



AGENDA

For the Ordinary Council Meeting

To be held on the 28th August 2026

Notice of Meeting

The next Ordinary Council Meeting for the Shire of Yalgoo will be held on Friday 28th August 2026 in the Paynes Find Community Centre, Paynes Find, commencing at 11.00am.



Ian Holland

CHIEF EXECUTIVE OFFICER

24th August 2026

Disclaimer:

The Shire of Yalgoo gives notice to members of the public that any decisions made at the meeting, can be revoked, pursuant to the Local Government Act 1995. Therefore members of the public should not rely on any decisions until formal notification in writing by Council has been received. Any plans or documents in agendas and minutes may be subject to copyright. The express permission of the copyright owner must be obtained before copying any copyright material.

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1 DECLARATION OF OPENING

The Shire President welcomed those in attendance and declared the meeting open at.

2 ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE**APOLOGIES****LEAVE OF ABSENCE**

NIL

3 DISCLOSURE OF INTERESTS

Councilors and Officers are reminded of the requirements of s5.65 of the Local Government Act 1995, to verbally disclose any interest during the meeting before the matter is discussed or to provide in writing the nature of the interest to the CEO before the meeting.

**4 PUBLIC QUESTION TIME
REPONSES TO QUESTIONS TAKEN ON NOTICE**

NIL

QUESTIONS TAKEN WITHOUT NOTICE**5 PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS****6 NOTICE OF MATTERS TO BE DISCUSSED BEHIND CLOSED DOORS**
NIL**7 APPLICATIONS FOR LEAVE OF ABSENCE****8 ANNOUNCEMENTS CONCERNING MEETINGS ATTENDED**

9 CONFIRMATION OF MINUTES

9.1 Minutes of the Ordinary Council Meeting – 31st July 2026

OFFICERS RECOMMENDATION

That the minutes of the Ordinary Council Meeting held on the 31st July 2026, as attached, be confirmed as a true and correct record.

9.2 Minutes for the Murchison Regional Vermin Council are provided for information.

Audit and Ordinary held 12 August 2026

10 MINUTES OF COMMITTEE MEETINGS

NIL

11 TECHNICAL REPORTS**11.1 ADMINISTRATION REPORT**

Applicant:	Shire of Yalgoo
Date:	13 August 2026
Reporting Officer:	Deputy CEO
Disclosure of Interest:	Nil
Attachments:	Nil

SUMMARY

That Council receive the Administration Report to 31 July 2026.

COMMENT

We have gone live in the new accounting system so this month has been working on procedures and processes using it. This will continue for a while longer until we have found the most optimal solutions.

The Annual Budget was completed and most of the EOY processing for the Annual Report. The revaluations still need to be processed and the Annual Report needs to be completed.

Our IT risk policies and plans should be completed by end of August.

OFFICERS RECOMMENDATION

That Council receive the Administration Report to 31 July 2026.

11.2 TECHNICAL SERVICES REPORT

Applicant:	Shire of Yalgoo
Date:	22 August 2026
Reporting Officer:	Works Foreman
Disclosure of Interest:	Nil
Attachments:	Nil

SUMMARY

That Council receive the Technical Services Report to 22 August 2026.

COMMENT

Road Construction and Maintenance

- Roads to Recovery renewal, culvert installation and floodway seals completed on Yalgoo North Road.
- Entered submissions for 2027/28 RRG project for Ninghan Road (widening 3KLMs)
- Sealed failed floodways on Ninghan Road
- Started works program for the remainder of the widening of Morowa Yalgoo Road

Town and Other

- New flow meters on all of our bore pumps
- Backflow tests completed for 2026 and reported to Water Corporation
- Kitchen at the hall is complete - cleaner to commence cleaning next week
- Hall garden has been tidied and ready for fencing to be replaced
- Pub power upgrade in October (may not be necessary with improvements made)

Staff

- Training for traffic management booked in for the 19th of October
- Darren and Mathew will attend DFES fireline training next month

OFFICERS RECOMMENDATION

That Council receive the Technical Services Report to 22 August 2026.

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12 DEVELOPMENT, PLANNING AND ENVIRONMENTAL HEALTH REPORTS

12.1 DEVELOPMENT APPLICATION – PASTORAL LEASE N050088 – MELLEBYE STATION - APPROVAL FOR DEVELOPMENT ALREADY COMMENCED - HOLIDAY ACCOMMODATION.

Applicant:	Shire of Yalgoo
Date:	10 August 2026
Reporting Officer:	Eugene Ferraro – Shire Town Planner
Disclosure of Interest:	Nil
Attachments:	Location Plan Development Application Bushfire Plan

Matters for Consideration:

1. Application for Planning Approval for eleven existing holiday accommodation units on Mellenbye Station.

Background:

The Shire has received an application for planning approval for eleven existing holiday accommodation units on Mellenbye Station. The units were constructed without prior planning approval or a building license.

It is unclear when the units were erected on the property or how long they have been in use. The application states that at the time of lodgement, the units had not been used for approximately three years.

The Shire has not taken any enforcement actions regarding these units.

Proposal Development:

The application seeks approval for eleven self-contained, modular-style holiday accommodation units. The units are located in close proximity to the existing Mellenbye Station homestead and are distributed across an area of approximately 5.5 hectares surrounding the homestead:

- *Units 1, 4 & 5: 1 bedroom, separate ensuite, laundry, combined kitchen and living area, verandah.*
- *Units 2 & 3: Studio units, comprising open plan kitchenette and sleeping area with separate ensuite, verandahs*
- *Units 6 to 11: 1 bedroom with separate ensuite and shared verandahs*

Regulatory Considerations:

In dealing with development that has already been commenced, S164 of the *Planning and Development Act 2005* (P & D Act) states the following:

- (1) A responsible authority may grant its approval under a planning scheme or interim development order for development already commenced or carried out.*
- (3) Subsections (1) and (2) do not affect the operation of the provisions of Part 13 in respect of development commenced or carried out before approval has been granted.*
- (4) Development which was unlawfully commenced or carried out is not rendered lawful by the occurrence of any subsequent event except the approval by the relevant responsible authority of that development.*
- (5) The continuation of development unlawfully commenced is to be taken to be lawful upon the grant of approval for the development.*

These provisions allow the Shire to determine an application for development that has already commenced or been completed. However, approval does not affect any enforcement or penalty consequences under Part 13 that may have arisen before approval was granted. Development that commenced unlawfully remains unlawful until approval is granted by the Shire. Upon approval being granted, the continuation of the development is taken to be lawful from that time.

The *Shire of Yalgoo Local Planning Scheme No 2* (LPS 2) includes the following definition:

“short-term accommodation” means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12 month period;

Mellenbye Station is zoned Rural/Mining in LPS 2 and short term accommodation is listed as a ‘D’ use in the zoning table. A ‘D’ Use is not permitted unless the local government has exercised its discretion by granting planning approval.

The *Planning and Development (Local Planning Scheme) Regulations 2015* include ‘deemed provisions’ which are standard provisions that apply automatically to all local planning schemes in Western Australia. The deemed provisions are given effect under section 257B of the P & D Act and may be enforced even if the scheme itself does not restate them.

Clause 78D of the deemed provisions requires a bushfire attack level assessment to be prepared where development is proposed on land within a bushfire-prone area, subject to specified exemptions. State Government mapping confirms that the whole of Mellenbye Station is located within a bushfire-prone area.

Clause 78E of the deemed provisions requires a local government, when considering an application for development in a bushfire-prone area, to have regard to the bushfire-resistant construction requirements of the Building Code.

In addition, clause 67(2) of the deemed provisions requires the Shire to have due regard to approved State Planning Policies when considering an application for development approval. In this instance, *State Planning Policy 3.7 – Bushfire* is a relevant consideration. The current policy includes a presumption against approving habitable buildings in BAL-40 or BAL-Flame Zone areas, subject to limited circumstances.

Town Planning Assessment:

Referrals

The application was referred to the Shire's Environmental Health Officer and Building Surveyor and Shire's Chief Fire Officer.

The Building Surveyor confirmed that no building permit has been sought or issued for the accommodation units. The Building Surveyor also confirmed that an application for a retrospective building approval will be required and that the buildings must address bushfire mitigation requirements, in addition to the other applicable building standards.

The Shire's Chief Fire Officer has advised that the Bushfire Management Plan accompanying the application is acceptable. The Chief Fire Officer also advised that the units may continue to be occupied during the current tourist season, however, occupation must cease at the start of the bushfire season on 1 October 2026. The Officer has confirmed that the units should not to be re-occupied until the required bushfire mitigation measures have been completed and accepted by the Shire.

Assessment

There are no town planning objections to holiday accommodation on pastoral stations. This form of development is generally consistent with the local planning scheme and the Shire's strategic objectives. These objectives include tourism, visitor accommodation, business development and the ongoing economic use of pastoral properties.

The main planning issue is bushfire risk. The site is in a bushfire-prone area and the proposal must therefore be assessed having regard to the deemed provisions and State Planning Policy 3.7 – Bushfire.

The Bushfire Management Plan prepared by Bushfire Consulting dated 17 March 2026 and submitted in support of the application identifies two units as currently being located within a BAL-FZ area, with the remaining units identified within a BAL-29 area. The plan also identifies a series of mitigation measures addressing building construction, vegetation management, asset protection areas, emergency access, evacuation arrangements and firefighting water supplies.

The proposed bushfire mitigation actions are considered practical, capable of implementation and generally appropriate to address the identified risk. The plan demonstrates a pathway by which the existing accommodation units can remain in their current location, subject to the completion of the required works and ongoing compliance with the bushfire management measures.

The Shire's Chief Fire Officer has advised that the units may continue to be occupied during the current tourist season, however occupation must cease at the commencement of the bushfire season on 1 October 2026. The units are not to be re-occupied until all required bushfire mitigation measures have been completed and accepted by, the Shire.

Once the mitigation works are completed, the accommodation buildings are expected to achieve an assessed bushfire exposure of BAL-19 to BAL-29. This is considered

an acceptable outcome for the purposes of the application, subject to the conditions of approval and written acceptance by the Shire.

The two units currently identified within the BAL-FZ area are the most sensitive part of the proposal and they should not be occupied beyond 1 October 2026 unless and until all required bushfire mitigation works have been completed and accepted by the Shire. If the required outcome cannot be achieved, the units should be relocated, modified or removed.

The development approval does not remove the need for building approvals and compliance documentation. Separate approval under the *Building Act 2011*, the *Building Regulations 2012* and the relevant bushfire construction requirements will still be required before the buildings can be lawfully occupied.

The Bushfire Management Plan states that, once these actions have been completed, all buildings will be located within areas assessed as BAL-19 to BAL-29. The commitments identified in the plan are considered realistic and acceptable.

Given the significance of the bushfire risk, the accommodation units should not be occupied, particularly those located in the BAL-FZ area until all required works have been completed and the buildings comply with the recommendations of the Bushfire Management Plan.

The Shire's Chief Fire Officer has confirmed that bush fire management measures are required, however, raises no objection to buildings continuing to be used up until the start of the bush fire season (1 October 2026).

Conclusion

The application seeks approval for eleven existing self-contained short-term accommodation units located in close proximity to the Mellenbye Station homestead.

The proposal is generally consistent with the objectives of the Shire of Yalgoo Local Planning Scheme No. 2. It is also consistent with the Shire's strategic objectives relating to tourism, visitor accommodation, business development and the continued economic use of pastoral properties.

The main issue is bushfire risk. The Bushfire Management Plan identifies measures for building construction, vegetation management, asset protection areas, emergency access, evacuation arrangements and firefighting water supplies.

The proposed mitigation measures are practical and capable of implementation and provide a workable pathway for the units to remain in their current location while reducing bushfire risk. When the works are completed, the accommodation buildings are expected to achieve a BAL rating of BAL-19 to BAL-29.

The Shire's Chief Fire Officer has advised that the units may continue to be occupied during the current tourist season and that occupation must stop at the start of the bushfire season on 1 October 2026. The units must not be re-occupied until the required bushfire mitigation measures have been completed and the Shire has accepted written confirmation of compliance.

This outcome is considered acceptable subject to State Planning Policy 3.7 – Bushfire. The policy requires bushfire risk to be considered and managed through the siting, design, construction and ongoing management of development in bushfire-prone areas. Although two units are currently identified as being within a BAL-FZ area, the proposed mitigation works are expected to reduce the exposure of the buildings to an acceptable level.

The approval does not remove the need for building approvals, permits and compliance documentation. The existing buildings must also be assessed and, where required, upgraded before occupation.

Subject to the recommended conditions, the development is considered capable of being made acceptable and is recommended for approval.

Statutory Environment:

Shire of Yalgoo Local Planning Scheme No. 2.

Policy Implications:

Nil.

Financial Implications:

Nil

Strategic Implications:

Economic Objectives

Outcome 1.2 Development of business growth through supporting business opportunities and population and building

Outcome 1.4 Increase tourist and visitor accommodation

Environment Objectives

Outcome 2.1 Continued progress in the management, preservation and rehabilitation of the natural environment

Outcome 2.5 Appropriate town planning to meet community aspirations regarding access and lifestyle choices

Social Objectives

Outcome 3.1 More local accommodation levels

Outcome 3.3 To accommodation diverse lifestyles and interests.

Outcome 3.4 Preservation of the heritage and culture of the Shire

Consultation:

Nil

Officer's Recommendations**Voting Requirement: Simple Majority**

That Council approve the continuation and use of eleven existing self-contained short-term accommodation units on Mellenbye Station, Pastoral Lease generally in accordance with the approved plans and documents forming part of this approval subject to the following conditions.

Conditions

1. All bushfire mitigation measures identified in the approved Bushfire Management Plan are to be completed with the timing requirements specified in that plan and to the satisfaction of the Shire.

The required measures include, but are not limited to:

- construction or modification of buildings to achieve the required bushfire-resistant construction standard;
 - establishment and ongoing maintenance of asset protection areas;
 - vegetation clearing and management;
 - provision and maintenance of emergency vehicle access;
 - provision and maintenance of firefighting water supplies;
 - installation and maintenance of required signage;
 - implementation of evacuation, emergency access and emergency management measures.
2. The two accommodation units identified in the Bushfire Management Plan as being located within a BAL-FZ area are not to be occupied or made available for short-term accommodation from 1 October 2026 unless and until:
 - the required bushfire mitigation works have been completed;
 - a suitably qualified bushfire practitioner has confirmed in writing that the units achieve a bushfire attack level of no greater than BAL-29, or such other outcome as is accepted under the applicable bushfire planning and building requirements; and
 - the Shire has accepted the confirmation in writing.

If the required bushfire outcome cannot be achieved, the Shire may require the units are to be relocated, modified or removed from the site.

3. From 1 October 2026 no units may be occupied or made available for short-term accommodation until the Shire has received and accepted written confirmation that:
 - all bushfire mitigation works required before occupation have been completed;
 - the buildings comply with the relevant building requirements;
 - all required building approvals, certificates and permits have been obtained; and
 - the accommodation units are suitable for their approved use.
4. The applicant is to obtain all building approvals required under the *Building Act 2011* and the *Building Regulations 2012* for the existing buildings and any proposed works.
5. No further building work, alteration, addition, relocation or modification is to be undertaken unless the required building approval has first been obtained.
6. Where required under the *Building Act 2011* or *Building Regulations 2012*, an Occupancy Permit is to be obtained before any accommodation unit is occupied or made available for short-term accommodation.
7. The bushfire mitigation measures, asset protection areas, emergency access arrangements, firefighting water supplies, signage and vegetation management measures identified in the approved Bushfire Management Plan are to be maintained for the life of the development.
8. Emergency vehicle access is to be maintained at all times in accordance with the approved Bushfire Management Plan. Access ways are not to be obstructed by vehicles, structures, vegetation, gates or other objects.
9. Firefighting water supplies, tanks, fittings, hardstands and associated infrastructure are to be installed and maintained in accordance with the approved Bushfire Management Plan and kept available for firefighting purposes at all times.
10. Vegetation within the areas identified for clearing or management in the approved Bushfire Management Plan is to be maintained in accordance with that plan.
11. The development is to comply with the requirements of the Shire's Environmental Health Officer in relation to wastewater disposal, potable water, waste management, food preparation, laundry facilities and any other applicable environmental health matters. Any required approvals are to be obtained before the relevant facilities are used.

12. The accommodation is to be used only for short-term accommodation as defined under the Shire of Yalgoo Local Planning Scheme No. 2. No guest is to be accommodated for periods totalling more than three months in any 12-month period, unless further development approval is obtained.
13. The operator is to provide guests with appropriate information regarding:
 - bushfire risk;
 - emergency evacuation procedures;
 - emergency access arrangements;
 - restrictions on the use of outdoor fires;
 - emergency contact details; and
 - the location of firefighting equipment and assembly areas.
14. No alteration, addition, relocation, demolition, or change to the approved operating arrangements is to be undertaken without the prior written approval of the Shire.

Advice to Applicant

Note 1:

This approval relates to development that had already commenced or been carried out before development approval was granted. Under section 164 of the Planning and Development Act 2005, the continuation of unlawfully commenced development is taken to be lawful upon the grant of approval by the relevant responsible authority. The approval does not retrospectively authorise the development for the period before the approval was granted and does not affect any enforcement or penalty provisions that may apply to earlier unauthorised development.

Note 2:

Development approval does not constitute building approval and does not confirm that the existing buildings comply with the Building Act 2011, the Building Regulations 2012 or any applicable building standards.

The applicant is responsible for obtaining all required building approvals and compliance documentation.

Note 3:

The accommodation units must not be occupied or made available to guests until all applicable conditions of this approval have been satisfied and the required building and occupancy documentation has been obtained.

Note 4:

The applicant should obtain advice from the Shire's Building Surveyor regarding the appropriate retrospective building approval pathway, which may include a Certificate of Building Compliance, Building Approval Certificate and/or Occupancy Permit.

Note 5:

The applicant is advised that approval of the development does not remove the obligation to comply with the approved Bushfire Management Plan, SPP 3.7, the Planning for Bushfire Guidelines or any other applicable bushfire requirements.

Note 6:

The applicant is advised that the two units identified as being located in a BAL-FZ area present a significant bushfire planning and building issue. Those units must not be occupied beyond 1 October 2026 unless the requirements of Condition 2 have been satisfied.

Note 7:

The applicant is advised to confirm that the approved use is consistent with the conditions of Pastoral Lease and to obtain any consent required from the relevant State Government agency or pastoral lease authority.

Note 8:

If the approved development is not substantially commenced within two years from the date of this determination, or within any other period specified in the approval, the approval may lapse and have no further effect.

Because the development has already been substantially constructed, the applicant should seek written confirmation from the Shire if there is uncertainty about how this provision applies to the required compliance and bushfire works.

Note 9:

Where this approval has lapsed, no further development is to be carried out without development approval first being obtained from the Shire.

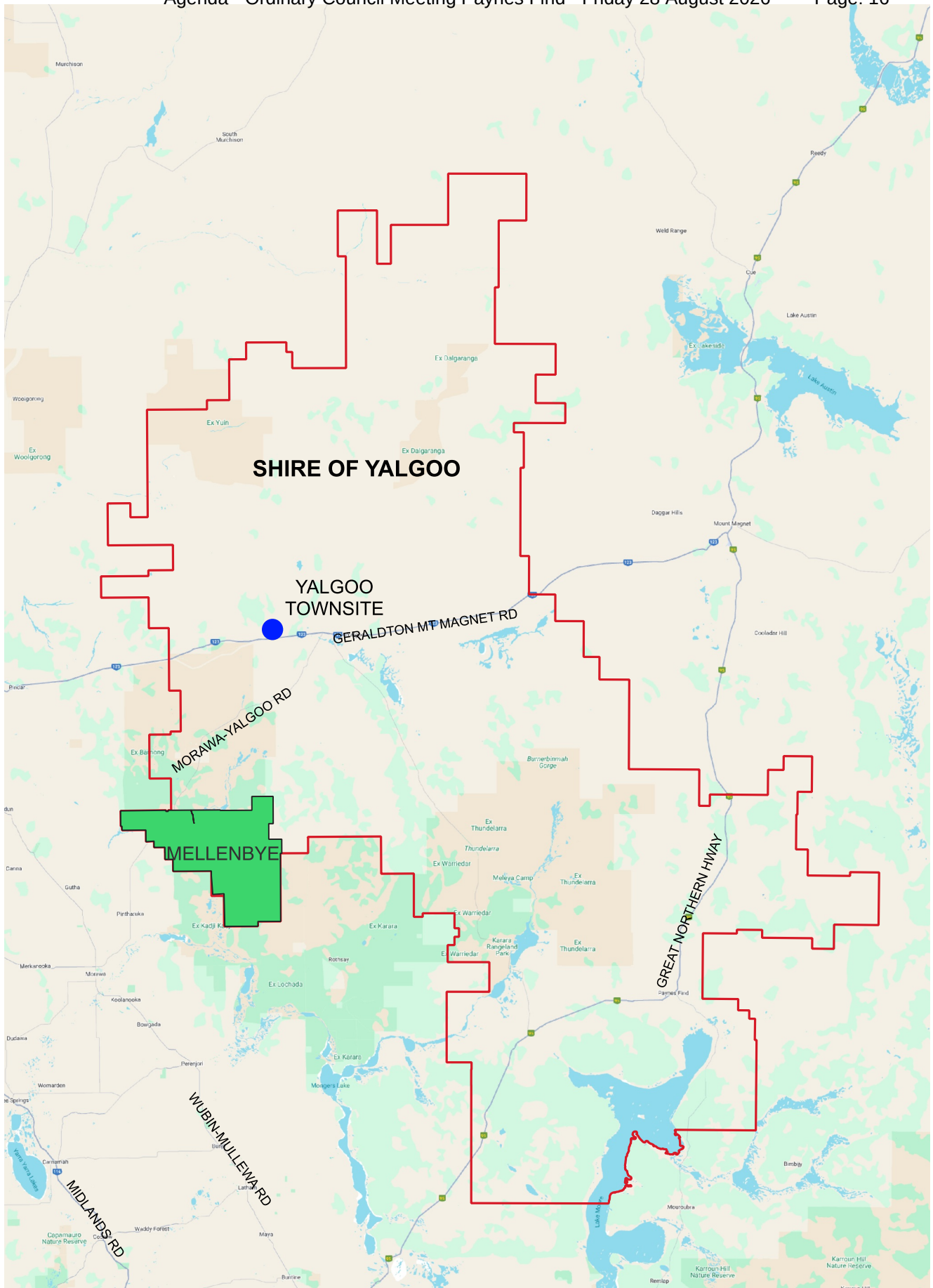
Note 10:

If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination. Further information can be obtained by calling SAT on (08) 9219 3111 or by visiting their website at www.sat.justice.wa.gov.au.

Note 11:

All Aboriginal sites are covered by the provisions of the Aboriginal Heritage Act 1972-80 regardless if they are known to the Department of Aboriginal Sites (DAS) or not. Under the Act it is an offence to alter an Aboriginal site without the written permission of the Minister of Aboriginal Affairs. It is the responsibility of the owner/developer to ensure that the provisions of the Act are complied with by contacting the DAS, Western Australia Museum, prior to the commencement of any development;

EUGENE FERRARO
TOWN PLANNER



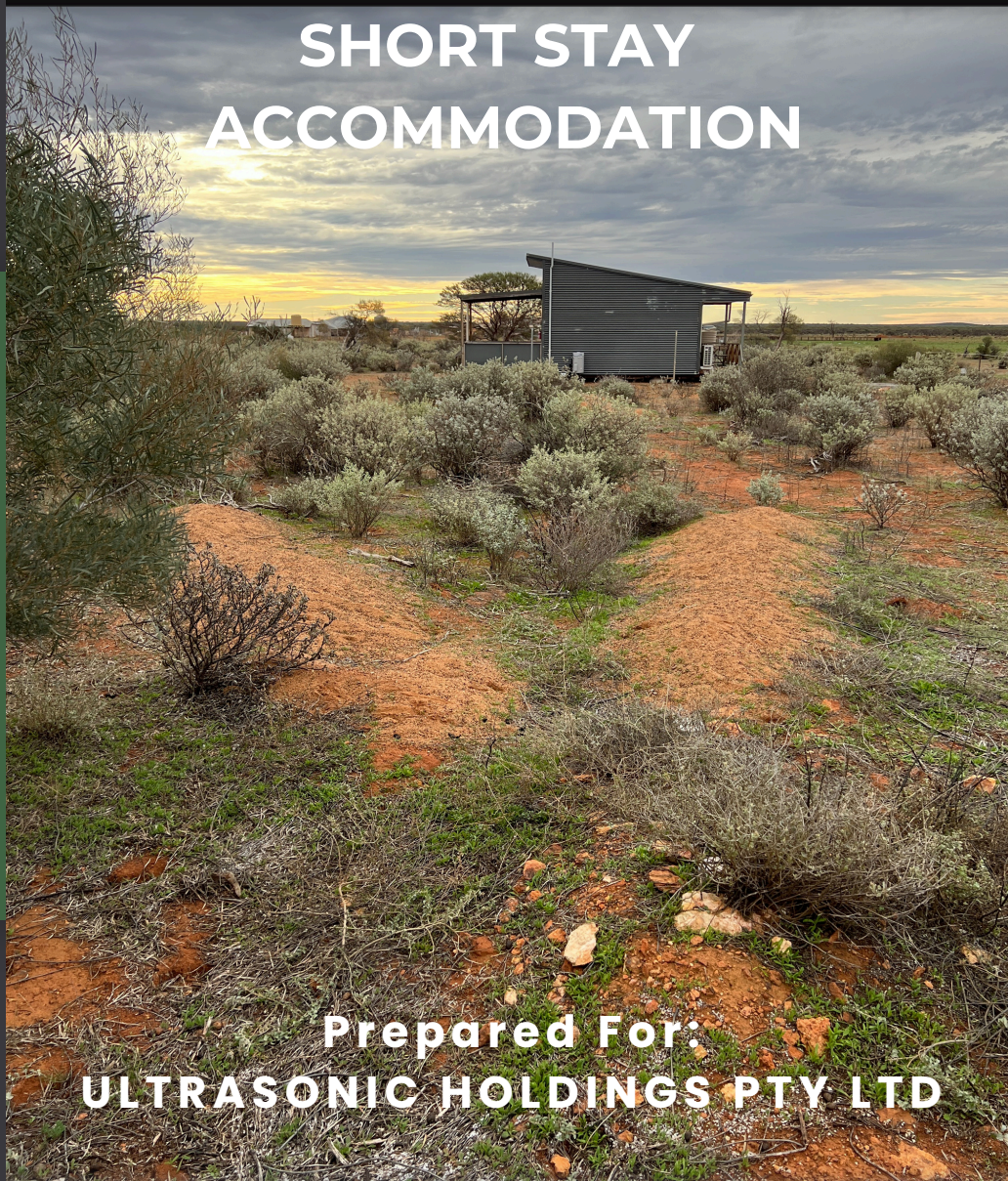
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**SHIRE OF YALGOO
APPLICATION FOR PLANNING APPROVAL
TOURISM DEVELOPMENT - MELLEBYE STATION**

RETROSPECTIVE DEVELOPMENT APPLICATION

MELLENBYE STATION

SHORT STAY ACCOMMODATION



Prepared For:
ULTRASONIC HOLDINGS PTY LTD

Prepared By:





LANDWEST
Planning Consultants

File	25126	
Client	Ultrasonic Holdings Pty Ltd	
Prepared By	Landwest Planning Consultants	

Document Control

DATE	DOCUMENT NAME	DOCUMENT MANAGER	DETAIL
Oct 2025	25126 Ver 1	Landwest	Review
Nov 2025	25126 Ver 2	Landwest	Application Lodgement

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LANDWEST
Planning Consultants

1.0 INTRODUCTION

Landwest has been engaged to prepare an application for Retrospective Planning Approval for Short Stay Accommodation for existing chalets located at Mellenbye Station, in the Shire of Yalgoo.

The chalets were previously used for short stay accommodation but have not been operational for approximately three years. The development area adjoins the existing homestead and historical station buildings, but these are not included in the application.

The application will demonstrate the proposal is consistent with the planning framework and will deliver short stay accommodation that is subject to an appropriate level of development control.



2.0 SUBJECT LAND

Development Application form, and Landowner Letter of Authority to lodge an application are included in **Appendix A**.

2.1 Tenure and Ownership

Mellenbye Station is situated on Crown Land and is subject of Pastoral Lease.

The legal description of the lot is as follows:

Table 1 Legal Description

Land Descriptions	Certificate of Title	Address
Lot 11815 on Deposited Plan 238310	LR3074/593	Morawa-Yalgoo Road, Yalgoo
Primary Interest Holder	Ultrasonic Holdings Pty Ltd	

A copy of the Certificate of Title is included at **Appendix B**.

The Certificate of Title is encumbered by the following:

1. Easement to State Energy Commission of Western Australia for infrastructure associated with the Three Springs to Golden Grove Mine Site electricity transmission line.
2. Pastoral Lease Terms and Conditions

Ultrasonic Holdings Pty Ltd hold the Pastoral Lease (N050088). In addition, they hold a Part 7 Division 5 Permit to conduct a non-pastoral use over a portion of the lease area – see **Appendix C**. The diversification lease allows the development of infrastructure for the proposed use and requires the permit holder to obtain all necessary approvals.

Mellenbye Station is currently under a Contract of Sale, and a settlement may occur prior to the completion of an assessment of this application by the Shire of Yalgoo.

2.2 Location

The pastoral lease is in the Midwest region of Western Australia, and between the North-Midlands and Murchison Goldfields sub-region. It is located at the south-western extent of the Shire of Yalgoo, approximately 60kms from Morawa and 85kms from Yalgoo. The lot is traversed by the Morawa-Yalgoo Road.

The Station is bounded by other pastoral leases to the north-west, conservation reserves to the north and south, and broad acre farming areas to the west.



LANDWEST
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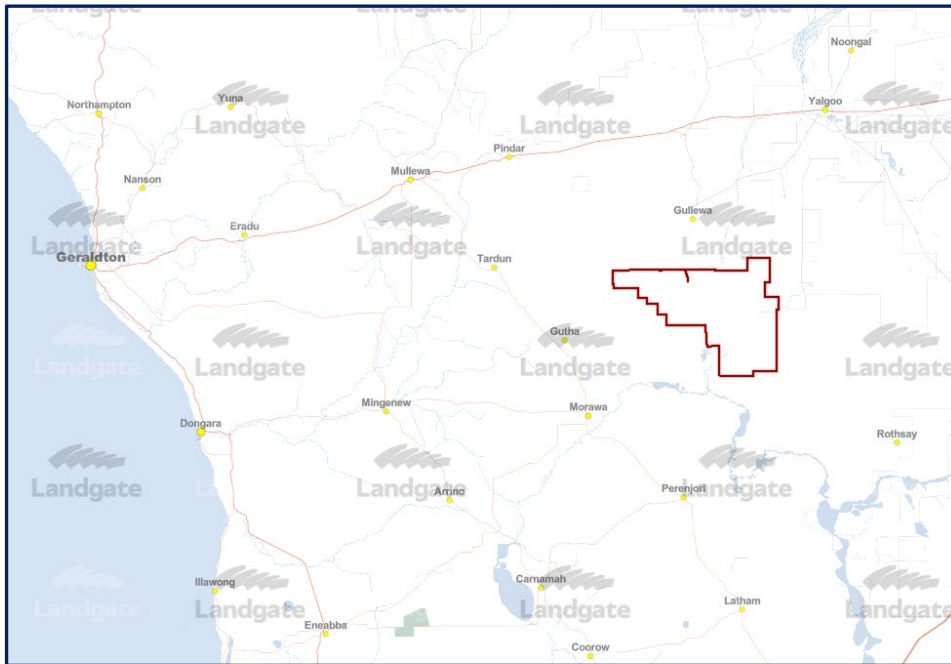


Figure 1 Mellenbye Station in a Regional Context (Source: Landgate)

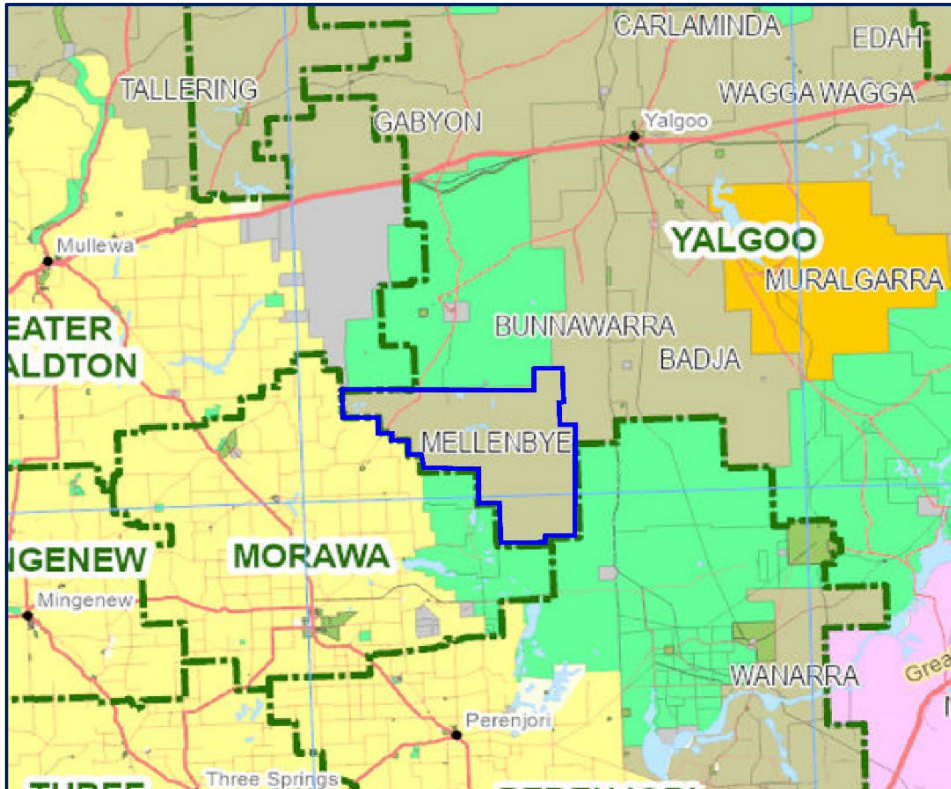


Figure 2 Mellenbye Station boundaries and local government context (Source: DPIRD)

2.3 Site Description and Land Use

Lot 11815 is approximately 91,038ha in area as described by Landgate.

Mellenbye Station's landscape can be broadly described as semi-arid rangelands with flat colluvium and alluvial plains with low ranges and rocky outcrops¹. It contains ephemeral salt-lake systems that may contain temporary water from rainfall and inflows during winter, but otherwise lakebeds remain dry and hard. Vegetation is predominated by low mulga woodlands and bowgada shrublands². See Figure 3 below. During late winter and early spring, wildflowers are prolific on the station.



Figure 3 Indicative Landform Mellenbye Station (July 2025)

¹ Rangelands NRM 2025, Rev5

² Department of Climate Change, Energy, the Environment and Water, Yalgoo Bioregion

The station is predominantly a pastoral station, generally grazing cattle and sheep

It contains an owner/operator airstrip.

The station contains various buildings including:

- original Homestead
- associated historical buildings including shearing shed and shearers quarters
- machinery and outbuildings
- service infrastructure.



Figure 4 Homestead, Shearing Quarters and Other Outbuildings (Source BBS July 2025)

Accommodation facilities have previously been built on the station and are in the broader Homestead environs comprising 1-bedroom units all with private ensuites and external living areas/verandahs. Some units have kitchenettes or kitchen facilities. Refer Appendix D for an additional suite of photos of accommodation units.



Figure 5 Accommodation Units (Source BBS July 2025)



Figure 6 Accommodation Units (Source BBS July 2025)



3.0 THE PROPOSAL

3.1 Overview

The proposal for short stay accommodation has been considered having regard to the planning framework to ensure land use suitability and compatibility with the location.

The development area is over an area of approximately 5ha – 5.5ha with a single unit located to the east of the homestead and shearing quarters respectively and the other nine structures are located generally south of the main homestead curtilage. The development areas are partially fenced where necessary to ensure no indiscriminate access beyond the accommodation area to private areas, and to avoid degradation of remnant vegetation. The proposed development area is delineated on Plan A.01 in the application plan set at **Appendix D**.

The application is intended to formalise the accommodation use on the station to have appropriate approvals and development control in place. This will implement diversification of the pastoral lease operations as they are able to co-exist with the primary land use. The Department of Lands have previously approved a Diversification Lease.

The proposed market may potentially be from various sources including (but may not be limited to):

- Visitors seeking an outback station experience.
- Visitors to appreciate the natural environment and physical features of Mellenbye Station including low ranges, breakaway formations and wildflower viewing.
- Visitors for prospecting,
- Short-term workers' accommodation e.g. station/seasonal workers; mining exploration teams.

3.2 Existing Facilities

As detailed in section 2.3 the property contains existing accommodation units that are subject of this retrospective application. Whilst other existing facilities complement the proposed short stay accommodation, they are not included as a part of this application.

Accommodation Units:

- Units 1, 4 & 5: 1 bedroom, separate ensuite, laundry, combined kitchen and living area, verandah.
- Units 2 & 3: studio units, comprising open plan kitchenette and sleeping area with separate ensuite, verandahs
- Units 6 to 11: 1 bedroom with separate ensuite and shared verandahs

3.3 Built Form

All accommodation units are modular form with suitable tie-down mechanism (chassis to concrete pier) which will be certified at Building Certification stage. All buildings have low-profile roofs. The external finish for all structures is either colourbond in a custom-orb profile, or a hardieplank weatherboard cladding. Colors are muted and reflect the color palette found in the physical environment.

All buildings have verandahs for protection from elements and provide an outdoor living area. Open skirt areas between the ground and floor level may be required to comply with both fire management and energy efficiency requirements (to be determined at building certification stage).



Figure 7 Example of chalets finishes and color palette

The Finished Floor Level of all units will be no more than 0.6m above natural ground level.

Unit 7 is an accessibility unit, with suitable access to be implemented as required.

Individual building layouts are shown in **Appendix D**.

Additional accommodation photos can be found at the following link:

https://www.dropbox.com/scl/fo/gkqjw9qixwh935xvlzuvq/AD6_nSRVjDKcLpT9VksQx-E?rlkey=3jha91gru4v5f98yaa4b7iu82&dl=0

3.4 Servicing

3.4.1 Water

Potable water for consumption purposes is via combination of capture and underground sources. Each unit is provided with water tanks. Supplemented by underground supply when required.

3.4.2 Wastewater

Each unit is serviced with its own independent effluent disposal system comprising septic and leach drains. These will be certified at the Building Certification stage.

3.4.3 Power

The station employs a solar PV system to supply the accommodation units. It has sufficient capacity for all units including the use of air-conditioning for heating and cooling.

Bottled gas is supplied for hot water and cooking in individual units.



Figure 8 Demonstrates servicing arrangements for individual accommodation units.

3.4.4 Stormwater

There are no sealed areas at each unit. All units employ roof capture directed to tanks for storage. This is treated and used to service each individual unit. No sealed areas are proposed surrounding individual units that will contribute to stormwater generation.



Figure 9 Demonstrates stormwater capture for individual accommodation units.

3.4.5 Rubbish Disposal

Each unit block is provided with a rubbish bin, which is disposed of by the operator. Guests are encouraged to separate recyclable waste and organic material.

3.5 Access and Parking

Individual units are access via maintained station roads that allow 2-way vehicle movements. Each site is identified and marked and has sufficient area for parking and maneuverability of vehicles in accordance with the number of guests permitted in each accommodation unit.

Parking areas are not proposed to be formally sealed



Figure 10 Access and Parking

3.6 Landscaping

No formal landscaping is proposed. Each unit has been sited to minimise vegetation removal and maintain larger trees for shade wherever possible. Establishing landscaping is not appropriate in this location due to harsh and hot summers, meaning establishment and maintenance is challenging at best. There may be some trees planting in strategic locations to supplement shade.



Figure 11 Existing vegetation surrounding accommodation.

3.7 Bushfire Management

The area of Mellenbye Station subject to the application is identified as being Bushfire Prone. See Figure 12 below.

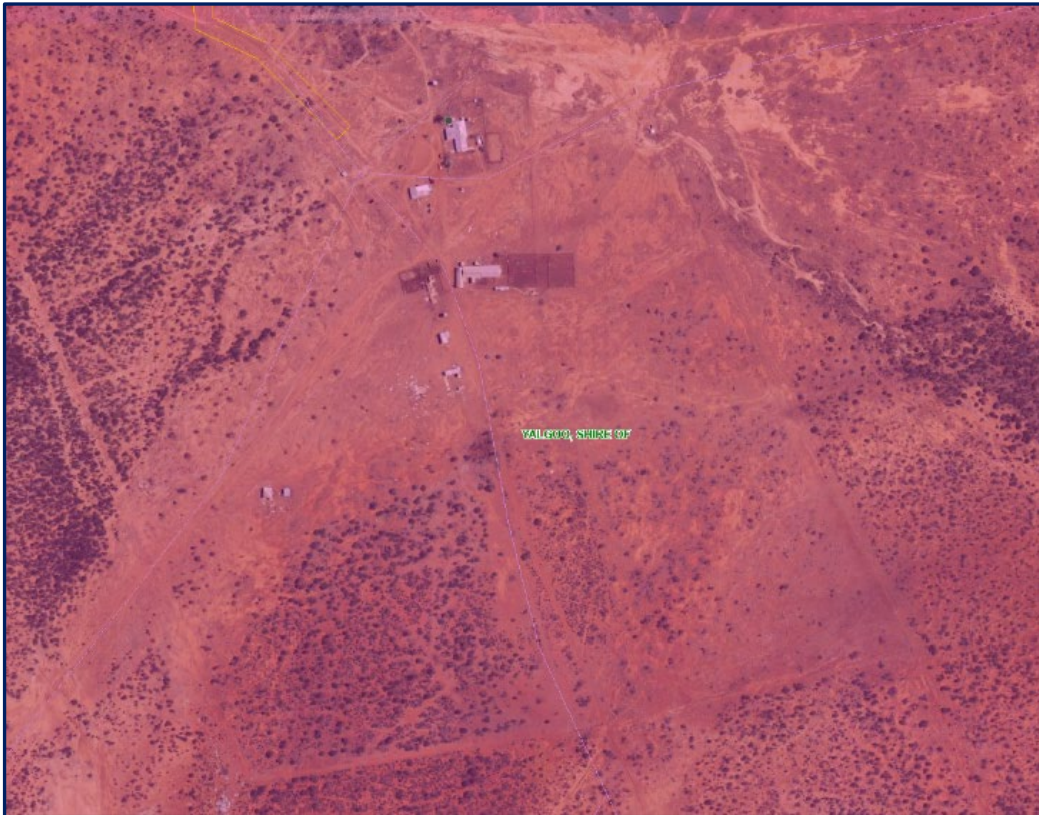


Figure 12 DFES Mapping Extract

As described in State Planning Policy 3.7, the development increases the intensity of land use and results in an increase in visitors. In addition, the proposed use is defined as Vulnerable Land Use as follows (points 2 & 3 are relevant to the application):

1. is designed to accommodate people who are less physically or mentally able and likely to present evacuation challenges; and/or
2. *due to the building design or use, or the number of people accommodated, likely to present evacuation challenges; and/or*
3. *involves visitors who are unfamiliar with the surroundings.*

A separate BAL assessment for each accommodation unit is being submitted separately by BBS Consulting.



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3.8 Accommodation Management

Management of the facility will include (but may not be limited to):

- On-site manager
- Reporting of, and addressing complaints/concerns
- Cleaning and laundry
- Maintenance of an appropriate level of service
- Maintenance of facilities and surrounds
- Fire prevention and protection measures; implementation of BAL and/or BMP requirements
- Noise control
- Rubbish collection and disposal
- Sanitation and hygiene



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4.0 PLANNING FRAMEWORK CONTEXT

	Document	Principles	Relationship to Proposal
4.1	Shire of Yalgoo Strategic Community Plan 2021-2031	Delineates the strategic directions the community envisions for the Shire of Yalgoo Objectives: 1. Economy: modern and sustainable economy 2. Environment: well managed and appreciated by all 3. Social: an educated, respectful, and inclusive community 4. Civic Leadership: to be a Shire that serves our community with leadership, accountability, and integrity.	The proposal contributes positively to achieving the objectives of the Community Plan: 1. Economy ▪ Proposed development compatible with the existing land use and will bring financial benefits to the local government area. ▪ Increased accommodation to cater for tourists and travellers in the Shire. Increase in tourists and visitors using other services and facilities in the Shire particularly the railway and museum precincts. ▪ Business development growth and success in the Shire is a way to measure the Shire's success in facilitating new development. 2. Environment ▪ The proposal does not require clearing or removal of remnant vegetation. ▪ Implementation of recycling programs as part of the development. ▪ The proposed development will enable guests to visit, be immersed in, and appreciate the natural environment that is unique to the Station. 3. Social ▪ Mellenbye Station has a long history since the greater region was first established for pastoral use in the 1800's. Guests can learn about and appreciate the character, history and heritage of Shire as a whole and the Station specifically.



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			▪ Additional accommodation ▪ increases options for tourists and visitors to experience the character and history. ▪ Development includes accommodation for guests requiring accessible units. ▪ Increased options in the Shire contribute to the sense of place and livability of a small Shire to visitors. 4. Civic ▪ Approved development with an appropriate level of development control will result which enables the Council to deliver statutory compliance in the community.
4.2	Shire of Yalgoo Local Planning Strategy	The Shire of Yalgoo Local Planning Strategy (LPS) was adopted in December 2010 and provides the framework for land use planning within the Shire for the next 10-15 years. The key objectives for Yalgoo are: ▪ to maintain a small-town atmosphere ▪ to maintain current uses within the town ▪ to allow a variety of uses necessary to service the normal functions of a townsite ▪ where practical, to encourage mining workforce accommodation to be located in town to support the pattern of settlement and local economy when the site is within commuting distance of the town.'	▪ Whilst not specific to the Yalgoo townsite, the proposal contributes to overall viability of the Shire by facilitating additional development to cater for visitors to the Shire. ▪ ▪ This can also contribute to visitors using other services and facilities in the Shire which improves viability of the services and functions in the Shire.



4.3	Shire of Yalgoo Local Planning Scheme No 2	Zoning: Rural / Mining 4.2.5 Rural Zone Objectives: The use of land in the Rural/Mining Zone shall be consistent with the following objectives: a) The zone shall consist of predominantly rural and mining uses. b) To protect land from urban uses that may jeopardise the future use of that land for other planned purposes which are compatible with the zoning. c) To protect the land from closer development which would detract from the rural character and amenity of the area. d) To prevent any development which may affect the viability of a rural holding. e) To provide for and monitor mining activities and its associated works, however, restricting the development of the residential component to areas with specific additional use rights. f) Where practical, to encourage mining workforce accommodation to be located in towns to support the pattern of settlement and local economy when the site is within commuting distance of the town.	The primacy of the pastoral activities will not alter because of the proposal; it will remain a “working” station. The Department of Lands has granted a diversification lease for a specific land use, which is now subject of this application. The development is designed around visitors wanting to experience an “outback” environment, and to appreciate the natural environment and the history of the Place. The proposed use does not preclude consideration of other uses on other parts of the station, which are compatible with the rural/mining zoning. The density of development is minimal impact and commensurate with the rural setting. The built form is appropriate for the location and muted to reflect the color palette found in the physical environment. The development incorporates features to encourage vegetation protection, water conservation and bushfire safety measures. Obtaining appropriate approvals for the proposal ensures an appropriate level of development control by ensuring complete but unapproved works are compliant with planning, building and health requirements. This ensures the integrity of the local government approvals process is maintained, which ensures the objectives of the zone (rural character/amenity/viability) are not compromised.
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		Proposed Land Use: Short-Stay Accommodation “D” use in the zoning table, meaning the use is not permitted unless the local government has exercised its discretion by granting planning approval.	Advertising of the proposal is not required unless determined by the Council by virtue of s5.4.2 of the LPS.
		Short-Stay Accommodation is defined in the scheme as: <i>temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12-month period.</i> Table 2 does not prescribe development provisions for short-stay accommodation.	The proposal complies with the definition: Short stay accommodation only. No facilities for long-term stays proposed.
		5.13 Rural/Mining development Development in the Rural/Mining Zone shall comply with the objectives for that Zone as outlined in Part 4 and with such requirements as the Council shall see fit relative to the proposed use.	As demonstrated by this application, the proposal does not compromise the objective of the Rural/Mining zone. The proposed use is both compatible with and is predicated on the pastoral station setting. The location on a pastoral property will ensure any impacts can be mitigated and managed on site and are not in proximity to more sensitive land uses. It enables the local government to require and ensure compliance with an appropriate level of development control to ensure impacts are minimised and/or appropriately managed.



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		5.17 Tourist Facilities and Accommodation Council may permit tourist facilities and accommodation in selected locations but only where the development in the opinion of the Council: (a) does not adversely affect the amenity of the area; (b) provides a tourist facility; (c) in a location considered appropriate by Council; (d) has no significant adverse environmental impact; and (e) complies with all other Scheme requirements and any relevant policy of Council	The use proposed is not a specific tourist development. However, the application demonstrates it would comply with these provisions. The proposed use is both compatible with and is reliant on the pastoral station setting. The historical significance of the station is also an importance component of the suitability of the station for an accommodation use where people can engage with historical site coupled with working station experience. As a result of the landform, the station also enjoys significant wildflower displays in late winter and early spring each year which are also a significant attraction for visitors. The amenity of the broader rural area of the Shire is not impacted by the proposed development. The use is confined to a small area of the station and is located within the existing building envelope area associated with the main homestead and other station buildings. It is located off the Morawa-Yalgoo Road which is an important road in the region servicing a number of communities, pastoral stations, and mining sites. With regards to environmental impact, minimal historical clearing occurred when the buildings were placed on site. No additional buildings are proposed. Access and parking do not require clearing. The BAL/bushfire management plan will address selective clearing requirements where required or other
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			compliance requirements to avoid vegetation removal. Sustainable waste management is employed including recycling, organic waste for composting to minimise onsite waste disposal. Roof generated stormwater is captured for re-use in the individual units. The proposal for short term accommodation has received consent from the Department of Lands via a Diversification Lease. The department recognises the importance of pastoral stations remaining viable by enabling other compatible uses. The proposal will provide additional accommodation choice in the Shire of Yalgoo catering for short term visitors potentially including tourists, seasonal and mining workers. This derives an economic benefit to the local government area. As indicated in section 4.1, the proposal is consistent with the Shire of Yalgoo's current Strategic Community Plan.
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4.4	Shire of Yalgoo Municipal Inventory of Heritage Places (also, HCWA Place No 02786)	The Shire's Municipal Inventory includes Mellenbye Station. Place 21. <u>Statement of Significance</u> The Mellenbye Station Homestead has historic significance for its long association with the pioneering Broad family and the development of the pastoral industry in the Yalgoo district. The built fabric illustrates developments through time with variations in style and materials reflecting the requirements of the owners and workers. Management Category: High level of protection appropriate: provide maximum encouragement to the owner to conserve the significance of the place.	The proposed development does not compromise the significance of the Place: ▪ No changes to the built fabric of the heritage buildings are proposed by this application and does not result in loss of heritage features. ▪ Chalets are not located with the immediate building envelope of the heritage buildings. ▪ The building envelope for the chalets and proposed development area is sufficient size to contain its own impacts and not adversely impact on the heritage Place. ▪ The built form of the chalets is muted colours, that blend with the natural environment. However, they are identifiable as new development and do not attempt to replicate the heritage buildings in built form or materials. ▪ They do not detract from the heritage significance of the buildings in terms of scale, materials, or colour palette. ▪ The chalets do not impinge on view corridors of the historical buildings from distance – they remain prominent in the broader precinct. ▪ The proposed development will generate visitor activity to Mellenbye Station who can engage with the heritage Place. This encourages a general understanding of the historical context of early settlers in the region, and the character of remote pastoral stations. ▪ The proposal addresses a demand for accommodation stays where people can have
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			experiences including e.g. working station, heritage values. ▪ Additional generated income from the proposed development supports the overall viability of the station operations through diversification, which potentially allows for maintenance of the heritage Place. ▪ The heritage buildings have previously been adapted to complement the proposed development.
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5.0 CONCLUSION

This proposal is to seek retrospective approval for existing development at Mellenbye Station. The structures have not been used for their intended use for some time, and the proponents now seek to obtain the necessary local government approvals prior to further use.

The application demonstrates that the location is appropriate for the short-term accommodation use, which capitalises on the environmental and locational advantages of Mellenbye Station. It sits between Morawa and Yalgoo townsites on the Morawa – Yalgoo Road, which is an important regional road connecting the farming area of the North-Midlands with the pastoral and mining regions of the Murchison Goldfields sub-region.

The property offers visitor experiences including a working pastoral station, history of the station itself and the broader pastoral region, and a Rangelands landform featuring spectacular breakaway formations and vegetation and wildflower viewing in season. It may also cater for amateur prospectors visiting the area. It is also in a location where mining activity including exploration occurs and may offer an alternative for workers in the industry closer to place of work and to cater for a known demand.

The accommodation use on the pastoral lease is approved by the Department of Lands with a diversification lease having been issued. However, this does not impact on the ability of the primary pastoral lease land use to continue. The amenity of the broader rural and mining zone in which it sits will not be compromised by the proposal, particularly as the success of the accommodation use relies on its more remote location where visitors can have related experiences. It is not in proximity to any current mining activity where a more sensitive land use such as short-term accommodation could potentially impact on operations.

The built form of the development is a high standard, and blends sympathetically with the natural environment. All structures are provided with the full complement of services infrastructure expected of a development of this nature in the remote location, all which can be certified at the building certification stage. Sufficient curtilage surrounds the existing buildings on the Station, to ensure that impact on the built fabric of the Heritage buildings is minimised.

The proposed development is consistent with planning framework, and the matters to which the local government must consider when assessing a proposal. Seeking retrospective approval ensures an appropriate level of development, building and health compliance can be implemented and achieved.

The proposal will offer another alternative for short-stay accommodation in the Shire of Yalgoo and bring economic development to the local government area. Diversification activities on pastoral leases contribute to the economic stability of both Mellenbye Station itself, the broader Shire of Yalgoo and pastoral/mining areas of the Shire.



