



*A progressive, diverse and caring community,
with access to modern services and infrastructure,
in a unique part of the world*

Shire of Cuballing – Council Meeting

MINUTES

Held

Thursday 20th May 2026
3.00 pm
Cuballing CWA Hall

COUNCIL MEETING PROCEDURES

1. All Council meetings are open to the public, except for matters raised by Council under “Confidential Matters”.
2. Members of the public may ask a question at an ordinary Council meeting at “Public Question Time”.
3. Members of the public who are unfamiliar with meeting procedures are invited to seek advice at the meeting. If unsure about proceedings, just raise your hand when the Presiding Member announces Public Question Time.
4. All other arrangements are in accordance with the Council’s standing orders, policies and decisions of the Shire.

DISCLAIMER

No responsibility whatsoever is implied or accepted by the Shire of Cuballing for any act, omission or statement or intimation occurring during Council/Committee meetings or during formal/informal conversations with staff. The Shire of Cuballing disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council/Committee meetings or discussions. Any person or legal entity who acts or fails to act in reliance upon any statement does so at that person's or legal entity's own risk.

In particular, and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a licence, any statement or limitation of approval made by a member or officer of the Shire of Cuballing during the course of any meeting is not intended to be and is not taken as notice or approval from the Shire of Cuballing. The Shire of Cuballing warns that anyone who has an application lodged with the Shire of Cuballing must obtain and only should rely on WRITTEN CONFIRMATION of the outcome of that application and any conditions attaching to the decision made by the Shire of Cuballing in respect of the application.

Shire of Cuballing Strategic Community Plan 2023-2033

Our Heart, Our Home

VISION

A charming rural community, in a unique part of the world, growing and prospering while protecting its natural environment.

GOALS

Social

- ☑ A place where people of all ages, abilities and stages of life are active and connected.

Economic

- ☑ Business is thriving, with ample local employment, and opportunities for existing and new businesses to grow.

Natural Environment

- ☑ The natural environment is protected, enhanced, and managed, and enjoyed by locals, and proudly shared with visitors.

Built Environment

- ☑ People and goods can move easily in and around the Shire, which is well planned for community needs, respecting the past and building the future.

Governance

- ☑ Forward thinking leadership, which listens and responds to community needs, with transparent and accountable decision-making.

STRATEGIC PRIORITIES

Social

- ☑ Enhancing focus on emergency management (incl. dual use of Equestrian Centre for evacuation).
- ☑ Improving Cuballing Recreation Centre.
- ☑ Increasing community gatherings and spaces.

Economic

- ☑ Defining and developing Town Centres.
- ☑ Establishing a Light Industrial Area (LIA).
- ☑ Increasing tourism, particularly through trail development.
- ☑ Developing and promoting the equestrian sector.

Natural Environment

- ☑ Restoring the river at Popanyinning.
- ☑ Establishing Popanyinning wetlands.
- ☑ Reducing pests and weeds, working with Peel Harvey Catchment.
- ☑ Increasing native planting.

Built Environment

- ☑ Improving footpaths, linking aged units to Cuballing Town Centre.
- ☑ Upgrading major roads (esp. Wheatbelt Secondary Freight Network).
- ☑ Improving drainage.
- ☑ Increasing heritage protection and telling our story.

Governance

- ☑ Enhancing community information and engagement.

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1. DECLARATION OF OPENING/ ANNOUNCEMENT OF VISITORS:

Councillor Kowald declared the meeting open at 3.00pm

2. RECORD OF ATTENDANCE/ APOLOGIES/ LEAVE OF ABSENCE:

3.1.1 Attendance

Elected Members

Cr Adrian Kowald - President
Cr Robert Harris – Deputy President
Cr Scott Ballantyne
Cr Steve Sexton
Cr Matthew Dent
Cr Sarah Hawksley

Staff

Mr Chris Paget	Chief Executive Officer
Mrs Bronwyn Dew	Acting Deputy Chief Executive Officer
Mr Bruce Brennan	Manager of Works and Services

Visitors

Mr Brian Seale	Representative of District Health Advisory Committee
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3.1.2 Apologies

Nil

3.1.3 Leave of Absence

Nil

3. PUBLIC QUESTION TIME:

The Shire of Cuballing maintains a policy on the Management of Public Question Time. The policy is available in full in the Shire Policy Manual which can be found on the Shire's website:

www.cuballing.wa.gov.au

Some of the notable provisions are:

- 1 Persons are encouraged to provide a written copy of their question.
- 2 Public question time will be limited to two minutes per member of the public, with a limit of two questions per member of the public.
- 3 Statements are not to precede the asking of a question during public question time.
- 4 Public question time will be limited 15 minutes. It may be extended in intervals of up to ten minutes by resolution of the Council, but the total time allocated will not exceed forty-five (45) minutes in total.
- 5 Questions are to be directed to the Presiding Member and should be asked politely in good faith and are not to be framed in such a way as to reflect adversely or be defamatory on a particular Elected Member or Shire employee. The Presiding Member shall decide to:
 - Accept or reject any question and his/her decision is final.
 - Nominate a member of the Council and/or Shire employee to respond to the question.
 - Take a question on notice. In this case a written response will be provided as soon as possible and included in the agenda of the next Council meeting.
- 6 Where an elected member is of the opinion that a member of the public is:
 - asking a question at a Council meeting, that is not relevant to the operations of the Shire of Cuballing; or
 - making a statement during public question time.they may bring it to the attention of the meeting.
- 7 Questions and any response will be summarised and included in the minutes of the Council meeting.
- 8 Public Question Time should be used as a means to obtain information that would not be made available if it were sought from the Shire's records under *Section 5.94* of the *Local Government Act 1995* or the *Freedom of Information (FOI) Act 1992*.
- 9 Where the response to a question(s) would require a substantial commitment of the Shire's resources, the Chief Executive Officer (CEO) will determine that it is an unreasonable impost upon the Shire and refuse to provide it. The CEO will advise the member of the public that the information may be sought in accordance with the FOI Act 1992.
- 10 Responses to questions not submitted in writing are provided in good faith and as such, should not be relied upon as being either complete or comprehensive.

4.1 Response to Previous Questions Taken on Notice

Nil

4.2 Written Questions Provided in Advance

Nil

4.3 Public Questions from The Gallery

Mr Brian Seale addressed the meeting on behalf of the District Health Advisory Committee with information on the services the committee provide.

Mr Sewell advised the meeting that the committee meet once per month to discuss the needs of the community. There are currently 15 Councils serviced by the Narrogin Hospital and the committee would appreciate representation on the committee by a Councillor or interested community member from each of the Councils serviced. The committee work to provide ancillary services to the community, not emergency care. For example – skin checks, chemotherapy, geriatric services.

Mr Sewell left some information with the CEO for distribution, and departed the meeting at 3.13pm.

4. STANDING ORDERS:

COUNCIL RESOLUTION 2026/32:

That Standing Orders be suspended for the duration of the meeting to allow for greater debate on items.

Moved Cr Ballantyne Seconded Cr Sexton

CARRIED 6/0

For: Crs Kowald, Sexton, Dent, Hawksley, Harris and Ballantyne

Against: Nil

5. APPLICATIONS FOR LEAVE OF ABSENCE:

Nil

6. CONFIRMATION OF MINUTES:

6.1.1 Ordinary Meeting of Council held on Wednesday 23rd April 2026

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION 2026/33:

That the Minutes of the Ordinary Meeting of Council held on Wednesday 23rd April 2026 be confirmed as a true record of proceedings.

Moved Cr Dent

Seconded Cr Hawksley

CARRIED 6/0

For: Crs Kowald, Sexton, Dent, Hawksley, Harris and Ballantyne

Against: Nil

7. PETITIONS/DEPUTATIONS/PRESENTATIONS/ SUBMISSIONS:

Nil

8. DISCLOSURE OF FINANCIAL INTEREST:

DISCLOSURE OF FINANCIAL INTEREST AND PROXIMITY INTEREST

Members must disclose the nature of their interest in matters to be discussed at the meeting.

Employees must disclose the nature of their interest in reports or advice when giving the report or advice to the meeting.

Name	Item No	Interest	Nature
<i>Nil</i>			

DISCLOSURE OF INTEREST AFFECTING IMPARTIALITY

Members and staff must disclose their interest in matters to be discussed at the meeting in respect of which the Member or employee has given or will give advice.

Name	Item No	Interest	Nature
<i>Nil</i>			

9. REPORTS OF OFFICERS AND COMMITTEES:

9.1 DEPUTY CHIEF EXECUTIVE OFFICER:

9.1.1 List of Payments – April 2026

File Ref. No:	NA
Disclosure of Interest:	Nil
Date:	12 th May 2026
Author:	Careese Ranieri
Attachments:	9.1.1A List of Municipal Accounts 9.1.1B List of Credit Card Transactions 9.1.1C Petty Cash and Coles Card

Summary

Council is to review payments made under delegation in April 2026.

Background – Nil

Comment

Council is provided with details of payments and credit card transactions made during the month of April 2026 as listed in the attachments.

Strategic Implications – Nil

Statutory Environment – Nil

Policy Implications – Nil

Financial Implications – Nil

Economic Implication – Nil

Environmental Considerations – Nil

Consultation – Nil

Options

Council may resolve:

1. the Officer's Recommendation; or
2. to not note the list of accounts.

Voting Requirements – Simple Majority

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION 2026/34:

That Council receives:

- 1. the List of Accounts paid in April 2026 under delegated authority in accordance with Regulation 13(1) of the Local Government (Financial Management) Regulations 1996, including payments from Council's Municipal Fund totalling \$590,703.36 included at Attachment 9.1.1A.**
- 2. a summary of transactions completed on Credit Cards by Council Staff for the period ending 30th April 2026 included at Attachment 9.1.2B.**
- 3. a summary of transactions completed on Petty Cash for the period ending 30th April 2026.**

Moved Cr Ballantyne

Seconded Cr Harris

CARRIED 6/0

For: Crs Kowald, Sexton, Dent, Hawksley, Harris and Ballantyne

Against: Nil

9.1.1A List of Payments – April 2026

Chq/EFT	Date	Name	Description	Amount
861	01/04/2026	Police Licensing Payments	Police Licensing Payments	-1268.55
20415	02/04/2026	Synergy	Electricity Charges - 138 Campbell Street, Cuballing	-1295.99
EFT10457	02/04/2026	S W Young Farming Co	Purchase of 5,000m3 Gravel Ex Fairheads Roads Pit, for Youngs Pit	-11000.00
EFT10448	02/04/2026	Edge Planning & Property	Town Planning Consultancy Services 25/26 - February	-869.13
EFT10456	02/04/2026	Raymond Charles Roads	Refund	-100.00
EFT10449	02/04/2026	Fulford Earthmoving & Civil	Gravel Stockpiling 4500m3 In Patmore Pit for Springhill Road	-7920.00
20414	02/04/2026	Department Of Transport	Renewal 12 Months CN0	-461.70
EFT10459	02/04/2026	Whitford Fertilisers Narrogin	Use Of Weighbridge 25/26 - January	-110.00
EFT10450	02/04/2026	Great Southern Fuel Supplies	Bulk Diesel Fuel Delivery	-6592.51
861	02/04/2026	Police Licensing Payments	Police Licensing Payments	-203.55
EFT10458	02/04/2026	Wallis Computer Solutions	Supply Of New HP Docking Station for CEO	-428.00
EFT10452	02/04/2026	Kalexpress & Quality Transport	Monthly Freight Charges	-38.51
EFT10444	02/04/2026	Cannon Hygiene Australia Pty Ltd	Sanitary Bin Service – All Shire Properties	-2218.43
EFT10446	02/04/2026	Commodine Farms	Purchase Of 30,000m3 of Gravel from Burges Pit @\$2.40m3	-79200.00
EFT10451	02/04/2026	Great Southern Waste Disposal	Transfer Station Cuballing Bulk Pick Up	-456.00
EFT10445	02/04/2026	Cloud Collections Pty Ltd	Agents Service Fee, Solicitor Fee and Process Service Fee	-509.85
EFT10455	02/04/2026	Narrogin Tyrepower	Repair Tyre 0CN	-125.00
EFT10454	02/04/2026	Narrogin Packaging and Motorcycles & Accessories	Nova Cleaner, Revive Disinfectant, Boxes Hand Towels and Boxes Toilet Rolls	-588.44
EFT10441	02/04/2026	Allans Auto Electrics and Air Conditioning	find and fix air conditioner fault in CN2	-4919.75
EFT10442	02/04/2026	Bruce Brennan	Staff Reimbursement – Electricity	-150.04
EFT10453	02/04/2026	Metrocount	2 X 100m Rolls Road Tube	-1551.00
EFT10447	02/04/2026	Chrissie Maree Sleep	Refund	-100.00
EFT10443	02/04/2026	Best Office Systems	Monthly Photocopying Charges March 25/26	-574.95
861	07/04/2026	Police Licensing Payments	Police Licensing Payments	-79.60
DD5253.4	08/04/2026	Mercer Superannuation	Superannuation Contributions	-599.81
DD5253.2	08/04/2026	Aware Super Pty Ltd	Superannuation Contributions	-4529.98
DD5253.1	08/04/2026	Australian Super	Payroll Deductions	-2680.51
DD5253.3	08/04/2026	Matrix Superannuation	Superannuation Contributions	-299.58
DD5253.6	08/04/2026	MLC Super Fund	Superannuation Contributions	-1452.35
861	08/04/2026	Police Licensing Payments	Police Licensing Payments	-1442.05
DD5253.5	08/04/2026	Care Super	Superannuation Contributions	-298.70
DD5253.7	08/04/2026	Hostplus Super	Superannuation Contributions	-103.81
DD5253.9	08/04/2026	Rest	Superannuation Contributions	-235.98

DD5253.8	08/04/2026	Colonial First State	Superannuation Contributions	-379.64
861	09/04/2026	Police Licensing Payments	Police Licensing Payments	-461.70
861	10/04/2026	Police Licensing Payments	Police Licensing Payments	-784.30
DD5261.1	13/04/2026	National Australia Bank	Credit Card March 26	-5183.14
861	14/04/2026	Police Licensing Payments	Police Licensing Payments	-752.10
EFT10461	14/04/2026	Cloud Collections Pty Ltd	Debt Collection Charges	-404.25
EFT10462	14/04/2026	Corsign (WA) Pty Ltd	Signs And Posts for Directional Signs Cuballing East Wsf009	-3003.00
EFT10463	14/04/2026	Cuballing Roadhouse Restaurant & Lpo Pty Ltd	Monthly Account – March 2026	-432.90
EFT10469	14/04/2026	Warda Kadak	3 X Traffic Controllers X 2 Utes for Springhill Road	-8426.00
EFT10470	14/04/2026	Wheatbelt Strength & Conditioning	Exercise Classes Each Fortnight 25/26 - March 2026	-627.00
EFT10471	14/04/2026	Whitford Fertilisers Narrogin	Use Of Weighbridge 25/26 – Jul, Aug, Nov & Dec 25	-176.00
EFT10460	14/04/2026	Best Office Systems	Settings Fixed for ID Card Copy	-191.40
20416	14/04/2026	Synergy	Electricity Charges - 42 Austral Street, Cuballing (Shire Depot)	-3000.56
20418	14/04/2026	Shire Of Cuballing	Standpipe Charges	-5726.70
20417	14/04/2026	Shire Of Cuballing	Petty Cash March 26	-105.50
EFT10467	14/04/2026	Porter Consulting Engineers	Civil Engineering Consultancy Service for Proposal for Dn250 Water Main Undergrounding on Ridley St Off Road Parking Project	-2821.50
EFT10466	14/04/2026	Peter John Denton	Art Classes 2025/2026 – March, Art Supplies Included	-500.00
EFT10468	14/04/2026	Parrys Narrogin	Uniforms for Outside Workers	-305.15
EFT10464	14/04/2026	Lynka Rec	Playground Construction as Per Design and Quote - 30% Deposit	-39042.76
EFT10465	14/04/2026	Narrogin Tyrepower	Repair To Rear Tyre Isuzu D-max CN1	-65.00
861	15/04/2026	Police Licensing Payments	Police Licensing Payments	-4215.60
DD5235.1	16/04/2026	Australian Communications And Media Authority	Annual Fee 25/26 - Mount Shaddick	-118.00
DD5268.3	16/04/2026	Telstra	Harvest Ban - March 2026	-153.90
861	16/04/2026	Police Licensing Payments	Police Licensing Payments	-3234.95
861	17/04/2026	Police Licensing Payments	Police Licensing Payments	-1636.25
861	20/04/2026	Police Licensing Payments	Police Licensing Payments	-411.10
861	21/04/2026	Police Licensing Payments	Police Licensing Payments	-62.40
DD5277.5	22/04/2026	Care Super	Superannuation Contributions	-341.53
DD5277.3	22/04/2026	Matrix Superannuation	Superannuation Contributions	-311.37
861	22/04/2026	Police Licensing Payments	Police Licensing Payments	-393.00
DD5277.9	22/04/2026	Rest	Superannuation Contributions	-235.98
DD5277.4	22/04/2026	Mercer Superannuation	Superannuation Contributions	-599.81
DD5277.7	22/04/2026	Hostplus Super	Superannuation Contributions	-137.94
DD5277.8	22/04/2026	Colonial First State	Superannuation Contributions	-379.64
DD5277.2	22/04/2026	Aware Super Pty Ltd	Superannuation Contributions	-4734.17
DD5277.1	22/04/2026	Australian Super	Payroll Deductions	-2824.60

DD5277.6	22/04/2026	MLC Super Fund	Superannuation Contributions	-1456.11
EFT10488	23/04/2026	Moore Australia (WA) Pty Ltd	Nuts & Bolts Training for Finance Officer	-1485.00
EFT10489	23/04/2026	Narrogin Cabinetmakers	Supply & Install New Commercial-Grade Kitchen	-28682.50
EFT10491	23/04/2026	Narrogin Embroidery	Embroidery for Depot Work Shirts	-45.00
EFT10492	23/04/2026	Narrogin Glass & Quickfit Windscreens & Narrogin Window Tinting	Supply And Install 2 X Security Screens	-810.96
EFT10481	23/04/2026	Landgate	Interim Rating Rolls – UV Schedule	-96.96
EFT10493	23/04/2026	Narrogin Tyrepower	2 X New Steer Tyres Fitted and Balanced for Toyota Bus	-842.00
EFT10473	23/04/2026	Careese Ranieri	Reimbursement – Training Expenses	-65.92
EFT10482	23/04/2026	Lg Corporate Solutions Pty Ltd	Set Up 25/26 Budget Review Template Conduct 25/26 Budget Review and Update Document	-24942.51
EFT10472	23/04/2026	Burgess Rawson (WA) Pty Ltd	Water Consumption - Cuballing War Memorial	-490.36
EFT10490	23/04/2026	Nigel Ross Lange	Refund	-233.00
EFT10479	23/04/2026	Great Southern Waste Disposal	Rubbish Removal – March 26	-9299.92
EFT10474	23/04/2026	Corsign (WA) Pty Ltd	1 X First Aid Sign 1 X Fire Extinguisher Sign	-218.35
EFT10478	23/04/2026	Great Southern Fuel Supplies	Bulk Diesel Fuel Delivery	-19727.05
EFT10494	23/04/2026	Power Networkx	Telstra Internet Fibre Network 25/26 - April 2026	-416.90
861	23/04/2026	Police Licensing Payments	Police Licensing Payments	-554.00
EFT10487	23/04/2026	Melchiorre Plumbing and Gas	Install Sinks and New Drainage to Cuballing Hall New Kitchen	-1396.27
EFT10484	23/04/2026	Mcleods Lawyers	Legal Fees & Representation at Court	-924.00
EFT10486	23/04/2026	Mcdougall Weldments	Monthly Account - Pipe and Fabricate Auger Barrel	-246.96
EFT10496	23/04/2026	Sheep Dip WA Pty Ltd	Fix Fence on Stratherne Rd and Re-situate on line of boundary	-836.00
EFT10475	23/04/2026	Cuballing Windscreens, Panel, Paint And Towing	Replace Front Driver Seat in Ford Ranger	-645.15
EFT10476	23/04/2026	Edge Planning & Property	Town Planning Consultancy Services 25/26 - March 26	-1076.07
EFT10495	23/04/2026	Southwest Fire Unit Fabrications	Adaptors And Fittings for Fire Truck	-1100.00
EFT10483	23/04/2026	Local Government Professionals Australia WA	Governance Training – Project Office	-935.00
EFT10477	23/04/2026	FarmWorks Narrogin	2 X Bundles Of 45 X 117 Fence Droppers	-458.00
20419	23/04/2026	Synergy	Electricity Charges - Street Lights	-725.03
EFT10501	23/04/2026	Zircodata Pty Ltd	Monthly Archive Storage Fees 25/26 - March	-32.60
20420	23/04/2026	Water Corporation	Water Charges - Standpipe at Austral Street,	-4109.19
DD5268.2	23/04/2026	Telstra	Mobile Charges = May 26	-408.92
EFT10497	23/04/2026	Tutt Bryant Equipment	1 X New BT 65 Jumping Jack Tamper	-4647.50
EFT10498	23/04/2026	Wallis Computer Solutions	Spare Docking Station - Assistance with Set Up and Delivery	-1012.00

EFT10500	23/04/2026	Wheatbelt Strength & Conditioning	Underpayment on original invoice as issued incorrect invoice amount.	-165.00
EFT10499	23/04/2026	Westrac	2,000hr Service for CS68b Smooth Drum Roller	-2581.96
DD5268.4	24/04/2026	Telstra	Sign Board Charges – May 26	-7.92
861	24/04/2026	Police Licensing Payments	Police Licensing Payments	-32.00
861	28/04/2026	Police Licensing Payments	Police Licensing Payments	-741.15
EFT10502	29/04/2026	Metric Fencing	Fencing Materials for Yornaning Dam Playground	-5367.00
861	29/04/2026	Police Licensing Payments	Police Licensing Payments	-4303.65
EFT10503	30/04/2026	Great Southern Fuel Supplies	Bulk Diesel Fuel Delivery 25/26	-5278.02
861	30/04/2026	Police Licensing Payments	Police Licensing Payments	-1639.20
Total				-352617.74

9.1.1B List of April 2026 Credit Card Transactions

	Name	Description	Amount
2/04/2026	Flag World	New Flag for ANZAC Day	\$ 178.77
7/04/2026	Pivotel	Tracks Spotting for Works Crew	\$ 93.00
8/04/2026	United Fuel	Fuel for CEO Vehicle	\$ 99.23
9/04/2026	Booking.com	Accommodation for Rates Officer for Nuts-and-Bolts Course	\$ 200.06
10/04/2026	Muchea Tree Farm	Plants for Ridley Street	\$ 508.83
13/04/2026	JB HI FI Bunbury	HDMI and Ethernet cable for projector and Laptop Charger	\$ 143.95
15/04/2026	EFTSURE	Creditor Monthly Subscription Fee	\$ 676.50
15/04/2026	Coles Narrogin	Groceries for WALGA meeting and Items for the Shire Office	\$ 357.05
15/04/2026	The Reject Shop	Materials for the Shire Office and the Cuballing Hall. Material for the WALGA meeting	\$ 188.95
15/04/2026	Thing-a-me-Bobs	Stationary for WALGA Meeting	\$ 18.97
16/04/2026	More Telecom	Internet for CEO Residence - Monthly	\$ 94.00
16/04/2026	Narrogin Hire service and Reticulation	Coffee for Shire Depot	\$ 85.00
16/04/2026	Narrogin Hire service and Reticulation	Teaspoons and Takeaway Containers - WALGA Meeting	\$ 23.75
17/04/2026	Supercheap Auto	Roof rack for MWS Vehicle for Light installation	\$ 322.97
17/04/2026	Coles Narrogin	Groceries for WALGA Meeting	\$ 263.87
17/04/2026	PFD Foods	Deserts for WALGA Meeting	\$ 165.15
17/04/2026	The Reject Shop	Materials for Ag Hall	\$ 35.00
20/04/2026	Starlink	Internet for the Popanyinning School	\$ 139.00
20/04/2026	Narrogin News Agency	Stationary for WALGA Meeting	\$ 54.44
20/04/2026	Narrogin Fruit Market	Fruit Salad for WALGA Meeting	\$ 23.90
20/04/2026	Coles Narrogin	Toilet Brush for Ag Hall and Refreshments for WALGA meeting	\$ 184.60
21/04/2026	Booking.com	Accommodation for Finance Training - Finance Officer	\$ 210.00

21/04/2026	Good Sportsman Marketing	Monthly Charge	\$ 27.99
21/04/2026	NAB	International Transaction Fee	\$ 0.84
23/04/2026	Soltoggio Bros	Parts for Community Bus - CN2292	\$ 110.00
23/04/2026	Jaycar	USB Adapter for CN 0	\$ 44.90
24/04/2026	Total Tools	Concrete Lifting Clutch	\$ 140.00
27/04/2026	Booking.com	Refund as Accommodation Cancelled	-\$ 210.00
28/04/2026	NAB	Annual Fee	\$ 60.00
28/04/2026	NAB	Annual Fee	\$ 60.00
28/04/2026	NAB	Annual Fee	\$ 60.00
Total			\$ 4,360.72

9.1.1C List of April 2026 Petty Cash Transactions

	Refreshments	Aus Day	Shire Office	Admin Other	Popo School	
Item Description	1041050	CE26	J4114	1042390	J198	Total
Groceries			48.35			48.35
Misc(Cleaning supplies)			49.75			49.75
Stationary/Postage						
Materials			35.30			35.30
					Total	\$133.40

9.1.3 Statement of Financial Activity – April 2026

Applicant: N/A
File Ref. No: ADM214
Disclosure of Interest: Nil
Date: 10th April 2026
Author: Bronwyn Dew – Acting Deputy Chief Executive Officer
Attachments: 9.1.2A Statement of Financial Activity March 2026

Summary

For Council to receive the Statement of Financial Activity for April 2026.

Background

As per the Financial Management Regulation 34 each Local Government is to prepare each month a statement of financial activity reporting on the sources and applications of funds, as set out in the annual budget under regulation 22(1) (d), for that month with the following detail.

- The annual budget estimates, including budget amendments.
- The operating revenue, operating income, and all other income and expenses,
- Any significant variations between year-to-date income and expenditure and the relevant budget provisions to the end of the relevant reporting period,
- Identify any significant areas where activities are not in accordance with budget estimates for the relevant reporting period,
- Provide likely financial projections through to 30th 2026 for those highlighted significant variations and their effect on the end of year result,
- Include an operating statement, and
- Any other required supporting notes.

Comment

Nil

Strategic Implications – Nil

Statutory Environment – Nil

Policy Implications – Nil

Financial Implications – Nil

Consultation

Martin Whitely – LG Corporate Solutions

Voting Requirements

Simple Majority

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION 2026/35:

That the Statement of Financial Activity for the Shire of Cuballing for period ending 30th April 2026 be received.

Moved Cr Ballantyne

Seconded Cr Hawksley

CARRIED 6/0

For: Crs Kowald, Sexton, Dent, Hawksley, Harris and Ballantyne

Against: Nil

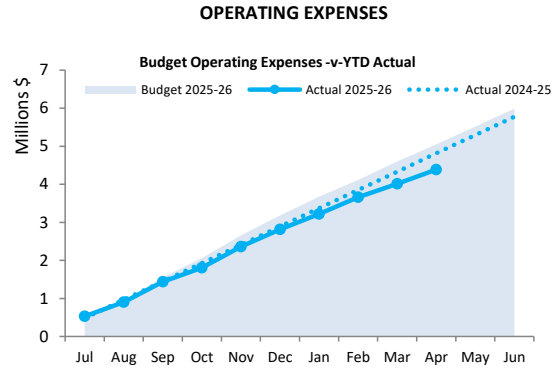
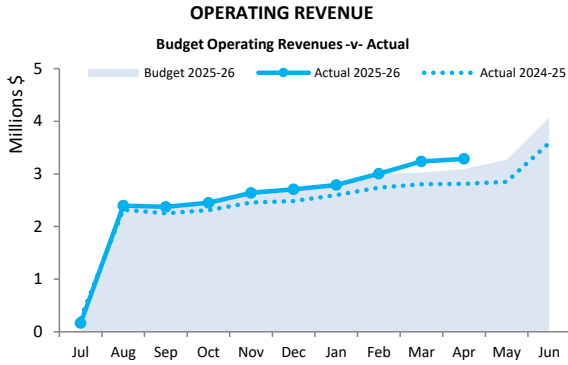
SHIRE OF CUBALLING
MONTHLY FINANCIAL REPORT
(Containing the Statement of Financial Activity)
For the period ending 30 April 2026

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

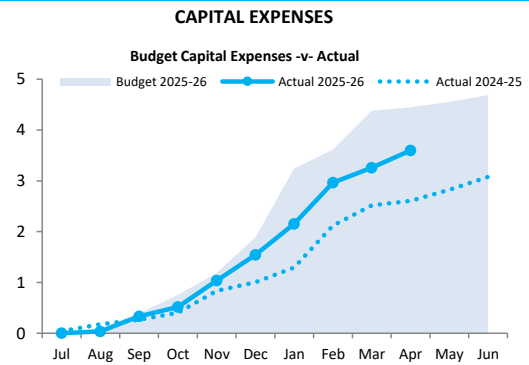
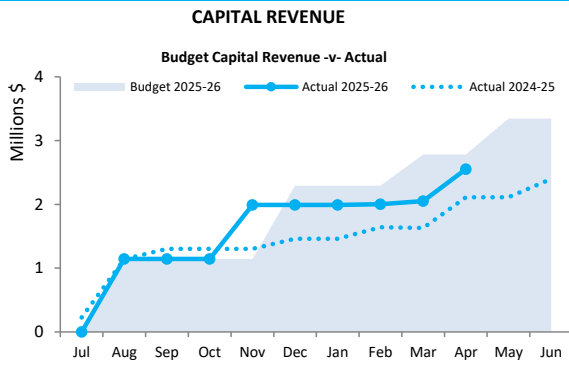
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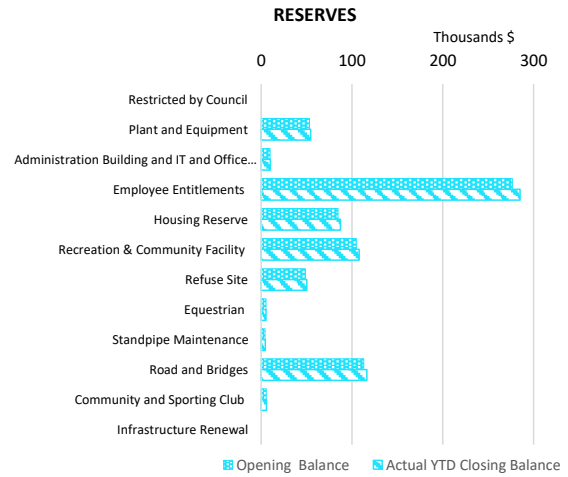
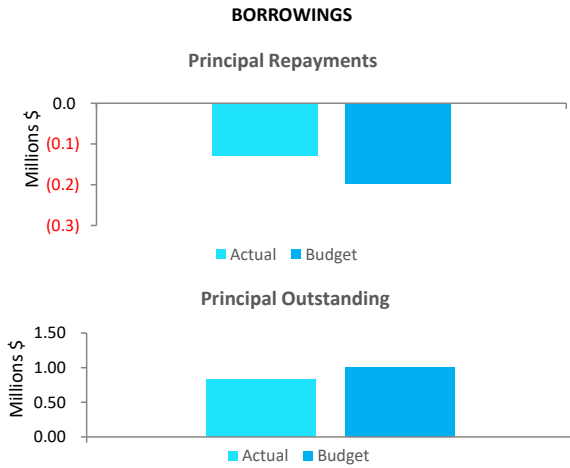
OPERATING ACTIVITIES



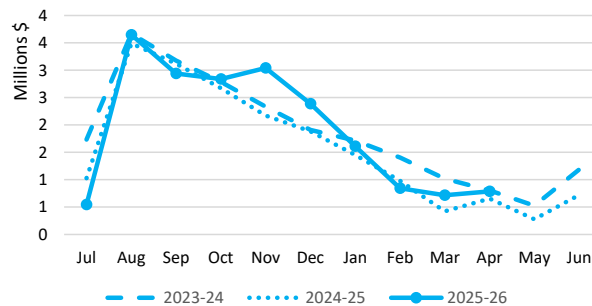
INVESTING ACTIVITIES



FINANCING ACTIVITIES



Closing funding surplus / (deficit)



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

Funding surplus / (deficit) Components

Funding surplus / (deficit)				
	Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
Opening	\$0.53 M	\$0.53 M	\$0.62 M	\$0.10 M
Closing	\$0.00 M	(\$1.09 M)	\$0.79 M	\$1.87 M

Refer to Statement of Financial Activity

Cash and cash equivalents		
	\$	% of total
Unrestricted Cash	\$0.65 M	43.4%
Restricted Cash	\$0.85 M	56.6%

Refer to Note 2 - Cash and Financial Assets

Payables		
	\$	% Outstanding
Trade Payables	\$0.07 M	
0 to 30 Days		93.7%
Over 30 Days		6.3%
Over 90 Days		6.3%

Refer to Note 5 - Payables

Receivables		
	\$	% Collected
Rates Receivable	\$0.04 M	96.3%
Trade Receivable	\$0.15 M	% Outstanding
Over 30 Days		6.6%
Over 90 Days		\$. M

Refer to Note 3 - Receivables

Key Operating Activities

Amount attributable to operating activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$0.85 M	\$0.37 M	\$1.26 M	\$0.89 M

Refer to Statement of Financial Activity

Rates Revenue		
	\$	% Variance
YTD Actual	\$1.88 M	
YTD Budget	\$1.84 M	2.2%

Refer to Statement of Financial Activity

Operating Grants and Contributions		
	\$	% Variance
YTD Actual	\$0.88 M	
YTD Budget	\$0.75 M	17.5%

Refer to Note 11 - Operating Grants and Contributions

Fees and Charges		
	\$	% Variance
YTD Actual	\$0.42 M	
YTD Budget	\$0.36 M	15.5%

Refer to Statement of Financial Activity

Key Investing Activities

Amount attributable to investing activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$1.24 M)		(\$0.95 M)	(\$0.95 M)

Refer to Statement of Financial Activity

Proceeds on sale		
	\$	%
YTD Actual	\$0.10 M	
Amended Budget	\$0.10 M	2.1%

Refer to Note 6 - Disposal of Assets

Asset Acquisition		
	\$	% Spent
YTD Actual	\$3.60 M	
Amended Budget	\$4.69 M	(23.2%)

Refer to Note 7 - Capital Acquisitions

Capital Grants		
	\$	% Received
YTD Actual	\$2.55 M	
Amended Budget	\$3.34 M	(23.7%)

Refer to Note 7 - Capital Acquisitions

Key Financing Activities

Amount attributable to financing activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$0.14 M)	(\$0.42 M)	(\$0.15 M)	\$0.27 M

Refer to Statement of Financial Activity

Borrowings	
Principal repayments	\$0.13 M
Interest expense	(\$0.02 M)
Principal due	\$0.83 M

Refer to Note 8 - Borrowings

Reserves	
Reserves balance	\$0.73 M
Interest earned	\$0.02 M

Refer to Note 9 - Cash Reserves

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

**KEY TERMS AND DESCRIPTIONS
FOR THE PERIOD ENDED 30 APRIL 2026**

NATURE OR TYPE DESCRIPTIONS

REVENUE

RATES

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

OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Refers to all amounts received as grants, subsidies and contributions that are not non-operating grants.

NON-OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Amounts received specifically for the acquisition, construction of new or the upgrading of identifiable non financial assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

REVENUE FROM CONTRACTS WITH CUSTOMERS

Revenue from contracts with customers is recognised when the local government satisfies its performance obligations under the contract.

FEES AND CHARGES

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

SERVICE CHARGES

Service charges imposed under *Division 6 of Part 6 of the Local Government Act 1995*. *Regulation 54 of the Local Government (Financial Management) Regulations 1996* identifies these as television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges.

INTEREST EARNINGS

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

OTHER REVENUE / INCOME

Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates, reimbursements etc.

PROFIT ON ASSET DISPOSAL

Excess of assets received over the net book value for assets on their disposal.

EXPENSES

EMPLOYEE COSTS

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

MATERIALS AND CONTRACTS

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

UTILITIES (GAS, ELECTRICITY, WATER)

Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

INSURANCE

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

LOSS ON ASSET DISPOSAL

Shortfall between the value of assets received over the net book value for assets on their disposal.

DEPRECIATION ON NON-CURRENT ASSETS

Depreciation expense raised on all classes of assets.

INTEREST EXPENSES

Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

OTHER EXPENDITURE

Statutory fees, taxes, allowance for impairment of assets, member's fees or State taxes. Donations and subsidies made to community groups.

STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2026

BY NATURE OR TYPE

	Ref Note	Amended Budget (a)	YTD Budget (b)	YTD Actual (c)	Variance \$ (c) - (b)	Variance % ((c) - (b))/(b)	Var.
		\$	\$	\$	\$	%	
Opening funding surplus / (deficit)	1(c)	528,029	528,029	624,622	96,593	18.29%	▲
Revenue from operating activities							
Rates		1,839,478	1,839,478	1,880,420	40,942	2.23%	
Rates (excluding general rate)		701	701	0	(701)	(100.00%)	
Operating grants, subsidies and contributions	11	1,671,139	745,596	875,844	130,248	17.47%	▲
Fees and charges		396,374	361,693	417,600	55,907	15.46%	▲
Interest earnings		90,700	75,570	44,825	(30,745)	(40.68%)	▼
Other revenue		69,770	58,110	60,097	1,987	3.42%	
Profit on disposal of assets	6	8,000	8,000	6,214	(1,786)	(22.33%)	
		4,076,162	3,089,148	3,285,000	195,852	6.34%	
Expenditure from operating activities							
Employee costs		(1,304,853)	(1,086,940)	(844,749)	242,191	22.28%	▲
Materials and contracts		(1,350,489)	(1,166,654)	(695,899)	470,755	40.35%	▲
Utility charges		(174,753)	(134,550)	(130,648)	3,902	2.90%	
Depreciation on non-current assets		(2,808,152)	(2,340,000)	(2,374,271)	(34,271)	(1.46%)	
Interest expenses		(45,978)	(31,798)	(22,151)	9,647	30.34%	▲
Insurance expenses		(238,568)	(238,568)	(255,214)	(16,646)	(6.98%)	
Other expenditure		(59,466)	(48,205)	(58,649)	(10,444)	(21.67%)	▼
Loss on disposal of assets	6	(9,000)	(9,000)	(4,600)	4,400	48.89%	
		(5,991,259)	(5,055,715)	(4,386,181)	669,534	(13.24%)	
Non-cash amounts excluded from operating activities	1(a)	2,767,400	2,341,000	2,362,727	21,727	0.93%	
Amount attributable to operating activities		852,303	374,433	1,261,546	887,113	236.92%	
Investing activities							
Proceeds from non-operating grants, subsidies and contributions	12	3,344,919	2,783,370	2,551,148	(232,222)	(8.34%)	
Proceeds from disposal of assets	6	96,000	96,000	98,014	2,014	2.10%	
Fair value adjustments to financial assets at fair value	8	0	0	0	0	0.00%	
Payments for property, plant and equipment and infrastructure	7	(4,685,371)	(4,449,304)	(3,596,978)	852,326	19.16%	▲
Amount attributable to investing activities		(1,244,452)	(1,569,934)	(947,816)	622,118	(39.63%)	
Financing Activities							
Proceeds from new debentures	8	250,000	(250,000)	0	250,000	(100.00%)	
Transfer from reserves	9	50,000	0	0	0	0.00%	
Repayment of debentures	8	(198,381)	(150,248)	(128,441)	21,807	14.51%	▲
Transfer to reserves	9	(237,499)	(18,720)	(21,407)	(2,687)	(14.35%)	
Amount attributable to financing activities		(135,880)	(418,968)	(149,848)	269,120	(64.23%)	
Closing funding surplus / (deficit)	1(c)	0	(1,086,440)	788,504	1,874,944	172.58%	

KEY INFORMATION

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

Refer to Note 15 for an explanation of the reasons for the variance.

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

BASIS OF PREPARATION

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

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

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the Shire to measure any vested improvements at zero cost.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

THE LOCAL GOVERNMENT REPORTING ENTITY

All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements. A separate statement of those monies appears at Note 13 to these financial statements.

SIGNIFICANT ACCOUNTING POLICES

CRITICAL ACCOUNTING ESTIMATES

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

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

The balances, transactions and disclosures impacted by accounting estimates are as follows:

- estimation of fair values of certain financial assets
- estimation of fair values of fixed assets shown at fair value
- impairment of financial assets

GOODS AND SERVICES TAX

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

ROUNDING OFF FIGURES

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

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 11 March 2025

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2026**

(a) Non-cash items excluded from operating activities

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

	Notes	Amended Budget	YTD Budget (a)	YTD Actual (b)
Non-cash items excluded from operating activities				
		\$	\$	\$
Adjustments to operating activities				
Less: Profit on asset disposals	6	(8,000)	(8,000)	(6,214)
Less: Movement in liabilities associated with restricted cash		(41,752)	0	8,526
Movement in pensioner deferred rates (non-current)		0	0	(18,456)
Add: Loss on asset disposals	6	9,000	9,000	4,600
Add: Depreciation on assets		2,808,152	2,340,000	2,374,271
Total non-cash items excluded from operating activities		2,767,400	2,341,000	2,362,727

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

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

		Amended Budget Opening 30 June 2025	Last Year Closing 30 June 2025	Year to Date 30 April 2026
Adjustments to net current assets				
Less: Reserves - restricted cash	9	(893,562)	(706,061)	(727,468)
Add: Borrowings	8	229,369	176,573	48,132
Add: Provisions employee related provisions	10	234,901	276,652	285,178
Total adjustments to net current assets		(429,292)	(252,836)	(394,158)

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

Current assets

Cash and cash equivalents	2	1,105,754	1,403,040	1,495,201
Rates receivables	3	149,928	95,507	40,577
Receivables	3	0	23,239	147,468
Other current assets	4	45,284	118,736	91,131
Less: Current liabilities				
Payables	5	(331,374)	(263,255)	(227,719)
Borrowings	8	(229,369)	(176,573)	(48,132)
Contract liabilities	10	(116,006)	(126,627)	(119,253)
Provisions	10	(194,925)	(196,609)	(196,609)
Less: Total adjustments to net current assets	1(b)	(429,292)	(252,836)	(394,158)
Closing funding surplus / (deficit)		0	624,622	788,504

CURRENT AND NON-CURRENT CLASSIFICATION

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

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2026**

**OPERATING ACTIVITIES
NOTE 2
CASH AND FINANCIAL ASSETS**

Description	Classification	Unrestricted	Restricted	Total Cash	Trust	Institution	Interest Rate	Maturity Date
		\$	\$	\$	\$			
Municipal Cash at Bank		605,891	119,253	725,144	0	NAB	TBA	N/A
Municipal Cash Investments (Online and at call account)		41,890	0	41,890	0	NAB	TBA	N/A
Investment Account - Restricted Funds		0	0	0	0	NAB	TBA	N/A
Investment Account - Unrestricted Funds		(1)	727,468	727,467	0	NAB	TBA	N/A
Petty Cash		700	0	700	0	N/A	N/A	N/A
Total		648,480	846,721	1,495,201	0			
Comprising								
Cash and cash equivalents		648,480	846,721	1,495,201	0			
		648,480	846,721	1,495,201	0			

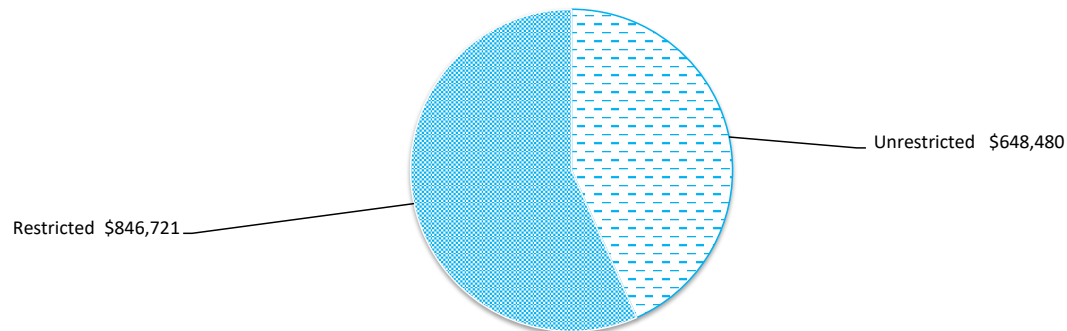
KEY INFORMATION

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

The local government classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 4 - Other assets.



NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2026

OPERATING ACTIVITIES
NOTE 4
OTHER CURRENT ASSETS

	Opening Balance 1 July 2025	Asset Increase	Asset Reduction	Closing Balance 30 April 2026
Other current assets	\$	\$	\$	\$
Inventory				
Fuel	11,419	0	0	11,419
Other Assets				
Prepayments	5,469	0	(5,469)	0
Accrued income	22,136	0	(22,136)	0
Contract assets				
Contract assets	79,712	0	0	79,712
Total other current assets	118,736	0	(27,605)	91,131

Amounts shown above include GST (where applicable)

KEY INFORMATION

Inventory

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2026**

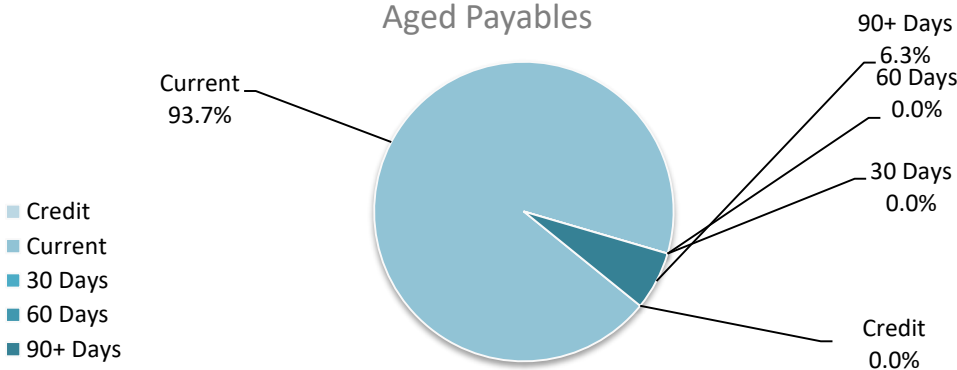
**OPERATING ACTIVITIES
NOTE 5
PAYABLES**

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Payables - general	0	62,880	0	0	4,228	67,108
Percentage	0%	93.7%	0%	0%	6.3%	
Balance per trial balance						
Sundry creditors						67,109
ATO liabilities						102,413
Bonds & Deposits						7,913
Prepaid Rates						53,367
Total payables general outstanding						227,719

Amounts shown above include GST (where applicable)

KEY INFORMATION

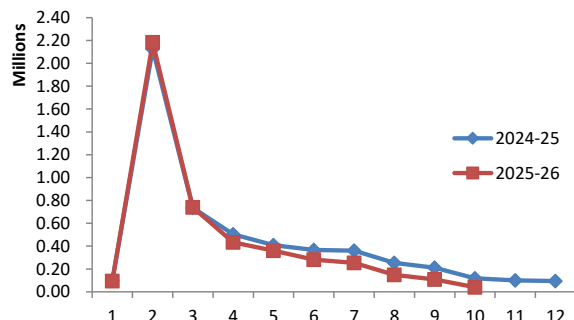
Trade and other payables represent liabilities for goods and services provided to the Shire prior to the end of the period that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.



NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2026

OPERATING ACTIVITIES
NOTE 3
RECEIVABLES

Rates receivable	30 June 2025	30 Apr 2026
	\$	\$
Opening arrears previous years	173,082	99,902
Levied this year	1,831,638	1,880,420
Less - collections to date	(1,871,373)	(1,906,300)
Gross rates collectable	133,347	74,022
Net rates collectable	99,902	40,577
% Collected	93.3%	96.3%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Receivables - general	(359)	118,711	3,432	299	4,617	126,701
Percentage	-0.28%	93.69%	2.71%	0.24%	3.64%	100.00%
Balance per trial balance						
Sundry receivable						126,701
GST receivable						20,767
Total receivables general outstanding						147,468

Amounts shown above include GST (where applicable)

KEY INFORMATION

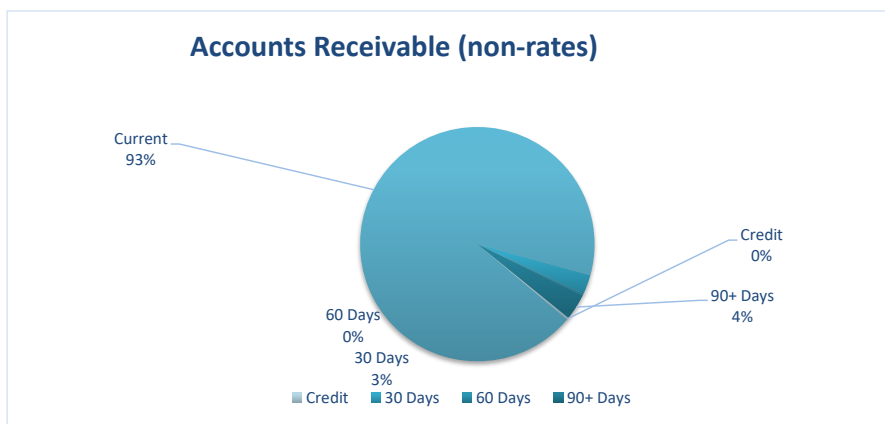
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment). The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Classification and subsequent measurement

Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

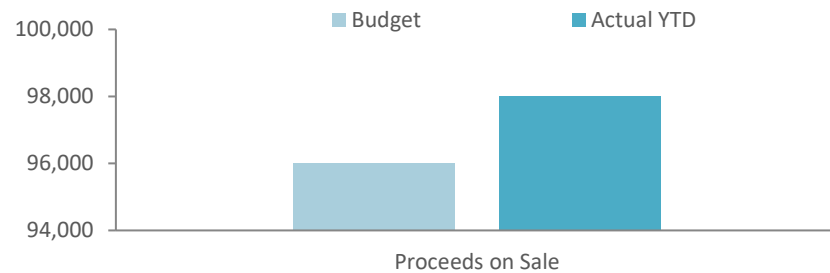
Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the Shire measures them subsequently at amortised cost using the effective interest rate method.



**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2026**

**OPERATING ACTIVITIES
NOTE 6
DISPOSAL OF ASSETS**

Asset Ref.	Asset description	Budget				YTD Actual			
		Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
		\$	\$	\$	\$	\$	\$	\$	\$
	Plant and equipment								
	Governance								
10107	CEO Vehicle Changeover	43,000	51,000	8,000	0	44,269	50,483	6,214	0
	Transport								
10114	Works Manager Vehicle Changeover	54,000	45,000	0	(9,000)	52,131	47,531	0	(4,600)
		97,000	96,000	8,000	(9,000)	96,400	98,014	6,214	(4,600)



Capital acquisitions	Amended		YTD Actual	YTD Actual Variance
	Budget	YTD Budget		
	\$	\$	\$	\$
Land	250,000	250,000	0	(250,000)
Buildings	70,600	70,600	31,720	(38,880)
Furniture and equipment	25,600	25,600	10,295	(15,305)
Plant and equipment	465,000	465,000	461,925	(3,075)
Infrastructure - roads	3,624,171	3,433,104	3,010,080	(423,024)
Infrastructure - bridges	40,000	30,000	32,970	2,970
Infrastructure - parks, ovals & playgrounds	116,500	111,500	41,872	(69,628)
Payments for Capital Acquisitions	4,685,371	4,449,304	3,596,978	(852,326)
Capital Acquisitions Funded By:				
	\$	\$	\$	\$
Capital grants and contributions	3,344,919	2,783,370	2,551,148	(232,222)
Borrowings	250,000	(250,000)	0	250,000
Other (disposals & C/Fwd)	96,000	96,000	98,014	2,014
Contribution - operations	1,044,452	1,819,934	947,816	(872,118)
Capital funding total	4,685,371	4,449,304	3,596,978	(852,326)

SIGNIFICANT ACCOUNTING POLICIES

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

Assets for which the fair value as at the date of acquisition is under \$5,000 are not recognised as an asset in accordance with *Financial Management Regulation 17A (5)*. These assets are expensed immediately.

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

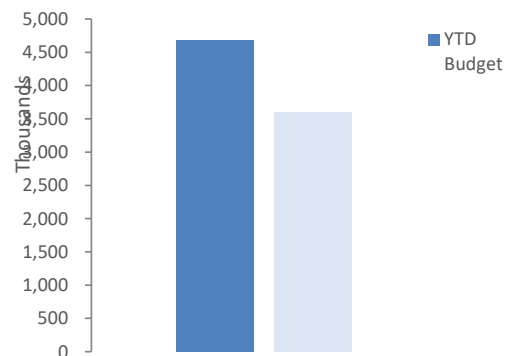
Initial recognition and measurement for assets held at cost

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

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

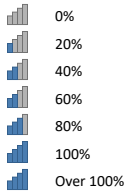
In relation to this initial measurement, cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the Shire includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads.

Payments for Capital Acquisitions



Capital expenditure total

Level of completion indicators



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

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

Account Description	Amended			Variance
	Budget	YTD Budget	YTD Actual	Under/(Over)
	\$	\$	\$	\$
Land				
C214 Land Purchase - Light Industrial Area	250,000	250,000	0	250,000
Total Buildings	250,000	250,000	0	250,000
Land & Buildings				
11057 CCTV Camera's	5,100	5,100	135	4,965
C215 Popanyinning School House (Lrci Funding)	10,000	10,000	0	10,000
C226 Popanyinning School House - Unisex Toilet & Ramp	10,500	10,500	0	10,500
C162 Cuballing Town Hall - Capital Works	45,000	45,000	31,585	13,415
Total Buildings	70,600	70,600	31,720	38,880
Furniture & Equipment				
04247 Photocopier Capital Purchase	12,000	12,000	10,295	1,705
C220 Administration Laptops	6,600	6,600	0	6,600
C221 Administration Office Furniture	7,000	7,000	0	7,000
Total Furniture & Equipment	25,600	25,600	10,295	15,305
Plant & Equipment				
12406 Capital Purchase - Dual Cab Utility	70,000	70,000	75,328	(5,328)
12414 Capital Purchase - CEO Vehicle Prado GXL	78,000	78,000	76,846	1,154
12420 Capital Expenditure - Plant & Equipment - Small Plant Items	10,000	10,000	4,225	5,775
12425 Capital Expenditure - Plant & Equipment - Variable Message Board	32,000	32,000	30,650	1,350
12433 EXCAVATOR - 15 TONNE	275,000	275,000	274,876	124
Total Plant & Equipment	465,000	465,000	461,925	3,075
Roads				
R001H Rrg: Stratherne Road - Widen & Reconstruct Slk 12.77 - 13.82	412,872	412,872	386,785	26,087
R010A Rrg: Springhill Road - Widen & Reconstruct Slk'S 0.08 - 0.58 & Slk 3.85	352,128	352,128	138,086	214,042
RTR011 Rtr: Williams Road - Gravel Sheeting Slk 16.30 - 17.90	59,573	59,573	0	59,573
RTR029 Rtr: Congelin-Narrogin Road - Gravel Sheeting Slk'S 4.58 - 6.87 & Slk 8.12	191,067	0	12,800	(12,800)
RTR095 Roads To Recovery - Alton Street	0	0	1,350	(1,350)
RTR096 Roads To Recovery - Austral Street	0	0	0	0
RTR139 Roads To Recovery - Darcy Street	0	0	0	0
RTR139A Rtr: Darcy Street - Completion Of 24/25 Street Alignment Slk 0.00 - 0.01	86,875	86,875	69,042	17,833
WF129D Wsfm - 2022/23 Narrogin Wandering Road-Development	0	0	9,243	(9,243)
WSF008 Wsfm - Cuballing East Reconstruction Slk'S 0.10 - 10.48 & 2.42 - 12.80	0	0	123	(123)
WSF009 Wsfm: Cuballing East Road - Reconstruct 5.31K Section Slk 12.80 - 18.12	2,270,559	2,270,559	2,216,499	54,060
WSH008R Wsfm: Cuballing East Road - 24/25 Reconstruction Works Final Seal Slk	251,097	251,097	176,152	74,945
Total Roads	3,624,171	3,433,104	3,010,080	423,024
Bridges				
11214 Bridge Improvements - Capital Upgrades	40,000	30,000	32,970	(2,970)
Total Bridges	40,000	30,000	32,970	(2,970)
Parks, Ovals & Playgrounds				
C207 Heritage Walk Trail	15,000	10,000	0	10,000
C216 Popanyinning Recreation Grounds	85,000	85,000	36,993	48,007
C223 Yornaning Dam Playground Fencing	16,500	16,500	4,879	11,621
Total Parks, Ovals & Playgrounds	116,500	111,500	41,872	69,628
Other Infrastructure				
C225 Remote Weather Stations	10,000	10,000	0	10,000
C201 Cuballing Railway Reserve	20,000	0	0	0
C222 Cuballing Town Centre Master Plan	20,000	10,000	0	10,000
C227 Popanyinning War Memorial	20,000	20,000	0	20,000
C228 Popanyinning Community Shed	15,000	15,000	0	15,000
C224 Cuballing Dam Retic Pump	8,500	8,500	8,116	384
Total Other Infrastructure	93,500	63,500	8,116	55,384
TOTAL CAPITAL EXPENDITURE	4,685,371	4,449,304	3,596,978	852,326

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2026**

**FINANCING ACTIVITIES
NOTE 8
BORROWINGS**

Repayments - borrowings

Information on borrowings Particulars	Loan No.	1 July 2025	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
			Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Education and welfare										
Aged Accommodation	56	633,805	0	0	(38,955)	(78,795)	594,850	555,010	15,935	27,945
Transport										
Grader	67	253,617	0	0	(81,283)	(81,283)	172,334	172,334	5,440	9,143
Other property and services										
Austral Land	64	68,171	0	0	(8,203)	(16,495)	59,968	51,676	776	1,390
Industrial Land	68	0	0	250,000	0	(21,808)	0	228,192	0	7,500
Total		955,593	0	250,000	(128,441)	(198,381)	827,152	1,007,212	22,151	53,478
Current borrowings		198,381					48,132			
Non-current borrowings		757,212					779,020			
		955,593					827,152			

All debenture repayments were financed by general purpose revenue.

The Shire has no unspent debenture funds as at 30th June 2025, nor is it expected to have unspent funds as at 30th June 2026.

KEY INFORMATION

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

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

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2026**

**OPERATING ACTIVITIES
NOTE 9
RESERVE ACCOUNTS**

Reserve accounts

Reserve name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Restricted by Council									
Plant and Equipment	53,158	2,995	1,284	85,000	0	0	0	141,153	54,442
Administration Building and IT and Office Equipment	9,834	30	303	0	0	0	0	9,864	10,137
Employee Entitlements	276,652	8,248	8,526	0	0	(50,000)	0	234,900	285,178
Housing Reserve	84,651	2,523	2,609	0	0	0	0	87,174	87,260
Recreation & Community Facility	104,683	3,571	3,226	0	0	0	0	108,254	107,909
Refuse Site	48,817	1,455	1,505	0	0	0	0	50,272	50,322
Equestrian	5,277	11	163	0	0	0	0	5,288	5,440
Standpipe Maintenance	4,401	131	136	0	0	0	0	4,532	4,537
Road and Bridges	112,874	3,365	3,479	0	0	0	0	116,239	116,353
Community and Sporting Club	5,714	170	176	0	0	0	0	5,884	5,890
Infrastructure Renewal	0	0	0	130,000	0	0	0	130,000	0
	706,061	22,499	21,407	215,000	0	(50,000)	0	893,560	727,468

	Note	Opening Balance 1 July 2025	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance 30 April 2026
		\$		\$	\$	\$
Other current liabilities						
Other liabilities						
- Capital grant/contribution liabilities		126,627	0	0	(7,374)	119,253
Total other liabilities		126,627	0	0	(7,374)	119,253
Employee Related Provisions						
Annual leave		108,588	0	0	0	108,588
Long service leave		88,021	0	0	0	88,021
Total Employee Related Provisions		196,609	0	0	0	196,609
Total other current assets		323,236	0	0	(7,374)	315,862
Amounts shown above include GST (where applicable)						

A breakdown of contract liabilities and associated movements is provided on the following pages at Note 12

KEY INFORMATION

Provisions

Provisions are recognised when the Shire has a present legal or constructive obligation, as a result of past events, for which it is

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Employee Related Provisions

Short-term employee benefits

Provision is made for the Shire's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Shire's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the calculation of net current assets.

Other long-term employee benefits

The Shire's obligations for employees' annual leave and long service leave entitlements are recognised as employee related provisions in the statement of financial position.

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur. The Shire's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Shire does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

Contract liabilities

An entity's obligation to transfer goods or services to a customer for which the entity has received consideration (or the amount is due) from the customer.

Capital grant/contribution liabilities

Grants to acquire or construct recognisable non-financial assets to identified specifications be constructed to be controlled by the Shire are recognised as a liability until such time as the Shire satisfies its obligations under the agreement.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2026

NOTE 11
OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Unspent operating grant, subsidies and contributions liability					Operating grants, subsidies and contributions revenue		
	Liability	Increase in Liability	Decrease in Liability	Liability	Current Liability	Amended Budget Revenue	YTD Budget	YTD Revenue
	1 July 2025		(As revenue)	30 Apr 2026	30 Apr 2026			Actual
	\$	\$	\$	\$	\$	\$	\$	\$
Operating grants and subsidies								
Governance								
Income - Grant - Traineeship Incentives	7,374	0	(7,374)	0	0	7,374	7,374	7,374
General purpose funding								
Income - Grants Commission	0	0	0	0	0	646,351	262,787	262,786
Law, order, public safety								
Income - Fire Prevention - Grants	0	0	0	0	0	79,000	79,000	83,000
Income Fire Mitigation Grants	0	0	0	0	0	91,200	91,200	0
Income - DFES Aware Grant	0	0	0	0	0	20,900	0	0
Recreation and culture								
Income - Youth Activity Funding	0	0	0	0	0	1,000	1,000	0
Income - CSRFF Funding and Contributions	0	0	0	0	0	0	0	(4,545)
Transport								
Income - Grant - MRWA Direct	0	0	0	0	0	129,940	129,940	333,940
Income - Grants Commission Local Road Grant	0	0	0	0	0	695,374	174,295	174,295
	7,374	0	(7,374)	0	0	1,671,139	745,596	856,850

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2026

NOTE 12

NON-OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Capital grant/contribution liabilities					Non operating grants, subsidies and contributions revenue		
	Liability 1 July 2025	Increase in Liability	Decrease in Liability (As revenue)	Liability 30 Apr 2026	Current Liability 30 Apr 2026	Amended Budget Revenue	YTD Budget	YTD Revenue Actual
	\$	\$	\$	\$	\$	\$	\$	\$
Non-operating grants and subsidies								
General purpose funding								
Income - LRCI Phase 4	109,197	0	0	109,197	0	145,019	145,019	0
Community amenities								
Community Development & Events - Grants	0	0	0	0	0	10,000	10,000	5,000
Transport								
Regional Road Grants	1,352	0	0	1,352	0	510,000	408,000	259,050
Wheatbelt Secondary Freight Network	8,704	0	0	8,704	0	2,342,385	1,882,836	2,287,098
Roads to Recovery	0	0	0	0	0	337,515	337,515	0
	119,253	0	0	119,253	0	3,344,919	2,783,370	2,551,148

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2026**

**NOTE 13
TRUST FUND**

Funds held at balance date which are required by legislation to be credited to the trust fund and which are not included in the financial statements are as follows:

Description	Opening Balance 1 July 2025	Amount Received	Amount Paid	Closing Balance 30 Apr 2026
	\$	\$	\$	\$
Cuballing Cricket Club	200	0	0	200
Department of Transport - Licensing	8,374	250,903	(252,439)	6,838
	8,574	250,903	(252,439)	7,038

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2026**

**NOTE 14
BUDGET AMENDMENTS**

Proposed amendments to original budget since budget adoption. Surplus/(Deficit)

GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
	Budget Adoption			\$	\$	\$	\$
	Nil						0
				0	0	0	0

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date Actual materially.

The material variance adopted by Council for the 2025-26 year is \$5,000 or 10.00% whichever is the greater.

Nature or type	Var. \$	Var. %	Timing / Permanent	Explanation of positive variances
				Comments
	\$	%		
Opening funding surplus / (deficit)	96,593	18.29%	▲ Permanent	EOFY Adjustments processed after budget adoption
Revenue from operating activities				
Rates	40,942	2.23%	Timing	Not Material
Operating grants, subsidies and contributions	130,248	17.47%	▲ Timing	DFES Fire Mitigation Grants (timing) & Main Roads income
Fees and charges	55,907	15.46%	▲ Timing	Sale of Scrap Metal (\$23k), Town Planning Fees (\$15K), Standpipe charges (14k) Private Works (2k) & Other (\$1k)
Interest earnings	(30,745)	(40.68%)	▼ Timing	Less interest earned on surplus funds
Other revenue	1,987	3.42%	Timing	Not Material
Profit on disposal of assets	(1,786)	(22.33%)	Permanent	CEO Vehicle Changeover
Expenditure from operating activities				
Employee costs	242,191	22.28%	▲ Timing	Staff on Workers Compensation and not all budgeted FTE's filled
Materials and contracts	470,755	40.35%	▲ Timing	Plant Operation Costs, Road Maintenance, Waste Collection, IT Licences, Audit Costs, Fire Mitigation, Valuation Costs, Community Events & Other
Utility charges	3,902	2.90%	Timing	Standpipe Costs (Recovered)
Depreciation on non-current assets	(34,271)	(1.46%)	Permanent	Roads & Aged Accommodation (Non Cash)
Interest expenses	9,647	30.34%	▲ Timing	24/25 Interest Accrual Reversal
Insurance expenses	(16,646)	(6.98%)	Permanent	Additional Workers Compensation Costs
Other expenditure	(10,444)	(21.67%)	▼ Timing	Rates Write Offs
Loss on disposal of assets	4,400	48.89%		Not Applicable
Non-cash amounts excluded from operating activities	21,727	0.93%	Timing	Movement in pensioner deferred rates & depreciation
Investing activities				
Proceeds from non-operating grants, subsidies and contributions	(232,222)	(8.34%)	Timing	Timing of claims for Road programs
Proceeds from disposal of assets	2,014	2.10%	Timing	CEO Vehicle Changeover
Payments for property, plant and equipment and infrastructure	852,326	19.16%	▲ Timing	Capital Works Program timing
Non-cash amounts excluded from investing activities	0	0.00%	Timing	Not Applicable
Financing activities				
Proceeds from new debentures	250,000	(100.00%)	Timing	Loan hasn't been raised
Transfer from reserves	0	0.00%	Timing	Not Applicable
Payments for principal portion of lease liabilities	0	0.00%	Timing	Not Applicable
Repayment of debentures	21,807	14.51%	▲ Timing	Loan Repayments - not made as new loan not raised
Transfer to reserves	(2,687)	(14.35%)	Timing	Not Material
Closing funding surplus / (deficit)	1,874,944	172.58%		As per explanations above

9.2 CHIEF EXECUTIVE OFFICER:

9.2.1 Application for Development Approval – Piggery (animal husbandry – intensive) expansion – various lots – Popanyinning West Road, Popanyinning

Location:	Lots 5707, 6996, 9527, 11484 & 14287 Popanyinning West Road, Popanyinning
Applicant:	Scolexia Pty Ltd on behalf of Glenlevit Piggery
Landowner:	Steve Lyneham & Robyn Bielby (Stelyn Farms Pty Ltd)
File Ref. No:	A2692
Disclosure of Interest:	Nil
Date:	14 May 2026
Attachments:	9.2.1A Development Application 9.2.1B Site Plans 9.2.1C Effluent Management 9.2.1D Separation Distances 9.2.1E Environmental Risk Assessment 9.2.1F Amenities Building Plans

Summary

Development approval is recommended for the expansion of the piggery (animal husbandry – intensive) at Lots 5707, 6996, 9527, 11484 and 14287 Popanyinning West Road, Popanyinning.

Background

1. The application

The applicant seeks development approval to:

- Construct 11 new sheds for an indoor piggery (Lots 6996 and 14287) and increase the capacity to an 800-sow farrow to finish operation;
- Construct a new feed mill with associated weighbridge and silos (Lot 9527);
- Construct an amenities building (Lot 6996);
- Construct a reverse osmosis water treatment plant (Lot 11484);
- Construct effluent ponds (Lots 11484 and 14287 and also within a gazetted road reserve);
- Construct a new stormwater pond (Lot 11484) and water storage dam (Lot 5707); and
- Close the gazetted road reserve between Lots 6996, 14287 and 1184.

The new sheds:

- Allow for improved climate-controlled conditions and industry animal welfare spacing requirements for the farrowing sows;
- Will utilise a plug-pull system, and a new effluent storage and treatment facility will be included as part of the infrastructure; and
- Have been designed to implement robust biosecurity practices with a 20m offset between sheds.

The effluent ponds incorporate a primary pond plus two storage ponds.

As the occupier of the land is establishing a new piggery and feed mill which trigger the Prescribed Premises thresholds, a Works Approval is required, which is being concurrently submitted to the Department of Water, Environment and Regulation (DWER). A manufacturing licence (10,000T) is also being sought as part of the proposed new piggery plans. The feed mill production will be staged with a maximum envisaged production capacity of 10,000T per annum.

The owner/operator of Glenlevit Piggery has separately submitted a Notice of intent to pump water (desalination plant) in association with the piggery operation.

Details submitted by the applicant are set out in Attachment 9.2.X.A. These details include information relating to the property, existing infrastructure, proposed piggery operation, piggery management, staff

numbers, environmental impacts and mitigation measures, community amenity and various plans. The information provided by the applicant provides background information which is generally not repeated in this report.

2. *Application site*

The Glenlevit Piggery consists of 13 titles and has an area of approximately 896 hectares. The current Development Application is proposed on Lots 5707, 6996, 9527, 11484 and 14287 Popanyinning West Road, Popanyinning. The site's location is outlined in Attachment 9.2.X.B which is to the south-west of Popanyinning.

The site:

- Contains an operational outdoor piggery with associated sheds, feed mill, infrastructure and effluent ponds. The outdoor piggery has operated since 1955;
- Is surrounded by rural properties; and
- Is largely cleared with smaller areas of native vegetation.

Further details relating to the application site, including its characteristics, are set out in Attachment 9.2.X.A.

3. *Public consultation*

Notices to the public were issued seeking comment from any interested party on this application for a 42-day period which closed on Friday 1 May 2026. The Shire received no submissions.

1. *Planning framework*

There are a range of planning and environmental legislation, strategies, policies and guidelines relevant to the application. Some of these are outlined below with others listed under Statutory Environment.

A) *Shire of Cuballing Local Planning Scheme No. 2*

The site is zoned 'Rural' in the *Shire of Cuballing Local Planning Scheme No. 2* (LPS2).

The proposed piggery use is defined in LPS2 as 'animal husbandry-intensive' which 'means premises used for keeping, rearing or fattening of alpacas, beef and dairy cattle, goats, pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production), sheep or other livestock in feedlots, sheds or rotational pens but excludes agriculture - extensive.'

Animal husbandry-intensive is an 'A' use in the Rural Zone. This means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice (seeking comment) in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The application is consistent with LPS2 aims, zone objectives, setbacks and standards.

Attachment 9.2.X.D sets out an extract from the *Planning and Development (Local Planning Schemes) Regulations 2015* relating to matters to be considered by the local government in determining Development Application and options in determining applications.

B) *Shire of Cuballing Local Planning Strategy*

The application is consistent with the Strategy for reasons including:

- It 'promotes agriculture as a key economic and social driver within the district' (key objective);
- The site is allocated as 'Rural' on the Strategy Plan and is distant from townsites and rural living areas; and
- It supports diversifying and growing the local economy.

C) *Guidance Statement No. 3 Separation Distances between Industrial and Sensitive Land Uses*

This Environmental Protection Authority (EPA) document provides generic buffer (separation) distances for a range of activities. In relation to piggeries, it sets out a buffer of 5000 metres for piggery-intensive (premises on which pigs are fed, watered and housed in indoor pens) for piggeries with more than 5000 pigs. For piggery – extensive, premises on which pigs are fed, watered and housed in outside paddocks or enclosures, the buffer is 1000 metres.

The Guidance Statement sets out a separation distance of 500 metres for feed mills.

D) *National Environmental Guidelines for Indoor Piggeries – Siting and Design (2025)*

This is an industry prepared guideline that provides a nationally agreed approach to management of pig production in Australia to achieve environmental goals. This document considers separation distances from areas of by-product use to relevant receptors and features.

Details relating to separation distances and associated management are outlined in Attachment 9.2.X.A. The expansion of the piggery meets all required separation distances.

E) *Bushfire Prone Area*

Most of the site is located within the designated Bushfire Prone Area.

Comment

A) *Overview*

It is recommended that Council conditionally approve the expansion of the piggery, feed mill and associated infrastructure. This follows assessment against LPS2, the Local Planning Strategy, other relevant planning and environmental documents, information provided by the applicant, considering no submissions were received and site characteristics. Conditional approval is recommended for reasons including:

- The application is consistent with the planning framework including that there are appropriate buffers to off-site dwellings and there are no identified adverse off-site impacts to broadscale agriculture;
- The area will remain rural for the long-term (there are no proposals for the area to be changed to rural residential or rural smallholding);
- The expansion of the piggery meets all setback requirements;
- Minimal clearing of native vegetation is proposed (this will be separately assessed by DWER);
- There are minimal traffic impact implications;
- It supports a local business, supports diversifying the local economy and promotes employment opportunities;
- Development conditions along with Health Local Laws registration, industry certification and DWER works approval and licencing can assist to minimise impacts and enhance amenity; and
- No objections were received on the Development Application. Accordingly, it can only be assumed that adjoining/surrounding landowners and other stakeholders have no objections.

While noting the above, there are various issues associated with the piggery which should be considered by the Council in determining the Development Application.

B) *Key issues*

The key issues with the application are summarised below:

- Setbacks/buffers – the landowner needs to continue to own or control the buffer land;
- On-going management - the responsibility for appropriate on-going management rests with the operator. This includes ensuring that the piggery does not create inappropriate impacts such as

odour, noise and dust to adjoining/nearby properties. Additionally, that the operator appropriately addresses matters such as biosecurity and mortalities management. It is suggested that these matters can be appropriately addressed through quality assurance undertaken by the operator and be enforced through the *Shire of Cuballing Health Local Laws 2007*;

- Fire management including reducing fire risk, particularly for the feed mill; and
- The proposed ponds are partly located in a gazetted road reserve. While Council has in-principle supported closing the road reserve and made request to the Minister for Lands for its closure, there is commercial risk in constructing the ponds prior to the road reserve being formally closed.

C) *Buffers/setbacks*

Piggeries by their nature of operations have the potential to create emissions including odour, noise and dust. Better planning practice requires a suitable buffer between piggeries and 'sensitive' uses such as dwellings. Accordingly, piggeries should be sited and operated to prevent unreasonable interference with the health, welfare, convenience, comfort or the amenity of neighbours.

It is noted that the established piggery is well setback from dwellings not forming part of the applicant's farm. The piggery is appropriately sited to minimise off-site impacts to dwellings owned by other landowners. The nearest dwellings, not owned by the applicant, are approximately 3.5 km from the piggery.

Accordingly, odour, noise and dust are unlikely to have a detrimental impact on existing off-site dwellings provided the piggery is appropriately managed in accordance with the relevant guidelines. The operator's extensive experience provides increased assurances that odour, noise and dust can be effectively managed.

The calculated separations distance for the proposed expansion of the piggery, per the National Environmental Guidelines for Indoor Piggeries - Siting and Design (2025) are:

- 1173m to a legal dwelling;
- 1530m to rural residential; and
- 2551m to a township.

The proposed expansion of the piggery provides adequate separation to the nearest dwellings and the Popanyinning townsite.

The separation distance recommended for the feed mill to reduce the risk amenity impacts is 500m. There are no sensitive receptors located within the recommended 500m. The nearest receptor not associated with the property or piggery is located approximately 670m from the feed mill. There is undulating terrain and vegetation between the feed mill and receptor.

D) *Environmental Impact*

An Environmental Risk Assessment has been included as part of the Works Approval Application to DWER. This identifies risks that the piggery may pose to the environment and appropriate management of these to minimise the likelihood of harm. This has been included as an appendix to this application, refer to Appendix E (Works Approval Application Extract: Part 7 Environmental Risk Assessment).

E) *Registration, works approval and licencing*

Should the Council grant development approval, there is a separate requirement for the landowner/operator to make an Application for Registration of Premises for Offensive Trade to the Shire. This is to address the *Public Health Act 2016*, *Health (Miscellaneous Provisions) Act 1911* and the *Shire of Cuballing Health Local Laws 2007*. Amongst matters, the Health Local Laws requires the operator to prevent nuisances impacting human health and to ensure there is appropriate land management.

There is a requirement to separately obtain a DWER works approval and licence from DWER for the piggery and the feed mill.

F) *Quality assurance*

The Australian Pork Industry Quality Assurance Program (APIQ) provides the framework and standards by which Australian pig producers can demonstrate they are responsible farmers who care for their animals and the environment by following safe and sustainable practices contained in their publications. APIQ accreditation provides an additional level of compliance to ensure that the piggery is managed and operated at an industry standard. Accreditation reduces the risk of piggeries creating negative impacts on the amenity of adjoining areas.

The Australian Pork Limited *National Environmental Guidelines for Piggeries* outline best practice management for Australian piggeries.

As part of the Development Application, the applicant's environmental consultant has prepared an Environmental Management Plan.

G) *Bushfire*

The site is partially within a Bushfire Prone Area. Noting *State Planning Policy 3.7 Bushfire*, the proposal does not trigger application of the policy as the piggery is not a habitable building and the amenities building is located outside of the bushfire prone area.

The proposed pig sheds and associated facilities are not deemed residential buildings. The requirements of NCC Vol 1, Part GS Construction in bushfire prone areas, do not apply to the proposed shed buildings.

Strategic Implications

Agriculture is the key industry within the Shire of Cuballing.

Statutory Environment

There is a range of legislation and regulations relevant to the application including:

- *Planning and Development Act 2005* and LPS2;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- *Environmental Protection Act 1986* and the *Environmental Protection Regulations 1987*;
- *Public Health Act 2016* and *Health (Miscellaneous Provisions) Act 1911* - a piggery is defined as an offensive trade and must be registered with the local government on an annual basis;
- *Shire of Cuballing Health Local Laws 2007*;
- *Soil and Land Conservation Act 1945*;
- *Biosecurity and Agriculture Management Act 2007*; and
- *Biosecurity and Agriculture Management Regulations 2013*.

There are also a range of policies, strategies and publications including:

- *EPA Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses*;
- *EPA Guidance Statement No. 33 - Environmental Guidance for Planning and Development*;
- *State Planning Policy 2 Environment and Natural Resources Policy*;
- *State Planning Policy 2.5 Rural Planning* – objectives include to promote regional development through the provision of ongoing economic opportunities on rural land, to protect and improve environmental and landscape assets and to minimise land use conflicts;
- *State Planning Policy 2.9 Water*;
- *National Environmental Guidelines for Piggeries*; and

- *DER Guidance Statement: Separation Distances* (draft) – August 2015 – sets a generic buffer of 1000 metres for noise impacts, with odour buffers determined through the criteria set out in the *National Environmental Guidelines for Piggeries*.

Policy Implications

It is suggested that Council may wish to clarify its approach to animal husbandry-intensive uses and possibly also for rural industries through preparing an associated Local Planning Policy.

Financial Implications

All costs associated with the development will be borne by the applicant/operator. Should the applicant be aggrieved by Council's decision, the applicant may seek a review of that decision or conditions through the State Administrative Tribunal.

Economic Implications

Approval of this application will formalise the existing use, assist to increase monies spent locally and assist with job creation.

Social Implications

No objections or comments were received from the public, including adjoining/nearby landowners. Provided the landowner effectively manages the operation, the piggery should have manageable off-site impacts.

Environmental Considerations

It is suggested that the operator can suitably manage environmental impacts. There is a separate requirement for the operator to be registered for an offensive trade and to maintain accreditation, along with gaining a works approval and licence from DWER.

Consultation

Adjoining/nearby landowners, relevant State Government agencies and the community were invited to make comment on the Development Application.

Options

The Council can:

1. Approve the Development Application with no conditions;
2. Approve the Development Application with conditions;
3. Refuse the Development Application (providing reasons); or
4. Defer and seek additional information.

Voting Requirements

Simple Majority

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION 2026/36:

That Council, pursuant to Clause 68(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* in Schedule 2 and Part 9, and the *Shire of Cuballing Local Planning Scheme No. 2*, grants development approval, for the expansion of the piggery (animal husbandry – intensive) including 11 piggery sheds, feed mill, amenities building, effluent ponds and other infrastructure at Lots 5707, 6996, 9527, 11484 and 14287 Popanyinning West Road, Popanyinning in accordance with the plans and information set out in Attachment 9.2.XA and Attachment 9.2.X.B subject to the following conditions and advice notes:

- 1. The development hereby approved must be carried out in accordance with the plans and specifications submitted with the application (addressing all conditions) or otherwise amended by the local government and shown on the approved plans and these shall not be altered and/or modified without the prior knowledge and written consent of the local government.**
- 2. This approval shall expire if the development hereby approved has not been substantially commenced within a period of three (3) years from the date hereof, or within any extension**

of that time (requested in writing prior to the approval expiring) that may be granted by the local government. Where the Development Approval has lapsed, no further development is to be carried out.

3. The applicant shall prepare and submit a Drainage Management Plan to the specification and satisfaction of the local government, prior to the local government registering the piggery under the *Shire of Cuballing Health Local Laws 2007*, which sets out:
 - (i) Attenuation measures such as earth bunds and interceptor drains to limit off-site impacts;
 - (ii) That waste water run-off and by-products from piggery operations including machinery, plant and equipment wash-down will drain into a suitable treatment system/s;
 - (iii) How the design addresses relevant *Water Quality Protection Note 26 and Note 39* prepared by the Department of Water; and
 - (iv) How wastewater will not contaminate groundwater or surface waters.
4. The approved Drainage Management Plan is to be suitably implemented to the satisfaction of the local government prior to the local government registering the piggery under the *Shire of Cuballing Health Local Laws 2007*
5. The applicant to implement dust control measures for the piggery and feed mill to the satisfaction of local government on an on-going basis.
6. A fire management plan is prepared for the feed mill to the satisfaction of the local government and mitigation measures suitably addressed to the satisfaction of the local government prior to occupation.
7. An adequate on-site potable water supply is provided to the amenities building in accordance with the *Australian Drinking Water Guidelines 2004* prior to occupation.
8. The amenities building is connected to an approved wastewater disposal system to the satisfaction of the local government prior to occupation

Moved Cr Ballantyne

Seconded Cr Dent

CARRIED 6/0

For: Crs Kowald, Sexton, Dent, Hawksley, Harris and Ballantyne

Against: Nil

Advice

- A) The applicant is advised that the piggery must comply with other statutory requirements including the *Public Health Act 2016*, *Health (Miscellaneous Provisions) Act 1911* and the *Shire of Cuballing Health Local Laws 2007*. The piggery shall be registered with the local government as an offensive trade under the *Shire of Cuballing Health Local Laws 2007*.
- B) The applicant is advised that the piggery is required to gain a Works Approval and a licence from the Department of Water and Environmental Regulation (DWER). The applicant is encouraged to contact DWER to confirm regulatory requirements under the *Environment Protection Act 1986* and the *Environmental Protection Regulations 1987*. Proposed clearing may also require a DWER permit.
- C) The local government encourages the applicant to:
 - (i) Comply with the *National Environmental Guidelines for Piggeries* or any updates;
 - (ii) Continue to be registered and operated in accordance with the Australian Pork Industry Quality Assurance Program;
 - (iii) Undertake appropriate mortalities management practices to prevent groundwater and surface water contamination, odour nuisance, spread of infectious diseases and vermin breeding including in the feed mill;
 - (iv) Maintain a complaints management system; and
 - (v) Report any environmental incident promptly to DWER and to the local government.
- D) There is commercial risk in constructing ponds in the gazetted road reserve prior to its anticipated closure. It is highlighted the Minister for Lands makes the final decision on the road reserve closure.
- E) If the applicant 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.



Development Approval Application

Glenlevit Piggery 2026

Glenlevit Piggery & Feed Mill

Development Approval Application

Property Address: Glenlevit Piggery
519 Popanyinning West Road
Popanyinning WA 6309

Client: A.W. Lyneham & Sons

Lot/Section/Plan No: Lot 18835 on Plan 84704
Lot 9527 on Plan 125032
Lot 14288 on Plan 151320
Lot 5126 on Plan 113374
Lot 5707 on Plan 113375
Lot 3965 on Plan 111715
Lot 8693 on Plan 131472
Lot 12438 on Plan 147313
Lot 6997 on Plan 125045
Lot 6996 on Plan 125044
Lot 14287 on Plan 151242
Lot 11484 on Plan 85335
Lot 6490 on Plan 117317

Disclaimer

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DOCUMENT CONTROL

Reference	Revision	Date	Prepared	Checked	Authorised
SCLE25-23	DAA-A	02/03/2026	BL	JP	JP

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1 The Proposal

1.1 Objective of the Development Approval Application

This Development Approval Application is to allow the development of a new indoor facility at Glenlevit Piggery, and an associated feed mill. Use of the existing outdoor farrow-to-finish piggery at 519 Popanyinning West Road, Popanyinning, will be discontinued to make way for the new facility. The property is located within the Cuballing Local Government Area, approximately 5km south-west of Popanyinning. This document aims to demonstrate compliance and design objectives in line with the requirements of the Shire of Cuballing Local Planning Scheme and Local Planning Strategy.

1.2 Consideration of Alternatives

The property has been considered as a suitable site for the strategic expansion of Glenlevit Piggery's facilities. The outdoor-bred farrow-finish piggery, which has been operational since 1955, currently runs as a 550 sow facility (6,605 animals or 6,936 Standard Pig Units- SPU) with including outdoor eco shelters, farrowing huts and associated ancillary infrastructure. There is adequate land area available to allow development of a new a 800-sow indoor farrow-to-finish facility (equating to 9,812 animals or 10,400 SPU) on the site. The new facilities will allow the continued operation of the piggery, improve productivity and the continuation of the positive impact of the business within the Shire of Cuballing via associated direct employment and ancillary contracted services.

1.3 Site Description

The subject property consists of 13 lots of rural land as shown in **Appendix A** "Shire of Cuballing, Town Planning Scheme Map No. 1 of 4". They are identified as Lot 18835, 9527, 14288, 5126, 5707, 6490, 8693, 12438, 3965, 6997, 6996, 14287 and 11484. Refer **Appendix B** "Title Certificates".

1.3.1 Current Use

The site is currently an operational piggery, along with a cropping enterprise and sheep (Merino) grazing enterprise. There is a derelict, uninhabited house on Lot 18835 (north side of Popanyinning West Road) and one dwelling on Lot 5126, which will be used by farm staff. A new house is currently under construction on Lot 14288, which is owned by Megan Blake and Jason Lyneham (Robyn and Steve Lyneham's son.) Jason and Megan will be living on the property and managing the new piggery.

The premises has operated as a grazing and cropping enterprise with a free-range outdoor piggery since 1955. The premises continues to operate a grazing and cropping enterprise along with an outdoor-bred, raised indoor on straw (deep litter shelters) farrow-to-finish piggery with associated ancillary supporting infrastructure. The piggery currently has 550 sows i.e. 6605 animals, or 6936 SPU.

A farrow-to-finish piggery includes the breeder, weaner and grower/finisher stages. The breeding unit of the piggery includes boars, gilts, gestating or dry sows, farrowing sows, lactating sows, and sucker pigs. Sows live and farrow in outdoor pens. Piglets are born and raised in the farrowing huts till weaning. Weaned pigs are grown on deep litter shelters on straw until approximately 110kg live weight.

Due to previous interpretations of the Animal Husbandry-Intensive definition (planning) and *prescribed premises regulations* (DWER), outdoor piggeries were not captured in planning or licencing requirements. As such the current piggery operation does not have a planning permit or licence.

