been endorsed subject to modifications which are currently being undertaken.

This project demonstrates our:

- Ability to identify and report on the key opportunities, constraints and infrastructure requirements to support development.
- Understanding industrial drivers, and operational requirements for Industrial and Specialised Industrial Hubs.
- Ability to identify the key steps required in taking the industrial area to the next stage. Ensuring the next steps are feasible and implementable.
- Understanding of drivers for industrial development in regional localities.



Kingsford Smith Business Park

Client:	Town of Port Hedland
Year:	2026 (ongoing)
Location:	South Hedland, WA

The Kingsford Smith Business Park is a light industrial / service commercial employment centre located within Port Hedland. The first stage has been delivered with stage two currently in the process of being developed. There are significant infrastructure and market considerations that can development complex for the site.

Urbis are currently engaged by the Town of Port Hedland in to provide a subdivision strategy to inform stages three and four of the development of Kingsford Smith Business Park. This strategy is being informed by market research, stakeholder engagement and an engineering assessment to help deliver the remaining stages .

Our analysis has helped identify what targeted opportunities the Town should focus on to ensure that they can deliver a practicial, developable outcome for the remaining stages of the business park.

Project Description

Urbis are engaged by the Town of Port Hedland to develop a subdivision strategy that will guide the delivery of Stages 3 and 4 of Kingsford Smith Business Park.

Our analysis has demonstrated the opportunity for this area to support market demand for light industrial lots sized predominantly between 2,000-6,000 sq.m. Our analysis has also identified an opportunity to support some level of service commercial / large format retail fronting Wallwork Rd / Great Northern Highway.

These opportunities have been identified through detailed industrial market research and targeted stakeholder engagement with prospective tenants, agents and relevant government agencies. These opportunities are currently being bought to life through concept design and an engineering / servicing assessment.

This analysis will all be tied together to come up with a comprehensive subdivision strategy that helps mitigates risk for the Town of Port Hedland, provides a clear development pathway and connects them with potential tenants to support Kingsford Smith Business Park.

This project demonstrates our:

- Proven ability to identify and assess key opportunities, constraints, and infrastructure requirements that support industrial development.
- Strong understanding of industrial market drivers that support regional industrial areas.
- Ability to define practical, feasible, and implementable next steps to progress industrial precincts through the development lifecycle.
- Deep understanding of the factors influencing industrial development and investment in regional locations..





Newman Land Supply Analysis



Client:	DevelopmentWA
Project Dates:	2025
Location:	Newman, WA

In August 2025, Urbis were engaged by DevelopmentWA to provide an independent , evidence-based analysis of the industrial and residential land need in Newman. This analysis will be used to prioritise DevelopmentWA's development strategy and assist in securing State Government funding for development activities in the township.

We modelled potential future growth scenarios for Newman for this study. This informed our assessment of current and planned industrial and residential land capacity, helping to identify potential gaps and timing pressures. We also examined delivery challenges and provided recommendations and project priorities to guide land development and meet the community's needs over the short, medium, and long term.

We additionally engaged with potential industrial tenants through market sounding and captured estate and lot needs.

Busselton Gateway Industrial Park



Client:	Satterley
Project Dates:	2024
Location:	Busselton, WA

Busselton Gateway Industrial Park is a newly planned industrial subdivision located adjoining the Busselton Margaret River Regional Airport.

Urbis was engaged to prepare a market assessment to inform future staging, lot design, pricing and feasibility considerations.

This study provides an evidence-based assessment of potential industrial opportunities. In particular, the study sought to understand:

- The economic and population drivers which will influence industrial demand;
- The demand for industrial land and take-up from different industrial sectors within the wider area (including service commercial, light industry and general industry areas);
- The industrial land supply outlook and competitive positioning of the subject site;
- The tenant type opportunities and lot and built form requirements; and
- Staging, mix and pricing opportunities for the remainder of the industrial area.

Gascoyne Land Supply Analysis



Client:	DevelopmentWA
Project Dates:	2026
Location:	Gascoyne, WA

Urbis was engaged to evaluate the need for, timing of and economic rationale for delivering additional residential and industrial land across the Gascoyne region.

DevelopmentWA is reviewing its strategic roll-out of residential and industrial land across the Gascoyne. Urbis was engaged to provide an independent assessment of future residential demand in Exmouth, Carnarvon and Denham, and industrial demand in Carnarvon and Gascoyne Junction.

This assessment explored historical demand, the outlook for economic growth, employment and industrial land need, including the key sectors driving demand and expected to influence future demand.

A review of industrial supply and status was undertaken to determine need for additional serviced industrial lots.

The economic benefits and a prioritisation framework were additionally undertaken.

Yerriminup Industrial Area



Client:	DevelopmentWA
Project Dates:	2020-21
Location:	Yerriminup, WA

The Yerriminup Industrial Area is a composite 193ha undeveloped industrial landholding located 5km south of Mount Barker and 40km north of Albany.

Urbis was engaged to prepare a market study to inform concept planning, subdivision design and delivery of this industrial area.

This study provides an evidence-based assessment of potential agribusiness industries that would be attracted to the Yerriminup Industrial Area. In particular, the study sought to understand:

- The opportunities for this site to accommodate agribusinesses over the short, medium and long term;
- The optimal lot mix and staging; and
- Strategies to support land development.

This study included market sounding and detailed analysis to determine tenant opportunities and associated lot and servicing requirements. A core part of this work was understanding how alternative lot servicing and site works scenarios would influence demand.

Capel & Boyanup Land and Housing Activation Business Case



Client:	Shire of Capel & SWDC
Project Dates:	2023
Location:	Capel & Boyanup, WA

The Shire of Capel engaged Urbis to undertake an options analysis and business case to support the delivery of land and housing in the towns of Capel and Boyanup.

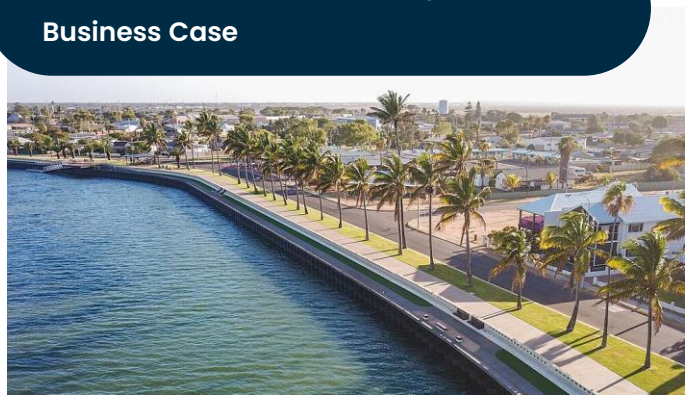
The study considered site constraints and opportunities, engaged widely with government and non-government stakeholders, assessed current market conditions and sought to understand demand for land in both towns. The multidisciplinary team included Urbis property economists and planners, as well as subconsultant engineers.

The report included assessing development constraints of identified sites, costings and feasibility modelling and identification of preferred solutions to address housing and land constraints.

The outcome of the study was a clearly defined 'ask' to State Government for funding for enabling infrastructure to unlock land that is currently constrained for urban development.

Enabling infrastructure investment has been subsequently supported by State Government.

Carnarvon Land and Housing Activation Business Case



Client:	Shire of Carnarvon & GDC
Project Dates:	2023-24
Location:	Carvarvon, WA

Urbis was appointed to prepare a business case to support the delivery of the next 100 homes in Carnarvon. This target was identified by the Shire of Carnarvon as a near term goal to attract investment to the region.

The study sought to understand opportunities to address market failure and find practical and implementable initiatives that can accelerate and support the delivery of 100 homes.

Though this project, Urbis worked collaboratively with GDC and the Shire of Carnarvon to deliver a strategic business case which identifies and demonstrates the problem (i.e.lack of housing and negative flow-on effects); describes a preferred solution to deliver 100 homes in Carnarvon; identifies opportunities for partnerships and innovation which could minimise financial impact, optimise feasibility and/or assist in the attainment of the project's objectives; assesses the financial implications to deliver preferred solution; demonstrated the economic impacts, including job creation and community benefits; and includes implementation strategies to guide next steps, roles and responsibilities.

