



A G E N D A

ORDINARY COUNCIL MEETING

18 March 2025

Notice of Meeting

The Ordinary Council Meeting for the Shire of Corrigin will be held on Tuesday 18 March 2025 in the Council Chambers, 9 Lynch Street, Corrigin commencing at 3.00pm.

Order of Business

12.30pm – 1.00pm	Lunch
1.00pm – 2.00pm	Teams Call w/ Mark McPartland (Nomad Energy)
2.00pm – 2.15pm	Citizenship Ceremony
2.15pm – 2:30pm	Afternoon Tea
2.30pm – 3.00pm	Discussion Forum
3.00pm	Council Meeting

I have reviewed this agenda and am aware of all recommendations made to Council and support each as presented.



Natalie Manton

Chief Executive Officer

13 March 2025

Disclaimer:

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

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Strengthening our community now to grow and prosper into the future

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1 DECLARATION OF OPENING

Council acknowledges the Noongar people as the traditional custodians of the land and pay our respect to their elders past and present as well as the pioneering families who shaped the Corrigin area into the thriving community we enjoy today.

Councillors, staff, and members of the public are advised that the Council meeting is being recorded for future publication.

2 ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

3 PUBLIC QUESTION TIME

A period of 15 minutes is allocated for questions with a further period of 15 minutes provided for statements from members of the public. The procedure for asking questions and responding is to be determined by the presiding member. The time allocated for questions is to be decided by the members of the Council and members of the public are to be given an equal and fair opportunity to ask a question and receive a response.

Questions and statements are to be –

- a) presented in writing on the relevant form to the Chief Executive Officer prior to commencement of the meeting; and
- b) clear and concise

4 MEMORIALS

NIL

5 PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS

NIL

6 DECLARATIONS OF INTEREST

Councillors and officers are reminded of the requirements of s5.65 of the *Local Government Act 1995*, to disclose any interest during the meeting before the matter is discussed and of the requirement to disclose an interest affecting impartiality under the Shire of Corrigin Code of Conduct.

7 CONFIRMATION OF MINUTES

7.1 PREVIOUS COUNCIL MEETING

7.1.1 ORDINARY COUNCIL MEETING

Minutes of the Shire of Corrigin Ordinary Council meeting held on Tuesday 18 February 2025 (Attachment 7.1.1).

OFFICERS RECOMMENDATION

That the Minutes of the Shire of Corrigin Ordinary Council meeting held on Tuesday 18 February 2025 (Attachment 7.1.1) be confirmed as a true and correct record.

7.2 COMMITTEE MEETINGS

7.2.1 AUDIT, RISK AND IMPROVEMENT COMMITTEE

Minutes of the Audit, Risk and Improvement Committee meeting held on Tuesday 11 March 2025 (Attachment 7.2.1).

OFFICERS RECOMMENDATION

That Council receives and notes the minutes of the Audit, Risk and Improvement Committee meeting held on Tuesday 11 March 2025 (Attachment 7.2.1).

8 MATTERS REQUIRING A COUNCIL DECISION

8.1 CORPORATE AND COMMUNITY SERVICES

8.1.1 ACCOUNTS FOR PAYMENT

Applicant:	Shire of Corrigin
Date:	11/03/2025
Reporting Officer:	Tanya Ludlow, Finance / Human Resources Officer
Disclosure of Interest:	NIL
File Ref:	FM.0036
Attachment Ref:	Attachment 8.1.1 – Accounts for Payment – February 2025

SUMMARY

Council is requested to note the payments from the Municipal and Trust funds as presented in the Schedule of Accounts Paid for the Month of February 2025.

BACKGROUND

This information is provided to Council monthly in accordance with provisions of the *Local Government Act 1995* Section 6.8 (2)(b) and *Local Government (Financial Management) Regulations 1996* Clause 13.

Accountability in local government can be multifaceted, as councils seek to achieve diverse social, political, and financial goals for the community benefit. The accountability principles of local government are based on strong financial probity, financial propriety, adherence to conflict of interest principles and expectations that local government is fully accountable for community resources.

All payments are independently assessed by the Deputy Chief Executive Officer, to confirm that all expenditure that has been incurred, is for the Shire of Corrigin and has been made in accordance with Council policy, procedures, the *Local Government Act 1995* and associated regulations. The review by the Deputy Chief Executive Officer also ensures that there has been no misuse of any corporate credit or fuel purchase cards.

COMMENT

Council has delegated authority to the Chief Executive Officer to make payments from the Shire's Municipal and Trust funds as required. A list of all payments is to be presented to Council each month and be recorded in the minutes of the meeting at which the list was presented.

STATUTORY ENVIRONMENT

S6.4 Local Government Act 1995, Part 6 – Financial Management
R34 Local Government (Financial Management) Regulations 1996

POLICY IMPLICATIONS

Policy 2.7 – Purchasing Policy
Policy 2.15 - Corporate Credit Cards

FINANCIAL IMPLICATIONS

Expenditure in accordance with the 2024/2025 Annual Budget.