1.3.2 Surrounding Land Use

The piggery consists of several lots, mostly south of Popanyinning West Road, forming an irregularly shaped property on which the current outdoor piggery operates. The surrounding land uses are identified as Rural Zoning, primarily used for grazing and cropping activities, with areas of State Forest and Environmental Conservation Reserve to the east and south-east of the property. The outer boundary of the piggery property is located approximately 1.4km to the south-west of the Popanyinning township area. Proximity of potential sensitive receptors is addressed in **Part 3.1**.

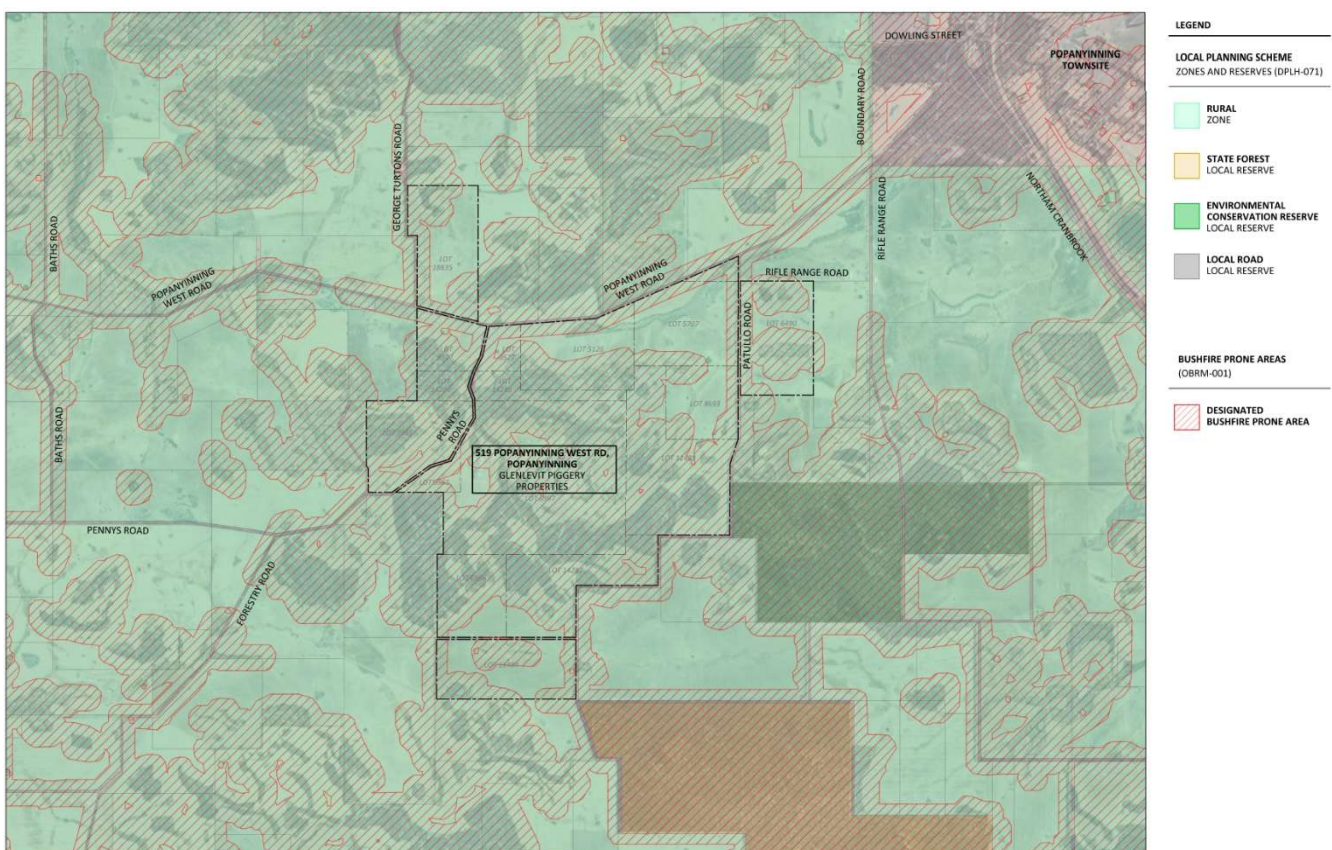


Figure 1: Subject Site Locality Map. Refer to drawing SCL25-25-DA01. Drawing not to scale.

1.4 Detailed Description of Proposal

In order to support the owner’s family’s next generation of farmers, who are interested in continuation of the piggery enterprise, Glenlevit Piggery are proposing a new piggery facility with modern, industry best practice design housing on the property. This will allow future generations to grow the business, increase productivity, improve animal comfort and welfare, as well as improving the environmental sustainability of the site.

The proposed indoor piggery facility will incorporate 10 new indoor-piggery sheds, an amenities building and effluent ponds, to be constructed across Lot 6996, Lot 14287 and Lot 11484. The new piggery will accommodate an 800-sow farrow to finish operation; equating to 9,812 animals or 10,400 SPU. The new best-practice sheds allow for climate-controlled conditions and industry animal welfare spacing requirements for the farrowing sows, designed 40% larger than industry standards. The sheds will utilise a plug-pull system, and a new effluent storage and treatment facility will be included as part of the infrastructure. A 20m offset between sheds (greater than the 15m standard) has been designed to implement robust biosecurity practices.

Table 1. Piggery Animal and SPU equivalents for the expansion (prepared for Works Approval Application, via PigBal4).

Pig class	Pigs accommodated in piggery			Shed type (waste management system)	Pig age			Pig live weight			SPU factor	
	Calculated values (pigs. stage ⁻¹)	Entered values (pigs. stage ⁻¹)	Adopted values (pigs. stage ⁻¹)		In (weeks)	Out (weeks)	Average (weeks)	In (kg. pig ⁻¹)	Out (kg. pig ⁻¹)	Average (kg. pig ⁻¹)	Live weight regression (SPU. pig ⁻¹)	No of SPUs (SPU)
Gilts	151		151	Pull plug / Static pit	17.0	31.0	24.0	83.1	160.0	121.6	1.80	272
Boars	6		6	Pull plug / Static pit	20.0	98.2	59.1	103.0	300.0	201.5	1.60	10
Gestating sows 1	654		654	Pull plug / Static pit				160.0	215.0	187.5	1.60	1,047
Gestating sows 2	0		0	Pull plug / Static pit				0.0	0.0	0.0	1.60	0
Lactating sows	146		146	Pull plug / Static pit				215.0	160.0	187.5	2.50	365
Suckers	1,749		1,749	Pull plug / Static pit	0.0	4.0	2.0	1.4	7.0	4.2	0.10	178
Weaner	827		827	Pull plug / Static pit	4.0	6.0	5.0	7.0	16.0	11.5	0.32	267
Porker	823		823	Pull plug / Static pit	6.0	8.0	7.0	16.0	26.0	21.0	0.59	482
Grower	1,634		1,634	Pull plug / Static pit	8.0	12.0	10.0	26.0	50.0	38.0	0.98	1,608
Finisher	3,822		3,822	Pull plug / Static pit	12.0	21.5	16.8	50.0	110.0	80.0	1.62	6,172
Unallocated	0		0		0.0	0.0	0.0	0.0	0.0	0.0	0.00	0
Unallocated	0		0		0.0	0.0	0.0	0.0	0.0	0.0	0.00	0
Totals:	9,812		9,812									10,400

The existing farrowing huts on site will be demolished, and the land area allocated to potential future use as grazing or cropping. The existing eco-shelters will no longer be utilised by the animals, but will be retained as covered storage for infrastructure. The silos on site close to the eco-shelters will be retained for continued use.

A new feed mill is also proposed as part of the facilities expansion, with a proposed maximum capacity of 10,000T per annum. The feed mill is to be located on the northern part of the property located at the intersection of Popanyinning West Road and Pennys Road (Lot 9527).

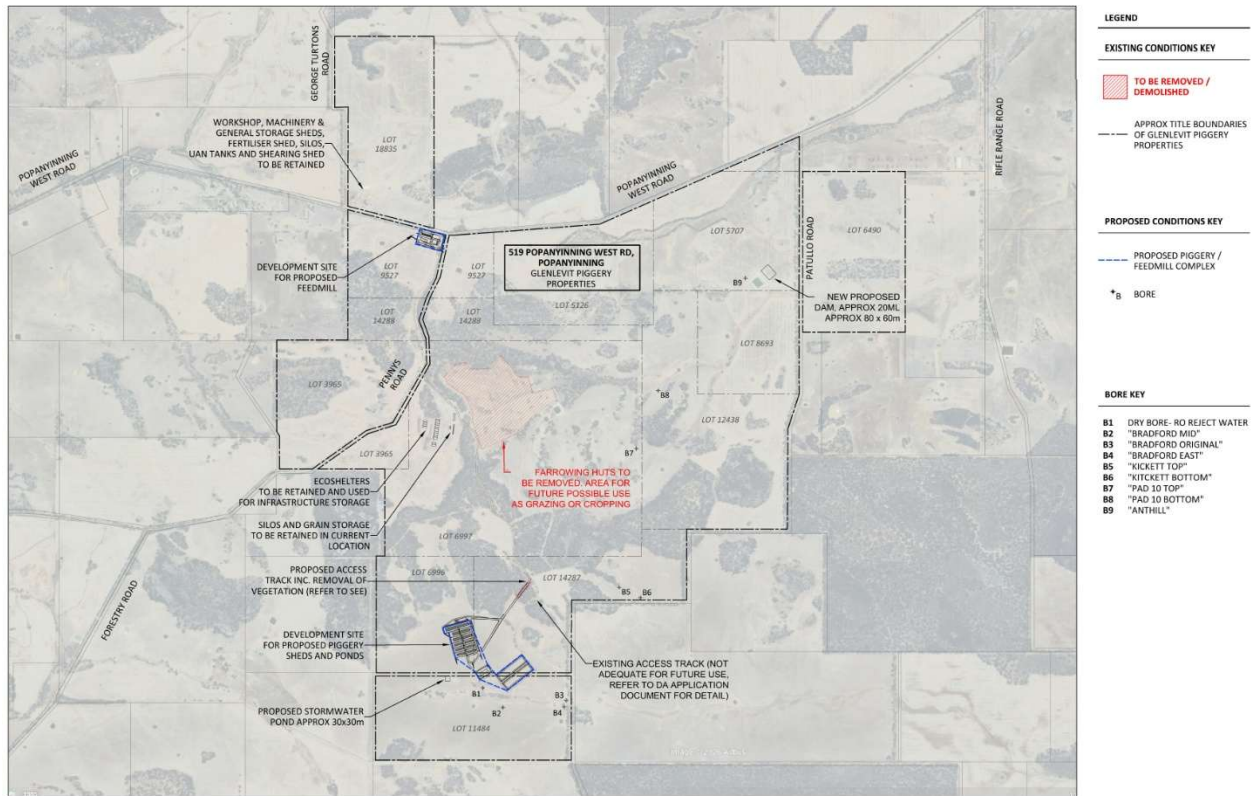


Figure 2: Site conditions including structures to be removed, and proposed location of new piggery buildings and feed mill. Refer **Drawing SCL25-23-DA02**. Drawing not to scale.

1.4.1 Proposed Site Facilities

As shown in **Drawings SCL25-23-DA02, SCL25-23-DA03 & DA-23-DA04** the proposed facility expansion involves the removal of farrowing huts, construction of eleven new sheds, an amenities building, a RO water treatment plant and diesel generators (to be housed in sea containers), a new stormwater dam, water storage dam and associated effluent ponds as required to accommodate the indoor piggery. The piggery sheds and ponds will be located towards the southern end of the property, across Lot 6996, Lot 14287 and Lot 11484. The proposed location slopes at an approximate 4% grade. A new feed mill facility is also proposed to the property, adjacent to Popanyinning West Road (Lot 9527).

The new, industry best-practice indoor-piggery sheds will consist of a Farrowing Shed, Nursery Shed, Dry Sow Shed and Finisher Sheds. Building dimensions and locations can be found on the proposed layout, **Drawing SCL25-23-04**.

The sheds are oriented with their long axis along an east–west axis. This orientation is utilised to minimise the heat load on the building, by reducing the amount of direct sunlight hitting the long side walls, especially during the hottest parts of the day, keeping the pigs cool and improving productivity.

The sheds are to be constructed with impermeable concrete floors, incorporating static under-floor effluent pits, over which slatted flooring is installed. Manure, waste feed and wash-down water pass through the slatted floors into the pits and removed via a static pull-plug system as part of routine shed management and cleaning activities. Effluent collected from the sheds is conveyed through fully enclosed underground pipework (via gravity where possible) to the effluent management system.

All pig housing sheds are mechanically ventilated, with integrated cooling and heating systems to provide controlled internal environmental conditions across all stages of production. The farrowing sheds will have 5 internal rooms with 36 crates per room. The sheds are designed to provide increased floor space allowances, particularly within the breeder and farrowing accommodation.

Feed and water systems are installed within each shed and are appropriate to the class of pigs housed. Feed delivery and watering infrastructure is designed to support efficient animal management and minimise spillage and waste generation.

Groundwater is available from on-site bores and will be utilised following treatment. An on-site reverse osmosis (RO) plant is to be installed to treat brackish bore water. The RO plant will use water from 5 bores, with two treated water supply streams from the RO plant site; RO permeate supplied to the cooling systems, and RO permeate blended with feed water to achieve water for stock drinking and general piggery use.

Drinking water is supplied via low-wastage drinker systems appropriate to the class of pigs housed, designed to minimise spillage and reduce unnecessary contributions to the effluent stream. This is accounted for in the water balance.

Cooling within the sheds is provided through mechanical ventilation systems incorporating evaporative cooling. Evaporative cooling air is drawn through cooling cells located at the end of each building, providing effective temperature control while minimising overall water use and limiting excess moisture entering the effluent system.

Estimated production and operational management data were collected and used in the PigBal 5 model to estimate the piggery's effluent generation, and produce a functional effluent management system. The generation, management and reuse of the effluent stream is detailed further in **Part 1.4.2** and **Appendix C**.

The proposed sheds and effluent ponds are located greater than 50m from any boundary adjoining a State Forest Reserve or Environmental Conservation Reserve. The proposed piggery is surrounded on the northern and south-west sides by thick vegetation. There is no expected visibility to the piggery from any public access roads.

An internal access track exists between Pennys Road the proposed piggery sheds site. The tail end of the trail however, is not adequate to accommodate heavy vehicles required to service the piggery due to the slope of the land and existing track. A small section of new access track is proposed, which requires removal of some native vegetation, see **Part 2.3** for further details.

A gazetted road reserve currently exists between Lot 6996, Lot 14287 and Lot 1184 on the property, at the proposed location of the piggery sheds and effluent ponds, refer to **Part 1.5.3** for details of the proposed road closure.

The proposed amenities building associated with the piggery sheds will include offices, storage, shower in/out facilities, laundry and staff amenities including; toilets and basins for staff use. As the property is not connected to reticulated sewage, a septic system will be required to treat waste from the facility. An *Application to install an apparatus for the treatment of sewage* will be submitted to council prior to construction work on the system commencing. Refer to **Appendix H** for proposed floor plan and elevations.

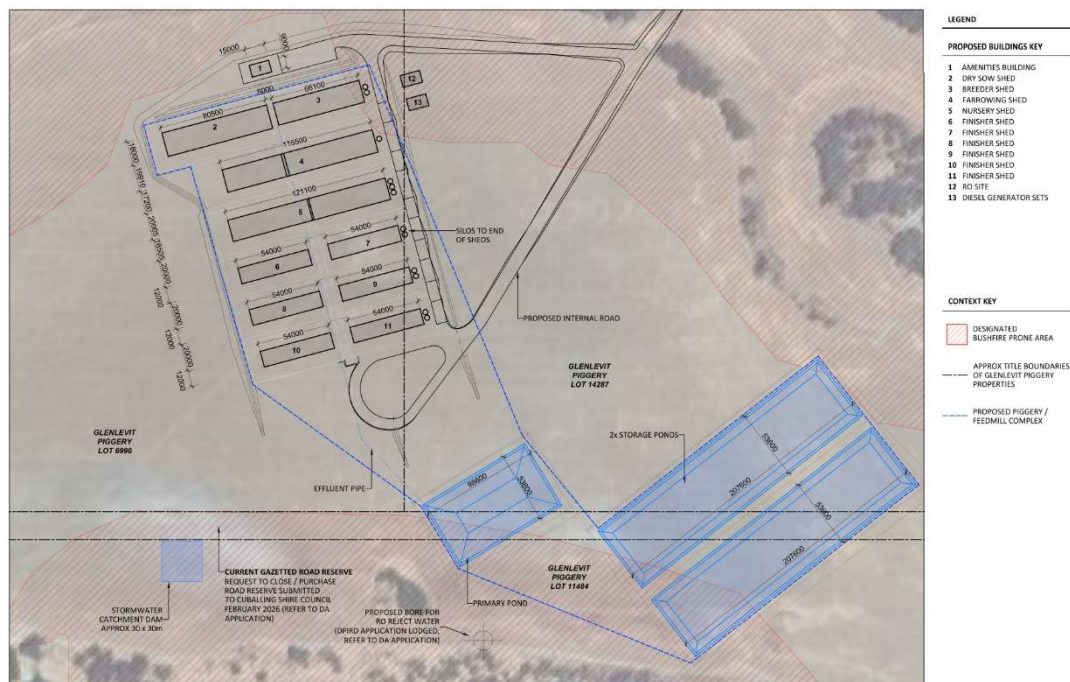


Figure 3: Proposed location of new piggery buildings and effluent ponds. Refer **Drawing SCL25-23-DA04**. Drawing not to scale.

The feed operation on-site currently uses crops grown on other properties under the same ownership to produce feed for the piggery through a small mobile feed mill. To support the new piggery, a new feed mill installation is proposed. The feed mill was previously operated at Westpork Kojunup, as it is no longer used, it will be dismantled and relocated to the Glenlevit Piggery property. The feed mill production will be staged with a maximum envisaged production capacity of 10,000T per annum. As such, a manufacturing licence (10,000T) is being sought as part of the proposed new piggery plans.

The feed mill facilities will include;

- Weighbridge and grain intake placed adjacent to shed
- 1,400 tonne of grain and meal storage silos placed adjacent to shed
- A grinder, capacitated at 10 tonne per hour, placed inside the shed
- Minerals and vitamins dosing system placed inside the shed
- A mixer placed inside the shed
- 297 tonne of ready-made feed silos placed adjacent to shed
- A control room
- Bank of 7 (340T) silos will be located adjacent to the feed mill.

The feed mill is greater than 50m from any boundary adjoining a State Forest Reserve or Environmental Conservation Reserve. The feed mill shed building will achieve a minimum of 30m from the boundary at Popanyinning West Road, and side boundary at Pennys Road, in accordance with the *Shire of Cuballing Local Planning Scheme No.2, Part 32.19* (DPLH, 2003).

The bank of 7 silos to the north of the feed mill will be located approximately 25m from the boundary at Popanyinning West Road (refer to **Drawing SCL25-23-DA03**).

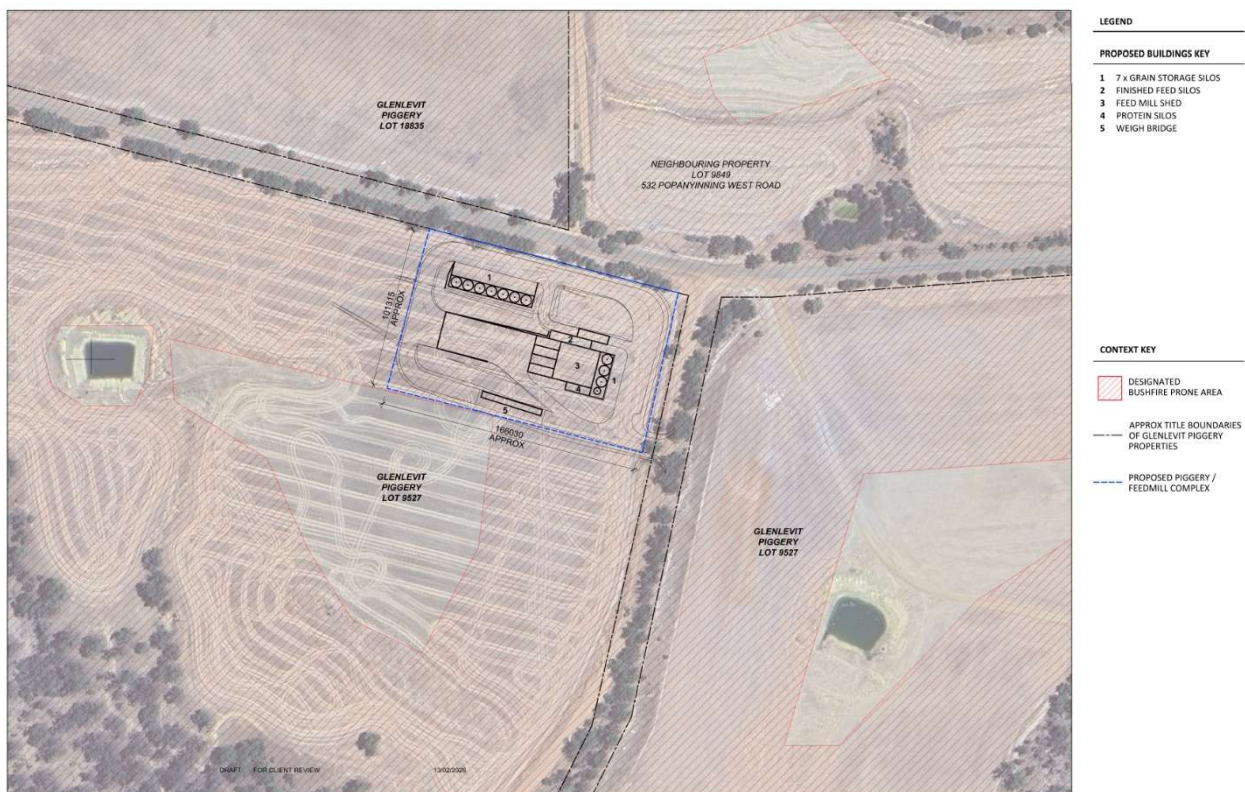


Figure 4: Proposed location of new feed mill, in proximity to Popanyinning West Road and Pennys Road. Refer **Drawing SCL25-23-DA03**. Drawing not to scale.



Figure 5: Photo of the feed mill facility in place at Westpork Kojunup. The facility is proposed to be relocated to Glenlevit Piggery.

1.4.2 Proposed Effluent Management Design

Effluent generated and pond treatment capacity requirements for the proposed 800 farrow-to-finish conventional indoor piggery were modelled using PigBal 5 (V1.02) (Skerman, 2018). The model estimates the volume of effluent discharged to the primary anaerobic pond along with the manure total solids (TS) and volatile solids (VS) from the pig sheds.

Estimated Production and operational management data were collected and used in the PigBal 5 model to estimate the total solids (TS) and volatile solids (VS) generated for the proposed piggery. The resulting TS and VS values were then input into the WatBal model to calculate the required treatment and storage volume for the system. The WatBal model (Skerman and McClymont 2019) performs a daily water balance on piggery effluent treatment and storage systems. It includes provisions for modelling additions to the effluent stream from piggery manure, waste feed, fresh and recycled flushing and hosing water used for shed wash-down, any runoff from shed rooves or outdoor catchments, drinking water wastage, and rainfall falling onto pond surfaces. Effluent system extractions incorporated in the model include evaporation from pond surfaces, and use of recycled effluent for shed cleaning and application (irrigation) onto land growing crop and/or pasture. The Watbal model system chosen for the Glenlevit farm was an anaerobic treatment pond followed by additional storage/evaporative ponds.

In the proposed new piggery, effluent will be removed from the sheds via a static pull-plug system and conveyed to the piggery's effluent management infrastructure. All effluent generated within the sheds will be managed within the effluent management system.

Stormwater is kept separate from the effluent system via a series of drains around the piggery complex which are directed into a separate stormwater dam. The only stormwater entering the system will be from rainfall on the ponds which has been accounted for in the water balance model.

Calculations per above produced the following outcomes. The primary pond, per the sizing shown in the attached drawings (**Figure 6**), is expected to match the modelling requirements, including freeboard. The storage ponds are expected to be slightly larger than the modelling requirements.

Table 2: 6 Effluent treatment and storage capacities required for the proposed site, and pond system adopted at site (bottom). Refer further Appendix C.

Pond Model Scenario	Volume (ML)	Dimensions (m)	Volume (ML)	Dimensions (m)	Surface Area# (m ²)
Primary Pond and Storage Pond at 1m depth	12.5	85*53.7*5.5	14	204*77.5*1	20360
Primary Pond and Single Storage Pond at 2m depth	12.5	85*53.7*5.5	26.7	204*78.2*2	15953
Primary Pond and Two Storage ponds at 2m depth	12.5	85*53.7*5.5	13.4	204*44*2	8976

Pond surface areas calculated at Embankment dimensions

Pond	Dimensions	Volume (ML)	Surface Area (m ²)*
Primary Pond	81.4 × 50.1 × 5.5	12.5	—
Storage Pond 1	200.4 × 40.4 × 2.0	13.4	8,096
Storage Pond 2	200.4 × 40.4 × 2.0	13.4	8,096
Total	—	—	16,192

*Note: Pond surface areas calculated at maximum liquid height inside ponds.

Further detail of the calculation method and effluent management can be found in **Appendix C** (Works Approval Application Extract: Part 6.5 Effluent and Manure Management).

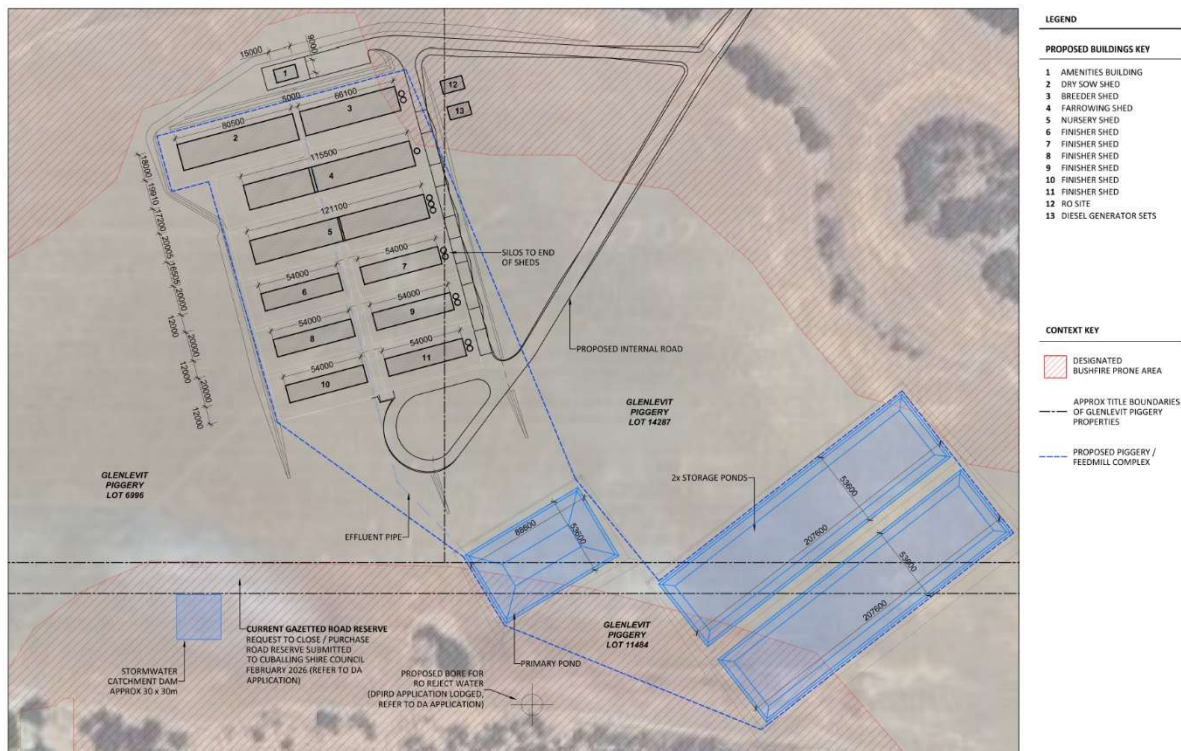


Figure 6: Proposed Conditions. Refer to drawing SCL25-09-DA04. Drawing not to scale.

1.5 Additional Approvals

1.5.1 Works Approval

As the occupier of the land is establishing a new piggery and feed mill which trigger the Prescribed Premises thresholds, a Works Approval is required, which is being concurrently submitted to the Department of Water, Environment and Regulation (DWER).

A Feed Mill is classified as *Animal feed manufacturing*, being a premises (other than premises within Category 15- Abattoir, or Category 16- Renderer) on which 100 tonnes or more per year animal food is manufactured or processed.

To operate a Prescribed Premises with over 1000 animals, and to manufacture/process more than 1000T per annum of animal feed the following operating licences will also need to be obtained:

- **Category 2:** Intensive piggery; Works approval for pig numbers and associated works, and
- **Category 23:** Animal feed manufacturing; Works approval for production up to 10,000T per annum.

1.5.2 Intent to Pump Water (Desalination Plant)

A new RO plant will utilise water from the bores labelled Anthill, Pad 10 Bottom, Pad 10 Top, Bradford East and Bradford Mid, with reject water piped back to a dry bore south of the primary effluent pond. Refer to Drawing **SCL25-23-DA02** for locations.

The owner/operator of Glenlevit Piggery has submitted a Notice of intent to pump water (desalination plant) in association with the piggery operation, which is included as **Appendix F** to this document.

1.5.3 Closure of a Gazetted Road

A gazetted road reserve currently exists between Lot 6996, Lot 14287 and Lot 1184 on the property, at the proposed location of the piggery sheds and effluent ponds. An application has been submitted to Cuballing Shire Council in February 2026, requesting closure of the road, which has formed part of the actively farmed paddock for an excess of 60 years. A local council meeting conducted on 18th February 2026 indicated that the road closure was supported, refer to **Appendix G**. The property owner/operator has confirmed interest in purchasing the land following its potential closure.

2 Relevant Planning Provisions

2.1 Shire of Cuballing : Zones and Reserves

2.1.1 Rural Zoning & Land Use

The subject property is zoned Rural, as shown in **Figure 7**. The purpose of the Rural zone, per the *Shire of Cuballing Local Planning Scheme No.2*, is:

- *To provide for the maintenance or enhancement of specific local rural character.*
The local rural character of the area will be supported through continued use of the site as a piggery.
- *To protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use.*
The continued use as a piggery aids to protect the local area use as intensive agricultural land.
- *To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage.*
The proposed changes to the facility will be developed and maintained in accordance with the Environmental Risk Assessment (Appendix E – extract from Works Approval Application to DWER
- *To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone.*
The proposal does not introduce any additional sensitive land uses to the local area
- *To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.*
The Glenlevit Piggery upgrade will allow continued use of the site as rural land use.

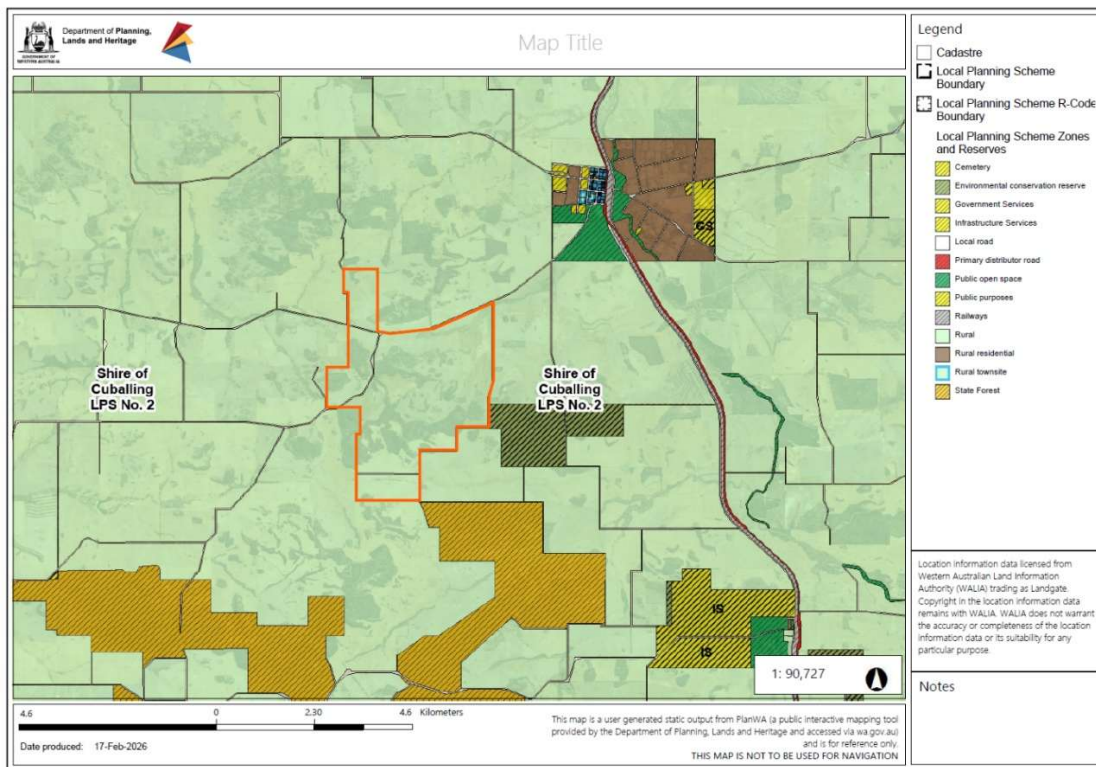


Figure 7: Zones and Reserves Map, via Department of Planning, Lands and Heritage “PlanWA” map viewer. Sourced February 2026.

The site is a currently operational outdoor piggery. Due to previous interpretations of the Animal Husbandry-Intensive definition (planning) and *prescribed premises regulations* (DWER), outdoor piggeries were not captured in planning or licencing requirements. As such the current piggery operation does not have a planning permit or licence.

The shift to conventional indoor piggery will fall under the land use category **Animal husbandry – intensive**, meaning: “premises used for keeping, rearing or fattening of alpacas, beef and dairy cattle, goats, pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production), sheep or other livestock in feedlots, sheds or rotational pens but excludes agriculture - extensive.”

Per the *Shire of Cuballing Local Planning Scheme No.2*, the symbol “A” per **Figure 8**, “the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions (DPLH, 2003).

LAND USE	Rural Townsite	Rural Residential	Rural
Abattoir	X	X	A
Agriculture-extensive	X	X	P
Agriculture-intensive	X	A	D
Ancillary dwelling	P	D	D
Animal establishment	X	A	D
Animal husbandry - intensive	X	X	A
Art gallery	D	A	D

Figure 8: Table 3 – Zoning Table per Shire of Cuballing Local Planning Scheme No.2

Per the *Shire of Cuballing Local Planning Scheme No.2, Part 32.19 (3)*: Development in the **Rural Zone** shall conform to the following setback requirements; 30m from road boundaries, 20m from other boundaries, 50m from a boundary with a State Forest, or reserved land managed for conservation purposes. (4): A reduction in setbacks may be permitted at the discretion of the local authority (DPLH, 2003).

Per the *Shire of Cuballing Local Planning Scheme No.2, Part 32.19 (9)*: Development in the **Rural Zone** shall demonstrate: (a) evidence of suitable land management addressing retention of remnant vegetation, revegetation, land degradation and salinity management; and/or (b) evidence that the proposed activity is compatible with offsite sensitive uses or that adverse impacts can be contained within the site. Please refer further to **Part 3** for details of land management practices and protection of sensitive receptors.

2.1.2 State Forest Zoning & Environmental Conservation Reserve

The eastern boundary of Lot 12438 abuts an area of Environmental Conservation Reserve, and the south-eastern corner of Lot 11484 abuts an area of State Forest. Per the *Shire of Cuballing Local Planning Scheme No.2, Part 32.19 (3)*: Development in the Rural Zone shall conform to the following setback requirements, 50m from a boundary with a State Forest, or reserved land managed for conservation purposes (DPLH, 2003). All development proposed as part of this Development Approval Application well exceeds the 50m setback to these zones.

2.2 Bushfire Prone Area

The property is within a Bush Fire Prone Area, as shown in **Figure 9**. Per Department of Planning, Lands and Heritage State Planning Policy 3.7 Bushfire (2017), the proposal does not trigger application of the policy as the Development Application is not for construction of a habitable building, and / or use of a caravan park.

The proposed pig sheds and associated facilities which form this Development Approval Application are not deemed residential buildings. The requirements of **NCC Vol 1, Part G5 Construction in bushfire prone areas**, do not apply to the proposed shed buildings and feed mill.

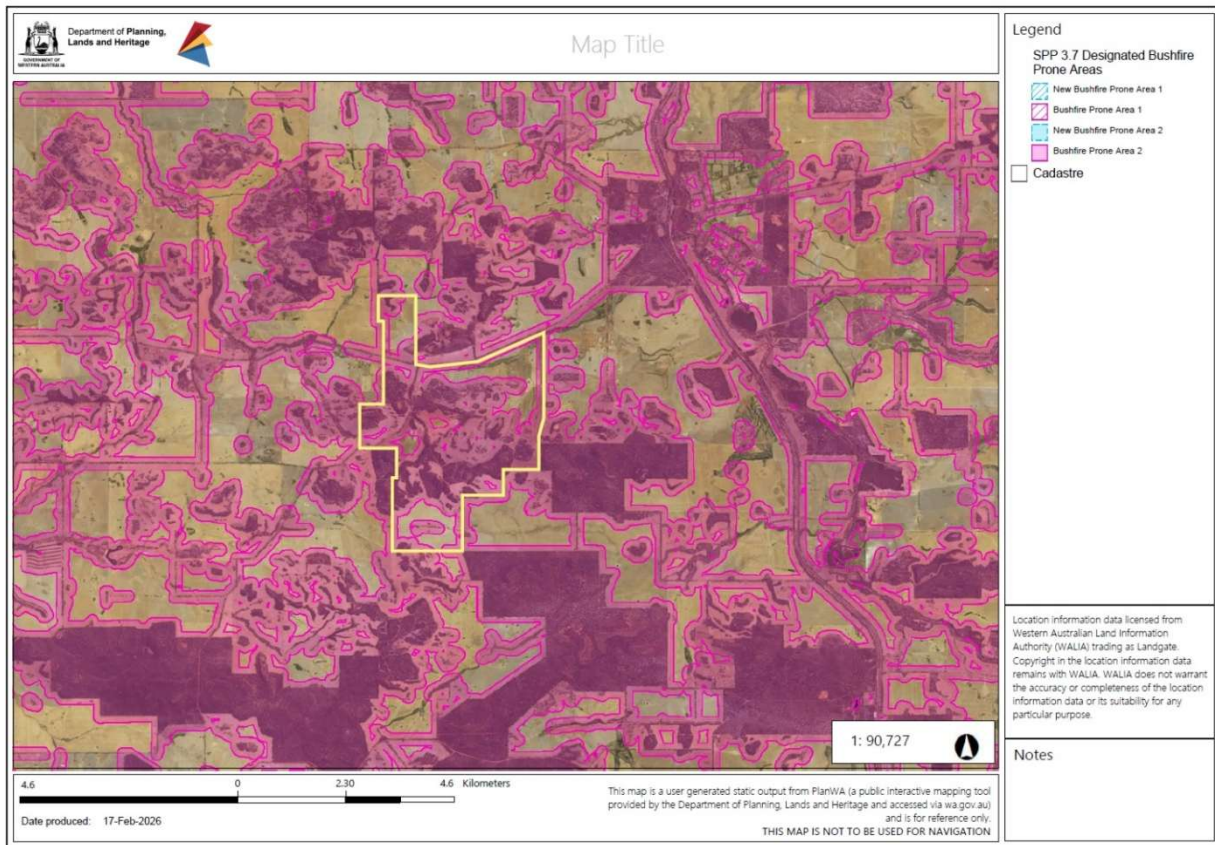


Figure 9: Bush Fire Prone Areas Map, via Department of Planning, Lands and Heritage “PlanWA” map viewer. Sourced February 2026.

2.3 Environmental Protection Act (1986) & Environmental Protection, Clearing of Native Vegetation Regulations (2004)

2.3.1 Description of Works

Per Section 51C. of the Environmental Protection Act (1986), a person who causes or allows clearing of native vegetation commits an offence unless – (c) *the clearing is of a kind prescribed for the purposes of this paragraph and is not done in an environmentally sensitive area.*

Per Section 5 of the *Environmental Protection, Clearing of Native Vegetation Regulations (2004)*, item 12: Clearing for vehicular tracks, undertaken by the owner of the property on which the clearing is to take place, is a type of **Prescribed Clearing** under Section 51C(c) of the Environmental Protection Act 1986, if done in such a way as to limit damage to surrounding native vegetation. Refer **Error! Reference source not found.** below.

Table 3: From Section 5 of the Environmental Protection, Clearing of Native Vegetation Regulations (2004): Clearing for vehicular tracks.

Item	Description of clearing	Person	Response
12	<p>Clearing for vehicular tracks Clearing to construct a vehicular track on a property, being clearing which does not, together with all other limited clearing carried out on the property in the financial year in which the clearing takes place, exceed 5 ha, if —</p>	The owner of the property on which the clearing is to take place.	The proposed clearing footprint consists of approximately 2,034 m ² (0.203 hectares), not exceeding 5ha.
	(a) the clearing for the track is no wider than necessary;		Clearing will be restricted to the minimum width required for safe vehicle operation of the new track.
	(b) there is at least 100 m between that track and any other cleared land that could be used for the purpose for which the particular track is intended;		<p>An existing service track does exist approximately 70m south of the proposed track, however is not fit for purpose as part of the upgraded facilities. The land slopes approximately 11–14% along the existing southern clearing, compared with approximately 5.4% along the proposed new track. Gradients above approximately 10% typically require significant earthworks to accommodate regular heavy vehicle traffic on unsealed surfaces.</p> <p>These works would likely extend beyond the currently cleared footprint and require additional vegetation removal.</p>
	(c) the vegetation is not in a road reserve; and		The vegetation and proposed track location is private agricultural infrastructure and not within a road reserve.
	(d) the vegetation is not riparian vegetation (unless there is no reasonable alternative route and the track is necessary for the commercial activities carried out on the property).		The proposed clearing is an area of ironstone ridge country. The vegetation type is remnant open woodland and does not intersect any riparian vegetation.

The subject site is not within an environmentally sensitive area, refer **Figure 10** below.

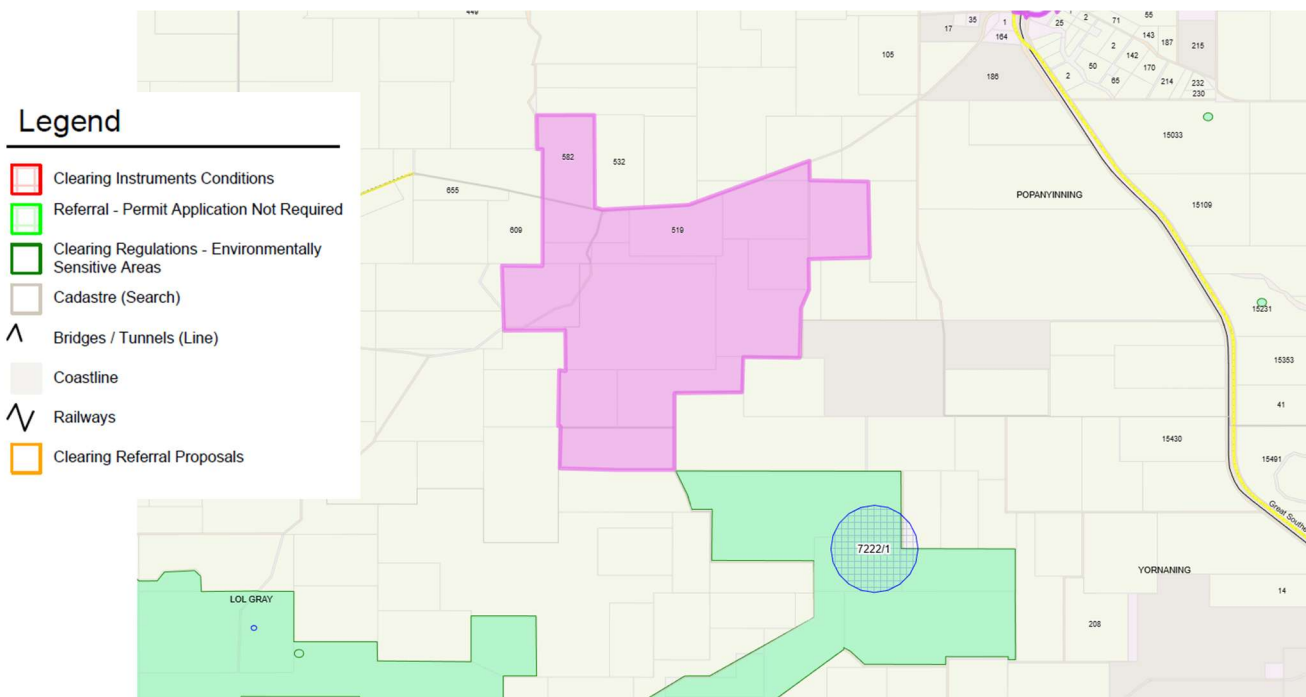


Figure 10: Environmentally Sensitive Areas map via Clearing Permit System Map (DWER, N.D.) showing approximate piggery property areas outline.