References

Name of Referee:	David Cooper
Organisation Name of Referee:	DevelopmentWA
Relevant Project:	Hedland Junction Structure Plan and Subdivision & Peel Business Park
Contact Telephone Number of Referee:	0458 155 711
Contact Email Address of Referee:	David.Cooper@developmentwa.com.au

Name of Referee:	Brenton Pham
Organisation Name of Referee:	DevelopmentWA
Relevant Project:	Newman Land Supply Analysis; Gascoyne Land Supply Analysis
Contact Telephone Number of Referee:	08 6200 4225
Contact Email Address of Referee:	Brenton.Pham@developmentwa.com.au

Name of Referee:	Marcel Bridge
Organisation Name of Referee:	City of Melville (formerly Serpentine-Jarrahdale)
Relevant Project:	Jarrahdale Strategic Site, Byford Admin, Applecross Strategic Site
Contact Telephone Number of Referee:	08 9364 0632
Contact Email Address of Referee:	Marcel.bridge@melville.wa.gov.au

03

Methodology

Our approach

Phase 1: Project Inception and Strategic Review

Oct 26 – Nov 26

ACTIONS

- Review existing planning, economic development and infrastructure strategies, confirm priority opportunities and establish a shared understanding of project objectives.

OUTCOMES

- A consolidated understanding of regional priorities, existing work, stakeholder objectives and the commercial and industrial land opportunities to be assessed.

Phase 2: Economic, Industry and Market Assessment

Nov 26 – Dec 26

ACTIONS

- Analyse regional economic drivers, industry growth opportunities, commercial and industrial land demand, and market conditions across the 4WDL region.

OUTCOMES

- An evidence-based understanding of future land requirements, priority industry sectors and the opportunities best positioned to support regional economic growth.

Phase 3: Site Assessment, Activation Gap and Prioritisation

Dec 26 – Jan 26

ACTIONS

- Undertake a high-level assessment of up to four opportunities per local government area, followed by more detailed investigation of up to two shortlisted sites per local government area.

OUTCOMES

- A prioritised pipeline of opportunities supported by site-specific analysis of planning, infrastructure, activation costs, commercial feasibility and delivery requirements.

Phase 4: Priority Opportunity Profiles and Investment Rationale

Jan 26 – Feb 26

PURPOSE

- Prepare investment-ready opportunity profiles for priority sites that articulate their strategic role, economic benefits, activation requirements and recommended next steps.

OUTCOMES

- A suite of priority opportunity profiles that establish the rationale for investment, identify practical activation pathways and provide an evidence base for future advocacy, funding and implementation discussions.

Our Methodology

Phase 1: Project Inception and Strategic Review

Task		Actions	Outcomes
1.1	**Inception Meeting**	We will commence the project with an inception meeting involving the 4WDL project group and representatives from the six participating local governments. The meeting will confirm: ▪ The intended purpose and outcomes of the study ▪ The economic opportunities the project is seeking to unlock ▪ Known commercial and industrial land opportunities ▪ Priority industries and potential proponents ▪ Existing work, available data and technical information ▪ The proposed site assessment and prioritisation process ▪ Stakeholder engagement and market-sounding requirements ▪ Project governance, reporting, milestones and review processes ▪ Initial project risks and information dependencies The meeting will also confirm the initial list of sites and establish a consistent information request for each local government.	▪ Agreed project objectives, scope, methodology and deliverables ▪ Confirmed sites and opportunities for assessment ▪ Agreed governance, project management and communication arrangements ▪ Identification of information needs, project risks and success criteria
1.2	**Project Plan and Progress Updates**	Following inception, we will prepare an updated project plan covering: ▪ Project objectives and intended outcomes ▪ Agreed tasks and responsibilities ▪ Key contacts and stakeholder interfaces ▪ Information requests and dependencies ▪ Project meetings and workshops We have provided allowance for fortnightly progress updates (via email or, as required, on-line meetings) and correspondence in addition to milestone meetings noted within the tasks below.	▪ Agreed process for managing the commission ▪ Ongoing coordination across the participating local governments ▪ Timely identification and resolution of project issues ▪ Clear review points for analysis and recommendations
1.3	**Strategic Document and Data Review**	We will review and synthesise relevant information provided by the participating local governments and other available sources, including: Information that can inform the subsequent tasks; ▪ Local and regional strategic planning documents, including structure plans and economic development plans. ▪ Previous land, engineering, servicing and feasibility investigations ▪ Available cadastral, mapping and site information	▪ Consolidated understanding of existing work ▪ Identification of strategic priorities and common regional themes ▪ Identification of local differences and site-specific considerations ▪ Clear information-gap register to guide subsequent investigations

Methodology

Phase 1: Project Inception and Strategic Review

Task		Actions	Outcomes
1.4	**Engagement and Market-Sounding Plan**	We will prepare a targeted engagement plan identifying: ▪ Engagement objectives ▪ Key stakeholder groups ▪ Information and assumptions to be tested Potential stakeholders may include: ▪ Participating local governments ▪ Wheatbelt regional organisations ▪ DevelopmentWA ▪ Relevant State Government agencies ▪ Utility and infrastructure providers ▪ Existing businesses and major employers ▪ Industry associations ▪ Landowners ▪ Potential occupiers ▪ Developers and investors	▪ Agreed engagement program ▪ Targeted process for capturing local knowledge ▪ Clear approach to obtaining external market evidence ▪ Coordination of stakeholder contact across the six local governments

Methodology

Phase 2: Economic, Industry and Market Assessment

Task		Actions	Outcomes
2.1	**Economic Drivers and Investment Outlook**	We will assess the economic and investment drivers likely to influence commercial and industrial land requirements across the 4WDL region. The analysis will consider: ▪ Regional economic and employment structure ▪ Historical industry and workforce trends ▪ Existing industry clusters and supply chains ▪ Major businesses and employment nodes ▪ Known and prospective private investment ▪ Emerging sectors that could be key future demand drivers ▪ Population and workforce trends relevant to business growth ▪ Regional strengths, comparative advantages and constraints The analysis will distinguish between broad strategic opportunities and industries with a credible connection to identified sites, infrastructure, supply chains or prospective investment.	▪ Understanding of current and future economic drivers ▪ Identification of potential emerging industries. ▪ Evidence connecting land activation with regional economic priorities ▪ Initial understanding of the scale, type and location of potential land requirements

2.2	**Commercial and Industrial Land Assessment**	Building on the economic and industry analysis undertaken in Task 2.1, we will develop a forward-looking assessment of commercial and industrial land requirements across the 4WDL region.
		This will include:
		▪ Translating projected industry growth opportunities into indicative land requirements.
		▪ Review of existing industrial and commercial land supply across the region, including:
		  ▪ Existing zoned land that is available to support future demand
		  ▪ Planned future land releases
		▪ Comparing projected future demand with available and planned land supply to identify:
		  ▪ Potential shortfalls in industrial and commercial land
		  ▪ Mismatches between industry requirements and available land
		  ▪ Locations where supply may be insufficient to support future growth
			▪ Evidence-based forecasts of future commercial and industrial land requirements.
			▪ Understanding of the quantity, type and location of land required to support future economic growth.
			▪ Comprehensive audit of existing and planned commercial and industrial land supply.
			▪ A clear rationale for why additional land activation and infrastructure investment may be required across the 4WDL region.

Methodology

Phase 2: Economic, Industry and Market Assessment

Task		Actions	Outcomes
2.3	**Stakeholder Engagement and Market Sounding**	Targeted stakeholder engagement and market sounding with 4 to 6 key stakeholders, will validate the economic analysis, demand scenarios and supply audit. Discussions will test: ▪ Existing business expansion requirements. ▪ Prospective investment and development opportunities. ▪ Preferred locations and site attributes. ▪ Lot size and servicing requirements. ▪ Infrastructure and planning constraints. ▪ Infrastructure-provider requirements and limitations. ▪ Government agency priorities and potential involvement. The engagement will distinguish between general expressions of interest and opportunities supported by a defined business requirement, investment pathway or realistic timeframe. Findings will be used to refine: ▪ Future land-needs scenarios. ▪ Assumptions regarding the timing and characteristics of demand. ▪ Assessment of available and planned supply. ▪ Identification and evaluation of potential activation sites.	▪ Validation of economic, demand and supply findings. ▪ Direct evidence of industry and business requirements. ▪ Improved understanding of the timing and certainty of potential demand. ▪ Identification of barriers, enabling conditions and potential delivery partners. ▪ Refined land-needs scenarios and supply-gap findings.
2.4	**Findings Workshop**	We will facilitate a workshop with the 4WDL project group to present and test: ▪ Regional and local economic findings. ▪ Priority industry opportunities. ▪ Future industrial land-needs scenarios. ▪ Existing and planned land supply. ▪ The timing and nature of potential supply gaps. ▪ Evidence of unmet business and industry requirements. ▪ Preliminary implications for nominated and independently identified land opportunities. ▪ Proposed site-screening criteria. The workshop will confirm the key economic and land-supply findings before the project moves into site assessment.	▪ Shared understanding of the economic and land-supply evidence. ▪ Validation of future demand scenarios. ▪ Agreement on the key future land-supply gaps and timing considerations. ▪ Confirmed criteria for the high-level assessment of potential sites.