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

**Objective: Governance and Leadership
Strong Governance and leadership**

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.4	Provide informed and transparent decision making that, meets our legal obligations, and the needs of our diverse community	4.4.3	Regular reviews of Council's Long Term Financial Plan to ensure the long term financial stability of the Shire
		4.4.4	Provide Council adequate and appropriate financial information on a timely basis

VOTING REQUIREMENT

Simple Majority

OFFICER’S RECOMMENDATION

That Council receives the list of accounts paid during the month of February 2025 as per the attached Schedule of Payment, and as summarised below:

Municipal Account (inclusive of credit card and fuel card purchases)

<i>Cheque Payments</i>	<i>020999 - 021000</i>	<i>\$272.39</i>
<i>EFT Payments</i>	<i>EFT20947 – EFT21074</i>	<i>\$771,502.02</i>
<i>Direct Debit Payments</i>		<i>\$54,372.10</i>
<i>EFT Payroll Payments</i>		<i>\$143,192.63</i>

Total Municipal Account Payments ***\$969,339.14***

Trust Account

<i>EFT Payments</i>	<i>EFT21013 – EFT21015</i>	<i>\$682.95</i>
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Total Trust Account Payments ***\$682.95***

Edna Stevenson Trust Account

<i>EFT Payments</i>	<i>EFT21051</i>	<i>\$5,000.00</i>
<i>Direct Debit Payments</i>		<i>\$4,400.00</i>

Total Edna Stevenson Trust Account Payments ***\$9,400.00***

Licensing Trust Account

<i>Direct Debit Payments</i>		<i>\$47,372.50</i>
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Total Licensing Trust Account Payments ***\$47,372.50***

Total of all Accounts ***\$1,026,794.59***

8.1.2 MONTHLY FINANCIAL REPORT

Applicant:	Shire of Corrigin
Date:	12/03/2025
Reporting Officer:	Myra Henry, Deputy Chief Executive Officer
Disclosure of Interest:	NIL
File Number:	FM.0037
Attachment Ref:	Attachment 8.1.2 – Monthly Financial Report for the period ending 28 February 2025

SUMMARY

This report provides Council with the monthly financial report for the month ending 28 February 2025.

BACKGROUND

The *Local Government (Financial Management) Regulations 1996*, regulation 34 states that a local government must prepare each month a statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget.

Variances between budgeted and actual expenditure including the required material variances (10% with a minimum value of \$10,000) are included in the variance report.

COMMENT

The Shire is required to prepare the Statement of Financial Activity as per *Local Government (Financial Management) Regulation 34* but can resolve to have supplementary information included as required. All mandatory information is provided, and the closing surplus balances to the net current assets at 28 February 2025.

Item	Reference
<ul style="list-style-type: none"> Cash at Bank The Shires total cash as at 28 February 2025 was \$8,149,379. This is composed of \$214,067 municipal funds (Municipal Bank Account and various till floats), \$3,606,007 in short term investment and \$4,329,305 in reserve funds. 	Page 9 – Cash and Financial Assets Page 10 – Reserve Accounts
<ul style="list-style-type: none"> Capital Acquisitions The capital budget is approximately 36% complete at the 28 February 2025. 	Page 11 – Capital Acquisitions Page 12 – Capital Acquisitions Continued Page 13 – Disposal of Assets
<ul style="list-style-type: none"> Receivables Rates outstanding is \$158,364. 95.1% of rates have been collected for the year compared to 95.8% in February 2025. 	Page 14 – Receivables
<ul style="list-style-type: none"> Closing Funding Surplus/(Deficit) Year to date (YTD) actual closing balance is \$3,699,408 which is composed of \$8,751,456 Current Assets less \$642,724 Current Liabilities less \$4,409,324 Adjustments to Net Current Assets. 	Page 5 – Note 2(a) Net current assets used in the Statement of Financial Activity.

Further information on the February 2025 financial position is in the explanation of material variances included in each of the monthly financial reports.

STATUTORY ENVIRONMENT

s. 6.4 Local Government Act 1995, Part 6 – Financial Management
 r. 34 Local Government (Financial Management) Regulations 1996
 r. 35 Local Government (Financial Management) Regulations 1996

POLICY IMPLICATIONS

NIL

FINANCIAL IMPLICATIONS

Expenditure in accordance with the 2024/2025 Annual Budget.

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

Objective: Governance and Leadership
Strong Governance and Leadership

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.4	Provide informed and transparent decision making that, meets our legal obligations, and the needs of our diverse community	4.4.3	Regular reviews of Council’s Long Term Financial Plan to ensure the long term financial stability of the Shire
		4.4.4	Provide Council adequate and appropriate financial information on a timely basis

VOTING REQUIREMENT

Simple Majority

OFFICER’S RECOMMENDATION

That Council accepts the Statement of Financial Activity for the month ending 28 February 2025 as presented, along with notes of any material variances.

8.2 GOVERNANCE AND COMPLIANCE

8.2.1 AUDIT, RISK AND IMPROVEMENT COMMITTEE RECOMMENDATIONS - TERMS OF REFERENCE REVIEW

Applicant:	Shire of Corrigin
Date:	12/03/2025
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	NIL
File Ref:	FM.0015
Attachment Ref:	Attachment 8.2.1 – Audit, Risk and Improvement Committee Terms of Reference

SUMMARY

Council is requested to review and endorse the updated Terms of Reference for the Audit, Risk and Improvement Committee.

BACKGROUND

The *Local Government Reform Act 2024* was enacted on 6 December 2024 and requires all local governments to update the structure and name of their Audit Committees to an Audit, Risk and Improvement Committee. Other key changes include the requirement for an independent chair and an independent proxy chair to preside over meetings.

The tracked changes within the Terms of Reference highlight the required updates for clarity and ease of review.

COMMENT

The amendments to the Term of Reference ensure compliance with the new legislative requirements and outline the Committee's role in overseeing audit, risk, and continuous improvement functions.