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Appendix A

Development Application Form and Letter of Authority

APPLICATION FOR PLANNING APPROVAL

OWNER DETAILS	
Name: Ultrasonic Holdings Pty Ltd	
Address: 34 Beaconsfield Avenue MIDVALE WA 6056 Postcode:	
Phone: (work): (home): 0417 275 007 (mobile):	Fax: E-mail: sinnotth@outlook.com
Contact person: Holly Sinnott	
Signature: See attached	Date:
Signature:	Date:
Signature:	Date:
<i>The signature of the owner(s) is required on all applications. This application will not proceed without that signature/s.</i>	

APPLICANT DETAILS	
Name: Landwest Planning Consultants	
Address: 8 Anzac Terrace GERALDTON WA 6530 Postcode:	
Phone: (work): 0899650550 (home): (mobile):	Fax: E-mail: gail@landwest.net.au
Contact person for correspondence: Gail Bermingham	
Signature: 	Date: 15/11/2025

PROPERTY DETAILS		
Lot No: 11815	House/Street No:	Location No:
Diagram or Plan No: Deposited Plan 238310	Certificate of Title Vol. No: LR3074	Folio: 593
Diagram or Plan No:	Certificate of Title Vol. No:	Folio:
Title encumbrances (e.g. easements, restrictive covenants): 1. Easement to SECWA 2. Pastoral Lease		
Street name:	Suburb:	
Nearest street intersection:		

EXISTING BUILDING/LAND USE
Description of proposed development and/or use: Retrospective Short Stay Accommodation
Nature of any existing buildings and/or use: Station homestead; other historical buildings; various outbuildings; chalets
Approximate cost of proposed development: \$350,000
Estimated time of completion: 6 - 12 months

OFFICE USE ONLY	
Acceptance Officer's initials:	Date received:
Local government reference no:	

Our Ref: 25126

03 November 2025

Chief Executive Officer
Shire of Yalgoo
PO Box 40
YALGOO WA 6635

Dear Sir

Please accept this correspondence as our authority for Landwest Planning Consultants to lodge an application for the Shire of Yalgoo for Short Term Accommodation associated with the following property:

Land Description	Certificate of Title	Address
Lot 11815 on Deposited Plan 238310	LR3074/593	Morawa-Yalgoo Road, Yalgoo
Registered Leaseholder	Ultrasonic Holdings Pty Ltd	

Yours faithfully



Dylan SINNOTT
Director

15/11/2025

Date



Thomas SINNOTT
Director

15/11/2025

Date



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Appendix B
Certificate of Title

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

LR3074 593

**RECORD OF CERTIFICATE
OF
CROWN LAND TITLE**
UNDER THE TRANSFER OF LAND ACT 1893
AND THE LAND ADMINISTRATION ACT 1997

The undermentioned land is Crown land in the name of the STATE OF WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 11815 ON DEPOSITED PLAN 238310

STATUS ORDER AND PRIMARY INTEREST HOLDER:
(FIRST SCHEDULE)

STATUS ORDER/INTEREST: PASTORAL LEASE**PRIMARY INTEREST HOLDER:** ULTRASONIC HOLDINGS PTY LTD OF 34 BEACONSFIELD AVENUE MIDVALE WA 6056

(TL N443933) REGISTERED 27/9/2016

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. E304062 EASEMENT TO THE STATE ENERGY COMMISSION OF WESTERN AUSTRALIA AND SEE DEPOSITED PLAN 189201. REGISTERED 26/2/1990.
 2. N050088 LEASE. SUBJECT TO THE TERMS AND CONDITIONS AS SET OUT IN THE LEASE. REGISTERED 1/7/2015.
- N443933 TRANSFER OF LEASE N050088. REGISTERED 27/9/2016.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	DP238310
PREVIOUS TITLE:	LR3074-593
PROPERTY STREET ADDRESS:	NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY:	SHIRE OF YALGOO
RESPONSIBLE AGENCY:	DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)

END OF PAGE 1 - CONTINUED OVER

ORIGINAL CERTIFICATE OF CROWN LAND TITLE

REGISTER NUMBER: 11815/DP238310 VOLUME/FOLIO: LR3074-593

PAGE 2

NOTE 1: J667656 SUBJECT TO SURVEY - NOT FOR ALIENATION PURPOSES
NOTE 2: M977935 CORRESPONDENCE FILE 01017-2014-01RO

Subject to dealing





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Appendix C
Pastoral Lease Permit to Conduct a Non-Pastoral Use



Department of **Planning,**
Lands and Heritage

Our ref: File No: 01017-2014 Case No:2400822
Enquiries: Grant Crook
Tel: (08) 6552 4696
E-mail: grant.crook@dplh.wa.gov.au

Ultrasonic Holdings Pty Ltd
C/O Mellenbye Station
34 Beaconsfield Avenue
MIDVALE WA 6056

Dear Sir/Madam

MELLENBYE STATION – PART 7 DIVISION 5 PERMIT
S122.24-001
PASTORAL LEASE N050088

I am writing in regard to your application for a permit to conduct non-pastoral use of enclosed or improved land on the abovementioned pastoral lease. As previously advised, several parties were given the opportunity to comment on the proposal.

Permit approval has been granted under Section 122 of the *Land Administration Act 1997*, subject to the attached permit conditions entitled Appendix A.

In order for the permit to be issued by the Pastoral Lands Board, please have all the registered lessees sign the acceptance of the accompanying permit conditions (Appendix A) and return it to this office within 60 days from the date of this letter. When the signed acceptance of conditions has been received, the permit will be issued.

For further enquiries please contact Grant Crook, State Land Officer, Delivery, Department of Planning, Lands and Heritage on telephone (08) 6552 4696.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Schenae'.

Schenae D'Souza
Assistant State Land Officer
Delivery

1 November 2024

Att

**PERMIT CONDITIONS FOR
NON-PASTORAL USE OF ENCLOSED OR IMPROVED LAND
ON MELLEBYE STATION
SECTION 122.24-001 LAA
(SUBDIVISION G OF NTA)**

1. The term of this permit is five (5) years.
2. The Permit Area is only to be used for the purpose of: non-pastoral tourism within an enclosed or improved area located at the homestead precinct providing accommodation which includes seven (7) dongas, six (6) cabins and five (5) cottages together with an ablution block and camp kitchen for guests. Events are held within the converted shearing shed up to a maximum of 40 guests (Authorised Permit Activity).
3. The Authorised Permit Activity is limited to 25 hectares (ha) of the pastoral lease (Permit Area), as determined by the Board as identified on the maps submitted and attached to this permit.
4. Payment of rent:
 - a) The annual rent for the Permit Area will be determined by the Valuer-General in accordance with section 124 of the LAA (Annual Rent). Under section 122I of the LAA the Minister will adjust the Annual Rent by the rate of change on the CPI Index (Perth All Groups) on 31 December each year (Adjusted Annual Rent). The Adjusted Annual Rent is payable from 1 July the following year. No CPI adjustment will occur in a calendar year the Valuer-General makes a determination of Annual Rent under section 124 of the LAA.
 - b) The permit holder must:
 - i. pay the Annual Rent commencing from the date on which the Department first notifies the permit holder of the determination of Annual Rent which shall be no earlier than the Permit Rent Commencement Date; and
 - ii. pay the Annual Rent or Adjusted Annual Rent for each successive year as determined in accordance with sections 124 and 122I of the LAA.
 - c) The permit holder will be advised in writing of the Annual Rent or Adjusted Annual Rent for the permit and must pay the Annual Rent or Adjusted Annual Rent by the due date on the invoice.
5. The permit holder:
 - a) may only carry out the Authorised Permit Activity of a type, scale and nature as is permitted in this permit or contained in the application for the permit to the extent that it is not inconsistent with this permit;
 - b) may place, effect, construct, erect or undertake new Improvements or alter existing Improvements on the Permit Area as is reasonably required or necessary for or ancillary to the Authorised Permit Activity and replace, renew, remove or restore all such Improvements on the Permit Area; and
 - c) shall keep and maintain all such Improvements in good condition to the satisfaction of the Board.
6. The permit holder must:
 - a) obtain, keep current and comply with all Authorisations required to use the Permit Area for the Authorised Permit activity and provide a copy of such Authorisations to the Board upon request; and
 - b) comply with all Laws, requirements, notices, orders and lawful directions of any Governmental Agency applicable to the exercise of the permit holder's rights or the performance of the permit holder's obligations under this Permit.

**PERMIT CONDITIONS FOR
NON-PASTORAL USE OF ENCLOSED OR IMPROVED LAND
ON MELLEBYE STATION
SECTION 122.24-001 LAA
(SUBDIVISION G OF NTA)
(cont'd)**

7. The:

- a) provisions of the LAA relating to permits and pastoral leases on Crown land granted under Part 7 of the LAA apply to this permit; and
- b) provisions of the permit do not in any way affect, alter or derogate from the Minister's or the Board's rights or powers conferred under the LAA.

8. Subject to any provisions to the contrary in the LAA, this permit:

- a) does not confer a registrable interest in the land on the permit holder;
- b) is personal to the permit holder (the pastoral lessee); and
- c) is transferable to another party on transfer of the pastoral lease provided the requirements of section 134A of the LAA are met.

9. Without limiting section 139 of the LAA; where the Term is more than 5 years, the Board shall carry out a permit review (Permit Review) at 5 yearly intervals throughout the Term to ascertain whether:

- a) this permit is still appropriate and applicable to the Authorised Permit Activity;
- b) the permit holder is in compliance with the permit and its conditions;
- c) changes in the law or environmental or other conditions require variation of the permit and its conditions under section 122B of the LAA.

10. Without limiting the powers of the Board and Minister under section 124 of the LAA, each Permit Review shall include review of the current annual rent for the Permit Area by the Valuer-General in accordance with that clause.

11. Following a Permit Review, the Board may vary this permit and its conditions to take account of any changes that are reasonably required or issues identified under clauses 9 or 10.

12. The permit holder acknowledges that the Board may investigate at any time whether the permit holder is or has been complying with the conditions of the permit, and the Board and persons authorised by the Board may for that purpose and for the purpose of any Permit Review, enter on the land subject to the pastoral lease and inspect it.

13. If the permit holder fails to comply with a condition of the permit or fails to pay any rents or fees:

- a) the Board may suspend or cancel the permit; or
- b) the Board may issue a default notice in accordance with section 129 of the LAA; and
- c) the permit holder may incur a financial penalty and/or render the pastoral lease subject to forfeiture under sections 130 and 131 of the LAA.

14. Upon expiry or earlier cancellation of the permit and if an application for a new permit is not made within 12 to 6 months prior to expiry of the permit or if an application for a new permit is not granted, the permit holder, if directed by the Board, must remove all Improvements made under this permit and restore the Permit Area (and original infrastructure, if any) to the satisfaction of the Board. This may include removal of any imported materials, along with rehabilitation of the land surface (including landform to original shape and revegetation).

**PERMIT CONDITIONS FOR
NON-PASTORAL USE OF ENCLOSED OR IMPROVED LAND
ON MELLEBYE STATION
SECTION 122.24-001 LAA
(SUBDIVISION G OF NTA)
(cont'd)**

15. The permit holder may apply in writing to the Board to surrender the permit prior to its expiry and must comply with any conditions imposed by the Board.
16. Any proposed alteration to the Authorised Permit Activity must be referred to the Board for consideration and re-assessment. The Board may amend or cancel this permit and issue a new permit and impose further conditions.
17. a) The permit holder must, during the term of the permit, effect, maintain and keep current with an insurer, a public risk insurance policy for risks relating to the activities covered by the permit for an amount of not less than \$20,000,000 for any one claim (or such other amount as the Board may reasonably require at any time) covering all claims and losses howsoever arising or caused, including, but not limited to claims in respect of:
 - i. any injury of, illness to or death of any person;
 - ii. any loss, damage or destruction of any property belonging to any person including the lessor under the pastoral lease;
 - iii. liability arising out of any contamination, pollution or environmental harm of the Permit Area or the Surrounding Area caused or contributed to by the permit holder or the employees, agents, contractors, consultants, invitees and any other person acting with authority or permission of the permit holder.
- b) Upon the request of the Board, the permit holder must give the Board a copy of the certificate of currency of the policy of insurance referred to in subclause (a).
- c) The permit holder will not do or omit to do any act or thing or bring onto or keep anything on the Permit Area which might render the insurance required under this clause void or voidable.
18. The permit holder indemnifies the Indemnified Parties from and against all actions, claims, costs, proceedings, suits and demands whatsoever which may at any time be brought or made against any one of them in respect of:
 - a) any loss whatsoever;
 - b) any injury or damage of or to any kind of property (including the property of third parties);
 - c) **any death of or injury or illness sustained by any person**, caused by, contributed to or arising out of, or in connection with, whether directly or indirectly any of the activities, operations or businesses permitted under the permit, and
 - d) compensation payable, in respect of the issue of this permit, under the *Native Title Act 1993* (Cth).
19. The following is provided, by way of information only, in relation to the application of the *Aboriginal Heritage Act 1972* (WA) to the pastoral lease:

No Aboriginal sites have been recorded on the land in the vicinity of the permit area, but there may be sites that have not yet been identified.

**PERMIT CONDITIONS FOR
NON-PASTORAL USE OF ENCLOSED OR IMPROVED LAND
ON MELLEBYE STATION
SECTION 122.24-001 LAA
(SUBDIVISION G OF NTA)
(cont'd)**

DEFINITIONS

Authorisations includes a consent, authorisation, permit, licence, approval agreement, certificate, authority or exemption from, by or with a Governmental Agency or required under any Law and all conditions attached to an authorisation.

Board means the Pastoral Lands Board established under Part 7 of the LAA or any other body exercising similar functions.

CPI Index means the Consumer Price Index All Groups index number for Perth published by the Australian Bureau of Statistics.

Department means the department principally assisting the Minister in the administration of the LAA being the Department of Planning, Lands and Heritage or any of its permitted successors.

Governmental Agency means any government or any governmental, semi-governmental, administrative, fiscal or judicial body, department, commission, authority, tribunal, agency, statutory authority or entity.

Indemnified Parties means the Minister for Lands, the Board and all officers, servants, agents, contractors, invitees and licensees of any of them.

Improvements includes buildings, sheds, yards, fences, windmills, bores, wells, dams, water apparatus, drains and pipes and other facilities, structures, fixtures and fittings.

LAA means the *Land Administration Act 1997 (WA)*.

Law includes any requirement of any statute, regulation, proclamation, ordinance or by-law, present or future, and whether state, federal or otherwise.

Minister means the Minister for Lands, a body corporate continued under the LAA.

Permit Rent Commencement Date means from the date of issue of the permit, the issue date being the date the permit is signed by the PLB Chairperson.

Surrounding Area means any land or water adjacent to or in the vicinity of the Permit Area and the air generally above the Permit Area and includes an affected site within the meaning of that term as defined in the *Contaminated Sites Act 2003 (WA)*.

Term means the term of the permit as set out in clause 1.

**PERMIT CONDITIONS FOR
NON-PASTORAL USE OF ENCLOSED OR IMPROVED LAND
ON MELLEBYE STATION
SECTION 122.24-001 LAA
(SUBDIVISION G OF NTA)
(cont'd)**

We, the lessee(s) of Mellenbye Station, Pastoral Lease N050088, confirm acceptance of the conditions applying to the approval of the permit to undertake non-pastoral use of enclosed or improved land as per the abovementioned conditions specified by the Pastoral Lands Board.

Executed by **ULTRASONIC HOLDINGS PTY LTD** (ACN 009 263 656) in accordance with Section 127 (1) of the Corporations Act 2001 by authority of the Directors:

Tom Sinnott
Director Signature

Thomas Stephen Clifton Sinnott
Full name of Director

21/11/24
Date

DSinnott
Director/Secretary Signature

Dylan Thomas Clifton Sinnott
Full name of Director/Secretary

21/11/24
Date

SIGNING OF ACCEPTANCE OF OFFER BY PASTORAL LESSEES

1. Individuals

Where a pastoral lease is in the name of individuals, whether as joint tenants or tenants in common, the letter of acceptance needs to be signed by all interest holders on the lease or leases.

2. Corporations (Under Common Seal)

A company may accept the offer under seal if the seal is placed on the offer and witnessed by:

- Two directors of the company, or
- A director and secretary of the company.

The persons signing this form, i.e. the acceptance of the permit conditions, should show the position they hold in the company and print their name under the signature.

3. Corporations (Without using a Common Seal)

A company may accept the offer without using a common seal if signed by:

- Two directors of the company, or
- A director and secretary of the company.

Where documents are executed without a common seal, the persons signing this form i.e. the acceptance of the permit conditions, should show the position they hold in the company and print their name under the signature.

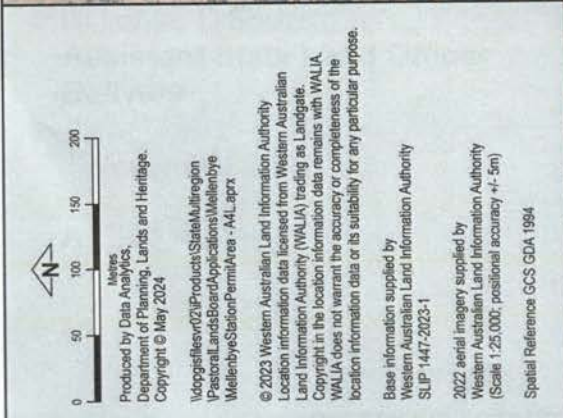
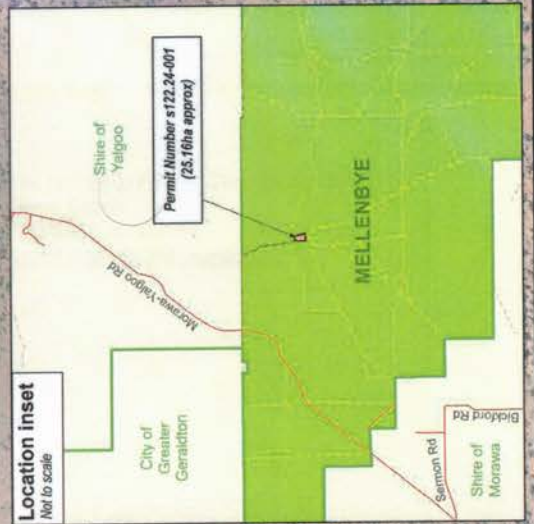
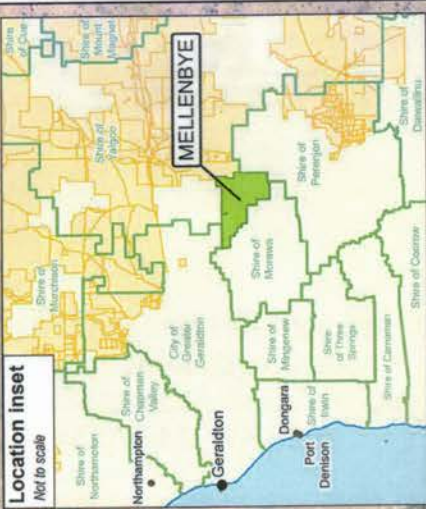
4. General Information

If you require any further information in respect to the acceptance of the offer, please contact Grant Crook, State Land Officer, Land Use Management on (08) 6552 4696



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Appendix D Development Application Plan Set



Mellenbye Pastoral Station Permit Number s122.24-001



AERIAL PHOTOGRAPHY
SOURCE - GOOGLE EARTH PRO (SEPT 2024) (1:4000)

DEVELOPMENT SUMMARY

TOTAL AREA LOT 11815	91,038ha
AREA SUBJECT OF APPLICATION	5.344ha
SHIRE OF YALGOO LOCAL PLANNING SCHEME No. 2 ZONING	RURAL / MINING
USE CLASS - "SHORT STAY ACCOMMODATION"	D

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

- NOTES:
1. THE PLAN IS PREPARED FOR PLANNING APPROVAL FROM THE SHIRE OF YALGOO AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

NO LIABILITY WILL BE ACCEPTED WHERE THE PLAN IS USED FOR PURPOSES OTHER THAN INTENDED.
 2. THIS PLAN IS PREPARED USING INFORMATION PROVIDED BY LANDGATE. THE DATA EXTRACTED FROM GEOSPATIAL DATABASES IS INTENDED FOR INFORMATIONAL PURPOSES ONLY.
 3. EXISTING HOMESTEAD AND OTHER HISTORICAL AND STATION BUILDINGS ARE NOT INCLUDED IN THIS APPLICATION.
 4. DEVELOPMENT APPLICATION PLANS TO BE READ IN CONJUNCTION WITH THE APPLICATION REPORT FOR FULL DETAIL.
 5. PROPOSED F.F.L. INDICATIVE ONLY AND SUBJECT TO FINAL BUILDING CERTIFICATION REQUIREMENTS.
 6. ACCESS ROADS AND PARKING AREAS: MAINTAINED NATURAL GROUND.
 7. ACCESSIBLE PARKING BAY AND SHARED ZONE TO BE CONCRETE OR SIMILAR APPROVED HARD STAND REQUIREMENTS. ACCESSIBLE PARKING BAYS AND SHARED ZONE TO BE CONCRETE OR SIMILAR APPROVED HARDSTAND.



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PROPOSED SHORT-STAY ACCOMMODATION

MELLENBYE STATION, WA
LOCATION PLAN

DRAWN	LS	PRINCIPAL	REDUCTION
DESIGNED	LS	LS	0 25
SCALE	1:4000	DATE	DEC 2025
ERWA PROJ No.	ERWA25113	ERWA Job No.	
			DRAWING No.
			A.01

1. THE PLAN IS PREPARED FOR PLANNING APPROVAL FROM THE SHIRE OF YALGOO AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

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①

6.0m x 2.7m SHARED BAY

1

2

3

4

5

6

7

8

9

10

11

4x SINGLE BEDROOM UNITS

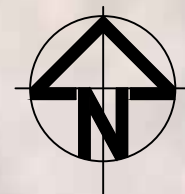
EXISTING DAM
(CURRENTLY DRY)

ACCESS ROAD

ACCESS ROAD

ACCESS ROAD

ACCESSIBILITY BAY AND RAMP ACCESS TO COMPLY
WITH NATIONAL CONSTRUCTION CODE 2022 AND AS1428.



SCALE 1:500

NOTES:

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LEGEND

- ① 1 BEDROOM UNIT
- ② 1 BEDROOM UNIT
- ③ 1 BEDROOM UNIT
- ④ 1 BEDROOM UNIT
- ⑤ 1 BEDROOM UNIT
- ⑥ 3x SINGLE BEDROOM UNITS
- ⑦ 2x SINGLE BEDROOM UNITS PLUS 1x DISABLED UNIT
- ⑧ 3x SINGLE BEDROOM UNITS
- ⑨ 3x SINGLE BEDROOM UNITS
- ⑩ 3x SINGLE BEDROOM UNITS
- ⑪ 4x SINGLE BEDROOM UNITS

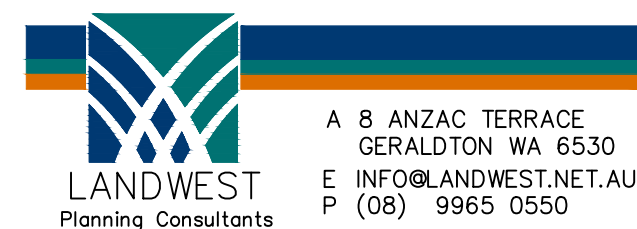
LEGEND

- ① EXISTING ACCOMMODATION BUILDINGS (RETROSPECTIVE APPROVAL)
- EXISTING SEPTIC TANK & LEACH DRAIN SYSTEM (APPROXIMATE LOCATION)
- 6.0m x 2.7m CAR BAY
- 6.0m x 2.7m SHARED BAY



PART SITE PLAN

SCALE 1:500



PROPOSED SHORT-STAY ACCOMMODATION

MELLENBYE STATION, WA PART SITE PLAN			
DRAWN	LS	PRINCIPAL	REDUCTION
DESIGNED	LS	DATE	0 25
SCALE	1:500	DATE	DEC 2025
ERWA PROT No.	ERWA JOB No.	DRAWING No.	
ERWA25113		A.04	

THIS IS A CAD DRAWING
DO NOT AMEND MANUALLY

4 WALTON CLOSE IPO BOX 10241 GERALDTON WA 6530

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LEGEND	
①	1 BEDROOM UNIT
②	1 BEDROOM UNIT
③	1 BEDROOM UNIT
④	1 BEDROOM UNIT
⑤	1 BEDROOM UNIT
⑥	3x SINGLE BEDROOM UNITS
⑦	2x SINGLE BEDROOM UNITS PLUS 1x DISABLED UNIT
⑧	3x SINGLE BEDROOM UNITS
⑨	3x SINGLE BEDROOM UNITS
⑩	3x SINGLE BEDROOM UNITS
⑪	4x SINGLE BEDROOM UNITS

LEGEND	
①	EXISTING ACCOMMODATION BUILDINGS (RETROSPECTIVE APPROVAL)
	EXISTING SEPTIC TANK & LEACH DRAIN SYSTEM (APPROXIMATE LOCATION)
	6.0m x 2.7m CAR BAY
	6.0m x 2.7m SHARED BAY

 PART SITE PLAN
SCALE 1:500



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E INFO@LANDWEST.NET.AU
P (08) 9965 0550

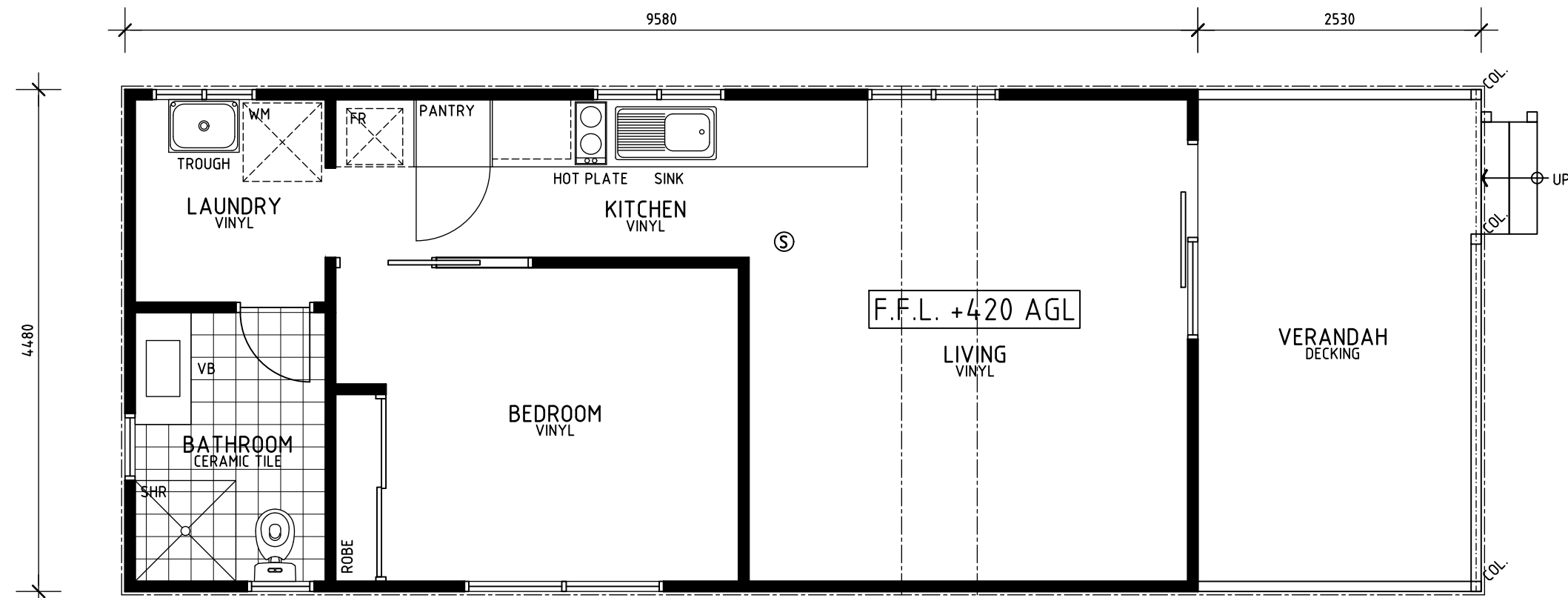


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PROPOSED SHORT-STAY ACCOMMODATION
PART SITE PLAN

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4 WALTON CLOSE IPO BOX 70241 GERALDTON WA 6530

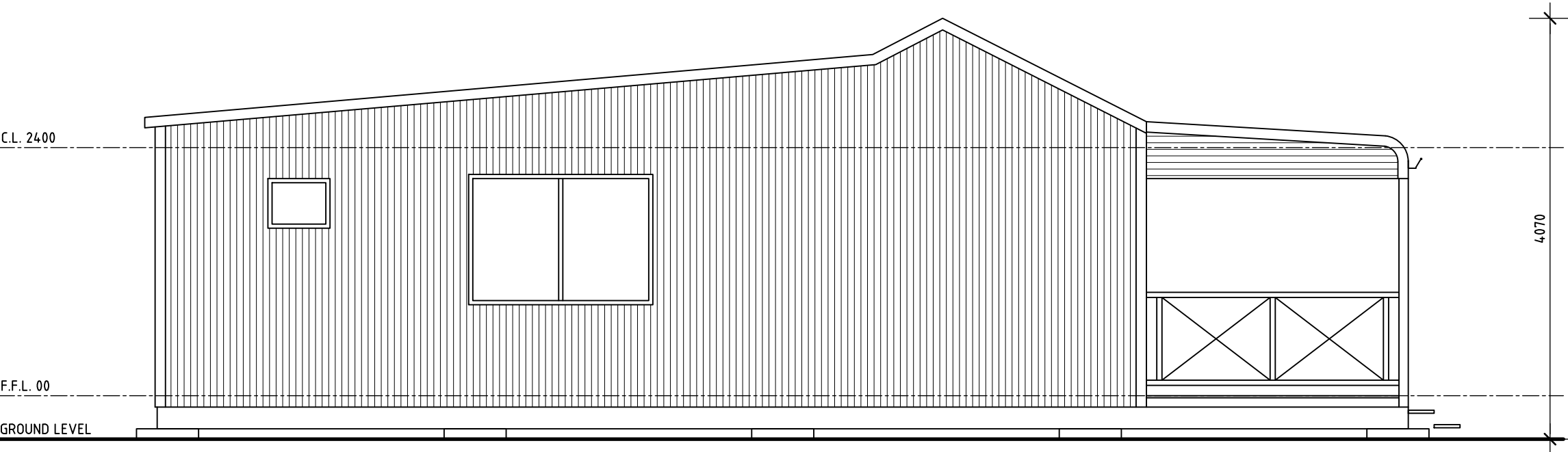


FLOOR PLAN - ACCOMMODATION UNIT 1

SCALE 1:50

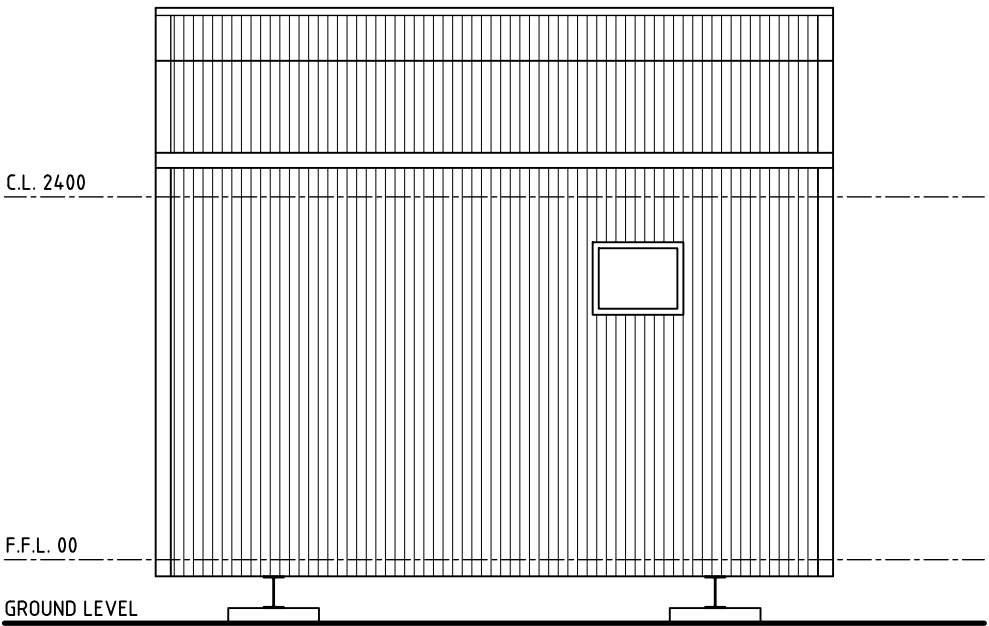
NOTES:

1. EXISTING BUILDINGS ARE CONNECTED TO A WATER SUPPLY, POWER SERVICES AND EFFLUENT DISPOSAL SYSTEMS AS REQUIRED. LOCAL GOVERNMENT AND / OR DEPARTMENT OF HEALTH CERTIFICATION OF EXISTING SYSTEMS AT BUILDING CERTIFICATION STAGE.
2. F.F.L. SUBJECT TO BUILDING CERTIFICATION FOR SITE WORKS, FOOTINGS AND METHOD FOR TIE-DOWN FOR TRANSPORTABLE UNITS AND FINAL BUILDING CERTIFICATION REQUIREMENTS.
3. STORMWATER CAPTURE TO RAINWATER TANKS FOR TREATMENT AND RE-USE IN INDIVIDUAL ACCOMMODATION UNITS.



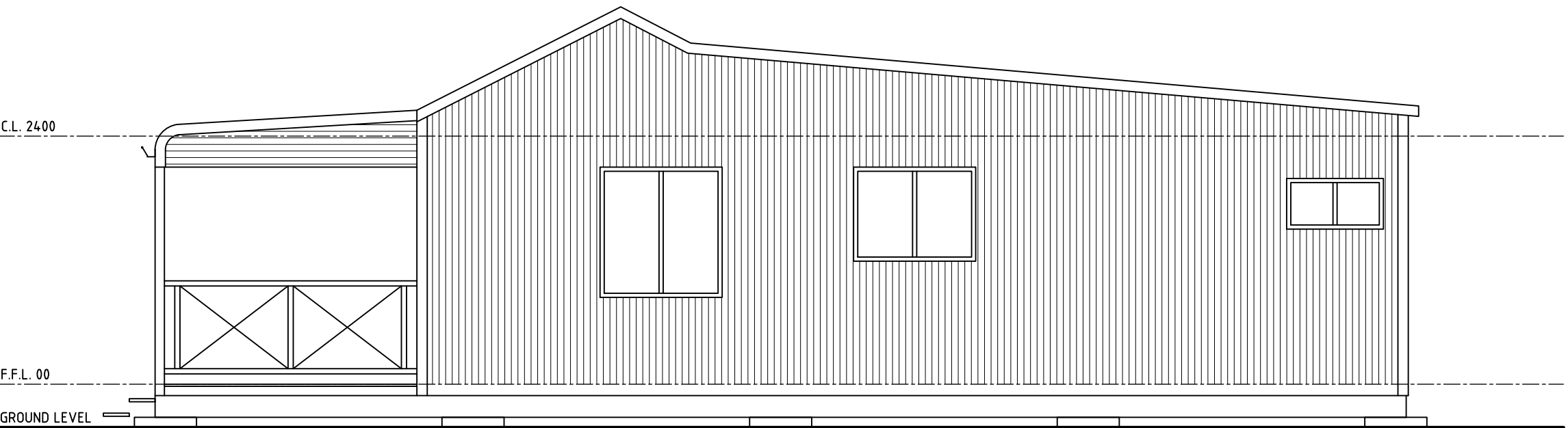
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SCALE 1:50



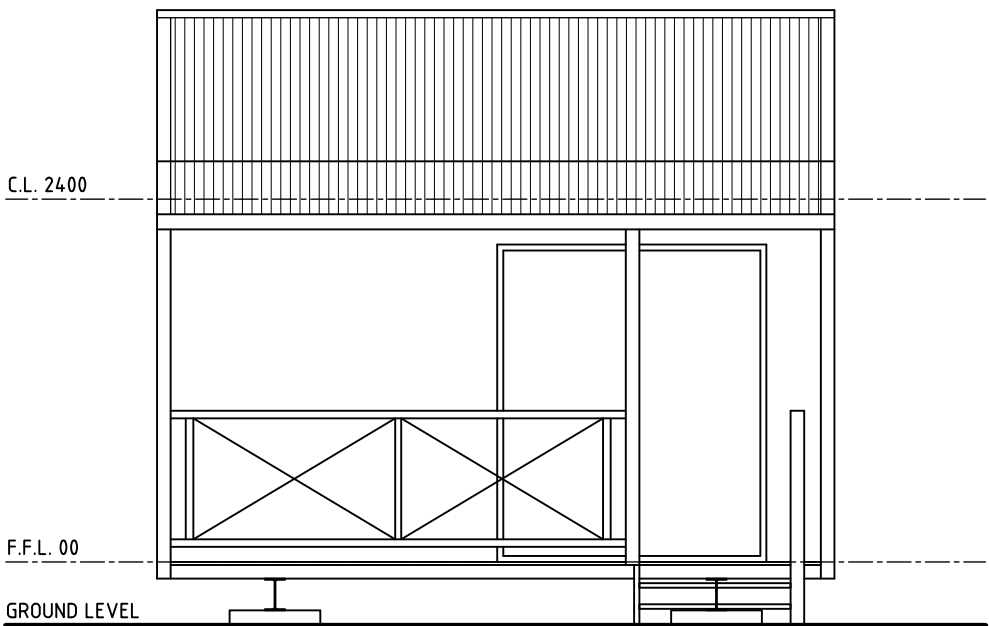
WEST ELEVATION

SCALE 1:50



NORTH ELEVATION

SCALE 1:50



EAST ELEVATION

SCALE 1:50



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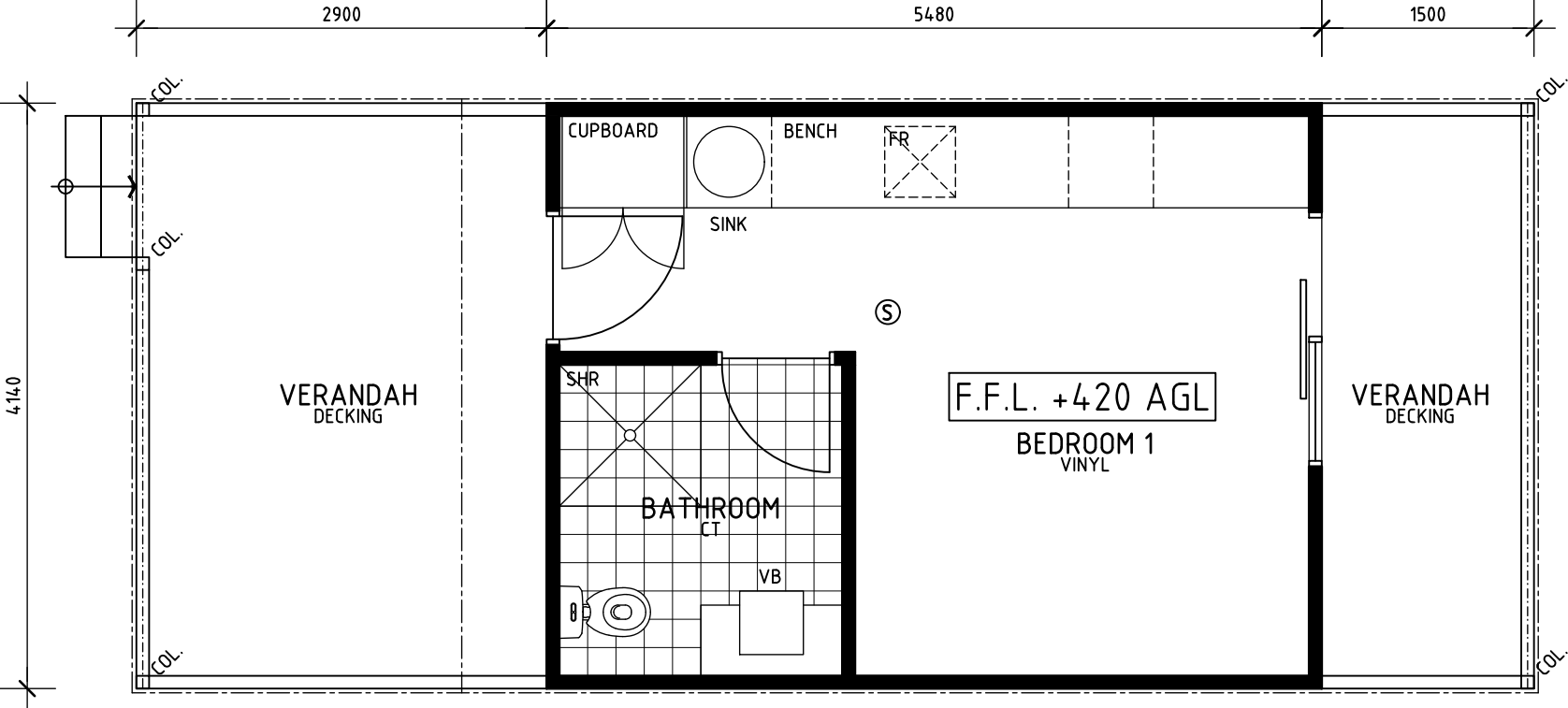


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PROPOSED SHORT-STAY ACCOMMODATION

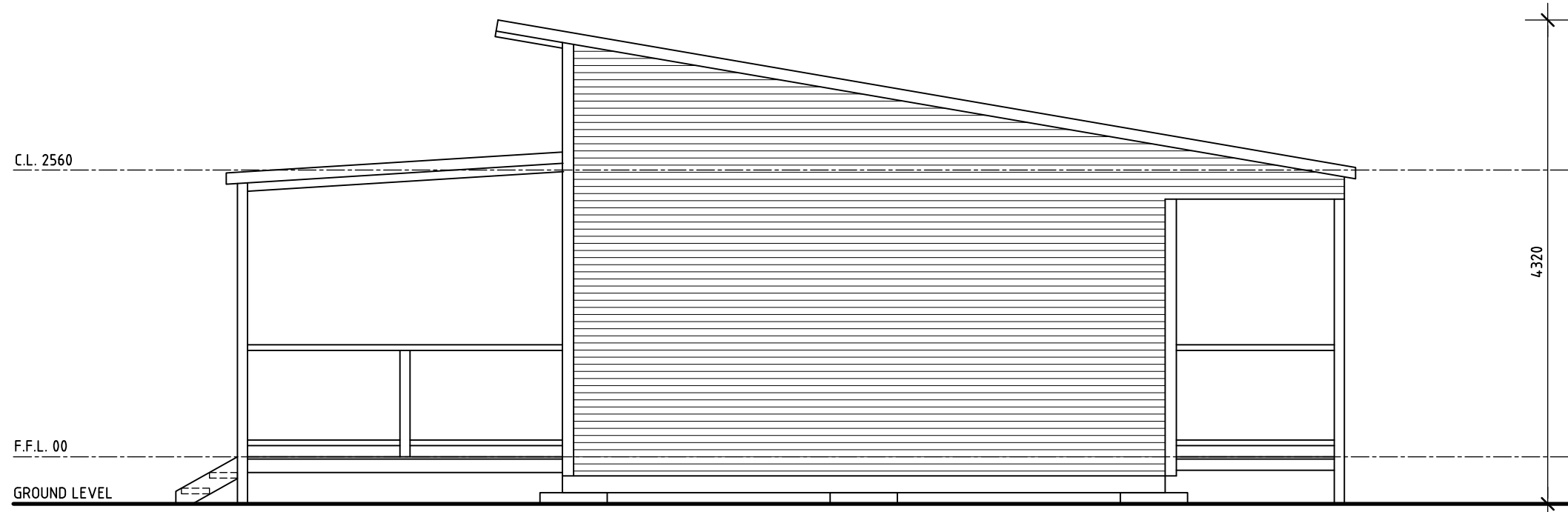
MELLENBYE STATION, WA
FLOOR PLAN & ELEVATIONS

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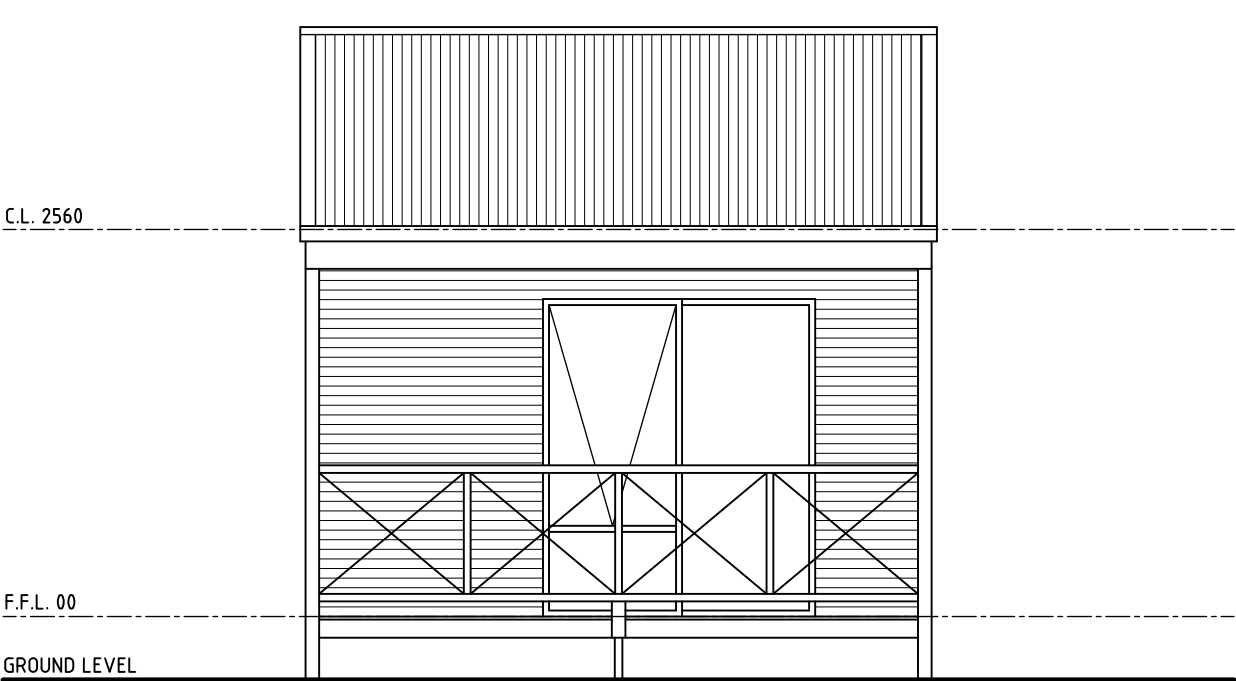


- NOTES:
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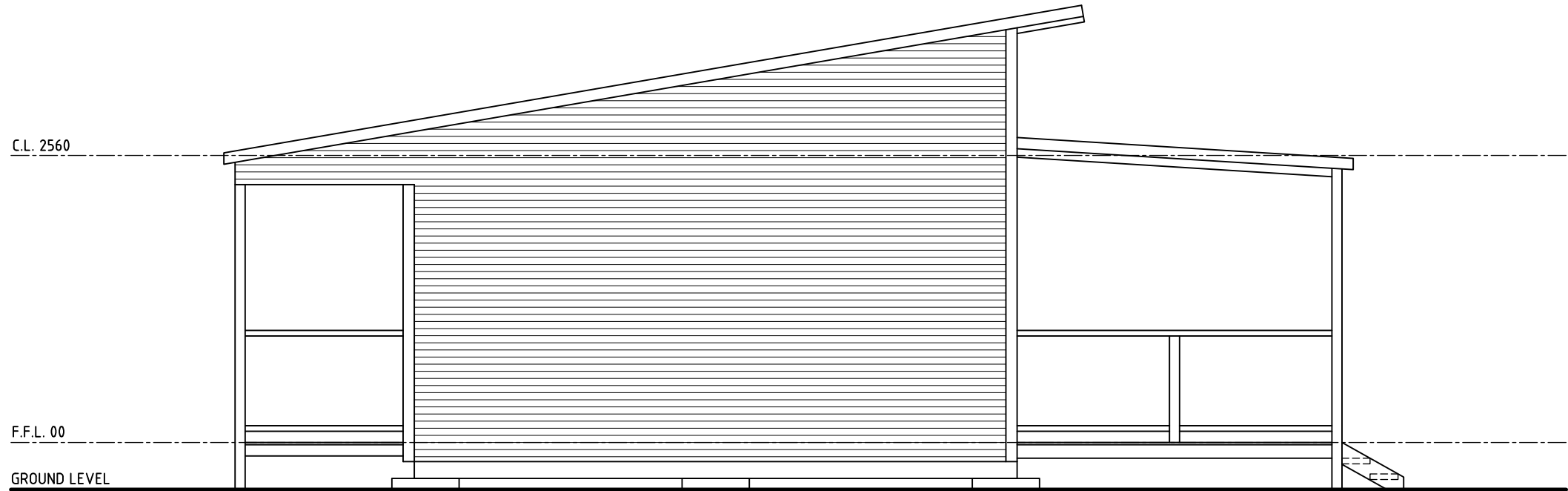
 FLOOR PLAN - ACCOMMODATION UNIT 2
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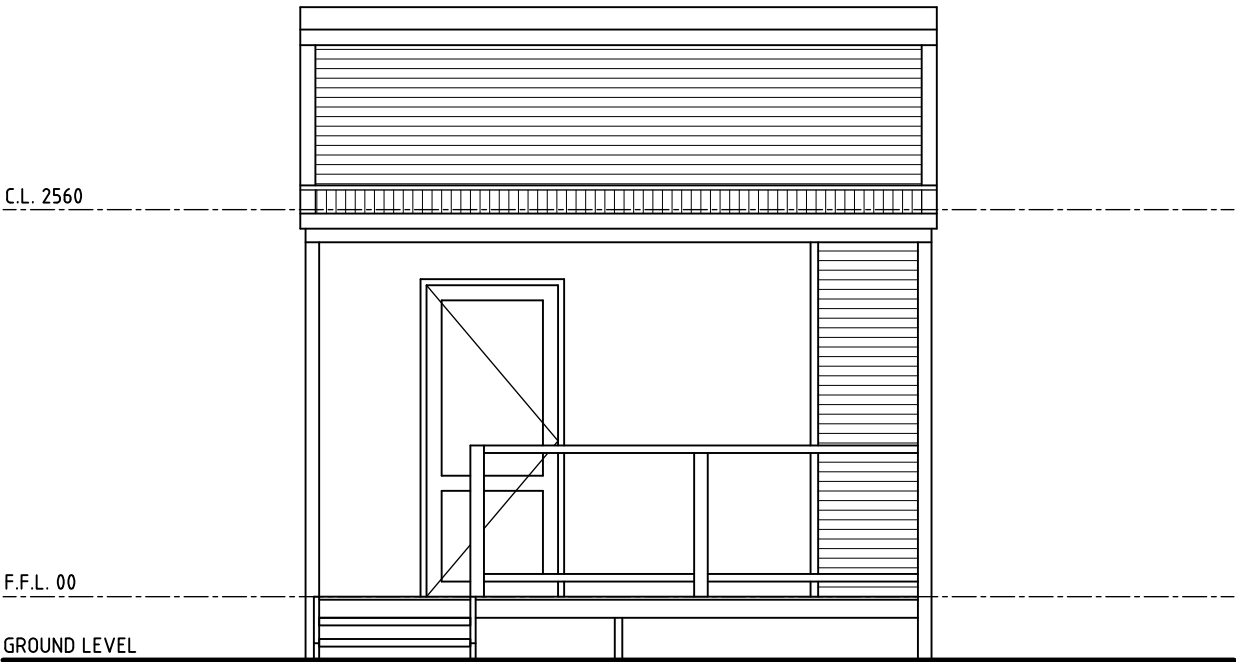
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SCALE 1:50



EAST ELEVATION
SCALE 1:50



NORTH ELEVATION
SCALE 1:50



WEST ELEVATION
SCALE 1:50



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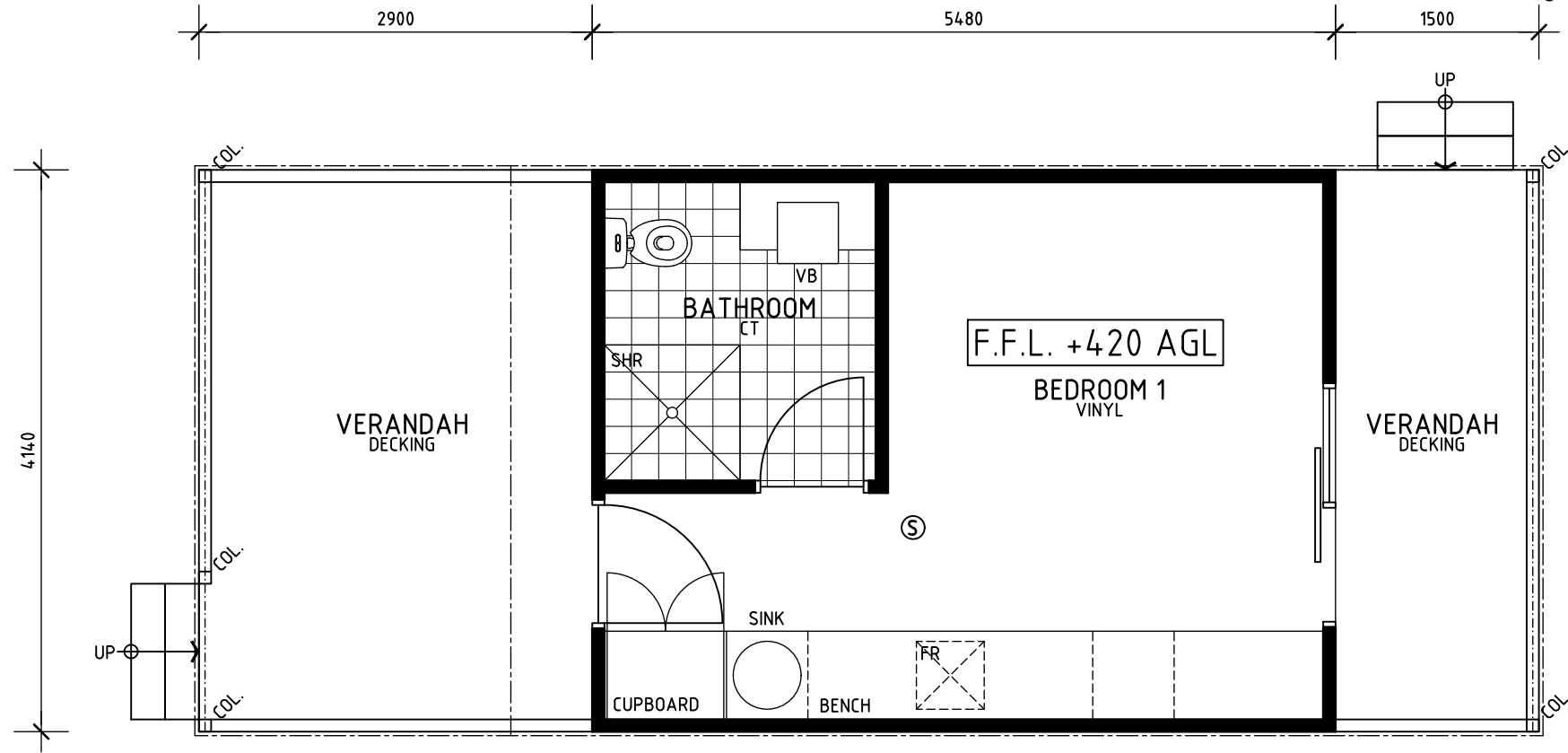
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PROPOSED SHORT-STAY ACCOMMODATION

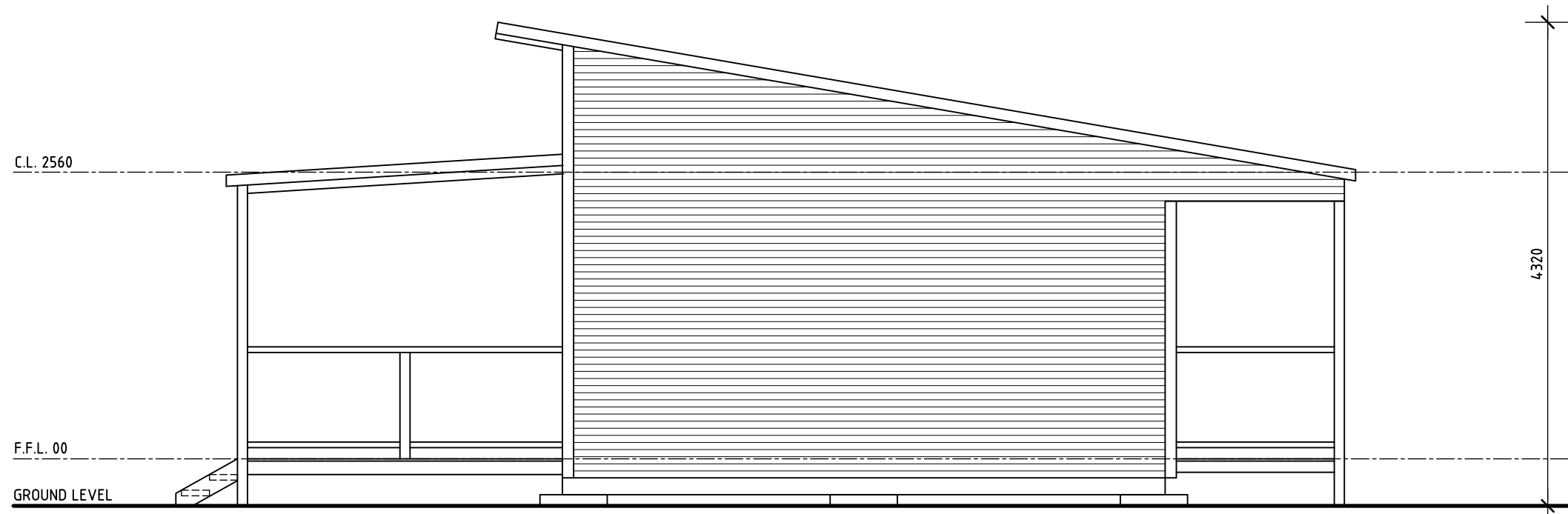
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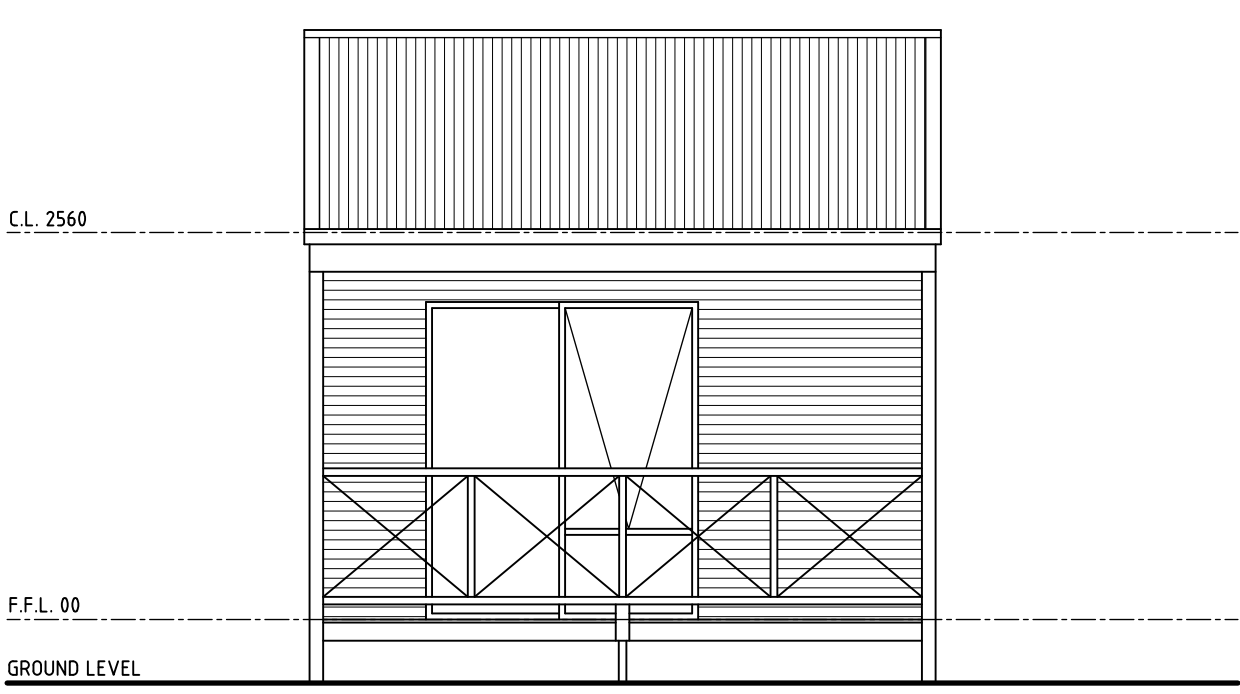
NOTES:

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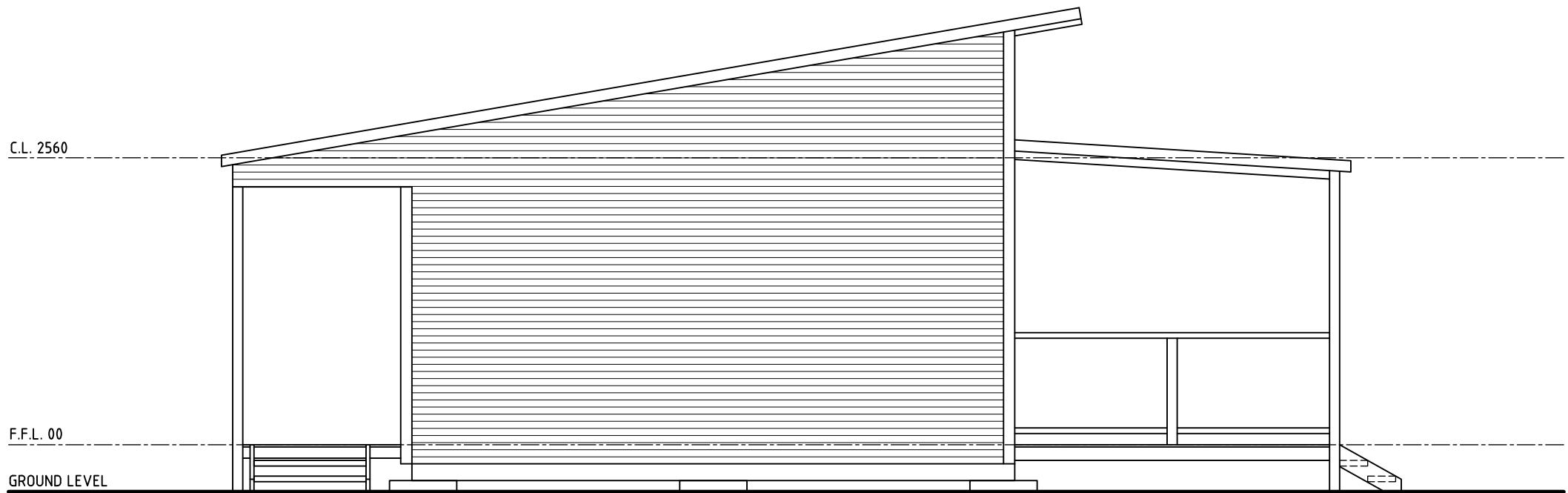
 FLOOR PLAN – ACCOMMODATION UNIT 3
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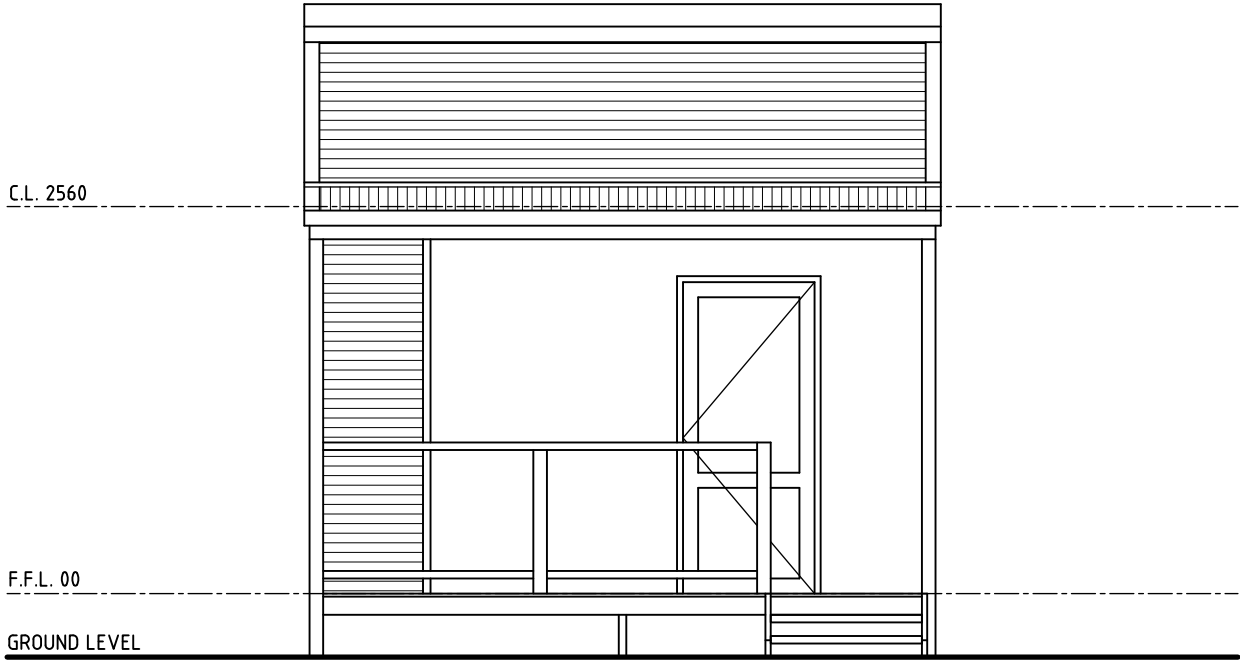
SOUTH ELEVATION
SCALE 1:50



EAST ELEVATION
SCALE 1:50



NORTH ELEVATION
SCALE 1:50



WEST ELEVATION
SCALE 1:50



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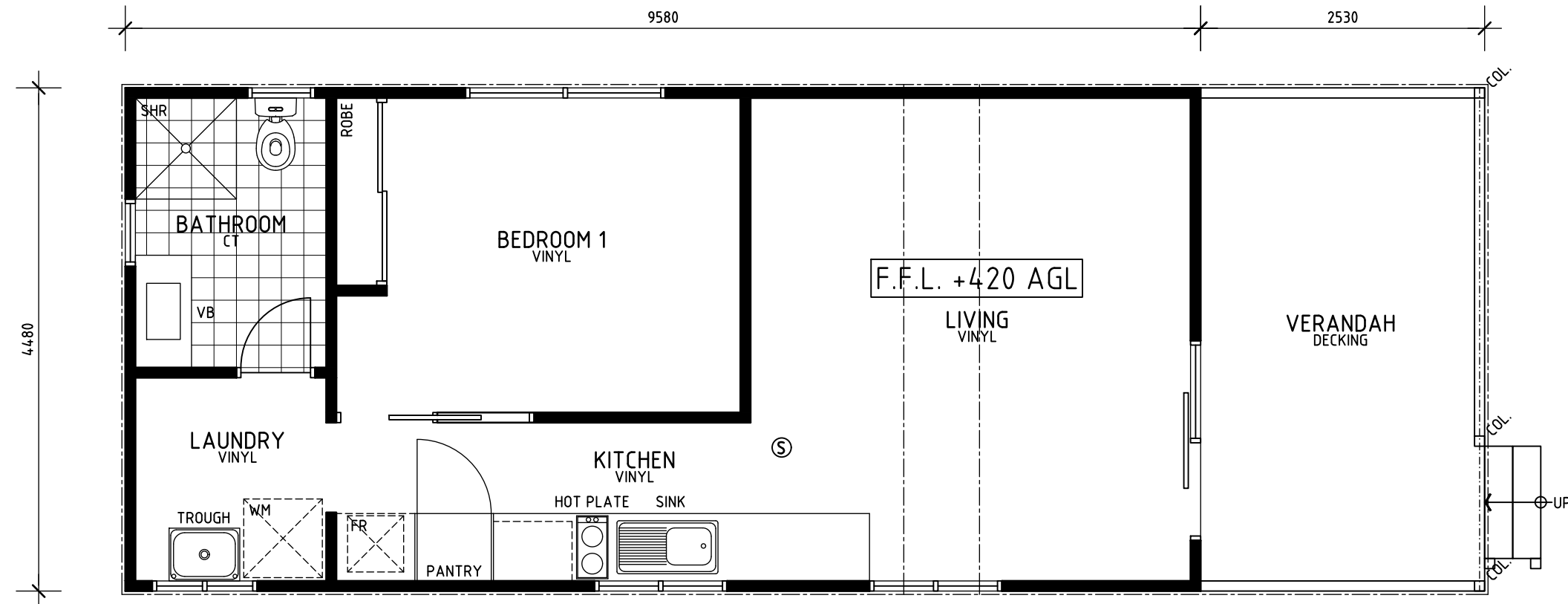


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PROPOSED SHORT-STAY ACCOMMODATION

MELLENBYE STATION, WA
FLOOR PLAN & ELEVATIONS

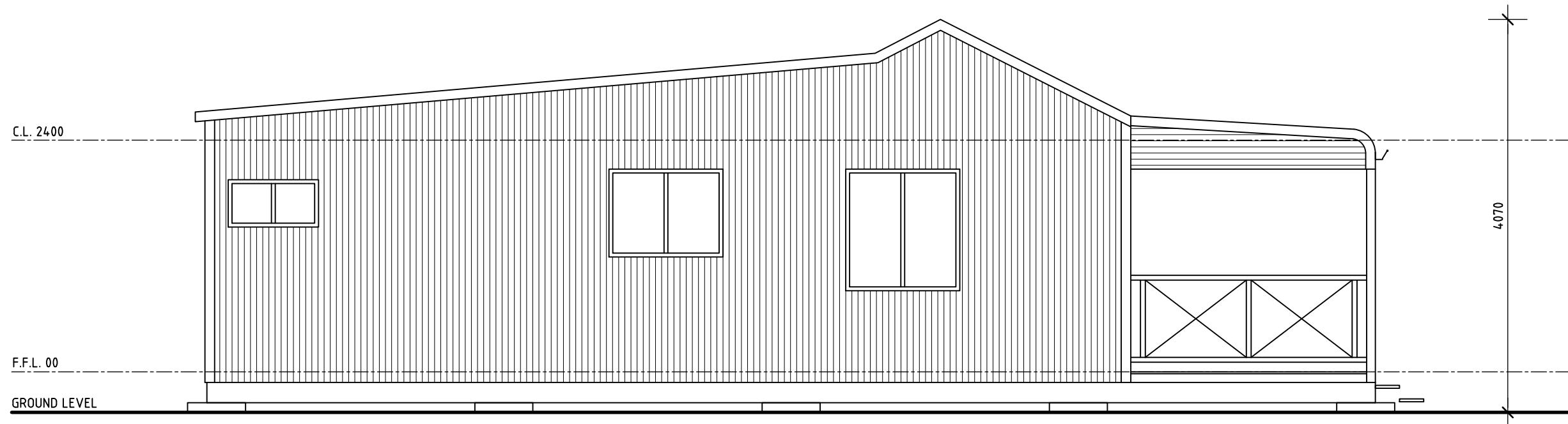
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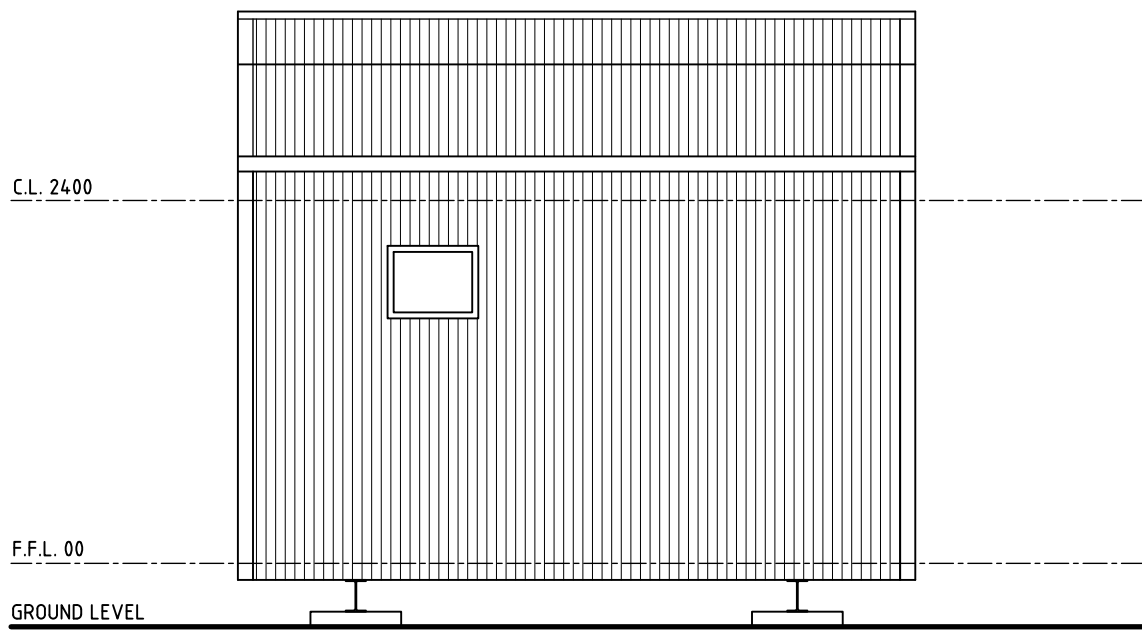
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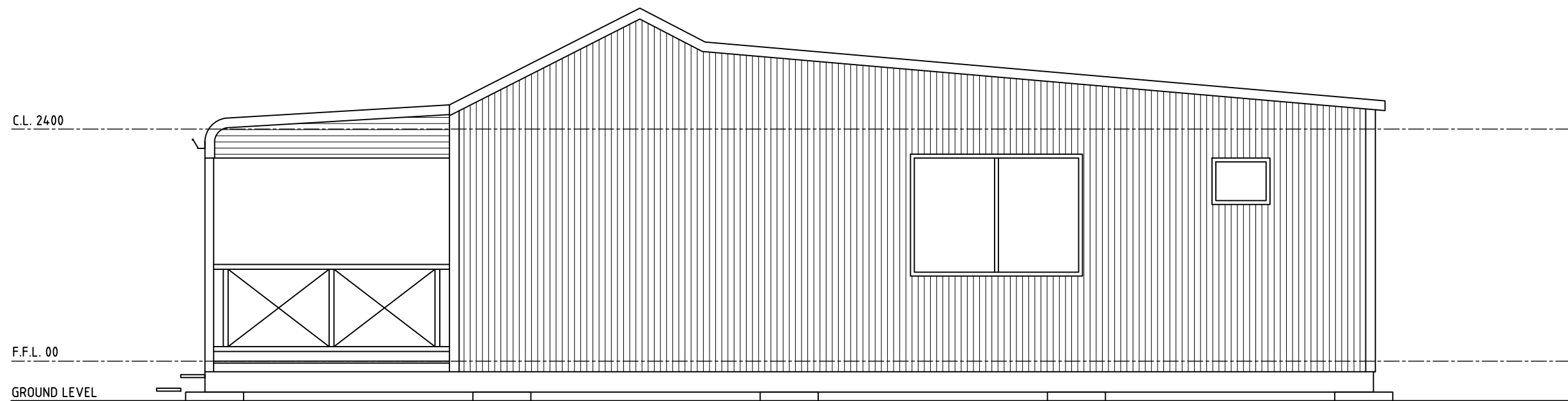
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SCALE 1:50



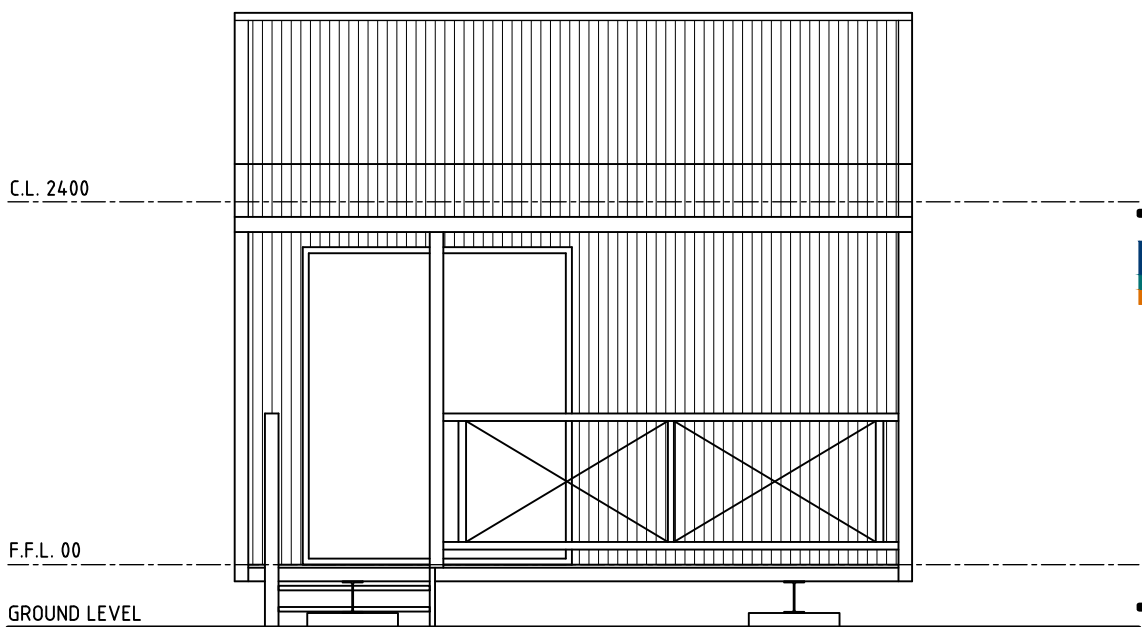
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WEST ELEVATION
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NORTH ELEVATION
SCALE 1:50



EAST ELEVATION
SCALE 1:50

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Planning Consultants

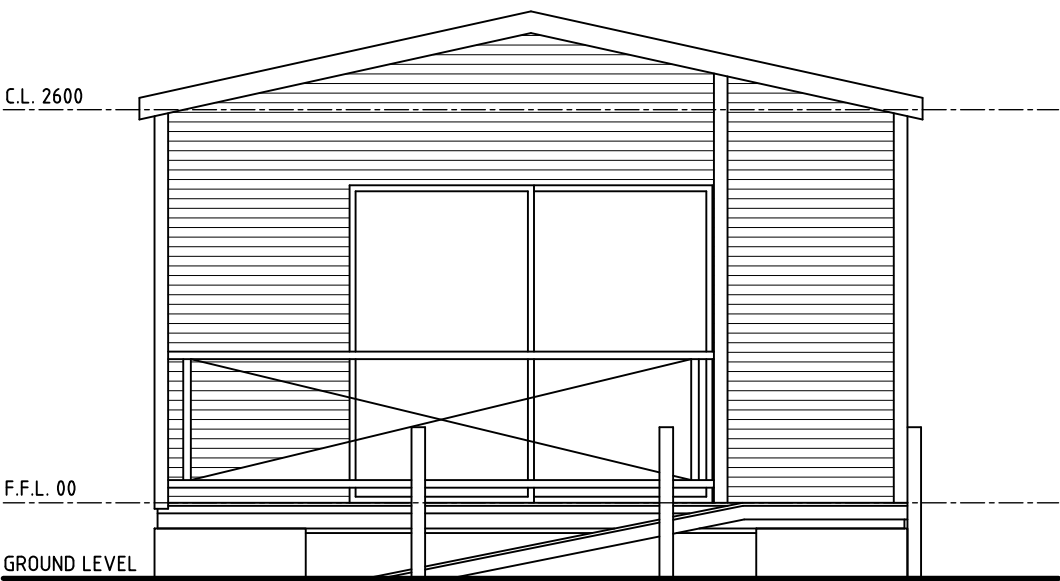
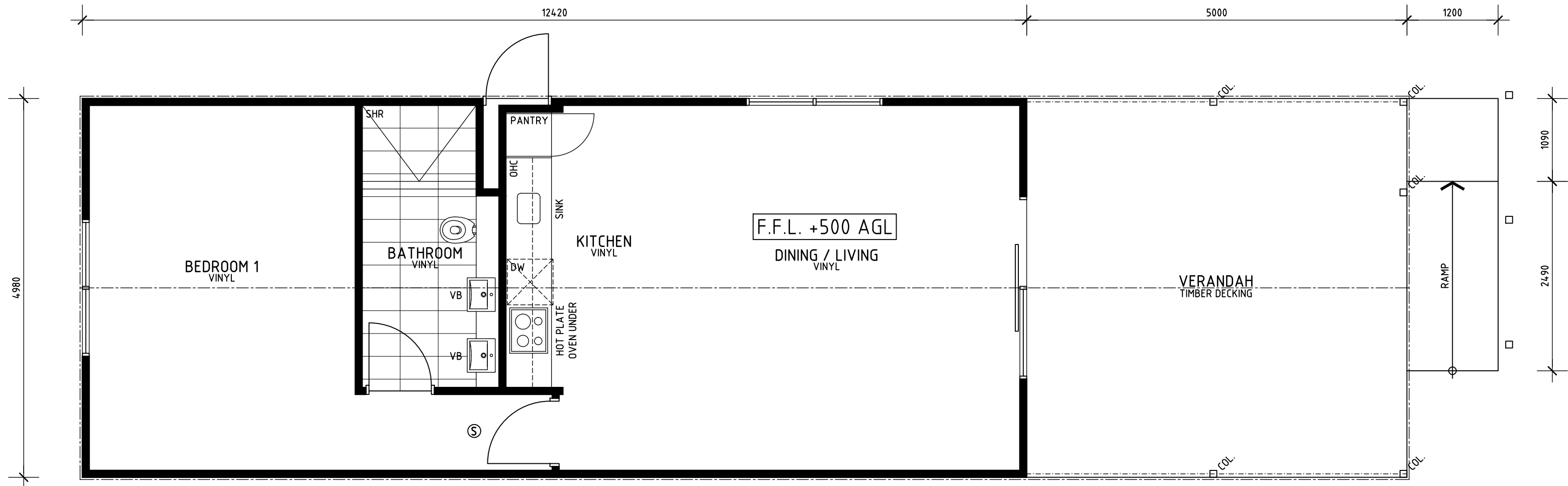
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GERALDTON WA 6530
E INFO@LANDWEST.NET.AU
P (08) 9965 0550

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PROPOSED SHORT-STAY ACCOMMODATION

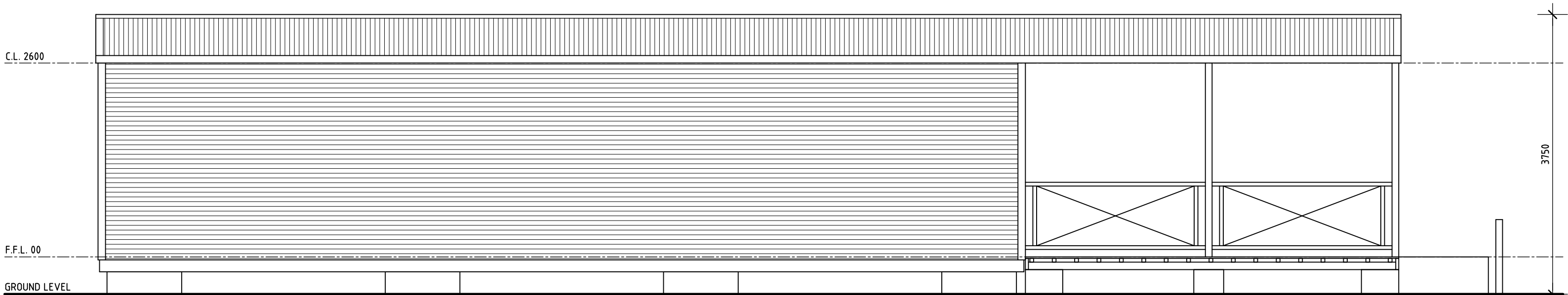
MELLENBYE STATION, WA
FLOOR PLAN & ELEVATIONS

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DESIGNED	LS				
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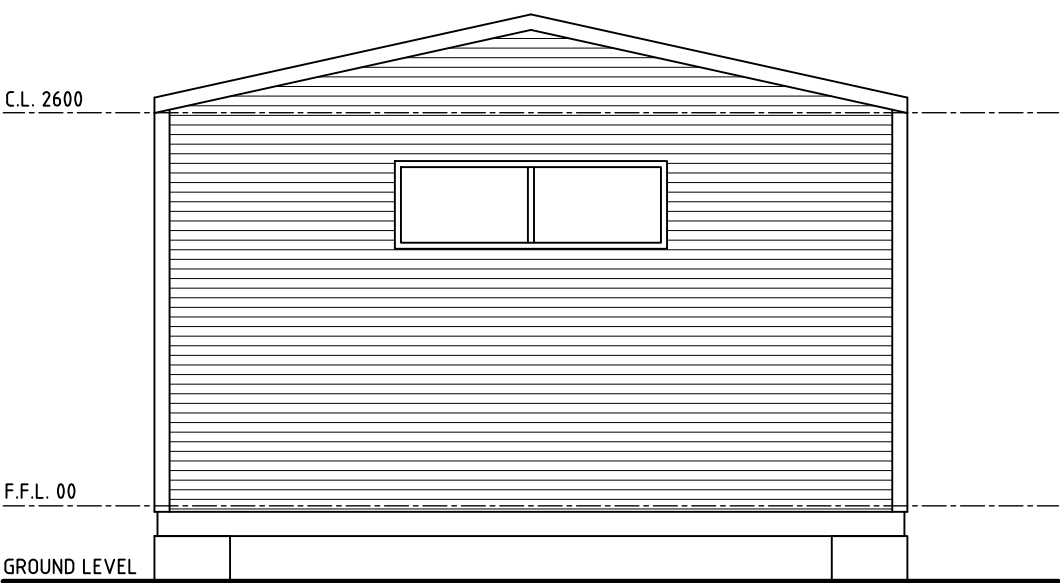


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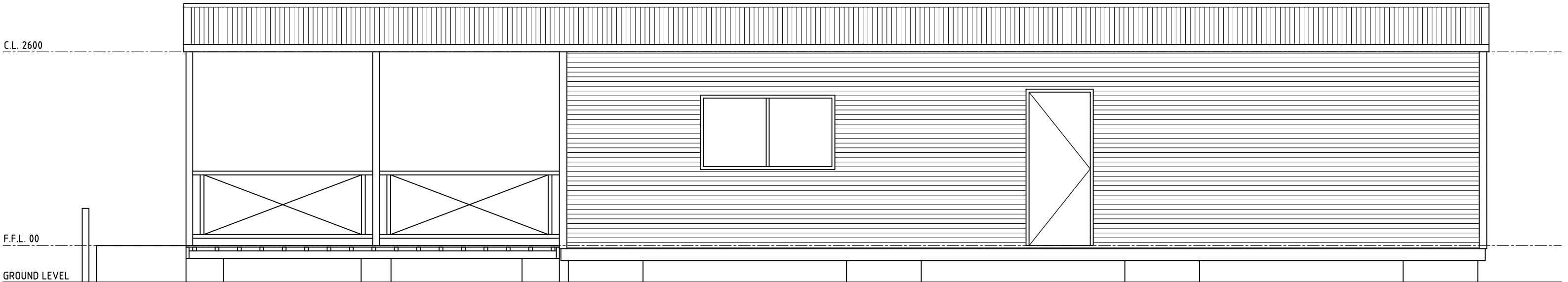
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- NOTES:
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PROPOSED SHORT-STAY ACCOMMODATION

MELLENBYE STATION, WA FLOOR PLAN & ELEVATIONS		
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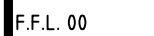
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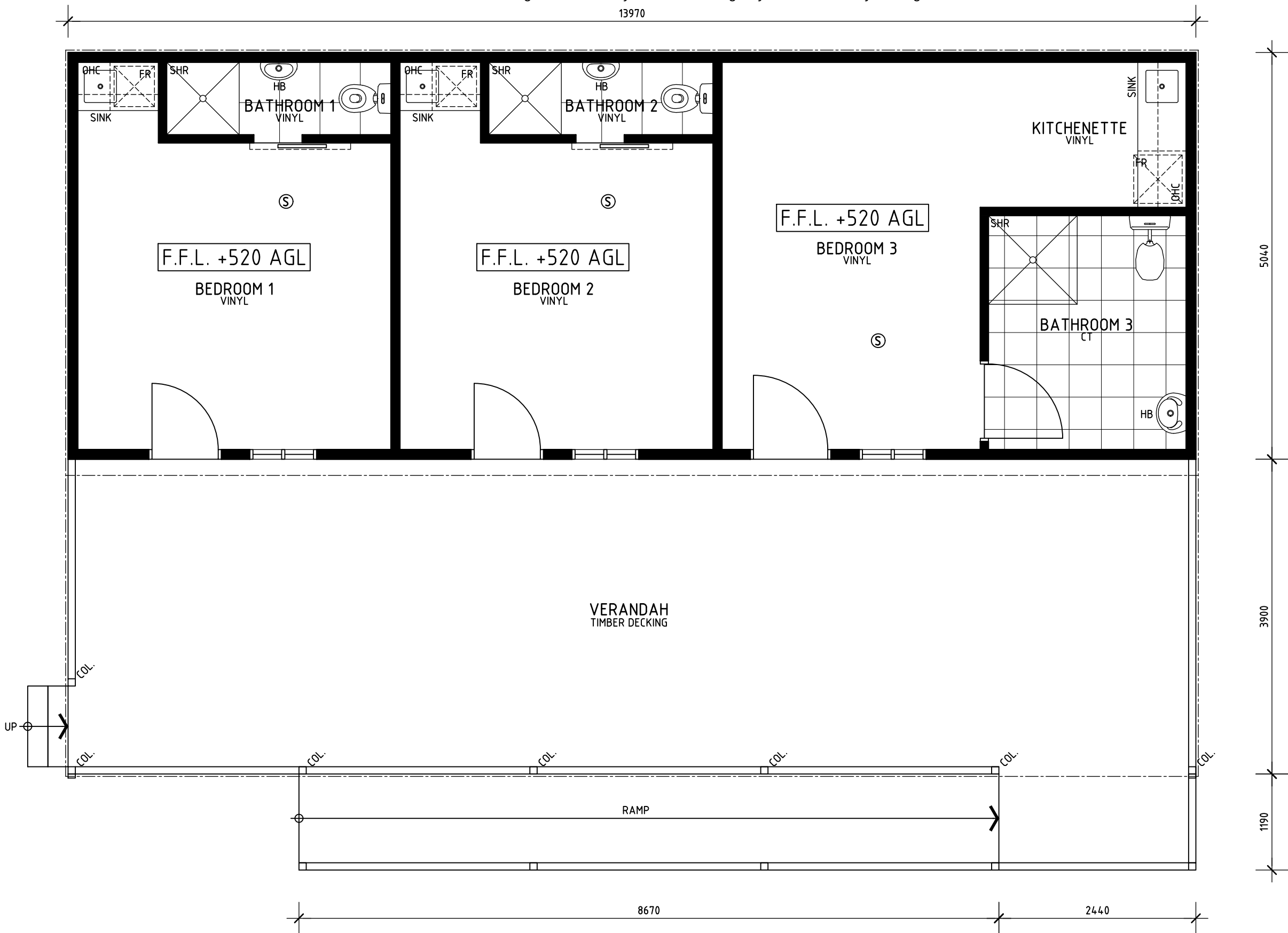
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MELLENBYE STATION, WA
FLOOR PLAN & ELEVATIONS

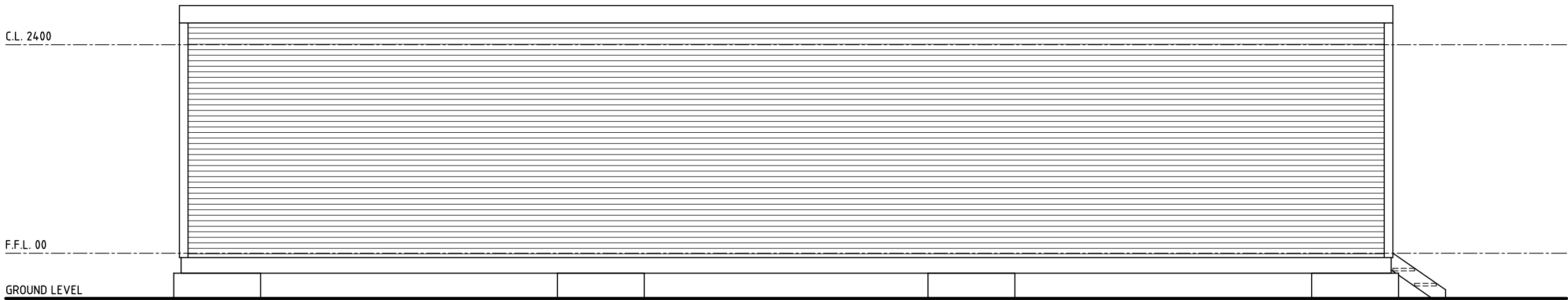
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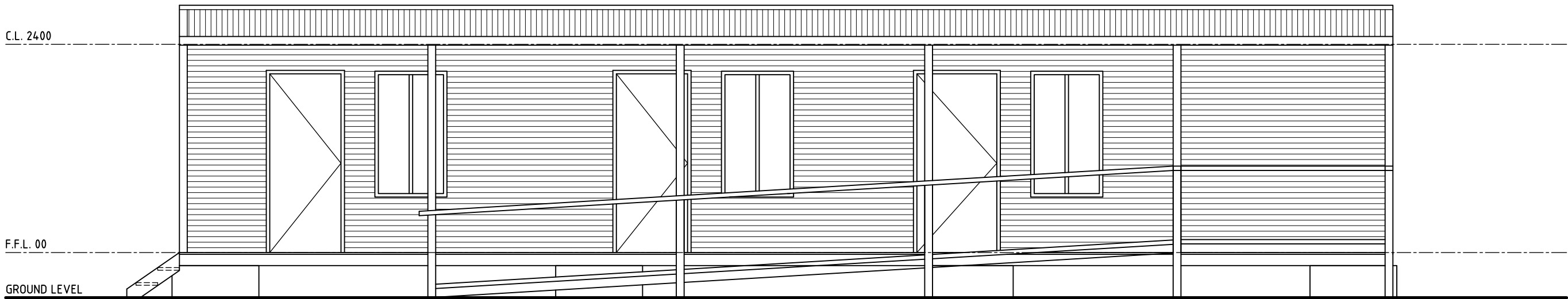


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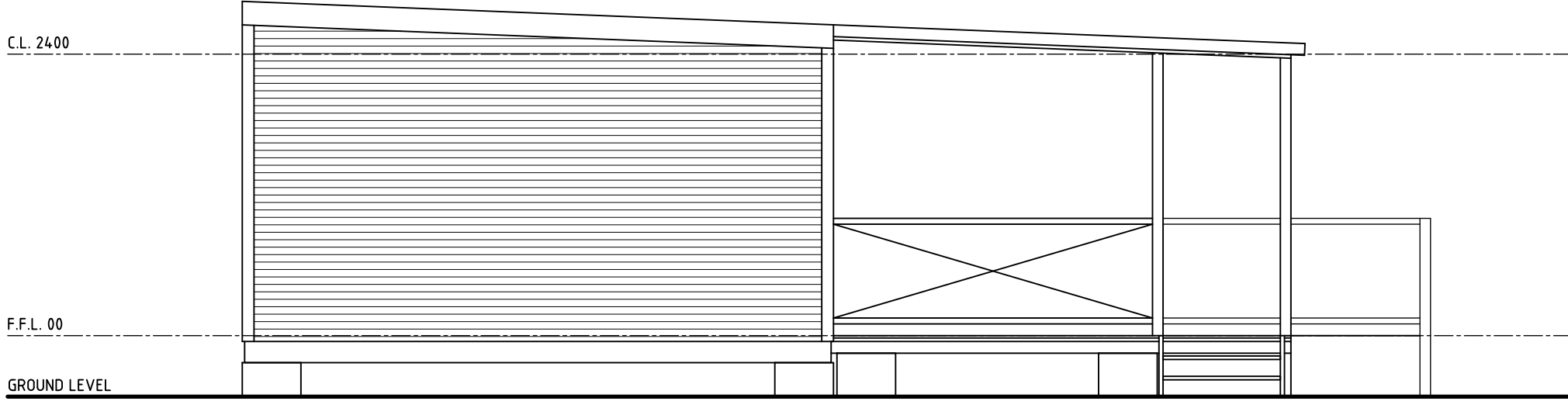
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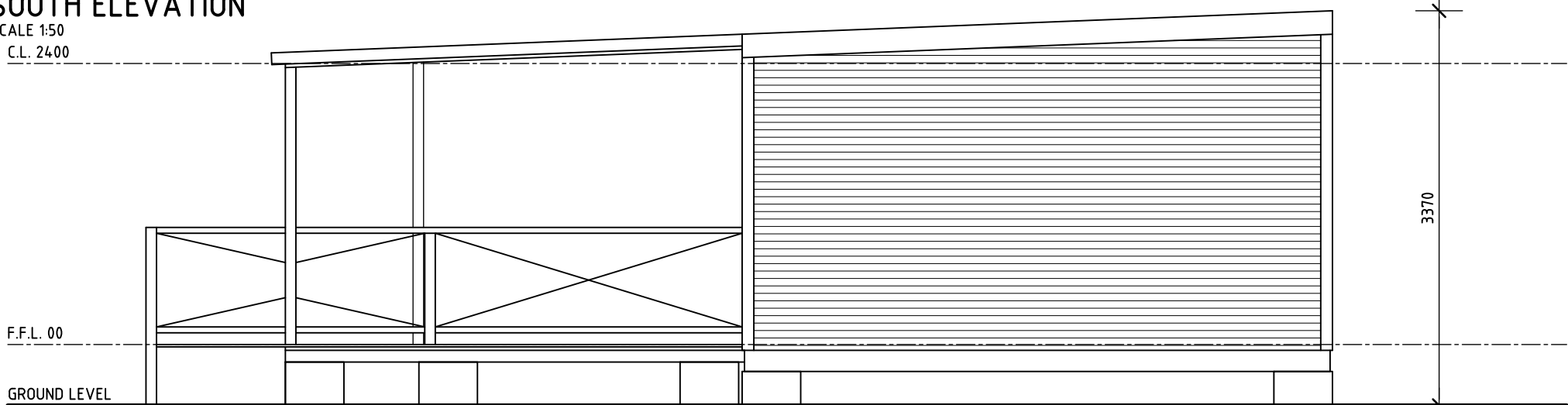
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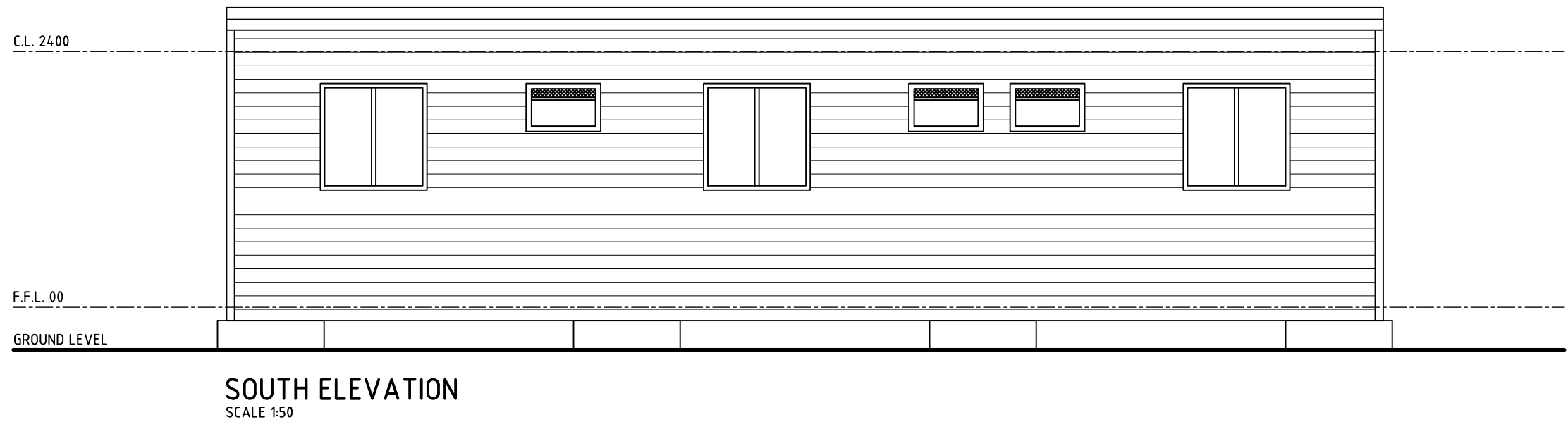
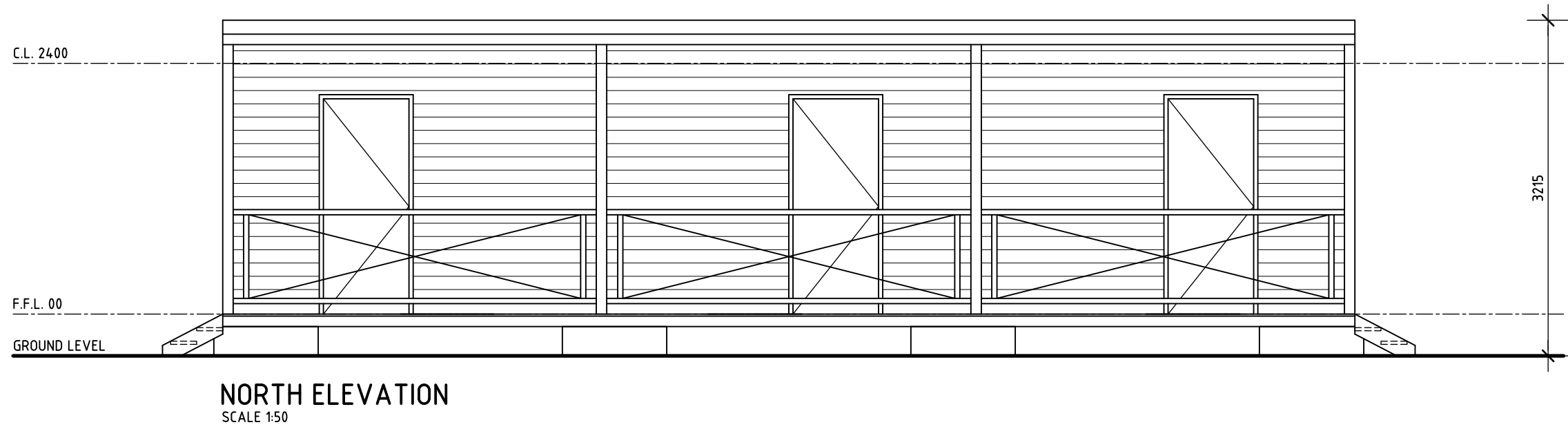
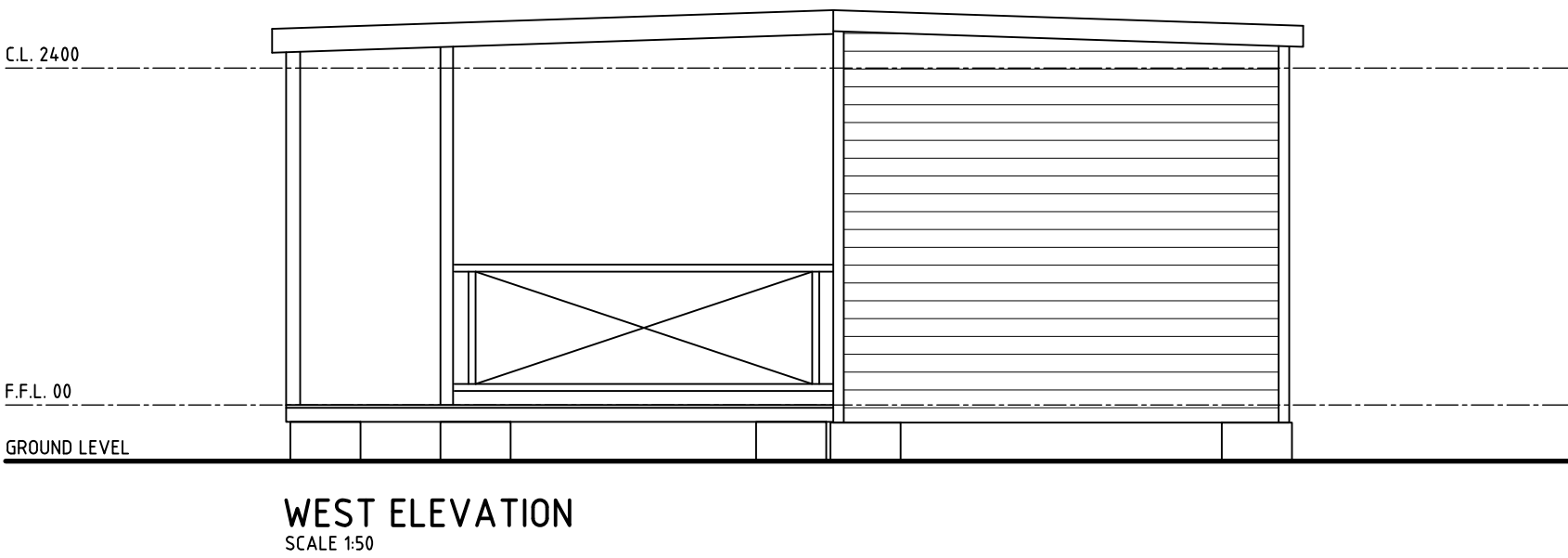
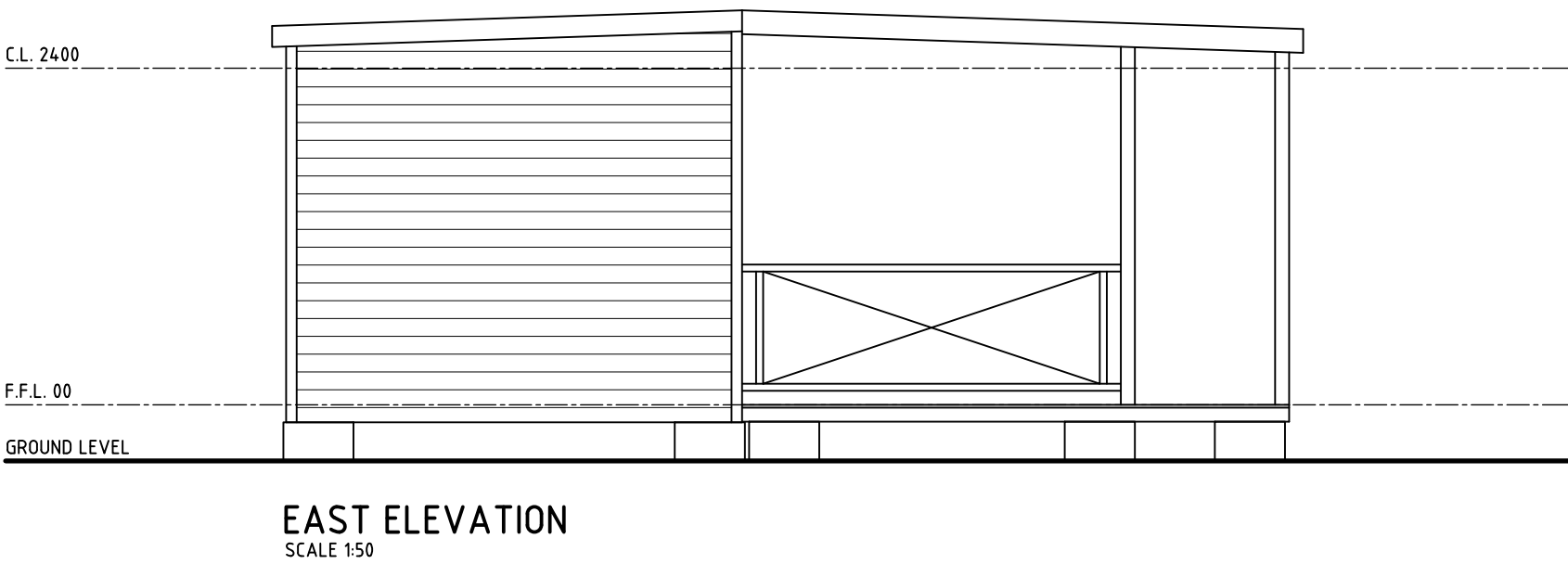
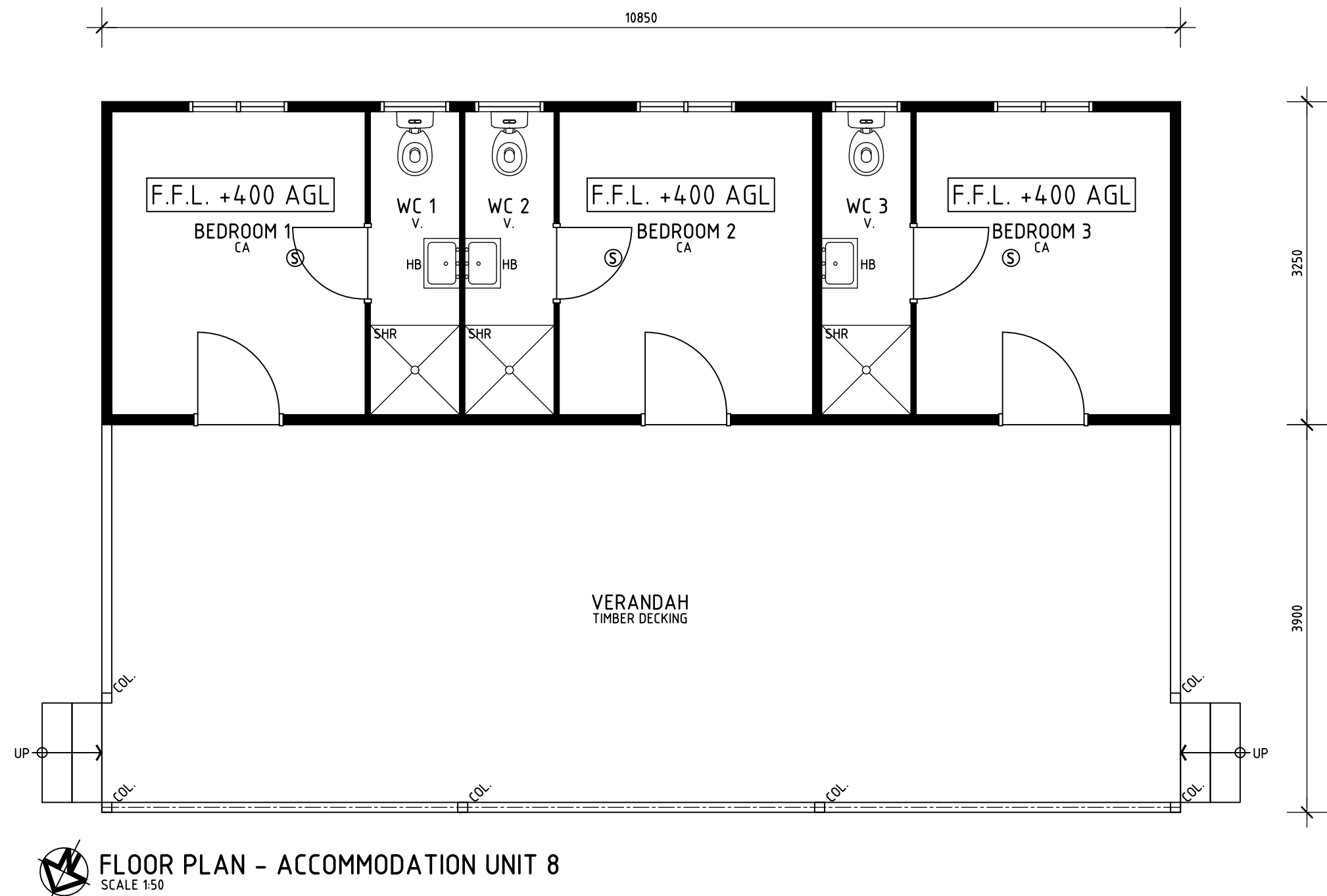
PROPOSED SHORT-STAY ACCOMMODATION

MELLENBYE STATION, WA
FLOOR PLAN & ELEVATIONS

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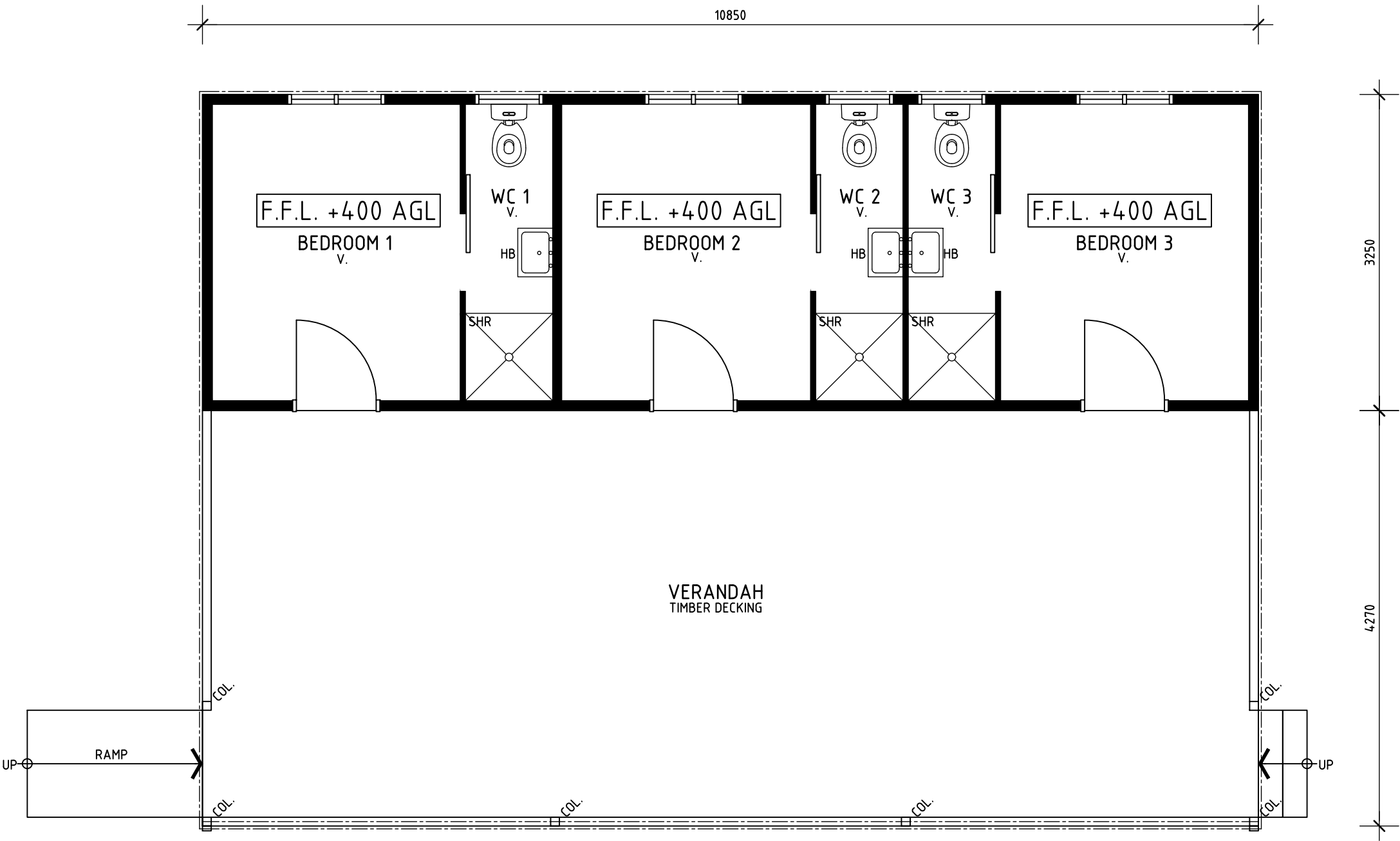
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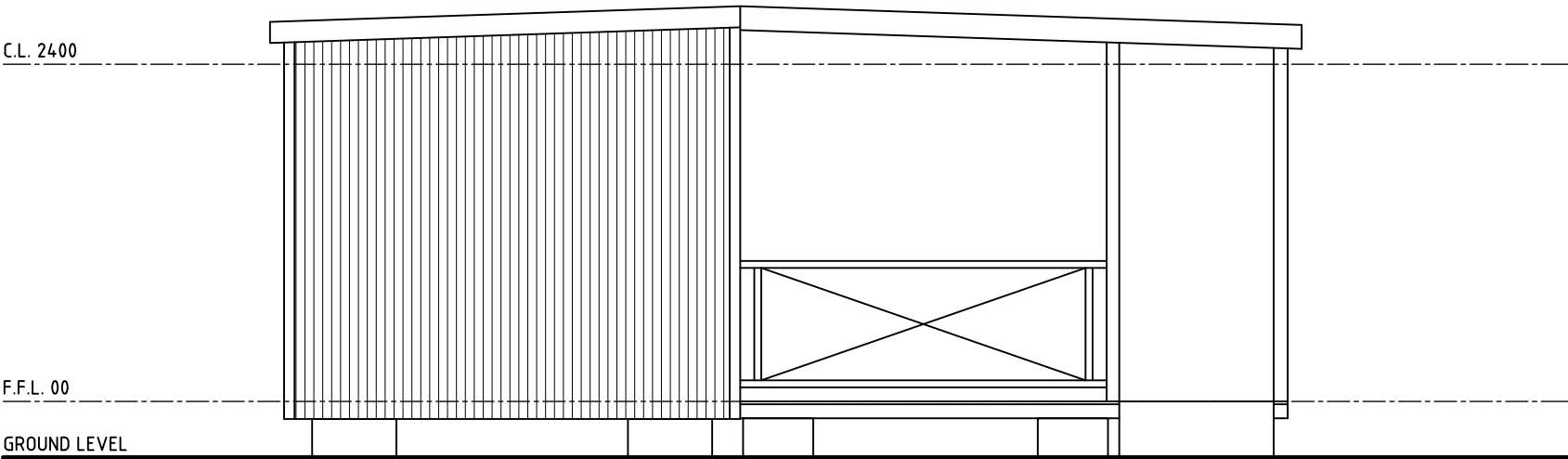
PROPOSED SHORT-STAY ACCOMMODATION