Methodology

Phase 3: Site Assessment, Activation Gap and Prioritisation

Task		Actions	Outcomes
3.1	**Opportunity Identification and Screening**	Each participating local government will be invited to nominate up to three commercial and industrial land opportunities for consideration. Where fewer opportunities have been identified locally, Urbis will supplement the assessment through an independent review of strategic land opportunities informed by: ▪ Findings from the future land needs assessment. ▪ Existing and planned commercial and industrial land supply. ▪ Strategic planning documents. ▪ Infrastructure accessibility. ▪ Industry requirements. ▪ Development opportunities and constraints. This process is expected to generate a longlist of up to 18 opportunities across the six participating local government areas. A high-level strategic assessment will then be undertaken to identify opportunities with the strongest potential to accommodate future industrial and commercial land requirements. The assessment will consider: ▪ Strategic alignment. ▪ Industry demand and market need. ▪ Ability to address identified future land supply gaps. ▪ Site suitability and accessibility. ▪ Development readiness. ▪ Known infrastructure constraints. ▪ Potential economic significance. ▪ Likely timing of development. Following consultation with the Project Steering Group, one site per local government area (six sites in total) will be shortlisted for more detailed investigation.	▪ Longlist of up to four opportunities per local government area. ▪ Consistent strategic assessment of opportunities across the 4WDL region. ▪ Identification of the most strategically significant opportunities. ▪ Shortlist of up to two opportunities per local government area for more detailed assessment.

Methodology

Phase 3: Site Assessment, Activation Gap and Prioritisation

Task	Actions	Outcomes
3.2 Site Opportunities and Activation Assessment	For each shortlisted site, we will undertake a proportionate assessment of development opportunities, activation requirements and delivery considerations. The assessment will include: • Role of the site in meeting identified future land requirements. • Site suitability for target industries. • Planning and development considerations. • Infrastructure and servicing requirements. • Key constraints and risks. • Indicative activation works. • Order-of-magnitude activation costs, quantifying the investment required to bring each site to a development-ready standard. • Indicative market conditions and development potential. • Broad assessment of the gap between activation costs and current market value. • Potential staging and delivery considerations. Rather than detailed feasibility analysis, the assessment will focus on understanding the key barriers to development and the types of interventions likely to be required to unlock each opportunity. Subdivision concepts and more detailed costings can be provided on request.	▪ Understanding of site-specific development opportunities and constraints. ▪ Identification of infrastructure and servicing requirements. ▪ Indicative activation costs and development challenges. ▪ Understanding of the scale and nature of activation barriers. ▪ Preliminary assessment of potential intervention requirements.
3.3 Prioritisation Framework	Building on the site assessment findings, we will develop a consistent framework for evaluating and prioritising shortlisted opportunities across the 4WDL region. The framework will consider: • Alignment with local and regional economic development objectives. • Ability to address identified future commercial and industrial land supply requirements. • Suitability for priority industries and employment-generating activities. • Strategic location and accessibility. • Development readiness. • Scale and complexity of activation requirements. • Indicative feasibility and activation gap. • Potential economic and employment outcomes. • Deliverability and implementation risk. • Likely timing of development and market readiness. A prioritisation workshop will be held with the Project Steering Group to review the findings, validate assumptions and confirm the preferred project pipeline.	▪ Transparent and consistent assessment of shortlisted sites. ▪ Understanding of the relative priority of opportunities within each local government area. ▪ Identification of opportunities capable of supporting broader regional economic objectives. ▪ Short, medium and long-term activation pipeline. ▪ Agreed basis for the preparation of the Investment and Delivery Framework.

Methodology

Phase 4: Priority Opportunity Profiles and Investment Rationale

Task		Actions	Outcomes
4.1	**Priority Opportunity Profiles and Investment Rationale**	Drawing together the findings of the economic analysis, future land needs assessment and site investigations, we will prepare a concise profile for each shortlisted opportunity. Each profile will summarise: • Strategic role and intended land use. • Target industries and economic opportunities. • Alignment with identified future land requirements. • Key development constraints and activation barriers. • Infrastructure and servicing requirements. • Indicative activation costs and feasibility considerations. • Potential economic and employment benefits, informed by economic modelling of employment generation, private investment attraction, industry and supply chain impacts, and regional output. • Recommended interventions. • Potential funding and partnership opportunities. • Potential role of DevelopmentWA and other government agencies. • Indicative timing, risks and next steps. The profiles will provide a consistent basis for comparing opportunities and establishing the rationale for future investment and intervention.	▪ Clear and consistent profiles for priority opportunities. ▪ A clear economic rationale for government investment, supported by the quantified investment required to bring priority sites to market. ▪ Understanding of the economic, employment and investment benefits associated with activation. ▪ Recommended actions and pathways for progressing priority sites.

Project timeline

The below is an indicative program based on the assumption the project inception kicks off in mid-September.

Upon confirmation of engagement, we are happy to collaborate with the 4WDL project group to fine-tune the program to better suit your needs.

Phases / Deliverables	OCT 26th	NOV 9th	NOV 23rd	DEC 7th	Dec 21st	Jan 4th	Jan 18	Feb 1st
Phase 1: Project Inception and Strategic Review								
1.1 Inception Meeting								
1.2 Project Plan and Progress Updates								
1.3 Strategic Document and Data Review								
1.4 Engagement and Market-Sounding Plan								
Phase 2: Economic, Industry and Market Assessment								
2.1 Economic Drivers and Investment Outlook								
2.2 Commercial and Industrial Land Assessment								
2.3 Stakeholder Engagement and Market Sounding								
2.4 Findings Workshop								
Phase 3: Site Assessment, Activation Gap and Prioritisation								
3.1 Opportunity Identification and Screening								
3.2 Site Opportunities and Activation Assessment								
3.3 Prioritisation Framework								
Phase 4: Priority Opportunity Profiles and Investment Rationale								
4.1 Priority Opportunity Profiles and Investment Rationale								

How we will ensure *quality*

We understand how important it is that we deliver more than just quality products – you need us to deliver a quality process as well.

Our approach incorporates a range of safeguards and quality control mechanisms to ensure you receive the services you require to the standards you - and we - expect.

Below we present insight into how we will embed quality control into the project, and we highlight some of the critical issues which we have already identified as key to successful delivery.



An Established Team

The 4WDL Group will experience a coordinated and cooperative team that has worked closely together. Integrated document sharing, simple invoicing, and clear project management streams will mean the 4WDL Group doesn't have to worry about managing us.



Senior Experts Ensuring Quality

Our senior experts will be involved at the right place and time to ensure quality control and assurance throughout the project.



Always Challenging

We understand there is valuable and contemporaneous work to build upon but always expect and welcome ongoing challenge to ensure we achieve better outcomes together.



Thinking Ahead

We know this engagement lays the foundation of future activities by the 4WDL Group and in collaboration with stakeholders. We will support your success through effective mobilisation and alignment with your wider objectives

Critical issues	Quality control mechanisms
Accuracy	▪ Outputs are peer reviewed by senior and/or expert staff ▪ Established checkpoints in the project plan for client review and feedback ▪ Recognised sources of information are utilised ▪ Leverage specialised expertise ▪ Application of our bespoke and proven methodology
Ability to meet project deadlines	▪ Dedicated project director and core team ▪ Regular project team meetings and communication ▪ Additional expertise on call as required ▪ An active risk management approach
Data security and confidentiality	▪ Application of confidentiality protocols throughout the project and post completion ▪ Data security systems established in line with cyber security statement

04

Capacity to *deliver*

Team Structure

We have proposed a team of highly experienced, highly skilled and high-capacity advisors.

The team will be led by Tim Connoley who will be responsible for bringing the team together and delivering the work. Tim will be closely supported by Rajiv who will manage the project and ensure seamless connections and interface.