It will be a requirement to appoint an independent chair for an Audit, Risk and Improvement Committee once section 87 of the *Local Government Amendment Act 2024* (2024 Amendment Act) is commenced.

Section 87 of the 2024 Amendment Act (link below) inserts the new requirements for an Audit, Risk and Improvement Committee, this section is yet to be commenced.

www.legislation.wa.gov.au/legislation/statutes.nsf/law_a147466.html&view=asmade

A Fact Sheet on Local Government Reform is below.

www.dlgsc.wa.gov.au/departments/publications/publication/fact-sheet-reforms-to-governance-and-committees

STATUTORY ENVIRONMENT

Local Government Amendment Act 2024

POLICY IMPLICATIONS

NIL

FINANCIAL IMPLICATIONS

NIL

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

Objective: Governance and Leadership
Strong Governance and leadership

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.5	Implement systems and processes that meet legislative and audit obligations	4.5.1	Continual improvement in governance and operational policies, processes and implementation.

VOTING REQUIREMENT

Simple Majority

COMMITTEE AND OFFICER'S RECOMMENDATION

That Council:

1. *Accept the Committee name change to Audit, Risk and Improvement Committee.*
2. *Adopt the updated Terms of Reference (Attachment 8.2.1).*

8.2.2 AUDIT AND RISK MANAGEMENT COMMITTEE RECOMMENDATIONS - RISK MANAGEMENT FRAMEWORK REVIEW

Applicant:	Shire of Corrigin
Date:	6/03/2025
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	NIL
File Ref:	RM.0014
Attachment Ref:	Attachment 8.2.2 – Corrigin Risk Management Framework

SUMMARY

This report seeks the endorsement of the revised Risk Management Framework – procedures document.

BACKGROUND

Council has previously adopted a combined Risk Management Framework consisting of a risk management policy and framework (procedural document) that outlines the Shire’s commitment and objectives regarding managing risk that may impact the Shire’s strategies, goals and objectives.

In 2020 these two elements of risk management were separated and a Risk Management Policy was included as a stand-alone policy in the Shire’s Register of Policies (Policy 3.1).

The Risk Management Framework – Policy and Procedure documents were initially prepared with assistance from LGIS as part of the Shire’s overall Risk Management Governance Framework. As part of good governance the Risk Framework requires regular reviews to ensure it is appropriate to the current organisational structure and legislative requirements.

The procedure assists in the appropriate governance of risk management within the Shire by providing:

1. transparency of decision making.
2. clear identification of the roles and responsibilities of the risk management functions.
3. an effective governance structure to support the Risk Framework.

The Risk Management Framework was reviewed by the Audit and Risk Management Committee in December 2024 and recommended for endorsement by Council.

The Risk Management Policy was reviewed as part of the annual review of policies at the Ordinary Council Meeting in October 2024.

COMMENT

The Risk Management Framework is to be reviewed every 18 months

Adoption of this revised procedure will assist in compliance with Regulation 17 of the *Local Government (Audit) Regulations 1996*.

STATUTORY ENVIRONMENT

Local Government (Audit) Regulations 1996.
s17 CEO to review certain systems and procedures

POLICY IMPLICATIONS

3.1 Risk Management Policy

FINANCIAL IMPLICATIONS

The Risk Management Framework was reviewed with existing staff resources included within the staff salaries budget.

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

**Objective: Governance and Leadership
Strong Governance and leadership**

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.5	Implement systems and processes that meet legislative and audit obligations	4.5.1	Continual improvement in governance and operational policies, processes and implementation.

VOTING REQUIREMENT

Simple Majority

COMMITTEE AND OFFICER’S RECOMMENDATION

That Council endorse the updated Risk Management Framework as included in Attachment 8.2.2.

8.2.3 AUDIT, RISK AND IMPROVEMENT COMMITTEE RECOMMENDATIONS - COMPLIANCE AUDIT RETURN

Applicant:	Shire of Corrigin
Date:	12/03/2025
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	NIL
File Ref:	CM.0001
Attachment Ref:	Attachment 8.2.3 – 2024 Compliance Audit Return

SUMMARY

Council is asked to review and endorse the 2024 Compliance Audit Return.

BACKGROUND

Western Australian local governments are required to complete an annual Compliance Audit Return (CAR) in accordance with the provisions of the *Local Government (Audit) Regulations 1996* (Regulations). The CAR must be submitted to the Department of Local Government, Sport and Cultural Industries (Department) by 31 March 2025. The period examined by this audit is 1 January 2024 to 31 December 2024.

The completed return is required to be:

- Reviewed by the Audit, Risk & Improvement Committee.
- Considered and adopted by Council.
- Certified by the President and CEO following Council adoption.
- Submitted together with a copy of the Council Minutes to the Department by 31 March 2025.

The report assists the Shire of Corrigin to monitor legislative compliance by examining a range of prescribed requirements under Regulation 13 of the *Local Government (Audit) Regulations 1996* in detail. The audit findings must be recorded in the supplied pro-forma which has been completed and is provided in attachment 8.2.3.

COMMENT

The Compliance Audit Return has been carried out by the Chief Executive Officer in conjunction with the administration staff against the following criteria:

- Commercial Enterprises by Local Governments
- Delegation of Power / Duty
- Disclosure of Interest
- Disposal of Property
- Elections
- Finance
- Integrated Planning and Reporting
- Local Government Employees
- Official Conduct
- Tenders for Providing Goods and Service

STATUTORY ENVIRONMENT

Local Government Act 1995, s 7.13(1)(i) of the Local Government Act 1995 requires local governments to carry out an audit of compliance with statutory requirements prescribed in the Local Government (Audit) Regulations 1996, in the prescribed manner and in the form approved by the Minister.