The proposed work which involves removal of native vegetation is construction of a private all-weather gravel access track, servicing the proposed piggery complex.

The proposed access track will service approximately:

- One livestock transport truck per week,
- Ten feed delivery vehicle movements per week, and
- Approximately 8 staff vehicle movements per day

2.3.2 Description of Native Vegetation

A ground inspection by the piggery owner/operator identified 26 trees within the proposed clearing footprint. Tree density equates to approximately 128 trees per hectare, consistent with open woodland vegetation. Within the clearing footprint:

- 12 trees are regrowth or structurally declining specimens,
- 12 trees are moderate structural woodland trees,
- 2 trees are mature canopy trees.

The clearing area represents a localised disturbance within a broader remnant vegetation landscape. Surrounding native vegetation remains intact beyond the defined footprint.



Figure 11: *Scrubby regrowth (3 trees). Multi-stem regrowth with low structural complexity. No visible hollow-bearing features observed.*



Figure 12: *Whitegum lignotuber regrowth (9 trees) Reshoot growth from declining parent trees with visible crown dieback. No confirmed hollow-bearing characteristics observed during ground inspection.*



Figure 13: *Small to mid-age whitegums (7 trees). Structurally sound single-stem trees with moderate canopy development. No visible hollows observed.*



Figure 14: *Mature healthy whitegums (2 trees) Established canopy trees forming part of the woodland overstorey. While no external hollows were observed during ground inspection, trees of this size may possess internal habitat features.*



Figure 15: Mallet trees (5 trees) Older mallet specimens with some upper branch dieback. No confirmed visible hollow openings observed from ground level.

2.3.3 Feasible Alternatives

An existing cleared area lies within 100 metres to the south of the proposed alignment.

The RTK survey gradient map (**Figure 16: RTK survey gradient map showing slopes of the proposed alignment and southern clearing**) indicates slopes of approximately 11–14% along the southern clearing compared with approximately 5.4% along the proposed alignment.

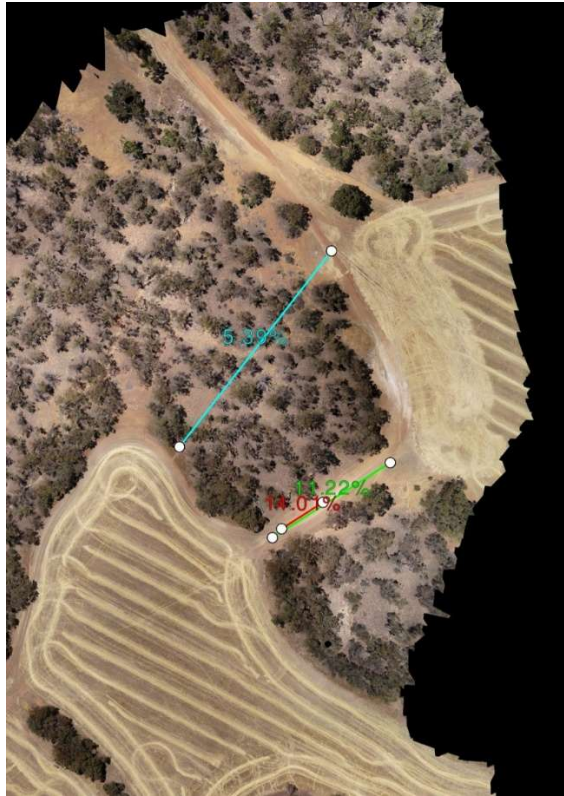


Figure 16: RTK survey gradient map showing slopes of the proposed alignment and southern clearing

Gradients above approximately 10% typically require significant earthworks to accommodate regular heavy vehicle traffic on unsealed surfaces. To utilise the southern alignment would require; cut and fill earthworks to reduce gradient, batter formation and stabilisation, drainage works and surface reconstruction. These works would likely extend beyond the currently cleared footprint and require additional vegetation removal.

2.3.4 Proposed Construction Measures

The following measure will be observed to minimise disruption to surrounding vegetation.

- Clearing confined to the defined 2,034m² footprint
- No widening beyond operational necessity
- Pre-clearing visual inspection for fauna habitat
- Retention of mature trees where alignment permits
- Topsoil stockpiled and respread where practical

3 Effects on Surrounding Locality

3.1 Noise, Odour & Dust Separation Distance

The separation distance is the distances provided between a piggery complex, and a sensitive receptor is an important measure for reducing the risk of amenity impacts. Separation distances are measured as the shortest distance from the piggery complex to the nearest part of a building associated with the sensitive land use.

Odour has been identified as the principal community amenity concern in relation to piggery developments. Separation distances for odour generally provide larger distances than those required for dust and noise and are therefore deemed to provide sufficient protection from dust and noise impacts on sensitive areas.

The Australian Pig Industry recognises the need to continually improve to meet rising community expectations and has developed a best available methodology for assessing potential odour risk based on industry research. The odour assessment as set out in the National Environmental Guidelines for Indoor Piggeries – Siting and Design (2025) is used to establish whether odour generated by a piggery will have an unreasonable impact at off-site receptors. Odour nuisance *may* occur when the separation distances between a piggery and a receptor are less than those calculated using the methods set out in the guidelines.

3.1.1 Separation Distance to Proposed Feed Mill

The separation requirement for the feed mill has been derived from the *Guidance for the assessment of environmental factors, Separation Distances between Industrial and Sensitive Land Uses No.3* (EPA 2005), and the more recently published *Guideline- Odour Emissions* (DWER 2019).

The separation distance recommended for the feed mill to reduce the risk amenity impacts is 500m. There are no sensitive receptors located within the recommended 500m. The nearest receptor not associated with the property or piggery is located approximately 670m from the feed mill. There is undulating terrain and vegetation between the feed mill and receptor.

3.1.2 Separation Distance to Proposed Piggery Complex

The calculated separations distance for the proposed development of the piggery complex, per the National Environmental Guidelines for Indoor Piggeries – Siting and Design (2025) are:

- **1173m** to a legal dwelling,
- **1530m** to rural residential,
- **2551m** to a township.

In line with the calculated separation distances, the proposed piggery facility provides adequate separation to the nearest dwellings and townships, refer to **Figure 17**. Further information including the calculation

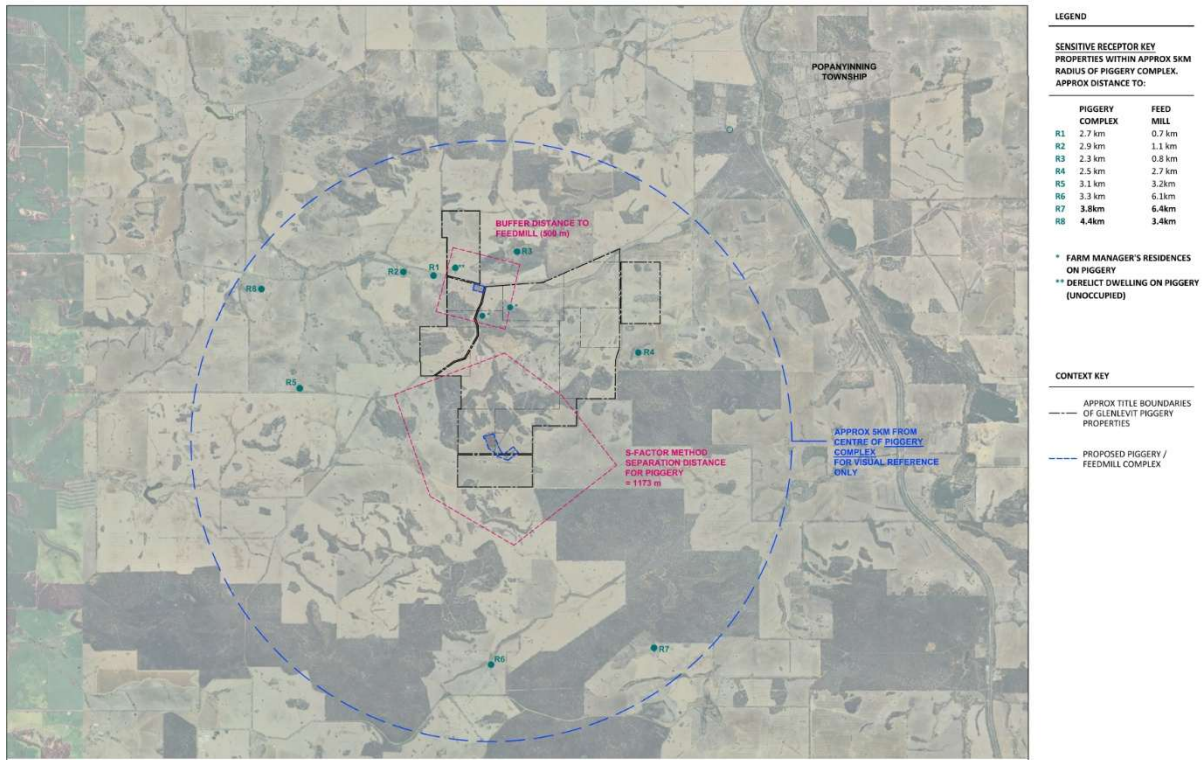


Figure 17: Refer drawing SCL25-23-DA05, Locality and Receptors Map, including separation distances and nearest sensitive receptors.

3.2 Car Parking and Local Traffic

The piggery is currently accessed via Popanyinning West Road, a local distributor road, and Pennys Road, an access road. The crossover at Pennys Road via Popanyinning West Road is well equipped for large vehicle movements, with wide gravel splays. Pennys Road is a formed gravel road and will be the primary access road for the new proposed facilities.

Internal access tracks within the piggery are formed gravel that are periodically graded to maintain all weather access. There are significant areas available for onsite parking and multiple turning circles to ensure all vehicles can exit in a forward manner.

Table 4: Proposed estimated vehicle movements.

Vehicle type	Frequency per	Number -Existing operation	Number- New Piggery
Staff Cars	day	5	8
Feed Truck	week	0	10
Stock Truck	week	1	1
Grain at Harvest Truck	year	40	70
Feed Additives Truck	month	2	4

There will be a small increase in the number of staff vehicles per week, from 5 to 8 cars, due to the increase in staff required to run the new piggery. Stock movements will remain the same, with a small increase from 2 to 4 feed additive trucks to support the new feed mill.

Consequently, an additional 10 trucks per-week will deliver feed to the new feed mill and a increase in harvest movements from 40 to 70 to supply the new feed mill. All feed generated at this stage will be used on site in the new piggery.



Figure 18: Existing paddock entrance crossover via Popanyinning West Road, east of Pennys Road (Source: Google Street View, image dated Feb 2025).



Figure 19: Existing crossover at Pennys Rd and Popanyinning West Road (Source: Google Street View, image dated Feb 2025).

3.3 Environmental Impact

An Environmental Risk Assessment was carried out as part of the Works Approval Application document, to identify risks that the piggery may pose to the environment and then managing these to minimise the likelihood of harm. This has been included as an appendix to this application, refer to **Appendix E** (Works Approval Application Extract: Part 7 Environmental Risk Assessment).

4 Conclusion

The primary objective of the development is to allow the development of a new indoor facility at Glenlevit Piggery and an associated feed mill.

Construction of the new piggery facilities involves the removal of existing farrowing huts on site, construction of 10 new sheds and amenities building, associated stormwater dam and water storage dam, and associated effluent ponds as required to accommodate the indoor piggery. The piggery sheds and ponds will be located towards the southern end of the property.

To support the new piggery, a new feed mill installation is proposed. Feed mill production will be staged with a maximum envisaged production capacity of 10,000T per annum. The feed mill is located south of Popanyinning West Road, accessed via Pennys Road.

As the new piggery and feed mill will trigger the Prescribed Premises thresholds, a Works Approval is required, which is being concurrently submitted to the Department of Water, Environment and Regulation (DWER).

An odour assessment on the proposed upgrade to pig numbers has taken place in accordance with the National Environmental Guidelines for Indoor Piggeries – Siting and Design (2025). The results indicate that there are no sensitive receptors within the recommended separation distances. It is regarded that distances for odour generally provide larger distances than those required for dust and noise and are therefore deemed to provide sufficient protection from dust and noise impacts on sensitive areas. As such it is not expected that there will be significant impact on local amenity as a result of the new piggery facility.

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6 Drawing List

SCOLEXIA PTY LTD, CONTEXT MAPS

DRAWING NO.	TITLE	DRAWING SCALE
SCL25-23-DA01	GLENLEVIT PIGGERY LOCALITY & PLANNING CONTROLS	1 : 30,000 @ A3
SCL25-23-DA02	GLENLEVIT PIGGERY SITE MAP	1 : 20,000 @ A3
SCL05-23-DA03	FEEDMILL PROPOSED CONDITIONS	1 : 2,000 @ A3
SCL05-23-DA04	PIGGERY SHEDS PROPOSED CONDITIONS	1 : 2,000 @ A3
SCL05-23-DA05	SENSITIVE RECEPTORS MAP	1 : 50,000 @ A3

7 Appendices List

Appendix A

Shire of Cuballing, Town Planning Scheme Map No. 1 of 4

Appendix B

Certificate of Title 4050-884 & Certificate of Title 2222-617

Appendix C

Scolexia Works Approval Application Glenlevit Piggery 2026, extract:
Part 5.5 Effluent and Manure Management

Appendix D

Scolexia Works Approval Application Glenlevit Piggery 2026, extract:
Part 6.1 Separation Distances - Amenity

Appendix E

Scolexia Works Approval Application Glenlevit Piggery 2026, extract:
Part 7: Environmental Risk Assessment

Appendix F

Notice of Intent to Pump Water (Desalination)

Appendix G

Correspondence with Shire of Cuballing re: Request for closure of gazetted road

Appendix H

Amenities Building Plans- Custom Shower Block Office, Troy Moss 2026

Appendix I

Authority of Representative (Scolexia Pty Ltd) to act on behalf of owner

Appendix J

Stelyn Farms Pty Ltd Company Statement

8 References

Australian Pork Limited (2025) *National Environmental Guidelines for Indoor Piggeries -siting and design*, Barton, ACT

Department of Planning, Lands and Heritage (2017) *State Planning Policy 3.7 Bushfire*, Government of Western Australia

Department of Planning, Lands and Heritage (2023) *Shire of Cuballing Local Planning Scheme No.2, updated to include AMD 6 GG 24/10/2023*, Government of Western Australia

Department of Planning, Lands and Heritage (2025) PlanWA Map Viewer, Government of Western Australia, accessed February 2026.

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<https://www.wa.gov.au/system/files/2023-04/Guideline-Odour-emissions.pdf>

Environmental Protection Authority (EPA) (2005) *Guidance for the assessment of environmental factors, Separation Distances between Industrial and Sensitive Land Uses No.3*, Government of Western Australia, accessed February 2026

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Skerman, A (2018) *PigBal Model 4*, Australian Pork Limited, Barton, ACT

Protection of the Environment Operations Act 1997 (No 156)

Rural Fires Act 1997 (No 65)

Rural Fires Regulation 2013

State Environmental Planning Policy (Planning Systems) 2021



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Appendix C

Scolexia Works Approval Application Glenlevit Piggery 2026, extract:
Part 5.5 Effluent and Manure Management

5.5 Effluent and Manure Management

Currently there is no effluent system on site because the existing outdoor infrastructure consists solely of farrowing huts and deep litter shelters.

In the new system there will be three effluent streams produced on site which include liquid effluent, sludge, and brine from the desalination plant. The generation, management and reuse of these streams is discussed in detail below.

5.5.1 Effluent generation

Effluent generated and pond treatment capacity requirements for the proposed 800 Farrow to Finish conventional Indoor piggery were modelled using PigBal 5 (V1.02) (Skerman, 2018). The model estimates the volume of effluent discharged to the primary anaerobic pond along with the manure total solids (TS) and volatile solids (VS) from the pig sheds.

PigBal 5 is the national industry standard tool for estimating piggery manure production that uses mass balances theory and diet digestibility data in its computations. PigBal 5 (V1.02) uses standard multipliers for the breeding stock and suckers, while using an in-built live weight regression formula to determine the multipliers for weaners, growers and finishers. This method used standard diets representative of typical industry diets. As well as estimating feed intake, diets, wastage and manure production, the model uses cleaning water use estimates based on typical effluent solids concentrations for different effluent management systems, pig drinking water estimates, pig cooling water estimates, and a range of solids separation (pre-treatment) options with typical solids and nutrient removal rates. The model also estimated the mass of nitrogen, phosphorus and potassium in manure and effluent taking into account inputs (feed, pigs, and water) and outputs (pigs, mortalities and emissions of nitrogen to air (10% for conventional sheds)).

The total annual water use estimated by the piggery operators is 48ML. PigBal 5 (V1.02) estimates for an SPU 10,400 drinking water will be a total of 21.7 ML/yr. Approximately 26ML is expected to be allocated to the cooling systems in the temperature-controlled sheds. The piggery operator estimates that on an average 1000L/day would be the water use for static pits and hosing and they are periodically released via pull plugs every 4 weeks. With these inputs, PigBal 5 (V1.02) estimates 16.6 ML/yr of effluent generation at the site **Table 5**.

Table 5 Effluent Generation expected at the proposed site

Effluent discharged to primary anaerobic pond							
	Volume	Volume	TS	VS	N	P	K
	(ML. yr ⁻¹)	(L. day ⁻¹)	(kg. day ⁻¹)	(kg. day ⁻¹)	(kg. day ⁻¹)	(kg. day ⁻¹)	(kg. day ⁻¹)
Flushing / hosing water	0.37	1,000	0	0	0	0	0
Manure + waste feed	10.80	29,602	2,958	2,453	224	52	73
Drinker waste water	5.42	14,860	0	0	0	0	0
Total:	16.59	45,462	2,958	2,453	224	52	73
			6.51%	5.40%	0.49%	0.11%	0.16%
Composite shed loss factors:			10%	12%	10%	0%	0%

5.5.2 Effluent Management System

In the pig sheds the flooring is composed of slats which allow the urine and manure to fall below the floor into concrete pits which are typically recharged with some water to prevent sticking. The shed flooring is also regularly washed down using high pressure hoses to push the manure through the flooring to maintain a clean environment.

In the proposed new piggery, effluent will be removed from the sheds via a static pull-plug system and conveyed to the piggery's effluent management infrastructure. All effluent generated within the sheds will be managed within the effluent management system.

Stormwater is kept separate from the effluent system via a series of drains around the piggery complex which are directed into a separate stormwater dam. The only stormwater entering the system will be from rainfall on the ponds which has been accounted for in the water balance model.

Required Capacity

Estimated Production and operational management data were collected and used in the PigBal 5 model to estimate the total solids (TS) and volatile solids (VS) generated for the proposed piggery. The resulting TS and VS values were then input into the WatBal model to calculate the required treatment and storage volume for the system. The WatBal model (Skerman and McClymont 2019) performs a daily water balance on piggery effluent treatment and storage systems. It includes provisions for modelling additions to the effluent stream from piggery manure, waste feed, fresh and recycled flushing and hosing water used for shed wash-down, any runoff from shed rooves or outdoor catchments, drinking water wastage, and rainfall falling onto pond surfaces.

Effluent system extractions incorporated in the model include evaporation from pond surfaces, and use of recycled effluent for shed cleaning and application (irrigation) onto land growing crop and/or pasture. The Watbal model system chosen for the Glenlevit farm was an anaerobic treatment pond followed by additional storage/evaporative ponds.

The model uses historical daily climatic data which is downloaded from the SILO climate data website (<https://www.longpaddock.qld.gov.au/silo/>). The model accommodates analysis periods commencing from 1900 up to the day prior to the analysis. For Glenlevit farms 46 years of weather data from Pingelly WA was incorporated (1980-present). Note: If the assumptions entered into the models are to change in anyway, the pond sizing will need to be revised to reflect the changes.

Due to the warm climate and low rainfall, a large influence on the system is evaporation. The piggery site has a relatively high evaporation to rainfall ratio, and it is expected that management of treated effluent will be achieved by evaporation in the storage ponds, rather than reuse in irrigation. Investigations into the viability of irrigation and consequent impact on pond sizes were also conducted. The evaporative nature of the would render the retained treated effluent with high salinity thus becoming a limiting factor.

Irrigation of treated effluent has thus not been included in the main models. For this reason, all references below to storage ponds imply evaporative ponds rather than conventional storage ponds. As such surface areas were assessed to maximise the evaporation component.

The original design and sizing of the ponds were done at a depth of 1m for the storage pond, to maximise evaporative losses. However, preliminary assessments by third-party earth mover-contractors revealed that a minimum depth of 2m was needed to attain the adequate compactable clay. A Geotech assessment has been conducted to confirm site and material suitability- The soil compactability has been determined to be 9×10^{-9} . The risk profile is low as the ground water depth is likely over 40m and the absence of any surface water nearby. Report in Appendix 3.

This is a requirement for lining the ponds to make them relatively impermeable. Because surface area (for achieving the evaporative losses) was the key consideration, the increase in depth of the storage ponds increased the volume from 14ML to 26.7ML. Siting constraints also necessitated dividing the large storage pond into two separate ponds. The dimensions of the primary anaerobic pond and the two storage ponds are seen in **Table 6**.

The National Environmental Guidelines for Piggeries (2025) sets a maximum overtopping (spill) frequency of once every ten years on average for storage and once every twenty years for evaporation ponds. However, this is dependent on-site sensitivity. For an informed decision-making comparison, scenarios have been modeled for 10-year and 20-year spill frequency. The storage required for the 1:10 and 1:20 was similar, with marginally increased requirements for the 1:20 spill frequency. All dimensions presented below are for the 1:20 spill frequency. All other modelling parameters are presented in **Appendix 2**.

Table 6 Effluent treatment and storage capacities required for the proposed site and Pond System adopted at site (Bottom)

Pond Model Scenario	Volume (ML)	Dimensions (m)	Volume (ML)	Dimensions (m)	Surface Area# (m ²)
Primary Pond and Storage Pond at 1m depth	12.5	85*53.7*5.5	14	204*77.5*1	20360
Primary Pond and Single Storage Pond at 2m depth	12.5	85*53.7*5.5	26.7	204*78.2*2	15953
Primary Pond and Two Storage ponds at 2m depth	12.5	85*53.7*5.5	13.4	204*44*2	8976

Pond surface areas calculated at Embankment dimensions

Pond	Dimensions	Volume (ML)	Surface Area (m ²)*
Primary Pond	81.4 × 50.1 × 5.5	12.5	—
Storage Pond 1	200.4 × 40.4 × 2.0	13.4	8,096
Storage Pond 2	200.4 × 40.4 × 2.0	13.4	8,096
Total	—	—	16,192

*Note: Pond surface areas calculated at maximum liquid height inside ponds

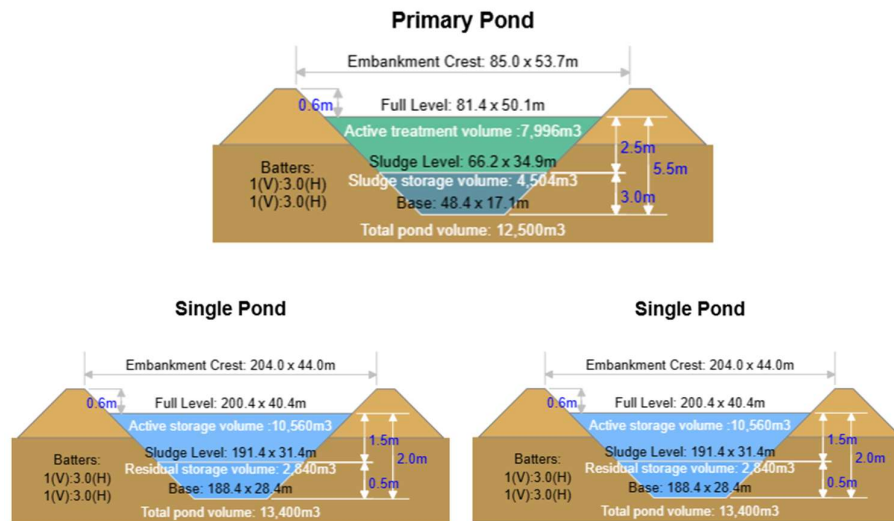


Figure 17 Primary treatment and two storage ponds needed for managing effluent generated at the proposed piggery

Points of Consideration for the Pond Capacity Model (See **Figure 17**):

1. The loading rates for the Primary pond are assumed to be in the range of 0.298-0.4 kgVS/m³.
2. All ponds are designed with a freeboard capacity of 0.6m, according to the latest Industry standards (APL, 2025).
3. An internal batter slope of 3(H):1(V) was used for both the primary and storage ponds. This is to facilitate accessibility for machinery when commissioning and desludging.
4. Storage ponds have been modelled based on evaporation, i.e. pond surface area. This methodology accounts for loss through evaporation, more suitable to the conditions at this piggery.
5. Desludging is assumed to be done every 3yrs. Taking too much out of the treatment pond per year interferes with the pond operation. A longer desludging period is not recommended as it will likely result in difficulty in removing the sludge material from the pond.

Note: The estimated total pond volume/capacity including the freeboard will need to be confirmed by a pond designer/Civil engineer. The current pond calculations rely on maintaining an evaporative surface area. If the pond dimensions are to change from those outlined in the report, this would need to consider the implication for effluent management via evaporation.

Investigations into the viability of irrigation and consequent impact on pond sizes were also conducted. The evaporative nature of the would render the retained treated effluent with high salinity thus becoming a limiting factor. Irrigation of treated effluent has thus not been included in the main models.

General Pond Design and Management

- A minimum freeboard of 0.6m will be maintained at all times (incorporated into the design) to protect the pond bank stability, and to accommodate wave action and pond overtopping.
- A layer of water or sludge should be maintained in all ponds at all times to minimise drying and cracking of the base and subsequent integrity of the ponds.
- The crest of the embankment will be a minimum width of 5m to allow for vehicle and machinery access during construction and maintenance of pond. The crest width takes into account desludging activities which generally require heavy machinery. A gravel-topped crest will be provided for good traction while machinery is working beside the pond.
- Topsoil will be stripped and removed during construction and put back over the tops of the banks if required. Integration of topsoil into the construction or banks results in poor compaction and may result in leakage.
- Ponds must meet the design criteria of 1×10^{-9} m/s. The risk profile is low as the ground water depth is likely over 40m and the absence of any surface water nearby. If soils onsite are determined to be unable to meet the required permeability limits, then clay or clay-based products may need to be brought onto the site or alternative lining methods may need to be considered.
- Diversion of stormwater is planned. Drainage from the piggery complex will be redirected into a purpose-built stormwater dam.
- All effluent ponds will be monitored regularly for pond levels, and bank stability. Any structural issues will be rectified as soon as possible.

Effluent System- Siting

The modelling of the effluent system was done originally based on standard dimensions. Concurrent consultations with third party contractors like earth movers and geo-technical consultants resulted in ponds that were modelled and retrofitted to the specific site requirements. **Figure 18** shows the proposed pond dimensions for the primary and storage ponds. The primary pond is expected to match the modelling requirements, including freeboard requirements. The storage ponds are expected to be slightly larger than the modelling requirements. This is done to ensure contingency storage.

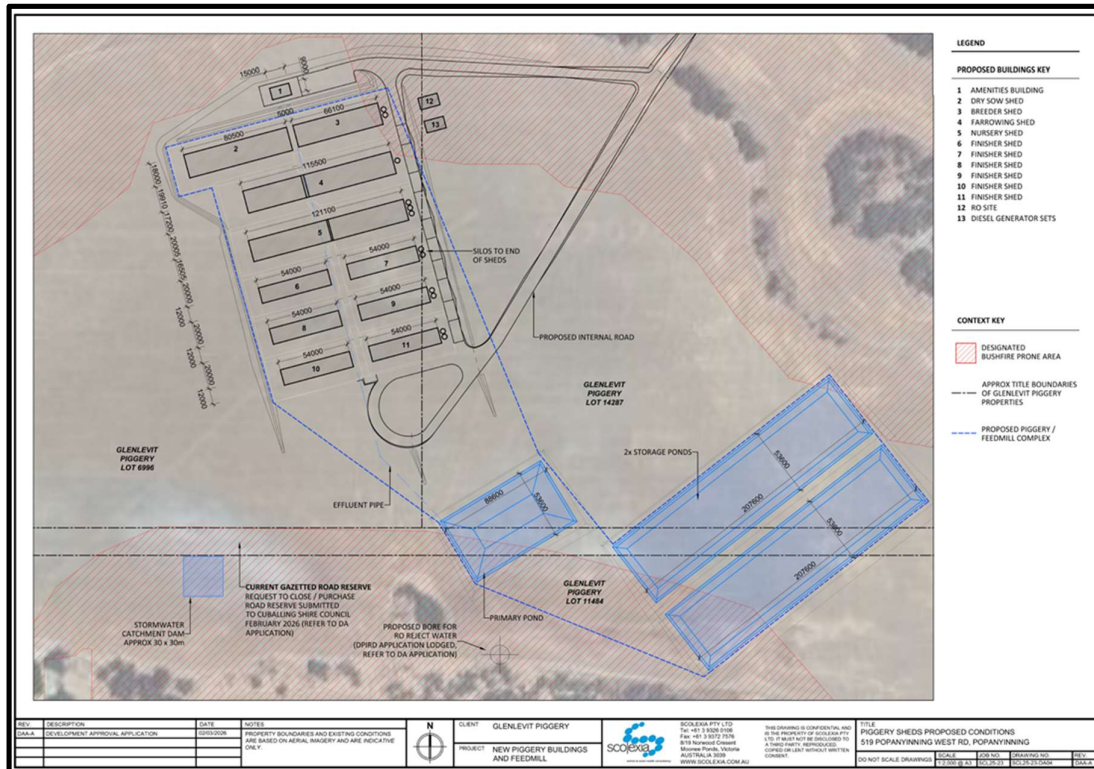


Figure 18 Proposed siting and dimensions of treatment and storage ponds

5.5.3 Sludge reuse

Stabilised solids will be periodically removed as required and managed in accordance with the piggery’s nutrient management arrangements. There is a desludging program (as required) which will remove sludge. Distributing sludge thinly and evenly at low application rates over large areas minimises nutrient build up and associated risks. Note sludge is recommended to be removed no more than once every 3 years in the primary pond to minimise impacts on pond operation.

It should be noted that the nutrient content of piggery sludge can be highly variable. The following nutrient balances are indicative only, soil types, climate, microbial activity and variable crop yields all contribute to nutrient retention and uptake. The sludge will be tested periodically, soil tests are undertaken and an agronomist is engaged to interpret results to ensure site-specific sustainable agronomic rates are maintained to maximise soil health, crop yields and losses. If the nutrients and nature of sludge is found unsuitable for land use, it should be sent to a certified waste disposal contractor.

Table 15.2 of the National Environmental Guidelines for Indoor Piggeries – Siting and Design (APL ,2025) provides indicative sludge properties.

- N – 2617mg/L
- P – 1696mg/L
- K – 7000mg/L

Table 15.4 (APL 2025) provides data that estimates crop (typically grown in this region) nutrient removal rates for wheat, barley straw, triticale, lupins.

Recovered effluent solids are reused as a nutrient source and soil conditioner on cropping land controlled by the proponent. Land application is undertaken in accordance with the site nutrient management arrangements, with a total land area of approximately 896 hectares available for nutrient reuse.

Table 7 Typical Crop grown in this region removal rates from APL, 2025

Crop	Crop Yield DM/t/ha	Normal nutrient removal range (kg/ha)		
		N	P	K
	Average			
Winter cereal Hay	7	140	21	112
Barley straw	7.5	53	2.1	135
Grain barley	3.5	70	6.25	16
Wheat straw	8	60	5	157
Wheat Grain	3.5	70	12	18
Grain triticale	2.25	47	7	11
Lupins	2	64	6	11

To determine the sustainable reuse area per year (one crop) required for 2ML of sludge the APL nutrient balance calculator was used. The inputs included the average nutrients in Sludge. Phosphorus, which settles in the sludge is generally the limiting nutrient determining the reuse area requirements. However, potassium is limiting for a number of crops. Potassium is not an environmental nutrient of concern although excess K can have implications on soil structure and cation imbalances. The calculations assume a total removal of the nutrients generally resulting in deficits in the non limiting nutrients. Having some residual nutrients in the soil is preferable for plant/crop growth. Table 8 shows the sustainable reuse areas based on different crop types. An alternative column is also shown that identifies the estimated area if K is causing limitations. That is the area based on P (primary nutrients of concern if they enter waterways and groundwater). Note there is deep groundwater and no waterways on the piggery site.

Table 8 Sustainable reuse requirements for various crops generated from APL Nutrient Balance Calculator- Conventional and Deep Litter Piggeries (2ML Sludge, 1 crop).

	Sustainable reuse area*	Potential alternative area**
Winter cereal Hay	161ha (1mm)	P limited
Barley straw	646ha (1mm)	P limited
Grain barley	1000ha (1mm) *	P -323ha
Wheat straw	843ha (1mm)	P limited
Wheat Grain	700ha (1mm) *	P -212ha

*Potassium limited. ** Alternative areas taking into consideration the limitations of N and P which have potential environmental impacts if they enter groundwater and/or waterways.

5.5.4 Brine Form RO

The RO plant will use water from 5 bores to treat brackish water

6. Anthill
7. Pad10 Bot
8. Pad10 top
9. Bradford East
10. Bradford Midaa

The reject or brine from the RO will be reinjected into a dry bore. Details on location and capacity of the RO plant, its source bores and reject reinjection bore are submitted to the Department of Primary Industries and Regional Development in the Notice of Intent to Pump Water (Desalination). (Appendix 4)

5.6 Mortalities Management

5.6.1 Day to Day Mortalities

Pig mortalities are managed via on-site burial in dedicated earthen pits. Each layer of pigs is covered with soil to minimise vermin attraction and odour. Finished pits are covered with additional soils to minimise subsidence. Burial pits are located away from pig housing areas and sensitive receptors/areas to maintain biosecurity and environmental protection. Generally, the pits are located on the higher areas of the farm. Groundwater has been measured at depth on site (~40m- 50m) and there are no waterways on the premise.

5.6.2 Mass Mortalities

In the event of a mass disposal event, the piggery's veterinarian will be the first contact and actions taken as per their advice including notifications. This may involve the chief veterinary officer and relevant state departments such as DPIRD and DWER.

The following Mass Mortality locality plan has been developed to assist the producer and government authorities to identify potential onsite locations in the event of a mass mortality situation. The method and location of disposal will be governed by whether the event is a natural occurrence (fire, flood, heat etc) or an Emergency Animal Disease (EAD) event. Note: Certain notifiable and/or EAD diseases may require specific disposal methods. Veterinary and government agencies will advise on the most appropriate course of action in such a situation.

****Note some disposal methods may not be suitable for certain notifiable and/or EAD situations. Refer to government advice and AUSVETPLAN.***

The mode of disposal in a mass incident depends on the cause of death and site location. A suitable area has been identified that considers:

- Soil types (low permeability to minimise leaching to groundwater. Where no suitable soils exist lining or additives such as bentonite can assist in creating an impermeable base)
- Topography (avoid steep slopes or hilly areas to minimise run-off and erosion and allow machinery access)
- Buffers from watercourses, wetlands and drainage lines to minimise run-off
- Buffers from remnant vegetation or conservation areas.
- Avoidance of flood prone areas

Appendix D

Scolexia Works Approval Application Glenlevit Piggery 2026, extract:
Part 6.1 Separation Distances - Amenity

5.11 Other Farm Waste

As per current practices carried out on the farm, all wastes are separated as much as practicable to allow for either disposal or recycling. General Rubbish and recyclables such as cardboard are segregated and taken regularly to the local landfill for disposal and recycling. Scrap metal is stored and collected by scrap metal contractors for reuse

All chemical and veterinary containers are disposed of recycled as per manufacturer's instructions.

6 Separation Distances

The natural resources and amenity of the site and surrounding community are protected by the siting, design and management of the feed mill and piggery along with secondary measures such as separation distances (amenity) and buffers (natural resources).

6.1 Separation Distances- Amenity

6.1.1 Feed Mill

The separation distance is the distances provided between the feed mill and a sensitive receptor is an important secondary measure for reducing the risk of amenity impacts. The requirement of separation of the feed mill have been derived from EPA WA's Guidance for the assessment of environmental factors (in accordance with Environmental Protection Act 1986)- Separation Distances between Industrial and Sensitive Land Uses No.3 June 2025 and the more recently published Department of Water and Environmental Regulation (DWER) Guideline- Odour Emissions, June 2019.

The separation distance recommended for the feed mill to reduce the risk amenity impacts is 500m. There are no sensitive receptors located within the recommended 500m. The nearest receptor not associated with the property or piggery is located approximately 670m from the feedmill. There is undulating terrain and vegetation between the feed mill and receptor.

Category number and description ¹	Screening distance (metres)
23. Animal feed manufacturing (1,000 tonnes or more per year) <i>Premises (other than premises within category 15 or 16) on which animal food is manufactured or processed.</i>	500

Industry	Description of industry	DoE Licence or Registration category (*)	Key Government agencies for advice or approvals	Code of Practice (CoP) / environmental requirements	Impacts					Buffer distance in metres and qualifying notes
					Gaseous	Noise	Dust	Odour	Risk	
Animal feed manufacturing	manufacture of animal feed from grain and other food products	√ (23)	DAWA, local gov't			√	√	√		500

Figure 20 Separation Distances derived from EPA WA and DWER Guidelines

The Separation distances as per DWER Guidelines are derived from method 2 that is measured as the shortest distance from the feed mill to the nearest part of a building associated with the sensitive land use.

6.1.2 Piggery Complex

The separation distance is the distances provided between a piggery complex, and a sensitive receptor is an important secondary measure for reducing the risk of amenity impacts. Odour has been identified as the principal community amenity concern in relation to piggery developments. Separation distances for odour generally provide larger distances than those required for dust and noise and are therefore deemed to provide sufficient protection from dust and noise impacts on sensitive areas.

Department of Water and Environmental Regulation (DWER) Guideline- Odour Emissions, June 2019 refers to the use of for S-factor Level 1 Methodology as outlined in the National Environmental Guidelines for Indoor Piggeries 2018 to identify recommended separation distances. Note this document has been superseded by the National Environmental Guidelines for Indoor Piggeries – Siting and Design, 2025.

Category number and description ¹	Screening distance (metres)
2. Intensive piggery (1,000 animals or more) <i>Premises on which pigs are fed, watered and housed in pens.</i>	S-factor equations Refer to Level 1 only of the <i>National Environmental Guidelines for Indoor Piggeries</i> (Australian Pork Limited 2018)

Figure 21 Separation Distances derived from EPA WA and DWER Guidelines

The Australian pig industry recognises the need to continually improve to meet rising community expectations and has developed a best available methodology for assessing potential odour risk based on industry research. The odour assessment as set out in the National Environmental Guidelines for Indoor Piggeries – Siting and Design, 2025 is used to establish whether odour generated by a piggery will have an unreasonable impact at off-site receptors. Odour nuisance *may* occur when the separation distances between a piggery and a receptor are less than those calculated using the methods set out in the guidelines. The methodology sets out a three-tier assessment process:

- Level 1 uses a standard formula and is suitable for all piggeries. Level 1.5 is a variation incorporating a wind frequency reduction factor. **(WA accepted)**
- Level 2 involves modelling using the most appropriate computer dispersion model, a meteorological data file representative of the site and adopted ‘standard’ emission rates.
- Level 3 involves modelling using the most appropriate computer dispersion model, 12 months of meteorological data measured on-site and non-standard odour emission rates or an odour concentration/odour intensity relationship.

A pass at any level is acceptable and means that no further assessment is required.

The simple odour risk assessment methods (Level 1 and Level 1.5) calculate more conservative (larger) separation distances than the level 2 and 3 process that uses site specific inputs.

Separation distances are measured as the shortest distance from the piggery complex to the nearest part of a building associated with the sensitive land use.

The following Figure 22, Figure 23, Figure 24 outline the inputs used in the s-factor calculations.

The calculated recommended separation distance using the S-factor for the proposed new piggery are:

Receptor	Recommended S-factor separation	Estimated actual separation
legal dwelling	1173m	2900m to west
rural residential	1530	5800m to northeast
township	2551m	6500m to northeast

Note: the same surface roughness and terrain factor were used in the calculation due to the piggery being largely surrounded by bushland and significant hills and valleys.

The site meets all of the Level 1 separation distance requirements for the legal dwelling, rural residential and townships (See Figure 25) and thus should be a low risk of potential impact on the surrounding amenity of the area.

Note: there are minimal calm periods (between 12AM and 6AM) expected at the site . Calm periods are more conducive to potential odour complaints as the plume may linger whereas unstable conditions promote odour dispersion. Vegetation and topography also contribute to odour dispersion

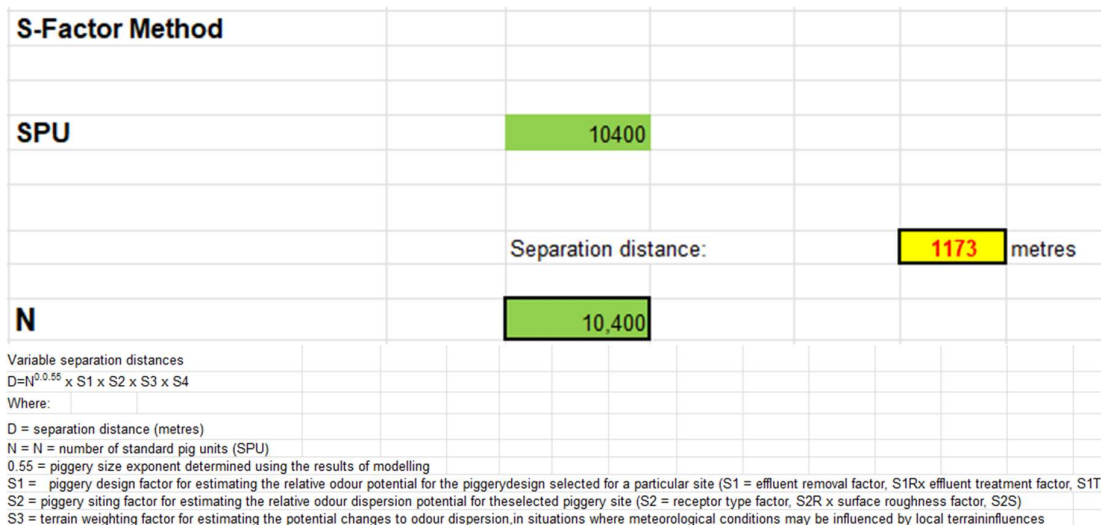


Figure 22 S-Factor separation distance outputs from APL, 2025.

S1 = Piggery Design Factor		
<u>Effluent Removal System</u>		Factor Chosen
Conventional shed – static pit, pull plug or flushing system	1	1
Deep litter system, pigs on single batch of bedding ≤7 weeks	0.63	
Deep litter system, pigs on single batch of bedding > 7 weeks	1	
<u>Effluent Treatment</u>		Factor Chosen
Pond with >40% separation of volatile solids before pond	0.8	1
Pond with 25 – 40% separation of volatile solids before pond	0.9	
Pond with <25% separation of volatile solids before pond	1	
Permeable pond cover	0.63	
Impermeable pond cover	0.5	
Deep litter system – spent bedding stockpiled / composted on-site	0.63	
No manure treatment or storage on-site – effluent / bedding removed from site	0.5	
S1= Effluent Removal System Factor* Effluent Treatment Factor		1

Figure 23 S1 Piggery design factor inputs into S Factor calculations.