Each team member has been selected because of their individual expertise, relevant experience, commitment to availability, and passion for this project; and arranged in a structure that maximises their impact and the value to the 4WDL Group.

Project Leadership Team

Tim Connoley
Project Director

Rajiv Mahendran
Project Manager

Core Team

Market Analysis

Team:
Christian Mazzone
Nima Heidari

Planning & Engineering

Team:
Emma Dunning
Simon Shub
Wayne Edgeloe

Design

Team:
Stijn Le Large
Ishitha Lyka



Tim Connoley

Partner

Project Director

About Tim:

Tim is an experienced and highly regarded commercial advisor and economist specialising in large-scale property, infrastructure and industrial developments. He is passionate about advancing projects and policies that deliver strong economic, environmental, social and commercial outcomes across every region in WA, drawing on a deep understanding of investment decision-making, both in government and the private sector.

Tim leads economic and commercial advisory for major infrastructure and industrial projects, including financial analysis, forecasting, demand assessment, market sounding, due diligence, site selection and acquisition, precinct planning and business case development. His work is underpinned by a strong grasp of commercial drivers, global market trends and best-practice investment frameworks.

Having worked extensively with the private sector, Tim brings insight into the factors influencing site selection, investment confidence and delivery feasibility. His experience spans advising on market demand and viability, workforce capability, accommodation options, financial returns and optimal commercial structures.

Tim regularly works with local councils to optimise outcomes from land assets. This includes property strategies and site specific assessments.

Qualifications & Memberships

- Master of International and Development Economics (Australian National University)
- Bachelor of Finance (La Trobe University)
- Bachelor of Mathematical and Statistical Science (La Trobe University)

Relevant Project Experience

- Coolangatta Structure Plan | JTSI – 2023-24 Led economic and land use advice and study.
- Yerriminup SIA | DWA – 2020 Led economic and land use advice and study.
- National Industrial / Commercial Review | Federal Treasury – 2025 Co-led national study.
- Pilbara and Goldfields Esperance Regional Investment Blueprints | DRD – 2014-16 Led development of regional blueprints.
- Peel Business Park | DWA & PDC – 2018-25 Leads economic and land use advice.
- Busselton Gateway Industrial Park | City of Busselton – 2024 Led development and market advice.
- Busselton Margaret River Regional Airport Development Strategy | City of Busselton – 2025 Led property development strategy.
- Perth Airport Landside Property Strategy | PAPL – 2018-19 Led strategy and analysis.
- Numerous local council property / development advisory projects (e.g. Melville Booragoon Site, Melville Applecross Site, Canning Herald Ave Site, Canning Welshpool Site, Kalamunda Forrestfield Site, Kallamunda Town Centre Sites, Stirling Osborne Park Site, Karratha Dampier Site etc.)



Rajiv Mahendran

Associate Director

Project Manager

About Rajiv:

Rajiv is an experienced economist that has worked nationally with State and Local Governments as well as the private sector to unlock value and find solutions to key challenges in urban and regional economics.

With a strong interest in economic policy, Rajiv is passionate about urban and regional development.

His experience also covers a broad range of projects in supply and demand analyses, feasibility assessments, demand and financial modelling, economic impact assessments, business case development, and policy analysis.

Focusing on translating complex data analysis into meaningful insights for clients through a deep understanding of the property market, Rajiv understands the power in data and the need to distil results into clear messages.

He has developed complex models for employment modelling, demand assessments, and detailed feasibility models for land re-development.

Relevant Project Experience

- ECU Mt Lawley Strategic PSP Review / DevelopmentWA (2026, WA)
- Gascoyne Region Land Supply Analysis / DevelopmentWA (2026, WA)
- Newman Land Supply Analysis / DevelopmentWA (2025, WA)
- Arden Precinct Economic Benefits Assessment / Lendlease (2025, VIC)
- NSW Renewable Energy Zone Workforce Capacity Assessment (2024, NSW)
- NSW Renewable Energy Project Workforce Capacity Assessment (2024, NSW)
- Canning City Centre Regeneration Program Review (2024, WA)
- Tantabiddi Boat Ramp Cost Benefit Assessment (2024, WA)
- Soccer Club Cost Benefit Assessment (2024, WA)
- CHORA Reasonable and Economic Use Assessment (2024, VIC)
- Moreton Bay Industrial Land Strategy (2021, QLD)

Contact details

- +61 3 9617 6691
- +61 425 172 492

rmahendran@urbis.com.au

Qualifications & Memberships

- Bachelor of Economics, Curtin University
- Sectors: Government, Industrial, Commercial and Mixed Use



Emma Dunning
Associate Director

Planning Lead

About Emma

Emma is a planning professional with over 18 years experience across both public and private sectors in Western Australia. She has extensive expertise in both strategic and statutory planning projects covering governance, industrial, renewables, commercial, and residential sectors.

Having worked primarily on strategic industrial and industrial projects over the past decade and a half, Emma has a deep understanding of the design and operational requirements for a multitude of project types, specifically those associated with strategic industrial proposal. This knowledge ensures that design outputs align seamlessly with the necessary planning mechanisms, facilitating smooth project implementation and activation on the ground.

Relevant Project Experience

- Gap Ridge Industrial Estate / Hedland Junction Industrial Estate / Peel Business Park / Latitude 32 Industrial Estate | DevelopmentWA– 2011-Ongoing
- Coolangatta Industrial Estate | Department of Energy and Economic Diversification – 2021-Ongoing
- Oakajee SIA | DevelopmentWA– 2023-Ongoing
- Muchea Precinct 3 Structure Planning – 2021 – Ongoing

Qualifications & Memberships

- Bachelor of Planning (Hons), University of Auckland
- Member, Planning Institute of Australia



Simon Shub
Senior Consultant

Planning Support

About Simon

Simon brings a wealth of international statutory and strategic planning expertise. With a strong background in project management across both Local Government and the Private Sector, Simon excels in delivering timely and effective planning outcomes.

His key competencies include exceptional written and oral communication skills, leadership, customer service, and high-level ICT proficiency. Simon has successfully managed significant projects such as the Town of Cambridge Local Planning Strategy and the Subiaco Activity Centre Plan, demonstrating his ability to lead complex planning initiatives and engage with diverse stakeholders.

His professional journey includes roles at LK Advisory, City of Perth, Town of Cambridge, and London Borough of Richmond, where he has consistently shown initiative, teamwork, and a commitment to excellence in urban planning.

Relevant Project Experience

- Shire of Esperance Overflow and Stopover facility Study
- R-Code Checklist for Modular Housing in South Hedland
- Shire of Ashburton Local Planning Scheme No.. 8

Qualifications & Memberships

- Bachelor of Urban and Regional Planning with second-class honours, University of Western Australia, 2008 – 2011
- Member, Planning Institute of Australia



Stijn LeLarge
Associate Director

Design Lead

About Stijn

Stijn is an accomplished urban designer with 20 years of experience in Urban Planning and Urban Design. Stijn has developed an extensive range of expertise industrial development and has been the lead designer for more than 10 major industrial estates.

Stijn's urban design background combined with his knowledge of urban planning provides a valuable basis for concept development and detailed urban design work.

Relevant Project Experience

- Latitude 32 Industry | DevelopmentWA
- Gap Ridge Industrial Estate | DevelopmentWA
- Peel Business Park | DevelopmentWA
- Broome Road Industrial Estate | DevelopmentWA
- Oakajee Industrial Areas and Port Planning | DevelopentWA & South West Ports
- Yilkarri Industrial Estate | DevelopmentWA
- Hedland Junction | DevelopmentWA
- Halls Creek | DevelopmentWA
- Gap Ridge Industrial Estate | DevelopmentWA

Qualifications & Memberships

- Master of Arts in Urban and Regional Planning, University of Utrecht, the Netherlands (2002)
- Post Graduate Diploma in Urban Design, University of Sydney (2003)
- Planning Institute of Australia (PIA), Member



Ishitha Lyka
Senior Urban Designer

Design Support

About Ishitha

Ishitha Lyka is a dedicated urban designer with a passion for creating sustainable communities across Western Australia. With two years of experience at Urbis, Ishitha has contributed to a range of impactful projects, demonstrating her commitment to enhancing urban environments.

Ishitha is deeply interested in sustainable design, ensuring that her projects not only meet current needs but also anticipate future challenges.

Her approach is grounded in thorough analysis and a strong understanding of place, which she integrates into her master plans and urban design strategies.