Regulation 13 of the Local Government (Audit) Regulations 1996 sets out the statutory requirements which may be included in the compliance audit.

Regulation 14 Compliance Audits by Local Governments

- 1) A local government is to carry out a compliance audit for the period 1 January to 31 December in each year.*
- 2) After carrying out a compliance audit the local government is to prepare a compliance audit return in a form approved by the Minister.*
- 3A) The local government's audit committee is to review the compliance audit return and is to report to the council the results of that review.*
- 3) After the audit committee has reported to the council under sub-regulation (3A), the compliance audit return is to be —*
 - (a) presented to the council at a meeting of the council; and*
 - (b) adopted by the council; and*
 - (c) recorded in the minutes of the meeting at which it is adopted.*

Regulation 15 Compliance Audit Return, certified copy of etc. to be given to Departmental CEO

- 1) After the compliance audit return has been presented to the council in accordance with regulation 14(3) a certified copy of the return together with —*
 - (a) a copy of the relevant section of the minutes referred to in regulation 14(3)(c); and*
 - (b) any additional information explaining or qualifying the compliance audit,*
is to be submitted to the Departmental CEO by 31 March next following the period to which the return relates.
- 2) In this regulation —*
certified in relation to a compliance audit return means signed by —
 - (a) the mayor or president; and*
 - (b) the CEO.*

POLICY IMPLICATIONS

NIL

FINANCIAL IMPLICATIONS

NIL

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

Objective: Governance and Leadership
Strong Governance and Leadership

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.5	Implement systems and processes that meet legislative and audit obligations	4.5.1	Continual improvement in governance and operational policies, processes and implementation

VOTING REQUIREMENT

Simple Majority

COMMITTEE AND OFFICER’S RECOMMENDATION

That Council endorse the completed Compliance Audit Return for the period 1 January 2024 to 31 December 2024 as provided in Attachment 8.2.3 for certification by the Shire President and Chief Executive Officer and submission to the Department Local Government, Sport and Cultural Industries.

8.2.4 PROPOSED CHANGE OF MEETING TIMES

Applicant:	Cr Mike Weguelin
Date:	06/03/2025
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	NIL
File Number:	GOV.0024
Attachment Ref:	NIL

SUMMARY

Council is requested to consider changing the commencement time of advertised 2025 Ordinary Council meetings to better suit elected member's work schedules.

BACKGROUND

At the Ordinary Council meeting held on 17 December 2024 Council endorsed the schedule of meeting dates for 2025 and the dates were advertised to the public.

Council meetings are generally held on the third Tuesday of the month at 3pm, however this time now clashes with the elected members work schedule

Cr Weguelin has requested that Council consider a change of meeting time to the third Tuesday of the month commencing at 6:00pm except for the month of January where no meeting is generally held. It is also requested that Council hold the Discussion Forum Session meetings after the Council meetings each month at approximately 7:30pm except for the month of January where no meeting is planned.

COMMENT

Council meetings are open to the public and the change of commencement time will need to be advertised.

Regulation 12(1) of the *Local Government (Administration) Regulations 1996* states the CEO must publish on the local government's official website the meeting details for the following meetings before the beginning of the year in which the meetings are to be held —

- (a) ordinary council meetings;
- (b) committee meetings that are required under the Act to be open to members of the public or that are proposed to be open to members of the public.

STATUTORY ENVIRONMENT

Local Government Act 1995

Local Government (Administration) Regulations 1996

Regulation 12 – Publication of meeting details (Act s.5.25(1)(g))

(1) In this regulation — meeting details, for a meeting, means the date and time when, and the place where, the meeting is to be held.

- (a) the ordinary council meetings; and*
- (b) the committee meetings that are required under the Act to be open to members of the public or that are proposed to be open to members of the public,*

are to be held in the next 12 months.

(2) The CEO must publish on the local government's official website the meeting details for the following meetings before the beginning of the year in which the meetings are to be held

- (a) ordinary council meetings;*
- (b) committee meetings that are required under the Act to be open to members of the public or that are proposed to be open to members of the public.*

(3) Any change to the meeting details for a meeting referred to in subregulation (2) must be published on the local government’s official website as soon as practicable after the change is made.

(4) If a local government decides that a special meeting of the council is to be open to members of the public, the CEO must publish the meeting details for the meeting and the purpose of the meeting on the local government’s official website as soon as practicable after the decision is made.

POLICY IMPLICATIONS

Policy 8.3 - Monthly Ordinary Council Meetings and Councillor Discussion Period

FINANCIAL IMPLICATIONS

NIL

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

Objective: Governance and Leadership

Strong Governance and Leadership

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.5	Implement systems and processes that meet legislative and audit obligations	4.5.1	Continual improvement in governance and operational policies, processes and implementation.

VOTING REQUIREMENT

Simple Majority

OFFICER’S RECOMMENDATION

That Council

1. Change the scheduled commencement time for the 2025 Ordinary Council Meetings, from 3pm to commencing at 6pm in the Shire of Corrigin Chambers, 9 Lynch Street,
2. Request the Chief Executive Officer give local public notice of the change of time.
3. Amend Policy 8.3 - Monthly Ordinary Council Meetings and Councillor Discussion Period to reflect the change.