MELLENBYE STATION, WA
FLOOR PLAN & ELEVATIONS

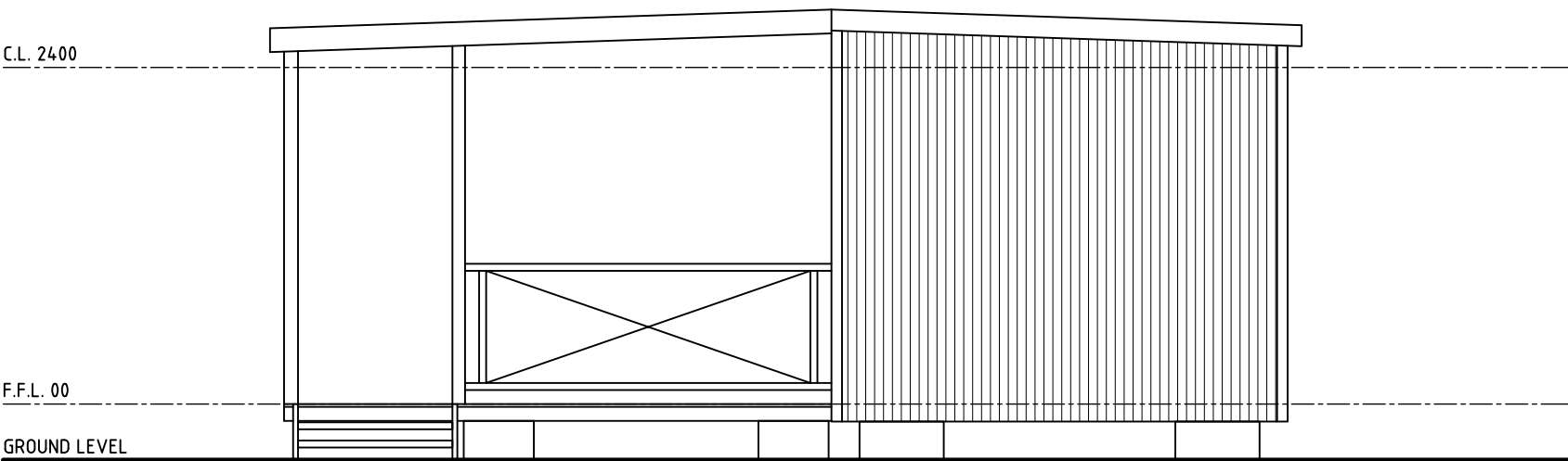
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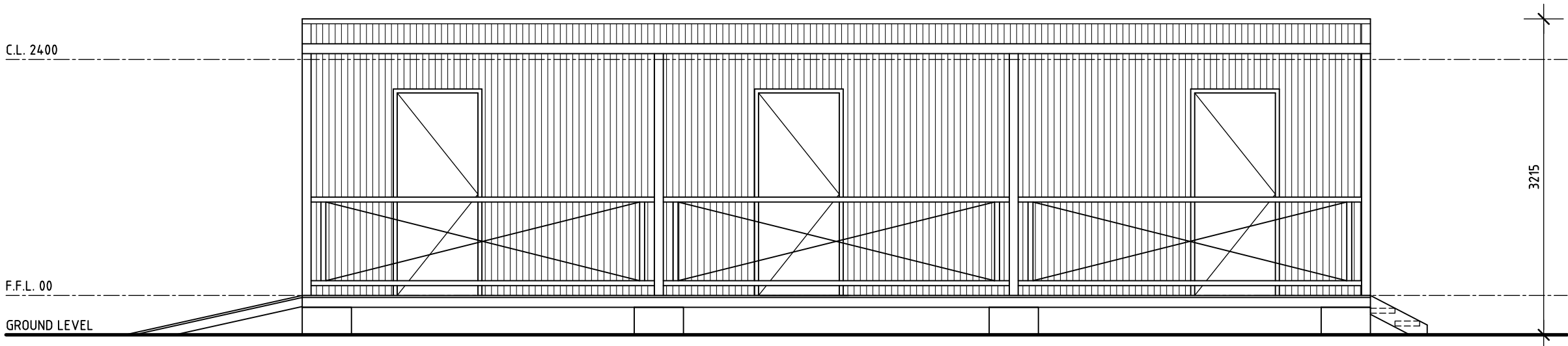
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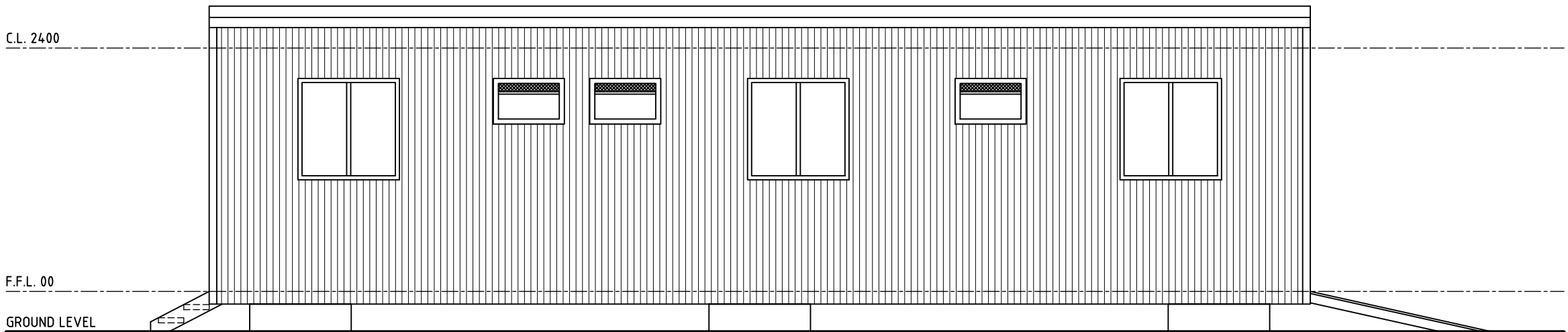
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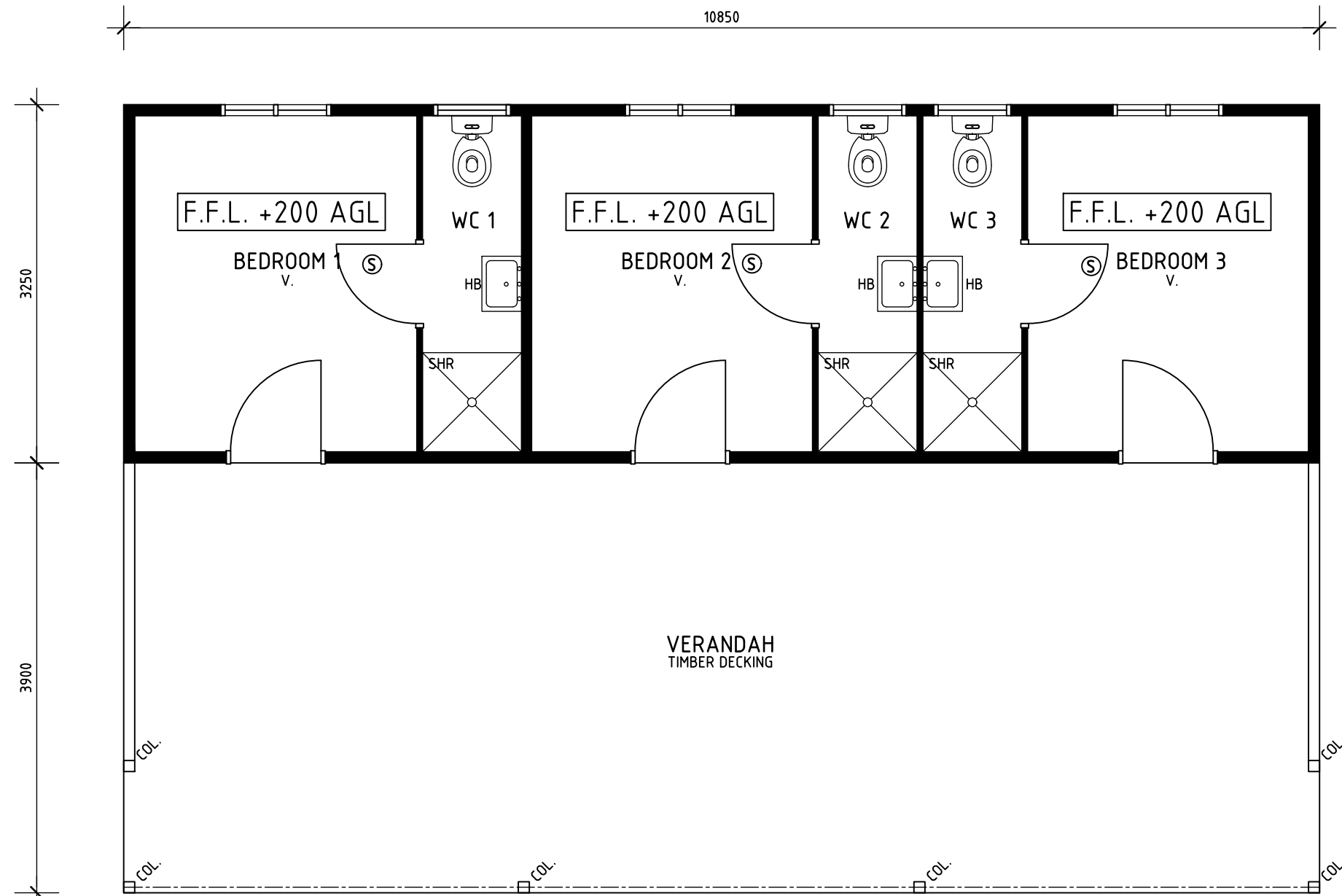


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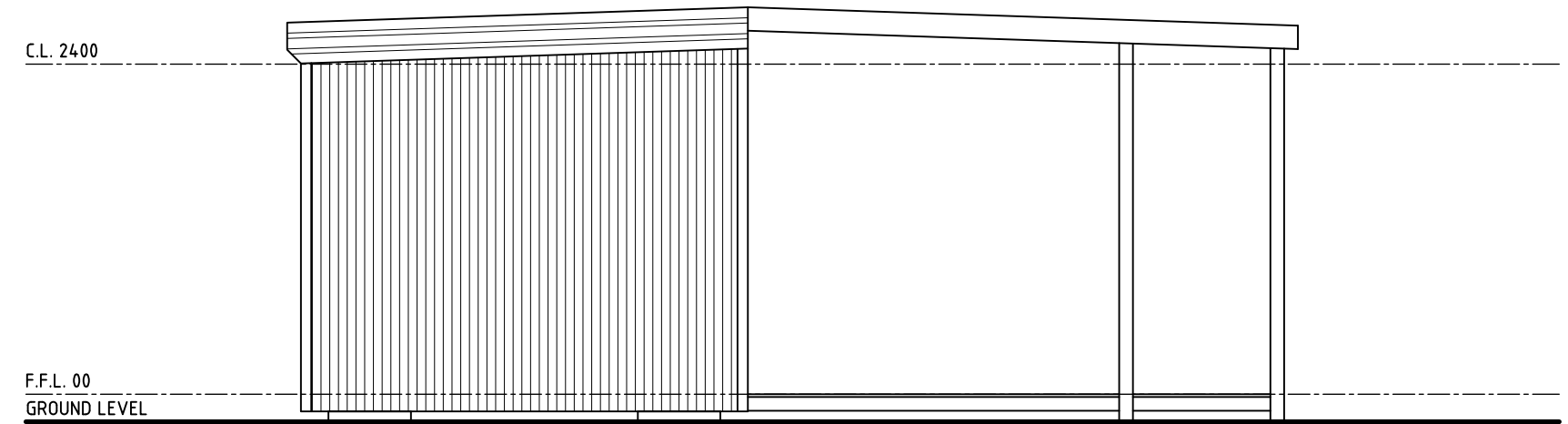
PROPOSED SHORT-STAY ACCOMMODATION

**MELLENBYE STATION, WA
FLOOR PLAN & ELEVATIONS**

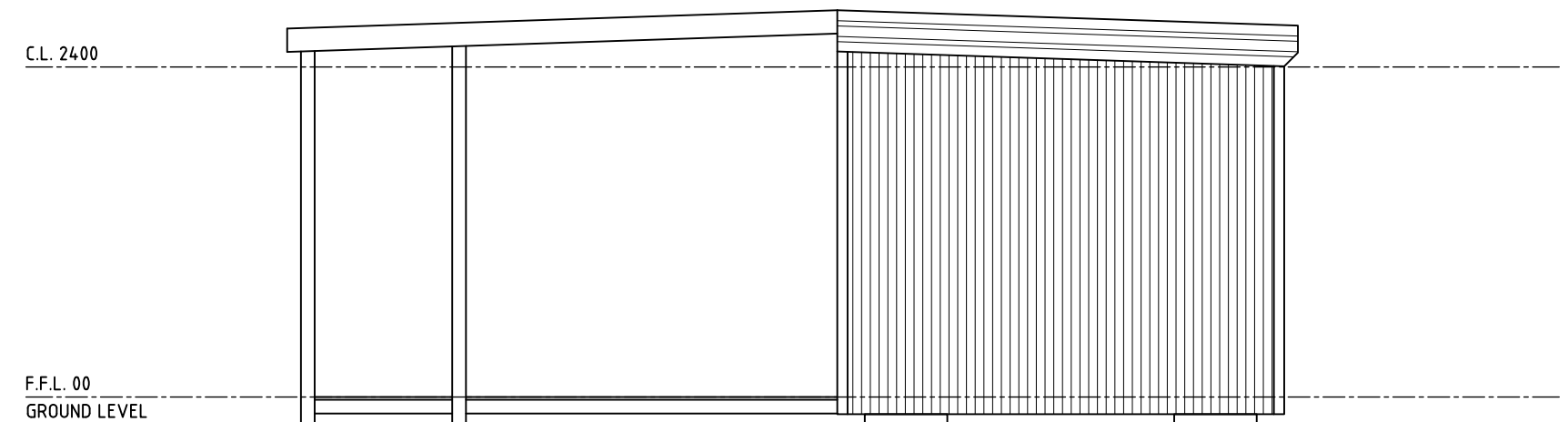
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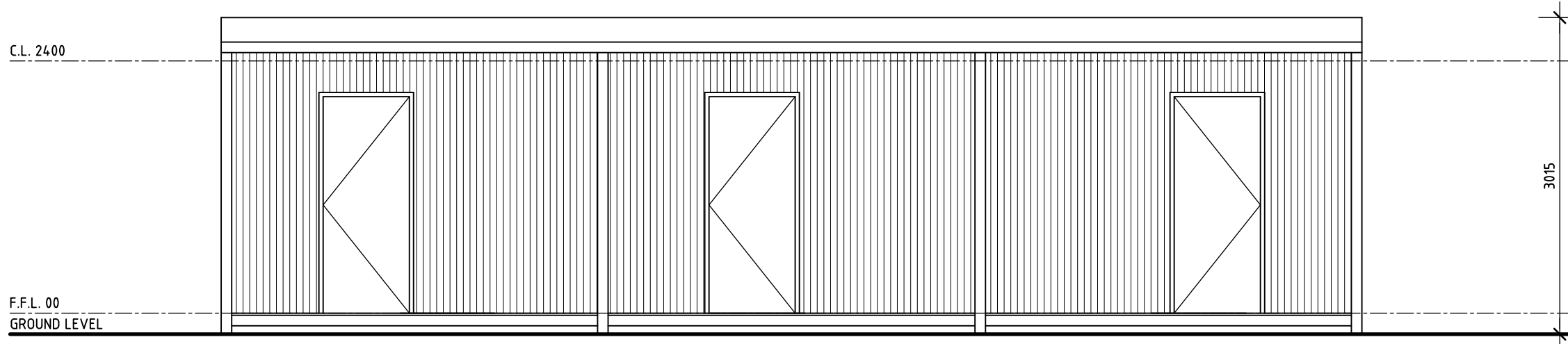
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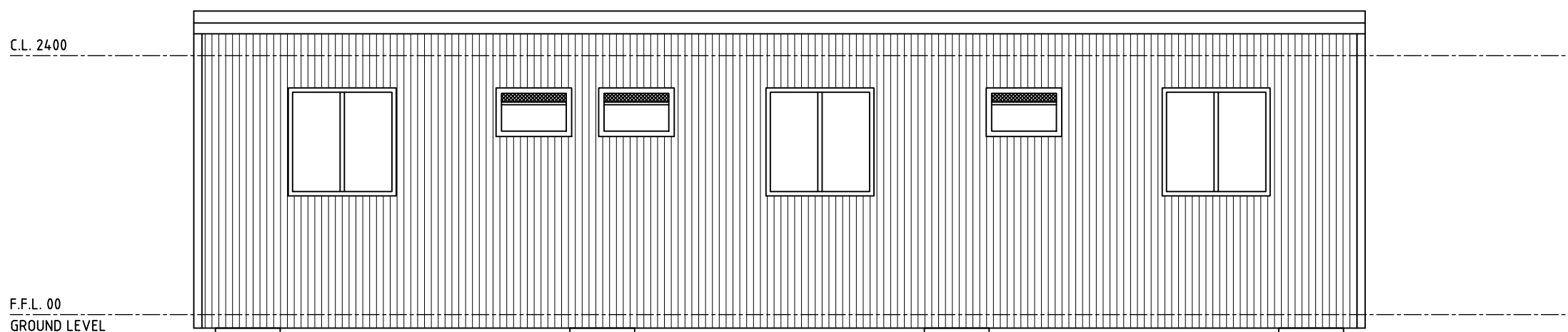
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EAST ELEVATION
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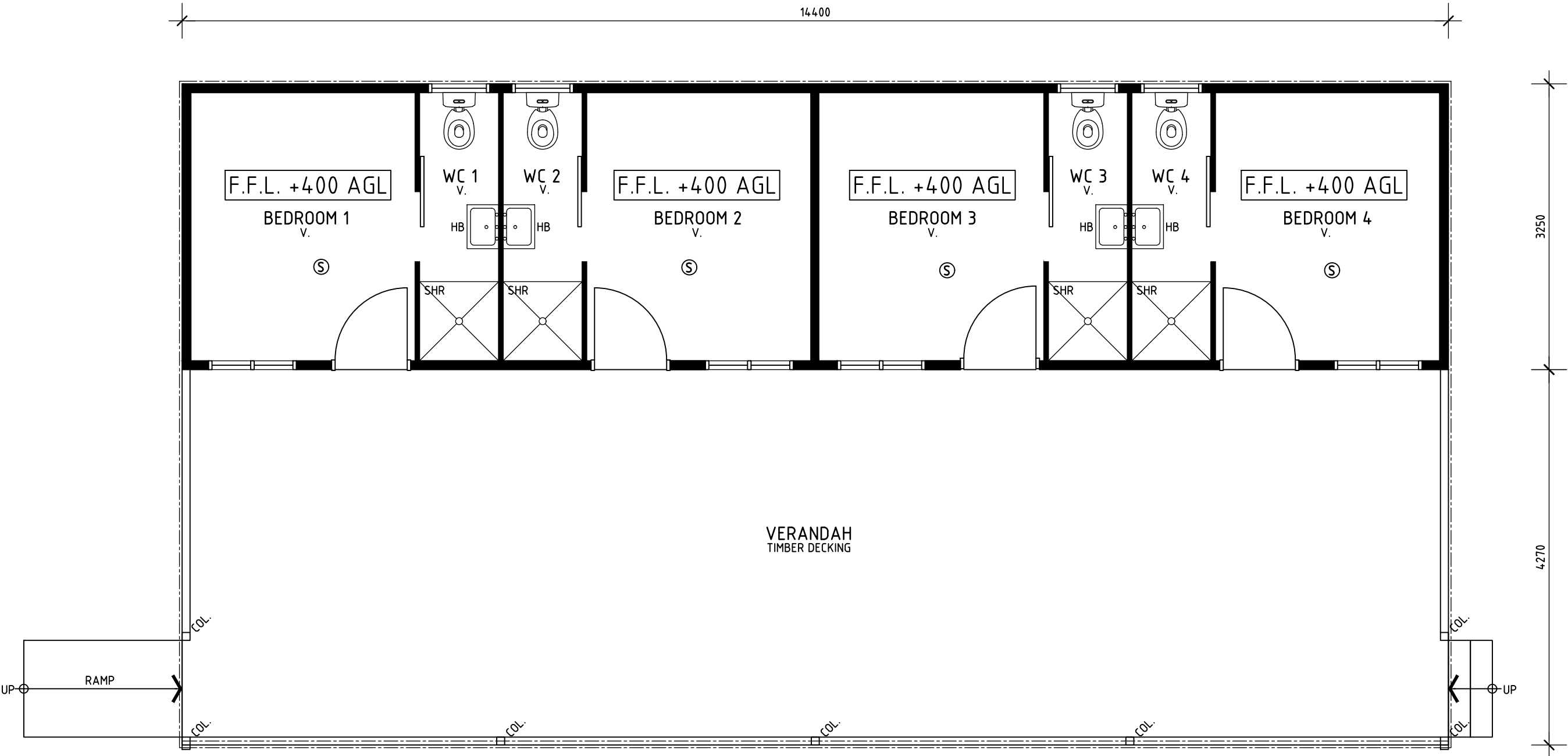


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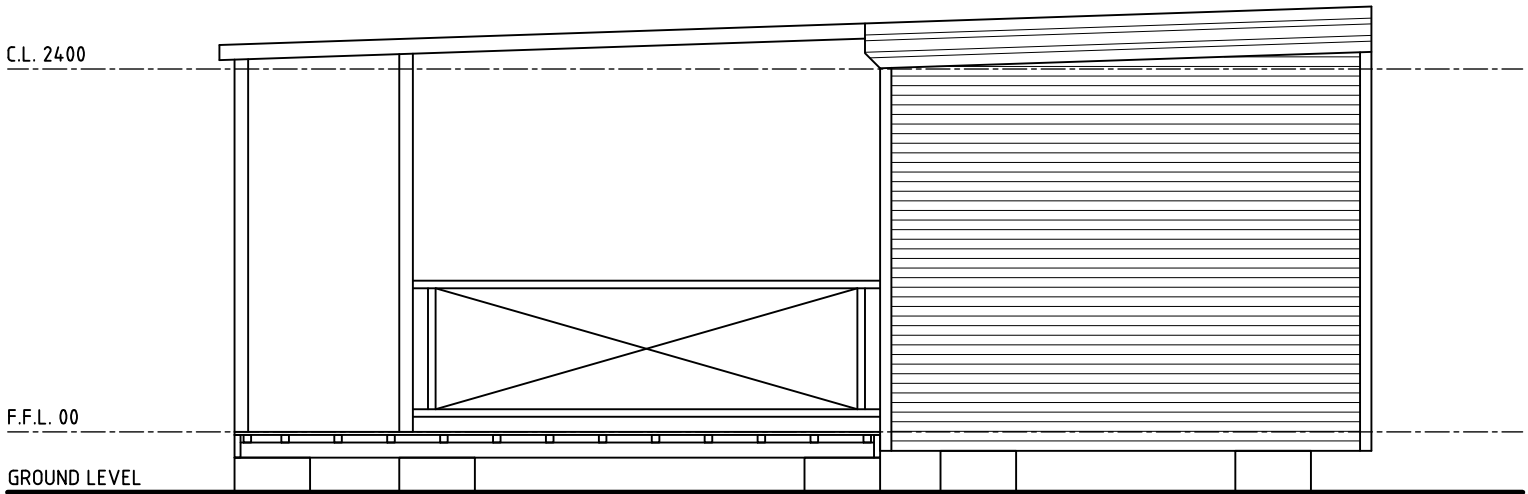
PROPOSED SHORT-STAY ACCOMMODATION

**MELLENBYE STATION, WA
FLOOR PLAN & ELEVATIONS**

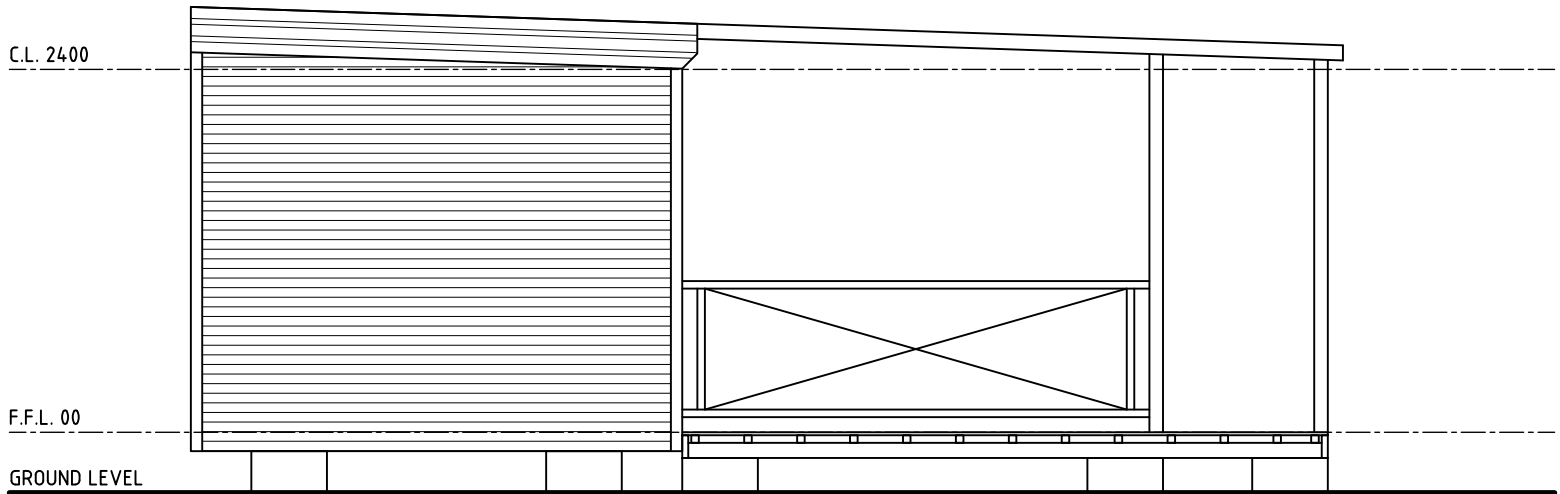
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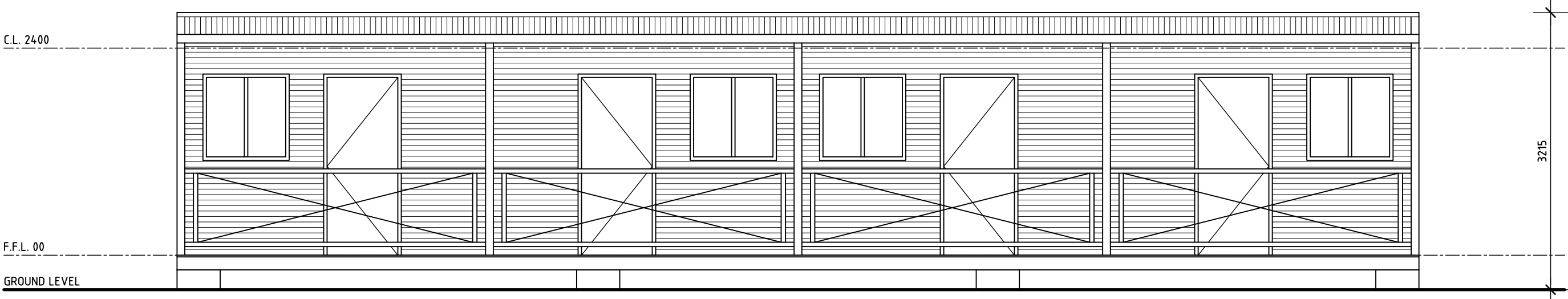
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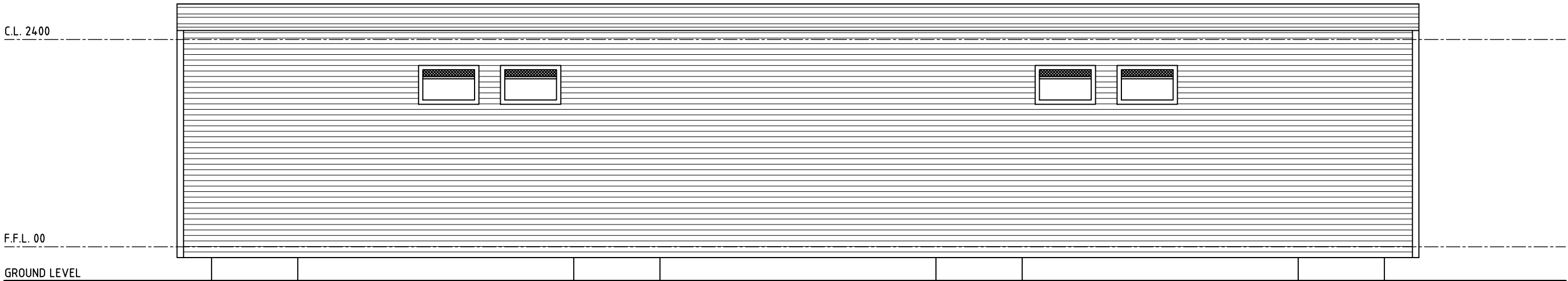
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PROPOSED SHORT-STAY ACCOMMODATION

MELLENBYE STATION, WA
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Bushfire Consulting

Bushfire Management Plan

Project: BBS 25117



Barron Building Surveying

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Property Address

Mellenbye Station, Yalgoo WA 6635

Client

Ultrasonic Holdings Pty Ltd



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Appendix 2 - Bushfire Asset Protection Zone

Appendix 3 - State Planning Policy SPP3.7 Planning for Bushfire Guidelines, Pages 99 to 115

A. Disclaimer and Limitation

This assessment has been completed in accordance with *AS 3959* and *WA State Planning Policy SPP3.7* for the sole purpose of calculating the potential Bushfire Hazard to the proposed Accommodation Buildings.

A fire event is in most cases, unpredictable and can be influenced by many factors. Some of these factors include, but are not limited to, temperature, wind speed, wind direction, humidity, the slope of the land, vegetation fuel load, growth, planting or the level of implementation and maintenance of fire prevention measures and the construction of additional structures upon the property that are not included as part of this assessment. If you are concerned or notice that factors have changed, a review of this management or assessment should be undertaken.

As permitted by the law and to its greatest extent, Barron Building Surveying (Chadwick Barron) and its associated employees exclude all liability whatsoever for: damage, loss, injury, death or claim to any property and/or person caused by a fire regardless of how that fire was caused and errors and/or omissions in this report with the client expressly acknowledging that such exclusion of liability is reasonable in all circumstances.

This assessment, recommendation and development of Bushfire Management Plan (BMP) does not in any way certify that the proposed structure(s) have been constructed in accordance with the assessed BAL rating. In providing this report as part of a development application or building license the client and landowner acknowledges that they understand, approve and will comply with all requirements to maintain the separation distances detailed in this report. Furthermore, the client/landowner acknowledges and accepts all responsibility in maintaining the required Asset Protection Zone.

This report is valid for 12 months only from the date of issue and supersedes all previous assessment if not noted otherwise.

Document Control

Author	Company	Revision Notes	Date and Number
Chadwick Barron	Barron Building Surveying	Draft	Dec 2025 v1
Chadwick Barron	Barron Building Surveying	Submission to Local Government	March V2

B. Executive Conclusion

The proposed development provides a solution for the implementation of an Assets Protection Zone for the management of the existing land use. The management strategies aim to reduce the overall bushfire risk to the surrounding development by completing maintaining the existing landscaped area around the Cabins and parkland clearing were required. The seating of the buildings is set in and pastoral landscape with little rainfall. The bushfire impact is reduced by providing adequate space to install an Asset Protection Zone (APZ) around the buildings and commonly used areas. This will allow a good balance between both potential bushfire risk, land use and economical benefit. This Bushfire Management Plan (BMP) provides an effective plan for a potential land user to be able to manage, and enforcement.

C. Assessment Methods/Processes

Method of assessment is to determine the type of classifiable vegetation that may have a potential hazard to the proposed development areas, being portal only of Mellenbye Station, Yalgoo WA 6635. This will be undertaken by using method one assessment as per AS 3959 and comprise of an assessment against the *State Planning Policy SPP3.7* objectives by using an acceptable solution. This will be determined using all reference documents and liaising with stakeholders and other consultants as required.

D. Acknowledgement by Stakeholder/Owners

As the Stakeholders for which this Bushfire Management Plan has addressed and has been assessed, We/I understand the proposed development and confirm and agree with the executive conclusion, outputs, and management strategies of this Bushfire Management Plan. I shall comply with this report, and I am aware and understand the requirements set out within this Bushfire Management Plan and must ensure it is fulfilled in its entirety.

STAKEHOLDER/OWNER NAME	OWNER POSTAL ADDRESS	SIGNATURE(S)	DATE
Ultrasonic Holdings Pty Ltd			
Ultrasonic Holdings Pty Ltd			

ISSUED DETAILS					
Author/Company		Barron Building Surveying BSC Reg 93 Bushfire Consultant	Person	Chadwick Barron	Signature  Date 17/03/2026
Reveiwed By	Company		Person		Signature Date

1. Proposal Details

PROPERTY DESCRIPTION	
Address of Development	Mellenbye Station, Yalgoo WA 6635
Local Government Area	Shire of Yalgoo
Proposal	Existing accommodation buildings.

1.1 Site Location



Figure 1 Site Location (BBS5183)

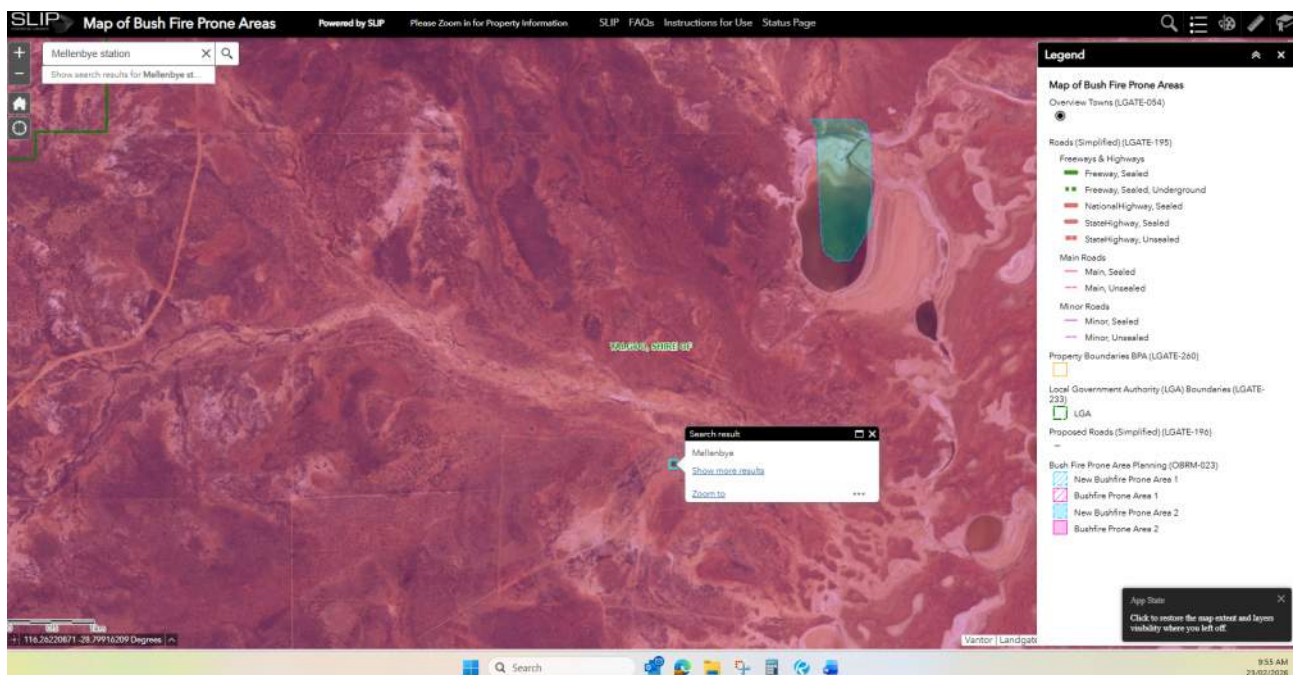


Figure 2 DFES Mapping Screen Shot (Feb 2026 Checked)

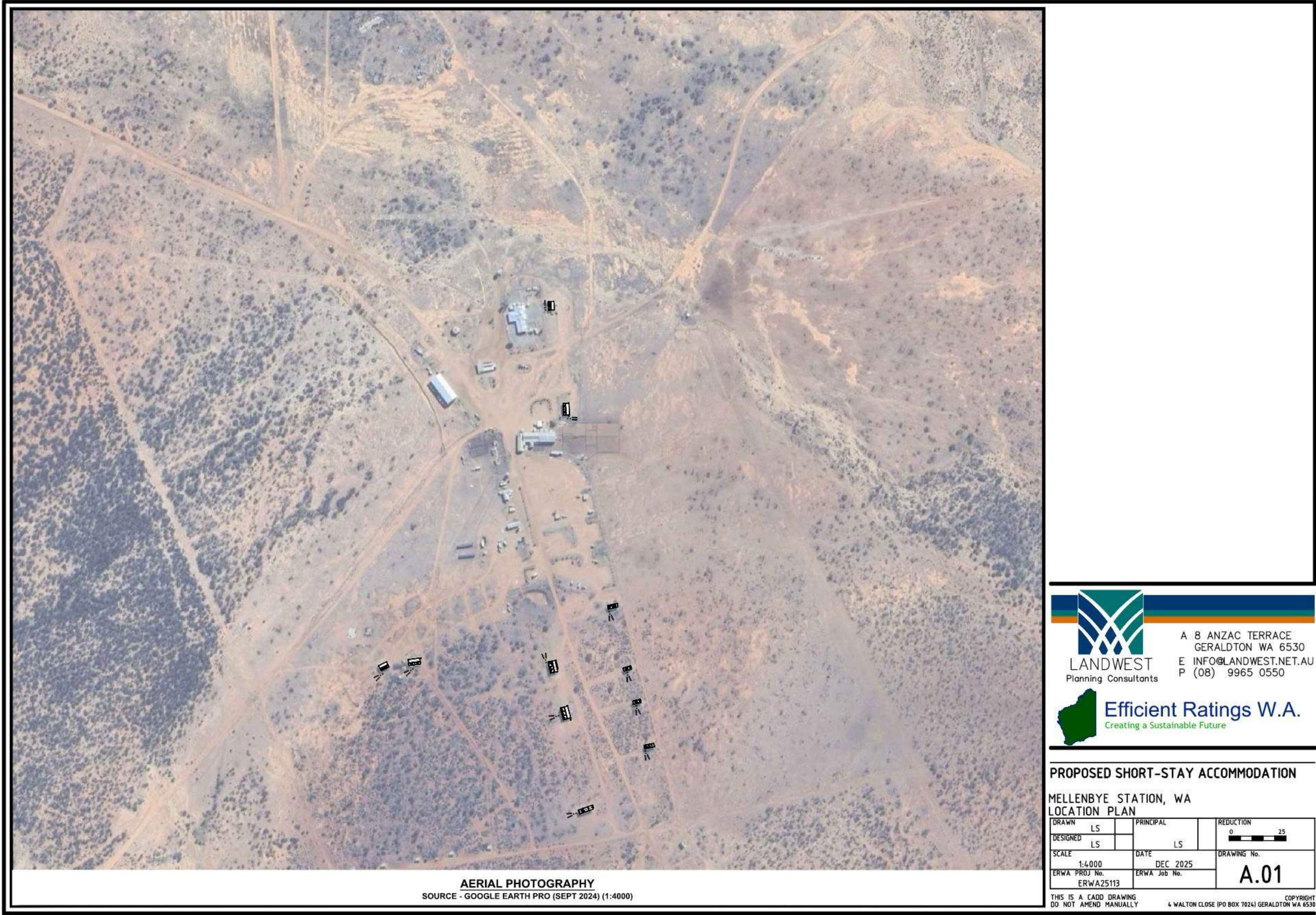


Figure 3 Site Layout Plan (Not to scale) (A3 Page)

2. Environmental Considerations

The proposed development is located within the administration area of the Shire of Yalgoo. The development application is for Retrospective Approval for Existing accommodation buildings.

In accordance with the *State Planning Policy SPP3.7 Planning for Bushfire Guidelines, Version November 2024*, this BMP has considered *Table 1 Environmental Consideration* which shows these results from publicly available databases.

Table 1 Environmental Consideration

Department of Biodiversity, Conservation and Attractions (DBCA)	
• RAMSAR Wetlands (DBCA-010)	None noted on mapping system (Slip locate V5)
• Threatened and Priority Flora (DBCA-036)	None noted on mapping system (Slip locate V5)
• Threatened Ecological Communities (DBCA-038)	None noted on mapping system (Slip locate V5)
Department of Planning, Lands and Heritage	
• Bush Forever Areas 2000 (DOP-071)	None noted on mapping system (Slip locate V5)
Department of Water and Environmental Resources (DWER)	
• Clearing Regulations – Environmentally Sensitive Areas (DWER-046)	None noted on mapping system (Slip locate V5)
• Swan Bio-plan Regionally Significant Natural Areas 2010 (DWER-070)	None noted on mapping system (Slip locate V5)

2.1 Re-vegetation/Landscape Plans

The land is in pastoral land use and in its current form has been managed as grazing land. There is no proposed to landscape or revegetation planned, due the existing nature of the landscape being in good condition.

It is proposed, as an additional management strategy, that each APZ areas be managed to Low threat classification. Unit 8 and 9 require additional vegetation management around the buildings. This will reduce fuel load and decrease the bushfire risk and would be undertaken as per *Environmental Protection Act 1986 (Clearing of Native Vegetation) Regulations 2004, r51 schedule 6 cl 1 & 9*.

3. Identification of Bushfire Hazard Issues

The other identified hazard issues other than bushfire, is that the proposed development area is located in remote location and has limited access with long driveways.

4. Assessment against Bushfire Protection Criteria

Objectives

- Avoid any increase in the threat of bushfire to people, property, and infrastructure.
- Reduce vulnerability to bushfire.
- Ensure that all level of planning documents consider bushfire protection requirements and include specified bushfire protection measures.
- Achieve an appropriate balance between bushfire risk management measures and other environmental issues.

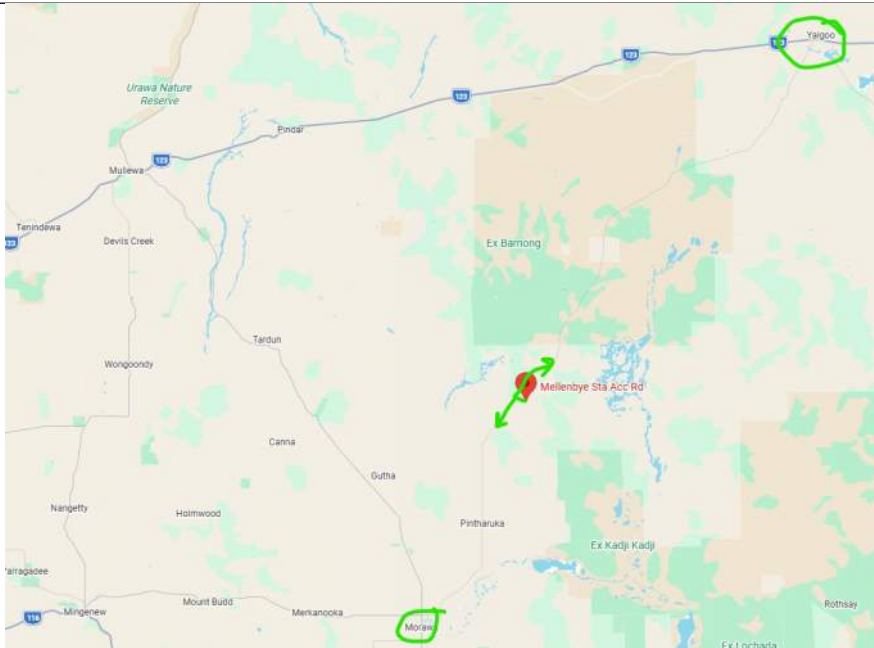
The report outlines the bushfire management measures necessary to meet the acceptable solutions of the relevant bushfire protection criteria. These measures are summarised in Table 2, titled *Table 2 SPP3.7 Solution Compliance Table*, and further detailed in the *Additional Management Strategies* section.

Table 2 SPP3.7 Solution Compliance Table is based on the *State Planning Policy SPP3.7 Planning for Bushfire Guidelines, Version November 2024*, with a specific emphasis on Criteria 8 Development – Vulnerable tourism land uses and day uses. The report provides an in-depth discussion of the acceptable solutions specified in the *State Planning Policy SPP3.7*, demonstrating how the proposed development effectively reduces bushfire risk.

Table 2 SPP3.7 Solution Compliance Table – Bushfire Protection Criteria 5: Structure plans and subdivision applications

Statement of Justification		
ELEMENT 1: LOCATION		
OUTCOMES O1		ACCEPTABLE SOLUTIONS
		A1.1 Location
CRITERIA	POINTS	Bushfire Protection Criteria 8 Development – Vulnerable tourism land uses and day uses. Not Applicable but complete determination of points and mapping for overall outcome assessment.
Proximity of the planning proposal to a suitable destination is:	5	
The road pattern from the planning proposal to a suitable destination is:	1	
The predominant vegetation pattern is:	5	
Exposure of the planning proposal to an identified external bushfire hazard (excluding Class G Grassland) is from:	5	
TOTAL POINTS		
0 - 11 points (BLT A) 12 - 20 points (BLT B)	16	
BROADER LANDSCAPE TYPE DETERMINED		
OUTCOMES O1		ACCEPTABLE SOLUTIONS
		A1.1b Broader Landscape Type B
		Completed this assessment to show additional vegetation mapping and surrounding landscaped vegetation.

ELEMENT 2: SITING AND DESIGN	
OUTCOMES O2	ACCEPTABLE SOLUTIONS A2.1a Siting and design
	The placement of the buildings is already established and has been situated on the property for a considerable period. The surrounding area has been somewhat maintained and features low-density vegetation with an open layout. Units 1 to 7 and 10 and 11 currently meet BAL 29 and below, thanks to the existing management of vegetation and the landform. Units 8 and 9 will necessitate further management measures to be put in place as part of this BMP approval.
OUTCOMES O2	ACCEPTABLE SOLUTIONS A2.1b Asset Protection Zone (APZ)
	Refer to BAL outcome mapping showing the BAL contours. Refer to the outcome post additional management strategies BAL mapping. Figure 16 Bushfire BAL Contour South Building Post Migration Measures (A3 Page) Figure 17 Bushfire BAL Contour North Building Post Migration Measures (A3 Page)
OUTCOMES O2	ACCEPTABLE SOLUTIONS A2.2a Siting within 40 kW/m ² (BAL-40) and/or more than 40 kW/m ² (BAL-FZ)
	None seating in BAL 40 or FZ areas,
OUTCOMES O2	ACCEPTABLE SOLUTIONS A 2.2b Asset Protection Zone (APZ)
	The central accommodation building areas (units 1 to 7 and 10 and 11) have an existing vegetation that meets APZ and the units 8 and 9 is part of the management strategies measures.
OUTCOMES O2	ACCEPTABLE SOLUTIONS A2.3 Clearing of native vegetation
	The location of this site is within a low rainfall area, and the native vegetation would be considered vulnerable. Therefore, minimum clearing is proposed.
OUTCOMES O2	ACCEPTABLE SOLUTIONS A2.4 Landscape management plan
	A landscape management plan has been included as part of the APZ area. This show pathways and non-vegetated areas.
OUTCOMES O2	ACCEPTABLE SOLUTIONS A2.5 On-site shelter (if required)
	There is no proposed onsite shelter for the development.

ELEMENT 3: VEHICULAR ACCESS	
OUTCOMES O3	ACCEPTABLE SOLUTIONS A3.1 Public roads
	Refer top 3.1a
OUTCOMES O3	ACCEPTABLE SOLUTIONS A3.2a Access routes
	Bushfire Protection Criteria 8: Development – Vulnerable tourism land uses and day uses
OUTCOMES O3	ACCEPTABLE SOLUTIONS A.3.2b For a day use with no overnight accommodation
	None proposed for this development.
OUTCOMES O3	ACCEPTABLE SOLUTIONS A3.3a No-through roads
	Access to the public road is by dual lane width gravel road. The Public Road Morawa -Yalgoo Rd is considered complaint with IPWEA and does lead Northeast to Town off Yalgoo and Southwest to Morawa both can be class as suitable destination.
	

OUTCOMES O3	ACCEPTABLE SOLUTIONS A3.3b No-through roads requirements
	Public roads are not no-through.
OUTCOMES O3	ACCEPTABLE SOLUTIONS A3.4 Emergency access ways
	No proposed emergency access ways.
OUTCOMES O3	ACCEPTABLE SOLUTIONS A3.5 On-site shelter
	No onsite shelter proposed.
OUTCOMES O3	ACCEPTABLE SOLUTIONS A3.7 Internal vehicular access and private driveways
	The internal driveway is quite lengthy; however, it is well maintained to serve the development, as it serves as the primary access point to the station area and other entry points to the airstrip. The current internal driveway is approximately 6 meters wide, with only a small 30-meter section narrowing down to 4 meters in width.
	 Entry area off Morawa-Yalgahoo Rd



Roadway East to Yalgoo



Roadway South to Morawa



Entry Gate internal



Common width of internal driveway.



Common width of internal driveway.

OUTCOMES O3	ACCEPTABLE SOLUTIONS A3.8 Signage
	The additional management strategies have been included in the onsite mapping and signage to be installed. Refer to signage mapping. Figure 20 Bushfire Management Measures Mapping (A3 Page)Figure 21 Bushfire Management landscape plan (A3 Page)Figure 19 Bushfire Management Plan Asset Protection Zone Mapping (A3 Page)
ELEMENT 4: WATER SUPPLY	
OUTCOMES O4	ACCEPTABLE SOLUTIONS A4.1 Water supply
	The development is in agriculture land use, and the Station is supplied with Fire Fighting equipment. The existing tanks on site have the copiability to fulfill compliance in combination use over the site.
	Main Dwelling area North End



Firefighting equipment. (50,000lt)



Water storage (150,000lt)



Water storage near Main Dwelling. (150,000Lt)



Water storage near main entry off Morawa-Yalgoo Rd. (200,000Lt)



5. Bushfire Assessment Results

5.1 Assessment Inputs

The collection of input data is to identify the vegetation classification and Bushfire Hazard Levels for justification of the proposed development. Onsite assessment and data collection has taken place and clarifies the results in *Table 3 Hazard Level Table and BAL Level* with the BMP including hazard levels, BAL contour plans and slope determination. These figures and tables show all classifiable vegetation within 150m of the development areas and the impact on each allotment.

5.1.1 Topography

The allotment is located on a coastal plain vegetation on coastal ridges and low wetland areas. The table below shows the slopes as determined by AS 3959 figures being, up slope or down slope.

Development Area	North	East	South	West
Mellenbye Station Accommodation areas	Downslope >0 to 5 degrees	Downslope >0 to 5 degrees	Mixed	All upslopes and flat land (0 degrees)

5.1.2 Vegetation Classification Assessment

All vegetation within 150m of the site/proposed development has been classified in accordance with AS 3959 Clause 2.2.3.1, *Department of Planning Visual Guide for Bushfire Risk Assessment* and the *Fire and Emergency Services Authority Visual Fuel Load Guide*. Each distinguishable type of vegetation has been plotted to show the potential Bushfire Attack Level (BAL Contour) and Bushfire Hazard Levels. There are several vegetation structures within the fringe of each development area, the vegetation classification has considered the overall predominant vegetation type within the plot. There are vegetation classification differences in AS 3959 compared to the botanical vegetation description and the BMP vegetation type area are based on AS 3959. BMP has used the supporting data from the National Cultivation Vegetation and site data collection in Appendix 1.

Refer to *Appendix 1* for vegetation photo data related to the locations plotted on *Figure 4 Photo Location (A3 Page)* and *Figure 5 Photo Location Map North (A3 Page)*.

Table 3 Hazard Level Table and BAL Level

Mellenbye Station Accommodation							
Vegetation Plot	Photo Reference Numbers	Vegetation Classification	Effective Slope under Classified Vegetation	Separation distance	Hazard Level	BAL Pre Development	BAL Level Post Development on Building
1	1-2-3-4-6-7-8-9-10-11-12-13-15-16-17-17-20-21-22-28-30-31-32-45-46-47-48-50-51-61-65-67-68-69-70	Excludable – Clause 2.2.3.2(f)	All upslopes and flat land (0 degrees)	N/A	Moderate	BAL 29 FZ Western Two Building	BAL 29 To 19 Western Two BAL 19
		Low treat Vegetation with existing land use is, contain roadways, buildings, and areas of management vegetation					
2	5-4-19-23-24-	Class D Scrub	Downslope >0 to 5 degrees	13m	Moderate	BAL 29	BAL 29
		Low Scrub, trees 2m to 6m with little mid story. Open vegetation structurer in some areas but more than 30% foliage therefore Closed Scrub					
3	25-26-27-29	Class D Scrub	Downslope >0 to 5 degrees	250m	Extreme	BAL Low	BAL Low
		Low Scrub, trees 2m to 6m with little mid story. Open vegetation structurer in some areas but more than 30% foliage therefore Closed Scrub					
4	52—53-54-60-63	Class D Scrub	All upslopes and flat land (0 degrees)	13m closer building on the East side	Extreme	BAL 29	BAL 29 to 19 Two Western Buildings BAL 19
		Low Scrub, trees 2m to 6m with little mid story. Open vegetation structurer in some areas but more than 30% foliage therefore Closed Scrub					

5.2 Bushfire Assessment Outputs

The potential bushfire impact to the Accommodation Buildings has been determined by classifying the vegetation type and slope beneath the vegetation as per AS 3959 s2.2.5.