Her technical expertise includes context analysis, concept and design testing, as well as 3Dmodelling and visualisation. Ishitha's time at Urbis has equipped her with the skills to deliver multidisciplinary and integrated design projects, all aimed at fostering liveable and resilient communities.

Relevant Project Experience

- DevelopmentWA Industrial Structure Planning projects (Pilbara, Peel, Perth Metro)
- Coolangatta Industrial Estate
- Port Oakajee 3D visualisations

Qualifications & Memberships

- Master of Architecture (Urban Design focus area),, University of Western Australia
- Bachelor of Environmental Design (Architecture A + B), University of Western Australia



Christian Mazzone
Senior Consultant

Market Analysis Lead

About Christian

Christian is an economist and data analyst specialising in the intersection of industrial development, infrastructure planning and economic strategy. He is skilled at transforming complex datasets and research into clear, actionable insights that inform government and industry decision-making.

At Urbis, Christian supports major industrial land and infrastructure studies, contributing to the assessment of economic drivers, land readiness, market demand and sectoral growth potential across Western Australia. He brings strong capability in GIS-based analysis, data visualisation and evidence synthesis, helping to distil large datasets into findings that guide spatial planning and investment prioritisation.

Relevant Project Experience

- Coolangatta Structure Plan | JTSI – 2023-24
- Busselton Margaret River Airport Business Development | City of Busselton – 2025
- Torrens Island Energy Hub | AGL – 2024-25
- Busselton Gateway Industrial Park | Satterley – 2024
- Jandakot City | Dexus – 2023
- Perth Airport | PAPL – 2023

Qualifications & Memberships

- Bachelor of Business, majoring in Economics and Business Law, Murdoch University



Nima Heidari
Consultant

Economic Analyst and Consultant

About Nima

Nima provides data-driven advice that helps clients navigate complex urban and regional challenges. Drawing on experience across multiple industries, he translates research into practical strategies that support sustainable growth and informed decision-making across a range of economic problems.

With a quantitative background, Nima combines numerical and qualitative techniques with project experience across residential, commercial, industrial and tourism sectors to deliver insights for city-shaping and region-developing projects. He undertakes research for clients including state government departments, not-for-profit housing providers, commercial developers, regional development commissions and local government area councils.

Relevant Project Experience

- Coolangatta Industrial Area Structure Plan | JTSI – 2023
- Busselton Gateway Industrial | Satterley – 2023
- Busselton Margaret River Airport Business Development | City of Busselton – 2025

Qualifications & Memberships

- Bachelor of Economics (University of Western Australia, in progress)



Wayne Edgeloe

Director

Engineer

About Wayne

Bunbury-based, Wayne has over 40 years' experience in Land Development, Water Sensitive Urban Design, Major Civil Infrastructure, Dams, Water Supply, Sewerage, Local Government Engineering, Project Management and Design, Contract and Project Supervision and Administration.

He one of the industry leading specialists in WA in the field of Water Sensitive Urban Design with a wide experience in projects all across WA, including across the north of the State, together with experience in State Government, Local Government and Private Enterprise.

Relevant Project Experience

- Coolangatta- Boys Home Road Collie servicing
- AMTECH site Picton – 2025 ongoing
- Avon Industrial Estate Northam Stage 3, 2024 ongoing
- Crossroads Industrial Estate Stages 1 to 5, 2013 to 2026
- Forrest Road Forrestdale – review 2025
- Preston North Industrial Area Structure Plan
- Forrestdale Business Park West FBPW Industrial Estate
- Kemerton General Industrial Area lot release
- Latitude 32 Industrial Park
- Rockingham Industrial Area- Alumina Road and Alloy Avenue extensions
- Shotts Industrial Area Collie servicing study and report
- Lot 2010 Giorgi Road, Preston North Industrial Estate
- Walpole RDAP Industrial Estate Stage 3
- Koorda, Mt Magnet and Cue RDAP Industrial Subdivision

Qualifications & Memberships

- Bachelor of Engineering (Civil) (Hons)
- FIEAust, CPEng, RPEQ, APEC Engineer, IntPE (Aus)

05

Price

Price Schedule

Item	Description	Total Amount ($) ex GST
1	Project Inception and Strategic Review	$6,900
2	Economic, Industry and Market Assessment	$24,700
3	Site Assessment, Activation Gap and Prioritisation	$39,000
4	Priority Opportunity Profiles and Investment Rationale	$19,400
	SUB TOTAL	**$90,000**
	+ GST	$9,000
	TOTAL (Inc GST)	**$99,000**

Assumptions and deliverables

Assumptions

- A mid to late-October 2026 commencement, with the study completed over approximately 17 weeks to mid-February 2026.
- Approximately 12 scheduled meetings: one inception meeting, two facilitated workshops (findings and prioritisation), one presentation of final findings, and fortnightly progress updates online.
- Up to 10 (online) targeted market-sounding discussions with industry, landowners and agencies.
- Each local government nominates up to three opportunities for shortlisting, with up to two per area (12 in total) assessed in detail.
- Participating local governments provide available strategic, planning, engineering, servicing and cadastral information within two weeks of inception.
- The 4WDL project group coordinates one consolidated set of comments per deliverable on behalf of the six shires.
- Fees exclude GST and include travel and disbursements for the meetings and site visit above.

Exclusions

- Detailed engineering, survey, geotechnical, environmental or contamination investigations.
- Detailed feasibility modelling, formal valuations or business case preparation.
- Statutory planning approvals, structure plans and subdivision applications.
- Landowner negotiation, land acquisition or tenure advice.
- Council attendance beyond the final findings presentation.

Deliverables

- Project plan, fortnightly progress updates and an agreed engagement and market-sounding plan.
- A single, concise and graphics-heavy report that consolidates:
  - Economic, industry and land needs assessment, including demand scenarios and an audit of existing and planned supply.
  - Site assessment and activation gap analysis for up to six shortlisted opportunities.
  - Prioritisation framework and an agreed short, medium and long-term activation pipeline.
  - Priority opportunity profiles setting out the investment rationale for each priority site.

Appendix A
Insurances

Insurance Certificate of Currency

Professional Indemnity

URBIS

CISTRI

To Whom It May Concern

Professional Indemnity Insurance - $10,500,000 for any one claim and $31,500,000 in the aggregate

Period of Insurance:

From: 30 November 2025

To: 30 November 2026 (both days at 4:00 p.m. Local Time)

Limit of Indemnity:

The Professional Indemnity Insurance cover for **Urbis Ltd** (ACN 105 256 228), **Cistri Pte. Ltd** (UEN 201615528K), **Urbis Valuations Pty Ltd** (ACN 105 273 523), **Urbis Services Pty Ltd** (ACN 105 273 505), **Urbis Property Services Pty Ltd** (ACN 007 375 082) trading as **Urbis Heritage Architecture** and the other named insureds is comprised of two layers of cover (a Primary Layer and an Excess Layer), which together provide total cover of $10,500,000 for any one claim and $31,500,000 in the aggregate as follows:

- **Primary Layer:** XL Insurance Company SE, covering the first $8,500,000 of any one claim and $25,500,000 in the aggregate.
- **Excess Layer:** Probitas 1492 (Pacific) Pty Ltd on behalf of the Probitas Syndicate 1492 at Lloyd's of London, covering $2,000,000 of any one claim in excess of $8,500,000 and $6,000,000 in the aggregate in excess of $25,500,000.

Attached is a copy of:

The Certificate of Currency issued by XL Insurance Company SE

The Certificate of Currency issued by Probitas 1492 (Pacific) Pty Ltd on behalf of the Probitas 1492 Syndicate at Lloyd's of London



XL Insurance Reinsurance

Certificate of Currency

This Certificate of Currency confirms that at the Date of Issue (see below) an insurance policy as specified below was in force.

This Certificate of Currency is not an insurance contract. The specified policy is at all times subject to the terms, conditions and exclusions as contained in the actual policy document. Nothing in the Certificate of Currency operates to amend the specified policy in any way.