8.2.5 MINING EXPLORATION LICENCE 70/6709

Applicant:	Shire of Corrigin
Date:	6/03/2025
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	NIL
File Ref:	ED.0002/ RV.0003
Attachment Ref:	Attachment 8.2.5 Application for Mining Tenement

SUMMARY

Council is asked to consider raising any objections or comments regarding an application for an exploration licence over various lots in the Shire of Corrigin.

BACKGROUND

The Department of Planning, Lands and Heritage, Land Use Management (LUM) has received a request from the Department of Mines, Industry Regulations and Safety (DMIRS) for consent to mine over portions of private land within the Shire of Corrigin.

The Shire of Corrigin has notice of an application for an exploration licence of private land in the Corrigin, Bruce Rock, Narembeen and Kondinin localities. Sections 23 to 26 of the *Mining Act 1978*, stipulates that mining may be carried out on certain classes of land with the written consent of the Minister for Mines and Petroleum. The *Mining Act 1978* and its associated regulations set out the process for a variety of licences and lease types including requirements for mineral exploration.

Applications for licences after 2006 are for a five year term plus a possible extension of five years and further periods of two years thereafter, with 40 per cent of ground to be surrendered at the end of year six.

The holder of an exploration licence may, in accordance with the licence conditions, extract or disturb up to 1,000 tonnes of material from the ground which includes overburden. The Minister may approve extraction of larger tonnages.

COMMENT

There are no apparent reasons why Council would object to the application.

STATUTORY ENVIRONMENT

Mining Act 1978

POLICY IMPLICATIONS

NIL

FINANCIAL IMPLICATIONS

Potential mining rates income.

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

Objective: Environment

An attractive natural and built environment for the benefit of current and future generations

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
3.5	Conservation of our natural environment	3.5.2	Support the local agricultural sector and local agricultural groups by lobbying stake holders to address local concerns and issues facing the industry now and into the future
		3.5.3	Work in collaboration with groups and organisations to deliver projects and programs that promote and protect the district's natural resources as well as agricultural industry

VOTING REQUIREMENT

Simple Majority

OFFICER’S RECOMMENDATION

That Council advise the Department of Planning, Lands and Heritage that it has no objection to the Application for Exploration Licence – No. 70/6709.

8.2.6 BENDERING LANDFILL MANAGEMENT PLAN 2025

Applicant:	Shire of Corrigin
Date:	10/03/2025
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	NIL
File Ref:	WM.0013
Attachment Ref:	Attachment 8.2.6 - Bending Landfill Management Plan 2025

SUMMARY

Council is asked to receive and endorse the revised Bending Landfill Management Plan 2025.

BACKGROUND

In 2021 Roe Regional Organisation of Councils (Roe ROC) engaged Talis Consultants to produce a Landfill Management Plan to outline the current and future landfill development options and closure requirements for the site in compliance with the WA Landfill Regulations.

The plan provides the Roe ROC shires with clear direction on operations and works required to facilitate the future development and rehabilitation of the landfill in accordance with the Western Australia Environmental Protection (Rural Landfill) Regulations, 2002, (Rural Landfill Guidelines).

These regulations outline requirements for the tipping area, covering and containing of waste, the control of surface water runoff, dust suppression, separation distances, disposing of asbestos and clinical waste and a post-closure plan.

The Site, a Category 89 Landfill, can accept the following waste types for landfilling, as defined in the Landfill Waste Classification and Waste Definitions 1996 (as amended 2019):

- Clean fill
- Inert Waste Type 1 – Contaminated solid waste meeting acceptance criteria for Class I and Class II Landfills
- Special Waste Type 1 - Asbestos
- Special Waste Type 2 – Biomedical Wastes
- Putrescible Waste.

COMMENT

The Landfill Management Plan will assist the Roe ROC shires in planning the future development and closure of waste cells across the landfill site and associated costs.

The initial Landfill Management Plan was endorsed in July 2021. The plan was reviewed in 2022 and updated to include additional information on the void space modelling and lifespan calculations. The results of electromagnetic imaging and a modified capping design were included in this review.

The Landfill Management Plan was again reviewed in 2023 and updated by Talis Consultants following the decision to remain in stage 1 for as long as possible and raise the waste cell wall up to 2metres.

The Landfill Management Plan 2025 was endorsed by delegates at the Roe ROC meeting held on 7 March 2025.

STATUTORY ENVIRONMENT

Environmental Protection Act 1986

Environmental Protection (Rural Landfill) Regulations 2002

Environmental Protection Regulations 1987

Landfill Waste Classification and Waste Definitions 1996 (as amended 2019)

POLICY IMPLICATIONS

NIL

FINANCIAL IMPLICATIONS

The proceeds from the Bendering Landfill site are distributed to shires at the end of each financial year.

Roe ROC delegates previously resolved that each shire would contribute \$5,000 per annum to a reserve for future provision for the Bendering Tip.

The predicted cost of capping works required to close stage 1 of the landfill site will be heavily dependent on the rate of waste intake and availability of soil for cover material and bund walls.

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

Objective: Environment

An attractive natural and built environment for the benefit of current and future generations

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
3.4	Maintain a high standard of environmental health and waste services	3.4.3	In collaboration with neighbouring local governments, maintain the Bendering waste disposal site that allows for expansion and rehabilitation.