S2 = Sensitive use factor		
<u>Receptor type</u>		Factor Chosen
Town	25	11.5
Rural Residential	15	
Legal house	11.5	
<u>Surface Roughness Factor</u>		Factor Chosen
Limited ground cover, grass	1	0.9
Crops	1	
Undulating terrain	0.93	
Open grassland (grass, scattered trees)	0.9	
Woodlands (low density forest)	0.7	
Open forest (canopy cover 30-70%)	0.6	
Forest with significant mid and lower st	0.5	
S2 Factor = Receptor Type Factor, S2R x Surface Roughness Features Factor, S2S		10.35

Figure 24 S2 Sensitive use factor inputs into S Factor calculations.

S3 - Terrain Factor			Factor chosen
Terrain description type	Downslope	Upslope	0.7
Narrow valley (>1% slope)	2	0.5	
Gently sloping (1-2% slope)	1.2	1	
Flat (0-1% slope)	1	1	
Receptor downslope in different sub-catchment	1		
Sloping (>2% slope)	1.5	0.7	
Significant hills and valleys	0.7	0.7	

Figure 25 S3 Terrain factor inputs into S Factor calculations.

Appendix E

Scolexia Works Approval Application Glenlevit Piggery 2026, extract:
Part 7: Environmental Risk Assessment

6.2 Separation Buffer- Natural Resources

A buffer distance is the space provided between the piggery complex or reuse areas and sensitive natural resources. (NEGIP, 2025). **Table 11** shows that there are adequate buffers provided to natural resources on site.

Table 11 Buffer Distance to Natural Resources on proposed site

Natural Resource	Recommended Buffer/Siting	Proposed Buffer
Surface water	800m Potable water storage 100m watercourse, wetland lake Reuse areas 25m-100m (see (APL2025 pg. 38)	No waterways on site No waterways on site
Flood Risk	Above 1-100year flood line	Not located in a flood area
Groundwater	2m above highest seasonal water table	Estimated to be >20 (~40-50m) bgl (APL, 2025 indicate depths of >20m low risk)
Native Vegetation	Protection from nutrients etc	>~50m away from sheds and protected. >~40m from scattered vegetation near ponds.

7 Environmental Risk Assessment

An environmental risk assessment was carried out on Glenlevit feedmill and piggery that considers the current risk of the site and the risk posed from the proposed operations. The purpose of the environmental risk assessment is to identify risks that the piggery may pose to the environment and then manage these to minimise the likelihood of harm. It will consider interrelated factors and how to minimise or mitigate all environmental risks through design, management or monitoring. The risk assessment provides opportunities to demonstrate that risk is being minimised, or ways to improve design or operation to further reduce risk.

Australian Pork Limited have recently released a risk assessment framework that considers the likelihood and consequence of an impact occurring from a piggery operation. The risk assessment undertaken for Glenlevit farms takes into account factors such as siting, location, planning controls, climate, soils, topography, groundwater, surface waters, design and management. The following sections outline the process (APL, 2025), key considerations and results of the risk assessment.

7.1 Process Overview

The risk identification process undertaken on Glenlevit piggery (See **Figure 27**) involved:

- identifying hazards
- considering the level of consequence if the hazard were to occur.
- considering the likelihood of occurrence.
- evaluating the risk level.
- identifying practical controls that could be used to reduce risk.
- re-evaluating the risk level with the new controls in place.



Figure 27 Risk assessment process, APL, 2025.

7.2 Hazards

Hazards are the ways in which the piggery may pose a risk to the environment or public health. For example, effluent might pose a hazard if it spills posing a risk of polluting a watercourse.

Common hazard categories could include the potential for risks from:

- effluent
- manure (including spent bedding/compost)
- mortalities
- odour
- dust
- noise
- pathogens
- chemicals

waste (rubbish and sharps).

7.3 Consequences

This involves considering the level of harm that could occur should the hazard eventuate. Each consequence (See **Figure 28**) should be rated as low, minor, moderate, major or severe. When deciding the rating, we considered the existing piggery and proposed expansion i.e., siting, design or management.

Low	No or minimal environmental or public health impact.
Minor	Low environmental impact or potential for public health impacts. Examples include: <ul style="list-style-type: none"> • effluent spill that does not leave the property boundary or enter a watercourse • nuisance resulting in an isolated community complaint.
Moderate	Medium level of harm to the environment or public health over an extended period of time. Examples include: <ul style="list-style-type: none"> • contained off-site environmental incident (e.g. effluent spill on road) • nuisance resulting in repeated community complaints from one incident.
Major	Serious harm to the environment or public health. An environmental impact that is severe and likely to impact beyond the immediate site and remain a problem in the medium term. Examples include: <ul style="list-style-type: none"> • significant effluent spill into a watercourse • nuisance resulting in ongoing community complaints.
Severe	Something that causes permanent or long term serious environmental harm, life threatening or long term-harm to public health. Examples include: <ul style="list-style-type: none"> • significant volumes of effluent regularly entering a Ramsar wetland or potable water supply • worker death resulting from untrained staff working in a confined space or hitting overhead power lines with machinery.

Possible

Figure 28 Consequence Ratings, APL, 2025.

7.4 Risk Likelihood

This step involves evaluating the likelihood of hazard eventuating. The rating ranges from rarely to certain. (See **Figure 29**).

Likelihood rating	Similarity
Rare	Could happen but probably never will
Unlikely	Not likely to happen in normal circumstances
Possible	May happen at some time
Likely	Expected to happen at some time
Certain	Expected to happen regularly under normal circumstances

Figure 29 Likelihood rating, APL, 2025.

7.5 Risk Evaluation

The risk rating matrix provided in **Figure 30** was used to rate the risk by considering consequence and likelihood together, where consequence X likelihood = risk rating.

Likelihood	Consequences				
	Insignificant	Minor	Moderate	Major	Severe
Certain	Medium	High	High	Extreme	Extreme
Likely	Medium	Medium	High	High	Extreme
Possible	Low	Medium	Medium	High	High
Unlikely	Low	Low	Medium	Medium	High
Rare	Low	Low	Low	Medium	Medium

Figure 30 Risk Rating Matrix, APL, 2025.

The colour-coded output of the risk rating matrix identifies the overall level of risk. **Figure 31** can be used to guide the actions that follow:

- Low (green) – acceptable. The siting, design and management is acceptable. No corrective or preventative action is needed although further controls may be considered to further reduce risk if this can be done with little cost and effort.
- Medium (yellow) – at this risk level consider additional controls to reduce the risk to low.
- High (orange) – the risk is unacceptable. Risk will need to be mitigated through the implementation of appropriate corrective and / or preventative actions.
- Extreme (red) – the risk is totally unacceptable. Immediate corrective and / or preventative action must be implemented which could include ceasing some site activities.

7.5.1 Risk Interpretation

Risk Level	Action
Extreme	Implement corrective or preventative actions immediately to lower the risk to an acceptable level, which could include ceasing some site activities.
High	Implement controls as a priority to reduce the level of risk.
Medium	Additional controls should be considered and implemented to reduce the level of risk.
Low	No additional controls are needed although controls could be implemented to further minimise risk.

Figure 31 Risk action guide, APL, 2025

Identify Practical Controls

Where a risk needs to be addressed, consider the causes and use these to identify options to minimise the risk to the extent that is reasonably practicable considering effectiveness, feasibility and cost. This could be achieved by eliminating or reducing the hazard and/or consequence and/or the likelihood. Controls could involve changes to siting, design or management. For example, a risk to a watercourse could be reduced by relocating facilities or activities further away. A risk to groundwater from a manure storage area could be mitigated by constructing a bunded, impermeable pad for this activity. Odour nuisance could be mitigated by only irrigating effluent under conditions likely to promote good odour dispersion.

Re-Evaluate the Risk

This step involves reassessing the risks using the risk matrix to determine if the new controls will eliminate or lower the risk to an acceptable level. If not, the process should be repeated.

7.6 Risk assessment Guidance

APL (2025) provides guidance to assist in the identification and assessment of common hazards that could occur at pig farms. It provides guidance on how identify sensitive land uses and natural resources that might be at greater risk from hazards. It provides a way to assess the vulnerability of the:

- Soils of reuse areas.
- Groundwater - quality and availability.
- Surface water - quality and availability.
- Community amenity.

The guidance (APL, 2025) also provides information, to assess the risk mitigation offered by the design and management of:

- Pig housing.
- The nutrient content of manure.
- The effluent collection system
- The manure solids separation system.
- The effluent management system.
- Carcass management.
- Design and management of reuse areas.
- Chemical storage and use.

This guidance has been used to determine the risk rating of a particular hazard on the vulnerability of natural resources and amenity as well as risk mitigation afforded by the design and management of systems/infrastructure at a premise. This process then highlights where/if improvements to siting, design and management may be needed to minimise risks to the environment.

Risk rating for Proposed Expansion at Glenlevit Piggery and associated Feedmill					
Hazard	Description of risk	Proposed controls	Likelihood	Consequence	Risk Rating
Feed Mill	Dust generation from milling activities Noise from operation	<ul style="list-style-type: none"> Feedmill located >650m from nearest receptors behind a thin roadside tree belt with thick vegetation on the south. Significant buffers provided by land in same ownership between the feedmill and neighbouring properties creating dispersion and screening for any dust and noise. Feedmill equipment designed to reduce generation of dust- bag house filters. The feed mill is fully enclosed when operational to minimise noise and dust. All additives and feed products are stored within fully sealed silos. Feed transported to sheds in fully enclosed vehicles. 	Possible	Low/Insignificant	Low
Feed Mill	Feed additive storage facilities leaching wet ingredients into soil and groundwater and surface water	<ul style="list-style-type: none"> All additives and feed products are stored within fully sealed silos or IBCs on a compacted earthen base. All used IBCs are temporarily located on a compacted earthen base prior to removal. Any spills will be cleaned up as soon as possible. No waterways on site and groundwater below 20m. No contaminated wastewater generated. 	Unlikely	Minor	Low
Feed Mill	Feed spills attracting pests and vermin	<ul style="list-style-type: none"> All products are stored within fully enclosed silos to prevent vermin access and attraction. Any spills are cleaned up as soon as possible. 	Likely	Low/Insignificant	Medium
Indoor conventional Piggery Housing	Odour generation from effluent and manure and spilt feed.	<ul style="list-style-type: none"> Piggery complex located >2.9 km from nearest receptors and is surrounded by dense and scattered vegetation. Significant buffers provided by land in same ownership between the piggery sheds and neighbouring properties creating dispersion of potential odour. Sheds are periodically hosed down to remove manure and effluent and minimise odour. 	Rare	Minor	Low

Risk rating for Proposed Expansion at Glenlevit Piggery and associated Feedmill					
Hazard	Description of risk	Proposed controls	Likelihood	Consequence	Risk Rating
		<ul style="list-style-type: none"> Static pits are monitored and emptied regularly to clean sheds. Regular shed inspections to identify spilt feed and manure build up. Cleaned as soon as practicable. Piggery complex meets S-factor distances in NEGIP-SD (2025) 			
Indoor conventional Piggery Housing	Dust generation from operational activities Noise from pig vocalisation	<ul style="list-style-type: none"> Piggery complex located >2.9 km from nearest receptors and is surrounded by dense and scattered vegetation. Significant buffers provided by land in same ownership between the piggery sheds and neighbouring properties creating dispersion and screening for any dust and noise. Ad lib feeders in most sheds reduce pig vocalisations as the pigs have access to feed at all times reducing pig noise and excitement at feeding times Areas of dust deposition including fans and cooling systems are regularly cleaned. Feed is transported in a fully enclosed truck which deposits feed directly into the into the feed system within the shed to minimise dust Piggery complex meets S-factor distances in NEGIP-SD (2025) 	Rare	Minor	Low
Indoor conventional Piggery Housing	Uncontrolled run-off from sheds entering surface waters and groundwater Sanitisation and veterinary chemical run-off to waterways and groundwater.	<ul style="list-style-type: none"> No waterways located on the piggery premise. Premise is above the 1:100yr flood. No flood overlays Groundwater depths of more than 20m below the sheds Sheds are built above the natural ground level to prevent ingress of stormwater and egress of contaminated stormwater. All effluent collection systems under the piggery are impermeable concrete preventing groundwater contamination. Integrity of static pits is monitored regularly. 	Unlikely	Minor	Low

Risk rating for Proposed Expansion at Glenlevit Piggery and associated Feedmill					
Hazard	Description of risk	Proposed controls	Likelihood	Consequence	Risk Rating
Effluent - collection and conveyance	<p>The effluent could enter the groundwater system.</p> <p>Effluent run-off into surface waters</p> <p>Effluent contamination of soils</p> <p>Effluent conveyance damage and spills</p> <p>Stormwater ingress into collection and conveyance, impacting capacity</p>	<ul style="list-style-type: none"> The effluent collection pits beneath the piggery sheds are constructed of impermeable concrete The sheds are monitored daily for effluent collection volumes and emptied regularly to prevent excessive build up. Pits are emptied in series on different days to minimise conveyance system overloading and overflow. Conveyance system to effluent ponds is fully enclosed underground PVC pipes to reduce the risk of traffic damage. Groundwater below 20m and no waterways on site. The effluent collection systems (channels, drains, pipes, sumps) have good structural integrity and are regularly inspected for damage. Untamminated stormwater and drainage from piggery sheds and the area around the shed is kept separate from the effluent stream. Underground effluent pipes regularly have effluent flushed through them to prevent blockages. New effluent system designed in accordance with the NEGIP-SD (2025) and NEGIP-M (2025) 	Unlikely	Minor	Low
Effluent - collection and conveyance	<p>Odour generation from effluent and manure build up</p>	<ul style="list-style-type: none"> The sheds are regularly cleaned to maintain clean lanes, pens and handling areas. Conveyance infrastructure to the ponds is fully enclosed underground. Effluent is conveyed into ponds within the bank structure and not at height which minimises odour aerosols. Piggery complex located >2.9 km from nearest receptors and is surrounded by dense and scattered vegetation. Significant buffers provided by land in same ownership between the piggery sheds and neighbouring properties creating dispersion of potential odour. 	Likely	Low/Insignificant	Medium

Risk rating for Proposed Expansion at Glenlevit Piggery and associated Feedmill					
Hazard	Description of risk	Proposed controls	Likelihood	Consequence	Risk Rating
Effluent treatment and storage	Overland flow/run-off to a watercourse	<ul style="list-style-type: none"> No watercourses on site. New effluent system designed in accordance with the NEGIP-SD (2025) and NEGIP-M (2025) Bases of all ponds have been constructed of compacted clay. Ponds banks are raised above natural ground levels preventing excess stormwater from entering and impacting capacity. All ponds have been designed with overflow piping at 600mm to maintain a freeboard at all times. In accordance with APL 2025 Pond capacity reports demonstrate sufficient capacity in the system to avoid having an overtopping frequency of more than 1:20yr (industry standard) Pond levels are monitored weekly A pump maintenance schedule is in place to regularly service equipment Stand by pump or spare parts are kept on site to expedite repairs. Scheduled site inspection and audits for monitoring of pond levels and review weather forecasts for intense rainfall events. Desludging program maintained to ensure ponds are functioning correctly and maintaining capacity. 	Unlikely	Minor	Low
Effluent treatment and storage	Odour generation from poor treatment	<ul style="list-style-type: none"> Effluent ponds have been designed in accordance with APL National Environmental Guidelines and have sufficient treatment capacity (capacity report) to reduce volatile solids and produce a stabilised sludge which minimises odour. Piggery complex located >2.9 km from nearest receptors and is surrounded by dense and scattered vegetation. Significant buffers provided by land in same ownership between the piggery sheds and neighbouring properties creating dispersion of potential odour. No known odour complaints reported from the existing operation on the same premises 	Possible	Low/Insignificant	Low

Risk rating for Proposed Expansion at Glenlevit Piggery and associated Feedmill					
Hazard	Description of risk	Proposed controls	Likelihood	Consequence	Risk Rating
Effluent treatment and storage	Leachate generation and vertical infiltration to the groundwater system	<ul style="list-style-type: none"> • Effluent ponds have been designed in accordance with APL National Environmental Guidelines. Site information indicates that the base of the effluent ponds were constructed with low permeability clay sourced from site and compacted. • Depth to groundwater at the site is more than 20m below ground level. APL (2025) guidance indicates there is a low risk of impacts to the groundwater system at this depth. • Desludging program based on sludge accumulation to maintain capacity within the system. • The impermeable layer is maintained during desludging to prevent leakage to the groundwater system. • New effluent system to be designed in accordance with the NEGIP-SD (2025) and NEGIP-M (2025) to minimise risk • New pond bases will be greater than 2m above the highest seasonal groundwater levels (>20m). • Desludging program maintained to ensure ponds are functioning correctly and maintaining capacity. 	Rare	Moderate	Low
Sludge reuse areas	Sludge applied to land resulting in excessive nutrient loading to land.	<ul style="list-style-type: none"> • Sludge applied to land with controlled application rates (thinly and evenly) • Approximately 896 ha is available for land application within piggery ownership. • Nutrient budget indicates sufficient reuse land availability. • An agronomist reviews soil quality data to manage nutrient levels across the reuse areas. Regular soil sampling in accordance with APL (2018) is undertaken to monitor the load of nutrients in the soil. 	Unlikely	Moderate	Medium

Risk rating for Proposed Expansion at Glenlevit Piggery and associated Feedmill					
Hazard	Description of risk	Proposed controls	Likelihood	Consequence	Risk Rating
		<ul style="list-style-type: none"> Sludge is spread evenly and at times (Feb) when active plant growth is expected. Evaporation exceeds rainfall. Periodically test sludge to assist in application rates. 			
Sludge reuse areas	Runoff from high nutrient soils could impact surface water and groundwater systems.	<ul style="list-style-type: none"> Sludge applied to land with controlled application rates (thinly and evenly) Buffer distances are maintained from any waterways or drainage lines. Spreading only occurs when the soil is dry enough to absorb the water and when rain is not expected. (Feb). Evaporation exceeds rainfall. An agronomist reviews soil quality data annually to manage nutrient levels across the reuse areas. Regular soil sampling in accordance with APL (2018) is undertaken to monitor the load of nutrients in the soil. Sludge is spread evenly and at times when active plant growth is expected to maximise uptake and minimise losses. Low levels of application to land on site. Low rainfall area minimises run-off. Periodically test sludge to assist in application rates. 	Unlikely	Moderate	Medium
Farm machinery and equipment	<p>Noise generation from machinery and equipment</p> <p>Dust from operation of machinery and equipment</p> <p>Spills from equipment and from maintenance activities</p>	<ul style="list-style-type: none"> Piggery complex located >2.9 km from nearest receptors and is surrounded by dense and scattered vegetation. Significant buffers provided by land in same ownership between the piggery sheds and neighbouring properties creating dispersion and screening for any dust and noise. Premise generally operates between 5am and 5pm. Weather is taken into consideration when undertaking activities which may produce excessive dust. Regularly inspections and maintenance vehicles and equipment use equipment in accordance with manufacturer's recommendations. All maintenance work carried out in an area with compacted/impermeable surface. 	Possible	Low/Insignificant	Low

Risk rating for Proposed Expansion at Glenlevit Piggery and associated Feedmill					
Hazard	Description of risk	Proposed controls	Likelihood	Consequence	Risk Rating
Vehicle movements	Noise from traffic movements Dust from traffic movements Light nuisance	<ul style="list-style-type: none"> Piggery complex located >2.9 km from nearest receptors and is surrounded by dense and scattered vegetation. Significant buffers provided by land in same ownership between the piggery sheds and neighbouring properties creating dispersion and screening for any dust and noise. Staff and delivery trucks maintain speeds on internal and external unsealed roads to prevent dust generation Roads are maintained and graded as required to maintain standard and surface for all weather access The deliveries and transportation generally occur between 5am and 5pm unless extenuating circumstances i.e. animal welfare 	Possible	Low/Insignificant	Low
Vermin and pests	Amenity impacts on sensitive receptors	<ul style="list-style-type: none"> Piggery complex located >2.9 km from nearest receptors and is surrounded by dense and scattered vegetation. Significant buffers provided by land in same ownership between the piggery sheds and neighbouring properties. Clean conditions maintained within and around sheds to avoid odour sources that may attract pests and vermin and feed sources. Mortalities are buried away from the complex and are immediately covered to prevent vermin attraction. Regular use of target specific, environmentally safe rodent baits are placed around the exterior walls and doors. Pest programs (Fly and insect etc) are implemented as required 	Unlikely	Minor	Low
Mortalities	Odour from carcasses Dust from burial activities	<ul style="list-style-type: none"> Mortalities are collected within 24hrs of discovery and placed in the burial pits. Significant buffer distance to nearest receptor. Carcasses are immediately covered to prevent odour. A Mass mortality plan has been developed for the site which Identifies a suitable location(s) on the site in the event of a mass disposal incident. Any mass disposal will occur as directed by vet or authorities. 	Unlikely	Low/Insignificant	Low

Risk rating for Proposed Expansion at Glenlevit Piggery and associated Feedmill					
Hazard	Description of risk	Proposed controls	Likelihood	Consequence	Risk Rating
Mortalities	Pest and vermin attraction	<ul style="list-style-type: none"> Mortalities are collected within 24hrs of discovery and placed in burial pits. Carcasses are immediately covered to prevent vermin attraction. A Mass mortality plan has been developed for the site which Identifies a suitable location(s) on the site in the event of a mass disposal incident. Any mass disposal will occur as directed by vet or authorities. 	Unlikely	Minor	Low
Mortalities	Pathogen transfer	<ul style="list-style-type: none"> Mortalities are collected within 24hrs of discovery and placed in burial pits. Carcasses are immediately covered to prevent pathogens. A Mass mortality plan has been developed for the site which Identifies a suitable location(s) on the site in the event of a mass disposal incident. Any mass disposal will occur as directed by vet or authorities. 	Rare	Major	Medium
Mortalities	Leaching to groundwater Run-off to waterways Soil contamination	<ul style="list-style-type: none"> Mortality pits are located with a clay base and are well separated from groundwater. >20m likely. No watercourses on site 	Unlikely	Moderate	Medium
De salination Plant	Noise from operation Wastewater entering groundwater and surface waters Soil contamination	<ul style="list-style-type: none"> Piggery complex located >2.9 km from nearest receptors and is surrounded by dense and scattered vegetation. Significant buffers provided by land in same ownership between the piggery sheds and neighbouring properties. Desalination plant and water tanks are fully enclosed and located towards the back of the property. Additional by-products from the plant are redirected to permitted bore (DPIRD approved). 	Unlikely	Minor	Low

Risk rating for Proposed Expansion at Glenlevit Piggery and associated Feedmill					
Hazard	Description of risk	Proposed controls	Likelihood	Consequence	Risk Rating
Pathogens	Livestock biosecurity Human health	<ul style="list-style-type: none"> Land application of sludge is followed by a 21-day withholding period which allows for UV penetration and wind desiccation. Restricted Animal Management (RAM) requirements adhered to regarding ruminants- min 21-day withholding. Minimal hosing in sheds prevents aerosol releases. 	Unlikely	Major	Medium
Chemicals	Spills resulting in groundwater and surface water impacts Soil contamination Chemical drift Human health	<ul style="list-style-type: none"> Chemicals are stored in impermeable bunded shed. All Safety data sheets (SDS) for chemicals used on site are maintained in an accessible location. Located to the rear of the property. Facilities will be locked and only accessible by suitably trained staff. Spraying of chemicals takes into consideration weather conditions to avoid spray drift. Buffers are maintained to drainage lines and other sensitive areas. Empty chemical/vaccine drums and containers are disposed in accordance with manufacturer’s instructions. No hazardous materials disposed of on site. 	Unlikely	Minor	Low
General wastes	Land contamination Groundwater and surface water Odour generation Dust generation from disintegration Pest attraction	<ul style="list-style-type: none"> General Rubbish and recyclables such as cardboard are segregated and taken regularly to the local landfill for disposal and recycling. Scrap metal is stored and collected by scrap metal contractors for reuse All chemical and veterinary containers are disposed of recycled as per manufacturer's instructions. 	Unlikely	Low/Insignificant	Low

7.7 Natural Resources and Amenity Risk Assessment Results

7.7.1 Feed Mill

The risk assessment identifies that the majority of potential hazards relating to the feed mill site are rated low or acceptable. That is the proposed siting, design and management of the feed mill is acceptable. No corrective or preventative action is needed although further controls may be considered to further reduce risk if this can be done with little cost and effort.

In the majority of potential risks (Dust, Noise, soil, groundwater and surface water) the siting of the site, large separation distance to nearby neighbour of ~650m, deep groundwater, no watercourses and design and management of the operation resulted in acceptable risk ratings.

There was one potential hazard that rated medium for the feedmill.

- **Feed Mill** -*Feed spills attracting pests and vermin.* There is a likelihood that small amounts of feed may be spilt during the operation of the feed mill. Prior to cleaning up any spills, vermin such as birds may be attracted to the site. However, the consequence of this offsite is low/insignificant.

As a result, of the one medium rated hazard there is no need for practice change or additional controls.

On going monitoring of the risks outlined in the risk assessment will identify the need for further actions if required.

7.7.2 New Piggery

The risk assessment identifies that the majority of potential hazards on site are rated low or acceptable. That is the proposed siting, design and management of the expansion is acceptable. No corrective or preventative action is needed although further controls may be considered to further reduce risk if this can be done with little cost and effort. In the majority of cases the siting of the site, large separation distances, deep groundwater, no watercourses and design and management of the operation resulted in acceptable risk ratings.

There were six hazards that rated medium for the new greenfield piggery. However, most of these generated the medium rating based on the consequence rather than the likelihood of the hazard occurring at the piggery. As a result, none of the medium rated hazards resulted in the need for practice change or additional controls.

- **Effluent** -*collection and conveyance Odour generation from effluent and manure build up-* it is likely that there may be odour generation within and in the immediate vicinity of the sheds due to the effluent collection system being located under the flooring, however the consequence is low as there is significant distance to the nearest receptor. No proposed change to siting, design or management required.

- **Solids reuse areas** *Sludge applied to land resulting in excessive nutrient loading to land.* It is unlikely that this would occur, however the consequence is moderate if it occurs over an extended period of time. The piggery owner owns significant land around the greenfield site equating to 896ha. This land is cropped or grazed; thus, it is unlikely that sludge would be applied to a small or same area for an extended period of time to generate excessive nutrient loadings. Applying liquid/sludge thinly and evenly across different and large areas. Along with, cropping and agronomic testing will ensure reduced risk. No change to current practices required.
- **Solids reuse areas** *Runoff from high nutrient soils could impact surface water and groundwater systems.* As above, it is unlikely that sludge application will occur near drainage lines (no waterways) or that excessive build up will occur to generate leaching (deep groundwater, clay and rock layers at depth) or offsite run-off. Significant vegetation is maintained on site for the majority of the year acting as a vegetative filter strip to drop out nutrients and slow the velocity of surface flows. However, if it did occur there would be moderate impact over an extended period of time. The site, surface roughness (vegetation), low rainfall and spreading practices (as above), mean that there is no change to current practices proposed.
- **Mortalities** – *Leaching to groundwater, Run-off to waterways, Soil contamination.* It is unlikely that leaching will occur due to the pits being located on clay-based areas with rocky outcrops, on the crests of the hills with groundwater likely being at depth >20m from the base of the pits. However, the consequence is moderate over an extended period of time. Due to the siting, clay lining and deep groundwater, there is no proposed change to the current practices.
- **Pathogens** *Livestock biosecurity Human health.* It is unlikely that pathogens will cause any impacts due to the biosecurity practices implemented on site and the significant distances to sensitive receptors of approximately 2.9km. However the consequence is major, thus resulting in the medium rating. Maintaining biosecurity practices, restricting visitors to the site and the large separation distances do not warrant changes to the siting, design or management of the operation.

7.7.3 Amenity- Odour, Dust, Noise and Visual

All of the hazards identified relating to amenity issues from the feed mill and piggery resulted in a low rating due to the siting, design and management of the piggery. A key influence is that the feed mill and piggery complex are located approximately 670m and 2.9km respectively from sensitive receptors with vegetation between the sites and nearest receptors.

The feedmill has a roadside planting and thicker vegetation to the south. The nearest receptor is surrounded by a vegetative screen and there are scattered trees between the house and the feedmill. The undulating topography between the nearest receptor and feed mill should minimise any direct line of sight.

The piggery has significant stands of vegetation between the complex and any receptors aiding in no visual amenity (not visible from public roads), noise mitigation, dispersion of odour and capture of dust. There are also significant buffers provided by land in the same ownership which will be used for cropping and grazing.

7.7.4 Surface waters

The majority of the hazards relating to surface waters were rated low risk. This is due to the siting, design and management of the piggery and feed mill and the fact that there are no watercourses located on the premises. Significant land >896ha is in the same ownership as the piggery allowing for large reuse application areas and significant groundcover is maintained over the property most of the year creating large vegetative filter areas to drop out nutrients and slow the velocity of overland flow. Spreading over a large area (avoiding nutrient overloading) and low rainfall also contribute to low risk of run-off. Buffers are maintained to drainage lines. No contaminated run-off is generated from the feed mill. The two risk rating (spreading sludge and mortalities) related to surface waters that was medium was due to the consequence. Due to the practices mentioned above there is low risk of surface water impacts.

7.7.5 Groundwater

The majority of the hazards relating to ground waters were rated low risk. This is due to the siting, design and management of the piggery and feedmill such as impermeable concrete bases, compacted earthen bases and clay lined ponds and pits. Four bores on site indicate that the groundwater is at 41-52 m. There is likely a clay layer at the piggery complex as indicated by bore logs and preliminary testing, along with duricrusts below the soil offering a level of protection. The two risk rating (sludge reuse and mortalities) related to groundwater that was medium was due to the consequence. Due the practices mentioned above there is low risk of ground water impacts.

7.7.6 Land/soil protection

The majority of the hazards relating to land/soil protection (nutrients) were rated low risk. This is due to the siting, design and management of the feed mill and piggery. The feedmill is constructed on an impermeable concrete base to minimise soil impacts. Where there is a concentration of manures/ effluent the associated infrastructure consists of fully enclosed piped conveyance systems, impermeable bases (concrete or compacted earth) and clay lined ponds and pits. Significant land >896ha is in the same ownership as the piggery allowing for large reuse application areas. Spreading over a large area (avoiding nutrient overloading) and spreading thinly and evenly at low application rates contribute to low risk of nutrient overloading and soil structure issues.

8 Other Approvals

During the course of the application process, a number of additional approvals or exemptions were identified in addition to the council permit and DWER works approval for the feed mill and Piggery.

These approvals are concurrently being sought and include:

- Notice of intent to pump water (Desalination)- Department of Primary Industries and Regional Development.
- Closure of a gazetted Rd – Cuballing Shire. There is a gazetted road reserve located in the middle of an actively farmed paddock on the property near the proposed piggery which is being sought to be closed. The land cleared many decades ago, has been continuously farmed for agricultural purposes in excess of 60 years. The road reserve has not been formed or used for public access and does not serve any practical transport or access function. See Appendix 5 for details.

9.2.1F Amenities Building Plans

Appendix H

Amenities Building Plans- Custom Shower Block Office, Troy Moss 2026

office address: 8/19 Norwood Crescent, Moonee Ponds, Victoria Australia 3039
postal address: 16 Learmonth Street, Moonee Ponds, Victoria Australia 3039
telephone: +61 (0) 3 9326 0106 **email:** info@scolexia.com.au



13 BOOM STREET
GNANGARA
WESTERN AUSTRALIA
6077
t: 08 6377 8335
w: www.foxmodular.com.au
e: info@foxmodular.com.au

PROJECT DETAILS

DESIGN: **Custom Shower Block / Office**
CLIENT: **ERIC HALL**

ADDRESS: **NEWDEGATE**

DRAWING DETAILS

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DRAWING:
SCALE: 1:100
DRAWN: TM
CHECKED:
DATE: 19/02/2026

REVISIONS

VERSION V8

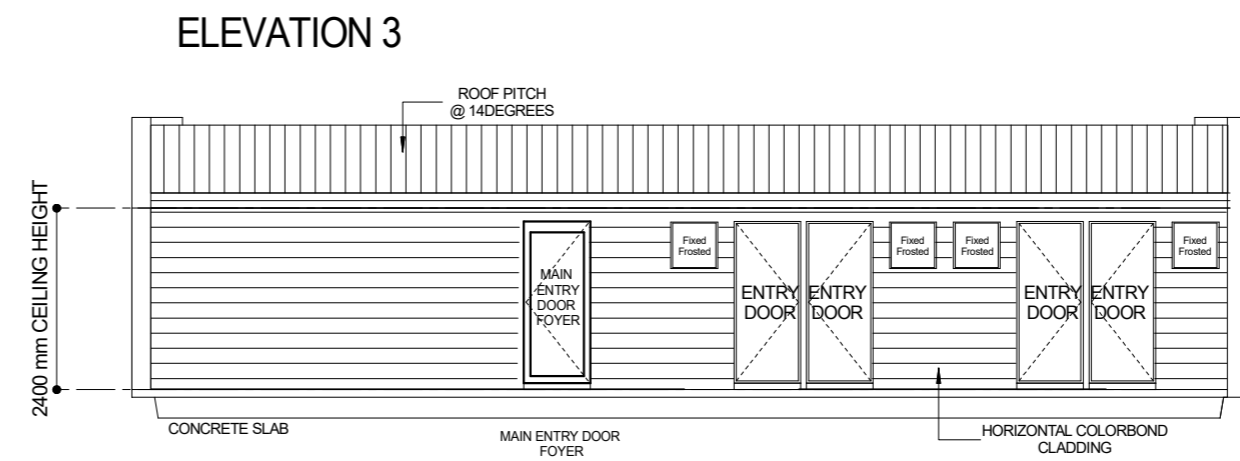
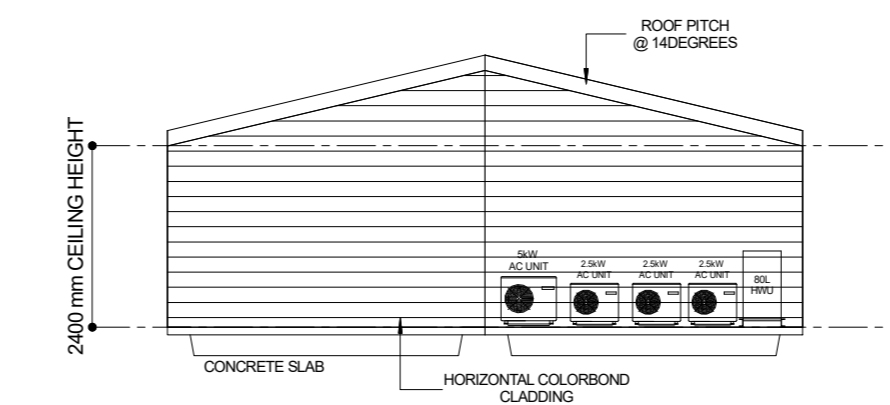
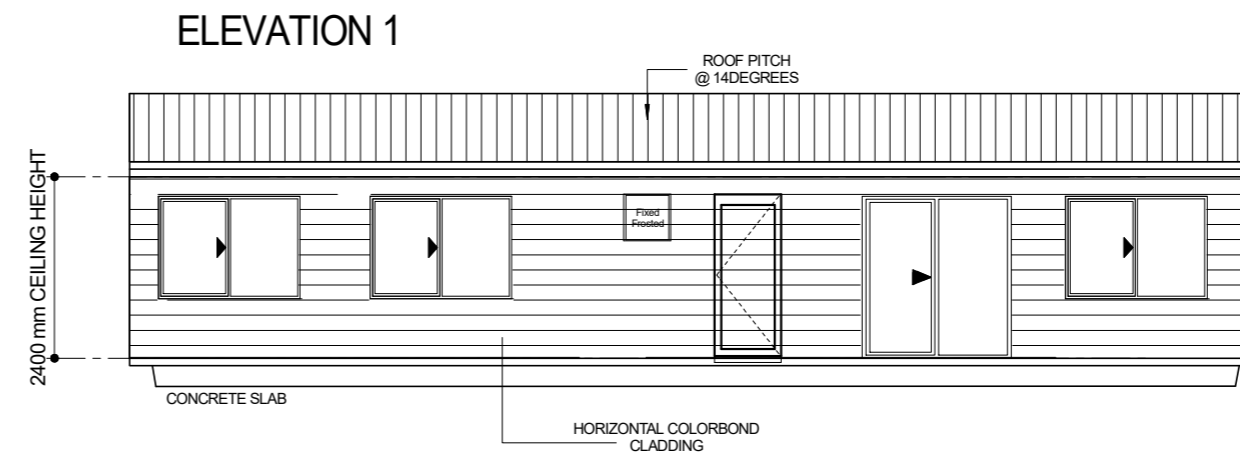
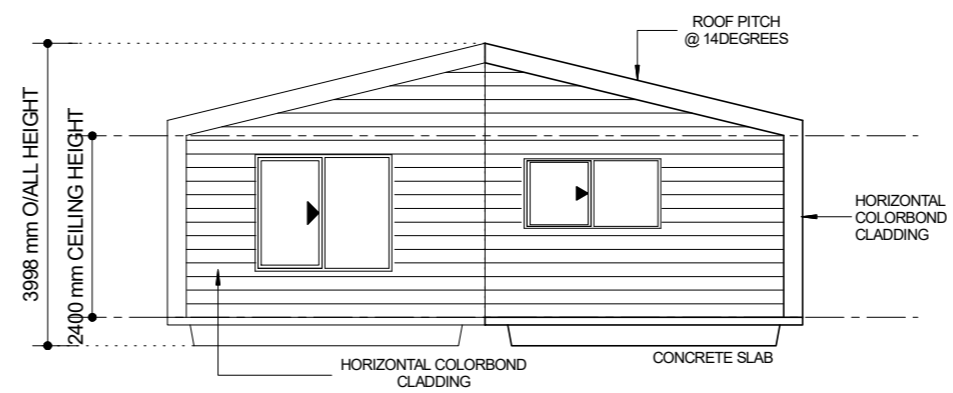
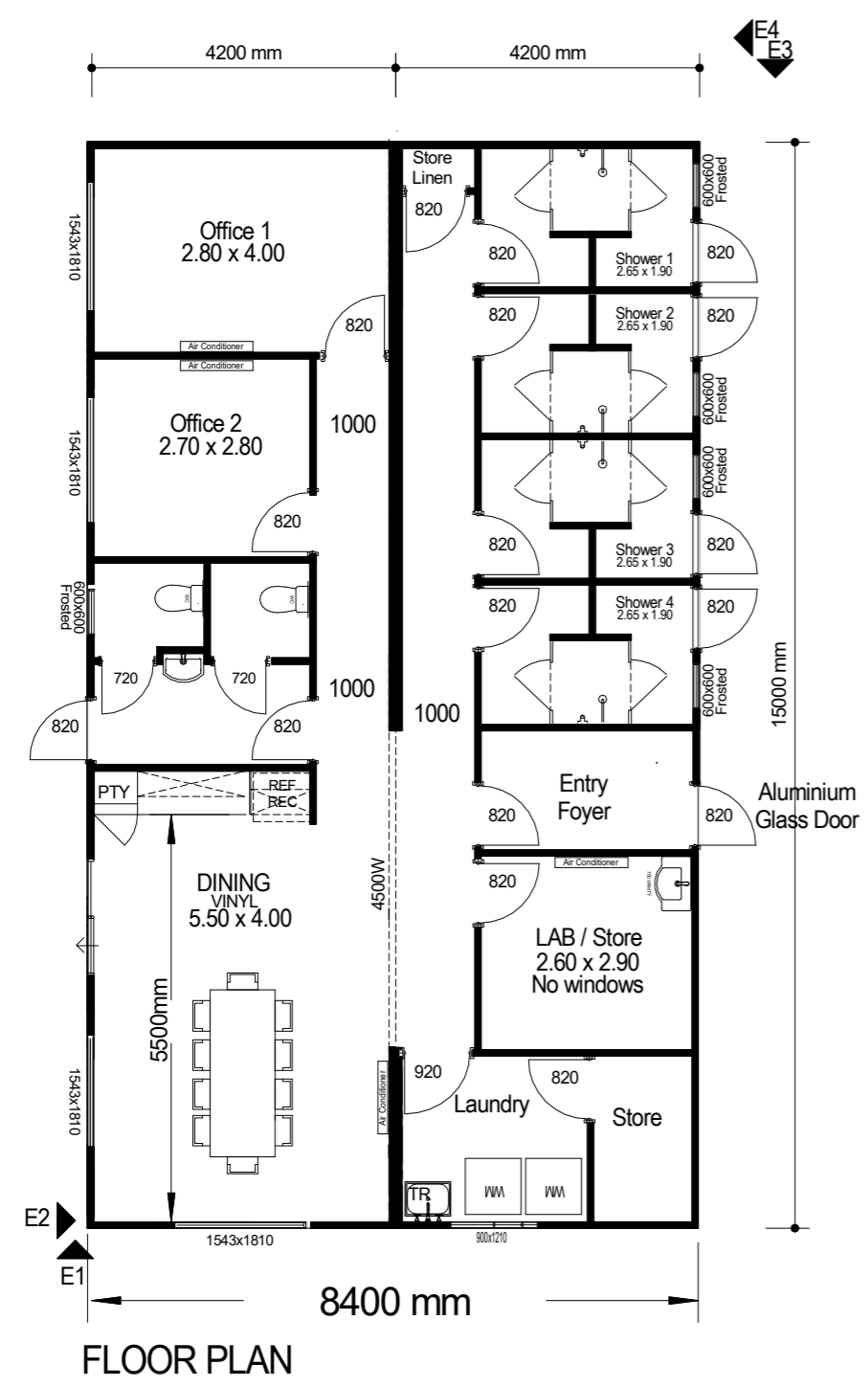
NOTES

AREAS	
FLOOR AREA	129.96 m ²
Perimeter	46.94 m

TROY MOSS
Sales & Design Consultant
Mobile: 0411334566
Email : tmoss@foxmodular.com.au

No Further Structural or Window Changes

Client Client.....



ELEVATION 4

9.2.2 Councillor Attendance Fees, Allowances and Expenses for 2026/27

File Ref. No: ADM250
Applicant: Internal document
Author: Chris Paget – Chief Executive Officer
Disclosure of Interest: Nil
Date: 14 May 2026
Attachment: 9.2.2A S&A Tribunal Local Government Determination 2026

Summary

The purpose of this report is to determine the Councillor Fees, Allowances and Expenses to be paid in the 2026/27 financial year.

Background

The Local Government Act 1995 (the Act) section 5.98 and *Local Government (Administration) Regulations 1996* provide for Councillors to receive certain sitting fees, allowances and reimbursements.

The payments are required to be within a range set by the WA Salaries and Allowances Tribunal.

Fees, Allowances and Expenses available include:

- Meeting attendance fees (or alternatively annual attendance fees);
- President and Deputy President's allowance;
- Information & Communications Technology allowance (or reimbursement);
- Travel and accommodation expense allowance;
- Childcare reimbursement; and
- Other prescribed reimbursements approved by Council.

On 2 April 2026 the WA Salaries and Allowances Tribunal released its latest annual Local Government Chief Executive Officers and Elected Members Determination.

The Determination includes several changes, which are outlined in detail in the Preamble. Key changes are summarised below:

- A general economic increase of 3.5% to the CEO remuneration bands and elected council member fees and allowances (rounded).
- Changes to the Regional/Isolation Allowance, including an increase in the annual maximum for some Local Governments and expanded eligibility to an additional 17 Local Governments.
- Amended wording of the ICT allowance, clarifying that where ICT equipment is supplied to elected council members by the Local Government, the allowance is to be reduced by the cost of the supplied ICT equipment.

The determination comes into effect on 1 July 2026.

Sitting Fees

Council may make any determination on Councillor attendance fees, allowances and expenses for 2026-27 that is within the allocated range for a Band 4 Local Government. There is no compulsion for Council to make any increase from year to year as long as the decision is within the allotted Band range.

For member sitting fees there are two options:

- Individual attendance fees for every Council and committee meeting attended.
- Annual allowance paid quarterly to cover all meetings for the year.