The potential Bushfire Hazard has been determined as per *Planning for Bushfire Guidelines Table 4*. The bushfire impact is as per *Table 3 Hazard Level Table and BAL Level*.

Bushfire contour mapping has been produced to show the impact of bushfire ember attack into the development areas. The fire danger index for this site has been determined in accordance with AS 3959 Table 2.1 (FDI 80). The BAL Contour mapping is shown in *Figure 15 Bushfire BAL Contour Development Site Pre-Migration Measures (A3 Page)* and *Figure 16 Bushfire BAL Contour South Building Post Migration Measures (A3 Page)*. Utilising this mapping will form part of the development of the internal design layout and placement of internal roadways, fire breaks and APZ's which determine the output of the management strategies.

Table 4 SPP3.7 Table 4 Bushfires Hazard Levels (BHL)

Table 4: Bushfires Hazard Level (BHL) and vegetation classification (as per AS 3959)

HAZARD LEVEL	CLASSIFICATION/CHARACTERISTICS
Extreme	- Class A: Forest - Class B: Woodland - Class D: Scrub - Any classified vegetation with a greater than 10-degree slope
Moderate	- Class C: Shrubland - Class E: Mallee/Mulga - Class G: Grassland, including sown pasture and crops - Vegetation that has a low hazard level, but is within 100 metres of vegetation classified as a moderate or extreme hazard, is to adopt a moderate hazard level
Low	- Low threat vegetation, which may include mangroves and other saline wetlands, areas of maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks. - Managed grassland in a minimal fuel condition, meaning there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example, short-cropped grass to a nominal height of 100 millimetres. - Non-vegetated areas, waterways, exposed beaches, roads, footpaths, buildings or rock outcrops.

6. Responsibilities for Implementation and Management of Bushfire Measures

6.1 Additional Management Strategies

The proposed development has been designed to include management strategies that are acceptable under the *State Planning Policy SPP3.7 Planning for Bushfire Guidelines, Version November 2024*.

1. Ensure owners listed as having responsibility under this Bushfire Management Plan have endorsed it and provided future owners on transfers of land a complete copy of the current Bushfire Management Plan for their information.
2. The Short stay Buildings must be designed and constructed to meet Bushfire Attack Level construction as per AS3959.
3. All short term accommodation buildings that the landowner/proponent has responsibility for, are designed and constructed in full compliance with the requirements of the *WA Building Act 2011* and the referenced *Building Code of Australia (BCA)*, and with any identified additional requirements of the relevant local government. For any Class 1, 2, or 3 buildings and associated Class 10a buildings or decks, this will include compliance with *AS 3959 Construction of Buildings in Bushfire Prone Areas (2018 as amended)* and/or for Class 1 buildings, the *National Association of Steel Housing – (NASH) Standard – Steel Framed Construction in Bushfire Prone Areas*, whereby construction standards corresponding to the assessed BAL will be applied.
4. The pastoral lease shall be modified to include a notification to state 'The lease lot(s) is/are in a bushfire prone area and (if applicable) are subject to a Bushfire Management Plan'. This shall alert the purchasers of land and successors in title of their responsibilities.
5. Asset Protection Zone to be installed and managed as per *Appendix 2* of this BMP and in conjunction with *State Planning Policy SPP3.7 Planning for Bushfire Guidelines, Version November 2024, Appendix B Pages 99-115 (refer to Appendix 3)*.
6. If vegetation planting is to take place within the Asset Protection Zone area, it shall be installed to meet the requirements of *Appendix 2*.
7. Insufficient fuel available to significantly increase the severity of the bushfire attack e.g, short, cropped grass to nominal height of 100mm as per *AS 3959 s2.2.3.2 (e) and (f)*. Where any existing or planned re-vegetation has been assessed as "low threat" (meeting *AS 3959 s2.2.3.2* requirements) and excluded from classification, then this area will be managed to continue to meet those requirements and enable the buildings to retain their determined BAL ratings.
8. Any classified vegetation that has directly contributed to the determined BAL rating must be managed such as to not change that vegetation to a higher risk classification.
9. A fire map/plan shall be placed and made available in a visibly marked all-weather accessible sealed container, or on a sign, at the front Morawa -Yalgoo Rd entry/allotment driveway. Map must show locations of vehicle turn-around areas and Fire Water Tank location.
10. Clear access path adjacent to the Water Storage Tanks of no less than 4m shall be maintained and managed so firefighting appliances can move within and around the area.
11. Provide no less than 10,000lt Water Storage Tank for fire-fighting purpose only and must have a fire-fighting hose coupling, and construction as per *State Planning Policy SPP3.7 Planning for Bushfire Guidelines, Version November 2024, Appendix B Pages 113 to 115 (refer to Appendix 3)*.
12. Internal Roadway from Morawa-Yalgoo Road must have passing bay every 200m of no less than 6m wide. Internal road must be always maintained for 2wd access.

6.2 Responsibilities for Implementation and Management of the Bushfire Measures

This section relates to the responsibilities of the developer(s), landowner(s) and local government with regards to the initial implementation and ongoing maintenance of the required actions.

- The requirements are to be set out in a table(s) and provide the following:
 - the required initial and ongoing actions and any associated works that need to be undertaken
 - provision for those proposals that will be staged
 - responsibilities – separately identified and assigned to the developer(s), landowner and local government, as applicable
 - for each responsible entity, the actions are to be assigned a number
 - the required timing of the actions.

SPP3.7 Guideline Notes

For subdivision applications, the following table should be included to assist the local government in providing a subdivision 'clearance' to certify that all relevant conditions of the subdivision approval have been satisfactorily undertaken. The local government should determine which, if any, of these bushfire mitigation strategies they wish to certify and which (if any) they wish the planning practitioner to certify. Some may require certification by both practitioner and local government. Through completion of the necessary implementation actions, the bushfire planning practitioner is certifying the BAL ratings (derived from the BAL assessment) are correct.

Table 5 Implementation Actions

LANDOWNER/DEVELOPER – PRIOR TO ISSUE OF TITLES	
No.	Implementation Action
1.	The pastoral lease shall be modified to include a notification to state 'The lease lot(s) is/are in a bushfire prone area and (if applicable) are subject to a Bushfire Management Plan'. This shall alert the purchasers of land and successors in title of their responsibilities.
2.	Access to Mellenbye Station, Yalgoo WA 6635 is to be constructed in accordance with the additional management strategies.
3.	A static dedicated fire water storage tank, of no less than 10,000lt capacity, is to be provided to the site as per additional management strategies.
4.	A fire map/plan shall be placed and made available in a visibly marked all-weather accessible sealed container, or on a sign, at the front of the allotment entry. Map must show locations of vehicle turn around areas and Fire Water Tank location on Mellenbye Station, Yalgoo WA 6635, as described in the additional management strategies.
LANDOWNER/OCCUPIER – PRIOR TO/AS PART OF DEVELOPMENT APPROVAL	
No.	Implementation Action
1.	Future development is required to address <i>State Planning Policy SPP3.7 Planning for Bushfire Guidelines, Version November 2024</i> by installing Asset Protection Zone(s) to the standards stated in this BMP to achieve the intended BAL outcomes.
2.	Access to Mellenbye Station, Yalgoo WA 6635 is to be constructed in accordance with the additional management strategies. 12. Internal Roadway from Morawa-Yalgoo Road must have passing bay every 200m of no less than 6m wide. Internal road must be always maintained for 2wd access.
3.	A static dedicated fire water storage tank, of no less than 10,000lt capacity, is to be provided to the site as per additional management strategies.

4.	All new buildings to be designed and constructed in full compliance with the requirements of the <i>WA Building Act 2011</i> and the referenced <i>Building Code of Australia (BCA)</i>, and with any identified additional requirements of the relevant local government. For any Class 1, 2, or 3 buildings and associated Class 10a buildings or decks, this will include compliance with <i>AS 3959 Construction of Buildings in Bushfire Prone Areas</i> (2018 as amended) and/or for Class 1 buildings, the <i>National Association of Steel Housing – (NASH) Standard – Steel Framed Construction in Bushfire Prone Areas</i>, whereby construction standards corresponding to the assessed BAL will be applied.
5.	A fire map/plan shall be placed and made available in a visibly marked all-weather accessible sealed container, or on a sign, at the front of the allotment entry. Map must show locations of vehicle turn-around areas and Fire Water Tank location.

LANDOWNER/OCCUPIER – ONGOING

No.	Implementation Action
1.	Maintain all required low threat areas (e.g. lots, APZs, etc.) to the standards stated in this BMP to achieve the intended BAL outcomes.
2.	Comply with the relevant local government annual firebreak notice issued under <i>s33 of the Bush Fires Act 1954</i> .

LOCAL GOVERNMENT – ONGOING MANAGEMENT

No.	Implementation Action
1.	Maintain road verges in a low threat minimal fuel condition as per <i>AS 3959</i> .

7. Indicative Bushfire Attack Level Certificate

Indicative Bushfire Attack Level (BAL) Certificate
Confirmation of Asset Protection Zone Installed
Determined in accordance with AS 3959

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street Name / Plan Reference Mellenbye Station		
	Suburb Yalgoo			State WA	Postcode 6635	
Local Government Area	Shire of Yalgoo					
Main BCA Class of the building	1b	Use(s) of the building		Accommodation Buildings		
Description of the building or works	Existing accommodation buildings.					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance installed APZ	BAL
Method 1	Class C Shrubland	All upslopes and flat land (0 degrees)	13m	BAL – 29
Method 1	Class Scrub	Select Upslope	26m	Bal 19 Two Western Building

Bushfire Consultant Details

Name Chadwick Barron – Bushfire Consultant		
Company Details Barron Building Surveying		
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959 (Incorporating Amendments 1, 2 and 3).		
<i>Authorized Practitioner Stamp</i>		
Professional Indemnity Insurance - BRIC Bovill Risk & Insurance Consultants Chadwick Barron Trading as Barron Building Surveying		

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

8. Bushfire Management Confirmation

Confirmation of Additional Management Strategies have been Implemented

Property Details and Description of Works

Address Details

Unit no	Street no	Lot no	Street Name / Plan Reference Mellenbye Station
---------	-----------	--------	---

Suburb Yalgoo	State WA	Postcode 6635
------------------	-------------	------------------

Local Government Area

Shire of Yalgoo

Description of the BMP

Accommodation Building Mellenbye Station
--

Person Details

Name		
Company Details		
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Management Plan Additional Strategies have been completed to substantially satisfy the commencement of the Development.		
	Authorized Practitioner Stamp	

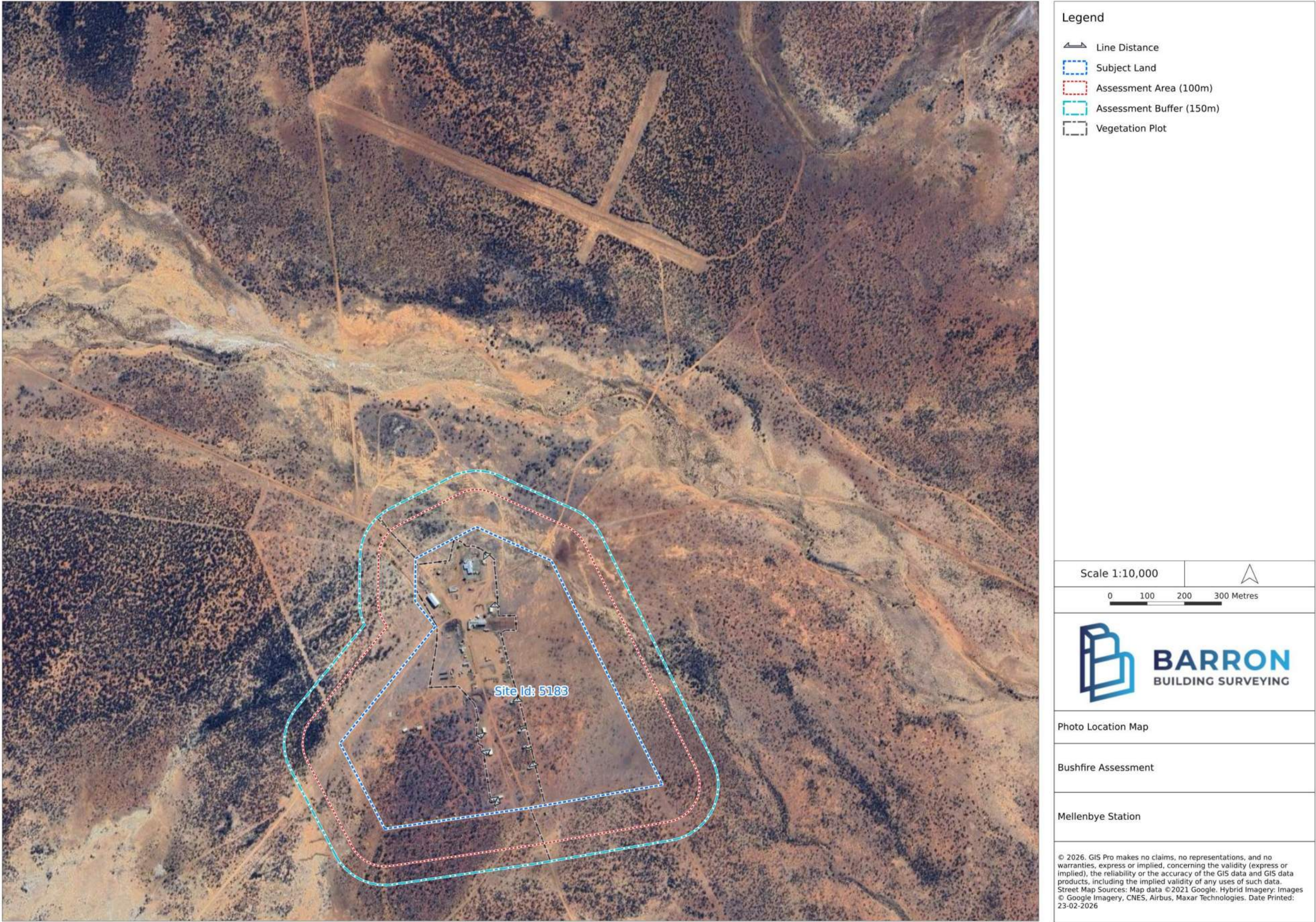


Figure 4 Photo Location (A3 Page)

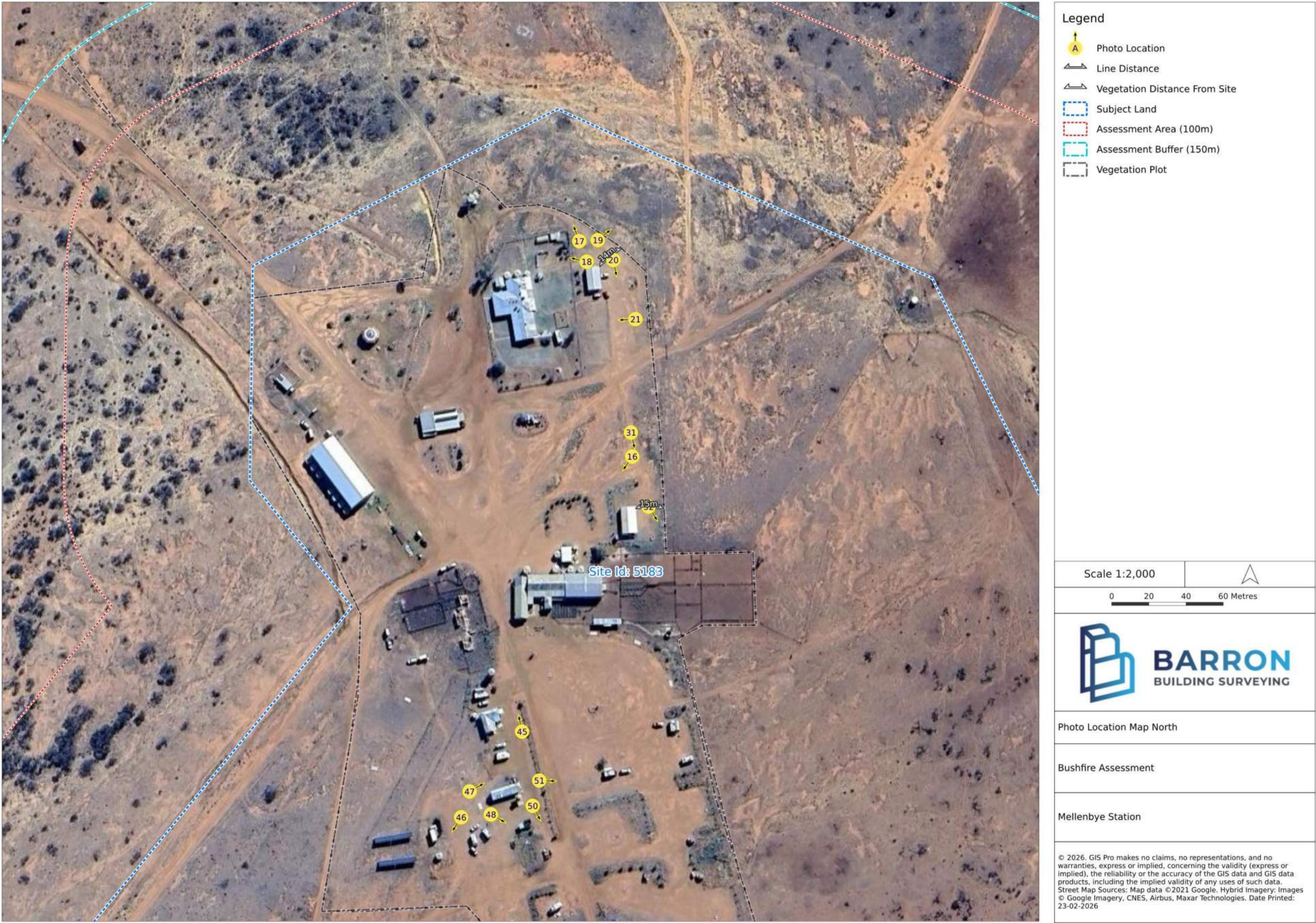


Figure 5 Photo Location Map North (A3 Page)

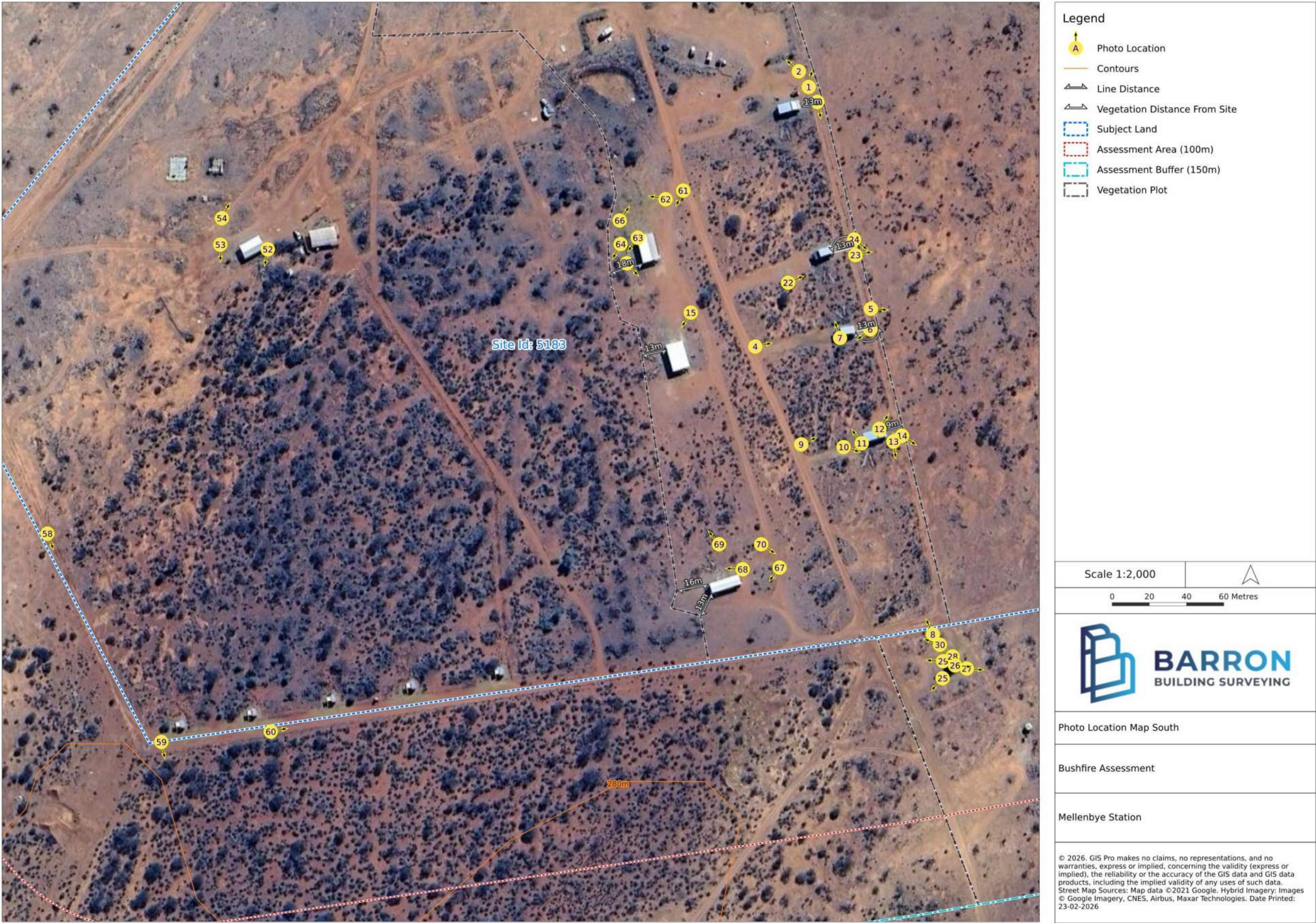


Figure 6 Photo Location Map South (A3 Page)

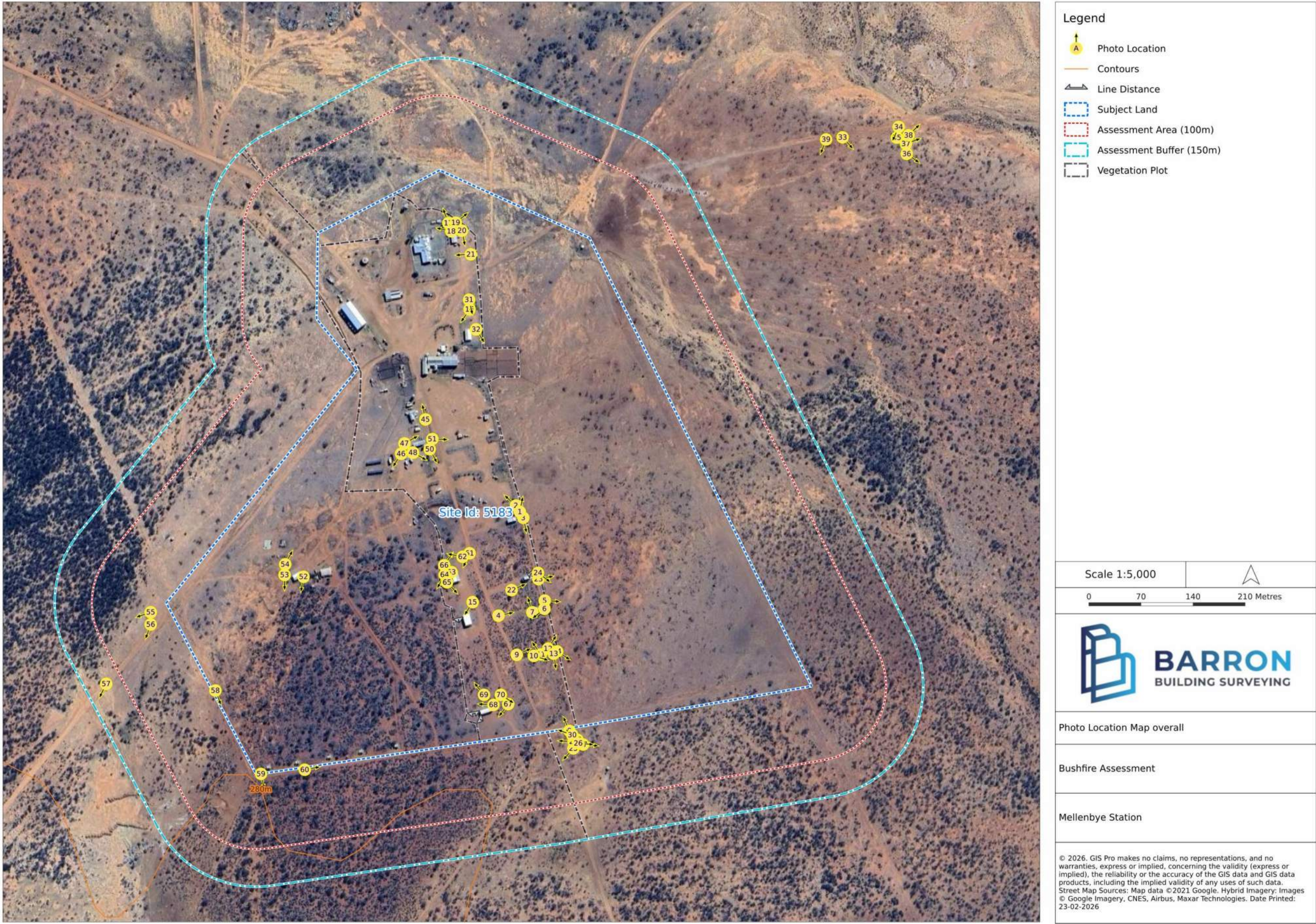


Figure 7 Photo Location Map South (A3 Page)

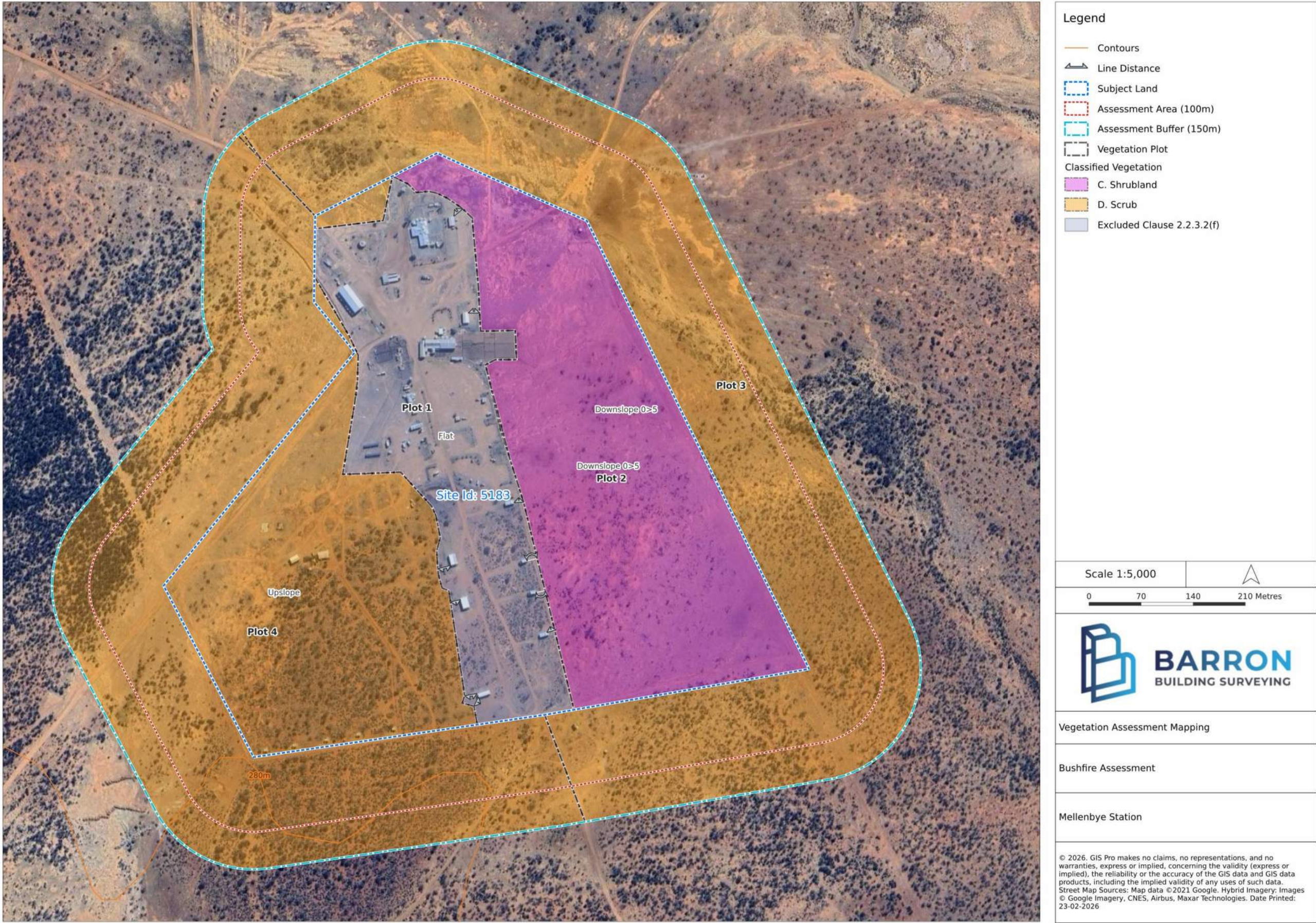


Figure 8 Vegetation Plot Location Numbers (A3 Page)

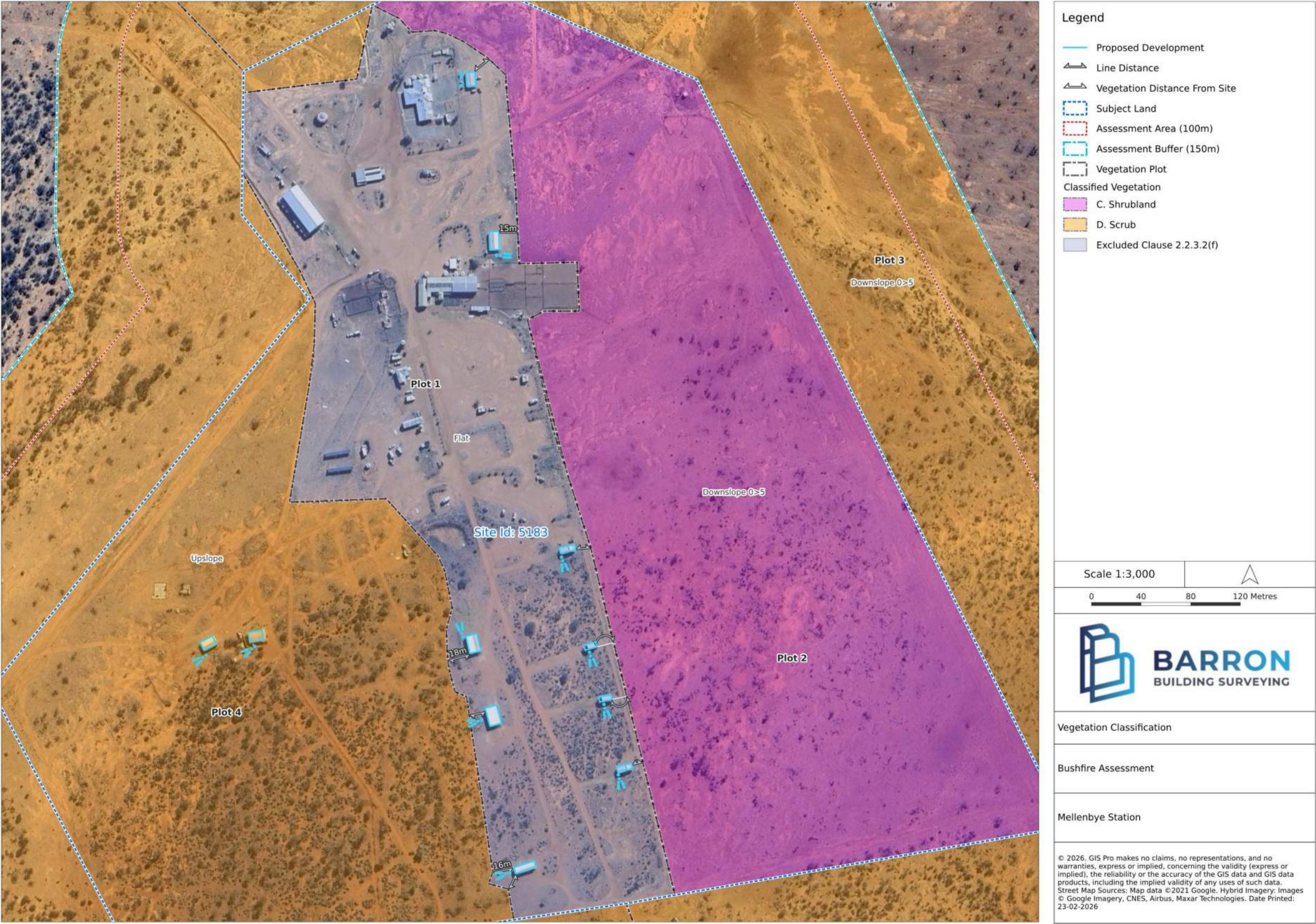


Figure 9 Vegetation Classification Mapping (A3 Page)

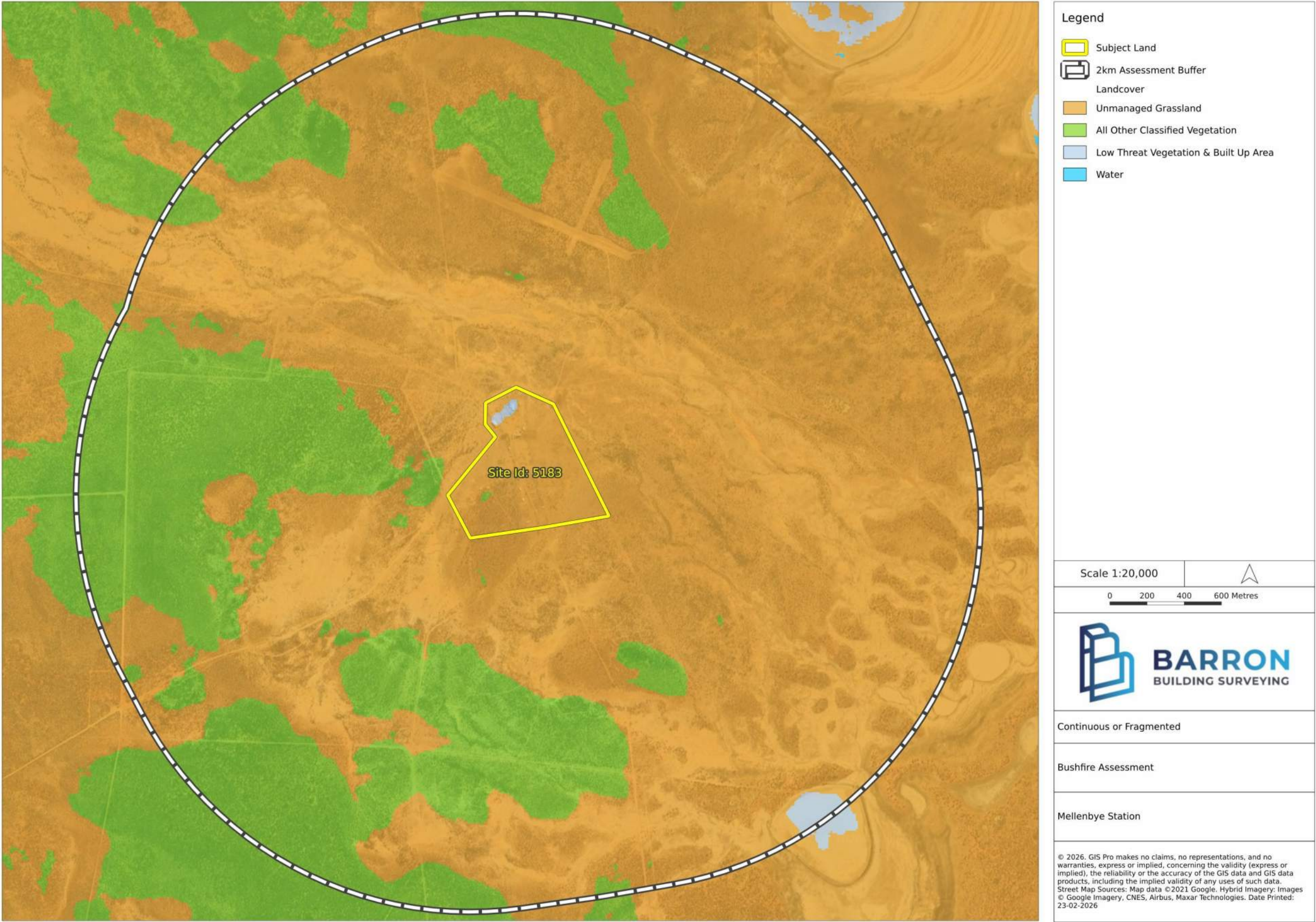


Figure 10 Vegetation Assessment Continuous or Fragmented Mapping (A3 Page)

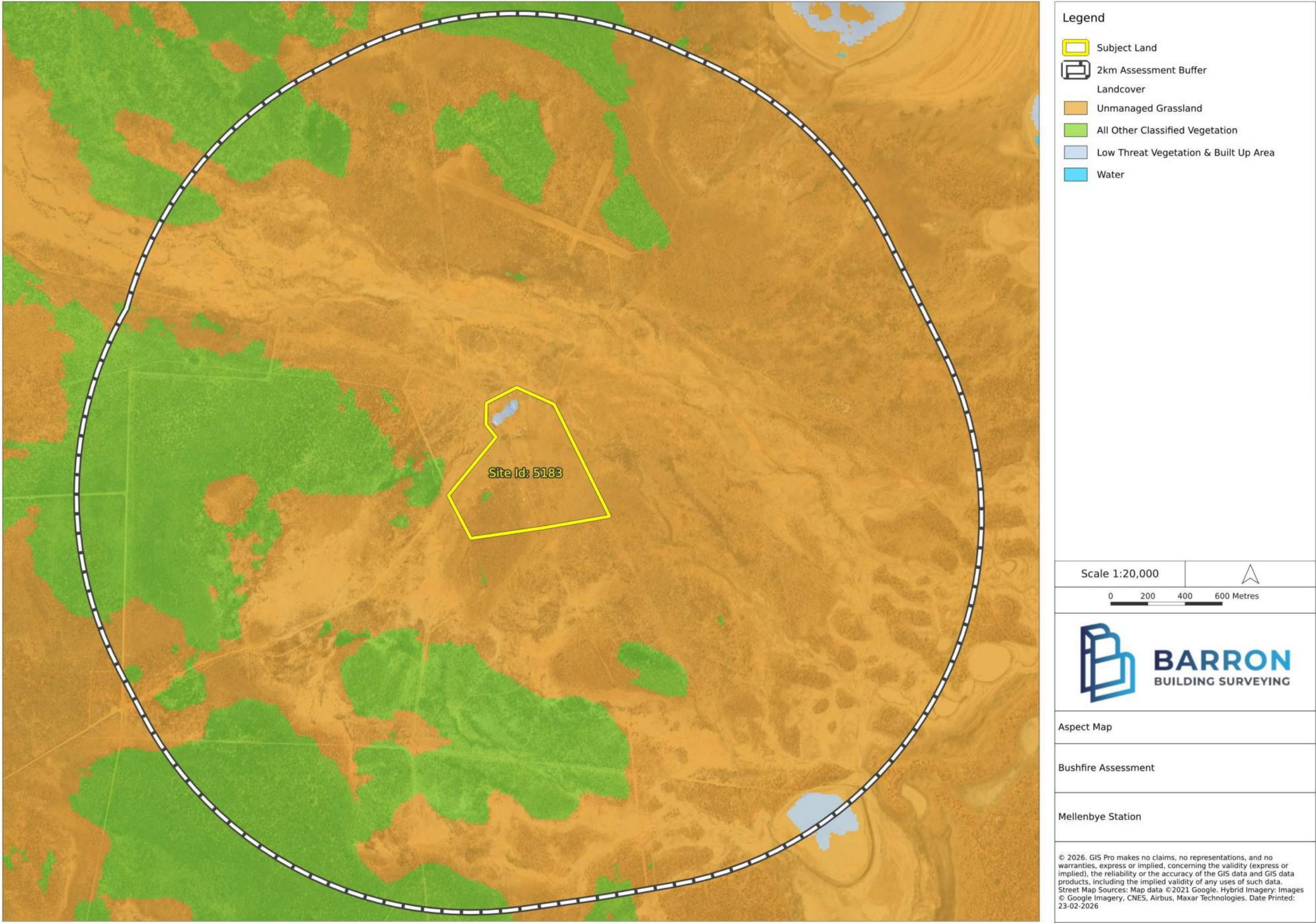


Figure 11 Vegetation Aspect Assessment (A3 Page)

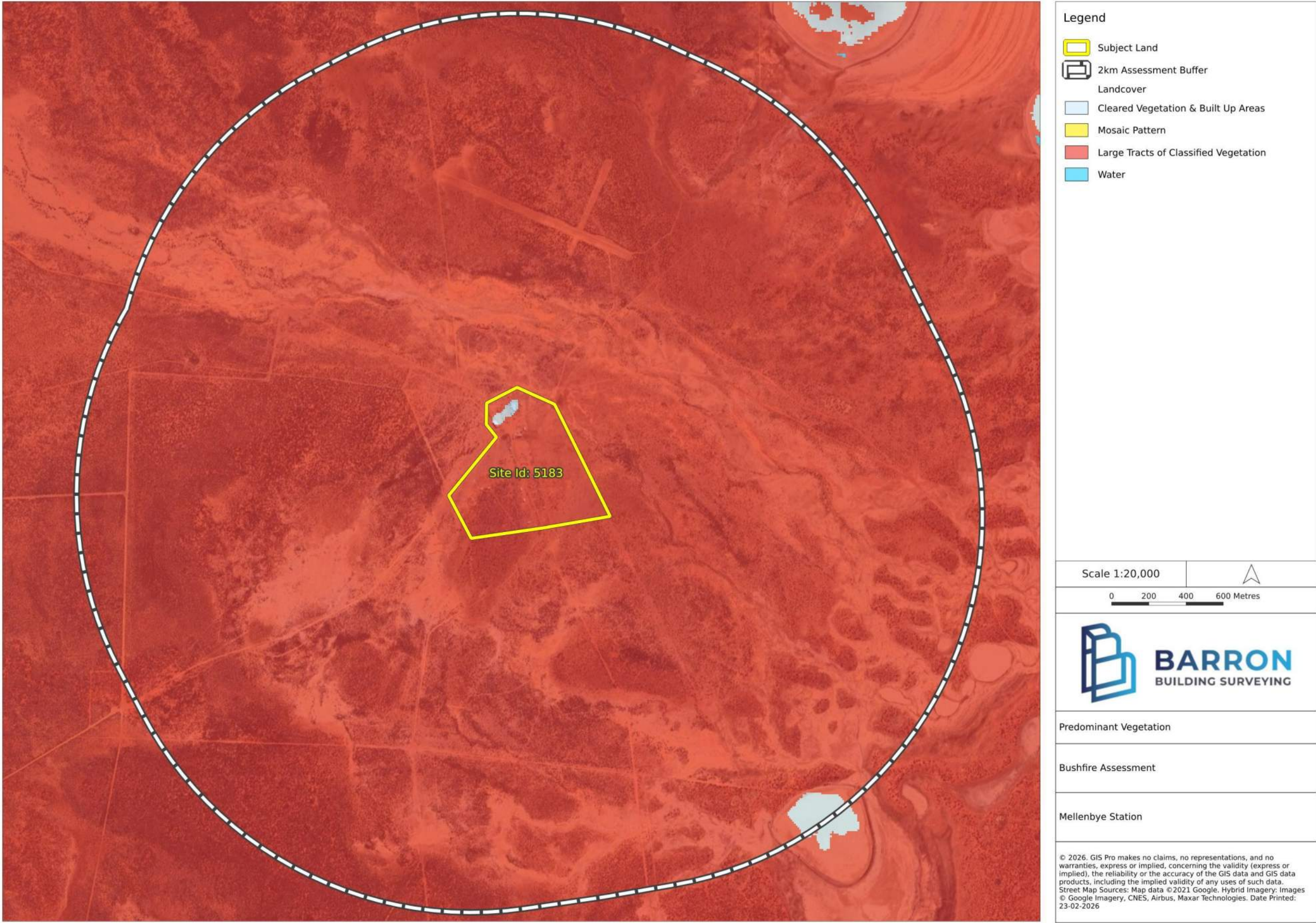


Figure 12 Vegetation Assessment Predominant Pattern Mapping (A3 Page)

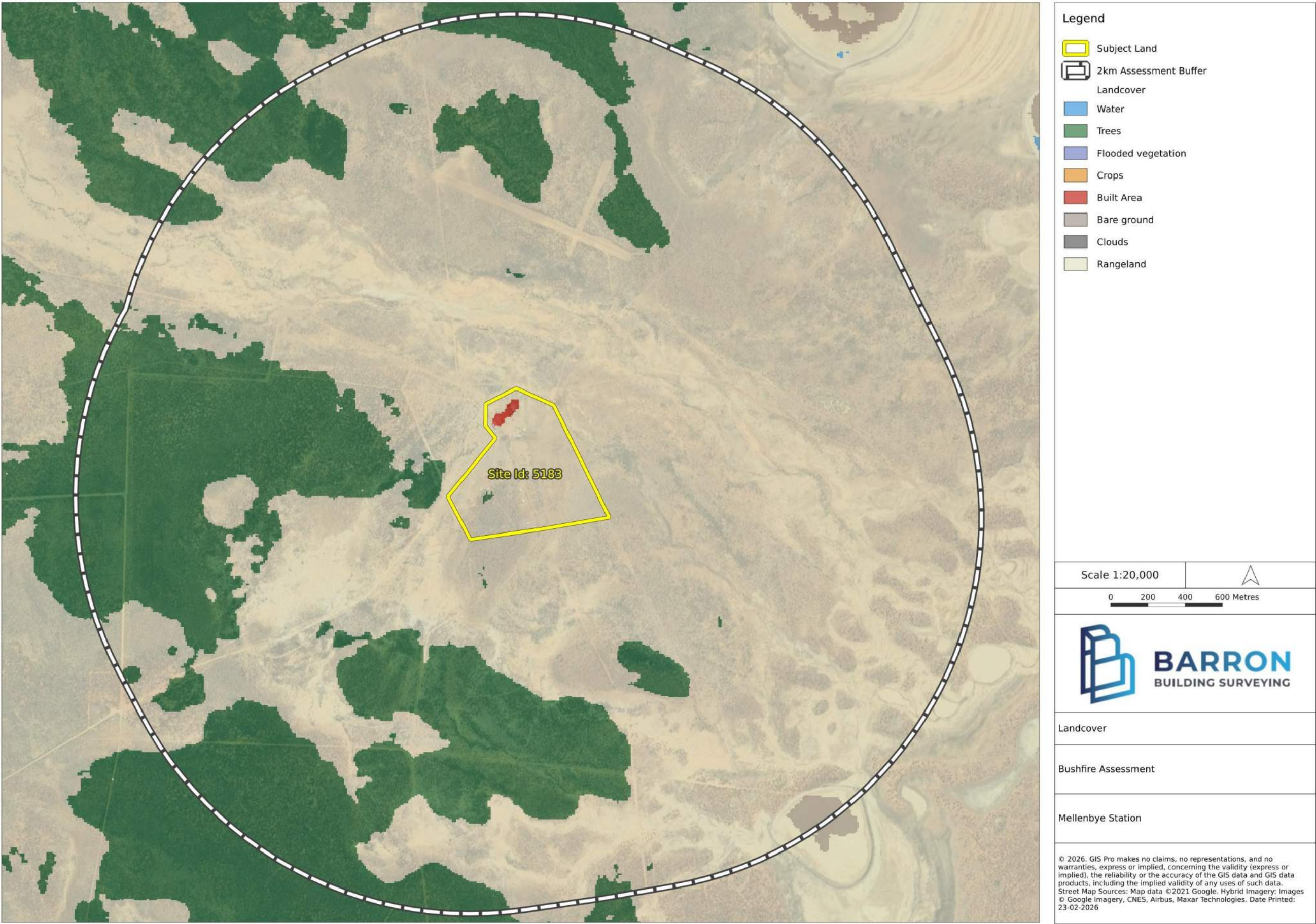


Figure 13 Vegetation Assessment Landcover Vegetation Mapping (A3 Page)

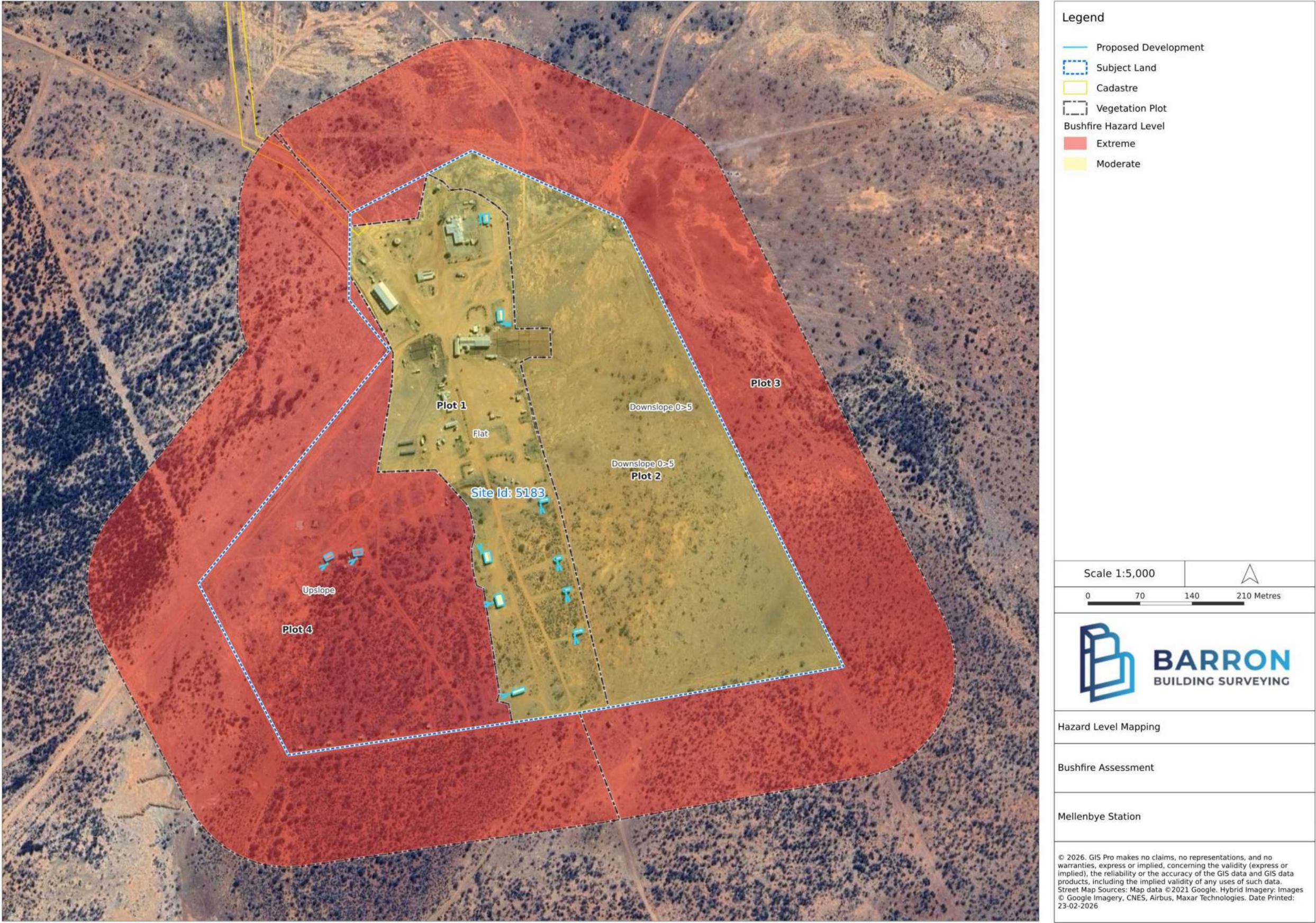


Figure 14 Hazard Level Mapping (A3 Page)

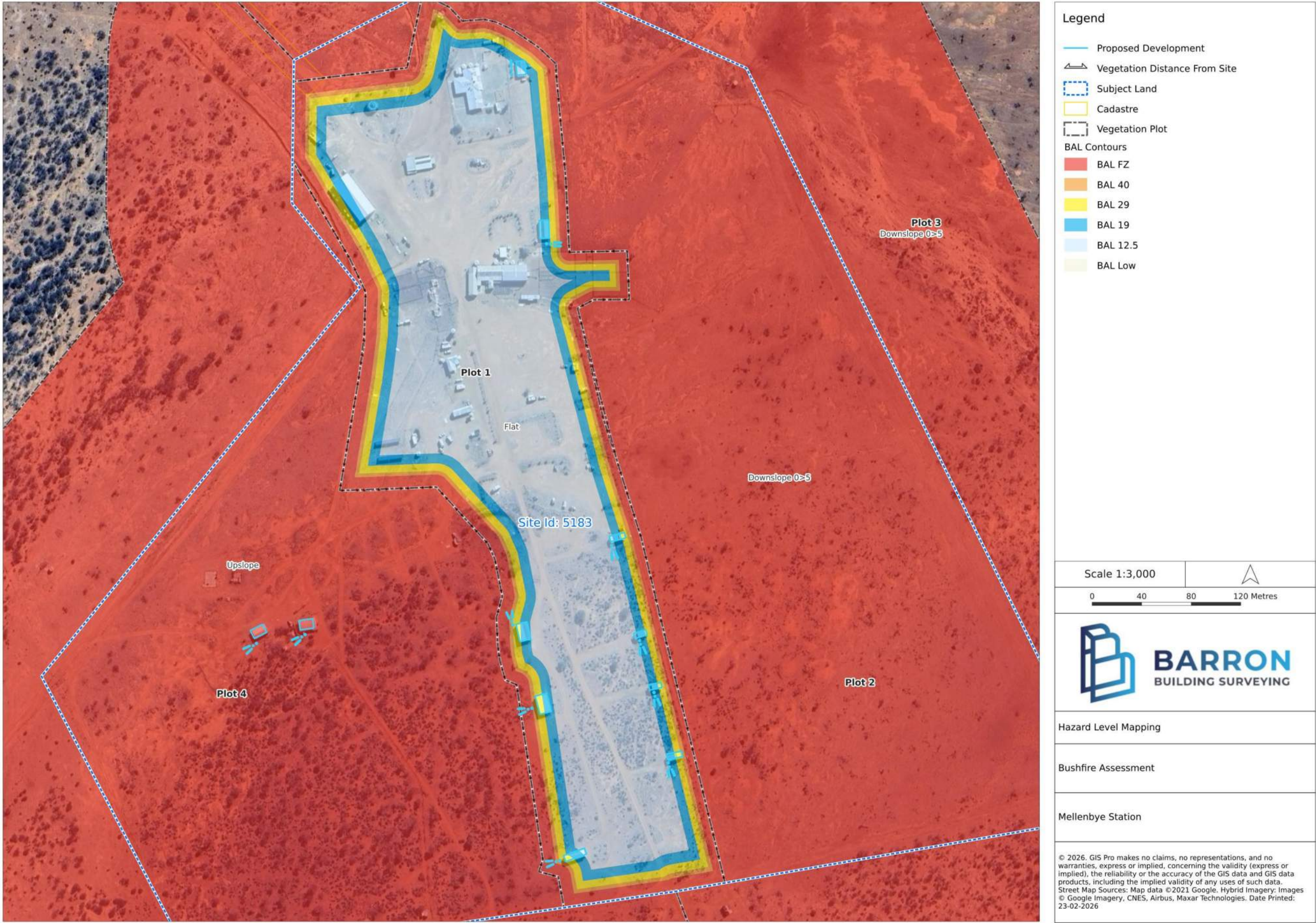


Figure 15 Bushfire BAL Contour Development Site Pre-Migration Measures (A3 Page)