VOTING REQUIREMENT

Simple Majority

OFFICER’S RECOMMENDATION

That Council:

1. *Endorse the Bendering Landfill Management Plan 2025, prepared by Talis Consultants, for the Roe Regional Organisation of Councils (Roe ROC).*
2. *Support the Shire of Corrigin, as the lead agency for the Bendering Landfill Facility, in obtaining independent accounting advice and interpretation of accounting standards to support the disclosure notes in annual reports for Roe ROC shires.*

8.2.7 BENDERING LANDFILL OPERATIONAL MANAGEMENT PLAN

Applicant:	Shire of Corrigin
Date:	10/03/2025
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	NIL
File Ref:	WM.0013
Attachment Ref:	Attachment 8.2.7 - Bending Landfill Facility Operational Management Plan

SUMMARY

Delegates are asked to endorse the Bending Landfill Facility Operational Management Plan.

BACKGROUND

The Shires of Kondinin, Corrigin, Kulin and Narembeen signed an agreement with Avon Waste in 2018 for a seven year period for kerbside and commercial waste collection and recycling. The contract also provides for transfer of waste from local transfer stations and the use of hook bins. As part of the contract Avon Waste is responsible for the management of the site as the facility operator.

The landfill site has recently seen an increase in the amount of waste entering the facility. There is a need to provide clarification of the types of waste that can be received at the facility such as building rubble, metal and timber. There is a need to document the agreed procedures and policies to ensure there is a shared understanding between all four shires and to prevent a loss of knowledge when staff or delegates change over time.

COMMENT

The initial draft of the Bending Landfill Operational Management Plan was first reviewed in 2020 with subsequent drafts circulated in November 2023 and June 2024.

The final draft was circulated in November 2024 with no changes or comments requested by the Chief Executive Officers or members of the Site Working Group. The Operations Plan was endorsed by members shires at the Roe Regional Organisation of Councils (Roe ROC) at the meeting on 7 March 2025.

The Bending Landfill Operational Management Plan will be reviewed and updated annually. Additional procedures may be added following discussion with the Site Working Group such as weighbridge maintenance and calibration, tree planting, use of land outside main waste area and rehabilitation arrangements.

STATUTORY ENVIRONMENT

Environmental Protection Act 1986

Environmental Protection (Rural Landfill) Regulations 2002

Environmental Protection Regulations 1987

Landfill Waste Classification and Waste Definitions 1996 (as amended 2019)

POLICY IMPLICATIONS

NIL

FINANCIAL IMPLICATIONS

NIL

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

Objective: Environment

An attractive natural and built environment for the benefit of current and future generations

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
3.4	Maintain a high standard of environmental health and waste services	3.4.3	In collaboration with neighbouring local governments, maintain the Bendering waste disposal site that allows for expansion and rehabilitation.

VOTING REQUIREMENT

Simple Majority

OFFICER’S RECOMMENDATION

That Council endorse the Bendering Landfill Facility Operational Management Plan and Procedures for improved management of the waste facility.

8.2.8 KEY WORKER HOUSING INVESTMENT PROJECT – ROE ROC

Applicant:	Shire of Corrigin
Date:	12/02/2025
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	NIL
File Ref:	GR.0030
Attachment Ref:	Attachment 8.2.8 - Cost Benefit Analysis and Preliminary Business Case

SUMMARY

This item seeks Council consideration of the Roe Regional Organisation of Councils (Roe ROC) Cost-Benefit Analysis and Preliminary Business Case for the investment in 29 key worker dwellings across the four members shires.

BACKGROUND

The Shires of Narembeen, Corrigin, Kondinin, and Kulin, have been actively exploring solutions to address the critical shortage of key worker housing in the region. Workforce housing shortages have been identified as a barrier to attracting and retaining essential workers, impacting local government operations, businesses, and community services.

A Cost-Benefit Analysis and Preliminary Business Case have been prepared to assess the feasibility, economic impact, and potential funding mechanisms for developing 29 key worker dwellings across the four local governments. This analysis provides a framework for investment, considering factors such as project costs, economic returns, regional workforce sustainability, and potential partnerships.

The Cost-Benefit Analysis and Preliminary Business Case outline the:

- Economic viability of investing in key worker housing.
- Projected return on investment and long-term benefits to the region.
- Funding opportunities, including state and federal grants, partnerships, and local government contributions.
- Potential for collaboration with government agencies, employers, and housing providers to maximise outcomes.

COMMENT

The project aligns with the Shire of Corrigin strategic objectives to support workforce attraction and retention and work with external organisations to collaboratively plan and achieve improved community, education, health and business outcomes.

The report enables Council to acknowledge the findings and consider progressing the key worker housing initiative. Further discussions with Roe ROC member councils will be necessary to determine potential housing project details, preferred delivery model, and funding strategy.

STATUTORY ENVIRONMENT

NIL

POLICY IMPLICATIONS

NIL

FINANCIAL IMPLICATIONS

The Cost-Benefit Analysis and Preliminary Business Case outline the estimated financial commitment required for the development of 29 key worker dwellings across the Roe ROC region.

The financial commitment from the Shire of Corrigin will depend on the number and type of houses and amount of amount of external funding secured. Further financial modelling and risk assessments will be required before making a final investment decision.