Item 1. Named of Insured: Urbis Ltd
Urbis Pty Ltd
Urbis Services Pty Ltd
Urbis Valuations Pty Ltd
Cistri Pte Ltd
Cistri Limited (HK) (previously Water Economics Ltd)
Cistri (Group) Pte. Ltd
Cistri Pty Ltd
Urbis Investment Management Pty Ltd
Urbis Property Services Pty Ltd trading as Urbis Heritage Architecture
Urbis Keys Young International Pty Ltd
Urbis Holdings Pty Ltd
Urbis JHD Pty Ltd
Urbis JHD Valuations Pty Ltd
Urbis JHD Portfolio Management Pty Ltd
Urbis JHD Portfolio Management & Acquisitions Pty Ltd
JHD Advisors Pty Ltd
JHD2 Pty Ltd
National Portfolio Strategies Pty Ltd
Australian Urban Systems Pty Ltd
AT Cocks & Partners New Unit Trust & 005 658 293 (URB) Pty Ltd atf Urbis Unit Trust
Urbis Policy Pty Ltd

Item 2. Class of Business: Professional Indemnity

Item 3. Policy Period: Inception Date: from: 30 November 2025 at 4:00pm LST
Expiration Date: to: 30 November 2026 at 4:00pm LST

Item 4. Limit of Indemnity: AUD 8,500,000 any one claim and AUD 25,500,000 in the aggregate

Item 5. Participation: 100%

Item 6. Wording: AXA XL AUS Urbis Manuscript PI 11/23

XL Insurance Company SE, Australia Branch ABN 36 063 570 441
Angel Place, Level 28, 123 Pitt Street, Sydney NSW 2000, Australia
Telephone: +61 2 8270 1400 Fax: +61 2 8270 1799 **axaxl.com**

XL Insurance Company SE, 8 St Stephen's Green, Dublin 2, Ireland
A European public limited liability company registered in Ireland
Registered in Ireland No. 641686 | Regulated by the Central Bank of Ireland | Directors: P.R. Bradbrook (UK), B.R.P. Joseph (UK), Y.Slattery, P Wilson (UK), D. Palici-Chehab (FR), J.O'Neill, H. Browne.
For information on how AXA XL uses personal data, please see our privacy policy on our AXA XL website

XL Insurance Reinsurance

Item 7: **Policy Number:** AU00007236EO25A

Signed in Melbourne on behalf of
XL Insurance Company SE
ABN 36 083 570 441

Date: 26 November 2025

XL Insurance Company SE, Australia Branch ABN 36 083 570 441
Angel Place, Level 28, 123 Pitt Street, Sydney NSW 2000, Australia
Telephone: +61 2 8270 1400 Fax: +61 2 8270 1799 **axaxl.com**

XL Insurance Company SE, 8 St Stephen's Green, Dublin 2, Ireland
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PROBITAS
SYNDICATE 1492
an Aviva company

LLOYD'S
underwriters

CERTIFICATE OF CURRENCY

Class of Business:	Professional Indemnity
Date of Issue:	27 November 2025
Policy Number:	FJ693C25A622
Policyholder:	Urbis Ltd Urbis Pty Ltd Urbis Services Pty Ltd Urbis Valuations Pty Ltd Cistri Pte Ltd Cistri Limited (HK) (previously Water Economics Ltd) Cistri (Group) Pte. Ltd Cistri Pty Ltd Urbis Investment Management Pty Ltd Urbis Property Services Pty Ltd trading as Urbis Heritage Architecture Urbis Keys Young International Pty Ltd Urbis Holdings Pty Ltd Urbis JHD Pty Ltd Urbis JHD Valuations Pty Ltd Urbis JHD Portfolio Management Pty Ltd Urbis JHD Portfolio Management & Acquisitions Pty Ltd JHD Advisors Pty Ltd JHD2 Pty Ltd National Portfolio Strategies Pty Ltd Australian Urban Systems Pty Ltd AT Cocks & Partners New Unit Trust & 005 658 293 (URB) Pty Ltd atf Urbis Unit Trust Urbis Policy Pty Ltd
Policy Wording:	Probitas Excess of Loss Wording (11-23)
Primary Insurer:	AXA XL
Professional Services:	As defined in the Primary Policy
Policy Period (both 4pm local time):	From: 30/11/2025 to: 30/11/2026
Limit of Liability (AoC):	$2,000,000 in excess of $8,500,000
Aggregate Limit of Liability:	$6,000,000 in excess of $25,500,000
Insurer :	Probitas 1492 (Pacific) Pty Ltd on behalf of Probitas Syndicate 1492 at Lloyd's of London
Signature:	PBS 1492

Mitchell Spurr
Underwriting Manager – Professional Indemnity
Probitas 1492 (Pacific) Pty Ltd on behalf of Probitas Syndicate 1492

This Certificate is issued subject to the policy's terms and conditions and by reference to the insured's declaration. The information set out in this Certificate is accurate as at the date of signature and there is no obligation imposed on the signatory to advise of any alterations. The issue of this Certificate imparts no obligation on the insurer to notify any party relying on it should the policy later be cancelled or altered for any reason. This Certificate is issued as a matter of information only and confers no rights upon the certificate holder.

Probitas Syndicate 1492 is managed at Lloyd's by Probitas Managing Agency Limited. Probitas Managing Agency Limited is registered in England and Wales (No. 12242600), registered at 88 Leadenhall Street, London, EC3M 7HB and is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority (firm reference number 931446). Probitas 1492 (Pacific) Pty Ltd (ABN 82 663 993 244) is registered in Australia at the address shown above and is a Lloyd's approved service company and coverholder of Probitas Managing Agency Limited. Probitas 1492 (Pacific) Pty Ltd is regulated in Australia by the Australian Securities and Investments Commission (Licence No: 545082).

Chubb Insurance Australia Limited
Grosvenor Place
Level 38, 225 George Street
Sydney NSW 2000

ABN: 23 001 642 020
AFSL: 239687

O +61 2 9335 3200
F +61 2 9335 3411
www.chubb.com/au

CHUBB

Certificate of Currency

This certificate (subject to the full payment of the premium) is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policy below.

This certificate is not a substitute for the Policy of Insurance. The policy, not this certificate, details the rights and obligations of the Insured and the extent of the insurance cover.

To Whom It May Concern:

Class of Business	Public and Products liability	
Policy Number	93391128	
Issuing Office	Melbourne Office	
Insured	• Urbis Ltd • Urbis Valuations Pty Ltd • Urbis Services Pty Ltd • Urbis Property Services Pty Ltd • Urbis Qld Pty Ltd • Cistri Pte Ltd	
Policy Period	**Start**	30/09/2025
	Expiry	30/09/2026 Both days at 4:00PM local standard time of issuing office
Limit of Liability	AUD 20,000,000	Any one Occurrence or as otherwise stated in the Policy Wording
Wording	WillPlace General and Products Liability Insurance Policy (WillPlace Liability September 2011)	

Signed for and on behalf of Chubb Insurance Australia Limited.