As has been the case for a number of years, if annual allowances were paid even the minimum would exceed the Council’s historical budget for meeting fees. In the recommendations below, all sitting fees are based on the Tribunal recommended increase of 3.5%, rounded up to the nearest dollar. An alternative option in the last column is based on 75% of the Band 4 maximum.

Allowances recommendations – 2026/27

Allowance	Min	Max	Cuballing Existing	Proposed +3.5% (+ rounding)	Alternate 75% of maximum
Council Meeting Fees - Councillor	\$109	\$280	\$185	\$192	\$210
Council Meeting Fees - President	\$109	\$570	\$270	\$280	\$428
Committee Meeting Fee - Councillor	\$57	\$140	\$75	\$78	\$105
Committee Meeting Fee - President	\$57	\$140	\$75	\$78	\$105
Presidents Allowance	\$596	\$23,257	\$10,765	\$11,142	\$17,443
Deputy President Allowance (25% of President’s Allowance)	\$149	\$5,814.25	\$2,691.25	\$2,785.50	\$4,361
Independent Committee Member – Meeting Fee	\$0	\$466	\$250	\$280	\$350
Independent ARIC Committee Member – Meeting Fee	\$110	\$1215	\$250	\$300	\$912

There are a number of other types of meetings where attendance will entitle our Elected Members to the payment of the committee sitting fee: Reg 30(3A) of the Local Government Administration Regulations specifies:

- (3A) *Each of the following meetings is a meeting of a prescribed type for the purposes of section 5.98(2A) —*
- (a) *meeting of a WALGA Zone, where the council member is representing a local government as a delegate elected or appointed by the local government;*
 - (b) *meeting of a Regional Road Group established by Main Roads Western Australia, where the council member is representing a local government as a delegate elected or appointed by the local government;*
 - (c) *council meeting of a regional local government where the council member is the deputy of a member of the regional local government and is attending in the place of the member of the regional local government;*
 - (d) *meeting other than a council or committee meeting where the council member is attending at the request of a Minister of the Crown who is attending the meeting;*
 - (e) *meeting other than a council meeting or committee meeting where the council member is representing a local government as a delegate elected or appointed by the local government.*

Allowances

Similar options are available for communication allowances. The tribunal has determined that Council may set an allowance in lieu of some of the reimbursements set out in regulation 31 and 32. The tribunal described the Information and Computing Telecommunications Allowance (ICT) Allowance as follows:

ICT expenses means:

- (a) rental charges in relation to one telephone and one facsimile machine, as prescribed by regulation 31(1)(a) of the LG Regulations;
- (b) any other expenses that relate to information and communications technology (for example, telephone call charges and internet service provider fees) and that are a kind of expense prescribed by regulation 32(1) of the LG Regulations; or
- (c) any expenses, including the purchase costs, of ICT hardware provided to elected members.

The SAT has set the range for the ICT from \$500 to \$3,500. As this allowance remains unchanged from the prior year, the recommended allowance for our Council also remains the same as before.

Strategic Implications

Shire of Cuballing Strategic Community Plan 2023-2033:

Governance

- Forward thinking leadership, which listens and responds to community needs, with transparent and accountable decision-making.
- Enhancing community information and engagement.

The setting of Councillor Fees and Allowances is a sensitive matter for the Council to consider however it is important that Councillors receive reasonable remuneration in order to attract and retain suitable candidates. It is up to Council to make its own decision as to where payment levels should sit within the prescribed Bands

Statutory Environment

Local Government Act 1995

5.63. Some interests need not be disclosed

- (1) Sections 5.65, 5.70 and 5.71 do not apply to a relevant person who has any of the following interests in a matter —
 - (c) an interest relating to-
 - (i) a fee, reimbursement of an expense or an allowance to which section 5.98, 5.98A, 5.99, 5.99A, 5.100 or 5.101(2) refers; or

5.98. Fees etc. for council members

5.98A. Allowance for deputy mayor or deputy president

5.99. Annual fee for council members in lieu of fees for attending meetings.

5.99A. Allowances for council members in lieu of reimbursement of expenses

Salaries and Allowances Act 1975

Section 7A of the Salaries and Allowances Act 1975 ('the SA Act') requires the Salaries and Allowances Tribunal ('the Tribunal') to "inquire into and determine, the amount of remuneration, or the minimum and maximum amounts of remuneration, to be paid or provided to chief executive officers of local governments".

Section 7B(2) of the SA Act requires the Tribunal to inquire into and determine the amount of:

- Fees, or the minimum and maximum amounts of fees, to be paid under the Local Government Act 1995 ('the LG Act') to elected council members for attendance at meetings;
- expenses, or the minimum and maximum amounts of expenses, to be reimbursed under the LG Act to elected council members; and
- allowances, or the minimum and maximum amounts of allowances, to be paid under the LG Act to elected council members.

Local Government (Administration) Regulations 1996

Policy Implications

Not applicable

Financial Implications

The amounts Council determines for Fees and Allowances will be incorporated into the Annual Budget for 2026/27.

Options

Council may resolve to adopt:

1. The Officer's recommendation;
2. Different rates as long as they are within the Band 4 range set by the Salaries and Allowances Tribunal;
3. Retain the existing rates from 2025/26 financial year.

Voting Requirements

Absolute Majority required

OFFICER'S RECOMMENDATION / COUNCIL RESOLUTION 2026/37:

That Council in the 2026/27 financial year, pay:

1. Shire President meeting fee of \$280 per Council meeting.
2. Councillor meeting fee of \$192 per Council meeting.
3. Shire President's annual allowance of \$11,142.
4. Deputy Shire President's annual allowance of \$2,785.50.
5. Committee meeting fee of \$78 per meeting or other form of prescribed meeting.
- 6 Annual ICT Allowance of \$500 per Councillor.
7. All travel and childcare costs upon presentation of proof of expense/payment receipts.
8. Independent Committee Member meeting fee of \$280 per meeting.
9. Independent Audit, Risk & Improvement Committee Member meeting fee of \$300 per meeting.

Moved Cr Harris

Seconded Cr Sexton

CARRIED 6/0

For: Crs Kowald, Sexton, Dent, Hawksley, Harris and Ballantyne

Against: Nil

SALARIES AND ALLOWANCES ACT 1975
DETERMINATION OF THE SALARIES AND ALLOWANCES TRIBUNAL
FOR LOCAL GOVERNMENT CHIEF EXECUTIVE OFFICERS
AND ELECTED COUNCIL MEMBERS

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PREAMBLE

STATUTORY CONTEXT

1. Section 7A of the *Salaries and Allowances Act 1975* (SA Act) requires the Salaries and Allowances Tribunal (Tribunal) to ‘inquire into and determine, the amount of remuneration, or the minimum and maximum amounts of remuneration, to be paid or provided to chief executive officers of local governments’.
2. Under Section 7B(2) of the SA Act, the Tribunal must inquire into and determine the amount of:
 - fees, or the minimum and maximum amounts of fees, to be paid under the *Local Government Act 1995* (LG Act) to elected council members for attendance at meetings;
 - expenses, or the minimum and maximum amounts of expenses, to be reimbursed under the LG Act to elected council members; and
 - allowances, or the minimum and maximum amounts of allowances, to be paid under the LG Act to elected council members.
3. By issuing this determination, the Tribunal discharges its obligations under Section 8 of the SA Act, which requires determinations under Sections 7A and 7B to be issued at intervals of not more than 12 months.
4. The Tribunal has also considered Sections 2.7 to 2.10 and Section 5.41 of the LG Act, which outlines the roles and responsibilities of local governments, councillors, mayors, presidents and their deputies, and the functions of local government Chief Executive Officers.

Christmas and Cocos (Keeling) Islands

5. In 2016, the Commonwealth and WA Governments entered an agreement under the *Christmas Island Act 1958* (Cth), the *Cocos (Keeling) Islands Act 1995* (Cth) and the *Indian Oceans Territories (Administration of Laws) Act 1992* (WA), by which the Tribunal has the power to determine the remuneration of local government CEOs and the fees, expenses and allowances for local government elected council members of the Shires of Christmas Island and Cocos (Keeling) Islands. This inquiry reviewed the remuneration and fees, expenses and allowances for the Shires of Christmas and Cocos (Keeling) Islands.

CURRENT INQUIRY

Local Government Survey

6. In August and September 2025, the Tribunal conducted a survey of local governments in order to inform a comprehensive review of all aspects of the determination.

7. The survey was undertaken to assess sector views on the determination. Feedback highlighted a range of operational challenges and contextual differences across local governments. However, these issues did not demonstrate a systemic or sector-wide shift that would warrant fundamental changes to the current framework.
8. Every local government had the opportunity to complete the survey and comment on all aspects of the determination. 64 responses were received. A broad overview of the results follows:
 - 25 or 39% of local governments stated that they have experienced attraction and retention issues and some requested the Tribunal increase remuneration rates for CEOs
 - 5 non-metropolitan local governments requested eligibility to provide a Regional/Isolation Allowance to their CEO
 - 12 or 20% of local governments requested an increase to the annual allowance for Mayors/Presidents/Chairs; and 11 or 19% requested an increase to the annual allowance percentage rate for Deputy Mayors/Presidents/Chairs
 - 10 or 17% of local governments requested an increase to the ICT allowance range.

Submissions and consultation

9. Separate to the survey, submissions were also received from local governments and individual Councillors.
10. The Tribunal has also liaised with the Statutory Adviser, the Department of Local Government, Industry Regulation and Safety, the Western Australian Local Government Association and the Local Government Professionals WA regarding the current inquiry.

CONCLUSIONS

11. The Tribunal has completed its inquiry and review of the determination, including consideration of the outcomes of the Local Government Survey, submissions and liaison with key stakeholders. The evidence gathered through this process indicates that the existing arrangements remain appropriate and continue to operate as intended, however, some changes to the determination have been made.

Attraction and retention

12. In determining appropriate remuneration, the Tribunal considers comparative remuneration levels, broader labour-market trends, and the relative work value of roles across our jurisdiction, and others, to ensure competitiveness.

13. While some local governments reported difficulties attracting and retaining CEOs and senior executives, including movement to other local governments or the private sector and instances of CEOs shifting to deputy or executive roles in larger Band 1 or 2 local governments for comparable or higher pay, the Tribunal notes that such mobility is a longstanding and normal feature of public sector labour markets. Similar patterns occur across the Western Australian public sector, where executives in smaller agencies commonly progress to senior or deputy roles in larger organisations to gain experience with greater organisational complexity as part of their leadership pathway.
14. The Tribunal also notes that remuneration practices vary significantly, and while some local governments remunerating CEOs at or near the maximum of the band may experience attraction and retention challenges, others are remunerating CEOs at varying points within the existing band ranges without difficulty. A uniform increase to remuneration bands would therefore risk addressing isolated or localised issues through a blanket adjustment that is neither proportionate nor justified across the sector.
15. The Tribunal acknowledges the challenges faced by smaller local governments, however, these issues do not indicate a systemic problem in the current banding structure or remuneration framework. The Tribunal will continue to monitor workforce dynamics but finds no evidence at this time that adjustments to the determination would materially or sustainably influence these established mobility patterns.
16. The Tribunal also notes, that for non-metropolitan local governments eligible for the Regional/Isolation Allowance, that this allowance is intended to assist with attraction and retention issues in regional and remote areas.

Band allocation model

17. The Tribunal continues to apply the four band allocation model. The model allows a number of measurable and non-measurable factors to be considered when assessing appropriate levels of remuneration. The model is adjusted annually to accommodate incremental increases experienced by all organisations.
18. The Tribunal notes that the remuneration ranges provide flexibility to local governments to set remuneration within the allocated band. The Tribunal will only adjust a band classification when a local government or regional local government council can demonstrate a substantial and sustained increase in functions, roles, or scope of the organisation.
19. In reviewing the band allocation model, the Tribunal has examined local governments with potential to change band classification and considers no change is warranted for any local government at this time.
20. Further, the Tribunal has explored the option of providing an allowance to the largest Band 1 local governments. Some local governments and councillors advocated for the maximum range of Band 1 to be increased or an allowance to be provided to acknowledge the additional work required of large local governments.

21. In considering this option, it is noted that there are variations in size, scale and complexity across all local governments within all 4 bands, not just within Band 1.
22. These variances in size, scale and complexity are already captured within the current banding framework, which relies on the following features to determine band allocation:
- expenditure (operating and capital)
 - population
 - staffing levels (FTE)
 - major growth and development, including risk management
 - significant social/economic issues
 - significant demand to service and support non-resident needs
 - high impact environmental management issues and responsibilities
 - greater diversity of services delivered than normally provided by similar sized local governments
 - services delivered
 - focus of the CEO role and Council profile.
23. In reviewing the largest local governments within Band 1, the Tribunal noted the differences in organisational size, service breadth and operational demands. While these differences are recognised, they did not clearly demonstrate higher leadership, governance, legal or operational responsibilities or requirements that would justify an additional allowance. Accordingly, the Tribunal is not proposing changes to CEO remuneration bands or Council member fees at this time.

Regional/Isolation Allowance

24. The Regional/Isolation Allowance (RIA) is provided to some non-metropolitan local governments in recognition of regional and isolation factors which may affect the attraction and retention of CEOs. Essentially, the RIA calculation comprises two elements – a district allowance component and an attraction and retention component. Factors considered by the Tribunal when determining these amounts are detailed in Part 3.2 (3) of the determination.

District Allowance component

25. The fixed district allowance component of the RIA is an acknowledgement of the additional expenses associated with living in a particular location and is based on the *District Allowance (Government Officers) General Agreement 2010* (the Agreement).
26. The Agreement was originally calculated based on 3 components:
- Cost of Living – Regional Price Index (RPI) scores calculated with the Public Service General Agreement Level 1.1 salary rate

- Isolation – Australian Bureau of Statistics Accessibility/Remoteness Index of Australia (ARIA+) classifications calculated with March quarter Consumer Price Index (CPI) figures
 - Climate – Bureau of Meteorology’s Relative Strain Index (RSI) scores calculated by CPI.
27. The Agreement provided for annual adjustments based on movements to the above components, but this did not occur.
28. The district allowance component of the RIA has only been increased by the Tribunal once since the RIA was introduced, which was in 2023 when a general increase was applied.

Attraction and Retention component

29. A flexible and discretionary CEO attraction and retention component, set by the Tribunal, is designed to support local governments in securing and retaining suitably qualified CEOs in areas where the geographic location limits the available talent pool.
30. Based on a variety of reasons, the attraction and retention component has been changed (both increased and reduced) since the RIA was first introduced.

Eligibility

31. Eligibility for the RIA is based on the exclusion zone documented in the Agreement. Any local government whose boundaries fall within the inclusion zone received the allowance, and any local government whose boundaries fall within the exclusion zone was not eligible.

Review of the RIA

32. The Tribunal examined a range of alternative models for the RIA, however, it concluded that none were able to adequately replicate the underlying purpose and intent of the RIA.
33. Instead, the Tribunal has opted to update and recalculate the two RIA components, and to revise the eligibility criteria governing access to the allowance.
34. The district allowance component of the RIA has been recalculated based on the original stated methodology, with some modifications:
- Cost of Living – RPI with Public Service General Agreement Level 1.1 salary rates
 - Isolation – ARIA++ (instead of ARIA+) scores with March quarter CPI adjustments (to 2025)
 - Climate – Air Conditioning Rebate entitlements for relevant towns (replacing the now redundant BOM RSI scores).
35. The attraction and retention component of the RIA has been adjusted based on survey results and submissions which addressed the previously stated factors considered by the Tribunal in Part 3.2(3) of the determination and based on ARIA++ and Australian Bureau of Statistics Socio-Economic Indexes for Areas (SEIFA) scores.

36. ARIA++ is the national standard for measuring a community's access to services. It assesses remoteness using detailed modelling of road distances to population centres and essential services. An ARIA++ score above 5 indicates a high level of geographic isolation and limited access to fundamental services such as health, education, government support and retail.
37. SEIFA provides a comprehensive assessment of socio-economic conditions using Census data, including income, employment, education, occupation and access to material resources. A SEIFA score below 1000 indicates communities experiencing relative socio-economic disadvantage compared with the national average.
38. With respect to eligibility, although the RIA is a combination of a district allowance and attraction and retention component, as the eligibility was only based on the Allowance exclusion zone, this meant the Tribunal has been unable to assist non-eligible local governments to attract and retain CEOs, and by way of flow-on, attract and retain deputies and other executives.
39. By adopting eligibility thresholds of an ARIA++ score above 5 and a SEIFA score below 1000, the Tribunal is strengthening the transparency, fairness and contemporary relevance of the RIA. These measures reflect the latest Australian Bureau of Statistics classifications and provide a robust, evidence-based method for identifying local governments most affected by isolation and disadvantage.
40. These updated boundaries will allow the RIA to better achieve its purpose in recognising the genuine additional costs and challenges associated with life and leadership in regional Western Australia, while supporting the attraction and retention of skilled CEOs who are vital to the long-term sustainability and prosperity of regional communities.
41. Therefore, in addition to the current Allowance boundary, using a combination of ARIA++ and SEIFA scores, eligibility has now been expanded to include 17 local governments in the Wheatbelt and Great Southern.
42. The no disadvantage principle has been applied so that all currently eligible local governments will continue to be eligible to provide an RIA to their CEO, and no amounts have been reduced. Some RIA amounts remain the same, and some have increased.
43. It is important to note that although a component of the RIA is *based* on the Agreement methodology, any possible future replacement Agreements and consequential changes in methodology and/or eligibility will not impact the current RIA, instead they may inform future reviews of the RIA.
44. The Tribunal would like to re-iterate that there is no requirement for local governments to provide the RIA to their CEO. It is to be used at the discretion of the local government and justified and provided in a transparent manner considering all factors outlined in the determination. It is also noted that local governments employees situated above the 26th parallel may also be eligible for several Commonwealth taxation concessions; these local governments are encouraged to examine and, where feasible, incorporate such concessions when determining CEO remuneration.

Elected Council Members

45. Some submissions from elected council members proposed that their fees should reflect a full-time role and be comparable to that of Members of Parliament.
46. The Tribunal acknowledges that both local and state government representatives are elected by their communities, however, the nature, scope and complexity of these roles differ significantly. The Tribunal does not consider the work value of elected council members to be equivalent to that of Members of Parliament, nor that such equivalence would justify similar levels of remuneration.
47. For clarity, the legislative framework governing this determination provides for meeting attendance fees, annual allowances (for Mayors/Presidents/Chairs) and reimbursement of expenses. These mechanisms are expressly designed to compensate elected council members for time, effort and out-of-pocket expenses associated with duties that are part-time and voluntary in nature, and not to provide income commensurate with full-time employment.
48. Should elected council members wish to pursue changes to this legislative framework, they may raise these matters with the Department of Local Government, Industry Regulation and Safety and the Minister for Local Government for further consideration.

DECISIONS

49. The Tribunal has determined a general economic increase of **3.5%** for local government CEOs and Elected Council Members.
50. In reaching this decision, the Tribunal has relied on the most up-to-date economic information available, including WA data on CPI and WPI, and the wider public sector framework. The Tribunal recognises that broader economic conditions and current global uncertainties may place additional upward pressure on costs of living, but the scale and duration of any potential flow-on effects remain uncertain and difficult to quantify at the time of making this determination. Given this uncertainty, the Tribunal considers it appropriate to avoid making speculative adjustments.
51. As the Tribunal is statutorily required to issue the Local Government Determination at intervals of not more than 12 months, this determination must be issued prior to 4 April 2026, although it does not take effect until 1 July 2026. Accordingly, the Tribunal will continue to monitor economic indicators and developments, and will revisit this matter and make adjustments if necessary.
52. **CEO remuneration** – the Tribunal has determined a **3.5%** increase to CEO remuneration bands. The Tribunal notes that each local government must set remuneration within the band to which it is allocated. Any increase within the bands must be determined by each local government through its own assessment of whether changes are justified.

53. **Elected council members attendance fees** – the Tribunal has determined a **3.5%** increase to elected council member attendance (annual and sitting) fees. The Tribunal emphasizes that the fees for elected council members should be set to compensate costs for the prescribed role of an elected council member, which has been specifically described as not being a full-time occupation in parliamentary debates of the *Local Government Amendment Act 2011* and re-iterated again in the Parliament through the passing of the *Local Government Amendment Bill 2024*.
54. **Committee meeting fees** – the Tribunal has determined a **3.5%** increase to the sitting and annual fees for elected council members to attend committee meeting and prescribed meetings.
55. **Independent Committee Member fees** – the Tribunal has determined a **3.5%** increase to the fees for independent committee members.
56. **Independent Audit, Risk and Improvement Committee Member fees** – the Tribunal has determined that the **minimum range** of fees be increased by **3.5%** for independent ARIC members. It is the intention of the Tribunal to consider annual increases going forward, however, as these rates were only just considered and determined effective from 1 January 2026, the maximum amount remains unchanged.
57. **Mayor/President/Chair Annual allowances** – the Tribunal has determined a **3.5%** increase to the annual allowance ranges for Mayors/Presidents/Chairs.
58. **Deputy Mayor/President/Chair Annual allowances** – the Tribunal has determined that the percentage rate of **25%** is appropriate and should remain unchanged for the deputy annual allowance.
59. **Regional/Isolation Allowance** – the Tribunal has determined an increase to most local governments of varying amounts, and determined that 17 additional local governments be eligible for the allowance which are now included in Table 3 of the determination.
60. **Annual Allowance in lieu of reimbursement of expenses** – to avoid misuse of the ICT expense allowance and embed good practice, the Tribunal has determined that the wording for this allowance be amended to indicate that if ICT equipment is supplied to elected council members by the local government, the allowance is to be reduced by the cost of the supplied ICT equipment.
61. **Regional Local Government Councils** – the Tribunal has determined that the Resource Recovery Group be removed from the determination as it has been wound up.
62. **Housing and motor vehicle allowances** – the Tribunal has determined that these allowances remain unchanged.
63. Some percentage increases provided have been rounded.

The Determination will now issue.

DETERMINATION

PART 1 INTRODUCTORY MATTERS

This Part deals with some matters that are relevant to the determination generally.

1.1 Short Title

This determination may be cited as the Local Government Chief Executive Officers and Elected Council Members Determination No. 1 of 2026.

1.2 Commencement

This determination comes into operation on **1 July 2026**.

1.3 Content and intent

- (1) The remuneration listed in this determination comprises all remuneration as defined under the *Salaries and Allowances Act 1975* as including salary, allowances, fees, emoluments and benefits.
- (2) The determination applies to:
 - (a) Chief Executive Officers (CEOs)
 - (b) Acting Chief Executive Officers
 - (c) Elected Council Members.
- (3) The remuneration specified in this determination for CEOs is based on a person being appointed to one local government CEO position only. In the case of a person appointed to undertake the duties of more than one CEO position simultaneously, the relevant local governments must seek a determination from the Tribunal for the multiple CEO positions held by that person.
- (4) If a local government undergoes an amalgamation or a rezoning of local government boundaries, the local government is required to seek a new determination from the Tribunal.
- (5) This determination provides for the amount of fees, expenses and allowances to be paid or reimbursed to elected council members under the *Local Government Act 1995* ('the LG Act') Part 5 Division 8. The determination applies to elected council members who are members of the council of a local government, and under Section 3.66 of the LG Act.
- (6) Where the Tribunal has determined a specific amount for a fee, expense or allowance for elected council members of a local government or regional local government council, the amount determined by the Tribunal will be payable to an eligible elected council member.

- (7) Where the Tribunal has determined a minimum and maximum amount for a fee, expense or allowance for elected council members of a local government or regional local government council, each local government or regional local government council will set an amount within the relevant range determined and the amount set will be payable to an eligible elected council member.
- (8) The fees, expenses and allowances determined are intended to recognise the responsibilities of elected council members, mayors and presidents of local governments and chairs of regional local government councils and to remunerate them for the performance of the duties associated with their office.
- (9) Nothing in this determination shall be interpreted and/or applied in such a manner as to circumvent the intention of the Tribunal to ensure transparency and accountability in the remuneration of Local Government CEOs and the provision of fees, expenses and allowances to elected council members.

1.4 Terms used

- (1) In this determination, unless the contrary intention appears:

Chair means a person who is elected or appointed from among the members of a council of a regional local government as its chair;

Committee meeting means a meeting of a committee of a council where the committee comprises:

- (a) council members only; or
- (b) council members and/or employees of the local government or regional local government council and/or independent members.

Council, in relation to:

- (a) a local government, means the council of the local government;
- (b) a regional local government, means the council of the regional local government;

Elected Council Member, in relation to:

- (a) a local government –
 - i means a person elected under the LG Act as a member of the council of the local government; and
 - ii includes the mayor or president of the local government;

- (b) a regional local government council –
- i means a person elected under the LG Act as a member of the council of a local government and who is a member of the council of the regional local government; and
 - ii includes the chair of the regional local government council;

Independent committee member means a person who is a committee member but who is neither a council member nor an employee.

LG Regulations means the *Local Government (Administration) Regulations 1996*;

Mayor means a council member holding the office of mayor, whether elected by the council from amongst its members or elected by the electors;

Non-Metropolitan region means a local government defined in Schedule 4 of the *Planning and Development Act 2005*.

President means a council member holding the office of president, whether elected by the council from amongst its members or elected by the electors.

1.5 Pro rata payments

- (1) The Total Reward Package specified in this determination for CEOs is based on a person serving in the office on a full-time basis. The relevant range shall be payable on a pro rata basis if the position is undertaken on a part time basis.
- (2) The amount of a person's entitlement to remuneration, annual attendance fee or annual allowance specified in this determination shall be apportioned on a pro rata basis according to the portion of a year that the person holds office.

1.6 Local government band allocations

Unless the contrary intention appears, this determination allocates local governments to the bands set out in Schedule 1. Regional local government councils (as constituted under Part 3 Division 4 of the LG Act) are allocated to a Band only with respect to CEOs.

PART 2 TOTAL REWARD PACKAGE

This Part deals with the remuneration payable to Chief Executive Officers.

2.1 General

- (1) Offices listed in this Part have been assigned by the Tribunal to one of four classifications designated Band 1 to Band 4.
- (2) Each classification (Band 1 to Band 4) has a commensurate Total Reward Package (TRP) range.
- (3) For the purposes of this determination, the TRP must capture the full value of all monetary and non-monetary items of remuneration provided to a CEO as a reward or benefit provided for the performance of their duties as a CEO. Without limiting the generality of this, some examples of items that qualify for inclusion in a TRP are:
 - (a) Base salary
 - (b) Annual leave loading
 - (c) Associated FBT accrued (total annual amount of fringe benefits tax paid by the local government for all fringe benefits provided to a CEO; FBT for a motor vehicle, even if tool of trade, is to be included in the TRP)
 - (d) Association membership fees
 - (e) Attraction/retention allowance, not being provided under Part 3
 - (f) Personal benefit value of the provision of a motor vehicle for private use (if applicable) as defined under Part 5 of this determination
 - (g) Cash bonus and performance incentives
 - (h) Cash in lieu of a motor vehicle
 - (i) Fitness club fees
 - (j) Grooming/clothing allowance
 - (k) Health insurance
 - (l) School fees and/or child's uniform
 - (m) Superannuation (all mandatory and non-mandatory employer superannuation contributions)
 - (n) Travel or any other benefit taken in lieu of salary
 - (o) Travel for spouse or any other member of family
 - (p) Unrestricted entertainment allowance
 - (q) Utilities allowance (any water, power or other utility subsidy provided to the CEO).

- (4) The only exclusions from the TRP are:
- (a) items listed in Parts 3, 4 and 5 of this determination (however, any superannuation guarantee associated with the payment of a Regional/Isolation Allowance and any associated FBT accrued from the provision of a motor vehicle or accommodation are to be included as part of the TRP);
 - (b) employer obligations such as professional development (restricted to the CEO), reimbursement for genuine work expenses or the cost of recruitment and relocation expenses; and
 - (c) items considered by the local government to be a tool of trade (i.e. equipment needed to undertake the duties of a CEO, such as a laptop or mobile phone), and which are not a direct or indirect reward or benefit for the performance of duties as a CEO.

2.2 Local Government Classification

- (1) The TRP ranges in Table 1 apply where a local government or regional local government council has been classified into the relevant band.

Table 1: Local government band – CEO TRP ranges

CEO Total Reward Package		
Band	Minimum	Maximum
1	\$298,832	\$455,071
2	\$246,467	\$383,393
3	\$188,483	\$310,883
4	\$168,758	\$258,762

- (2) Local governments have been classified in Schedule 1.
- (3) Regional local government councils have been classified in Table 2.

Table 2: Regional local government council band classification

Regional LG Council Classification	
Regional LG Council	Band
Bunbury-Harvey Regional Council	4
Catalina Regional Council	2
Eastern Metropolitan Regional Council	2
Mindarie Regional Council	3
Murchison Regional Vermin Council	4
Western Metropolitan Regional Council	4

PART 3 REGIONAL/ISOLATION ALLOWANCE

This Part deals with the Regional/Isolation Allowance that may be payable to CEOs from local governments identified in this Part.

3.1 General

- (1) Local governments listed in Table 3 in this Part may provide an annual Regional/Isolation Allowance to a CEO, in addition to the CEO's TRP, in recognition of the regional and isolation factors, such as higher costs of living, which may affect the attraction and retention of the CEOs of those local governments.
- (2) There is no requirement to provide a Regional/Isolation Allowance to a CEO. Payment of this allowance is at the discretion of the local government, within the parameters set by the Tribunal.
- (3) When a local government chooses to use any or all of this allowance, the payment of the allowance should be properly justified and applied in a transparent manner considering the issues outlined in 3.2.
- (4) When a local government chooses to pay all or any of this allowance, it is to be paid to the CEO as salary.

3.2 Determining appropriateness and rate of allowance

- (1) When assessing the appropriateness of providing a Regional/Isolation Allowance, an eligible local government must consider the impact of factors outlined in 3.2(3) on attraction and retention of a CEO. In the event these factors have little or no impact, the local government should not provide this Allowance.
- (2) In the event a Regional/Isolation Allowance is considered appropriate, the amount of the Allowance should be proportionate to the circumstances faced by the local government.
- (3) The following factors should be considered when determining whether to apply the Regional/Isolation Allowance:
 - (a) Remoteness - issues associated with the vast distances separating communities within a local government or the distance of the Local Government from Perth or a Regional Centre.
 - (b) Cost of living - the increased cost of living highlighted specifically in the Regional Price Index.

- (c) Social disadvantage - reduced specialist health services, schooling opportunities for children, employment opportunities for spouse, reduced lifestyle commodities when compared to Perth and regional centres, and access to professional and personal support networks.
- (d) Dominant industry - the impact that a dominant industry such as mining or agriculture has on an area and the ability to attract and retain people in the face of a dominant industry.
- (e) Attraction/retention - the ability to recruit suitably qualified candidates and being able to retain them in light of the above concerns in competition with positions in Perth, regional centres and private industry.
- (f) Community expectations - the pressures on a CEO to meet expectations when professional or operational expertise is not readily available.

3.3 Regional/Isolation Allowance

- (1) Local governments eligible for the Regional/Isolation Allowance are listed in Table 3.

Table 3: Regional/Isolation Allowance – per annum maximum

Regional/Isolation Allowance	
Local Government	Maximum
Ashburton Shire	\$70,000
Broome Shire	\$55,000
Broomehill-Tambellup Shire	\$10,000
Bruce Rock Shire	\$10,000
Carnamah Shire	\$40,000
Carnarvon Shire	\$45,000
Chapman Valley Shire	\$38,600
Christmas Island Shire	\$90,000
Cocos (Keeling) Islands Shire	\$90,000
Coolgardie Shire	\$38,600
Coorow Shire	\$40,000
Cue Shire	\$60,000
Dalwallinu Shire	\$15,000
Dandaragan Shire	\$10,000
Derby-West Kimberley Shire	\$60,000

Regional/Isolation Allowance	
Local Government	Maximum
Dundas Shire	\$50,000
East Pilbara Shire	\$70,000
Esperance Shire	\$40,000
Exmouth Shire	\$55,000
Gnowangerup Shire	\$15,000
Greater Geraldton City	\$32,200
Halls Creek Shire	\$80,000
Irwin Shire	\$38,600
Jerramungup Shire	\$45,000
Kalgoorlie-Boulder City	\$38,600
Karratha City	\$80,000
Katanning Shire	\$10,000
Kellerberrin Shire	\$10,000
Kent Shire	\$20,000
Kondinin Shire	\$25,000
Koorda Shire	\$15,000
Kulin Shire	\$20,000
Lake Grace Shire	\$20,000
Laverton Shire	\$55,000
Leonora Shire	\$55,000
Meekatharra Shire	\$65,000
Menzies Shire	\$55,000
Merredin Shire	\$15,000
Mingenew Shire	\$38,600
Morawa Shire	\$40,000
Mount Magnet Shire	\$50,000
Mount Marshall Shire	\$25,000
Mukinbudin Shire	\$40,000
Murchison Shire	\$55,000
Narembeen Shire	\$20,000
Ngaanyatjarraku Shire	\$80,000

Regional/Isolation Allowance	
Local Government	Maximum
Northampton Shire	\$38,600
Nungarin Shire	\$20,000
Perenjori Shire	\$45,000
Port Hedland Town	\$80,000
Ravensthorpe Shire	\$50,000
Sandstone Shire	\$60,000
Shark Bay Shire	\$60,000
Tammin Shire	\$15,000
Three Springs Shire	\$38,600
Trayning Shire	\$15,000
Upper Gascoyne Shire	\$65,000
Victoria Plains Shire	\$15,000
Westonia Shire	\$40,000
Wickepin Shire	\$10,000
Wiluna Shire	\$55,000
Wongan-Ballidu Shire	\$10,000
Woodanilling Shire	\$15,000
Wyalkatchem Shire	\$15,000
Wyndham-East Kimberley Shire	\$55,000
Yalgoo Shire	\$50,000
Yilgarn Shire	\$40,000

PART 4 HOUSING ALLOWANCE

This Part deals with the Housing Allowance that may be payable to Chief Executive Officers.

4.1 General

- (1) In recognition of the need for local governments to provide accommodation as a result of a lack of suitable housing or recruitment issues, on either a permanent or temporary basis, local governments are able to utilise this allowance as required.
- (2) When a local government utilises this allowance, the payment of the allowance should be properly justified and applied in a transparent manner.
- (3) Any accommodation provided under this Part must be located within or adjacent to the local government area in which the CEO is employed.
- (4) Local governments should tailor the provision of any housing allowance to suit their particular circumstances. This may include the CEO making contributions towards the cost of the accommodation.

4.2 Applicable housing allowance

- (1) Where a local government owns a property and provides that property to the CEO for accommodation, the value of this accommodation will not be included in the Total Reward Package.
- (2) For reporting purposes, the value of the local government owned property shall be valued at the annual Gross Rental Value of the property as determined by the Valuer General.
- (3) Where a local government leases accommodation for the use of the CEO, the lease costs will not be included in the Total Reward Package.
- (4) For reporting purposes, the value of the local government leased property shall be the annual actual costs of the accommodation lease.
- (5) Where a local government provides a Home Ownership Subsidy to the CEO, this will not be included in the Total Reward Package.
- (6) For reporting purposes, the value of the Home Ownership Subsidy shall be the annual actual costs of the Home Ownership Subsidy.

PART 5 MOTOR VEHICLES

This Part deals with the provision of motor vehicles to Chief Executive Officers.

5.1 General

- (1) For local governments generally, except those outlined in (2) below, the private benefit value of any motor vehicle provided to the CEO by the local government is to be included in the Total Reward Package.
- (2) For local governments listed in Table 3 under Part 3 of this determination and/or local governments classified as Band 3 or Band 4 located in a non-metropolitan region, any motor vehicle provided to the CEO or an allowance provided to a CEO for use of a private motor vehicle for work-related purposes, is to be considered a tool of trade (i.e. equipment needed to undertake the duties of a CEO in these local governments) and any private benefit will not be considered as part of the Total Reward Package.

5.2 Private benefit value

- (1) The private benefit value of the motor vehicle will be dependent on the type of motor vehicle provided, method of ownership (i.e. local government owned or leased), maintenance and running costs, insurance, any applicable luxury car tax and the amount of private use of the vehicle (i.e. non-business use).
- (2) As a general rule, the private benefit value will be based upon the annual costs multiplied by the percentage of private use.
- (3) Local governments and CEOs will need to agree on the most appropriate way to record the amount of private use in order to calculate the private benefit value.

PART 6 MEETING ATTENDANCE FEES

This Part deals with fees payable to council members for attendance at council and other meetings

6.1 General

- (1) Pursuant to Section 5.98(1)(b) of the LG Act, an elected council member who attends a council meeting is entitled to be paid the fee set by the local government or the regional local government council within the range determined in Section 6.2 of this Part for council meeting attendance fees.
- (2) Pursuant to Section 5.98(1)(b) and (2A)(b) of the LG Act, an elected council member who attends a committee meeting or (at the request of the local government or regional local government council) a meeting of a type prescribed in regulation 30(3A) of the LG Regulations is entitled to be paid the fee set by the local government or regional local government council within the range determined in Section 6.3 of this Part for attending committee meetings or, as the case requires, meetings of that type.
- (3) Pursuant to Section 5.100(2)(b) and (3)(b) of the LG Act, a committee member who is not an elected council member or employee of the local government, who attends a committee meeting or (at the request of the local government or regional local government council) a meeting of a type prescribed in regulation 30(3A) of the LG Regulations is entitled to be paid the fee set by the local government or regional local government council within the range determined in Section 6.3 of this Part for attending committee meetings or, as the case requires, meetings of that type.
- (4) Each of the following meetings is a type of meeting prescribed in regulation 30(3A) of the LG Regulations:
 - (a) meeting of a WALGA Zone, where the council member is representing a local government as a delegate elected or appointed by the local government
 - (b) meeting of a Regional Road Group established by Main Roads Western Australia, where the council member is representing a local government as a delegate elected or appointed by the local government
 - (c) council meeting of a regional local government council where the council member is the deputy of a member of the regional local government council and is attending in the place of the member of the regional local government council

- (d) meeting other than a council or committee meeting where the council member is attending at the request of a Minister of the Crown who is attending the meeting
 - (e) meeting other than a council meeting or committee meeting where the council member is representing a local government as a delegate elected or appointed by the local government.
- (5) Pursuant to Section 5.99 of the LG Act, a local government or regional local government council may decide by an absolute majority that instead of paying council members an attendance fee referred to in Section 5.98(1) of the LG Act, it will pay all council members who attend council or committee meetings a fee set within the range for annual fees determined in Section 6.4 of this Part.
- (6) Regulation 30(3C) of the LG Regulations prevents the payment of a fee to a council member for attending a meeting of a type prescribed in regulation 30(3A) of those regulations if the:
- (a) person who organises the meeting pays the council member a fee for attending the meeting; or
 - (b) council member is paid an annual fee in accordance with Section 5.99 of the LG Act; or
 - (c) council member is deputising for a council member at a meeting of a regional local government council and the member of the regional local government council is paid an annual fee in accordance with Section 5.99 of the LG Act.
- (7) In determining the fees set out in this Part, the Tribunal has taken into account a range of factors including the:
- (a) time required to prepare adequately for the meetings including consideration of agenda papers, site visits related to agenda items and consultation with council staff and community members
 - (b) role of the council member, mayor, president or chair including, but not limited to, representation, advocacy, and oversight and determination of policy and local legislation
 - (c) particular responsibilities associated with the types of meetings attended;
 - (d) responsibilities of a mayor, president or chair to preside over meetings
 - (e) relative “size” of the local government as reflected in the Tribunal’s local government banding model.
- (8) The Tribunal has not determined a specific meeting attendance fee for the purposes of Section 5.98(1)(a) or (2A)(a) of the LG Act.

- (9) The entitlement of an elected council member to a fee, allowance or reimbursement of an expense established under the LG Act, the LG Regulations and this determination, cannot be proscribed, limited or waived by a local government. Any eligible claim against those entitlements is to be paid in accordance with the applicable financial procedures of the local government.

6.2 Council meeting attendance fees – per meeting

- (1) The ranges of fees in Table 4 apply where a local government or regional local government council decides by an absolute majority to pay an elected council member a fee referred to in Section 5.98(1)(b) of the LG Act for attendance at a council meeting.

Table 4: Council meeting attendance fees – per meeting

Council meeting attendance fees				
	Elected council member		Mayor, President or Chair	
Band	Minimum	Maximum	Minimum	Maximum
1	\$725	\$922	\$725	\$1,258
2	\$435	\$684	\$435	\$911
3	\$233	\$482	\$233	\$735
4	\$109	\$280	\$109	\$570
Regional LG Council	\$109	\$280	\$109	\$570

6.3 Committee meeting and prescribed meeting attendance fees – per meeting

- (1) The ranges of fees in Table 5 apply where a local government or regional local government council decides to pay an elected council member a fee referred to in Sections:
- (a) 5.98(1)(b) of the LG Act for attendance at a committee meeting; or
 - (b) 5.98(2A)(b) of the LG Act for attendance at a meeting of a type prescribed in regulation 30(3A) of the LG Regulations.

Table 5: Committee and prescribed per meeting fees

Committee meeting attendance fees		
Band	Minimum	Maximum
1	\$363	\$466
2	\$218	\$342
3	\$114	\$244
4	\$57	\$140
Regional LG Council	\$57	\$140

6.4 Meeting attendance fees for independent committee members – per meeting

- (1) The range of fees in Table 6 apply where a local government or regional local government council decides to pay an **independent committee member** a fee referred to in:
 - (a) Section 5.100(2)(b) of the LG Act for attendance at a committee meeting; or
 - (b) Section 5.100(3)(a) of the LG Act for attendance at a meeting of a type prescribed in regulation 30(3A) of the LG Regulations.
- (2) The range is provided to enable local governments to appropriately compensate independent committee members depending on the skills and expertise they bring to the committee.

Table 6: Committee and prescribed per meeting fees for independent committee members

Independent Committee Member		
Bands	Minimum	Maximum
1 – 4	\$0	\$466
Regional LG Council	\$0	\$466

- (3) In accordance with Sections 5.100(4), (5) and (6) of the LG Act, an independent committee member can be reimbursed for attending committee meetings referred to in 6.4(1) above.
- (4) The extent to which an independent committee member can be reimbursed for attending committee meetings is the actual travel and associated costs incurred by the independent member demonstrated to the satisfaction of the local government.

6.5 Meeting attendance fees for Independent Audit, Risk and Improvement Committee members – per meeting

- (1) In accordance with Section 5.100(2)(b) of the LG Act, the fee payable by a local government or a regional local government council to an **Independent Audit, Risk and Improvement Committee (ARIC) Member** (whether Presiding Member, Deputy Presiding Member, Deputy Member or Member) for attendance at an ARIC meeting must be set within the range provided in Table 7. The fees provided in Table 7 are exclusive of superannuation. Local government bodies should seek their own professional advice in regard to whether or not independent committee members are to be paid superannuation.
- (2) The range in Table 7 is provided to enable local governments to appropriately compensate independent ARIC members depending on the skills and expertise required to undertake the roles. The local government must resolve that the fee represents value for money. The State Government’s Audit and Financial Advisory Services Common Use Agreement ([CUAAFA2024](#)) may be used as guide.

Table 7: Independent ARIC members – per meeting fees

Independent Audit, Risk and Improvement Committee Member		
Bands	Minimum	Maximum
1 – 4	\$110	\$1,215
Regional LG Council	\$110	\$1,215

- (3) In accordance with Sections 5.100(4), (5) and (6) of the LG Act, an independent ARIC member can be reimbursed for attending ARIC meetings.
- (4) The extent to which an independent committee member can be reimbursed for expenses attending ARIC meetings is the actual travel and associated costs incurred by the independent member demonstrated to the satisfaction of the local government.

6.6 Annual attendance fees in lieu of council meeting, committee meeting and prescribed meeting attendance fees

- (1) The ranges of fees in Table 8 apply where a local government or regional local government council decides by an absolute majority that, instead of paying council members a per meeting attendance fee referred to in Section 5.98 of the LG Act, it will pay an annual fee to all council members who attend council, committee or prescribed meetings.