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

Objective: Governance and Leadership
Strong Governance and Leadership

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.3	Forward planning and implementation of plans to achieve strategic direction and service levels	4.3.1	Work with external organisations to collaboratively plan and achieve improved community, education, health and business outcomes

VOTING REQUIREMENT

Simple Majority

OFFICER’S RECOMMENDATION

That Council:

1. *Endorse the Roe ROC Key Worker Housing Investment Cost-Benefit Analysis and Preliminary Business Case.*
2. *Notes the findings and recommendations contained in the report.*
3. *Supports continued collaboration with Roe ROC member councils to explore funding and delivery options for the key worker housing initiative.*
4. *Requests the CEO to engage with relevant stakeholders, including government agencies and potential funding partners, to progress discussions on investment opportunities.*

8.2.9 CORRIGIN GOLF CLUB UPGRADE - CSRFF APPLICATION

Applicant:	Corrigin Golf Club
Date:	12/03/2025
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	NIL
File Number:	FM.0057 CP.0097
Attachments:	Attachment 8.2.9 – Corrigin Golf Club CSRFF Application

SUMMARY

Council is asked to consider endorsing the Corrigin Golf Club application for the Community Sport and Recreation Facilities Fund (CSRFF) and shire contribution of \$4,545.45 towards an upgrade of the club house in the 2025/26 budget.

BACKGROUND

The Corrigin Golf Club has written to the Shire of Corrigin seeking assistance to upgrade the female changerooms and include new accessible toilet facilities. The Golf Club committee has prioritised this project as the highest need to accommodate as many members and community members as possible at the club

The Golf Club has prepared an application for the CSRFF round closing on 31 March 2025 for an estimated project cost of \$24,307.50 (including GST). The club has requested a contribution of \$5,000 from the Shire of Corrigin towards the project through the Community Assistance Program, with additional funding from the Corrigin Golf Club cash reserves.

The project is expected to be completed by 31 October 2025, with the final handover and acquittal occurring by 30 November 2025. The Corrigin Golf Club has provided the appropriate documentation to support the application and has confirmed its financial contribution.

COMMENT

As part of the grant process for the Department of Local Government, Sport and Cultural Industries (Department), the Shire of Corrigin is required to endorse the current round of applications to the Community Sporting and Recreation Facilities Fund (CSRFF) annual grants program.

The minutes of the Golf Club Committee Meetings held on 10 Feb 2025 & 10 Mar 2025 show that the upgrade of the female changerooms and accessible toilet is well supported by the general membership.

The club has maintained and upgraded the facilities at the Corrigin Golf Club through fundraising and donations.

The Shire of Corrigin previously supported the club with a contribution of \$2,000 in 2013 towards a tractor.

STATUTORY ENVIRONMENT

NIL

POLICY IMPLICATIONS

Policy 2.9 Community Assistance Program

FINANCIAL IMPLICATIONS

Corrigin Golf Club will apply for a \$5,000 Community Grant in support of this project.

If supported by Council an amount of \$5,000 gst inclusive (\$4,545.45 gst exclusive) will be included in the 2025/26 budget.

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

Objective: Environment

An attractive natural and built environment for the benefit of current and future generations.

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
3.2	Parks, gardens, recreational and social spaces are safe and encourage active, engaged and healthy lifestyle	3.2.3	Work with local sport and recreation clubs to plan sport and recreation facility upgrades in a cohesive and coordinated manner.

VOTING REQUIREMENT

Simple Majority

OFFICER’S RECOMMENDATION

That Council supports the Corrigin Golf Club application to the Department of Local Government, Sport and Cultural Industries Community Sporting and Recreation Facilities Fund (CSRFF) for the upgrade of the changerooms and installation of accessible toilets and agrees to make provision of \$4545.45 gst exclusive towards the project in the 2025/26 budget.

8.2.10 DEVELOPMENT APPLICATION FOR ADDITIONAL PROPOSED FARM WORKER ACCOMMODATION AND AN ASSOCIATED SERVICES AND AMENITIES STRUCTURE ON LOT 23390 (NO.734) RIGBY ROAD, BULYEE

Applicant:	Tecon Australia
Landowners:	Ivan Henry Lee and Steven Andrew Lee
Location:	Lot 23390 (No.734) Rigby Road, Bulyee
Date:	13/03/2025
Reporting Officer:	Mr Joe Douglas, Consultant Town Planner (Exurban Rural & Regional Planning)
Disclosure of Interest:	NIL
File Ref:	PA 02-2025
Attachment Ref:	Attachment 8.2.10 – Development Application 734 Riby Road, Bulyee

SUMMARY

This report recommends that Council grant conditional approval to a development application received from Tecon Australia on behalf of Ivan Henry Lee and Steven Andrew Lee (Landowners) for the placement and use of a new four (4) bedroom transportable building for farm worker accommodation purposes and a new services and amenities structure on Lot 23390 (No.734) Rigby Road, Bulyee to support the continued use of the land for extensive agricultural purposes.

BACKGROUND

The applicant is seeking Council's development approval for the placement and use of a new four (4) bedroom transportable building for farm worker accommodation purposes and a new services and amenities structure on Lot 23390 (No.734) Rigby Road, Bulyee to support the continued use of the land for extensive agricultural purposes (i.e. cropping and grazing).

The amenities structure will comprise a laundry, ablutions, kitchen, and dining area to support the continued use of two (2) existing transportable buildings on the subject land approved by Council on 15 October 2019 for farm worker accommodation purposes (Refer Council Resolution No.147/2019) as well as the proposed new four (4) bedroom transportable building the subject of this application which will also be used to accommodate workers employed on the land.