08/10/2025

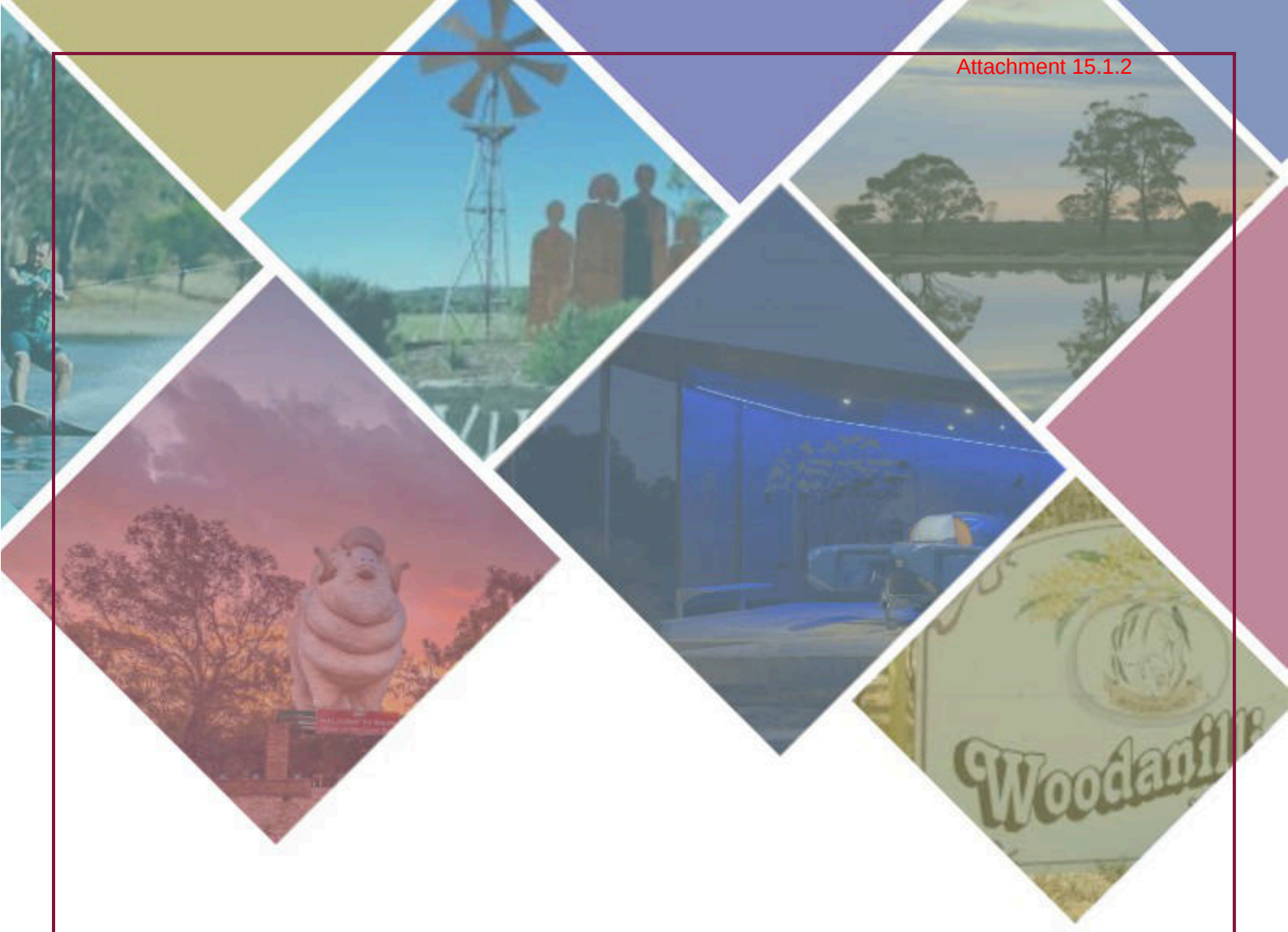
Authorised Signature and Stamp
Neil Tangirala

Date

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URBIS

Shaping cities
and communities
for a better future.



4WDL VROC

AGENDA

Wednesday, 21 October 2026 – 1:00 pm

Via Teams
Elected Members & CEOs

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1.1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

2. RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE

Local Government	Attendee(s):
Shire of Wagin	
Shire of West Arthur	
Shire of Williams	
Shire of Woodanilling	
Shire of Dumbleyung	
Shire of Lake Grace	

Visitors

Nil	

Local Government:	Apologies:

3. ITEMS FOR DISCUSSION

3.1 Expression of interest – commercial and land development project

Local Government: Shire of Wagin
Reporting Officer: Kenneth Parker

At the 28 July 2026 meeting of the 4WDL, the group passed the following resolution:

> *"That the 4WDL Secretary prepare a scope of works for consideration by members outside of the session with a view to obtaining quotes for an analysis and environmental scan of the commercial and industrial land development opportunities and means to address barriers in member local governments."*

In response a scope of works was prepared by the Secretary in consultation with member CEOs and distributed to seven entities.

Three submissions were received from Keston Economics (with Edge Planning & Property), Urbis (with Edgeloe Engineering), and BlueSalt Consulting.

Econosis who previously partnered with J.E Consulting to prepare the 4WDL housing business case was invited to provide a bid but did not do so.

A meeting was held with the member CEOs to review the bids. Five of the six 4WDL CEOs participated (Lake Grace was an apology).

Following consideration of the submissions, the member CEOs reached a consensus that the proposal submitted by Urbis represented the most advantageous offer. However, it was noted that greater value may have been achieved through an intermediate scope positioned between the two options presented by Urbis.

Accordingly, the member CEOs agreed to request that Urbis provide a revised third option that would involve the assessment of a single commercial or industrial land parcel within each member local government area.

The revised Urbis bid is considered by the member CEOs as the bid that should be considered by the 4WDL. This is not the same as saying that member CEOs recommend that the 4WDL proceed or that member local governments commit to the funding.

The Urbis proposal will assess regional demand for commercial and industrial land, identify barriers to development, estimate activation and infrastructure requirements, and provide a framework to support future investment and funding opportunities.

The final deliverable will be a region-wide activation strategy and investment roadmap, including a prioritised pipeline of opportunities and investment-ready profiles for the six shortlisted sites – one for each local government.

The proposed fee for the project is $90,000 excluding GST ($99,000 including GST). This represents a $15,000 cost to each local government.

In respect to the non-recommended submissions

Keston Economics (with Edge Planning & Property) was for a fixed fee of $68,570 excluding GST ($75,427 including GST). While competitively priced and generally aligned with the scope of works, officers considered that the proposal did not demonstrate the same depth of industrial land activation, market analysis and investment advisory experience as the Urbis submission and was therefore considered less likely to deliver the strongest value proposition for the 4WDL.

A third submission was received from BlueSalt Consulting. Depending on the number of participating local governments, the proposed fee ranged up to $293,200 excluding GST ($322,520 including GST) for participation by all six member local governments. While the submission proposed a comprehensive methodology, including concept design and cost-benefit analysis components, the significant cost premium relative to the competing submissions was not commensurate with the additional value likely to be achieved and that the proposal was not competitive in the context of the project budget.

Next steps

In the intervening period the Secretariat has discussed the recommended bid with some of the member CEOs.

There are split views regarding each local government's capacity financially to participate and the value they see in the project.

Some local governments CEOs believe that the work should proceed, others are concerned that their local government is not in a position to finance the work or that the benefits may not be realised from the expenditure.

If there is not full agreement from the 4WDL then the project cannot proceed as proposed.

The project had been identified as a shared priority in July 2026 but the circumstances in each local government can change with personnel and priorities.

The decision for the 4WDL at this time is whether to recommend that member Councils support the proposal. To ensure efficiency it is recommended that if the 4WDL opts to proceed asking member Councils to approve that this occurs at each local government's next Ordinary Council Meeting.

10. NEXT MEETING

The next in-person 4WDL meeting is scheduled for November 2026 at the Shire of Wagin.

11. MEETING CLOSURE

There being no further business, _____ declared the meeting closed at _____ pm.

Attachment XXX

Extract of Minutes - Ordinary Council Meeting 18 August 2026

Item 13.5 Amendment to Road Making Materials Policy (resolution 572/08/2026)

Pages included:

Page 1 - Cover page
Page 3 - Attendance and disclosures of interest
Pages 22 to 24 - Item 13.5

Minutes confirmed at the Ordinary Council Meeting held 15 September 2026 (resolution 572/09/2026).

SHIRE OF WOODANILLING

ORDINARY MEETING
OF COUNCIL
Unconfirmed Minutes
18 August 2026

ORDINARY MEETING OF COUNCIL MINUTES

The Shire President, Cr Thomson, declared the meeting open at 5.00pm.

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

Recording of Meeting In accordance with the *Local Government Act 1995* and *Local Government (Administration) Regulations 1996*, Members of Council and members of the gallery are advised that this meeting will be audio recorded. The recording will be made publicly available on the Shire of Woodanilling website within 14 days of the meeting taking place.

1.1. DISCLOSURE OF INTEREST AFFECTING IMPARTIALITY

Division 6 Subdivision 1 of the Local Government Act 1995 requires Council Members and Employees to declare any direct or indirect financial interest or general interest in any matter listed in this Agenda.

The Act also requires the nature of the interest to be disclosed in writing before the meeting or immediately before the matter be discussed.

NB: A Council member who makes a disclosure must not preside or participate in, or be present during, any discussion or decision making procedure relating to the declared matter unless the procedures set out in Sections 5.68 or 5.69 of the Act have been complied with.

DISCLOSURE OF INTEREST AFFECTING IMPARTIALITY

Disclosures of Interest Affecting Impartiality are required to be declared and recorded in the minutes of a meeting. Councillors who declare such an interest are still permitted to remain in the meeting and to participate in the discussion and voting on the particular matter. This does not lessen the obligation of declaring financial interests etc. covered under the Local Government Act.

To help with complying with the requirements of declaring Interests Affecting Impartiality the following statement is recommended to be announced by the person declaring such an interest and to be produced in the minutes.

"I (give circumstances of the interest being declared, eg: have a long standing personal friendship with the proponent). As a consequence there may be a perception that my impartiality on this matter may be affected. I declare that I will consider this matter on its merits and vote accordingly".