Table 8: Annual attendance fees in lieu of council, committee and prescribed per meeting fees

Annual attendance fees				
	Elected council member		Mayor, President or Chair	
Band	Minimum	Maximum	Minimum	Maximum
1	\$28,525	\$36,722	\$28,525	\$55,078
2	\$17,238	\$26,931	\$17,238	\$36,112
3	\$8,917	\$18,977	\$8,917	\$29,379
4	\$4,161	\$11,023	\$4,161	\$22,646
Regional LG Council	\$2,086	\$12,245	\$2,293	\$18,361

PART 7 ANNUAL ALLOWANCE FOR A MAYOR, PRESIDENT, CHAIR, DEPUTY MAYOR, DEPUTY PRESIDENT AND DEPUTY CHAIR

This Part deals with annual allowances payable to mayors, presidents, chairs and their deputies, in addition to any entitlement to meeting attendance fees or the reimbursement of expenses.

7.1 General

- (1) Pursuant to Section 5.98(5) of the LG Act, the mayor or president of a local government and the chair of a regional local government council are entitled, in addition to any fees or reimbursement of expenses payable under Section 5.98(1) or (2), to be paid the annual allowance set by the local government or regional local government council within the range determined in Section 7.2 of this Part.
- (2) Pursuant to Section 5.98A(1) of the LG Act, a local government or regional local government council may decide, by an absolute majority, to pay the deputy mayor or deputy president of the local government, or the deputy chair of the regional local government council, an allowance of up to the percentage that is determined by the Tribunal of the annual allowance to which the mayor or president of the local government, or the chair of the regional local government council, is entitled under Section 5.98(5) of the LG Act. That percentage is determined in Section 7.3 of this Part. This allowance is in addition to any fees or reimbursement of expenses payable to the deputy mayor, deputy president or deputy chair under Section 5.98 of the LG Act.
- (3) In determining the allowances set out in this Part, the Tribunal has taken into account a range of factors including the:
 - (a) leadership role of the mayor, president or chair
 - (b) statutory functions for which the mayor, president or chair is accountable
 - (c) ceremonial and civic duties required of the mayor, president or chair, including local government business related entertainment
 - (d) responsibilities of the deputy mayor, deputy president or deputy chair when deputising
 - (e) relative “size” of the local government as reflected in the Tribunal’s local government banding model
 - (f) civic, ceremonial and representation duties particular to the Lord Mayor of Western Australia’s capital city.

7.2 Annual allowance for a Mayor, President or Chair

- (1) The ranges of allowances in Table 9 apply where a local government or a regional local government council sets the amount of the annual local government allowance to which a mayor, president or chair is entitled under Section 5.98(5) of the LG Act.

Table 9: Annual allowance for a Mayor, President or Chair

Mayor, President or Chair Annual Allowance		
Band	Minimum	Maximum
1	\$59,414	\$104,032
2	\$17,825	\$73,435
3	\$1,193	\$42,837
4	\$596	\$23,257
Regional LG Council	\$596	\$23,257

- (2) Despite the provisions of subsection (1), the **City of Perth** is to set the amount of the annual local government allowance to which the Lord Mayor is entitled within the range of **\$69,554 to \$155,220**.

7.3 Annual allowance for a Deputy Mayor, Deputy President or Deputy Chair

- (1) The percentage determined for the purposes of Section 5.98A(1) of the LG Act is **25%**.
- (2) If the deputy performs the functions of mayor, president or chair for a continuous period of no less than four months, the deputy will be entitled to receive the mayor, president or chair allowance according to the applicable local government band in 7.2 of the Determination. This can be applied retrospectively, in instances where an initial short-term period of acting becomes a continuous period of acting for four months or more.

PART 8 EXPENSES TO BE REIMBURSED

This Part deals with expenses for which council members are entitled to be reimbursed.

8.1 General

- (1) Pursuant to Section 5.98(2)(a) and (3) of the LG Act, an elected council member who incurs an expense of a kind prescribed in regulation 31(1) of the LG Regulations is entitled to be reimbursed for the expense to the extent determined in section 8.2(1) to (5) of this Part.
- (2) Regulation 31(1) of the LG Regulations prescribes the following kinds of expenses that are to be reimbursed:
 - (a) rental charges incurred by a council member in relation to one telephone and one facsimile machine; and
 - (b) child care and travel costs incurred by a council member because of the member's attendance at a council meeting or a meeting of a committee of which he or she is also a member.
- (3) Pursuant to Section 5.98(2)(a) and (3) of the LG Act, an elected council member who incurs an expense of a kind prescribed in regulation 32(1) of the LG Regulations is entitled to be reimbursed for the expense to the extent determined in Section 8.2(6) to (8) of this Part.
- (4) Regulation 32(1) of the LG Regulations prescribes the following kinds of expenses that may be approved by a local government for reimbursement:
 - (a) an expense incurred by an elected council member in performing a function under the express authority of the local government;
 - (b) an expense incurred by an elected council member to whom paragraph (a) applies by reason of the elected council member being accompanied by not more than one other person while performing the function if, having regard to the nature of the function, the local government considers that it is appropriate for the elected council member to be accompanied by that other person; and
 - (c) an expense incurred by an elected council member in performing a function in his or her capacity as an elected council member.

8.2 Extent of expenses to be reimbursed

- (1) The extent to which an elected council member can be reimbursed for rental charges in relation to one telephone and one facsimile machine is the actual expense incurred by the elected council member.

- (2) The extent to which an elected council member can be reimbursed for childcare costs incurred because of attendance at a meeting referred to in regulation 31(1)(b) of the LG Regulations is the actual cost per hour up to **\$35 per hour**. If an elected council member incurs costs greater than \$35 per hour due to having multiple children, children with special needs, lack of adequate childcare facilities or services or another extenuating circumstance, a local government may reimburse the elected council member for the actual costs upon the provision of sufficient receipts/evidence to satisfy the local government that the expense has been legitimately incurred.
- (3) The extent to which an elected council member of a local government can be reimbursed for reasonable travel costs referred to in regulation 31(1)(b) of the LG Regulations is:
- (a) if the person lives or works in the local government district or an adjoining local government district, the actual cost for the person to travel from the person's place of residence or work to the meeting and back; or
 - (b) if the person does not live or work in the local government district or an adjoining local government district, the actual cost, in relation to a journey from the person's place of residence or work and back:
 - i for the person to travel from the person's place of residence or work to the meeting and back; or
 - ii if the distance travelled referred to in subparagraph (i) is more than 100 kilometres, for the person to travel from the outer boundary of an adjoining local government district to the meeting and back to that boundary.
- (4) The extent to which an elected council member of a regional local government council can be reimbursed for reasonable travel costs referred to in regulation 31(1)(b) of the LG Regulations is the actual cost for the person to travel from the person's place of residence or work to the meeting and back.
- (5) For the purposes of subsections (3) and (4), travel costs incurred while driving a privately owned or leased vehicle (rather than a commercially hired vehicle) are to be calculated at the same rate contained in Section 30.6 of the *Local Government Officers' (Western Australia) Award 2021* as at the date of this determination. For elected council members with Electric Vehicles, the 1600cc Motor Vehicle Allowance rate should be applied.

- (6) The extent to which an elected council member can be reimbursed for childcare costs incurred because of attendance at a meeting referred to in regulation 32(1) of the LG Regulations is the actual cost per hour up to \$35 per hour. If an elected council member incurs costs greater than \$35 per hour due to having multiple children, children with special needs, lack of adequate childcare facilities or services or another extenuating circumstance, a local government may reimburse the member for the actual costs upon the provision of sufficient receipts/evidence to satisfy the local government that the expense has been legitimately incurred.
- (7) The extent to which an elected council member can be reimbursed for intrastate or interstate travel and accommodation costs incurred in any of the circumstances referred to in regulation 32(1) of the LG Regulations is at the same rate applicable to the reimbursement of travel and accommodation costs in the same or similar circumstances under the *Public Service Award 1992* issued by the Western Australian Industrial Relations Commission as at the date of this determination.
- (8) The extent to which an elected council member can be reimbursed for any other cost incurred under regulation 32(1) of the LG Regulations is the actual cost upon presentation of sufficient evidence of the cost incurred.

PART 9 ANNUAL ALLOWANCES IN LIEU OF REIMBURSEMENT OF EXPENSES

This Part deals with annual allowances that a local government or regional local government council may decide to pay.

9.1 General

- (1) Pursuant to Section 5.99A of the LG Act, a local government or regional local government council may decide by absolute majority that instead of reimbursing elected council members under the LG Act Section 5.98(2) for all of a particular type of expense, it will pay all elected council members, for that type of expense, the annual allowance determined in Section 9.2 of this Part or, as the case requires, an annual allowance within the range determined in that section.
- (2) Where a local government or regional local government council has decided to pay elected council members an annual allowance for an expense of a particular type instead of reimbursing expenses of that type under Section 5.98(2) of the LG Act, Section 5.99A of the LG Act provides for reimbursement of expenses of that type in excess of the amount of the allowance.
- (3) In determining the maximum annual allowance for expenses of a particular type, the Tribunal has taken into account a range of factors including the:
 - (a) intent of the allowance to reflect the extent and nature of the expenses incurred and not to result in a windfall gain for council members
 - (b) capacity of local governments to set allowances appropriate to their varying operational needs
 - (c) particular practices of local governments in the provision and use by elected council members of information and communication technology (e.g. laptops/computers)
 - (d) varying travel requirements of elected council members in local governments associated with geography, isolation and other factors.
- (4) With respect to ICT expenses, the annual allowance is provided to cover expenses incurred by an elected council member if they purchase ICT equipment and for related expenses. If ICT equipment is supplied to elected council members by a local government, the allowance is to be reduced by the cost of the supplied ICT equipment.

9.2 Annual allowances determined instead of reimbursement for particular types of expenses for Elected Council Members

(1) In this Part,

ICT expenses means:

- (a) rental charges in relation to one telephone and one facsimile machine, as prescribed by regulation 31(1)(a) of the LG Regulations;
- (b) any other expenses that relate to information and communications technology (for example, telephone call charges and internet service provider fees) and that are a kind of expense prescribed by regulation 32(1) of the LG Regulations; or
- (c) any expenses related to ICT equipment that is incurred in the course of an elected council member undertaking their duties.

Travel and accommodation expenses means:

- (a) travel costs, as prescribed by regulation 31(1)(b) of the LG Regulations; or
- (b) any other expenses that relate to travel or accommodation and that are a kind of expense prescribed by regulation 32(1) of the LG Regulations.

- (2) For the purposes of Section 5.99A(b) of the LG Act, the minimum annual allowance for ICT expenses is **\$500** and the maximum is **\$3,500**.
- (3) For the purposes of Section 5.99A(a) of the LG Act, the annual allowance for travel and accommodation expenses is **\$100**.

SCHEDULE 1: LOCAL GOVERNMENT BAND CLASSIFICATIONS

Local Government Band Classifications	
Local Government	Band
Albany City	1
Armadale City	1
Ashburton Shire	2
Augusta-Margaret River Shire	2
Bassendean Town	3
Bayswater City	1
Belmont City	1
Beverley Shire	4
Boddington Shire	4
Boyup Brook Shire	4
Bridgetown-Greenbushes Shire	3
Brookton Shire	4
Broome Shire	2
Broomehill-Tambellup Shire	4
Bruce Rock Shire	4
Bunbury City	1
Busselton City	1
Cambridge Town	2
Canning City	1
Capel Shire	3
Carnamah Shire	4
Carnarvon Shire	2
Chapman Valley Shire	4
Chittering Shire	3
Christmas Island Shire	3
Claremont Town	3
Cocos (Keeling) Islands Shire	4
Cockburn City	1
Collie Shire	3
Coolgardie Shire	3
Coorow Shire	4
Corrigin Shire	4
Cottesloe Town	3
Cranbrook Shire	4

Local Government Band Classifications	
Local Government	Band
Cuballing Shire	4
Cue Shire	4
Cunderdin Shire	4
Dalwallinu Shire	3
Dandaragan Shire	3
Dardanup Shire	3
Denmark Shire	3
Derby-West Kimberley Shire	2
Donnybrook Balingup Shire	3
Dowerin Shire	4
Dumbleyung Shire	4
Dundas Shire	4
East Fremantle Town	3
East Pilbara Shire	2
Esperance Shire	2
Exmouth Shire	3
Fremantle City	1
Gingin Shire	3
Gnowangerup Shire	4
Goomalling Shire	4
Gosnells City	1
Greater Geraldton City	1
Halls Creek Shire	3
Harvey Shire	2
Irwin Shire	3
Jerramungup Shire	4
Joondalup City	1
Kalamunda Shire	2
Kalgoorlie-Boulder City	1
Karratha City	1
Katanning Shire	3
Kellerberrin Shire	4
Kent Shire	4
Kojonup Shire	3
Kondinin Shire	4

Local Government Band Classifications	
Local Government	Band
Koorda Shire	4
Kulin Shire	4
Kwinana City	1
Lake Grace Shire	4
Laverton Shire	3
Leonora Shire	3
Mandurah City	1
Manjimup Shire	2
Meekatharra Shire	3
Melville City	1
Menzies Shire	4
Merredin Shire	3
Mingenew Shire	4
Moora Shire	3
Morawa Shire	4
Mosman Park Town	3
Mount Magnet Shire	4
Mount Marshall Shire	4
Mukinbudin Shire	4
Mundaring Shire	2
Murchison Shire	4
Murray Shire	2
Nannup Shire	4
Narembeen Shire	4
Narrogin Shire	3
Nedlands City	2
Ngaanyatjarraku Shire	4
Northam Shire	2
Northampton Shire	3
Nungarin Shire	4
Peppermint Grove Shire	4
Perenjori Shire	4
Perth City	1
Pingelly Shire	4
Plantagenet Shire	3

Local Government Band Classifications	
Local Government	Band
Port Hedland Town	1
Quairading Shire	4
Ravensthorpe Shire	3
Rockingham City	1
Sandstone Shire	4
Serpentine-Jarrahdale Shire	2
Shark Bay Shire	4
South Perth City	2
Stirling City	1
Subiaco City	2
Swan City	1
Tammin Shire	4
Three Springs Shire	4
Toodyay Shire	3
Trayning Shire	4
Upper Gascoyne Shire	4
Victoria Park Town	2
Victoria Plains Shire	4
Vincent City	2
Wagin Shire	4
Wandering Shire	4
Wanneroo City	1
Waroona Shire	3
West Arthur Shire	4
Westonia Shire	4
Wickepin Shire	4
Williams Shire	4
Wiluna Shire	4
Wongan-Ballidu Shire	4
Woodanilling Shire	4
Wyalkatchem Shire	4
Wyndham-East Kimberley Shire	2
Yalgoo Shire	4
Yilgarn Shire	3
York Shire	3

Signed on 2 April 2026



E Prof M Seares AO
CHAIRPERSON



Dr M Schaper
MEMBER



Mr O Whittle
MEMBER

SALARIES AND ALLOWANCES TRIBUNAL

9.2.3 Privacy and Information Sharing (PRIS) Policy

File Ref. No: ADM118
Applicant: Internal document
Author: Chris Paget – Chief Executive Officer
Disclosure of Interest: Nil
Date: 14 May 2026

Summary

This report seeks Council adoption of a Privacy and Information Sharing Policy to establish a clear governance framework for how the Shire collects, uses, protects and shares personal and government information. The Policy responds to the introduction of the *Privacy and Responsible Information Sharing Act 2024 (WA)* and supports the Shire's readiness for new privacy and information-sharing obligations commencing from 1 July 2026.

Background

The Shire of Cuballing holds and manages a significant volume of personal, sensitive and operational information in delivering services, regulating activities and engaging with the community. Community expectations and legislative reform have increased the need for a clear, consistent and transparent framework governing how this information is handled.

The *Privacy and Responsible Information Sharing Act 2024 (WA)* introduces, for the first time in Western Australia, a comprehensive privacy and information-sharing regime that applies to local governments. Adoption of a dedicated Privacy and Information Sharing Policy provides a governance foundation to support compliance, accountability and organisational readiness.

Comment

The Privacy and Information Sharing Policy provides a necessary governance framework to support compliance with new privacy and information-sharing obligations and to strengthen the Shire's information-handling culture. Adoption of the Policy positions the organisation to implement detailed procedures, training and systems in a structured and defensible manner.

Council is asked to consider and adopt a PRIS Policy that:

- embeds the Information Privacy Principles into organisational practice;
- supports lawful and responsible information sharing in the public interest; and
- provides clarity to Council, staff and the community about how information is managed.

The PRIS Act establishes Information Privacy Principles (IPPs) that apply to "IPP entities", including local governments. The IPPs regulate how personal information and, in some cases, de-identified information must be handled across its lifecycle. In summary, the IPPs require that:

1. **Collection:** Personal information must only be collected where necessary, in a fair and reasonable manner, and not in an unreasonably intrusive way. Sensitive personal information may only be collected in limited circumstances, such as where required by law or with consent.
2. **Use and disclosure:** Personal information may generally only be used or disclosed for the purpose for which it was collected, unless a permitted secondary purpose applies (for example, consent, legal authority, or to prevent serious harm).
3. **Information quality:** Reasonable steps must be taken to ensure personal information is accurate, complete and up to date.
4. **Information security:** Personal information must be protected from misuse, loss or unauthorised access, and destroyed or permanently de-identified when no longer required, unless the law requires retention.
5. **Openness and transparency:** A clear, current and publicly available privacy policy must explain what information is collected, how it is used, and whether automated decision-making is employed.
6. **Access and correction:** Individuals have rights to access or correct personal information, with interaction between the PRIS Act and the *Freedom of Information Act 1992* applying on a "no

- wrong door” basis.
7. **Unique identifiers and anonymity:** The use of unique identifiers is restricted, and individuals should be given the option to interact anonymously where practicable.
 8. **Overseas disclosures:** Personal and de-identified information must not be disclosed outside Australia unless strict conditions are met.
 9. **Automated decision-making:** Where automated decision-making is used, risks of harm, bias or discrimination must be assessed and human review made available.
 10. **De-identified information:** De-identified information must be protected and must not be re-identified except in limited circumstances.

The Policy is designed to give effect to these principles at an organisational level, supported by procedures and training.

Statutory Environment

Local Government Act 1995

Privacy and Responsible Information Sharing Act 2024 (WA)

Policy Implications

Nil - the adoption of this Policy does not revoke or amend any existing Council policy. It establishes an overarching governance framework under which operational procedures will be developed and maintained.

Financial Implications

Nil

Risk Implications

Failure to adopt a Privacy and Information Sharing Policy exposes the Shire to increased risk, including:

- inconsistent information handling practices;
- privacy breaches or unauthorised disclosures;
- regulatory non-compliance; and
- reputational damage and loss of community trust.

Adoption of the Policy mitigates these risks by embedding the Information Privacy Principles into governance and operational practice.

Strategic Implications

Shire of Cuballing Strategic Community Plan 2023-2033:

Governance

- Forward thinking leadership, which listens and responds to community needs, with transparent and accountable decision-making.
- Enhancing community information and engagement.

Voting Requirements

Simple Majority

OFFICER RECOMMENDATION / COUNCIL RESOLUTION 2026/38:

That Council adopts the Privacy and Information Sharing Policy as presented.

Moved Cr Sexton

Seconded Cr Ballantyne

CARRIED 6/0

For: Cr Kowald, Sexton, Dent, Hawksley, Harris and Ballantyne

Against: Nil

Purpose

To protect personal information handled by the Shire of Cuballing and to enable responsible information sharing that delivers public benefit, in accordance with the *Privacy and Responsible Information Sharing Act 2024 (WA)* (PRIS Act).

This Policy establishes clear and transparent practices for the collection, use, storage, security, disclosure and disposal of personal information, and sets out the Shire's approach to responsible information sharing and management of information breaches.

Scope

This Policy applies to:

- Council Members
- Employees
- Contractors
- Volunteers
- Committee members
- Contracted service providers where Shire contracts require compliance with the PRIS Act and/or this Policy

It applies to all information handled by the Shire of Cuballing, including customer, community and workforce information, in any format (electronic, paper, audio, visual or other recorded form).

Definitions

Term	Definition
Personal Information	Information or an opinion about an identified individual, or an individual who is reasonably identifiable, whether true or not and whether recorded in material form or not.
Sensitive Information	Personal information including racial or ethnic origin, political opinions or associations, religious or philosophical beliefs, trade union membership, sexual orientation or practices, criminal record, health, genetic or certain biometric information.
Information Breach	Unauthorised access to, unauthorised disclosure of, or loss of information.
Interference with Privacy	A contravention of the PRIS Act relating to personal or de-identified information, including failure to comply with obligations relating to suspected or assessed notifiable information breaches.

Term	Definition
IPP Entity	An entity required to comply with the Information Privacy Principles under the PRIS Act, including local governments and certain contracted service providers.
Notifiable Information Breach	A breach involving personal information likely to result in serious harm, triggering notification obligations under the PRIS Act (from 1 January 2027).
Privacy Impact Assessment {PIA}	A systematic assessment of a project to identify privacy risks and recommend mitigation measures.
Information Privacy Principles {IPPs}	Principles established under the PRIS Act to guide lawful and appropriate information sharing.

Policy Statement

The Shire of Cuballing is committed to:

- Protecting personal information from misuse, interference, loss, unauthorised access, modification or disclosure.
- Managing personal information in accordance with the Information Privacy Principles (IPPs).
- Maintaining transparency in how personal information is handled.
- Responding promptly and effectively to privacy complaints and information breaches.
- Removing unnecessary barriers to lawful information sharing while maintaining community trust.

The Shire will comply with all obligations under the PRIS Act and associated guidance issued by the Office of the Information Commissioner (WA) and the WA Chief Data Officer.

Roles and Responsibilities

Role	Responsibility
Council	Adopt and review this Policy; provide governance oversight.
CEO	Ensure organisational compliance with the PRIS Act; Allocate appropriate resources; report significant privacy risks or breaches to Council.

All Employees and Council Members	Comply with this Policy and the IPPs; report suspected breaches immediately; use approved channels for information sharing.
Privacy Officer	Monitor privacy governance; coordinate breach responses; liaise with the Office of the Information Commissioner (WA); manage privacy complaints; oversee privacy training and records; support PIAs.
Information Sharing Officer	Coordinate dealings with the WA Chief Data Officer; manage information sharing requests and agreements; oversee compliance with the IPPs; support privacy and Aboriginal information assessments where applicable.
Audit, Risk and Improvement Committee	Oversee privacy and information sharing risks and significant incidents.

Note: The CEO may designate these roles within existing positions.

Procedures/ Implementation

1.1 Collection, Use and Disclosure of Personal Information

- Personal information will only be collected where necessary for, or directly related to, the Shire's functions or activities.
- Information will be collected by lawful and fair means and, where practicable, directly from the individual concerned.
- Sensitive information will only be collected with consent or where authorised or required by law.
- Personal information will only be used or disclosed for:
 - the primary purpose of collection;
 - a directly related secondary purpose reasonably expected by the individual; or
 - as permitted or required by law.
- Contracts with third parties must include privacy and information security obligations consistent with this Policy and the PRIS Act.

1.2 Information Security and Retention

- Reasonable administrative, physical and technical safeguards will be implemented to protect personal information from misuse, interference, loss and unauthorised access or disclosure.
- Reasonable steps will be taken to ensure personal information is accurate, up to date, complete and relevant prior to use or disclosure.
- Information will be retained and disposed of in accordance with the *State Records Act 2000*, approved retention and disposal

schedules, and the Shire's Recordkeeping Plan.

- Personal information will not be disclosed outside Australia unless appropriate safeguards are in place and the disclosure is lawful.
- Unique identifiers will only be used where necessary and lawful.
- Options for anonymity or the use of pseudonyms will be provided where practicable.

1.3 Information Sharing

- Information sharing must comply with the PRIS Act, Information Privacy Principles, Responsible Sharing Practices, Information Sharing Directions and any approved agreements.
- Information sharing decisions must be lawful, necessary, proportionate and in the public interest.
- Where information sharing relates to Aboriginal people or communities, appropriate consultation, cultural authority and governance arrangements will be applied in accordance with relevant guidance and principles.

1.4 Information Breaches and Complaints

- All suspected information breaches must be reported immediately to the Privacy Officer.
- The Shire will maintain an Information Breach Register to record and manage privacy incidents.
- From 1 January 2027, where a notifiable information breach occurs, the Shire will notify the WA Information Commissioner and affected individuals as required by the PRIS Act
- Individuals may request access to, or correction of, their personal information, subject to applicable exemptions under the *Freedom of Information Act 1992*.

Contact for privacy
matters: Deputy CEO
Email: dceo@cuballing.wa.gov.au
Phone: (08) 9883 6031

Legislative and Other References

Local Government Act 1995

Local Government Amendment Act 2023

Local Government (Model Code of Conduct) Regulations 2021

Privacy and Responsible Information Sharing Act 2024 (WA)

Freedom of Information Act 1992

State Records Act 2000

Review and Monitoring

This Policy will be reviewed every three years, or earlier if:

- Legislative changes occur
- Governance requirements change
- Significant privacy reforms or directions are issued

Compliance monitoring will be undertaken by the Chief Executive Officer, with significant privacy risks or incidents reported to the Audit, Risk and Improvement Committee and Council as appropriate.

Related Documents/ Forms & Description/Purpose

Elected Member Code of Conduct	Establishes behavioural standards including confidentiality obligations
Record Keeping Plan	Sets requirements for records retention and disposal.
Information Breach Register	Records and tracks privacy incidents and responses.
Privacy Impact Assessment Template	Used to assess high privacy impact projects.

Adoption

Resolution No:

Resolution Date:

Revised:

9.2.3 Interconnecting Wheatbelt Trails

File Ref. No:	-
Location:	Shire of Beverley, Brookton, Pingelly, Cuballing and Narrogin
Applicant:	Not applicable
Author:	Chris Paget – Chief Executive Officer
Disclosure of Interest:	Nil
Date:	14 May 2026
Attachments:	Beverley-Narrogin Transport Trail Vol.1: Strategic Plan Beverley-Narrogin Transport Trail Vol.2: Feasibility Study Interconnecting Wheatbelt Rail Trails Report Infographic – Interconnecting Wheatbelt Rail Trails

Summary

Council is requested to endorse the Beverley–Narrogin Transport Trail – Volume 1: Strategic Plan; Beverley–Narrogin Transport Trail–Volume 2: Feasibility Study; and Interconnecting Wheatbelt Rail Trails concept and advocate to the State Government for funding to progress the 250+ km regional cycling and walking network.

Background

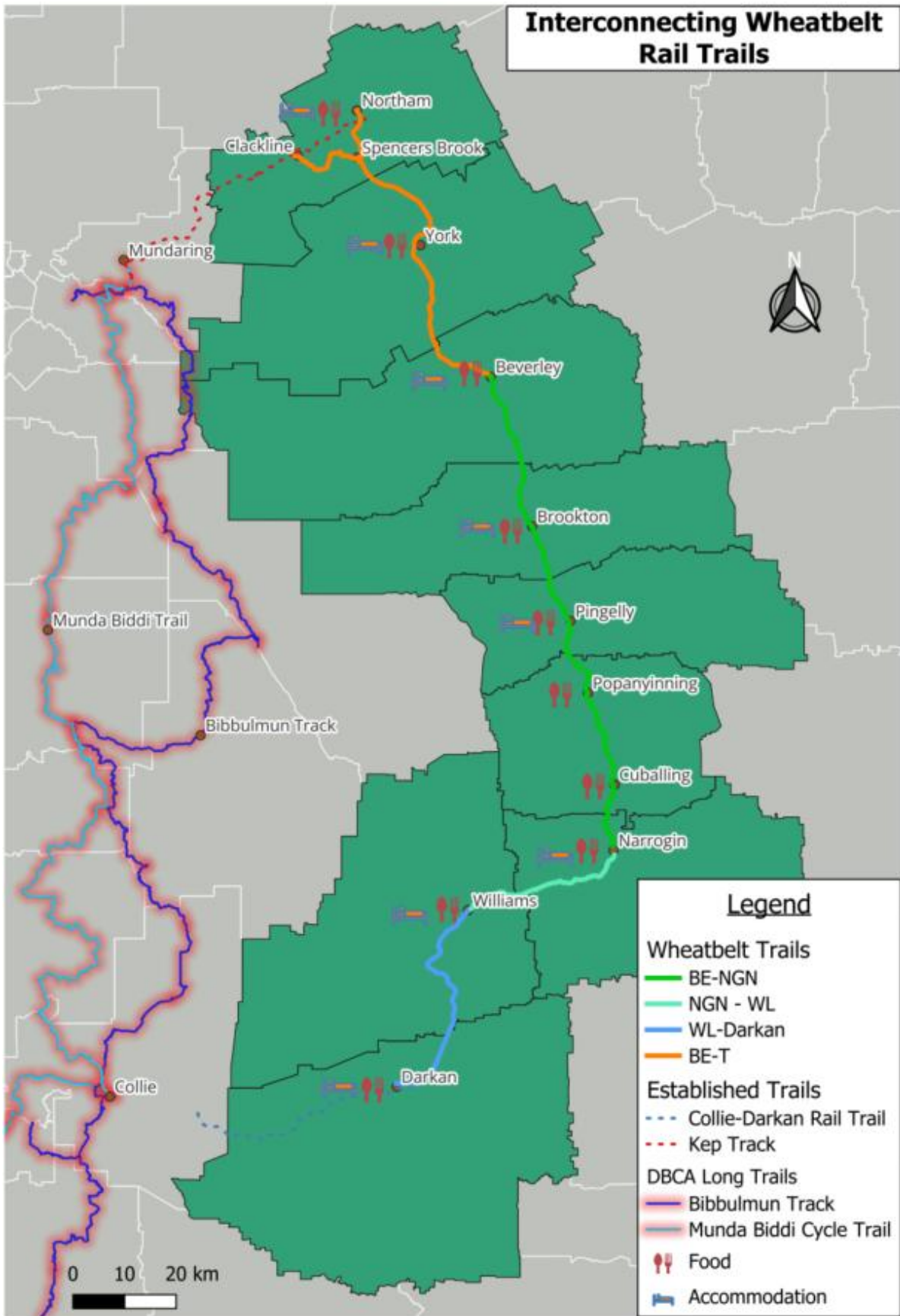
The Shires of Beverley, Brookton, Pingelly, Cuballing and Narrogin jointly applied and were successful for the WA Bicycle Network Grants Program to develop the Beverley–Narrogin Transport Trail Feasibility Study. This project was led by the Shire of Pingelly and was facilitated by consultants Mike Haliburton Associates and Transplan Pty Ltd. Representatives of each local government formed a project team to progress the project.

The Feasibility Study found the project to be technically feasible and recommended it be pursued. It defines two complementary trail experiences between Beverley and Narrogin: the Green Route, a 101 km off-road trail running alongside the Great Southern Railway and suitable for families, walkers and cyclists of all abilities; and the Orange Route, a 213 km on-road cycle touring route using scenic backroads through the Wheatbelt, including a link to Dryandra Woodland National Park. Trailheads are proposed at Beverley (Apex Park), Brookton (Pioneer Park), Pingelly (Pioneer Park), Cuballing (Youth and Community Park) and Narrogin (Visitor Information Centre).

The Beverley–Narrogin Transport Trail (Green Route) fits into a higher-level vision with future stages extending to Beverley-York-Northam and Narrogin-Williams-Darkin to form a 250+ km trail across nine Local Governments. This trail links to the Kep Track at Northam to the north and the Collie-Darkin Rail Trail and the Munda Biddi and Bibbulmun Track at Darkin to the south, forming a ~500km loop trail starting from Mundaring.

In April 2026, Broadview Consult prepared the Interconnecting Wheatbelt Rail Trails report. That report consolidates the Beverley–Narrogin studies with three earlier rail trail studies (Narrogin–Williams 2024, Darkan–Williams 2008, and Avon Central Coast 2050 Cycling Strategy 2023) to present a unified investment case for a connected Wheatbelt Rail Trail network. The report is presented to Council as an attachment to this item.

Interconnecting Wheatbelt Rail Trails



Comment

The Feasibility Study confirms there is a viable route for both trails. The Green Route will be constructed primarily on road reserves alongside the railway reserve, with over 81 km of new trail required as ARC Infrastructure's rail maintenance track is not currently available for shared recreational use. The Orange Route requires no new construction – only directional signage at intersections along existing country roads. The Study identifies the key engineering challenges on the Green Route as watercourse crossings (including two 10 m bridges over the Hotham River in the Pingelly section), seasonal inundation requiring boardwalk sections, and the need to cross the Great Southern Highway at multiple locations using existing controlled crossings.

Under conservative assumptions, the Feasibility Study projects approximately 12,645 users per year, injecting an estimated \$1,798,850 annually into local economies across the five shire towns. Local use alone is estimated at 7,285 residents per year. The Study identifies the trail's key markets as gravel riders, bike packers, the 'cruiser' family market, and walkers, with the trail particularly well-positioned given the growing popularity of e-bikes and the lack of comparable long-distance cycling infrastructure in the Wheatbelt.

The Beverley–Narrogin trail forms a strategic link in the regional trails network, connecting directly to proposed trails to the north (York–Northam via the Avon Central Coast 2050 Cycling Strategy) and to the south (Narrogin–Williams Rail Trail and the Darkan–Williams Rail Trail, which in turn connects to the existing Collie–Darkan Rail Trail). The Broadview Consult report consolidates these connections into a unified investment case for State Government, estimating the full interconnected network at approximately \$20M capital and projecting \$6.3M per year in annual revenue across nine shires. Endorsement of the trail concept and advocacy to the State Government represents the next logical step in progressing this initiative.

The articulation of the strategic vision that create a long loop trail from Mundaring, near Perth provides a solid argument for funding. The concept of long trails originating in Perth has been demonstrated by the success of the Mundi Biddi and Bibbulmun Track.

Consultation

Extensive community consultation was undertaken as part of the Beverley–Narrogin Transport Trail Feasibility Study in 2025, including five Public Open Houses across the corridor towns and an online survey that received 375 responses. Of respondents, 95% indicated they would use the trail and 65% said they would use both routes. Councillors from the five partner Local Governments attended Open Houses and expressed informal support for the project. In addition, broad support for the concept was articulated through social media.

Formal engagement with landholders, ARC Infrastructure, the Public Transport Authority, Noongar Traditional Owners and other key stakeholders has been undertaken by the consultant and the views expressed have been integrated into the Strategic Plan and Feasibility Study where possible. No further public consultation is required prior to Council endorsing the trail concept and advocacy position.

Statutory Environment

Not applicable

Policy Implications

Nil

Financial Implications

There are no financial implications arising from this report. This resolution does not commit the Shire to any capital or operational expenditure. Any future financial commitments, including contributions to project resourcing, grant applications, detailed design or construction, will be the subject of separate reports and Council resolutions.

Study	Distance (KM)	CAPEX	OPEX	ROI	Revenue Annual
AVON Central Cost 2050 Cycling Strategy Northam-Beverley Only	~70	\$ 5,474,521	\$172,550	<2 yrs	\$ 2,669,100
Beverley-Narrogin Transport Trail*	~101.1	\$ 8,865,215	\$249,211.5	<5 yrs	\$ 1,779,400
Narrogin - Williams Rail Trail	~34	\$ 3,988,860	\$83,810.0	<4 yrs	\$ 996,295
Darkan-Williams Rail Trail	~47	\$ 1,387,500	\$115,855.0	<2 yrs	\$889,700
Totals	~250km	~\$20	~\$.6	<4 yrs	\$6.3M

*Beverley-Narrogin Transport Trail capital costs are estimated to reduce by ~\$7.3M if ARC were to support access along the entire corridor and existing maintenance tracks could be utilised.

Strategic Implications

Shire of Cuballing Strategic Community Plan 2023-2033:

Social

- A place where people of all ages, abilities and stages of life are active and connected.
- Increasing community gatherings and spaces.

Economic

- Increasing tourism, particularly through trail development.

Governance

- Forward thinking leadership, which listens and responds to community needs, with transparent and accountable decision-making.
- Enhancing community information and engagement.
-

Voting Requirements

Simple Majority

OFFICERS RECOMMENDATION / COUNCIL RESOLUTION 2026/39:

That Council:

- 1. Adopts the Beverley-Narrogin Transport Trail Strategic Plan and Feasibility Study;**
- 2. Adopts the Interconnection Wheatbelt Trails Report;**
- 3. Partners with the Shires of Beverley, Brookton, Pingelly and Narrogin to progress the actions contained in these reports, subject to no financial commitment being made without further Council Resolution; and**
- 4. Advocates to the State and Federal Governments for funding to progress the Interconnecting Wheatbelt Rail Trails Project.**

Moved Cr Ballantyne

Seconded Cr Harris

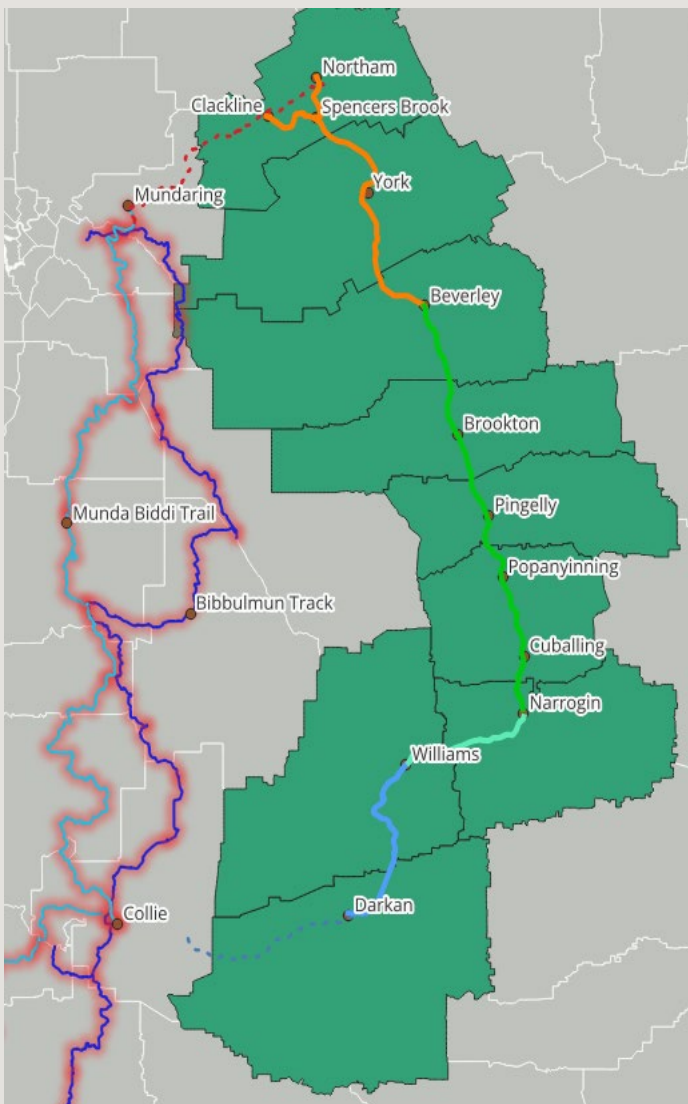
CARRIED 6/0

For: Crs Kowald, Sexton, Dent, Hawksley, Harris and Ballantyne

Against: Nil

2026

Interconnecting Wheatbelt Rail Trails



Gemma Bassett

Broadview Consult Pty Ltd.

April 2026

Prepared for: Shire of Pingelly CEO

Revision: Final_V1

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Report Version Control

Report Name	Version	Date Submitted	Author
Interconnecting Wheatbelt Rail Trails	V0 Draft	23 rd March 2026	Gemma Bassett
Interconnecting Wheatbelt Rail Trails	V1 Final	11 th April 2026	Gemma Bassett

1 Executive Summary

This report presents a clear, forward-looking strategy to progress an interconnected Wheatbelt Rail Trail Network, consolidating the findings of four studies completed across 2008 to 2025, and translates them into a unified investment pathway.

The evidence across the studies is consistent, the Wheatbelt network represents a high-value, manageable opportunity to create a region defining tourism and active transport asset. The Beverley–Narrogin corridor is identified as the network backbone, proposed Stage 1, connecting the strongest trail towns and enabling staged expansion to Narrogin–Williams, Darkan–Williams and York-Northam.

The project aligns strongly with multiple State strategies, frameworks and priorities for regional development, active transport, tourism and community wellbeing.

Indicative estimates show Stage 1, Beverley–Narrogin, at approximately \$8.9M CAPEX and ~\$0.25M OPEX per year. The full Interconnecting Wheatbelt Rail Trail is estimated at ~\$20M CAPEX and ~\$0.62M annual OPEX. If ARC¹ maintenance trails were accessible, Stage 1 costs may reduce by up to 80% (~\$7.3M CAPEX). By adding new regional loops, the Wheatbelt rail trail strengthens the Kep Track, Bibbulmun Track and Munda Biddi Trail and increases visitation. A 10% usage uplift is estimated to deliver ~\$6.7M per year.”

To progress the project, this report recommends a staged, coordinated approach:

- **Phase 1 Establish Foundations** - Build unified cross-shire support, establish governance and program resourcing, and address early risks. Develop the ARC access case and create a consistent trail brand to position the project for coordinated progress.
- **Phase 2 Build the Investment Case** - Prepare a decision-ready funding package for targeted ministers, advance ARC access through a unified shire position, consolidate risks, and define the long-term network vision. Develop a staged funding pipeline aligned to State processes and investment pathways.
- **Phase 3 Build the Delivery Pipeline** - Coordinate engagement across agencies and partners, progress approvals and corridor access, and sequence delivery. Validate engineering, strengthen the economic case, and define long-term operations and maintenance to prepare for staged construction.

A clear decision is now sought from participating Shires to endorse a unified program approach and governance model, and from the State to support corridor negotiations and establish a funding pathway for staged delivery.

¹ ARC Infrastructure is a private company that leases, manages and operates WA’s rail network.

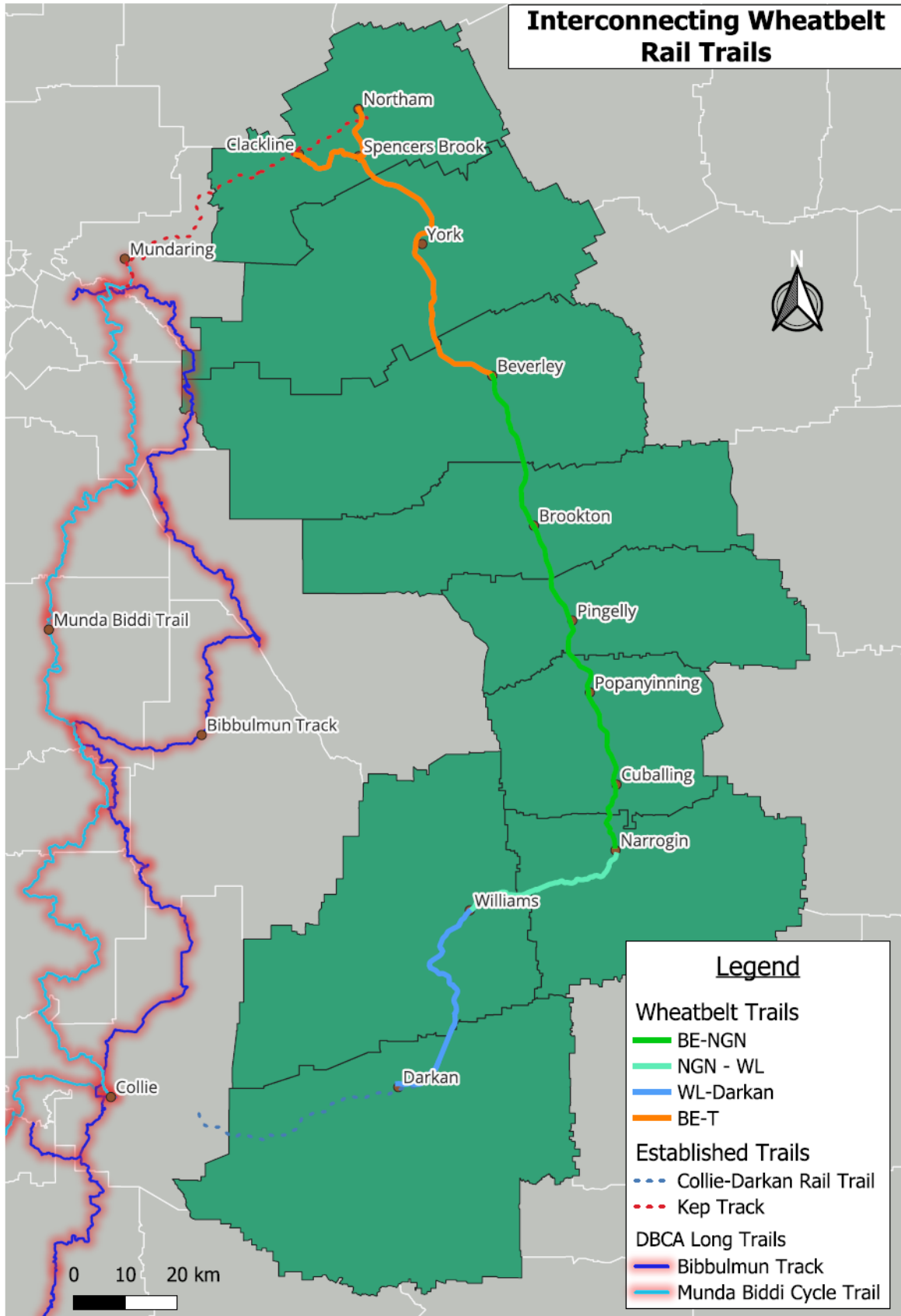


Figure 1 Interconnecting Wheatbelt Rail Trails - Combined Study Proposal

2 Project Background

This report consolidates three rail-trail studies and one cycling network strategy completed between 2008 and 2025 to provide a unified, evidence-based case for major State Government investment to establish an Interconnected Wheatbelt Rail Trail Network.