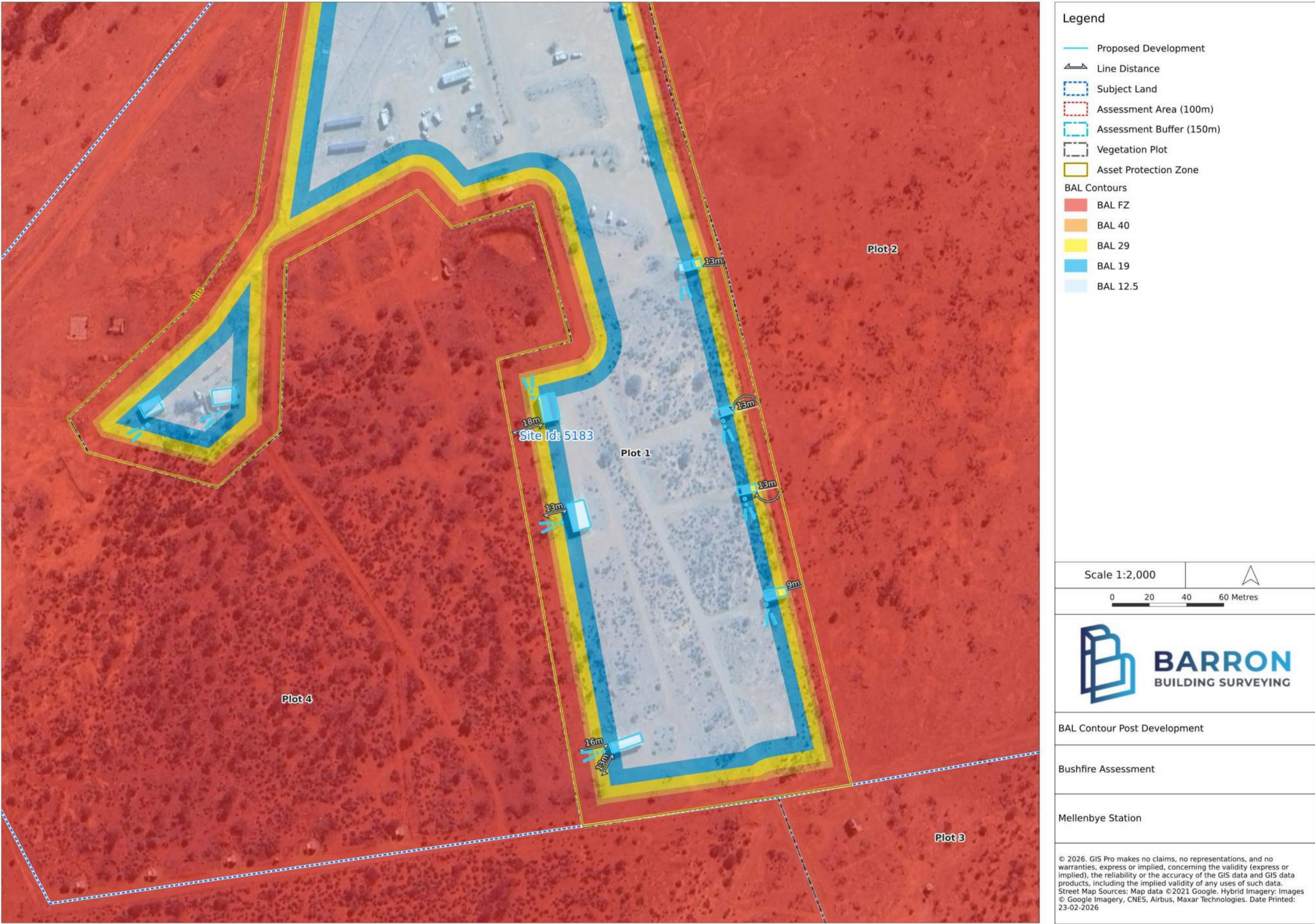


Figure 16 Bushfire BAL Contour South Building Post Migration Measures (A3 Page)

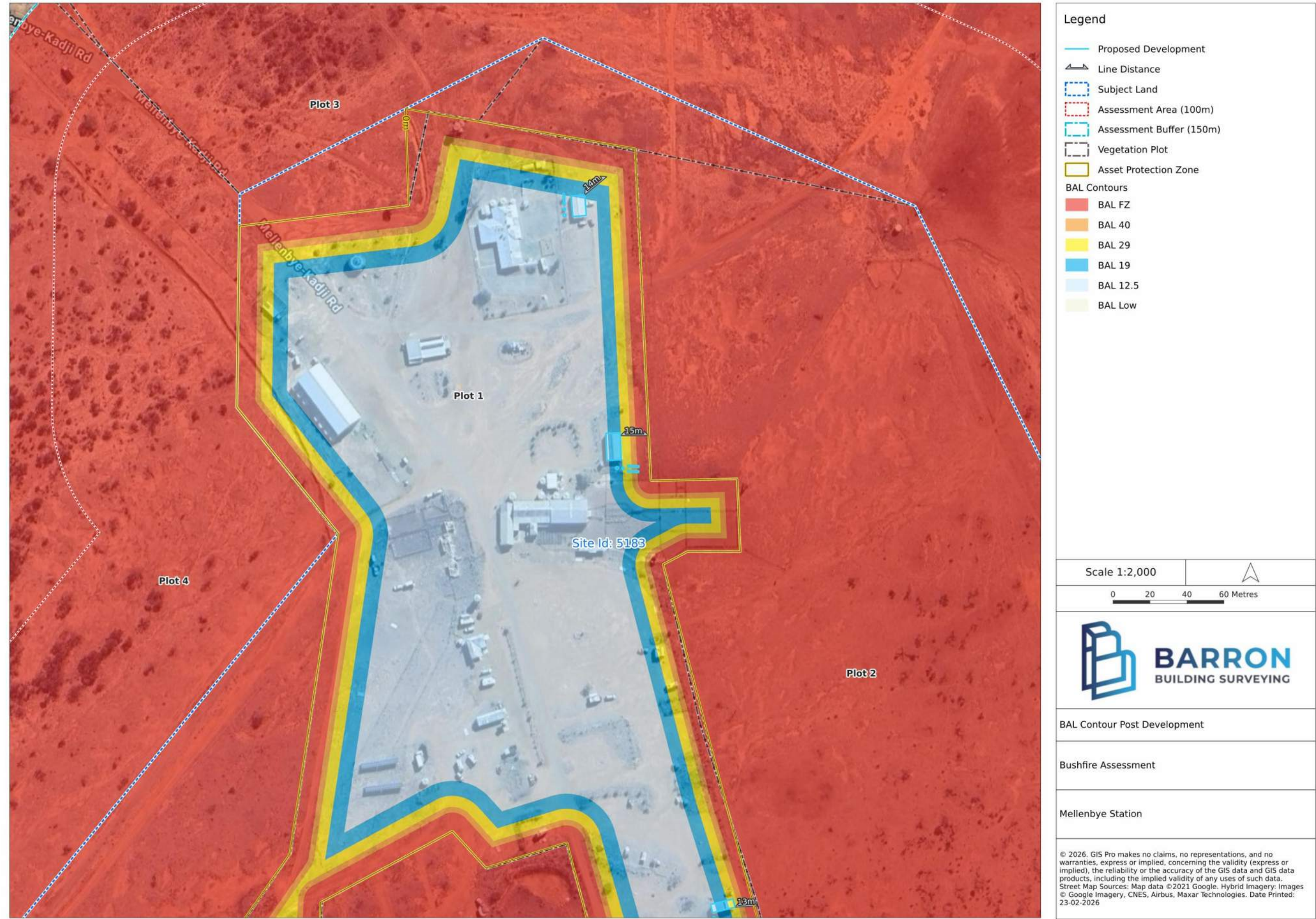


Figure 17 Bushfire BAL Contour North Building Post Migration Measures (A3 Page)

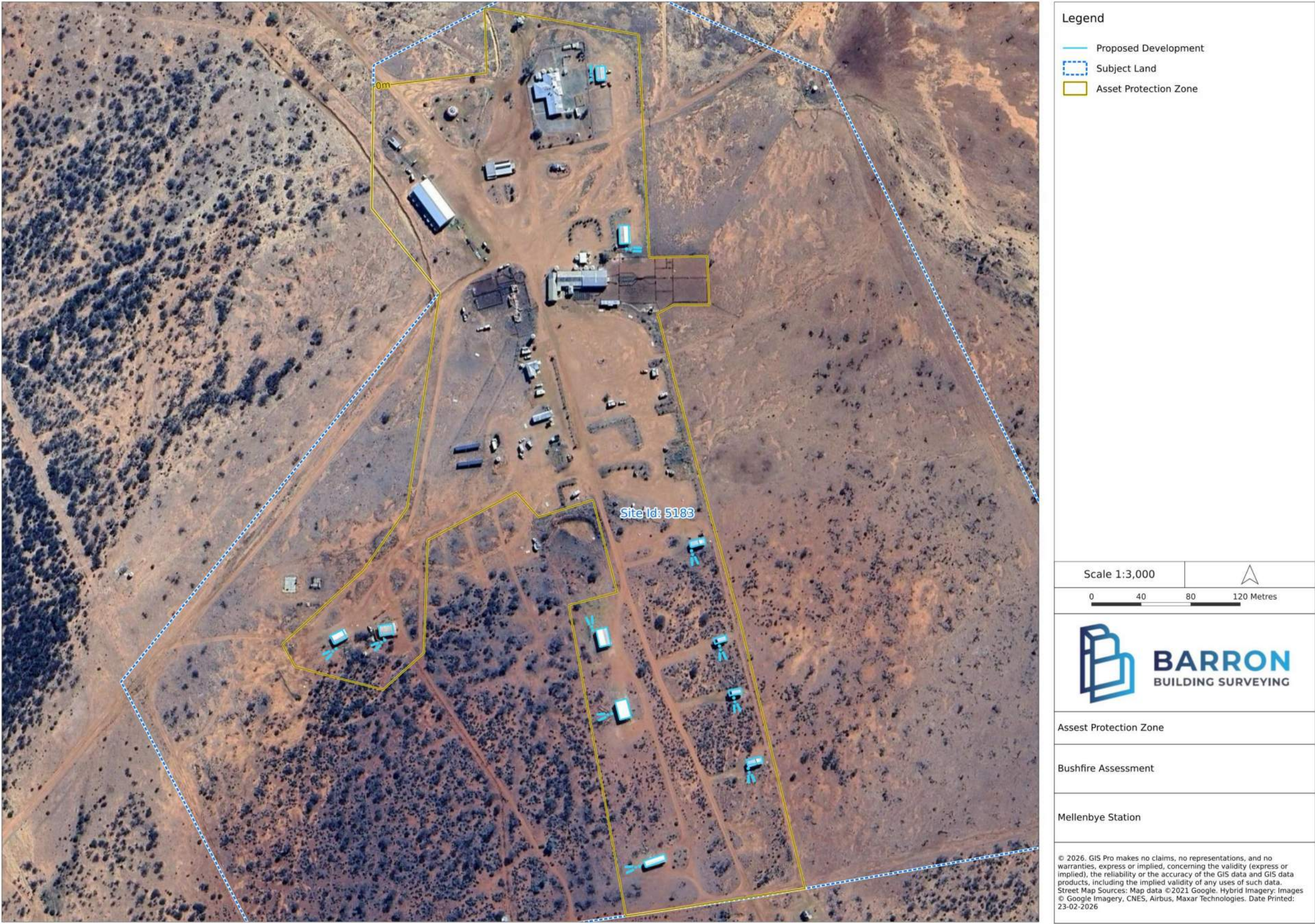


Figure 18 Bushfire Management Plan Asset Protection Zone Mapping (A3 Page)

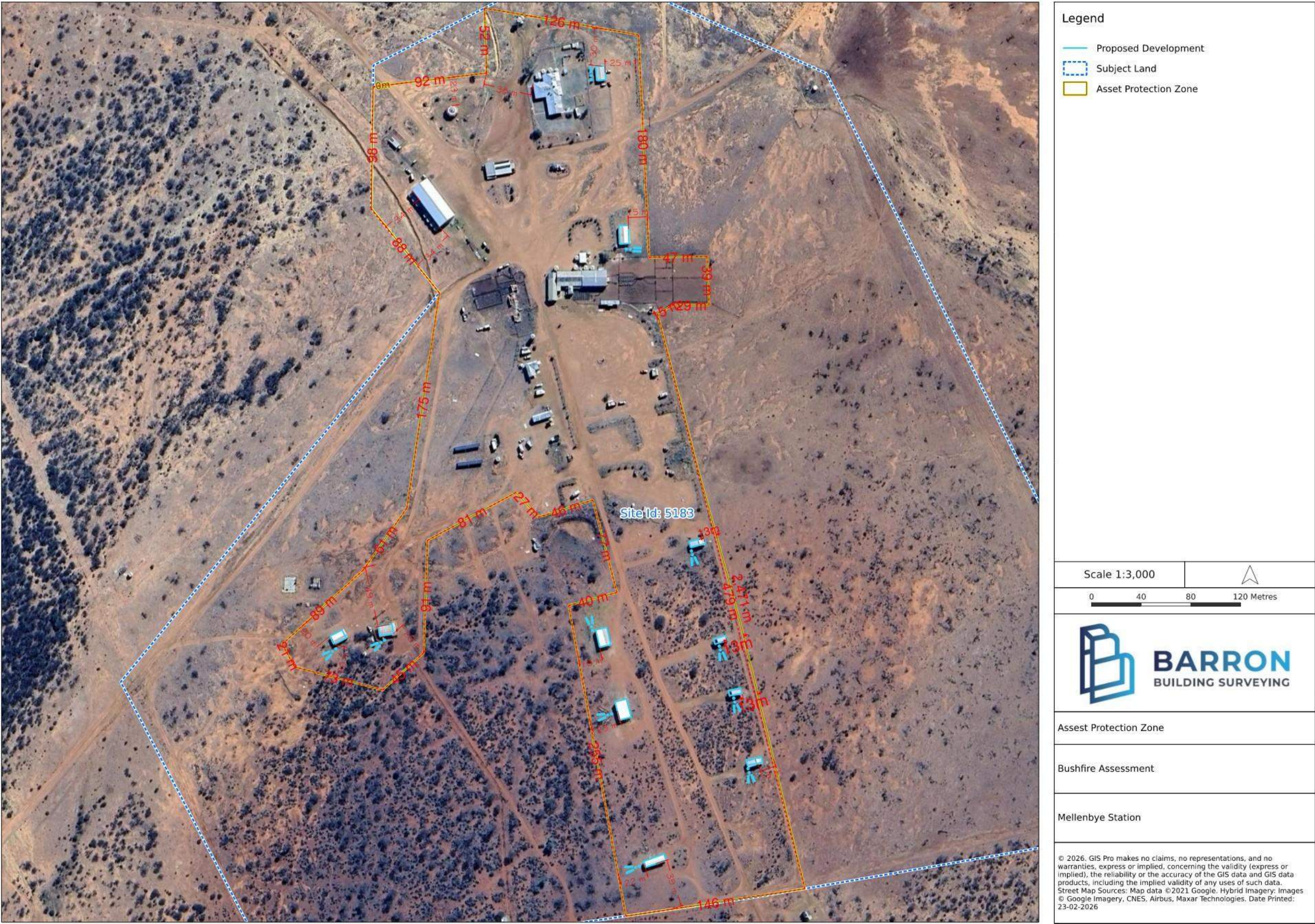


Figure 19 Bushfire Management Plan Asset Protection Zone Mapping (A3 Page)

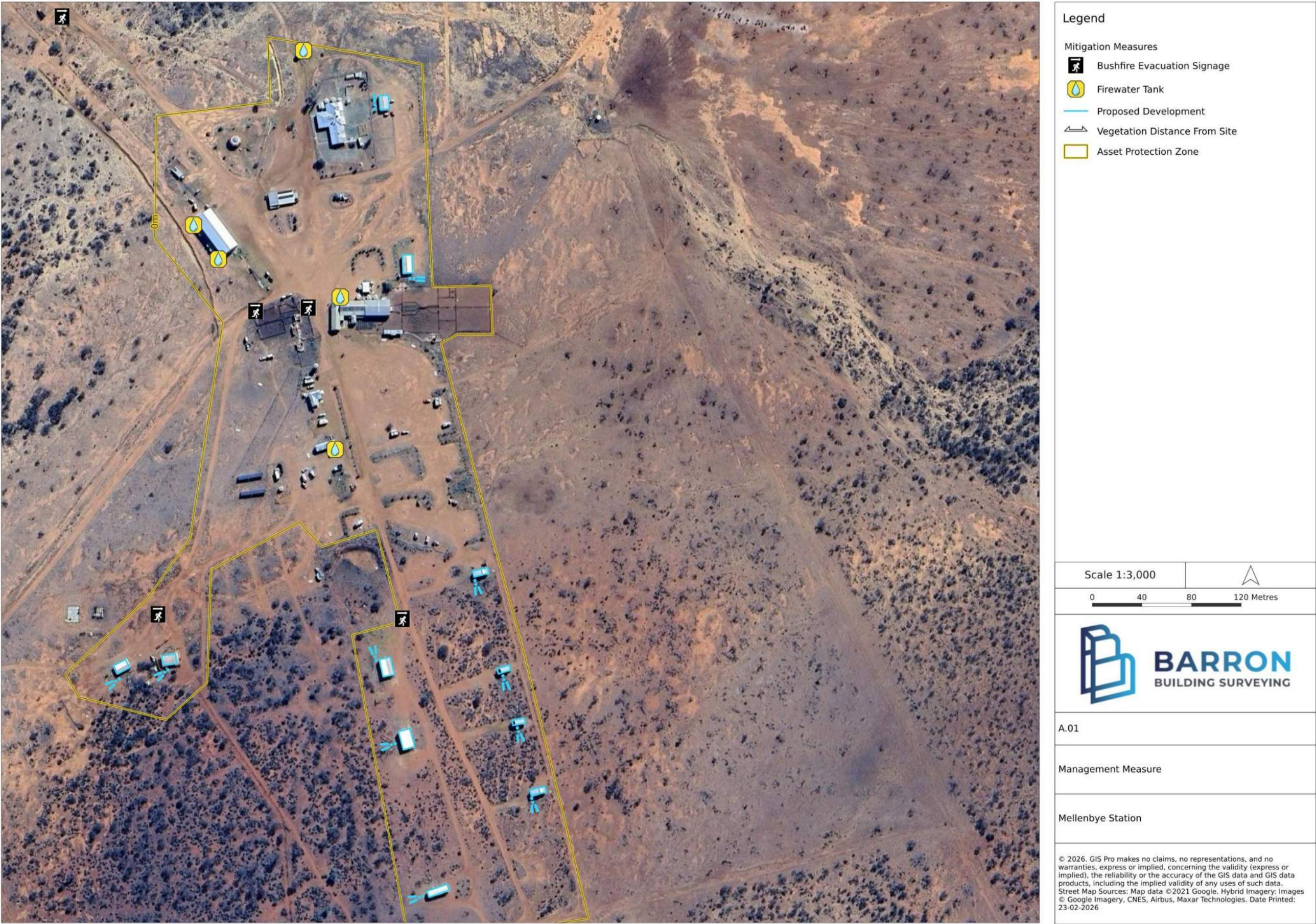


Figure 20 Bushfire Management Measures Mapping (A3 Page)

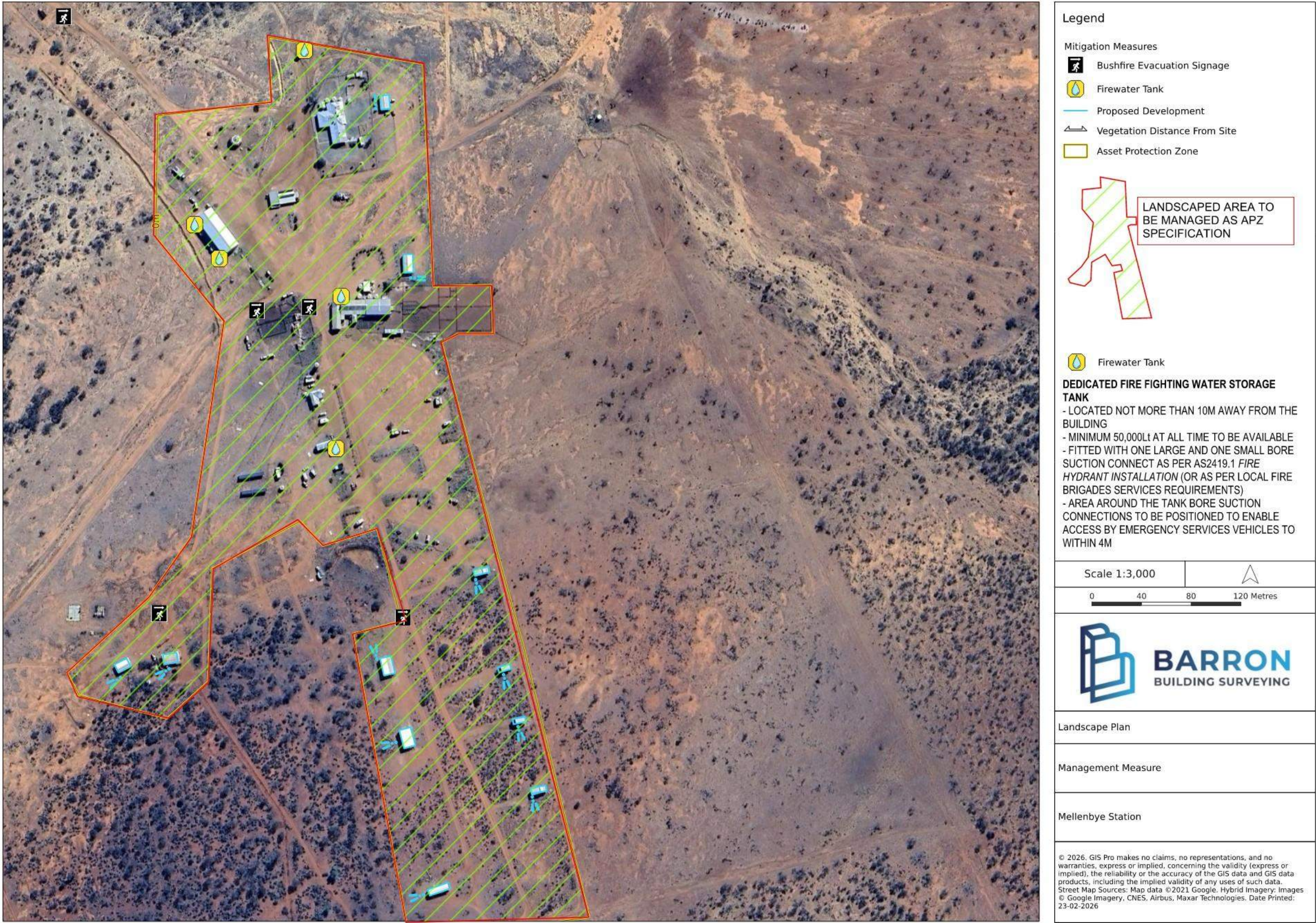


Figure 21 Bushfire Management landscape plan (A3 Page)

13 FINANCIAL REPORTS

13.1 LIST OF ACCOUNTS

Applicant:	Shire of Yalgoo
Date:	13 August 2026
Reporting Officer:	Deputy CEO
Disclosure of Interest:	Nil
Attachments:	List of Accounts

SUMMARY

The attached list of accounts paid during the month of July 2026, under Delegated Authority, is provided for Council's information and endorsement.

COMMENT

The Local Government Act 1995 and the Local Government (Financial Management) Regulations 1996 requires the Chief Executive Officer to present a list of accounts paid and/or payable to Council and to record those accounts in the minutes of the meeting.

STATUTORY ENVIRONMENT

Local Government Act 1995

6.10 Financial Management regulations

Regulations may provide for –

- a. The security and banking of money received by a local government' and
- b. The keeping of financial records by a local government; and
- c. The management by a local government of its assets, liabilities and revenue; and
- d. The general management of, and the authorisation of payments out of –
 - I. The municipal fund; and
 - II. The trust fund, of a local government.

Local Government (Financial Management) Regulations 1996

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 –
 - I. The payee's name; and
 - II. The amount of the payment; and
 - III. The date of the payment; and
 - IV. 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 sub regulation (1) or (2) is to be –
 - a. Presented to the council at the next ordinary meeting of the council after the list is prepared; and
 - b. Recorded in the minutes of that meeting.

13A. Payments by employees via purchasing cards

- (1) If a local government has authorised an employee to use a credit, debit or other purchasing card, a list of payments made using the card must be prepared each month showing the following for each payment made since the last such list was prepared —
 - (a) the payee's name;
 - (b) the amount of the payment;
 - (c) the date of the payment;
 - (d) sufficient information to identify the payment.
- (2) A list prepared under sub regulation (1) must 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/FINANCIAL IMPLICATIONS

NIL

VOTING REQUIREMENT

Simple Majority

OFFICERS RECOMMENDATION

That Council receive the list of accounts paid during July 2026 totalling \$1,028,989.12 from the municipal bank accounts.

List of Accounts Paid**Credit Cards****July 2026****CEO Credit Card**

#	Reference	Date	Supplier	Description	Amount	Bank	Type
1	PPIN00094	03/06/26	Shire of Yalgoo	Transfer from Muni to Credit Card	7,000.00	1	CSH
2	PPIN00094	04/06/26	A by Adina	Accommodation for Pr Valenzuela to attend ALGA conference	(2,873.00)	1	CSH
3	PPIN00094	12/06/26	Microsoft	Monthly Copilot subscription for June 26	(33.00)	1	CSH
4	PPIN00094	13/06/26	ecosa	2 x mattresses for Chalets	(1,169.00)	1	CSH
5	PPIN00094	16/06/26	Technology Express	Dog net launcher for Animal Control	(1,251.13)	1	CSH
6	PPIN00094	16/06/26	Bunnings	2 x toilet roll holders for Staff Housing	(76.20)	1	CSH
7	PPIN00094	21/06/26	JB Hifi	2 x Surface keyboards for Admin	(239.00)	1	CSH
8	PPIN00094	22/06/26	A by Adina	Accommodation for CEO to attend ALGA conference	(2,907.48)	1	CSH
9	PPIN00094	22/06/26	A by Adina	Accommodation for Cr Kroon to attend ALGA conference	(2,907.48)	1	CSH
10	PPIN00094	23/06/26	Starlink	2 x monthly subscriptions to Starlink for fire vehicles in Yalgoo and Paynes Find	(170.00)	1	CSH
11	PPIN00094	23/06/26	Dept of Parliament	Lunch while at Parliament House	(37.70)	1	CSH
12	PPIN00094	23/06/26	ACT Cabs	Taxi fare while attending ALGA conference	(18.01)	1	CSH
13	PPIN00094	23/06/26	ACT Cabs	Taxi fare while attending ALGA conference	(16.33)	1	CSH
14	PPIN00094	23/06/26	Live Payments	Taxi fare while attending ALGA conference	(34.28)	1	CSH
15	PPIN00094	24/06/26	Canberra Cabs	Taxi fare while attending ALGA conference	(22.84)	1	CSH
16	PPIN00094	24/06/26	ACT Cabs	Taxi fare while attending ALGA conference	(31.55)	1	CSH
17	PPIN00094	24/06/26	Quay Perth	Accommodation for Cr Kroon to attend ALGA conference	(305.55)	1	CSH
18	PPIN00094	24/06/26	Quay Perth	Accommodation for Pr Valenzuela to attend ALGA conference	(338.33)	1	CSH
19	PPIN00094	25/06/26	Peacemaker Saloon	Meals while attending ALGA conference	(635.86)	1	CSH
20	PPIN00094	27/06/26	A by Adina	Meals for Pr Valenzuela while attending ALGA conference	(230.50)	1	CSH

List of Accounts Paid
Credit Cards (Continued)
July 2026

CEO Credit Card (Continued)

#	Reference	Date	Supplier	Description	Amount	Bank	Type
21	PPIN00094	27/06/26	A by Adina	Refreshments for R Kroon while attending ALGA conference	(16.19)	1	CSH
22	PPIN00094	27/06/26	ACT Cabs	Taxi fare while attending ALGA conference	(29.66)	1	CSH
23	PPIN00094	27/06/26	A by Adina	Refreshments for CEO while attending ALGA conference	(118.91)	1	CSH
24	PPIN00094	28/06/26	A by Adina	Refreshments for Pr Valenzuela while attending ALGA conference	(6.58)	1	CSH
25	PPIN00094	28/06/26	Live Payments	Taxi fare while attending ALGA conference	(53.45)	1	CSH
26	PPIN00094	29/06/26	Bendigo	Monthly bank fees	(4.00)	1	CSH
27	PPIN00094	29/06/26	Bettys Burgers	Lunch while attending ALGA conference	(73.20)	1	CSH
28	PPIN00094	30/06/26	Quay Perth	Accommodation for Pr Valenzuela to attend ALGA conference	(267.06)	1	CSH
29	PPIN00094	30/06/26	Quay Perth	Accommodation for Cr Kroon to attend ALGA conference	(245.68)	1	CSH
					(7,111.97)		

List of Accounts Paid
Credit Cards (Continued)
July 2026

DCEO Credit Card (for office use)

#	Reference	Date	Supplier	Description	Amount	Bank	Type
30	PPIN00085	07/06/26	Yalgoo General Store	Refreshments for Admin, Depot and Council	(289.70)	1	CSH
31	PPIN00085	13/06/26	Yalgoo General Store	Refreshments for Bingo and cleaning products for Admin	(165.90)	1	CSH
32	PPIN00085	13/06/26	Yalgoo General Store	Refreshments for Admin and Depot	(67.40)	1	CSH
33	PPIN00085	18/06/26	Yalgoo General Store	Refreshments for Depot, hairdresser and Seniors Tea	(98.15)	1	CSH
34	PPIN00085	21/06/26	Yalgoo General Store	Refreshments for Art Workshop	(41.60)	1	CSH
35	PPIN00085	26/06/26	Yalgoo General Store	Refreshments for Admin and Depot	(146.50)	1	CSH
36	PPIN00085	29/06/26	Bendigo	Monthly bank fees	(4.00)	1	CSH
					(813.25)		

List of Accounts Paid
Direct Debit and Bpay
July 2026

#	Reference	Date	Supplier	Description	Amount	Bank	Type
37	POS00116	30/06/26	NAB	Bank Fees	(10.00)	4	FEE
38	Multiple	30/06/26	Bendigo Bank	Bank Fees	(376.16)	1	FEE
39	Transactions on attached report				<u>(52,264.27)</u>	1	CSH
					(52,650.43)		

List of Accounts Paid**EFT****July 2026**

#	Reference	Date	Supplier	Description	Amount	Bank	Type
40	PJ000111	07/07/26	Shire of Yalgoo	Payroll 2027-1	(59,778.97)	1	CSH
41	PJ000123	15/07/26	Shire of Yalgoo	Payroll 2027-1 DH	(1,241.50)	1	CSH
42	PJ000172	22/07/26	Shire of Yalgoo	Payroll 2027-2	(62,024.38)	1	CSH
43	Transactions on attached report				<u>(845,368.62)</u>	1	CSH
					(968,413.47)		

Total Accounts Paid

CEO Credit Card	(7,111.97)
DCEO Credit Card (for office use)	(813.25)
Direct Debit and Bpay	(52,650.43)
EFT	<u>(968,413.47)</u>
	(1,028,989.12)

Payment Details

Payment / Invoice	Date	Description	Amount
EFT Payment			
EFT Payment - EFT00008			
V00005 - Paynes Find Road House and Tavern			
00002660	29/07/26	Accommodation and meals for Nick Stevenson from 23/06/26 - 02/07/26	1,615.00
		Total V00005	1,615.00
V00010 - Team Global Express			
0495-S608110	29/07/26	Freight on Metrocounts on 12/07/26	79.67
		Total V00010	79.67
V00011 - Cekas Asset Maintenance			
1590	29/07/26	Test flooring in kitchen for Asbestos and install flyscreens at 18D Shamrock Rd	1,142.27
		Total V00011	1,142.27
V00013 - Integrated ICT			
43777	29/07/26	Cicso Licensing for Annual Renewal 2026 - 2027	354.20
43805	29/07/26	Monthly software charges for May 2026	248.60
		Total V00013	602.80
V00014 - Brooks Hire Services			
328959	29/07/26	Excavator - Rockbreaker hire from 01/07/26 - 09/07/26	1,507.87
		Total V00014	1,507.87
V00028 - Pemco Diesel			
36571	29/07/26	Replace alternator on YA 804	1,341.86
		Total V00028	1,341.86
V00032 - Winc Australia			
9050879717	29/07/26	Cleaning products and other office supplies for Admin	1,131.58
M1415529	29/07/26	Photocopier charges from 22/06/26 to 20/07/26	789.22
		Total V00032	1,920.80
V00034 - Canine Control			
5520	29/07/26	Ranger services on 22-23 Jul 26	1,687.24
		Total V00034	1,687.24
V00060 - WA Electoral Commission			
3951	29/07/26	Charges to hold election in March 2026	3,543.29
		Total V00060	3,543.29
V00104 - Geraldton Toyota			
RI11003415	29/07/26	2026 2.8L GX Toyota Fortuner	64,581.40
		Total V00104	64,581.40
V00112 - Derrys Hawkins			
REIMBURSEMEN	29/07/26	Reimbursement for Drivers Licence renewal 5 years	172.00
		Total V00112	172.00
V00114 - Landgate			
78398426	29/07/26	Valuation expenses for Mining Schedule 2026/13	95.50
		Total V00114	95.50
V00137 - LGIS WA			
062-220377	29/07/26	Marine Cargo charges for 26/27	346.50
		Total V00137	346.50
V00228 - Scintex			
INV-241776	29/07/26	Paddock air scrubber and insect fogger for Depot	6,149.00
		Total V00228	6,149.00
		Total EFT00008	84,785.20
EFT Payment - EFT00005			
V00008 - Paywise			
590286	16/07/26	Novated Lease charges from 22/06/26 - 06/07/26	1,912.10
		Total V00008	1,912.10
V00021 - Shire of Mount Magnet			
10018	14/07/26	EHO services from 03/06/26 - 04/06/26	3,811.50
		Total V00021	3,811.50
V00047 - Syed Hussain			
REIMBURSEMEN	16/07/26	Contribution towards CPA course for employee	1,000.00
		Total V00047	1,000.00
V00052 - Southern Cross Broadband			
SX29155	16/07/26	Monthly internet charges for Aug 26	550.00
		Total V00052	550.00

Payment Details

Payment / Invoice	Date	Description	Amount
V00070 - Civic Legal			
516178	01/06/26	Legal expenses for matter number SF/151849	18,150.00
		Total V00070	18,150.00
V00111 - Glenn Boyes			
REIMBURSEMEN T 1	16/07/26	Reimbursement for 2 nights accommodation from 16/07/26 - 18/07/26 for car service	320.00
		Total V00111	320.00
V00114 - Landgate			
78263241	16/07/26	Valuation expenses for Mining Schedules M2026/10 M2026/11, M2026/12	260.40
		Total V00114	260.40
V00223 - Ken Darnell			
WILD DOG	16/07/26	Wild dog bounty for 21 scalps on 26/06/26	2,310.00
		Total V00223	2,310.00
		Total EFT00005	28,314.00
EFT Payment - EFT00006			
V00008 - Paywise			
595281	20/07/26	Novated Lease charges from 06/07/26 - 20/07/26	1,912.10
		Total V00008	1,912.10
V00010 - Team Global Express			
0494-S608110	20/07/26	Freight on 29/06/26 for Photocopier Toner	68.21
		Total V00010	68.21
V00013 - Integrated ICT			
43577	20/07/26	Monthly managed IT service for Jun 26	1,375.00
		Total V00013	1,375.00
V00014 - Brooks Hire Services			
328592	20/07/26	Excavator hire from 01/06/26 to 30/06/26	5,193.76
		Total V00014	5,193.76
V00015 - LG Best Practices			
23456	21/07/26	Assist with creditors in June 26	1,232.00
		Total V00015	1,232.00
V00025 - OTR Tyres			
205849	20/07/26	3 x Steer tyres for the Mack Prime Mover	2,405.70
		Total V00025	2,405.70
V00027 - Derek Jones			
CR FEES JUN 26	08/07/26	Member Fees for May and Jun 26	1,198.34
		Total V00027	1,198.34
V00030 - Bai Communications			
90171500	20/07/26	Annual RCP Radio charges for 26/27	1,498.12
		Total V00030	1,498.12
V00035 - Mcdonalds Wholesalers			
1423398	20/07/26	Water bottles, toilet roll, milk and other supplies for the Caravan Park	717.55
		Total V00035	717.55
V00053 - AIT Specialists			
INV-14299	21/07/26	Fuel Tax Credits for Jun 26	275.00
		Total V00053	275.00
V00057 - Access Electrical Contracting			
203069	21/07/26	Replace smoke alarm at Admin	300.30
		Total V00057	300.30
V00070 - Civic Legal			
516153	20/07/26	Legal expenses for matter number SF/151698	10,842.70
		Total V00070	10,842.70
V00071 - Refuel Australia			
YALGS	20/07/26	Shire vehicle fuel usage for Jun 26	11,210.63
		Total V00071	11,210.63
V00078 - David Locke			
REIMBURSEMEN	20/07/26	Reimbursement for defib pads at Paynes Find	155.00
REIMBURSEMEN	20/07/26	Reimbursement for VHF Radio hard case for PF Bushfire Brigade	42.69
T 2		Total V00078	197.69

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Payment / Invoice	Date	Description	Amount
V00084 - Shire of Perenjori			
17954	22/07/26	CESM shared costs for 01/04/26 - 30/06/26	4,474.60
		Total V00084	4,474.60
V00088 - Siteminder			
INV06336229	21/07/26	Little Hotelier subscription for Jun 26	13.50
		Total V00088	13.50
V00116 - F.V.S. Fire			
I0127759	20/07/26	Fire equipment service at Paynes Find	390.50
		Total V00116	390.50
V00152 - Metrocount			
INV034678	22/07/26	2 x MetroCount RoadPod VT 5900 with 30m tubes	11,638.00
		Total V00152	11,638.00
V00221 - G.C. Sales			
14867	22/07/26	10 x 240L green bins	1,313.40
		Total V00221	1,313.40
		Total EFT00006	56,257.10
EFT Payment - EFT00007			
V00013 - Integrated ICT			
43756	23/07/26	Monthly software charges for Jun 2026	6,063.77
		Total V00013	6,063.77
V00014 - Brooks Hire Services			
328598	23/07/26	Excavator hire from 01/07/26 - 09/07/26	3,073.73
		Total V00014	3,073.73
V00036 - Nick Stevenson			
6	23/07/26	Progress payment for renovations to Town Hall on 22/07/26	2,500.00
		Total V00036	2,500.00
V00043 - Open Systems Technology			
SI009846	23/07/26	Monthly subscription to CouncilFirst software for August 26	5,712.07
		Total V00043	5,712.07
V00137 - LGIS WA			
100-165319-01	16/07/26	Annual insurance charges for 26/27	407,786.64
		Total V00137	407,786.64
		Total EFT00007	425,136.21
EFT Payment - EFT00009			
V00013 - Integrated ICT			
43806	30/07/26	Monthly 3CX phone charges for Jun 26	254.76
		Total V00013	254.76
V00014 - Brooks Hire Services			
329345	03/08/26	Fuel for Excavator on return	607.20
		Total V00014	607.20
V00030 - Bai Communications			
97023860	31/07/26	Power Recovery from 22/05/26 to 21/07/26	194.30
		Total V00030	194.30
V00031 - BOC			
4042252067	29/07/26	Container service for 28/06/26 - 28/07/26	131.61
		Total V00031	131.61
V00035 - Mcdonalds Wholesalers			
1424807	28/07/26	Refreshments for Naidoc Day	558.00
		Total V00035	558.00
V00036 - Nick Stevenson			
7	30/07/26	Renovations to Town Hall from 21/07/26 to 31/07/26	10,284.20
		Total V00036	10,284.20
V00137 - LGIS WA			
100-165787	29/07/26	Motor vehicle and property adjustment for 25/26	20,889.87
		Total V00137	20,889.87
V00168 - JLT Risk Solutions			
062-220379	30/07/26	Salary Continuance insurance for 26/27	1,680.03
		Total V00168	1,680.03
		Total EFT00009	34,599.97
EFT Payment - EFT00003			

Payment Details

Payment / Invoice	Date	Description	Amount
V00015 - LG Best Practices			
23455	09/07/26	Rates services for May and Jun 26	5,236.00
		Total V00015	5,236.00
V00016 - MessageMedia			
INV06297610	30/06/26	SMS messaging service for July 2026	126.50
		Total V00016	126.50
V00017 - Fleet Complete Australia			
AU-IN-000170986	09/07/26	Vehicle tracking charges for May 26	569.94
		Total V00017	569.94
V00023 - Kieran Thomas Payne			
CR FEES JUN 26	07/07/26	Members fees for May and Jun 26	1,362.16
		Total V00023	1,362.16
V00024 - Angus Troup Nichols			
CR FEES JUN 26	08/07/26	Members fees for Jun 26	786.67
		Total V00024	786.67
V00026 - Raelene Kroon			
CR FEES JUN 26	08/07/26	Ordinary Meeting on 03/07/26	1,685.59
		Total V00026	1,685.59
V00028 - Pemco Diesel			
36402	03/07/26	250hr Service for Cat Grader YA 860	17,221.68
		Total V00028	17,221.68
V00029 - Tamisha Hodder			
CR FEES JUN 26	08/07/26	Ordinary Meeting on 03/07/2026	661.67
		Total V00029	661.67
V00034 - Canine Control			
5506	07/07/26	Ranger services on Tuesday 7 Jul 26	1,687.24
		Total V00034	1,687.24
V00043 - Open Systems Technology			
SI009765	03/07/26	Monthly subscription to CouncilFirst software for July 26	5,712.07
		Total V00043	5,712.07
V00054 - M and B Sales			
20431214	01/07/26	4 x 90mm Cornice for Hotel	87.82
		Total V00054	87.82
V00070 - Civic Legal			
516152	30/06/26	Legal expenses for matter number DTC/151605	1,650.00
		Total V00070	1,650.00
V00077 - Local Government Professionals Australia			
35813	03/07/26	26/27 membership fees for Glenn Boyes	560.00
		Total V00077	560.00
V00114 - Landgate			
78256551	02/07/26	Valuation expenses for GRV Schedules G2026/2, G2026/3	455.70
		Total V00114	455.70
V00169 - Local Health Authorities Analytical Committee			
MA2026135	03/07/26	Annual charges for analytical services from 26/27	420.74
		Total V00169	420.74
V00173 - Market Creations Agency			
IH58-3	02/07/26	Council Connect subscription for 26/27	14,861.00
		Total V00173	14,861.00
V00174 - Caravan Industry Association WA			
INV-16692	02/07/26	General membership for 26/27	1,155.00
		Total V00174	1,155.00
V00175 - Thinkproject Australia			
RSL-23068	03/07/26	Annual fees for road maintenance software 26/27	9,672.43
		Total V00175	9,672.43
V00176 - Readytech			
INITV043233	02/07/26	IT Vision annual subscription for 26/27	51,275.47
		Total V00176	51,275.47
		Total EFT00003	115,187.68

EFT Payment - EFT00001

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Payment / Invoice	Date	Description	Amount
V00018 - Veolia Environmental Services			
2600833950	02/07/26	Waste collection charges for Jun 26	4,128.14
		Total V00018	4,128.14
V00019 - Datacom Solutions			
INV1808222	02/07/26	Easipay payroll service for June 2026	151.33
		Total V00019	151.33
V00020 - GNC Building and Construction Group			
00009128	01/07/26	10 x culverts and base slabs 4 x head walls for Yalgoo North Road	22,770.00
00009159	02/07/26	2 x rolls of culvert tape for RTR	869.00
		Total V00020	23,639.00
V00028 - Pemco Diesel			
36605	02/07/26	Batteries for YA804 and 1ITP066	552.20
		Total V00028	552.20
V00036 - Nick Stevenson			
4	02/07/26	Renovations to Town Hall from 23/06/26 - 03/07/26	10,441.00
		Total V00036	10,441.00
V00145 - Bridgestone Service Centre Geraldton			
289918	02/07/26	4 x Yokohama tyres for YA1000 and 1ITP066	2,980.00
		Total V00145	2,980.00
V00167 - One Music Australia			
APAU-000231087	02/07/26	Annual music licence fees for 26/27	402.37
		Total V00167	402.37
V00172 - Association of Caravan Clubs WA			
1057	02/07/26	Advertising fees for 26/27	1,500.00
		Total V00172	1,500.00
		Total EFT00001	43,794.04
EFT Payment - EFT00002			
V00052 - Southern Cross Broadband			
SX27949	03/07/26	Monthly internet charges for Jul 26	550.00
		Total V00052	550.00
		Total EFT00002	550.00
		Grand Total - EFT Payment	788,624.20

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Payment / Invoice	Date	Description	Amount
Other			
Other - PAY00001			
V00001 - Aware Super			
PJ000111	05/07/26	FORTNIGHT 2027- 1 - From Payroll	3,643.39
2027-1	07/07/26	Superannuation Contribution	12,448.38
		Total V00001	12,448.38
		Total PAY00001	16,091.77
Other - PAY00002			
V00001 - Aware Super			
		Total V00001	311.70
		Total PAY00002	16,754.40
Other - EFT00004			
V00009 - Pivotal Satellite			
4181410	01/07/26	CESM satellite phone charges for Jun 26	291.00
		Total V00009	291.00
V00013 - Integrated ICT			
43546	02/07/26	Wildcard SSL Certificate	327.80
		Total V00013	327.80
V00014 - Brooks Hire Services			
328591	01/07/26	Excavator hire from 01/06/26 to 30/06/26	10,587.28
		Total V00014	10,587.28
V00042 - ATOM Supply			
400802-1	09/07/26	1 x 15t bottle jack for the Mac YA 809	272.16
		Total V00042	272.16
V00065 - Stati Co Electrical			
28	08/07/26	Replace RCDs at Hotel, Install power point at 21A Campbell and repairs to Town Hall	3,250.01
		Total V00065	3,250.01
V00077 - Local Government Professionals Australia			
35358	01/07/26	26/27 Bronze Membership fees for Shire of Yalgoo	660.00
		Total V00077	660.00
V00171 - Murchison Country Zone of WALGA			
032026	10/07/26	26/27 annual fees	2,900.00
		Total V00171	2,900.00
V00215 - Leisk Hydraulics			
		Total V00215	5,610.00
		Total EFT00004	23,898.25
Other - PPIN00050			
V00046 - Australian Taxation Office			
JUNE BAS 2026	21/07/26	June BAS 2026	21,400.00
		Total V00046	21,400.00
		Total PPIN00050	21,400.00
Other - PPIN00085			
V00049 - Bendigo DCEO Credit Card			
STATEMENT	14/07/26	Coffee, Milk and Water for Admin Jun 26	813.25
		Total V00049	813.25
		Total PPIN00085	813.25
Other - PPIN00094			
V00051 - Bendigo CEO Credit Card			
STATEMENT	14/07/26	CEO Credit Card Usage Jun 2026	7,111.97
		Total V00051	7,111.97
		Total PPIN00094	7,111.97
Other - PPIN00010			
V00066 - Horizon Power			
2102784704	03/07/26	Street light charges for Jun 26	1,053.38
		Total V00066	1,053.38
		Total PPIN00010	1,053.38
Other - PPIN00086			
V00066 - Horizon Power			
HORIZON	27/07/26	Electricity charges from 22/05/26 to 21/07/26	18,270.75
		Total V00066	18,270.75
		Total PPIN00086	18,270.75
Other - PPIN00032			

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Payment / Invoice	Date	Description	Amount
V00069 - Telstra Corporation			
K 447 067 861-8	02/07/26	Admin phone charges from 25/06/26 to 24/07/26	962.54
		Total V00069	962.54
		Total PPIN00032	962.54
Other - PPIN00033			
V00069 - Telstra Corporation			
T311	09/07/26	Vehicle tracking charges from 25 Jun 26 to 24 Jul 26	1,149.50
		Total V00069	1,149.50
		Total PPIN00033	1,149.50
Other - PPIN00071			
V00091 - Department of Transport			
011131978714	01/07/26	Vehicle registration for 26/27	9,428.10
		Total V00091	9,428.10
		Total PPIN00071	9,428.10
		Grand Total - Other	116,933.91

13.2 INVESTMENT REPORT

Applicant:	Shire of Yalgoo
Date:	13 August 2026
Reporting Officer:	Deputy CEO
Disclosure of Interest:	NIL
Attachments:	Investment Register

SUMMARY

That Council receive the investment report as at 31 July 2026.

COMMENT

Money held in the Municipal Fund of the Shire of Yalgoo that is not required for the time being may be invested under the Trustee Act 1962 Part III.

STATUTORY ENVIRONMENT

Local Government Act 1995.

6.14 Power To Invest.

Local Government (Financial Management) Regulations 1996

19 Investments, control procedures for

19C Investment of money, restrictions on (Act s6.14(2)(a))

Shire Delegated Authority

POLICY/FINANCIAL IMPLICATIONS

Nil

VOTING REQUIREMENT

Simple Majority

OFFICERS RECOMMENDATION

That Council Receive the Investment Report as at 31 July 2026.

Reserve #	Description	Opening	Opening Interest	Jul-26 Interest	Transfers In	Transfers Out	Closing
9673501	Yalgoo Ninghan Road Reserve	1,085,144.00	0.00	248.00	0.00	0.00	1,085,392.00
9674001	Yalgoo Morawa Road Reserve	343,807.00	0.00	126.00	0.00	0.00	343,933.00
9674404	General Purpose Reserve	1,862,554.86	0.00	434.36	0.00	0.00	1,862,989.22
		3,291,505.86	0.00	808.36	0.00	0.00	3,292,314.22

Reference	Amount	Bank	Opening	Interest	Maturity	Interest at Maturity	Total
5400702	2,534,962.33	Bendigo	31/03/2026	5.15%	29/09/2026	65,096.44	2,600,058.77
	2,534,962.33					65,096.44	

Accrued Interest	# Days	Rate / Day	\$ / Day	EOM Interest
5400702	123	0.014%	357.00	43,911.00
Yalgoo Ninghan Road Reserve				13,496.00
Yalgoo Morawa Road Reserve				6,848.00
General Purpose Reserve				23,567.00

13.3 MONTHLY FINANCIAL STATEMENTS

Applicant:	Shire of Yalgoo
Date:	13 August 2026
Reporting Officer:	Deputy CEO
Disclosure of Interest:	NIL
Attachments:	Monthly Report

SUMMARY

The Financial Statements for the month ended 31 July 2026 is presented to Council in accordance with *Regulation 34 of the Local Government (Financial Management) Regulations 1996*.

COMMENT

The Financial Statements for the period includes the following statements and notes:

- Statement of Financial Activity
- Statement of Financial Position
- Net Funding Position
- Cash Position
- Reserves
- Receivables
- Asset Disposals
- Capital Acquisitions
- Rates
- Grants, Subsidies and Contributions
- Variance Reporting

STATUTORY ENVIRONMENT

Local Government Act 1995 - Section 6.4

Local Government (Financial Management) Regulations 1996 - Regulation 34

POLICY/FINANCIAL IMPLICATIONS

The adoption of the Statements of Financial Activity is retrospective. Accordingly, the financial implications associated with adopting this are nil.

VOTING REQUIREMENT

Simple Majority

RISK IMPLICATIONS

The Financial Activity report is presented monthly and provides a retrospective picture of the activities at the Shire. Contained within the report is information pertaining to the financial cost and delivery of strategic initiatives and key projects.

To mitigate the risk of budget over-runs or non-delivery of projects, the Chief Executive Officer (CEO) has implemented internal control measures such as regular Council and Management reporting and a quarterly process to monitor financial performance against budget estimates.

Materiality reporting thresholds have been established by Council of \$10,000 and 10% for budget operating and capital items to alert management prior to there being irreversible impacts.

It should be noted that there is an inherent level of risk of misrepresentation of the financials through either human error or potential fraud.

The establishment of control measures through a series of efficient systems, policies and procedures, which fall under the control of the CEO as laid out in the *Local Government (Financial Management) Regulations 1996 regulation 5*, seek to mitigate the possibility of this occurring.

These controls are set in place to provide daily, weekly and monthly checks to ensure that the integrity of the data provided is reasonably assured.

OFFICERS RECOMMENDATION

That Council receive the Statement of Financial Activity for the period ended 31 July 2026 in accordance with *Regulation 34 of the Local Government FM Regs 1996*.



SHIRE OF YALGOO

MONTHLY FINANCIAL REPORT

For the Period Ending 31 July 2026

Annual Budget is based on the Budget at 30 June 2026

Shire of Yalgoo

Statement of Financial Activity

For the Period Ending 31 July 2026

	Note	Annual Budget \$	YTD Budget \$	YTD Actual \$	Var* \$	Var* %
Opening Surplus / (Deficit)	1	7,187,649	7,187,649	4,170,218		
Operating Revenue						
Rates	7	3,312,501	276,042	0	(276,042)	(100%)
Grants, Subsidies and Contributions	8(a)	7,154,000	596,167	48,296	(547,871)	(92%)
Fees and Charges	9	306,920	25,577	24,632	(945)	(4%)
Interest Earnings	9	41,000	3,417	12,927	9,510	278%
Other Revenue	9	64,500	5,375	9,913	4,538	84%
Profit on Asset Disposals	5	130,000	10,833	0	(10,833)	(100%)
		11,008,921	917,410	95,767		
Operating Expenditure						
Employee Costs	9	(2,227,890)	(185,658)	(210,182)	(24,524)	13%
Materials and Contracts	9	(5,870,130)	(489,178)	(119,510)	369,667	(76%)
Utility Charges	9	(121,450)	(10,121)	(17,567)	(7,447)	74%
Depreciation	9	(4,891,100)	(407,592)	(408,601)	(1,009)	0%
Insurance	9	(233,800)	(19,483)	(312,024)	(292,541)	1,501%
Other Expenditure	9	(174,000)	(14,500)	(22,971)	(8,471)	58%
Loss on Asset Disposals	5	(650)	(54)	0	54	(100%)
		(13,519,020)	(1,126,585)	(1,090,855)		
Excluded Non-cash Activities						
Depreciation		4,891,100	407,592	408,601		
(Profit) / Loss on Asset Disposals		(129,350)	(10,779)	0		
Net Amount from Operating Activities		2,251,651	187,638	(586,487)		
Capital Revenue and Expenditure						
Grants, Subsidies and Contributions	8(b)	2,157,000	179,750	0	(179,750)	(100%)
Proceeds from Disposal of Assets	5	280,000	23,333	0	(23,333)	(100%)
Land and Buildings	6(a)	(1,195,000)	(99,583)	(23,400)	76,184	(77%)
Plant and Equipment	6(b)	(547,000)	(45,583)	(68,578)	(22,995)	50%
Furniture and Equipment	6(c)	0	0	0	0	0%
Road Infrastructure	6(d)	(2,630,000)	(219,167)	(213,220)	5,947	(3%)
Other Infrastructure	6(e)	(242,000)	(20,167)	0	20,167	(100%)
Net Amount from Capital Activities		(2,177,000)	(181,417)	(305,198)		
Financing Revenue and Expenditure						
Transfers from Reserves	3	1,854,030	0	0	0	0%
Transfers to Reserves	3	(9,116,330)	(1,667)	(808)	(858)	(51%)
Net Amount from Financing Activities		(7,262,300)	(1,667)	(808)		
Closing Surplus / (Deficit)	1	0	7,192,203	3,277,724		

* - the material variance adopted by Council for 2025 - 2026 is \$10,000 and 10% whichever is greater.