Disclosure of Interest Made:

Councillor	Item	Type of Interest	Nature of Interest
Cr Thomson	13.5	Financial	Landholder from whom the Shire may source road-making materials, including gravel.

2. RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE (PREVIOUSLY APPROVED)

Cr HR Thomson OAM	Shire President
Cr S Vermeulen	Deputy Shire President
Cr R Marshall	
Cr K Stephens	
CR I Garstone	
Cr M Trimming	
Officers:	
Mike FitzGerald	Temporary Chief Executive Officer
Peter Vlahov	Manager of Works and Services
Ciara Whitmore	Customer Service/Corporate Support Officer
Leave of Absence:	
Nil.	
Apologies:	
Nil.	
Observers:	
Signe Balodis	

Cr Thomson declared an interest in Item 13.5 and left the meeting at 5:11pm.

Deputy Shire President, Cr Vermeulen, assumed the Chair.

13.5.AMENDMENT TO ROAD MAKING MATERIALS POLICY

File Reference	ADM0019
Date of Report	August 2026
Responsible Officer	Mike Fitzgerald, Temporary Chief Executive Officer
Author/s of Report	Hannah Wilson, Corporate Services Officer
Disclosure of any Interest	No Officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the *Local Government Act 1995.*
Voting Requirement	Simple Majority
Attachments	**Attachment 13.5.1** –Road Making Materials Policy No.98

BRIEF SUMMARY

The purpose of this report is to consider an amendment to Council's Road Making Materials Policy No. 98 relating to the compensation payable to landholders for gravel and sand used for road works. The compensation rate has been increased from $1.10 per cubic metre, including GST, to $2.50 per cubic metre, including GST.

BACKGROUND

Council's Road Making Materials Policy No. 98 provides guidance for the provision of sand and gravel supplies for road works. The policy was adopted on 15 May 2018 and was last reviewed on 12 August 2026.

The policy provides for compensation to be paid to landholders when material is quarried and heaped. Following the review of the policy, the compensation amount has been amended.

COMMENT

The Road Making Materials Policy has been amended to increase the compensation payable to landholders for gravel and sand used for road works.

The previous compensation rate was $1.10 per cubic metre, including GST. The amended policy increases the rate to $2.50 per cubic metre, including GST.

The amended policy states that compensation shall be paid to the landholder at the rate of $2.50 per cubic metre, including GST, with payment made when the material is quarried and heaped.

STATUTORY/LEGAL IMPLICATIONS

Local Government Act 1995

Land Administration Act 1997

POLICY IMPLICATIONS

Roads & Transport Policy No. 98 – Road Making Materials has been amended. The compensation rate has increased from $1.10 per cubic metre, including GST, to $2.50 per cubic metre, including GST.

FINANCIAL IMPLICATIONS

The increased compensation rate will result in an additional cost to the Shire where gravel or sand is sourced from private landholders. The actual financial impact will depend on the quantity of material accessed during the year.

STRATEGIC IMPLICATIONS

Nil

CONSULTATION/COMMUNICATION

Consultation with relevant Shire Officers and landholders as required.

RISK MANAGEMENT

The risk in relation to this matter has been assessed as "Low" on the basis that the amended policy provides a clearer and more current basis rate for compensating landholders for materials accessed for Shire road works.

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

Shire of Woodanilling Risk Acceptance Criteria			
Risk Rank	**Description**	**Criteria**	**Responsibility**
Low	**Acceptable**	Risk acceptable with adequate controls, managed by routine procedures and subject to annual monitoring	Operational Manager
Moderate	**Monitor**	Risk acceptable with adequate controls, managed by specific procedures and subject to semi-annual monitoring	Operational Manager
High	**Urgent Attention Required**	Risk acceptable with effective controls, managed by executive management/CEO and subject to monthly monitoring	Executive Manager/CEO
Extreme	**Unacceptable in most circumstances**	Risk only acceptable with effective controls and all treatment plans to be explored and implemented where possible, managed by highest level of authority and subject to continuous documented monitoring	CEO/Council

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION

That Council:

a) Adopts the amended Road Making Materials Policy No. 98, with the compensation payable to landholders increased from $1.10 per cubic metre, including GST, to $2.50 per cubic metre, including GST; and

Notes that the amended policy provides for payment to the landholder when the material is quarried and heaped.

COUNCIL RESOLUTION – 13.5. AMENDMENT TO ROAD MAKING MATERIALS POLICY (OCM 572/08/2026)

That Council:

a) Adopts the amended Road Making Materials Policy No. 98, with the compensation payable to landholders increased from $1.10 per cubic metre, including GST, to $2.50 per cubic metre, including GST; and
Notes that the amended policy provides for payment to the landholder when the material is quarried and heaped.

AMENDMENT TO THE OFFICER'S RECOMMENDATION
Moved: Cr Marshall
Seconded: Cr Stephens

That the Officer's Recommendation be amended by replacing the word "including" with "excluding" in relation to the proposed rate of $2.50 per cubic metre.

CARRIED 5/0

For: Cr Vermeulen, Cr Stephens, Cr Marshall, Cr Trimming, Cr Garstone
Against: Nil

SUBSTANTIVE MOTION AS AMENDED
Moved: Cr Trimming
Seconded: Cr Garstone

That Council:

a) Adopts the amended Road Making Materials Policy No. 98, with the compensation payable to landholders increased from $1.10 per cubic metre, excluding GST, to $2.50 per cubic metre, including GST; and
Notes that the amended policy provides for payment to the landholder when the material is quarried and heaped.

CARRIED 5/0

For: Cr Vermeulen, Cr Stephens, Cr Marshall, Cr Trimming, Cr Garstone
Against: Nil

Cr Thomson returned to the meeting at 5:13pm and resumed the Chair.

CATEGORY:	ROADS & TRANSPORT
DATE ADOPTED:	15/05/2018
NEXT REVIEW DUE:	August 2028

DOCUMENT NO:	POL-C98
DATE LAST REVIEWED:	18/08/2026
RESPONSIBLE OFFICER:	Manager Works Services

LEGAL (PARENT):	*Local Government Act 1995*
DELEGATION APPLICABLE:	No

LEGAL (SUBSIDIARY):	*Nil*
DELEGATION NO.:	Nil

COUNCIL POLICY	
TITLE:	Road Making Materials
OBJECTIVE:	To provide guidance for the provision of sand/gravel supplies for road works.

POLICY STATEMENT

1. IDENTIFYING GRAVEL/SAND

Areas of suitable materials shall be clearly identified and recorded in a register containing title details, landholder details, approximate quantities and life of the pit, details of when the material was accessed including quantities, details of any compensation (see below), and a map of the location.

2. NEGOTIATING WITH LANDHOLDER

Negotiations with the landholder shall be carried out with both the interests of the landholder and Council in mind. Attempts shall be made to satisfy the concerns of the landholder in order to obtain materials, but it should be noted that Council may invoke the powers of the *Land Administration Act 1997* to take land where negotiations have failed.

3. ACCESSING

Access to pits shall be on an unrestricted basis, and it will be agreed with the landowner the access route to and from the pit.

4. COMPENSATION

Compensation shall be paid to the landholder to the equivalent of $2.50 per cubic metre excl. GST. Payment shall be made to the landholder when the material is quarried and heaped.

5. REHABILITATION

Council will rehabilitate the pit and access tracks once the gravel supply is exhausted at no charge to the landholder. Any additional requirements of the landholder must be approved by Council prior to any works being carried out.

For the purposes of this policy “rehabilitate” means levelling of the quarry floor and the replacement of the topsoil.

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6. EFFECT OF THIS POLICY

Council agrees to maintain the pit in a reasonable condition, and any associated fencing and gates in the same condition as when first accessed. Any damage to fences, gates or property will be remedied by the Shire.

7. RELATED DOCUMENTS

Legislation

Local Government Act 1995

Land Administration Act 1997

VERSION HISTORY

NO.	DATE	RESOLUTION / REF	SUMMARY OF CHANGES
1	15/05/2018	OCM 15/05/2018, Item 10.3	Adopted as part of the Policy Manual review (carried by absolute majority 6/0).
2	18/08/2026	OCM 572/08/2026	Compensation increased from $1.10 per cubic metre incl. GST to $2.50 per cubic metre excl. GST.
3	17/11/2026	OCM XXX/11/2026	Minutes of 18 August 2026 corrected to record the compensation rate as excluding GST (resolution 572/08/2026). Policy transferred to current template, with no change to content.

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