The studies reviewed include:

- **Avon Central Coast 2050 Cycling Strategy** (August 2023)
- **Narrogin–Williams Rail Trail Feasibility Study** (October 2024)
- **Beverley–Narrogin Transport Trail – Strategic Plan (Vol. 1)** (October 2025)
- **Beverley–Narrogin Transport Trail – Feasibility Study (Vol. 2)** (October 2025)
- **Darkan–Williams Rail Trail Feasibility Study** (November 2008)

The analysis identifies common themes, opportunities for development, indicative costs and emerging risks across the studies, with a focus on the Beverley–Narrogin rail-aligned (green) corridor and its role within the broader regional network.

It strengthens the regional development, economic, tourism, health and community benefits of both the Beverley–Narrogin corridor and the wider network, alongside the key constraints and opportunities for progressing cross-shire collaboration.

The report presents a clear, high-level funding case for State Government consideration and outlines the stakeholders required to advance a coordinated, multi-shire trail initiative.

3 Investment Business Case

3.1 Business Case

The Interconnecting Wheatbelt Rail Trail Network presents a significant opportunity to create a region-defining tourism and active-transport asset. By bringing together the findings of four cycling and rail-trail studies (2008–2025), this review demonstrates strong strategic need and clear regional and metropolitan benefits.

The Beverley–Narrogin corridor offers the potential to activate town centres, strengthen regional economies, and position the Wheatbelt as a nationally and internationally competitive cycling destination. The broader network (Avon Region) described across the studies further enhances regional connectivity, community wellbeing, and long-term economic resilience.

This business case establishes the strategic rationale for progressing a coordinated, cross-shire trail initiative that aligns with State priorities for tourism, regional development, active transport and community health.

3.2 Funding Case Summary

The project presents a compelling case for State investment, offering a high-value, low-risk opportunity to deliver a region-shaping tourism asset with strong metropolitan access and measurable economic uplift across multiple towns.

A staged delivery approach, beginning with the Beverley–Narrogin corridor, provides the fastest, most cost-effective pathway to establishing a connected Wheatbelt Rail Trail network. This stage delivers immediate visibility, strong visitor demand potential, and clear alignment with State strategies for active transport, regional development, and the visitor economy.

The funding case highlights the value for money, the scalability of the network, and the key stakeholders required to advance a coordinated, multi-shire investment program.

3.3 Strategic Alignment

This project aligns strongly with six key State and Regional Strategies for cycling, regional development, health, tourism and destination management. It is further supported by three statewide frameworks, and one state commissioned methodology, that reinforce the value of safe, connected, nature-based regional trail networks.

3.3.1 Supporting Strategies

1. **Department of Transport’s Long Term Cycle Network (LTCN)**
 - Delivers a designated Transport Trail linking six towns in Stage 1.
 - Strengthens the Avon Central Coast 2050 Cycling Strategy spine.
 - Provides a safe, accessible long-distance cycling corridor.
2. **Department of Local Government, Sport and Cultural Industries (DLGSC) Strategic Plan 2024–2029**
 - Strongly supports three of the five priorities – Connected communities, Prosperous Industries and Sectors, and Healthy Living:
 - Builds connected communities through shared recreation infrastructure.
 - Stimulates prosperous regional industries and tourism.
 - Promotes healthy living through active recreation.
3. **Department of Creative Industries, Tourism and Sports (CITS) WAVES 2033 – Western Australia Visitor Economy Strategy**
 - Creates a new nature-based hero experience for the Wheatbelt–Avon region.
 - Drives regional dispersal and multi-day visitation.
 - Supports tourism industry capability and new business opportunities.
4. **Wheatbelt Development Commission – Wheatbelt Regional Tourism Development Strategy 2023–2033**
 - Prioritises nature-based tourism, trails, and regional touring routes as key growth drivers.
 - Strengthens regional connectivity, visitor movement, and cross-shire collaboration.
 - Aligns with the region’s 10-year goals for experience development, infrastructure investment, and industry capability.

5. **WestCycle (with DLGSC & Department of Biodiversity, Conservation and Attractions (DBCA)) – WA Mountain Bike Strategy 2022–2032**
 - Supports the development of sustainable off-road cycling infrastructure across WA.
 - Strengthens WA’s position as a national and international trail-based tourism destination.
 - Encourages regional trail networks that connect communities and diversify visitor experiences.
 - Aligns with State priorities for trail governance, environmental sustainability, and industry capability.
6. **Regional Development Australia (RDA) Strategic Plan – Wheatbelt 2025–2028**
 - Strengthens regional connectivity, liveability and economic diversification.
 - Supports cross-shire collaboration and region-shaping infrastructure.
 - Aligns with priorities for tourism development, active transport, and community wellbeing.
 - Reinforces the value of projects that enhance amenity, attract workforce, and stimulate local business.

3.3.2 Supporting Frameworks and Methodology

7. **WA Strategic Trails Blueprint 2022–2027 (DBCA & DLGSC)**
 - Provides the statewide vision for safe, connected, multi-day regional trail networks.
 - Reinforces the need for coordinated governance, consistent standards, and region-shaping trail experiences.
8. **More People More Active Outdoors (DLGSC, 2019)**
 - Defines the health, wellbeing, community and economic benefits of accessible outdoor recreation.
 - Supports investment in safe, inclusive, off-road infrastructure such as the Green Route.
9. **Australia’s Golden Outback Strategic Plan 2021–2026 (AGO)**
 - Prioritises nature-based tourism, regional dispersal and multi-day touring experiences.
 - Supports cross-shire collaboration and experience development across the Wheatbelt.
10. **DLGSC – Concentric Circles - Guidance for Trails Tourism Close to Perth (2024)**
 - A State-commissioned, evidence-based method for understanding how Perth residents choose trail destinations.
 - Uses travel-time bands, ‘concentric circles’ to identify where trail investment delivers the strongest visitation uplift.
 - Identifies travel time as the strongest predictor of trail use, particularly for day-trip and short-break markets.

- Demonstrates that trails located 60–120 minutes from Perth generate the highest tourism and recreation return on investment, such as the Wheatbelt Rail Trails.
- Highlights the importance of regional trail hubs with accommodation, hospitality and visitor services to support uptake.
- Emphasises the need for multi-shire coordination to avoid duplication and create coherent, market-ready trail networks.
- Identifies long-distance, signature experiences (including rail trails) as priority investment categories for attracting new markets.

The recommended staging approach commences with the Beverley–Narrogin **Green Route** because it:

- Delivers the safest, most inclusive off-highway corridor, directly supporting the LTCN, DLGSC recreation priorities, and statewide outdoor activity frameworks.
- Connects the largest cluster of towns, maximising early regional benefit, tourism dispersal and economic uplift.
- Provides the strongest strategic alignment across all State and regional strategies, including tourism, cycling, health, regional development and destination management.
- Establishes the governance, approvals and delivery model required for subsequent corridors, reducing risk and accelerating future stages.
- Aligns directly with the Concentric Circles methodology, sitting squarely within the high-value 60-120 minute Perth travel band and linking the region’s most established trail towns, making it the highest-return corridor for early investment.

Further detail is provided in the ‘Beverley to Narrogin’ section of this report.

3.4 Regional Benefits

The Wheatbelt–Avon Regional Trail Network connects five Shires in Stage 1, and Nine Shires upon project completion. It strengthens regional tourism and small business growth, improves community health through accessible recreation, and supports local employment.

By transforming under-utilised rail corridors into vibrant public spaces and linking town centres via a safe, low-gradient cycling route, the project positions the Wheatbelt as a metro-accessible nature and heritage destination.

Each town can develop short loops, trailheads and local experiences that support daily community use and small business activation, complementing the broader regional tourism uplift.

Beverley, Brookton and Narrogin consistently emerge as the corridor’s strongest tourism and service towns. With existing accommodation, hospitality and visitor services, they are natural hubs for early trail activation. Delivering Stage 1 along the Beverley–Narrogin corridor strengthens these towns first, enabling immediate regional spend and supporting small business growth.

3.5 Metropolitan Benefits

The trail delivers significant metropolitan benefits despite being in regional WA. It is purpose-built for strong Perth uptake, offering a safe, low-gradient, family-friendly cycling and walking experience within easy day-trip reach of the city. It supports physical activity, nature-based recreation, and short-break tourism, while funnelling metropolitan visitation and spending into regional town centres and strengthening WA's portfolio of accessible outdoor experiences. The strong Perth usage of the Mundaring Trails network demonstrates the metropolitan demand for rail-trail and nature-based activities.

This network effectively opens the Wheatbelt and Avon to Perth in a way not previously possible. It creates a safe, inclusive, nature-based corridor where families, older adults, e-bike users, adventure cyclists, schools, and community groups can step into the bush for a day or overnight. It brings the regions closer to the city.

There is also a future opportunity for the proposed network to interface with Perth's Principal Shared Path (PSP) system as a high-quality, off-road metropolitan gateway. This would require separate planning, approvals and funding, and is not dependent on any on-road cycling connections.

The Concentric Circles framework confirms that Perth-accessible trails within 60–120 minutes deliver the highest visitation and participation uplift. The Wheatbelt Rail Trail corridor sits directly within this band, offering a safe, low-gradient, family-friendly experience that is uniquely positioned to attract strong metropolitan day-trip and short-break demand.

3.6 What This Means for Western Australia

An Interconnected Wheatbelt Rail Trail network delivers a high-value, low-risk return for Western Australia, stronger regional economies, increased metropolitan visitation, improved health and wellbeing outcomes, and a region-defining nature-based tourism product aligned with State strategies.

It positions WA as a national leader in accessible, long-distance cycling experiences.

4 Study comparison

4.1 Comparative Summary

Table 1 Cross Study Comparison

Study	Shires	Distance (KM)	Scope & Purpose	Core Product
Avon Central Coast 2050 Cycling Strategy (2023)	Beverley York Northam Toodyay Chittering Gingin Dandaragan	~337 (via Road if completely linked)	Regional cycling network plan identifying primary/secondary routes, transport trails, and tourism corridors	Strategic framework for northern connections (Beverley–York–Northam–Toodyay–Perth Hills–Coastal Connections)
Beverley–Narrogin Transport Trail V1 Strategic & V2 Feasibility (2025)	Beverley Brookton Pingelly Cuballing Narrogin	~101.1	Long-distance off-road transport trail linking six towns, Green (rail-aligned) + Orange (backroads) routes	Central Wheatbelt spine, major tourism and transport corridor
Narrogin–Williams Rail Trail Feasibility (2024)	Narrogin Williams	~34	Conversion of disused rail corridor into high-quality rail trail	Southern link with strong economic case and short payback period
Darkan–Williams Rail Trail Feasibility (2008)	Williams West Arthur	~47	Conversion of disused rail corridor into rail trail linking Williams to Collie–Darkan network*	Western link completing Collie–Williams–Narrogin loop

*Note Darkan–Collie Trail already exists. This Linkage would essentially expand the current 63km easy (class 2) Trail, composed of Course gravel and compact earth.

4.2 Shared study benefits

Across all four studies, a consistent set of benefits emerged. The below distils these shared findings into the key themes, evidence and strategic implications relevant to the proposed Interconnected Wheatbelt Rail Trail network.

1. Tourism & Visitation

- All studies identify strong tourism potential.
- BE-NGN survey shows 95% of respondents would use the trail.
- NGN-WL forecasts 7,645 users per year, BE-NGN forecasts a conservative 12,645 users per year

Implication - High-value tourism product with strong metro-accessible demand.

2. Economic Impact

- All studies identify strong economic uplift and increased tourism demand.
- Economic benefits are quantified in the Estimated Financials section.

Implication - Strong ROI, supports small business, hospitality and accommodation.

3. Health & Community

- Studies emphasise safe, off-road recreation.
- Suitable for families, older riders and e-bikes.
- Provides accessible recreation across multiple shires.

Implication - Broad community benefit and improved health and wellbeing.

4. Regional Development

- Studies highlight the importance of cross-shire connectivity and the opportunity to develop the region through strong collaboration.
- Strong support for town-to-town links and regional cohesion.

Implication - Creates a unified Wheatbelt-Avon regional network.

5. Environmental & Cultural

- Opportunities for Noongar interpretation and cultural storytelling.
- Supports heritage tourism and nature-based experiences.
- Encourages environmental stewardship and low-impact recreation.

Implication - Strengthens and builds cultural tourism and environmental values.

4.3 Risks and constraints

The five key risk categories identified across the studies are:

- 1. Corridor and tenure (ARC Infrastructure / PTA²)**
 - Requires early coordinated corridor negotiations, clear approvals pathway and consistent access policy.
- 2. Cost escalation and engineering complexity (including flooding and watercourse crossings)**
 - Favours a single funding program and early engineering validation on high-risk segments, with climate-aware design and staging to avoid scope creep and reactive rebuilds.
- 3. Governance and long-term maintenance**
 - Supports a regional governance and maintenance model (whole-of-life planning, consistent design/operations, and dedicated resourcing).
- 4. Landholder and community interface**
 - Requires a consistent engagement approach and mitigation measures (fencing/crossings, rules, reporting/enforcement) across shires
- 5. Fire and emergency response**
 - Requires early DFES³ engagement and a funded fire management and emergency response plan so responsibilities do not fall onto overstretched volunteers

These risks are manageable if addressed early through a coordinated corridor access and approvals pathway, targeted engineering validation of high-cost segments, a funded whole-of-life governance and maintenance model, consistent landholder and community engagement, and DFES-led emergency response planning.

² Public Transport Authority

³ Department of Fire and Emergency Services

4.4 Opportunities for Further Development

The review identified several system-wide and study-specific opportunities to strengthen a Wheatbelt Rail Trail Network and enhance its readiness as a unified, region-wide program. The table below summarises the key development opportunities.

Table 2 Identified Opportunities for Further Development

Opportunity Category	Cross-study summary
Governance and delivery model	No defined regional governance or asset-management model for a continuous Wheatbelt–Avon network.
Safety, emergency and risk planning	No assessment of fire risk, climate-driven fire behaviour, or system impacts on WA’s volunteer firefighting capacity. Emergency response planning is undeveloped.
Brand, visitor experience and activation	No single Wheatbelt/Avon trail brand, marketing strategy, or visitor-journey design across the network.
Benefits and evaluation	No quantifiable health savings, physical activity uplift, or mental health benefits, benefits are largely qualitative. Believed data does not exist.
Digital infrastructure and data	No digital mapping, wayfinding, or data-collection strategy is defined across the program.
Economic case	No economic modelling of a connected, multi-day Interconnected Wheatbelt Rail Trail, modelling is corridor-specific or absent.
Market analysis	Limited analysis of Perth families, e-bike users, adventure cyclists, price sensitivity or seasonal patterns.
Climate, environment and resilience	Limited design framework for climate resilience, heat mitigation, shade and water access

4.5 Benchmarking and Lessons Learnt

Successful long-distance rail trails such as New Zealand’s Great Rides, the Otago Central Rail Trail, the Great Victorian Rail Trail and WA’s Wadandi Track demonstrate strong demand for town-to-town riding, clear economic uplift, and the importance of coordinated governance and consistent standards. These precedents confirm the viability and value of an Interconnected Wheatbelt Rail Trail Network.

4.5.1 Evidence of demand from comparable trails

1. Town-to-town riding is a proven drawcard

- Established networks consistently show that multi-town itineraries and strong trail-to-town interfaces drive overnight stays, higher visitor spend and repeat visitation.

2. WA has an existing long-distance trail market

- The Bibbulmun Track, Mundaring Network of Trails, including Kep Track, and Munda Bididi confirm strong local and visitor appetite for multi-day trail experiences.

3. International precedent reinforces the opportunity

- New Zealand's Great Rides / NZ Cycle Trail network shows how coordinated governance, consistent standards and destination activation can scale a national trail product and attract significant domestic and international use.

4. Recent State investment signals policy appetite

- The \$17.5 million commitment to the Wadandi Track illustrates that long-distance trail infrastructure is already a recognised State priority when governance, staging and narrative are clear.

4.5.2 Lessons to Apply in the Wheatbelt Context

Lessons from other regional trail networks provide clear guidance on how to reduce delivery risk and maximise long-term value in the Wheatbelt. These include:

1. Prioritise Governance

- Successful networks establish a lead entity, clear roles and a maintenance/asset plan before major capital delivery.

2. Experience investment drives uptake

- Wayfinding, shade and water access, rest nodes, interpretation and safe crossings materially influence user satisfaction and repeat use.

3. Tackle the most complex sections early

- Prioritising the highest-risk or most technically challenging segments upfront provides the blueprint for resolving similar issues elsewhere. If these constraints cannot be overcome, it is better to identify this early before investing in lower-complexity sections that cannot ultimately connect.

4. Brand and Activation

- A coherent network identity, events calendar and industry partnerships increase visibility and spend per visitor.

5. A transport-trail model broadens the market

- Compared with adventure-oriented products like the Munda Bididi, the proposed Wheatbelt network offers gentle gradients, town-to-town riding and accessibility for families, older riders and e-bike users. There is current opportunity in the market which an Interconnected Wheatbelt Rail Trail can fulfil.

6. Cultural interpretation as a core experience layer

- The Concentric Circles framework highlights a significant opportunity to embed Aboriginal cultural interpretation into trail experiences. Integrating Noongar language, stories and cultural landscapes into the Wheatbelt Rail Trail network strengthens authenticity, deepens visitor engagement and aligns with State priorities for cultural tourism.

5 Stage 1 - Beverley to Narrogin

The Beverley–Narrogin studies offer two complementary experiences:

- Green Route - a safe, separated, rail-aligned corridor suitable for families, older adults, e-bike users and walkers,
- Orange Route - a scenic backroads touring experience appealing to gravel riders and bike packers.

The Green Route provides the safest, most inclusive and strategically aligned foundation for Stage 1 and is the basis for this review.

Beverley, Brookton and Narrogin consistently emerge across all studies as the corridor's strongest trail towns, with multiple existing accommodation, hospitality and visitor services. Connecting these towns first delivers the highest early demand, maximises Perth-proximate visitation and establishes a strong foundation for a multi-day regional trail product.

The Beverley–Narrogin Green Route forms the network's spine, converting separate concepts into a connected, metro-accessible town-to-town experience and establishing the governance, design and delivery model for future stages.

It is recommended for Stage 1 because it:

1. **Connects the strongest tourism towns** - enabling early use and immediate regional spend.
2. **Unlocks the wider network** - linking directly to Narrogin–Williams, Darkan–Williams and Collie–Darkan, and interfacing with northern connections through the Avon Central Coast 2050 Cycling Strategy.
3. **Establishes a replicable delivery model** - by resolving the most complex approvals, tenure gaps and engineering challenges early.
4. **Demonstrates strong early demand** - with the largest Perth-proximate catchment and multiple towns suited to overnight itineraries.
5. **Delivers the strongest strategic alignment** - with DLGSC, WAVES 2033, the Long-Term Cycle Network and the Avon Central Coast 2050 Cycling Strategy.
6. **Positions WA as a national leader** - by launching a flagship long-distance transport trail and a credible pathway to a broader Wheatbelt–Avon network.

Stage 1 should commence with the Beverley–Narrogin Green Route. It delivers the network spine, captures early tourism value, resolves the highest-risk constraints first and sets the blueprint for all remaining corridors.

6 Estimated Financials

6.1 Project Cost – Capital (CAPEX) and Operational (OPEX)

Table 3 Estimate Project CAPEX, OPEX, ROI (Return on Investment) and Annual Revenue per Section

Study	No. Shires	Distance (KM)	CAPEX	OPEX	ROI	Annual Revenue
AVON Central Cost 2050 Cycling Strategy Northam – Beverley Only	3	~70	\$ 5,474,521	\$172,550	<2 yrs	\$ 2,669,100
Beverley-Narrogin Transport Trail*	5	~101.1	\$ 8,865,215	\$249,211.5	<5 yrs	\$ 1,779,400
Narrogin - Williams Rail Trail	2	~34	\$ 3,988,860	\$83,810.0	<4 yrs	\$ 996,295
Darkan-Williams Rail Trail	2	~47	\$ 1,387,500	\$115,855.0	<2 yrs	\$889,700

* This has been based on the adoption of the Green Route, without access to ARC infrastructure / existing railway maintenance tracks.

Table 4 Estimate Interconnecting Wheatbelt Rail Trails Project Estimated Financials

Interconnecting	Distance	CAPEX (M)	OPEX (M)	ROI	Annual Revenue (M)*
Wheatbelt Rail Trail Totals	~250km	~\$20	~\$.6	<4 yrs	\$6.3M

The study indicates that approximately 80% (81 km) of the Beverley–Narrogin Green Route would require full new construction because ARC Infrastructure does not currently permit rail-adjacent access. If ARC were to support access along the entire corridor and existing maintenance tracks could be utilised, Stage 1 capital costs are estimated to reduce by ~\$7.3M, primarily by avoiding new earthworks, fencing, drainage reconstruction and road-reserve deviations. Publicly available data indicates that approximately 20 trains per year operate on the Beverley–Narrogin line at an average speed of 42 km/h, indicating low usage.

Table 5 Estimate Project Variance based on utilisation of ARC Infrastructure Maintenance Corridors

Stage 1 Cost Variance BE- NGN Study	Distance (KM)	CAPEX	OPEX	ROI	Annual Revenue
Beverley-Narrogin Transport Trail* WITHOUT ARC Infrastructure	~101.1	\$ 8,865,215	\$ 249,212	<5 yrs	\$ 1,779,400
Beverley-Narrogin Transport Trail* WITH ARC Infrastructure	~101.1	\$ 1,571,970	\$ 249,212	<1 yrs	\$ 1,779,400
Estimated Variance		\$ 7,293,245	\$ -**	4 yrs	\$ -

**Opportunities to reduce OPEX through shared maintenance track costs, yet to be quantified.

6.2 Project Cost Assumptions

Not all studies provided cost estimates for CAPEX, OPEX, annual revenue or ROI. Where data was available, these figures have been used and extrapolated across the relevant trail sections. The table below outlines the source or method used for each estimate.

All figures are indicative only, extrapolated from the Beverley–Narrogin Transport Trail Volume 2: Feasibility Study, and assume minimal upgrades to existing ARC track conditions. Further investigation and refinement will be required

Table 6 Estimated Figures Assumptions

Study	Distance	CAPEX	OPEX	ROI	Annual Revenue* *
<i>AVON Central Cost 2050 Cycling Strategy</i>	Est trail distance BE-N with Rail Trail Alignment**	Est Distance * \$78207 (average km/ CAPEX per BE-NGN-WL-AW) WITHOUT Arc Infrastructure	Utilise BE-NGN report reference \$2465/yr per KM	CAPEX / Annual Revenue	Utilise BE-NGN report reference \$254.2/day per visitor est 10,500 – 3x increase due to proximity to Kep Trail & Metro
<i>Beverley-Narrogin Transport Trail</i>	Report	Report	Report est \$2465/yr per KM Gov Maintenance	CAPEX / Annual Revenue	Report
<i>Narrogin - Williams Rail Trail</i>	Report	Report	Utilise BE-NGN report reference \$2465/yr per KM	CAPEX / Annual Revenue	Report
<i>Darkan-Williams Rail Trail</i>	Report	Report figure * 1.5 for CPI	Utilise BE-NGN report reference \$2465/yr per KM	CAPEX / Annual Revenue	Utilise BE-NGN report reference \$254.2/day per visitor est 3500 – consistent with BE-NGN & NGN-WL est. visitor numbers.

**The Beverley–Northam distance reflects only the direct York–Northam link. If the additional spur from Spencers Brook to Clackline is included (shown on the Map), a further 15 km is added, increasing loop options between the established Kep Track and the proposed Wheatbelt Rail Trails. Including this spur increases the Beverley–Northam estimated costs to approximately CAPEX ~\$6.6M, OPEX ~\$0.2M and ROI ~2.5 years, representing a variance of +\$1.2M CAPEX, +\$0.04M OPEX and an additional 0.5 years on ROI.

***Annual Revenue is based on overnight stays, no cost estimate on increased revenue from additional employment opportunities such as creation of Trail Tours.

6.3 Established Trails Annual Revenue

Multiple authoritative sources, including Rail Trails Australia, and the DLGSC Concentric Circles guidance, consistently state that looped or connected routes increase visitor appeal, support higher repeat visitation, strengthen commercial viability, and increase annual revenue generation.

The Table below provides context, a 10% increase in usage across the established Bibbulmun and Mundaring Trails would generate an estimated additional \$6.7 million in annual revenue.

Table 7 Estimated Established Trails enhancement with establishing the Wheatbelt Rail Trails

Trail	Distance	Type	Annual Revenue	Annual Revenue WITH Wheatbelt Rail Trails	Variance 10%
Bibbulmun	~1,000KM	Walking	\$ 39M	\$ 42.9M	\$ 3.9M
Mundaring Trails	Various Loops, 1-41km	Mixed-Use Network	\$ 27.8M	\$ 30.6M	\$ 2.8M
Totals			\$ 66.8M	\$ 73.5M	\$ 6.7M

7 Stakeholder Summary

The studies have a broad and diverse stakeholder landscape, with several stakeholders appearing consistently, and others unique to specific corridors, highlighting the need for a coordinated, region-wide approach. Some stakeholders not identified in the studies have been within this review and incorporated below.

Table 8 Project Stakeholders

Stakeholder Category	Stakeholders Identified Across the Studies
State Government	PTA (Public Transport Authority), ARC Infrastructure, Department of Transport (DoT), DLGSC, Tourism WA, DBCA (Parks & Wildlife), DFES (not previously engaged, but should be), Main Roads WA
Local Government	Shires of Beverley, Brookton, Pingelly, Cuballing, Narrogin, Williams, West Arthur, Northam and York.
Traditional Owners	Noongar groups (Ballardong, Wiilman, Gnaala Karla Booja depending on corridor)
Landholders & Industry	Adjacent farmers, pastoralists, freight operators, utilities (Western Power, Water Corp), private property owners
Community & User Groups	Local residents, trail users (walkers, cyclists, e-bike users, schools, sporting clubs)
Tourism & Business	Local tourism associations, visitor centres, accommodation providers, cafes, pubs, retail, regional tourism organisations
Environmental & Heritage	Local Natural Resource Management groups, conservation volunteers, historical societies, river care groups
Emergency Services	Volunteer Bushfire Brigades (not previously engaged, but essential), St John Ambulance, WA Police, DFES (not previously engaged, but essential)
Project Delivery Partners	Consultants, engineers, surveyors, trail builders, community working groups and (recommended) Project Steering Committee

8 Key Review Findings

The review highlights a consistent set of strategic considerations that shape the case for progressing a connected, cross-shire trail network.

1. Beverley–Narrogin corridor as the network backbone

- The Beverley–Narrogin route emerges as the essential spine of the wider network, with early delivery enabling staged expansion across multiple shires.

2. High metropolitan demand with strong regional returns

- The network is well positioned to attract Perth day-trip and short-break users while directing visitor spend into Wheatbelt towns and services.

3. Clear alignment with State priorities

- The project aligns strongly with multiple State strategies around cycling, tourism, health and community strategies, and presents a future (currently out-of-scope) opportunity to interface with the Perth PSP network.

4. Cost and delivery complexity concentrated in infrastructure constraints

- Major cost drivers include crossings, drainage, fencing, tenure limitations and agency requirements. A staged delivery approach is the most feasible pathway.

5. Manageable risks with early intervention

- Key risks relate to corridor access and tenure, landholder confidence, governance and maintenance responsibilities, and emergency response planning. All are manageable if addressed early.

6. Progress depends on coordinated leadership and dedicated resourcing

- Moving forward requires an agreed governance model and a funded project resource to drive cross-shire collaboration, resolve corridor access and standards, sequence delivery, and prepare a whole-of-network investment case.

9 Proposed Next Steps and Timeline

To progress the Wheatbelt Regional Trail Network from strategy and feasibility to a fundable, staged delivery program, the following steps are recommended. These actions establish the governance, documentation and evidence base required to secure State and Local Government investment. They are structured into four phases:

1. Phase 1 – Establish Foundations and Support
2. Phase 2 – Build the Investment case and Program Pipeline
3. Phase 3 – Prepare for Delivery
4. Phase 4 – Commence Build

9.1 Phase 1 - Establish Foundations and Support

The recommended next steps have an estimated timeframe of 6-8 months, pending endorsement turnaround.

Table 9 Phase 1 Recommended Next Steps

Action	Purpose / Why It Matters	Key Activities / Detail
Council Endorsement Pack	Build unified cross-shire support and messaging	Prepare councillor-facing brief, align LGAs, confirm shared position
Cross-Shire Governance	Establish leadership and decision-making structure	Confirm lead agency, roles, responsibilities, Operations and Maintenance approach e.g MoU / Project Steering Group
Program Resourcing	Ensure dedicated capacity to drive the program	Secure Program/Project Lead and specialist support
Risk Mitigation Strategy	Address the highest-impact risks early	Agree approach to corridor/tenure, engineering, multi-shire delivery, Orange vs. Green Route
Build ARC Justification Framework	Present clear, evidence-based rationale for access	Comparative visuals, cost logic, shared briefing note/memo.
Establish Trail Brand	Create a unified, professional identity for funding readiness	Develop logo, palette, style guide and sample applications

9.2 Phase 2 - Build the Investment Case and Program Pipeline

Phase 2 recommended next steps have an estimated timeframe of 6-8 months.

Table 10 Phase 2 Recommended Next Steps

Action	Purpose / Why It Matters	Key Activities / Detail
Ministerial/Treasury Briefing Pack	Build a decision-ready funding case	Strategic alignment, approvals pathway, investment narrative, costs
Elevate ARC Access Request	Build political support for preferred alignment	Ministerial briefing, unified shire position, utilise justification framework
Consolidated Risk Register	Create a single risk management framework	Safety, fire/emergency, landholder interface, mitigation measures
Long-Term Network Vision	Show how the full network connects	Map, narrative, regional interfaces, future PSP opportunity, established trails linkage
Funding Submission Pipeline	Prepare investment-ready proposals	Package staged submissions aligned to State pathways

9.3 Phase 3 – Prepare for Delivery

Phase 3 recommended next steps have an estimated timeframe of 12 months.

Table 11 Recommended Phase 3 Next Steps

Action	Purpose / Why It Matters	Key Activities / Detail
Stakeholder Engagement Plan	Coordinate engagement across all partners	State agencies, TOs, landholders, utilities, user groups, tourism groups
Program Staging Plan	Sequence delivery identification and manage complexity	Quick wins and parallel workstreams for complex segments identified.
Approvals & Corridor Access	Secure access and compliance requirements	ARC/PTA engagement, fencing, crossings, insurance, corridor rules
Engineering Validation	Reduce cost uncertainty and escalation risk	Targeted design on high-cost segments
Economic & Benefits Model	Strengthen the ROI case	Consistent model, sensitivity testing, quantified benefits available
Operations & Maintenance Model	Define long-term responsibilities and costs	OPEX forecast, asset ownership, service standards

9.4 Project Timeline

Based on the key recommendations and critical tasks, the image below illustrates a plausible project timeline.

Figure 2 Project Timeline



9.5 Phase 4 – Build Commencement

Phase 4 timeframe would be quantified throughout Phases 1-3.

Action	Purpose / Why It Matters	Key Activities / Detail
Phase 4 – Build Commences	Commence Staged Build	Commence Staged Build – Detail to be clarified through Phase 1-3.

10 Conclusion – Why the project is worth doing

The combined evidence from the strategic and feasibility studies demonstrates that establishing an interconnected Wheatbelt–Avon regional trail network, anchored by the Beverley–Narrogin corridor, directly supports multiple State priorities across transport, tourism, health, regional development and active recreation.

Recent State investment in long-distance trail infrastructure provides a clear precedent and confirms Western Australia’s appetite and capability to deliver nationally significant trail assets where governance, staging and strategic alignment are clear.

Delivering the Beverley–Narrogin corridor presents known challenges, including negotiated rail-adjacent access with ARC Infrastructure, resolution of higher-cost watercourse crossings, and coordinated delivery and maintenance across multiple local governments. These risks are well understood and manageable. Indicative estimates place Stage 1 at approximately \$8.9 million CAPEX with annual OPEX of around \$0.25 million, while the full interconnected Wheatbelt Rail Trail network is estimated at approximately \$20 million CAPEX and \$0.6 million per year OPEX. Importantly, access to existing ARC maintenance corridors has the potential to reduce Stage 1 capital costs by up to \$7.3 million, significantly improving value for money.

The Beverley–Narrogin corridor provides the essential spine of the wider network. It delivers a safe, low-gradient, town-to-town transport trail linking six communities, captures strong metropolitan day-trip and short-break demand, and establishes the platform for staged expansion across the Wheatbelt–Avon region. It also sets the governance, delivery and operational model required to de-risk and accelerate future corridors.

With early State-led corridor negotiations, disciplined staging, and the governance and resourcing steps outlined in this report, the project is both achievable and strategically positioned to become a region-defining tourism and recreation asset for Western Australia.

This report recommends progressing the Beverley–Narrogin corridor as Stage 1 of the Interconnecting Wheatbelt Rail Trails program, securing participating Shires’ endorsement for a unified program approach and governance model, and engaging the State to support corridor negotiations and establish a clear funding pathway for staged delivery.

11 Supporting Documents

- PDF - Infographic Summarising ‘Interconnecting Wheatbelt Rail Trails’ Report
- PDF - Wheatbelt Rail Trails **map showing the proposed trail**
- PDF - Wheatbelt Rail Trails **map showing trail, accommodation & food options**

12References

Trail Reports

Beverley Narrogin Transport Trail Volume 1: Strategic Plan, November 2025, Mike Hailburton Associates, Transplan Pty Ltd.

Beverley Narrogin Transport Trail Volume 2: Feasibility Study, November 2025, Mike Hailburton Associates, Transplan Pty Ltd.

Narrogin Williams Rail Trail, Feasibility Study, October 2024, Mike Hailburton Associates, Transplan Pty Ltd. [Narrogin Williams Rail Trail Feasibility Study copy](#)

Darkan – Williams Rail Trail Feasibility Study, November 2008, Transplan Pty Ltd.

Strategic Plans

Wheatbelt Regional Tourism Development Strategy 2023-2033, [WHEATBELT-RTDS.pdf](#)

WA Government – DLGSC Strategic Plan 2024-2029, [dlgsc-strategic-plan-24-29.pdf](#)

[Western Australian Mountain Bike Strategy, Mountain Biking and Off-Road Cycling in Western Australia 2022-2023](#)

Avon Central Coast 2050 Cycling Strategy, [Avon Central Coast 2050 Cycling Strategy](#)

Long Term Cycle Network (LTCN), [Long-term cycle network | Transport WA](#)

Western Australian Bicycle Network Plan 2014-2031 (WABN Plan) [WA Bicycle Network Plan | Transport WA](#)

Tourism WA: Western Australia Visitor Economy Strategy 2033, [Tourism WA: Western Australia Visitor Economy Strategy 2033](#)

Western Australia Visitor Economic Strategy 2033, [waves2033.pdf](#)

Supporting Data

Rail Trails Australia, [Collie – Darkan Rail Trail – Rail Trails Australia](#)

Wadandi Track Investment - [WA Government commits \\$17.5m to completing the Wadandi Track – Rail Trails Australia](#)

Rail Trails Australia, [Wadandi Track – Rail Trails Australia](#)

O’Halloran, Mary (2016). *The Sustainability of Rural Volunteer Bush Fire Brigades in Western Australia*. [Volunteering and Essential Service Delivery in Rural Communities: An Investigation into the Sustainability of Volunteer Bushfire Brigades in Western Australia](#)

O’Halloran, M., & Davies, A. (2020). *A shared risk: volunteer shortages in Australia’s rural bushfire brigades*. [A shared risk: volunteer shortages in Australia’s rural bushfire brigades: Australian Geographer: Vol 51 , No 4 - Get Access](#)

Rail freight: Train count and tonnage, [Freight Train Interactive Maps | National Freight Data Hub](#)

Concentric Circles - Guidance for Trails Tourism Close to Perth, [perth-trail-concentric-circles-final-24-06-2024-1.pdf](#)

Casino to Eltham, Northern Rivers Rail Trail Business Case, April 2019,

[d5bcc1584f9c9e24f3bec34f63791893_Casino-to-Eltham-Northern-Rivers-Rail-Trail-Business-Case.pdf](#)

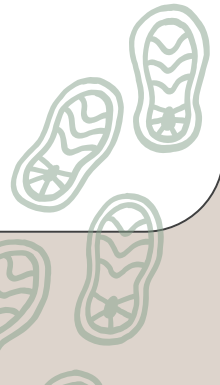
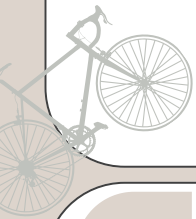
Interconnecting Wheatbelt Rail Trails



01.

What's the Project?

A 250+ km, multi-shire, town-to-town cycling and walking network connecting Beverley, Brookton, Pingelly, Cuballing, Narrogin, Williams, Darkan, York and Northam.

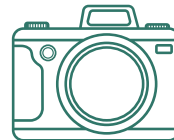


02.

Why This Project Matters

Tourism

High-demand, metro-accessible, new long-distance trail, strengthens existing trail utilisation



Economy



Strong ROI, immediate boost to local economy, opportunity to grow and establish new small businesses

Community

Safe, off-road, low-gradient recreation for all ages, connecting town centres



Health



Provides outdoor recreational areas, improving physical and mental wellbeing

Regional Development

Connects 9 shires and strengthens town to town connectivity



Perth Market



Sits within the 60-120mins high return travel band



03. State Strategic Alignment

What does the project align with?



6 WA Strategies

Long Term Cycle Network
DLGSC Strategic Plan
WAVES 2033
Wheatbelt Development
Tourism Strategy
WA Mountain Bike
Strategy
RDA Wheatbelt Plan

Frameworks 3

WA Trails Blueprint
More People More Active
Outdoors
Australia's Golden
Outback Plan


1 Methodology Concentric Circles

Interconnecting Wheatbelt Rail Trails



01. Network Est. Cost


~\$20M Capital \$ 

 Annual ~\$0.6M
Operational \$

~\$6.3M Annual Revenue

02. Stage 1 Est. Cost

~\$8.9M Capital \$ 

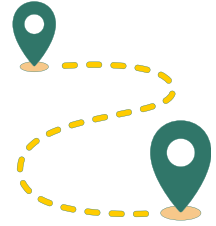
 Annual ~\$0.25M
Operational \$

~\$1.8M Annual Revenue

03. What Stage 1 Delivers

101km

of connected trail



6 Towns
linked



5 Shires collaborating



Stage 1 is the backbone for the full network

04. Creates Links



To the **Bibbulmun Track, Mundaring Network Trails - Kep Track & Munda Biddi Cycle Trail**

05. What needs Solving?

Governance Model & Resourcing



Corridor access (ARC/PTA)

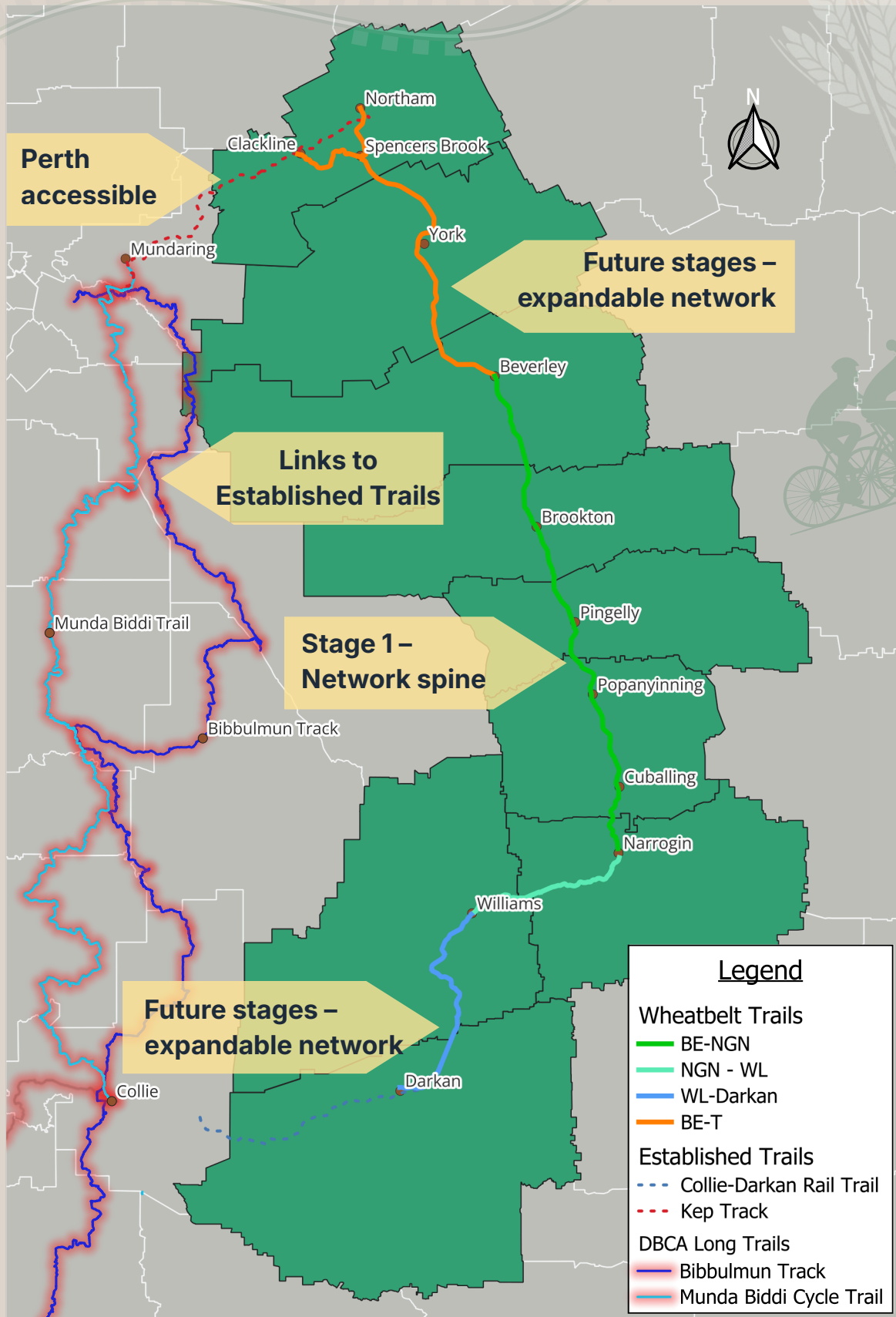
06.

What is Needed to Progress

Endorse Beverley–Narrogin as Stage 1, Progress the Interconnecting Wheatbelt Rail Trails as a Unified, Staged Program



Interconnecting Wheatbelt Rail Trails



9.3 MANAGER OF WORKS AND SERVICES:

Nil

10. COMMITTEE REPORTS

Nil

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

12. URGENT BUSINESS WITHOUT NOTICE WITH THE APPROVAL OF THE PRESIDENT OR MEETING

13. CONFIDENTIAL MATTERS

Nil

14. NEXT MEETING

Ordinary Council Meeting, 3.00pm. Wednesday 17th June 2026 at the Shire of Cuballing CWA Hall, Campbell Street, Cuballing.

15. CLOSURE OF MEETING

There being no further business, Cr Kowald declared the meeting closed at 3.51pm