Shire of Yalgoo**Statement of Financial Position****As at 31 July 2026**

	31 Jul 26	30 Jun 26
	\$	\$
Current Assets		
Cash and Cash Equivalents	3,389,713	4,126,664
Cash Reserves	3,292,314	3,291,506
Rates Receivables	130,323	141,451
Other Receivables	413,093	561,350
	7,225,443	8,120,970
Non-current Assets		
Receivables and Other Assets	61,648	61,648
Property, Plant and Equipment	14,204,214	14,112,237
Infrastructure	86,201,740	85,988,520
	100,467,602	100,162,404
Total Assets	107,693,045	108,283,374
Current Liabilities		
Trade and Other Liabilities	(283,613)	(285,621)
Income Received in Advance	(87,608)	(87,608)
Contract Liabilities	0	0
Employee Related Provisions	(284,184)	(286,017)
	(655,405)	(659,246)
Non-current Liabilities		
Employee Related Provisions	(95,629)	(95,629)
	(95,629)	(95,629)
Total Liabilities	(751,034)	(754,875)
Net Assets	106,942,012	107,528,499
Equity		
Accumulated Surplus	(38,574,363)	(39,161,659)
Cash Reserves	(3,292,314)	(3,291,506)
Revaluation Surplus	(65,075,334)	(65,075,334)
	(106,942,012)	(107,528,499)

Shire of Yalgoo**Statement of Cash Flows****For the Period Ending 31 July 2026****Cash Flows from Operating Activities****Receipts**

	YTD Actual \$
Rates	11,127
Grants, subsidies and contributions	48,296
Fees and charges	227,648
Interest	1,860
Other revenue	9,913
GST receipts	0
	298,844

Payments

Employee costs	(212,015)
Materials and contracts	(125,727)
Utility charges	(17,567)
Insurance	(312,024)
Other expenditure	(22,971)
GST payments	(39,484)
	(729,788)

Net cash provided by (used in) operating activities**(430,945)****Cash Flows from Investing Activities**

Capital grants, subsidies and contributions	0
Proceeds from sale of property, plant and equipment	0
Purchase of property, plant and equipment	(91,978)
Purchase of infrastructure	(213,220)
	(305,198)

Net cash provided by (used in) investing activities**Cash Flows from Financing Activities**

Proceeds/(Payments) from financial assets at amortised cost	(808)
	(808)

Net cash provided by (used in) financing activities**Net increase / (decrease) in cash held****(736,951)**

Cash at beginning of year

4,126,664

Cash and cash equivalents at the end of the period**3,389,713**

Shire of Yalgoo**Notes to the Statement of Financial Activity****For the Period Ending 31 July 2026****1. Financial Position****Current Assets**

	31 Jul 26	30 Jun 26
	\$	\$
Cash and Cash Equivalents	3,389,713	4,126,664
Cash Reserves	3,292,314	3,291,506
Rates Receivables	130,323	141,451
Other Receivables	413,093	561,350
	7,225,443	8,120,970

Current Liabilities

Trade and Other Liabilities	(283,613)	(285,621)
Income Received in Advance	(87,608)	(87,608)
Contract Liabilities	0	0
Employee Related Provisions	(284,184)	(286,017)
	(655,405)	(659,246)

Less: Cash Reserves	(3,292,314)	(3,291,506)
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Net Funding Position

3,277,724	4,170,218
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2. Cash and Financial Assets**(a) Cash and Cash Equivalents**

	As at 31 Jul 26	Interest Rate	Maturity Date
	\$	%	
Unrestricted			
Municipal Account	3,261,246	0.95%	N/A
Cash on Hand	700	N/A	N/A
	3,261,946		
Restricted			
Municipal Account	127,767	0.95%	N/A
Reserves Cash	757,352	0.95%	N/A
Reserves Term Deposit	2,534,962	5.15%	29 Sep 26
	3,420,081		
Total Cash and Cash Equivalents	6,682,027		

(b) Trust Funds

There are currently no funds held in Trust.

Shire of Yalgoo

Notes to the Statement of Financial Activity

For the Period Ending 31 July 2026

3. Cash Reserves

	Balance 01 Jul 26 \$	Transfer from \$	Interest Received \$	Transfer to \$	Balance 31 Jul 26 \$
YTD Actual					
Yalgoo Ninghan Road Reserve	1,085,144	0	248	0	1,085,392
Yalgoo Morawa Road Reserve	343,807	0	126	0	343,933
General Purpose	1,862,555	0	434	0	1,862,989
	3,291,506	0	808	0	3,292,314

4. Receivables

	31 Jul 26 \$		31 Jul 26 \$
Rates Receivable		General Receivables	
Current*	130,323	Current	5,192
Previous Year	N/A	30 Days	146,130
Second Previous Year	N/A	60 Days	0
Third Previous Year or Greater	N/A	90+ Days	0
	130,323		151,322

* - rates still being implemented at time of preparing this report

5. Disposal of Assets

	Annual Budget Profit \$	Annual Budget Loss \$	YTD Proceeds on Disposal \$	YTD Actual Profit \$	YTD Actual Loss \$
Plant and Equipment					
Mitsubishi Pajero	7,000	0	0	0	0
Hino Truck - Works Manager	9,200	0	0	0	0
Hotel Furniture and Equipment	15,000	0	0	0	0
Hino Dual Cab Truck - Road Crew	21,300	0	0	0	0
Cement Truck	13,000	0	0	0	0
Cement Batching Plant	35,000	0	0	0	0
Kubota Generator	0	(650)	0	0	0
RAV4	19,500	0	0	0	0
Fortuner	10,000	0	0	0	0
	130,000	(650)	0	0	0

Shire of Yalgoo

Notes to the Statement of Financial Activity

For the Period Ending 31 July 2026

6. Capital Acquisitions

(a) Land and Buildings

	Annual Budget	YTD Budget	YTD Actual	Var	Var %	Explanation of Variance
	\$	\$	\$	\$		
Yalgoo Hotel / Pub	650,000	54,167	0	54,167	100%	Project not started
Town Hall	400,000	33,333	14,050	19,283	58%	Project almost complete
Staff Housing	120,000	10,000	0	10,000	100%	Project not started
Chapel Renovations	25,000	2,083	0	2,083	100%	
Railway Station	0	0	9,349	(9,349)	0%	
	1,195,000	99,583	23,400			

(b) Plant and Equipment

Ford Everest	80,000	6,667	0	6,667	100%	
Toyota Fortuna	70,000	5,833	57,926	(52,092)	(893%)	Budget profile
Hino Dual Cab Truck (Road Crew)	100,000	8,333	0	8,333	100%	
Toyota SR Dual Cab Ute (Road / Fire)	66,000	5,500	0	5,500	100%	
Toyota SR5 Dual Cab Ute (WM)	71,000	5,917	0	5,917	100%	
30,000L Fuel Tank	95,000	7,917	0	7,917	100%	
Other Town and Road Equipment	65,000	5,417	0	5,417	100%	
2 x MetroCount Traffic Monitors	0	0	10,652			
	547,000	45,583	68,578			

(c) Furniture and Equipment

Internet / Conference / Admin Monitor	0	0	0	0	0%	
	0	0	0			

Shire of Yalgoo

Notes to the Statement of Financial Activity

For the Period Ending 31 July 2026

6. Capital Acquisitions (Continued)

(d) Road Infrastructure

	Annual Budget	YTD Budget	YTD Actual	Var \$	Var %	Explanation of Variance
	\$	\$	\$			
Regional Roads Group	900,000	75,000	0	75,000	100%	Project not started
Roads to Recovery	900,000	75,000	213,220	(138,220)	(184%)	Budget profile. Works being done in current quarter
LRCI - Yalgoo Ninghan Rd Sealing	530,000	44,167	0	44,167	100%	Project not started
Other Road Construction - Council	185,000	15,417	0	15,417	100%	Project not started
LRCI - Morawa - Yalgoo Rd Grids	70,000	5,833	0	5,833	100%	
Grids and Seal Approaches	45,000	3,750	0	3,750	100%	
	2,630,000	219,167	213,220			

(e) Other Infrastructure

CCTV and WiFi Network	150,000	12,500	0	12,500	100%	Project not started
Tennis Court	87,000	7,250	0	7,250	100%	
Paynes Find Entry Statements	5,000	417	0	417	100%	
	242,000	20,167	0			

Total Capital Expenditure

4,614,000	384,500	305,198
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Shire of Yalgoo

Notes to the Statement of Financial Activity

For the Period Ending 31 July 2026

7. Rating Information

	Rate in	Rateable Value	Number of Properties	Annual Budget Revenue	YTD Actual Revenue	Var	Var
	\$	\$	\$	\$	\$	\$	%
General Rates							
GRV - Townsites Improved	0.087121	392,673	37	34,210	0	(34,210)	(100%)
GRV - Townsites Improved Vacant	0.087121	0	0	0	0	0	0%
GRV - Mining Infrastructure	0.330944	1,473,400	8	487,612	0	(487,612)	(100%)
UV - Mining / Mining Tenements	0.355968	7,003,999	146	2,493,200	0	(2,493,200)	(100%)
UV - Exploration / Prospecting	0.234058	1,483,112	220	347,134	0	(347,134)	(100%)
UV - Pastoral / Rural	0.076843	937,583	23	72,047	0	(72,047)	(100%)
				3,434,203	0		
Minimum Payment							
GRV - Townsites Improved	300	2,654	3	900	0	(900)	(100%)
GRV - Townsites Improved Vacant	300	1,810	14	4,200	0	(4,200)	(100%)
GRV - Mining Infrastructure	300	44	1	300	0	(300)	(100%)
UV - Mining / Mining Tenements	300	3,785	7	2,100	0	(2,100)	(100%)
UV - Exploration / Prospecting	300	80,359	98	29,400	0	(29,400)	(100%)
UV - Pastoral / Rural	300	9,996	8	2,400	0	(2,400)	(100%)
				39,300	0		
Total General and Minimum Rates				3,473,503	0		
Other Rate Revenue							
Rates Written-off				(10,003)	0	10,003	(100%)
Discounts				(155,999)	0	155,999	(100%)
Interim and Back Rates				5,000	0	(5,000)	(100%)
Total Funds Raised from Rates				3,312,501	0		

Explanation of Variance

YTD Budget	276,042
YTD Actual	0
Variance \$	276,042
Variance %	(100%)

The variance is due to rates not being raised yet

Shire of Yalgoo

Notes to the Statement of Financial Activity

For the Period Ending 31 July 2026

8. Grants, Subsidies and Contributions

(a) Operating Revenue

	Annual Budget \$	YTD Budget \$	YTD Actual \$	Var \$	Var %	Explanation of Variance
Financial Assistance Grant - General	1,260,000	105,000	0	(105,000)	(100%)	Q1 grant not received
Financial Assistance Grant - Roads	350,000	29,167	0	(29,167)	(100%)	Q1 grant not received
Bush Fire grants	38,000	3,167	10,244	7,077	223%	
Event Contributions	9,000	750	1,200	450	60%	
Road Use Agreement - 29 Metals	120,000	10,000	0	(10,000)	(100%)	Received end of year
Road Use Agreement - Rothsay Deflector	74,000	6,167	35,978	29,811	483%	Q4 and Q1 funding received
Road Use Agreement - Terra Mining	50,000	4,167	0	(4,167)	(100%)	
Road Use Agreement - Fenix Resources	2,000,000	166,667	0	(166,667)	(100%)	Not received yet
Flood Damage reimbursements	3,000,000	250,000	0	(250,000)	(100%)	No flood damage works
MRWA Direct Road grant	229,000	19,083	0	(19,083)	(100%)	Not received yet
Healthy Community Projects grant - Silverlake	4,000	333	0	(333)	(100%)	
Fuel Tax Credits	20,000	1,667	874	(793)	(48%)	
	7,154,000	596,167	48,296			

(b) Capital Revenue

	Annual Budget \$	YTD Budget \$	YTD Actual \$	Var \$		
LRCIP funding	457,000	38,083	0	(38,083)	(100%)	No LRCIP works in 26/27
Regional Roads Group	600,000	50,000	0	(50,000)	(100%)	Not received yet
Roads to Recovery	1,100,000	91,667	0	(91,667)	(100%)	Not received yet
	2,157,000	179,750	0			

Shire of Yalgoo

Notes to the Statement of Financial Activity

For the Period Ending 31 July 2026

9. Operating Revenue

	Annual Budget	YTD Budget	YTD Actual	Var*	Var*	Explanation of Variance
	\$	\$	\$	\$	%	
Operating Revenue						
Fees and Charges	306,920	25,577	24,632	(945)	(4%)	
Interest Earnings	41,000	3,417	12,927	9,510	278%	
Other Revenue	64,500	5,375	9,913	4,538	84%	
Profit on Asset Disposals	130,000	10,833	0	(10,833)	(100%)	Timing of disposals
	542,420	45,202	47,472			

Operating Expenditure

Employee Costs	(2,227,890)	(185,658)	(210,182)	(24,524)	13%	Base rate increases not included in prior budget
Materials and Contracts	(5,870,130)	(489,178)	(119,510)	369,667	(76%)	Expenditure less than expected
Utility Charges	(121,450)	(10,121)	(17,567)	(7,447)	74%	
Depreciation*	(4,891,100)	(407,592)	(408,601)	(1,009)	0%	
Insurance	(233,800)	(19,483)	(312,024)	(292,541)	1,501%	Budget profile. 26/27 paid in full
Other Expenditure	(174,000)	(14,500)	(22,971)	(8,471)	58%	
Loss on Asset Disposals	(650)	(54)	0	54	(100%)	
	(13,519,020)	(1,126,585)	(1,090,855)			

The chart of accounts in the new accounting system is based on Nature or Type. The prior year budget is based on Program. Therefore, it is not possible to show the variance by a breakdown of accounts.

* - depreciation has been estimated

13.4 2026/2027 Annual Budget

Applicant:	Shire of Yalgoo
Date:	13 August 2026
Reporting Officer:	Deputy CEO
Disclosure of Interest:	NIL
Attachments:	Annual Budget 2026/2027

Summary

That Council consider and adopt the 2026/2027 Annual Budget, charges and materiality.

Background

The Draft 2026/2027 Annual Budget has been compiled based on the objectives contained in the Strategic Community Plan and the Corporate Business Plan and to reflect Councils priorities in the coming year.

The proposed differential rates as proposed by Council and approved by the Minister for Local Government.

Comment

The budget has been prepared with a 3.5% increase in the rate in the dollar for all rating categories. A 5% discount will also be applied to ratepayers who pay in full on or before the first payment date, and a \$15 discount will be applied to the rate record for ratepayers who pay instalments on time, only where no rates are owed in prior years.

The estimated brought forward balance is \$4,170,218 is unaudited and will change as the Annual Report is completed.

The opening cash balance for operations is \$4,126,664 which has improved from the prior year and the opening balance is \$3,291,506 for reserves. The Shire will continue to monitor its spending with the goal of increasing its cash balances again by the end of 2026/2027.

The main construction focus for this year will be the RRG and RTR roadworks along with purchasing two new staff houses.

Please refer to other Fees and Charges passed last month.

At the time of publishing this agenda no confirmation had yet been received from the Department of Local Government. Provided that approval to impose differential rates is not received prior to the Council meeting, Council endorsement is sought to apply for an extension of time to adopt the annual budget – A late item will be provided.

Statutory Environment

Local Government Act 1995, Section 6.2 – Local Governments to prepare annual budget.

Local Government (Financial Management) Regulations 1996 Part 3

Policy Implications

NIL

Financial Implications

The 2026/2027 Budget provides Council with the opportunity to continue to provide the current level of services to the community.

Voting Requirements

Absolute Majority

OFFICERS RECOMMENDATION

That Council:

1. *That pursuant to the provisions of section 6.2 of the Local Government Act 1995 and Part 3 of the Local Government (Financial Management) Regulations 1996, Council adopts the attached 2025 - 2026 Annual Budget, which includes the following:*

- *Statement of Comprehensive Income*
- *Statement by Cash Flow*
- *Statement of Financial Activity*
- *Notes to the Annual Budget*

2. *Impose the following differential general and minimum rates on Gross Rental and Unimproved Values adopted for the purpose of yielding the deficiency disclosed pursuant to sections 6.32, 6.33, 6.34 and 6.35 of the Local Government Act 1995*

Land Category	Rate in \$	Minimum Payment
<i>GRV Townsite Improved</i>	9.0170	\$310
<i>GRV Townsite Vacant</i>	9.0170	\$310
<i>GRV Mining Infrastructure</i>	34.2527	\$310
<i>UV Mining Tenements</i>	36.8427	\$310
<i>UV Exploration/Prospecting</i>	24.2250	\$310
<i>UV Pastoral Rural</i>	7.9533	\$310

3. *Adopt the following due dates for the payment in full and by instalments, pursuant to section 6.45 of the Local Government Act 1995 and Regulation 64(2) of the Local Government (Financial Management) Regulations 1996.*

<i>Full Payment or 1st Instalment due date</i>	<i>30 Oct 2026</i>
<i>2nd Instalment due date</i>	<i>22 Jan 2027</i>
<i>3rd Instalment Due Date</i>	<i>26 Mar 2027</i>
<i>4th Instalment Due date</i>	<i>28 May 2027</i>

4. *Adopts an instalment administration charge where an owner has elected to pay rates through an instalment option of \$15 for each instalment after the initial instalment is paid, pursuant to section 6.45 of the Local Government Act 1995 and Regulation 67 of the Local Government (Financial Management) Regulations 1996.*

5. *Adopt an interest rate of 3% where an owner has elected to pay through an instalment option, pursuant to section 6.45 of the Local Government Act 1995 and Regulation 68 of the Local Government (Financial Management) Regulations 1996.*
6. *Adopt a discount of 5% for rates payments made in full on or before the due date, a \$15 discount to be applied to the rate record for ratepayers who pay instalments payments on time, only where no rates are owed in prior years.*
7. *Adopt an interest rate of 11% for rates and any debt outstanding including the costs of proceedings to recover such charges that remain unpaid after becoming due and payable, pursuant to section 6.51(1) and section 6.51(4) of the Local Government Act 1995 and Regulation 70 of the Local Government (Financial Management) Regulations 1996.*
8. *Endorse that the level to be used in the Statement of Financial Activity in 2026/2027 for the reporting of material variances shall be whichever is greater of 10% and \$10,000 in accordance with Regulation 34(5) of the Local Government (Financial Management) Regulations 1996 and AASB 1031 Materiality.*



SHIRE OF YALGOO

Annual Statutory Budget

For the Year Ending 30 June 2027

Community Vision

The Shire is inclusive, peaceful, prosperous and strong

Local Government Act 1995

Local Government (Financial Management) Regulations 1996

Refer to last audited Annual Report for information on Basis of Preparation and Accounting Standards

SHIRE OF YALGOO
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDING 30 JUNE 2027

		2026/27 Budget	2025/26 Actual	2025/26 Budget
	Note	\$	\$	\$
Operating revenue				
Rates	1(a)	3,942,652	3,336,387	3,312,501
Grants, subsidies and contributions	9(a)	6,660,000	5,397,064	4,921,000
Fees and charges	8	322,200	284,316	306,220
Interest	10(a)	102,000	107,123	51,000
Other revenue		62,020	63,364	35,500
		<u>11,088,872</u>	<u>9,188,254</u>	<u>8,626,221</u>
Operating expenditure				
Employee costs		(2,534,410)	(1,905,448)	(2,496,030)
Materials and contracts		(5,978,460)	(2,436,388)	(5,368,710)
Utility charges		(137,700)	(131,057)	(119,550)
Depreciation	6	(4,905,700)	(4,903,212)	(1,325,400)
Insurance		(312,080)	(233,744)	(260,000)
Other expenditure		(319,440)	(114,458)	(179,500)
		<u>(14,187,790)</u>	<u>(9,724,307)</u>	<u>(9,749,190)</u>
Subtotal		(3,098,918)	(536,053)	(1,122,969)
Fair value gain on acquisition of non-financial assets		0	18,890	0
Capital grants, subsidies and contributions	9(b)	1,490,000	2,347,568	1,900,450
Profit on disposal of assets	5	200,500	96,787	244,500
Loss on disposal of assets	5	(17,500)	(657)	(39,900)
		<u>1,673,000</u>	<u>2,462,588</u>	<u>2,105,050</u>
Net result		(1,425,918)	1,926,535	982,081
Other comprehensive income				
Items that will not be reclassified subsequently to profit or loss:				
Changes in asset revaluation surplus		0	0	0
		<u>0</u>	<u>0</u>	<u>0</u>
Total comprehensive income		(1,425,918)	1,926,535	982,081

SHIRE OF YALGOO
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDING 30 JUNE 2027
Cash Flows from Operating Activities
Receipts

	Note	2026/27 Budget \$	2025/26 Actual \$	2025/26 Budget \$
Rates		3,942,652	3,342,042	3,312,501
Grants, subsidies and contributions		7,175,557	5,384,673	10,912,237
Fees and charges		322,200	166,478	306,220
Interest		102,000	107,123	51,000
Other revenue		62,020	63,364	35,500
		<u>11,604,429</u>	<u>9,063,681</u>	<u>14,617,458</u>

Payments

Employee costs		(2,534,410)	(1,899,908)	(2,521,030)
Materials and contracts		(5,978,460)	(2,536,127)	(5,368,710)
Utility charges		(137,700)	(131,057)	(119,550)
Insurance		(312,080)	(233,744)	(260,000)
Other expenditure		(319,440)	(114,458)	(179,500)
GST payments		0	(22,709)	0
		<u>(9,282,090)</u>	<u>(4,938,003)</u>	<u>(8,448,790)</u>

Net cash provided by (used in) operating activities	3(b)	2,322,339	4,125,678	6,168,668
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Cash Flows from Investing Activities

Capital grants, subsidies and contributions		1,490,002	2,071,564	1,590,606
Proceeds from sale of property, plant and equipment	5	280,000	229,580	403,000
Purchase of property, plant and equipment		(2,467,000)	(1,547,373)	(2,011,000)
Purchase of infrastructure		(2,315,000)	(2,632,634)	(2,420,000)
Net cash provided by (used in) investing activities		(3,011,998)	(1,878,864)	(2,437,394)

Cash Flows from Financing Activities

Proceeds/(Payments) from financial assets at amortised cost		(2,965,000)	(51,015)	(8,451,461)
Net cash provided by (used in) financing activities		(2,965,000)	(51,015)	(8,451,461)

Net increase / (decrease) in cash held

Cash at beginning of year		(3,654,659)	2,195,800	(4,720,187)
Cash and cash equivalents at the end of the year	3(a)	4,126,663	1,930,864	5,171,355
		<u>472,004</u>	<u>4,126,664</u>	<u>451,168</u>

SHIRE OF YALGOO
STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDING 30 JUNE 2027

		2026/27 Budget \$	2025/26 Actual \$	2025/26 Budget \$
Opening Surplus / (Deficit)	Note 2	4,170,218	1,442,966	7,136,089
Operating revenue				
Grants, subsidies and contributions	9(a)	6,660,000	5,397,064	4,921,000
Fees and charges	8	322,200	284,316	306,220
Interest	10(a)	102,000	107,123	51,000
Other revenue		62,020	63,364	35,500
Profit on disposal of assets	5	200,500	96,787	244,500
		7,346,720	5,948,654	5,558,220
Operating expenditure				
Employee costs		(2,534,410)	(1,905,448)	(2,496,030)
Materials and contracts		(5,978,460)	(2,436,388)	(5,368,710)
Utility charges		(137,700)	(131,057)	(119,550)
Depreciation	6	(4,905,700)	(4,903,212)	(1,325,400)
Insurance		(312,080)	(233,744)	(260,000)
Other expenditure		(319,440)	(114,458)	(179,500)
Loss on disposal of assets	5	(17,500)	(657)	(39,900)
		(14,205,290)	(9,724,964)	(9,789,090)
Excluded non-cash activities				
Depreciation		4,905,700	4,903,212	1,325,400
(Profit) / Loss on disposal of assets		(183,000)	(96,131)	(204,600)
Movement in LG House		0	(18,890)	0
Movement in non-current deferred pensioners		0	(166)	0
Movement in non-current employee receivables		0	(5,791)	0
Movement in non-current employee provisions		0	19,925	0
Net amount from operating activities		(2,135,870)	1,025,849	(3,110,070)
Capital revenue and expenditure				
Capital grants, subsidies and contributions	9(b)	1,490,000	2,347,568	1,900,450
Proceeds from disposal of assets	5	280,000	229,580	403,000
Fair value gain on acquisition of non-financial assets		0	18,890	0
Purchase of property, plant and equipment	4	(2,467,000)	(1,547,373)	(2,011,000)
Purchase of infrastructure	4	(2,315,000)	(2,632,634)	(2,420,000)
Net amount from capital activities		(3,012,000)	(1,583,970)	(2,127,550)
Financing revenue and expenditure				
Transfers from reserves	7	0	1,848,808	1,854,030
Transfers to reserves	7	(2,965,000)	(1,899,823)	(7,065,000)
Net amount from financing activities		(2,965,000)	(51,015)	(5,210,970)
Budgeted deficiency before general rates		(3,942,652)	833,830	(3,312,501)
Estimated amount to be raised from general rates	1(a)	3,942,652	3,336,387	3,312,501
Net current assets at 30 Jun - surplus/(deficit)	2	0	4,170,218	0

SHIRE OF YALGOO**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDING 30 JUNE 2027****1. RATES****(a) Rating Information**

	Rate in	Rateable Value	Number of Properties	2026/27 Budget	2025/26 Actual	2025/26 Budget
	\$	\$	\$	\$	\$	
General Rates						
GRV - Townsites Improved	0.090170	392,673	37	35,408	34,210	34,210
GRV - Townsites Improved Vacant	0.090170	0	0	0	0	0
GRV - Mining Infrastructure	0.342527	1,473,391	8	504,679	487,613	487,612
UV - Pastoral / Rural	0.079533	1,013,983	27	80,645	72,047	72,047
UV - Mining / Mining Tenements	0.368427	7,905,641	153	2,912,652	2,493,200	2,493,200
UV - Exploration / Prospecting	0.242250	1,698,937	259	411,568	347,134	347,134
		12,484,625	484	3,944,952	3,434,203	3,434,203

Minimum Payment

GRV - Townsites Improved	310	2,642	3	930	900	900
GRV - Townsites Improved Vacant	310	1,810	14	4,340	4,200	4,200
GRV - Mining Infrastructure	310	29	1	310	300	300
UV - Pastoral / Rural	310	4,855	4	1,240	2,400	2,400
UV - Mining / Mining Tenements	310	1,894	5	1,550	2,100	2,100
UV - Exploration / Prospecting	310	77,409	93	28,830	29,400	29,400
		88,639	120	37,200	39,300	39,300

Total General and Minimum Rates

12,573,264	604	3,982,152	3,473,503	3,473,503
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Other Rate Revenue

Rates Written-off	(25,000)	(6,516)	(10,003)
Discounts	(20,000)	(161,667)	(155,999)
Interim and Back Rates	5,500	31,067	5,000
Total Funds Raised from Rates	3,942,652	3,336,387	3,312,501

SHIRE OF YALGOO

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDING 30 JUNE 2027**

1. RATES (Continued)

(b) Interest Charges and Instalments

The following instalment options are available to ratepayers for the payment of rates.

Instalment options	Date due
Option one	30 Oct 2026
Option two	22 Jan 2027
Option three	26 Mar 2027
Option four	28 May 2027

The instalment plan administration charge is \$15 with an interest rate of 3.0%.
The interest rate on unpaid rates is 11.0%.

	2026/27 Budget \$	2025/26 Actual \$	2025/26 Budget \$
Instalment plan admin charge	4,000	2,910	2,000
Instalment plan interest earned	6,000	4,325	6,000
Interest on unpaid rates	10,000	11,100	15,000
	20,000	18,335	23,000

(c) Specified Area Rate

No Specified Area Rates are expected to be levied in the year ending 30 June 2027.

(d) Service Charges

No Service Charges are expected to be levied in the year ending 30 June 2027.

(e) Rates Discounts

	Discount \$ or %	2026/27 Budget \$	2025/26 Actual \$	2025/26 Budget \$
5% Discount	5%	20,000	152,449	125,999
Cost of Living Discount		0	9,218	30,000
Instalment Discount	\$15	1,000	1,050	1,000
		21,000	162,717	156,999

Circumstances in which discounts are granted

5% Discount

A 5% discount will be provided on rates payments paid in full on or before the first payment date as long as no rates are owed in prior years.

Instalment Discount

A \$15 discount will be applied to the rates record, as long as, the annual instalment payments are made on time and as long as no rates are owed in prior years.

(f) Waivers or concessions

The Shire does not anticipate any waivers or concessions for the year ending 30 June 2027.

SHIRE OF YALGOO**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDING 30 JUNE 2027****1. RATES (Continued)****(g) Objectives and Reasons for Differential Rating**

All rateable properties within the district used predominately for non-rural purposes are rated according to its Gross Rental Value (GRV), all other properties are rated according to their Unimproved Value (UV).

The general rates detailed for the current financial year have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget, the estimated revenue to be received from all sources other than rates, as well as considering the extent of any increase in rating over the level adopted in the previous year.

The minimum rates have been determined by Council on the basis that all ratepayers must make a reasonable contribution to the cost of local government services/facilities.

Further information regarding the adopted objects and reasons for the differential rating categories are outlined below.

Gross Rental Value (GRV)**Town Improved**

This category consists of properties located within the townsite boundaries with a predominate residential, commercial and industrial use. This category is considered by Council to be the base rate by which all other GRV properties are assessed and have a different demand and requirement on shire services and infrastructure.

Townsite Vacant

This category consists of vacant properties located within the townsite boundaries that are vacant (no residential commercial or industrial structures built on the land). The rate in the dollar is the same as the Town Improved category however the minimum rate was resolved by Council at its Ordinary Council Meeting held on the 26 June 2020 from \$620 to \$290 per annum.

Mining Infrastructure

This category consists of particular improvements such as accommodation, recreation and administrative facilities, associates' buildings and maintenance workshops that are erected permanently. The object of the GRV rates associated with mining is to ensure that mining operators contribute to the maintenance of the Shire's assets and services to the extent that they use them and form a sector of ratepayers that essentially are transitory.

Unimproved Value (UV)**Pastoral / Rural**

This rating applies to all pastoral leases and land with a predominate rural land use. The proposed rate is comparatively lower when compared to the mining / mining tenement and exploration / prospecting categories on the basis that the pastoral industry has minimum impact or requirement on the shire services and infrastructure.

Mining / Mining Tenement

This category applies to all mining leases located within the Shire. The proposed rate is comparatively higher when compared to the Pastoral / Rural category on the basis that mining operations require additional ongoing maintenance of the roads network that services this land use along with additional costs associated with the administration of mining

Exploration / Prospecting

This rating category applies to exploration, prospecting and other general-purpose leases located within the Shire. The proposed rate is comparatively higher when compared to the pastoral/rural category and lower than the mining tenement category on the basis that the mining operations require additional and ongoing maintenance of the road network that services the land use, the additional cost associated with the administration of exploration and prospecting leases and the shire wishes to encourage exploration.

SHIRE OF YALGOO

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDING 30 JUNE 2027**

2. NET FINANCIAL POSITION

Current Assets

	2026/27 Budget \$	2025/26 Actual \$	2025/26 Budget \$
Cash and Cash Equivalents	472,004	4,126,664	451,168
Cash Reserves	6,256,506	3,291,506	8,451,461
Rates Receivables	141,451	141,451	121,129
Other Receivables	50,000	565,558	15,878
	<u>6,919,961</u>	<u>8,125,178</u>	<u>9,039,637</u>

Current Liabilities

Trade and Other Liabilities	(289,829)	(289,829)	(267,955)
Income Received in Advance	(87,608)	(87,608)	(41,185)
Contract Liabilities	0	0	0
Employee Related Provisions	(286,017)	(286,017)	(279,036)
	<u>(663,455)</u>	<u>(663,455)</u>	<u>(588,175)</u>

Less: Cash Reserves	<u>(6,256,506)</u>	<u>(3,291,506)</u>	<u>(8,451,461)</u>
Net financial position	0	4,170,218	0

3. RECONCILIATION OF CASH

(a) Cash and Cash Equivalents

	Unrestricted / Restricted	2026/27 Budget \$	2025/26 Actual \$	2025/26 Budget \$
Cash at bank and on hand	Unrestricted	430,749	4,085,409	417,554
Deposits and bonds	Restricted	41,255	41,255	33,614
Unspent grants, subsidies and contributions	Restricted	0	0	0
		<u>472,004</u>	<u>4,126,664</u>	<u>451,168</u>
Reserves cash and term deposits	Restricted	6,256,506	3,291,506	0
Total cash and cash equivalents		6,728,510	7,418,170	451,168

(b) Reconciliation of Cash

	2026/27 Budget \$	2025/26 Actual \$	2025/26 Budget \$
Net result	(1,425,918)	1,926,535	982,081
Depreciation	4,905,700	4,903,212	1,325,400
Non-operating grants, subsidies and contributions	(1,490,000)	(2,347,568)	(1,900,450)
(Profit)/loss on sale of asset	(183,000)	(96,131)	(204,600)
Fair value gain on acquisition of non-financial assets	0	(18,890)	0
(Increase)/decrease in receivables	515,557	(181,947)	5,991,237
Increase/(decrease) in payables	0	(65,201)	0
Increase/(decrease) in provisions	0	5,668	(25,000)
Net cash from operating activities	2,322,339	4,125,678	6,168,668

(c) Trust Funds

There are currently no funds held in Trust.

SHIRE OF YALGOO

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDING 30 JUNE 2027**

4. CAPITAL ACQUISITIONS

(a) Land and Buildings

	2026/27 Budget	2025/26 Actual	2025/26 Budget
	\$	\$	\$
Yalgoo Hotel / Pub	20,000	652,644	650,000
Town Hall	100,000	351,191	250,000
Staff Housing	340,000	77,581	80,000
Fireproof Storage Shed	0	0	50,000
Chapel Renovations	15,000	15,804	0
Railway Station	70,000	0	0
Caravan Park Upgrades	40,000	0	0
New Housing	600,000	0	0
	1,185,000	1,097,220	1,030,000

(b) Plant and Equipment

	2026/27 Budget	2025/26 Actual	2025/26 Budget
	\$	\$	\$
Grader	490,000	0	500,000
12T Excavator	0	0	160,000
Hino Dual Cab Truck (Road Crew)	0	99,845	110,000
Toyota SR Dual Cab Ute (Road Crew and Fire Vehicle)	0	65,317	73,000
Toyota SR5 Dual Cab Ute (Works Manager)	0	70,983	68,000
Other Town and Road Equipment	50,000	49,403	40,000
Ford Everest	0	74,107	0
30,000L Fuel Tank	0	90,497	0
Low Loader Trailer	210,000	0	0
Toyota Hilux Ute	65,000	0	0
Toyota Hilux Ute	65,000	0	0
Toyota Prado	80,000	0	0
2 x MetroCount RoadPod VT 5900 Traffic Monitors	11,000	0	0
Clegg 4.5kg CIST 884 Impact Tester	16,000	0	0
Bobcat Trailer	20,000	0	0
Fortuner	75,000	0	0
	1,082,000	450,153	951,000

(c) Furniture and Equipment

	2026/27 Budget	2025/26 Actual	2025/26 Budget
	\$	\$	\$
CCTV Network	150,000	0	0
Regional Weather Stations	50,000	0	0
Internet Upgrade / Conference Equipment / External Monitor	0	0	30,000
	200,000	0	30,000
Total Property, Plant and Equipment	2,467,000	1,547,373	2,011,000

SHIRE OF YALGOO

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDING 30 JUNE 2027**

4. CAPITAL ACQUISITIONS (Continued)

(d) Road Infrastructure

	2026/27 Budget	2025/26 Actual	2025/26 Budget
	\$	\$	\$
Regional Roads Group	550,000	905,987	900,000
Roads to Recovery	1,450,000	794,558	600,000
LRCI - Yalgoo Ninghan Rd Sealing	0	531,002	440,000
Other Road Construction - Council Funded	150,000	192,156	150,000
LRCI - Morawa - Yalgoo Rd Grids	0	72,588	60,000
Grids and Seal Approaches	100,000	49,099	35,000
	2,250,000	2,545,391	2,185,000

(e) Other Infrastructure

	2026/27 Budget	2025/26 Actual	2025/26 Budget
	\$	\$	\$
CCTV and WiFi Network	0	0	150,000
Tennis Court	0	87,243	80,000
Paynes Find Entry Statements	0	0	5,000
Playground Equipment	25,000	0	0
Tourism Promotion	40,000	0	0
	65,000	87,243	235,000

Total Infrastructure	2,315,000	2,632,634	2,420,000
Total Capital Expenditure	4,782,000	4,180,008	4,431,000

SHIRE OF YALGOO

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDING 30 JUNE 2027**

5. DISPOSAL OF ASSETS

(i) 2026/27 Budget

Plant and Equipment

	Net Book Value \$	Proceeds on Disposal \$	Profit on Disposal \$	Loss on Disposal \$
2016 Caterpillar 12M Grader (YA860)	0	130,000	130,000	0
2025 SR5 Hilux Dual Cab (YA1000)	70,000	55,000	0	(15,000)
2008 Low Loader Trailer (YA1611)	3,500	25,000	21,500	0
2019 Toyota Hilux Utility (YA804)	0	10,000	10,000	0
2022 Toyota Hilux (1GDR633)	12,500	10,000	0	(2,500)
2022 Toyota Rav4 (YA805)	11,000	25,000	14,000	0
2013 Tandem Axle Dolly (YA1643)	0	25,000	25,000	0
	97,000	280,000	200,500	(17,500)

(ii) 2025/26 Actual

Plant and Equipment

	Net Book Value \$	Proceeds on Disposal \$	Profit on Disposal \$	Loss on Disposal \$
Mitsubishi Pajero	22,984	30,000	7,016	0
Hino Truck - Works Manager	79,153	88,396	9,243	0
Hino Dual Cab Truck - Road Crew	10,394	31,691	21,297	0
Cement Truck	0	13,070	13,070	0
Cement Batching Plant	0	34,557	34,557	0
Kubota Generator	2,695	2,039	0	(657)
Fortuner	18,223	29,827	11,604	0
	133,450	229,580	96,787	(657)

(iii) 2025/26 Budget

Plant and Equipment

	Net Book Value \$	Proceeds on Disposal \$	Profit on Disposal \$	Loss on Disposal \$
John Deere Grader	0	150,000	150,000	0
Mitsubishi Pajero	25,000	38,000	13,000	0
Hino Truck - Works Manager	102,000	80,000	0	(22,000)
Toyota Single Cab Ute (YA 894)	52,000	35,000	0	(17,000)
Toyota Single Cab Ute (YA 804)	3,500	15,000	11,500	0
Hino Dual Cab Truck - Road Crew	13,000	35,000	22,000	0
Cement Truck	0	15,000	15,000	0
Cement Batching Plant	0	30,000	30,000	0
Kubota Generator	2,900	2,000	0	(900)
Airman Trailer Mounted Generator	0	2,000	2,000	0
2 x Framed Water Pumps	0	1,000	1,000	0
	198,400	403,000	244,500	(39,900)

SHIRE OF YALGOO

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDING 30 JUNE 2027**

6. DEPRECIATION

	2026/27 Budget \$	2025/26 Actual \$	2025/26 Budget \$
By Program			
Governance	0	0	500
Law, order, public safety	96,000	97,826	2,600
Health	1,600	1,550	1,500
Housing	45,300	45,346	44,800
Community amenities	21,500	21,573	21,500
Recreation and culture	227,700	202,172	192,200
Transport	4,428,300	3,980,748	664,700
Economic services	85,300	84,402	85,100
Other property and services	0	469,595	312,500
	4,905,700	4,903,212	1,325,400
By Class			
Land and buildings	296,600	298,352	284,700
Furniture and equipment	9,200	2,745	4,400
Plant and equipment	533,000	535,030	285,500
Road Infrastructure	3,928,800	3,929,060	612,900
Other Infrastructure	138,100	138,024	137,900
	4,905,700	4,903,212	1,325,400

SHIRE OF YALGOO

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDING 30 JUNE 2027**

7. CASH BACKED RESERVES

(i) 2026/27 Budget

Reserve Name	Balance 01 Jul 26 \$	Transfer from \$	Interest Received \$	Transfer to \$	Balance 30 Jun 27 \$
(a) Yalgoo Ninghan Road	1,085,144	0	24,600	118,300	1,228,044
(b) Yalgoo Morawa Road	343,807	0	12,500	60,000	416,307
(c) General Purpose	1,862,555	0	42,900	2,706,700	4,612,155
	3,291,506	0	80,000	2,885,000	6,256,506

(ii) 2025/26 Actual

Reserve Name	Balance 01 Jul 25 \$	Transfer from \$	Interest Received \$	Transfer to \$	Balance 30 Jun 26 \$
(a) Leave Reserve	56,747	(56,838)	91	0	0
(b) Plant Replacement	854,912	(856,283)	1,371	0	0
(c) Sports Complex	110,329	(110,506)	177	0	0
(d) Building Construction	186,878	(187,178)	300	0	0
(e) Yalgoo Ninghan Road	1,059,394	0	25,750	0	1,085,144
(f) Buildings Maintenance	141,954	(142,182)	228	0	0
(g) Community Amenities	312,805	(313,307)	502	0	0
(h) HCP	163,273	(163,535)	262	0	0
(i) Yalgoo Morawa Road	335,250	0	8,557	0	343,807
(j) Office Equipment and ICT	4,200	(4,206)	6	0	0
(k) Natural Disaster Triggerpoint	14,750	(14,774)	24	0	0
(m) General Purpose	0	0	13,747	1,848,808	1,862,555
	3,240,491	(1,848,808)	51,015	1,848,808	3,291,506

(iii) 2025/26 Budget

Reserve Name	Balance 01 Jul 25 \$	Transfer from \$	Interest Received \$	Transfer to \$	Balance 30 Jun 26 \$
(a) Leave Reserve	56,747	(56,747)	0	0	0
(b) Plant Replacement	854,912	(854,912)	0	0	0
(c) Sports Complex	110,329	(110,329)	0	0	0
(d) Building Construction	186,878	(186,878)	0	0	0
(e) Yalgoo Ninghan Road	1,059,394	(8,183)	10,500	0	1,061,711
(f) Buildings Maintenance	141,954	(141,954)	0	0	0
(g) Community Amenities	312,805	(312,805)	0	0	0
(h) HCP	163,273	(163,273)	0	0	0
(i) Yalgoo Morawa Road	335,250	0	3,500	200,000	538,750
(j) Office Equipment and ICT	4,200	(4,200)	0	0	0
(k) Natural Disaster Triggerpoint	14,750	(14,750)	0	0	0
(l) General Purpose	0	0	6,000	6,845,000	6,851,000
	3,240,491	(1,854,030)	20,000	7,045,000	8,451,461

SHIRE OF YALGOO

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDING 30 JUNE 2027**

7. CASH BACKED RESERVES (Continued)

In accordance with Council resolutions in relation to each reserve account, the purpose for which the reserves are set aside are as follows:

Purpose of the reserve

(a) Yalgoo Ninghan Road

For the development of new recreational facilities

(b) Yalgoo Morawa Road

To be used to maintain the sealed Yalgoo Morawa Road

(c) General Purpose

To be used for any operational, capital or investing activities

Reserves are anticipated to be used as required.

SHIRE OF YALGOO

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDING 30 JUNE 2027**

8. FEES AND CHARGES

	2026/27 Budget \$	2025/26 Actual \$	2025/26 Budget \$
By Program			
General purpose funding	4,900	3,234	2,500
Law, order, public safety	1,000	300	990
Health	200	0	180
Housing	48,100	46,071	43,450
Community amenities	20,750	21,489	21,000
Recreation and culture	2,450	884	1,550
Economic services	214,300	187,125	206,550
Other property and services	30,500	25,212	30,000
	322,200	284,316	306,220

9. GRANT REVENUE

(a) Operating Grants, Subsidies and Contributions

	2026/27 Budget \$	2025/26 Actual \$	2025/26 Budget \$
Financial Assistance Grant - General	400,000	3,500,761	1,050,000
Financial Assistance Grant - Roads	160,000	1,199,654	375,000
Bush Fire grants	38,000	52,377	38,000
Contributions and Donations	20,000	14,545	5,000
Road Use Agreements	2,770,000	369,549	200,000
Flood Damage reimbursements	3,000,000	0	3,000,000
MRWA Direct Road grant	247,000	229,282	229,000
Other Grants, Subsidies and Contributions	5,000	16,500	4,000
Fuel Tax Credits	20,000	14,396	20,000
	6,660,000	5,397,064	4,921,000

(b) Capital Grants, Subsidies and Contributions

	2026/27 Budget \$	2025/26 Actual \$	2025/26 Budget \$
LRCIP funding	0	966,527	260,000
Lotterywest Town Hall grant	0	0	20,450
Regional Roads Group	300,000	600,000	520,000
Roads to Recovery	1,165,000	781,041	1,100,000
Other Grants, Subsidies and Contributions	25,000	0	0
	1,490,000	2,347,568	1,900,450

SHIRE OF YALGOO

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDING 30 JUNE 2027**

10. OTHER INFORMATION

(a) Operating Revenue

	2026/27 Budget	2025/26 Actual	2025/26 Budget
Interest Earnings	\$	\$	\$
Investments - Reserve funds	80,000	83,859	20,000
Investments - Other funds	6,000	7,839	10,000
Other interest revenue (Refer Note 1(b))	16,000	15,425	21,000
	102,000	107,123	51,000

(b) Operating Expenditure

	2026/27 Budget	2025/26 Actual	2025/26 Budget
Auditors Remuneration	\$	\$	\$
Audit services	61,000	155,328	150,000

SHIRE OF YALGOO**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDING 30 JUNE 2027****11. ELECTED MEMBERS REMUNERATION****Elected Member 1**

	2026/27 Budget \$	2025/26 Actual \$	2025/26 Budget \$
President's allowance	10,800	9,322	15,500
Meeting attendance fees	5,500	5,860	10,000
Telecommunications allowance	3,200	3,208	3,500
Travelling expenses and reimbursements	2,000	4,527	3,200
	21,500	22,917	32,200

Elected Member 2

Deputy President's allowance	2,600	1,941	4,000
Meeting attendance fees	3,700	3,629	5,000
Telecommunications allowance	3,200	3,500	3,500
Travelling expenses and reimbursements	2,000	2,854	3,160
	11,500	11,924	15,660

Elected Member 3

Meeting attendance fees	3,700	2,607	5,000
Telecommunications allowance	3,200	3,208	3,500
Travelling expenses and reimbursements	2,000	1,202	3,160
	8,900	7,017	11,660

Elected Member 4

Meeting attendance fees	3,700	3,113	5,000
Telecommunications allowance	3,200	4,083	3,500
Travelling expenses and reimbursements	2,000	1,267	3,160
	8,900	8,463	11,660

Elected Member 5

Meeting attendance fees	3,700	2,371	0
Telecommunications allowance	3,200	2,333	0
Travelling expenses and reimbursements	2,000	726	0
	8,900	5,430	0

Elected Member 6

Meeting attendance fees	3,700	860	0
Telecommunications allowance	3,200	875	0
Travelling expenses and reimbursements	2,000	258	0
	8,900	1,993	0

Elected Member 7

Deputy President's allowance	0	645	0
Meeting attendance fees	0	508	5,000
Telecommunications allowance	0	875	3,500
Travelling expenses and reimbursements	0	0	3,160
	0	2,028	11,660

Elected Member 8

Meeting attendance fees	0	744	5,000
Telecommunications allowance	0	875	3,500
Travelling expenses and reimbursements	0	1,064	3,160
	0	2,683	11,660

Total Elected Member Remuneration

	68,600	62,454	94,500
President's allowance	10,800	9,322	15,500
Deputy President's allowance	2,600	2,585	4,000
Meeting attendance fees	24,000	19,692	35,000
Telecommunications allowance	19,200	18,959	21,000
Travelling expenses and reimbursements	12,000	11,897	19,000
	68,600	62,454	94,500

SHIRE OF YALGOO

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDING 30 JUNE 2027**

12. COMPREHENSIVE INCOME BY PROGRAM

	2026/27 Budget \$	2025/26 Actual \$	2025/26 Budget \$
Operating revenue			
General purpose funding	4,611,552	8,166,049	4,793,701
Law, order, public safety	39,000	56,677	42,990
Health	200	0	2,180
Housing	48,100	46,071	43,450
Community amenities	20,750	21,489	21,000
Recreation and culture	7,450	16,964	7,050
Transport	6,257,500	678,694	3,433,500
Economic services	274,320	243,305	220,850
Other property and services	30,500	55,792	306,000
	11,289,372	9,285,041	8,870,721
Operating expenditure			
General purpose funding	(281,820)	(322,085)	(245,700)
Governance	(403,440)	(574,870)	(393,500)
Law, order, public safety	(336,007)	(316,132)	(233,420)
Health	(73,500)	(119,764)	(49,500)
Education & Welfare	(11,320)	(31,203)	(12,780)
Housing	(407,627)	(109,527)	(128,800)
Community amenities	(269,135)	(247,922)	(240,730)
Recreation and culture	(1,388,955)	(1,363,811)	(1,372,630)
Transport	(9,750,055)	(5,468,217)	(5,969,860)
Economic services	(1,228,781)	(716,856)	(1,065,170)
Other property and services	(54,650)	(454,577)	(77,000)
	(14,205,290)	(9,724,964)	(9,789,090)
Subtotal	(2,915,918)	(439,923)	(918,369)

13. MAJOR LAND TRANSACTIONS

It is not anticipated any major land transactions will occur in 2026/27.

14. TRADING UNDERTAKINGS AND MAJOR TRADING UNDERTAKINGS

It is not anticipated any major trading undertakings will occur in 2026/27.

15. INTERESTS IN JOINT ARRANGEMENTS

It is not anticipated the Shire will be party to any joint venture arrangements during 2026/27.

SHIRE OF YALGOO

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE YEAR ENDING 30 JUNE 2027

16. KEY TERMS AND DEFINITIONS - REPORTING PROGRAMS

In order to discharge its responsibilities to the community, Council has developed a set of operational and financial objectives. These objectives have been established both on an overall basis, reflected by the Shire's Community Vision, and for each of its broad activities/programs.

OBJECTIVE and ACTIVITIES

Governance

To provide a decision making process for the efficient allocation of scarce resources.

Administration and operation facilities and services to the members of the Council. Other costs that relate to the tasks of assisting elected members and ratepayers on matters which do not concern other specific functions/activities of the Shire are also recorded here.

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 and environmentally conscious community.

Supervision and enforcement of various local laws relating to fire prevention, animal control and other aspects of public safety including emergency services.

Health

To provide an operational framework for environmental and community health.

Food quality, pest control and immunisation services.

Education and welfare

To provide services to disadvantaged persons, the elderly, children and youth.

To promote education services through the education initiatives.

Housing

To provide housing for Shire of Yalgoo staff.

Provision and maintenance of staff, rental and Joint Venture Housing.

Community amenities

To provide services required by the community.

Rubbish collection services, operation of rubbish disposal sites, noise control, litter control, administration of town planning schemes, strategic planning, maintenance of the cemetery, public conveniences and town storm water

Recreation and culture

To establish and effectively manage infrastructure and resources which will help the social well being of the community.

Maintenance of public halls, water park, recreation grounds and various reserves. The operation of library and maintenance of cultural heritage assets and TV/radio transmission services.

Transport

To provide safe, effective and efficient transport services to the community.

Construction and maintenance of roads, streets, footpaths, drainage works, lighting of streets, maintenance of the depot and airstrips.

Economic services

To help promote the shire and its economic wellbeing.

Regulation and provision of tourism services including the caravan park, area promotion, community activities, building control, noxious weeds and vermin control.

Other property and services

To monitor and control Shire's overheads operating accounts.

Private works operation, plant repair and operation costs and engineering operation costs.



Department of Local Government,
Industry Regulation and Safety

Our ref A115623312
Enquiries Alex Lyon
Phone (08) 6552 9398
Email legislation@lgirs.wa.gov.au

Mr Ian Holland
Chief Executive Officer
Shire of Yalgoo

Email: ian.holland@yalgoo.wa.gov.au

Dear Mr Holland

SHIRE OF YALGOO – DIFFERENTIAL RATES 2026/27

I refer to the Shire of Yalgoo (Shire) application dated 2 June 2026 requesting approval to impose differential general rates that are more than twice the lowest rate in the gross rental value (GRV) unimproved value (UV) category.

I understand our respective officers have been in discussions between 17 June 2026 and 31 July 2026 to obtain the information necessary to inform a decision.

Consistent with section 6.33(3) of the *Local Government Act 1995* and a delegation by the Minister for Local Government, I have approved the Shire's application to impose differential general rates as follows:

Category of Rating	Rate in the Dollar 2026/27
GRV Mining Infrastructure	0.342527
UV Mining/Mining Tenement	0.368427
UV Exploration/Prospecting	0.242250

The approval is valid for the 2026/27 financial year.

Please note my approval only applies to the above specified rates and amounts. Please notify the Department of Local Government, Industry Regulation and Safety should the Shire intend to make further changes to these rates prior to final budget adoption.

It is noted that the Shire may seek to provide an early payment discount to ratepayers under section 6.46 of the Act.

This approval is conditional upon the discount being formally determined through adoption of the Shire's 2026–27 Annual Budget and implemented in accordance with the applicable legislative requirements.

A copy of the minutes of the meeting at which the budget is adopted is to be provided to the Department of Local Government, Industry Regulation and Safety at legislation@lgirs.wa.gov.au.

To support future applications, please ensure the Shire:

- provides confirmation that council has resolved to make the application based on updated property valuations,

Gordon Stephenson House, 140 William Street Perth WA 6000
Locked Bag 14 Cloisters Square Perth WA 6850
Telephone (08) 9222 3333
Email odg@lgirs.wa.gov.au
Web www.lgirs.wa.gov.au

- the draft budget and rates information tables are based on the updated valuations,
- the Shire does not commence public consultation prior to 1 May of each year; and
- and Shire advertises its intention to impose differential rates and minimum payments in four of the prescribed forms, all of which provide 21-days (not including the first day of publication) to allow submissions to be received.

The *Local Government Amendment (Rating of Certain Mining Licences) Act 2026* was assented to on 25 June 2026 and fully commenced the following day.

Going forward, miscellaneous licences and small prospecting licences on Crown land between 1 July 2017 and 30 June 2026 are not to be treated as rateable under section 6.26 of the Act.

Local governments are required to review and, where necessary, implement corrective measures for rate notices that apply from the 2017-18 financial year. This includes updating rate records and making any relevant budgetary and reporting adjustments.

In effect, all rates and liabilities issued for miscellaneous licences and small prospecting licences on Crown land no longer apply, and affected ratepayers are entitled to refunds, which must be issued within 90 days (i.e. 24 September 2026).

If you have any questions, please contact General Manager Financial Policy and Statutory Approvals Ms Amy Walsh on (08) 6552 1530 or via legislation@lgirs.wa.gov.au.

Yours sincerely



Lanie Chopping
DIRECTOR GENERAL
Date: 24 August 2026

14 ADMINISTRATION REPORTS

14.1 GENERAL REPORT

Applicant:	Shire of Yalgoo
Date:	20/8/2026
Reporting Officer:	Chief Executive Officer
Disclosure of Interest:	NIL
Attachments:	Yalgoo Airstrip Report

SUMMARY

That Council consider the Chief Executive Officers general operation report.

COMMENT

Gunduwa

An invitation has been received for the 2026 Annual General Meeting of the Gunduwa Regional Conservation Association. It will take place at 1:45pm on Thursday the 10th September at the Australian Wildlife Conservancy's Mt Gibson Sanctuary.

Invitation coinciding with WALGA AGM

Basil Zempilas MLA, The Hon. Steve Martin MLC, The Hon. Niel Thomson MLC, Rick Wilson MP and Melissa Price MP, have extended an invitation to CEO's, Mayors/Presidents and Shire Councillors to attend Networking Drinks which coincide with the end of WALGA Convention Week Friday 18th September 2026.

WALGA AGM Agenda

<https://walga.asn.au/who-we-are/corporate-governance/annual-general-meeting>

The Agenda for this years WALGA Annual General Meeting is available online.

Vault Use of Shire Airstrip

Attached is a report on the Yalgoo Airstrip. The operators of the Deflector Minesite are interested in utilizing the strip twice weekly.

Mine Shafts

Previously unregistered mineshafts alongside Yalgoo-North Road have been reported to the Department of Mines.

Delegated Authority

The Chief Executive Officer intends to issue a permit under delegated authority for APA to conduct survey work along their proposed pipeline route previously reported to Council. An agreement for the placement of the pipeline is being developed for consideration by Council.

Under Delegated Authority a contract has been signed for the lease of the Yalgoo Hotel.

Fenix-Newhaul have declined to enter into a road use agreement that was developed for their extra-ordinary haulage of iron ore on Yalgoo-Ninghan Road. The road use agreement was arranged after a proposal was received from the company.

During their operation over the past 2 years the road has experienced significant damage and wear and tear.

CESM

The MOU between DFES and Murchison, Yalgoo, Morawa and Perenjori is due for renewal early 2027. The Department of Fire and Emergency Services has indicated that due to the combined rate revenue of these LGAs exceeding \$10million the State Government contribution will reduce from 70% to 50%. The Shires contribution is not eligible for coverage from Emergency Services Levy funding. 7.5% increasing to 12.5% per local government.

External CEO Movements August

3 & 4 Aug Midwest Development Commission Board visit (Yalgoo)
CEO & Councillors
7 Aug CEO Connections Forum (Perth) CEO
19 & 20 Aug Murchison Executive Group (Yalgoo) CEO
22 & 23 Aug Chief Bushfire Control Officer Forum (Geraldton) CEO/CBFCO

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY/FINANCIAL IMPLCATIONS

NIL

VOTING REQUIREMENT

Simple Majority

OFFICERS RECOMMENDATION

That Council:

1. Approve attendance for all interested Councillors and the CEO to attend a Networking Drinks Event as reported; and
2. Accepts the Chief Executive Officers General Report.

MAROOMBA
AIRLINES

Yalgoo Aerodrome

Inspection 08 July
2026



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Record Of Amendment

Revision	Section	Date	Author	Amendment
1.	All	29/07/2026	T. Shield	Initial issue
2.				
3.				



Aerodrome Information

Details	
Aerodrome	Yalgoo (YYAL)
Classification	Uncertified
Designator	12/30
Dimensions	1415m x 30m (80m strip)
Surface	Unsealed/gravel
Operator	Shire of Cue
Elevation	1043ft
PCR	5,700kg

Lighting	Solar – emergency only
General	Nil navigation aids, nil location specific weather services



Figure 1. 12 Threshold

Executive Summary

An inspection of the Yalgoo aerodrome was carried out on 08 July 2026 to assess its suitability for Dash 8 operations in support of Vault Minerals. The airfield was inspected and validated against an historic Aerodrome Inspection carried out by Aerodrome Management Services (AMS) on 28 January 2021.

Maroomba Airlines received a request from Vault Minerals to assess the suitability of the Yalgoo Aerodrome to support fly in/fly out operations for their Deflector mine. Flights are currently carried out to the nearby Golden Grove Aerodrome which presents a significant transit of nearly two (2) hours each way by bus to the Deflector mine site. The Yalgoo aerodrome is significantly closer and would reduce the road transit time to less than one hour.

As an uncertified aerodrome, there is no regulatory requirement for the airfield to be maintained to the Manual of Standards Pt 139 (MOS139) standard, however this is still considered industry best practice and is generally used as the basis for aerodrome assessment by commercial air transport operators.

The aerodrome does not appear to have been used for commercial air operations for some time, albeit the runway had been recently graded and rolled with the majority of the runway surface appearing to be in good condition. The runway is generally flat transitionally with a noticeable incline from the 12-runway end towards the east. The western 1100m of runway has been constructed from borrow material and appears well bound and compacted, offering reasonable resistance to water ingress and disturbance. The final 300m of runway is constructed of natural surrounding material, is less compacted and would be more susceptible to damage and disturbance from rain. Recent grading has produced a smooth and consistent runway finish; however, the grading has been carried out around the runway lights and edge marker cones resulting in uneven 'berms' and waste material at the runway edges. In some areas the grader has graded waste material to the runway edge with no attempt to smooth out the material on the runway strip transitionals.

The runway strip has only been cleared to 80m instead of the standard minimum distance of 90m. The airfield perimeter fence is at 90m strip distance and while it is recommended that the strip be graded out to the fenceline, it would not be feasible to move the fence to gain compliance. Clearance from the eastern end of the runway to the fenceline is only 20m instead of the standard minimum of 60m. It is recommended that the runway end gable markers be moved to achieve the standard 60m clearance. Although this will slightly reduce the runway length, it will have no appreciable impact on aircraft performance.

The paved aircraft hardstand is in reasonable condition, albeit its dimensions are marginal for parking a Dash 8 aircraft. Minor grading, backfilling and rolling of the areas to the west and south of the apron will create a surface that will allow a Dash 8 to taxi onto the apron for parking. Parking lead in and guidelines should be marked on the apron to allow for safe taxiing and parking.

There are not currently any dedicated staff or resources to monitor and report on the runway condition on a day-to-day basis. Nor are there any established procedures for the inspection of the runway to determine its serviceability on flying days. Procedures will need to be established, and appropriate resources allocated to allow for the inspection of the runway, as well as for the handling of passengers and baggage.

Runway 12/30

Observations

- The runway had been recently graded and rolled and was in generally good condition.
- The first 1100m of runway from the 12 threshold is introduced material, is well compacted and bound and appears to be well constructed. The remaining 300m is the existing native ground material and while adequately compacted and constructed, this area appears less bonded and would be more susceptible to wet weather and disturbance.
- Recent grading works on the runway were carried out around the runway markers and lights and have resulted in gravel berms and height differences on the runway edge throughout the length of the runway.
- Multiple runway marker cones have been crushed and damaged as well as partially covered with gravel and waste vegetation.
- The runway corner gable markers are damaged and are partially obscured by gravel mounds and vegetation.
- Whilst there are different coloured emergency lights to mark the beginning of the taxiway from the runway, in daylight conditions there are no visible markers of the taxiway intersection. There is the potential for an aircraft taxiing from the 30 threshold to cut the corner onto the taxiway and conflict with the adjacent emergency lighting.



Figure 2. gravel berms, damaged and obscured markers



Figure 3. Gravel berms on runway extent

Required actions

- Where possible, remove the runway markers and grade and smooth out the gravel mounds that line the edges of the runway throughout its extent.
- Remove any excess gravel material and vegetation waste from the runway edges
- Replace damaged runway marker cones, ensuring that they are adequately secured to prevent a potential FOD hazard.
- Clear and smooth the areas around the runway corner gable markers, replace the markers with properly secured, serviceable items.
- Consider repositioning runway marker cones adjacent to the taxiway intersection for easy daylight identification.

Runway Strip

Observations

- Whilst 90m is the standard runway strip width for an airfield of a similar standard, the cleared strip at Yalgoo only extends to 80m. To achieve 90m the strip would need to be cleared out to the current runway perimeter fence on both sides of the runway, and the fence would need to be re-positioned beyond this.
- The runway end markers on threshold 30 are only 20m from the perimeter fence and so do not offer the standard 60m minimum distance beyond the runway end.
- A number of the fence marker panels at the 30 threshold runway end are missing from the perimeter fence.
- Due to recent rains and boggy conditions, the southern corner of the 12 end of the runway strip has not been cleared of vegetation.
- There are a number of trees in excess of 2m in height that are in close proximity of the perimeter fence along the length of the runway strip.
- There is an area on the north side of the runway, approximately 400m from the 12 threshold that is a low point and shows evidence of pooling from recent rains.



Figure 4. Evidence of pooling



Figure 5. Trees adjacent to fence



Figure 6. Runway strip to fence line extent



Figure 7. Corner vegetation

Required Actions

- Whilst it would not be practical to re-position the perimeter fence along its entirety, the ground should be leveled to the fenceline with excess material and waste vegetation removed.
- Recommend that the runway end corner markers be re-positioned to a distance of 60m from the fenceline. This would create a slightly shorter runway but would not have a significant effect on aircraft performance.
- Replace the missing fence markers at the 30 threshold end of the runway.
- When conditions allow clear the vegetation in the southern corner of the 12 end of the runway out to the fenceline.
- Remove any trees in excess of 2m in height that are within 5m of the fence line.

Taxiway**Observations**

- The taxiway is narrow and not clearly delineated from the surrounding terrain. It appears to be firm and in reasonable condition suitable for a Dash 8 aircraft.
- There are minimal marker cones lining the runway edges which are discoloured and require replacing. There is also a small amount of vegetation along the runway edges.



Figure 8. Taxiway edges

Required Actions

- Re-mark the taxiway edges with appropriate marker cones and clear any remaining vegetation.



Figure 9. Taxiway entrance

Apron

Observations

- The apron is of paved construction measuring approximately 28m x 29m. The surface is in reasonable condition, albeit there is no strength information available. There are currently no aircraft parking markings.
- Whilst the apron itself is the minimum dimensions for parking a Dash 8 aircraft, the aircraft will need to deviate off the edges of the apron for arrivals and departures.
- There is a step down from the paved apron edge to the surrounding ground. There is a small concrete pad approximately 8m to the west of the apron.



Figure 10. Apron



Figure 11. Apron drop off

Figure 12. Apron southern edge

Required Actions

- Mark the apron with appropriate markings for the DH8C aircraft in accordance with the suggested apron plan at figure 13 below.
- Add gravel material, compact and roll areas to the western and southern edges of the apron as per figure 13 below. Ensure that final finished level is flush with the paved apron.

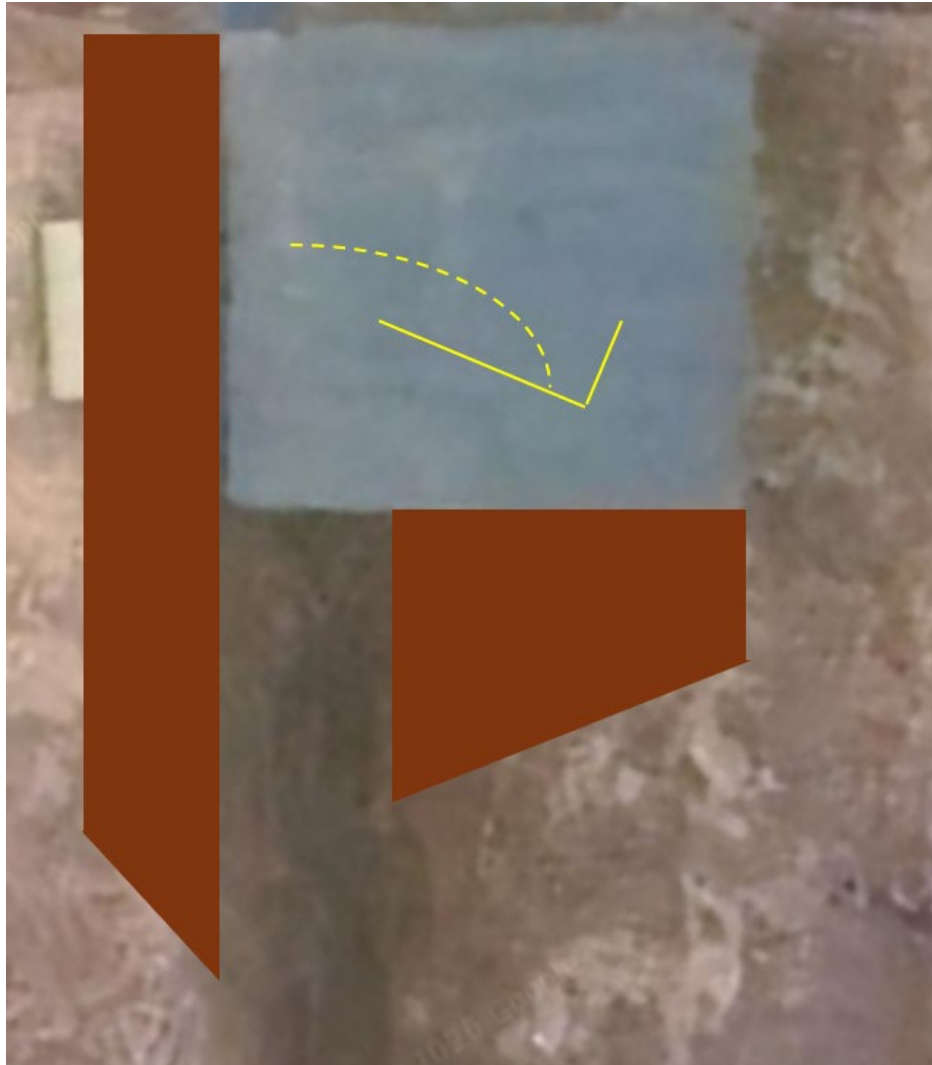


Figure 13. Apron reconstruction

Procedures

Observations

- It was unclear whether there is a Shire employed ARO available to monitor the condition of the aerodrome on a day-to-day basis and to report out on the runway status.

Required Actions

- Develop procedures for the inspection and reporting of the airfield on flying days. Procedures would need to include the serviceability of the runway, particularly after rain and include the completion of a Clegg test.
- In conjunction with the Shire, resource the airfield with ARO trained personnel to monitor and report on the condition of the runway and to act as a baggage handler during aircraft operations.

Limitations

- As an uncertified airfield, En Route Supplement (ERSA) available for the aerodrome. Neither is there any instrument or other approaches available.
- The runway lighting is for emergency purposes only and cannot be used for routine purposes. Unlike Golden Grove, arrivals before daylight or departures after last light will not be possible.
- Like Golden Grove, there is no refuelling capability at Yalgoo. There are also no dedicated weather services.
- AS an unsealed, uncertified airfield, an ARO qualified resource must be present at the airfield during flying operations to conduct Clegg testing and to validate that the airfield is serviceable and free from defects and obstacles.

Potential Operations

The Yalgoo airfield is generally in good condition for an unsealed runway that does not see a lot of use. The airfield will be susceptible to rain, and it should be expected to be unserviceable for 24-48 hours after rains, subject to Clegg testing and inspection. An unsealed runway does impose minor performance limitations on flights when compared with sealed runways, however preliminary performance calculations indicate only minor payload restrictions when compared to the nearby Golden Grove aerodrome.

YYAL-YPPH	20°C	25°C	30°C	35°C	40°C	45°C
RWY 12	4577kg	4410kg	4245kg	4053kg	3648kg	3105kg
Pax	47	45	43	41	37	32
RWY 30	3955kg	3792kg	3633kg	3447kg	3070kg	2550kg
Pax	40	39	37	35	31	26

YGGE-YPPH	20°C	25°C	30°C	35°C	40°C	45°C
RWY 11	4357kg	4190kg	4023kg	3813kg	3652kg	2874kg
Pax	45	43	41	39	38	32
RWY 29	4179kg	4004kg	3855kg	3653kg	3246kg	2703kg
Pax	43	41	40	38	33	28

Assuming that the recommended works documented above are carried out and that appropriate procedures and resources can be put in place, Yalgoo airfield could be considered as a viable alternative to Golden Grove during the predominantly dry months nominally between October-April.

MAROOMBA
AIRLINES

123 Fauntleroy Ave,
Perth Airport WA 6105
T: +61 8 9463 4900

<http://www.maroomba.com.au>

14.2 Correspondence to the Minister for Emergency Management

Applicant:	Shire of Yalgoo
Date:	20/8/2026
Reporting Officer:	Chief Executive Officer
Disclosure of Interest:	NIL
Attachments:	To be tabled

SUMMARY

That Council endorse correspondence to the Minister for Emergency Management.

COMMENT

The Shire of Yalgoo continues to experience difficulties with respect to firefighting vehicles provided under the Local Government Grant Scheme by the Department of Fire and Emergency Services.

Correspondence concerning this topic and the organizations dissatisfaction with past DRFAWA processes will be tabled for presentation to the new Minister for Emergency Management.

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY/FINANCIAL IMPLCATIONS

NIL

VOTING REQUIREMENT

Simple Majority

OFFICERS RECOMMENDATION

That Council endorse the tabled correspondence for circulation.

14.3 Request to Pick Native Seeds

Applicant:	Shire of Yalgoo
Date:	20/8/2026
Reporting Officer:	Chief Executive Officer
Disclosure of Interest:	NIL
Attachments:	NIL

SUMMARY

That Council consider a request to pick native seeds.

COMMENT

Under Organisation Policy 9.1 Native Flora and Fauna all applications for commercial picking of wildflowers or collection of seed are to be referred to Council.

Consideration is to be given to:

- collector's credentials and purpose (collector includes the permit holder and up to 2 assistants)
- duration of approval, if any
- the area of picking and/or collection
- not more than one collector being permitted in any one location
- a maximum of 25% of seed only to be taken in any one area

The Applicants BJ Dunbar and IK Dunbar (ABN 29 202 068 441) present the following:

We would like to request letters of permission for Ian Dunbar and Bethan Dunbar to access shire vested/vacant crown land within the shire for the purpose of collecting native seed.

Permission has already been provided by Mineral Resources to collect on their tenements in the area.

Ideally, permission would also include access to collect on shire road reserves.

Depending on the season, collecting would occur throughout November and possibly into January and February.

We have public liability insurance of \$10m, I have attached a copy of our public liability certificate of currency and a copy of both our flora licenses.

We request permission to be valid until June 2027.

The applicant holds a commercial picking license.

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY/FINANCIAL IMPLCATIONS

9.1 Native Flora and Fauna

The approval of the Department of Environment and Conservation is mandatory, and Shire permission is invalid without the Department's consent.

VOTING REQUIREMENT

Absolute Majority

OFFICERS RECOMMENDATION

That Council:

1. grants permission for the applicant to collect seeds in Shire Road Reserves and the Yalgoo Town Common; and
2. delegates determination of any conditions to the Chief Executive Officer.

14.4 APA Request to use Set Down Yard

Applicant:	Shire of Yalgoo
Date:	20/8/2026
Reporting Officer:	Chief Executive Officer
Disclosure of Interest:	NIL
Attachments:	NIL

SUMMARY

That Council consider a use/lease of the set down yard on Shamrock Road.

COMMENT

During the construction of the Mid West Interconnect Gas Pipeline the Shire of Yalgoo leased parts of 14 Shamrock Road and 27 Selwyn Street to the Energy Company APA for use as a pipe set down yard. A request has been received to again lease this yard for use during another pipeline project.

Council will be required to consider submissions and planning in the determination of this proposal. In order to advertise the proposal under section 3.58(3) of the Local Government Act 1995 an independent valuation less than 6 months old is required from a licensed valuer.

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY/FINANCIAL IMPLCATIONS

NIL

VOTING REQUIREMENT

Absolute Majority

OFFICERS RECOMMENDATION

That Council :

1. provides in-principal support for the use of Shire land north of town to be used as a pipe set down area;
2. forward authorizes the valuation of the land; and
3. delegates to the Chief Executive Officer the advertising of a proposal/intention to dispose by lease, that is similar to the previous lease of the land.

14.5 GRV Policy and Mining GRV Ratability

Applicant:	Shire of Yalgoo
Date:	20/8/2026
Reporting Officer:	Chief Executive Officer
Disclosure of Interest:	NIL
Attachments:	Implementation guide changes to rateability for miscellaneous licences and small prospecting licences

SUMMARY

That Council consider the advice of the Department of Local Government with respect to Miscellaneous Licenses.

COMMENT

Council are encouraged to inspect the attached guide provided by the Department of Local Government. Conjecture exists that this is simply a Departmental publication and local governments will have to wait for new amendments to the Local Government Act 1995 to be tested in the courts.

It is proposed that internal research be carried out to determine potential mining facilities that could have a GRV rating methodology applied. Provided departmental advice remains favorable it is proposed that Landgate be engaged early next calendar year to value properties, allowing for an application to the Minister for Local Government.

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY/FINANCIAL IMPLCATIONS

NIL

VOTING REQUIREMENT

Simple Majority

OFFICERS RECOMMENDATION

That Council request administration prepare a report on mining infrastructure that could be considered under a Gross Rental Value methodology rather than Unimproved Value.



Implementation Guide: Clarification of rateability for miscellaneous licences and small prospecting licences

Introduction

The [Local Government Amendment \(Rating of Certain Mining Licences\) Act 2026](#) (the Amendment Act) clarifies the rateable land categories in section 6.26 of the [Local Government Act 1995](#) (the Act).

The primary effect of the Amendment Act is to reinstate the longstanding understanding that miscellaneous licences and small prospecting licences (small prospecting licences of 10 hectares or less) on Crown land are not subject to rating.

The Amendment Act further clarifies that this operates retrospectively from the 2017-18 financial year onwards, reflecting that in the context of a 2025 Supreme Court decision some local governments may have back rated these licences to 2017-18.

Following Royal Assent of the legislation, which occurred on **25 June 2026**, all rates and liabilities relating to miscellaneous licences and small prospecting licences on Crown land from 1 July 2017 to 30 June 2026 are extinguished and local governments will be required to:

- issue refunds to affected ratepayers **within 90 days** after the validation day (by **24 September 2026**) where rates were imposed on the basis of a miscellaneous or small prospecting licence on Crown land for the period 1 July 2017 to 30 June 2026;
- update the rate record to reflect this change;
- maintain a detailed record of refunds, ensuring the local government council is kept informed of the financial implications, including for future budgeting and reporting purposes.

This document is intended as a general guide to assist local governments in understanding the implications of the Amendment Act, including the treatment of miscellaneous licences and small prospecting licences on Crown land for rating purposes going forward. It is not legal advice, and local governments should seek their own independent legal advice as appropriate.

Key takeaways

- The longstanding understanding regarding rateability of miscellaneous licences and small prospecting licences on Crown land that are held under the [Mining Act 1978](#) applies.
- A small prospecting licence means a licence with an area not exceeding 10 hectares.
- The amendments apply retrospectively for rates notices from the start of the 2017-18 financial year and subsequent financial years.
- Miscellaneous licences and small prospecting licences often have overlapping tenure, in terms of the area of the licensed land, with other mining tenements and interests (e.g. exploration licences, mining leases).
- While a rates notice cannot be issued in relation to a miscellaneous licence or small prospecting licence on Crown land, this does not impact the rateability of other rateable interests over the same area of land (e.g. an exploration licence can be rated, even if the land of the exploration licence overlaps with the land of a miscellaneous licence).
- The [Rating Policy: Valuation of Land — Mining](#) (the Policy) remains in force. The Policy describes the legislative and policy basis for Ministerial approval for the land valuation method to consider capital improvements on land subject to a relevant interest. Relevant interests – such as mining tenements other than miscellaneous licences or small prospecting licences on Crown land – may continue to be applied for in accordance with the Policy.
- The initial determination of whether land is rateable remains the responsibility of the relevant local government, with the right of objection to the State Administrative Tribunal.

Implications for local governments

Who is eligible?

- Refunds apply to all rates (and related liabilities) paid in relation to a miscellaneous licence or small prospecting licence for the 2017-18 to 2025-26 financial years.

Who can authorise refunds?

- Where a statutory obligation arises under the Act to refund rates, this obligation attaches to the local government as a matter of law.
- In practice, the administration – under the CEO's responsibility – may give effect to this obligation, including identifying overpayments and administering refunds.
- Having regard to the 90-day refund timeframe, the financial implications should be reported to the council for visibility and oversight, consistent with other compliance obligations.
- Local governments should consider any budgetary, financial management or governance processes that may be required to facilitate refunds within the timeframe.

What is to be refunded?

- Any rates, charges (imposed under sections 6.43, 6.45, or 6.51) or other liabilities imposed on, or in respect of, an interest in Crown land held under a miscellaneous licence or small prospecting licence for the period from 1 July 2017 to 30 June 2026.
- This includes any amounts paid in respect of those liabilities, including instalment interest and overdue interest.
- For more information on relevant refunds and liabilities, refer to Part 10 of the Act (Extinguishment, validation and other provisions for *Local Government Amendment (Rating of Certain Mining Licences) Act 2026*).

When are the refunds due?

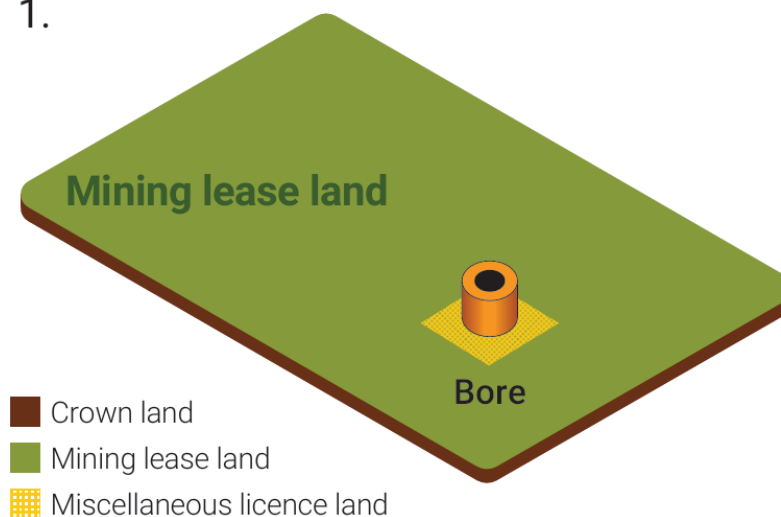
- Refunds to affected ratepayers must be made within 90 days after the validation day (by **24 September 2026**).
- A longer period may apply where the person entitled to the refund agrees.
- Local governments are encouraged to proactively communicate with affected ratepayers regarding the basis of the refund and the anticipated timing of issuing refunds.

Scenario modelling

Note that all scenarios are on underlying Crown land.

Scenario 1

1.



Scenario:

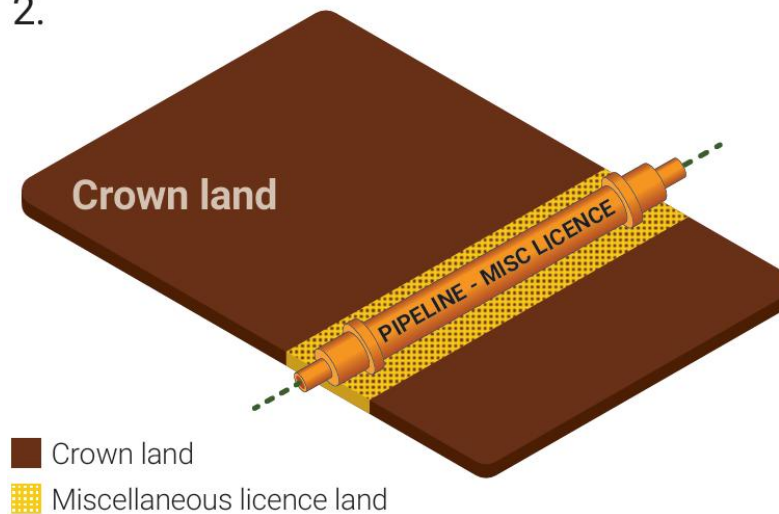
- A **bore** under a **miscellaneous licence** is over the same area of land as a **mining lease**.

Outcome:

- The rateability of the **mining lease** is not impacted by the **miscellaneous licence**.
- Rates can be imposed on the portion of land that is the **mining lease land**.
- The **miscellaneous licence** cannot be separately rated (i.e. no 'double rating').

Scenario 2

2.



Scenario:

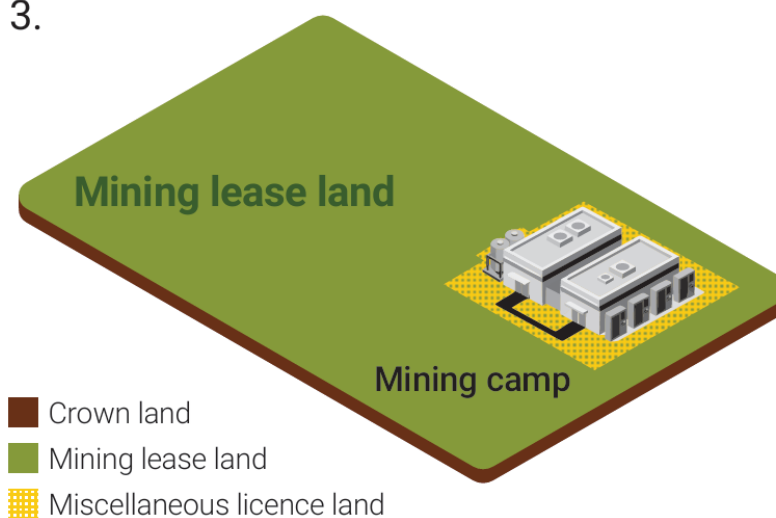
- A **pipeline** has been constructed on a **miscellaneous licence**.
- There is no other rateable mining tenement in relation to the land.

Outcome:

- Rates cannot be imposed on the land.

Scenario 3

3.



Scenario:

- A **mining camp** is located on a **miscellaneous licence**.
- The **miscellaneous licence** overlaps the same area of the **mining lease land**.

Outcome:

- The rateability of the **mining lease** is not impacted by the overlapping **miscellaneous licence**.
- Rates can be imposed on the portion of land that is the **mining lease land**.
- If the requirements of the Policy are met, the local government can apply to have **Gross Rental Value (GRV)** valuation applied to the **mining camp** on the basis of capital improvements to the land, subject to an approval under section 6.29 of the Act.
- The **miscellaneous licence** cannot be separately rated (i.e. no 'double rating' of the camp).

Next steps for local governments

Note: This section of the guide applies to local governments that have issued rates notices in relation to miscellaneous licences or small prospecting licences on Crown land in the period from 1 July 2017 to 30 June 2026.

1. Understand statutory requirements

- ☐ Consider the [Local Government Amendment \(Rating of Certain Mining Licences\) Act 2026](#) and this guidance document.
- ☐ Brief relevant staff on obligations and timeframes.

2. Identify affected properties and ratepayers

- ☐ From the rate book (rates system), identify all properties on Crown land comprising miscellaneous licences and/or small prospecting licences.
- ☐ Use both local government references and Landgate references to confirm records.
- ☐ Identify all ratepayers associated with each affected property (noting there may be multiple ratepayers over time).

3. Compile financial data (2017-18 to 2025-26)

For each affected property and ratepayer:

- ☐ Identify all rates, interest and other relevant amounts raised between **1 July 2017** and **30 June 2026**.
- ☐ Identify all payments received.
- ☐ Identify any concessions, write-offs and outstanding balances.

4. Calculate refund entitlement

For each property and each individual ratepayer:

- ☐ Calculate total amounts raised.
- ☐ Subtract concessions and write-offs and any current outstanding charges.
- ☐ The resulting amount represents the refund payable.
- ☐ Maintain a consolidated record of refunds by financial year for budgeting, reporting, and audit purposes.

5. Amend the rate book

For each affected property:

- ☐ Reverse all historical transactions in chronological order (oldest to most recent), including charges, concessions and write-offs by financial year.
- ☐ Confirm that the resulting credit balance on the property record equals the calculated refund total.

6. Validate and approve refunds

- ☐ Reconcile calculated refund amounts against rate book balances.
- ☐ Submit calculations to an independent senior officer for review.
- ☐ Obtain approval to process refunds in accordance with internal financial delegations and controls.

7. Process refunds and accounting treatment

- ☐ Process all refunds to affected ratepayers.
- ☐ Refunds should be expensed as a reduction in rates revenue.

8. Ratepayer communication and recordkeeping

- ☐ Prepare and issue communications to affected ratepayers.
- ☐ Maintain clear records of methodology and calculations, approvals and communications issued.

Further information

Information on rate setting is available on the Department's [Rate Setting](#) webpage.

Local governments should consider the implementation of these requirements in the context of their financial and budget planning processes.

For enquiries relating to the application of the Act, including refund processes and the levying of rates, local governments may contact the Local Government Financial Policy team at LG.accounting@lgirs.wa.gov.au.

14.6 Item from Murchison Executive Group – Vet Clinic – Wild Dog Action Plan

Applicant:	Shire of Yalgoo
Date:	20/8/2026
Reporting Officer:	Chief Executive Officer
Disclosure of Interest:	NIL
Attachments:	NIL

SUMMARY

That Council

COMMENT

Murdoch on the ROAD is a remote veterinary outreach program delivered by the School of Veterinary Medicine at Murdoch University and coordinated by Dr Nicole Laing. It provides de-sexing, vaccination, parasite control, microchipping and basic animal healthcare in communities where routine veterinary services are limited or unavailable.

As reported to Council previously, funding for the program through the DPIRD Wild Dog Action Plan will cease after 2026. Programs planned for 2026 are unaffected. Dr Laing has advised that residual funds should allow the program to continue into 2027, after which its continuation depends on securing alternative support.

Dr Laing has advised that she is exploring a range of funding options and anticipates that a multi-source model will ultimately be required. Her stated intention is to keep the program operating. A Mid West trip is programmed for October 2026. The withdrawal of this funding removes the only consistent veterinary service presently available across much of the Murchison. There is no commercial substitute.

The proposition put to the Shire of Yalgoo is that the seven Murchison shires jointly fund the program's continuation and in doing so expand it. Current delivery is annual at best, and a jointly funded arrangement would guarantee at least two visits per year to each participating district.

A pooled local government contribution is likely to be far more useful to Dr Laing as co-contribution leverage in a grant application than as the sole source of program funding, and the Executive Group should be alert to the risk of a regional contribution simply displacing other funding that would otherwise have been secured.

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY/FINANCIAL IMPLCATIONS

NIL

VOTING REQUIREMENT

Simple Majority

OFFICERS RECOMMENDATION

That Council:

1. provides in-principal support for the inclusion of approximately \$10,000 in the 2027/28 and subsequent annual budget; and
2. agrees to work with the Shire of Mt Magnet (and other Murchison Local Governments) to develop a joint veterinary program.

14.7 Item from Murchison Executive Group – MWDC Mining METS Study

Applicant:	Shire of Yalgoo
Date:	20/8/2026
Reporting Officer:	Chief Executive Officer
Disclosure of Interest:	NIL
Attachments:	METS Presentation

SUMMARY

That Council consider a request from the Mid West Development Commission (MWDC).

COMMENT

The MWDC Board has approved a Murchison Mining & METS Strategy and they are sharing an overview of it with Council. They developed the Strategy initially and then engaged GHD Advisory to further develop it. Please see attached an overview/presentation that they have produced.

The MWDC is seeking support from Councils both financially and in-kind. They have nominally requested \$3000 to \$5000 per local government for this Murchison Mining Supply Chain Study which is the first step in implementation of their Strategy. They are planning to engage a consultant and MWDC has budget to cover the majority of the fee for this work which is estimated at \$100,000+. They are seeking “buy-in” from Local Governments in the Murchison too.

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY/FINANCIAL IMPLCATIONS

NIL

VOTING REQUIREMENT

Simple Majority

OFFICERS RECOMMENDATION

That Council contribute \$2500 towards this project along with in-kind contributions.



Mid West Development Commission

Murchison Mining & METS Strategy Overview
at 7 August 2026



**MID WEST
DEVELOPMENT
COMMISSION**

Murchison Economic Development Opportunity

According to Austmine's 2020 National METS Survey:

"the [Australian] METS Sector continues to be a powerhouse of the Australian economy generating over \$100 billion in revenue annually, employing thousands of people and exporting to every corner of the globe."



Meeka Metals gold processing facility north of Meekatharra Image: MWDC Bev Brosnan

Murchison Mining & METS Snapshot



MID WEST
DEVELOPMENT
COMMISSION



\$5.209 billion

Total output from Mining (60% of total Mid West mining output)



\$313,263 million

Total output from Exploration and Mining Support Services (6% of total mining output)



2,577

Total mining jobs



463 (18%)

Exploration Mining and Mining Support Services Jobs



57,617

Estimated Mid West Resident Population



2,817

Estimated Murchison Resident Population



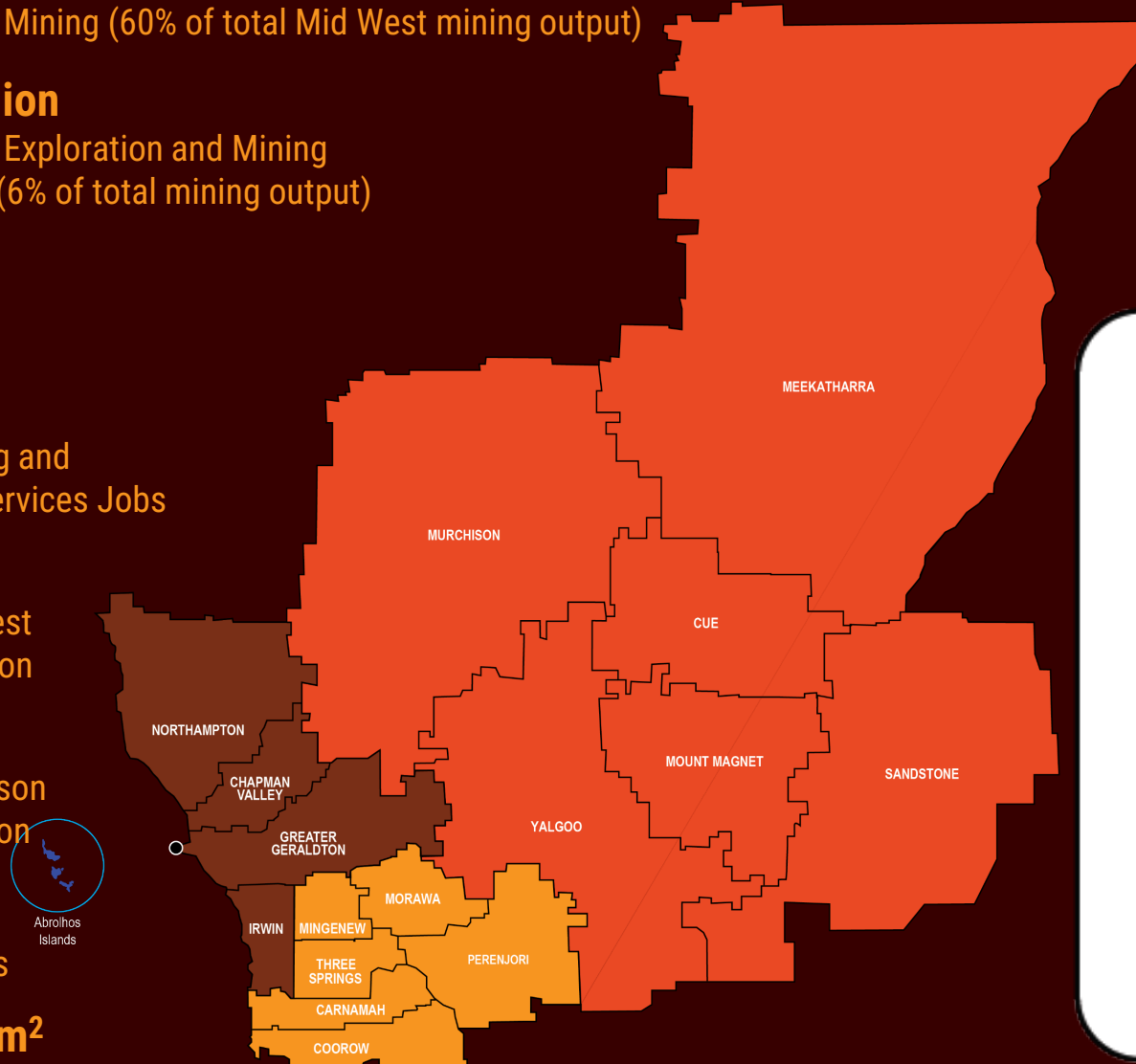
6

Local governments



~233,229.68km²

Total landmass (79% of the Mid West region)



Mid West Industry Snapshot



Mining

\$8.6 billion (output)
3,921 jobs



Agriculture & fishing

\$1.2 billion (output)
2,201 jobs



Construction

\$1.4 billion (output)
2,233 jobs



Manufacturing

\$850 million (output)
571 jobs

Murchison Mining & METS Strategy Objectives

- Identify, promote and support business capability of mining equipment, technology, and services (METS) companies in the Murchison region.
- Foster commercial opportunities for local METS businesses based in the Murchison region.
- Increase connection and engagement between Mining and METS businesses in the Murchison region and the communities in which they operate.
- Identify economic development priorities for the METS industry in the Murchison region and how MWDC and the State Government could effectively intervene to support its growth .



Headframe at Westgold's Cue Gold Project Image: MWDC Bev Brosnan



**MID WEST
DEVELOPMENT
COMMISSION**

THE PROCESS TO DATE

MWDC Murchison
Mining Business event
in Meekatharra 2026
and survey

Ongoing Mining & METS
industry engagement
and consultation

Consultation with
industry bodies e.g.
Austmine, CME of WA

Drafted Murchison
Mining & METS Strategy

Engaged GHD Advisory
to review Strategy and
refine Scope of Works
for a Murchison Mining
Supply Chain Study

Murchison Mining &
METS Strategy endorsed
by MWDC Board

STRATEGIC RESPONSES

- Supply Chain Development
- Building Local Capability
- Showcasing METS
- Investment Attraction
- Coordinate Workforce Attraction
- Coordinate Workforce Upskilling
- Lead Advocacy



Image: Westgold underground drilling with core samples

Agenda - Ordinary Council Meeting Paynes Find Friday 28 August 2026 Page: 210

MURCHISON MINING & METS STRATEGY IMPLEMENTATION PLAN 2026 – 2027

Evidence → Capability → Investment → Growth

Supply Chain Development

- Supply Chain Study
- Procurement Mapping
- Industry Consultation
- Supply Chain Analysis

Building Local Capability

- Tender Readiness
- Supplier Development
- Capability Statements
- AI & Digital Mining

Showcasing Murchison METS

- Capability Directory
- Regional Showcase
- Marketing
- Business Promotion

Investment Attraction

- Investment Prospectus
- Industrial Land
- Advanced Manufacturing
- New METS Projects

Workforce Development

- Skills Pathways
- Workforce Attraction
- Training Partnerships
- Accommodation

Advocacy & Partnerships

- Austmine
- AusIMM
- CME WA
- AUSMASA
- Mining Club WA
- Local Government
- State Government
- MWCCI / SBDC

DRAFT PROJECT IMPLEMENTATION SCHEDULE

MURCHISON MINING & METS STRATEGY

Jul-Sep 2026	Oct-Dec 2026	Jan-Mar 2027	Apr-Jun 2027
Steering Group	Strategy Launch	Complete Supply Chain Study	Major Projects Conference
Supply Chain Study	METS Skills Workshops	Regional Event with partners	METS Showcase Event
Consultation	METS Capability Brochure	Workforce Development Programs with partners orgs	Investment Attraction
			Annual Review

14.8 Compliance Audit Return

Applicant:	Shire of Yalgoo
Date:	20/8/2026
Reporting Officer:	Chief Executive Officer
Disclosure of Interest:	NIL
Attachments:	To be tabled

SUMMARY

That Council endorse the 2025 Compliance Audit Return

COMMENT

The responsibility of providing and assessing the yearly Compliance Audit Return has passed from the Department of Local Government to the Local Government Inspectorate.

The Report is ordinarily due in March each year but was delayed due to the above change. Questions were previously circulated and a response built in the CAP Portal is provided for consideration.

This return is due by the 30th September 2026.

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY/FINANCIAL IMPLCATIONS

NIL

VOTING REQUIREMENT

Simple Majority

OFFICERS RECOMMENDATION

That Council endorse the 2025 Compliance Audit Return.

14.9 Traffic Calming Proposal – Yalgoo North Road

Applicant:	Shire of Yalgoo
Date:	20/8/2026
Reporting Officer:	Chief Executive Officer
Disclosure of Interest:	NIL
Attachments:	Proposal – Mitchell St – Shamrock Road

SUMMARY

That Council consider a quote for the alignment and upgrade of the northern entry to Yalgoo townsite.

COMMENT

The quote attached has been received from an engineer operating from Geraldton. The attached quote has been provided after a site visit and would require further information such as traffic counts.

The design of a swept path would provide a deterrent for larger vehicles that should not be utilizing the Yalgoo North Road and other roads that are not on the heavy vehicle network.

It will also provide safer ingress and egress to the Shire Depot and Core Stadium. Provided design work goes ahead a future budget or budget amendment will look to provide a seal through to the Shire Depot and a reworking of kerbing past the horizon powerplant and through to the stadium.

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY/FINANCIAL IMPLCATIONS

NIL

VOTING REQUIREMENT

Simple Majority

OFFICERS RECOMMENDATION

That Council accepts the provided quote for the development of traffic calming and swept paths on Mitchell Street and Shamrock Road.



17 August 2026

Shire of Yalgoo

37 Gibbons Street, Yalgoo WA

Attention: Ian Holland (CEO)
Luke Aumond

ian.holland@yalgoo.wa.gov.au
luke.aumond@yalgoo.wa.gov.au

PROPOSAL 2026.08.18 – SHIRE OF YALGOO
Mitchell St / Shamrock Rd / Yalgoo North Rd
Modified T-Junction Detailed Design

Thank you for the opportunity to provide a proposal for a traffic calming device solution to discourage vehicles exceeding the approved RAV on Yalgoo North Road. This proposal has been developed as discussed in the meeting held with the Shire of Yalgoo on 17 August 2026 and the subsequent site inspection of the Mitchell Street / Shamrock Road / Yalgoo North Road intersection.

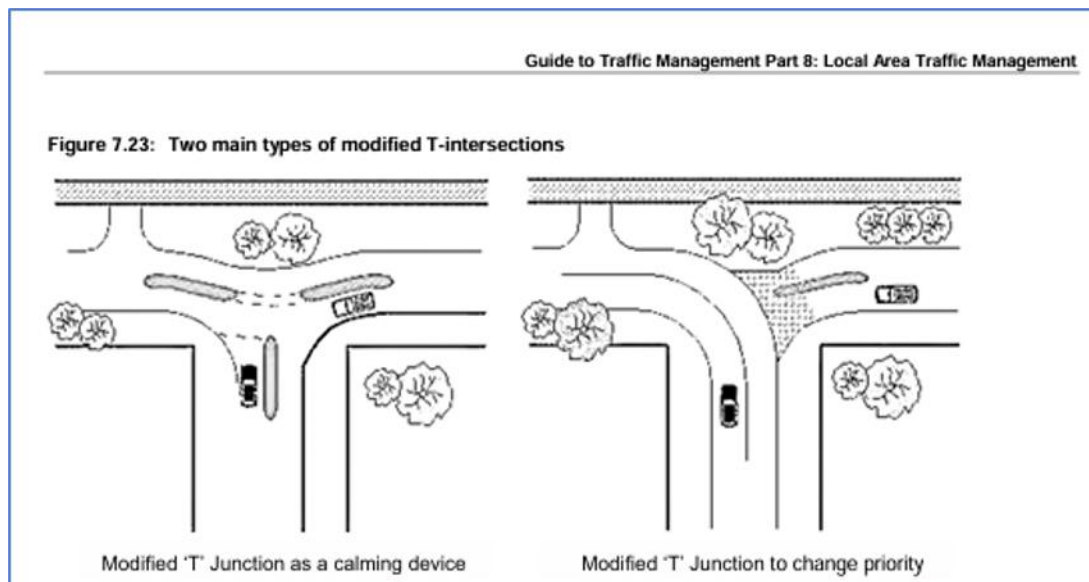
BACKGROUND & INTRODUCTION

KHOURI Consulting Engineers has reviewed the Main Roads Western Australia (MRWA) Heavy Vehicle Services (HVS) RAV Network and confirmed that Shamrock Road is approved as RAV 6 route, up to the intersection with Mitchell Street, while Yalgoo North Road is approved as a RAV 4 route. Consequently, maximum approved vehicle size on Yalgoo North Road, from Mitchell Street intersection, is 27.5 metres (RAV 4).

The difference in approved RAV access provides the basis for investigating an appropriate physical treatment at the intersection to discourage vehicles exceeding the approved RAV access for Yalgoo North Road from continuing onto Yalgoo North Road.

As discussed, a modified T-intersection treatment that changes the priority of movements through the intersection appears to be a suitable solution to investigate. This treatment is consistent with the

modified T-intersection arrangements illustrated in Figure 7.23 of *Austroads Guide to Traffic Management Part 8 – Local Area Traffic Management*.



The proposed treatment will be developed having regard to the approved RAV network, the operational requirements of the intersection, road user safety, vehicle swept paths, existing site constraints including the adjunct culvert and the potential for changes in traffic movements on the surrounding road network. In particular, consideration will be given to avoiding unintended diversion of heavy vehicles onto alternative local roads.

It is anticipated that the proposed change in intersection priority may require regulatory traffic control devices, such as Give Way or Stop signs and associated pavement markings. The applicable approval and authorisation requirements for the proposed signs and pavement markings will be confirmed with Main Roads Western Australia as part of the design process.

This proposal outlines our understanding of the project objectives and the proposed scope of services, design basis, project methodology, deliverables, programme, professional fees, assumptions and exclusions.

1. PROPOSED SCOPE OF WORKS:

The proposed scope of works includes:

- Development of a detailed design for the intersection of Mitchell Street, Shamrock Road and Yalgoo North Road to modify intersection priority and discourage the unauthorised use of Yalgoo North Road by RAVs exceeding the currently approved access arrangements.
- Assessment and design of a culvert replacement on Shamrock Road at approximately SLK 0.26, subject to confirmation of hydraulic requirements and existing site conditions.
- Preparation of a Design Report documenting the design inputs, investigations, assumptions, assessment and design development.
- Reference to applicable Construction Technical Specifications to inform construction requirements.
- Preparation of a Bill of Quantities (BoQ) to assist the Shire in developing a construction budget and/or preparing future construction tender documentation.
- Provision of a digital design data package, including electronic design models and CAD drawings, for construction purposes and the Shire's asset records.
- Preparation of a Safety in Design (SiD) register/report addressing reasonably foreseeable risks associated with the design and its construction, operation, maintenance and future modification, consistent with the designer duties under the Work Health and Safety Act 2020 (WA).

2. DESIGN BASIS

The detailed design will generally be undertaken with reference to the following, as applicable:

- Austroads Guides and associated technical guidance;
- Main Roads Western Australia standards, guidelines and specifications, including WA supplements to Austroads requirements;
- Applicable Main Roads WA Heavy Vehicle Services requirements and approved RAV access arrangements;
- Shire of Yalgoo engineering standards and requirements;
- Relevant Australian Standards, including applicable traffic control device standards;
- Work Health and Safety Act 2020 (WA);
- Work Health and Safety (General) Regulations 2022 (WA); and
- Australian Rainfall and Runoff 2019 (ARR2019), where applicable to the drainage assessment and design.

The design will also have regard to the existing road hierarchy, intersection operation, road user safety, heavy vehicle movements, available road reserve and existing site constraints.

3. PROPOSED PROJECT DELIVERY METHODOLOGY & DELIVERABLES

To provide an efficient design process while allowing appropriate opportunities for review and stakeholder input, the project is proposed to be delivered in two phases:

- PHASE 1 – Concept Design
- PHASE 2 – Final Issue for Construction (IFC) Design

3.1. PHASE 1 – Concept Design

The following activities are proposed:

- 3.1.1. Procure survey services
- 3.1.2. Detailed site survey
- 3.1.3. Dial Before You Dig (DBYD) / Before You Dig Australia (BYDA) service information review
- 3.1.4. Review survey and available existing information
- 3.1.5. Develop concept design model
- 3.1.6. Assess existing drainage capacity
- 3.1.7. Develop concept drainage arrangement
- 3.1.8. Undertake preliminary pavement design
- 3.1.9. Prepare Concept Design Drawings, anticipated to include:
 - General Arrangement / Concept Plan;
 - Vehicle turning swept paths;
 - Typical Sections; and
 - Concept Signs and Pavement Markings Plan for MRWA review, where required.
- 3.1.10. Prepare Concept Bill of Quantities
- 3.1.11. Prepare Concept Design Report
- 3.1.12. Prepare preliminary Safety in Design (SiD) register

- **Hold Point 1 – MRWA review**

The Concept Signs and Pavement Markings Plan will be referred to MRWA for review/approval where required by the applicable statutory or delegated approval arrangements.

- **Hold Point 2 – Shire review**

The complete Concept Design Package will be provided to the Shire for review and comment prior to progressing to detailed design.

3.2. PHASE 2 – Final IFC Design:

Following satisfactory completion of Phase 1 and incorporation of agreed review comments, the following activities are proposed:

- 3.2.1. Final design model
- 3.2.2. Final drainage design
- 3.2.3. Final Design Drawings, anticipated to include:
 - General Notes and Key Plan;
 - Typical Sections;
 - General Arrangement Plan;
 - Kerb Set-out Plan;
 - Plan and Profile;
 - Annotated Cross-sections;
 - Culvert Details;
 - Utility Services Plan identifying known service and potential conflicts;
 - Final Signs and Pavement Markings Plan for MRWA approval, where required.
- 3.2.4. Final Bill of Quantities
- 3.2.5. Final Design Report
- 3.2.6. Final Safety in Design (SiD) Report/Register
- 3.2.7. Full Digital Design Data Package, including electronic design model and CAD drawings.

- **Hold Point 3 – MRWA**

Review and approval of the Final Signs and Pavement Markings Plan, where required.

3.3. Design Hold Points

The project is proposed to include three formal hold points:

- **Hold Point 1 – MRWA:** Review of the Concept Signs and Pavement Markings Plan, where required.
- **Hold Point 2 – Shire of Yalgoo:** Review and acceptance of the Concept Design Package.
- **Hold Point 3 – MRWA:** Review and approval of the Final Signs and Pavement Markings Plan, where required.

Comments and amendments arising from the hold points will be incorporated into the subsequent design phase, where applicable. This approach is intended to identify and resolve key issues early in the design process and minimise the potential for rework during final design.

4. PROPOSED PROJECT TIMELINE

Subject to the timely receipt of required information, completion of the survey, availability of existing services information and timely receipt of review comments from the Shire and MRWA, the detailed design is anticipated to be completed within approximately 2 months from commencement.

For the purpose of this proposal, an allowance of approximately six weeks has been included for Shire and MRWA review processes.

The programme will be reviewed following completion of the initial survey and confirmation of the applicable MRWA review/approval pathway.

5. FEES & CLIENTS' ACCEPTANCE

KHOURI Consulting Engineers proposes a **Lump Sum Fee of \$33,530 + GST** to complete the scope of services outlined in this proposal.

The lump sum includes a fee of **\$ 4,650 for survey services**.

The proposed fee is apportioned as follows:

	KHOURI FEES	SURVEYOR	TOTAL (+GST)
Phase 1 – Concept Design	\$13,300		\$13,300
Phase 2 – Final / IFC Design	\$15,580		\$15,580
Survey		\$4,650	\$4,650
	\$28,880	\$4,650	\$33,530

This Fee Proposal is valid for 30 days from the above Proposal Date.

6. EXCLUSIONS & ASSUMPTIONS:

In addition to the assumptions adopted in developing the proposed project programme, the following assumptions and exclusions apply.

6.1. Geotechnical Testing

- No geotechnical investigation or testing has been included in this proposal.
- Pavement design will be based on assumed subgrade conditions considered representative of the locality unless suitable geotechnical information is provided by the Shire.
- If actual ground conditions differ materially from those assumed, additional investigation and/or redesign may be required and may constitute a variation to the agreed scope and fee.

6.2. Traffic Volumes

- Unless suitable traffic data is provided by the Shire, pavement design will be based on assumed traffic volumes and heavy vehicle loading appropriate to the available information.
- Detailed traffic counts or traffic modelling have not been included in this proposal.

6.3. Existing Services

- Existing underground service information will be based on available survey information and BYDA information.
- Verification of service locations and depths by potholing, non-destructive excavation, ground penetrating radar or similar investigation is excluded.
- The design will rely on available service information provided by others. KHOURI Consulting Engineers accepts no responsibility for the accuracy or completeness of third-party utility information.
- Design and coordination of utility relocations, if required, are excluded.

6.4. Environmental and Cultural Heritage

- Environmental and Cultural Heritage investigations, assessments and approvals are excluded.

6.5. Cost Estimates

- A Bill of Quantities is included to assist with construction budgeting and/or tender preparation.
- A separate Engineer's Estimate or detailed construction cost estimate is not included.

6.6. Lighting

- Road and intersection lighting design is excluded.

6.7. Drainage

- Hydraulic assessment and design will be limited to the immediate intersection/drainage infrastructure and the localised contributing catchment.

- Detailed catchment-wide drainage modelling or broader flood studies are excluded unless specifically agreed as an additional service.

6.8. Approvals and External Agencies

- The proposal includes preparation and referral of the Signs and Pavement Markings Plans to MRWA for review/approval where required.
- The proposal allows for reasonable review comments associated with the proposed design.
- Additional design iterations arising from significant changes to the project brief, changes in statutory requirements, or requirements outside the agreed scope may constitute a variation.

6.9. Construction Phase Services

- Construction supervision, contract administration, site inspections during construction, certification of completed works and as-constructed surveys are excluded unless separately agreed.

7. LIABILITY LIMITATION CLAUSE:

	Professional Indemnity	Public & Product Liability
Insurer	DUAL Australia Pty Ltd	QBE Insurance (Australia) Limited
Policy Number	S0B/66431/000/26/P	118U612487BPK
Amount	\$2,000,000 any one claim and \$4,000,000 in the aggregate during the insurance period	\$20,000,000

It is a condition of this Proposal and the provision of the Professional Indemnity Insurance identified above that KHOURI Consulting Engineers' total liability arising out of or in connection with its Services and this Project will be limited to the level of Professional Indemnity Insurance specified above.

Any liability of KHOURI Consulting Engineers, however arising, will be reduced proportionally to the extent that the Client's act or omission caused or contributed to the relevant loss or damage.

KHOURI Consulting Engineers can offer Professional Indemnity Insurance at an increased level, subject to the requirements of its policy and insurer. Any increase in the required level of Professional Indemnity Insurance will require a corresponding adjustment to the professional fee.

CONCLUSION

KHOURI Consulting Engineers appreciates the opportunity to submit this proposal and we look forward to working collaboratively with the Shire of Yalgoo to develop a practical, safe, cost-effective and constructible solution that addresses the current heavy vehicle access issue while considering the broader operation of the local road network.

The proposed staged approach provides an opportunity to confirm the preferred intersection treatment, test the concept with the relevant stakeholders and address key design and approval matters before progressing to final construction documentation.

Please do not hesitate to contact me should you require any further information or wish to discuss the proposal or alternative approaches in more detail.

Kind regards,



Jorge El-Khoury
(MIEAust / CPEng / NER / RPEQ / RPE-Vic)
MANAGING DIRECTOR



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15 NOTICE OF MOTIONS

16 URGENT BUSINESS

17 MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC

18 NEXT MEETING

The next Ordinary Meeting of Council is due to be held in the Yalgoo Council Chamber on Friday 18th October 2026 commencing at 10:30am.

19 MEETING CLOSURE

There being no further business the Shire President declared the Ordinary meeting closed at.