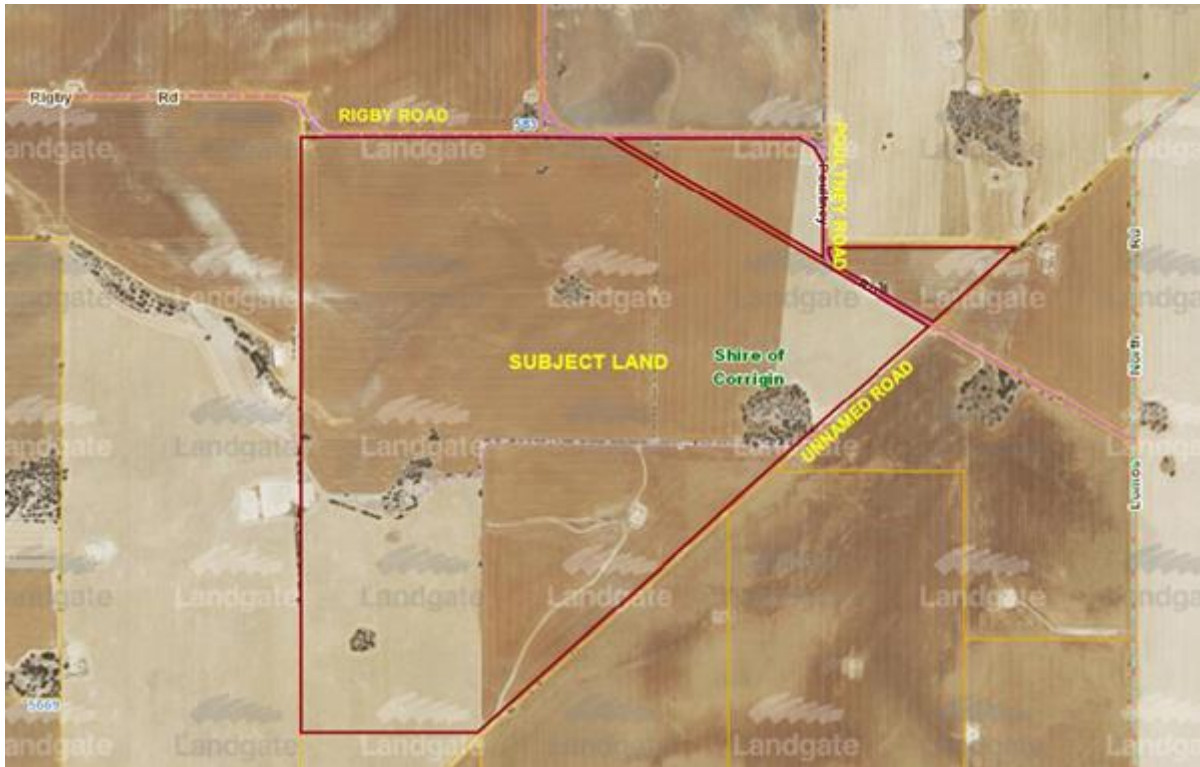
The proposed new transportable buildings will be placed immediately north of the existing approved transportable buildings being used for farm worker accommodation purposes and connected to the existing approved effluent disposal system comprising septic tanks and leach drains.

Full details of the application including all supporting documentation and plans are provided in Attachment 8.2.10.

Lot 23390 is located approximately 29.5 kilometres west of the Corrigin townsite in the locality of Bulyee. The subject land is an irregular shaped lot comprising a total area of approximately 351.34 hectares and has direct frontage and access to Rigby Road along its northern boundary, Poultney Road along its north-eastern boundary and unnamed road reserve along its south-eastern boundary, all of which have been constructed to a basic rural standard.

The subject land is gently to moderately sloping from west to east with the natural ground level ranging from approximately 320 metres AHD in its south-western corner to 280 metres AHD in its eastern extremities. The land is predominantly cleared of all native vegetation with a few small stands remaining in various locations and has been extensively developed and used for broadacre agricultural purposes (i.e. cropping and grazing) for many years.

Existing adjoining and other nearby land uses are also rural in nature comprising broadacre agricultural activities on larger sized lots.



Location and Lot Configuration Plan (Source: Landgate 2025)



Site Plan (Source: Google Maps 2025)

That portion of the subject land where the proposed development will be undertaken has not been designated as being bushfire prone or flood prone, contains no known buildings or places of cultural heritage significance, and is not identified on any State government mapping systems as being environmentally sensitive.

COMMENT

Lot 23390 is classified 'Rural' zone under the Shire of Corrigin Local Planning Scheme No.2 (LPS2).

Council's stated objectives for the development and/or use of any land classified 'Rural' zone are as follows:

- i) *To ensure that a right of vehicular access unfettered as to time, place and circumstance exists to any land which is the subject of any application for development approval;*
- ii) *To ensure the preservation of the rural character and rural appearance of land within the zone;*
- iii) *To protect the economic viability of Rural zoned land via support only for subdivision or re-subdivision which enables the retention or promotion of lot or location sizes, which relate to the general farming activity in any particular locality of the Scheme Area;*
- iv) *To preserve and protect the natural undeveloped land areas throughout the zone and to provide for the planting of trees and other suitable vegetation via the imposition of conditions on any development approval issued, in order to assist in balancing the greenhouse effect, provide shade, prevent erosion, reduce salinity and provide habitats for native fauna;*
- v) *To ensure that natural drainage patterns/catchments throughout the Scheme Area are paid regard to via the appropriate location of man-made drainage/contour bank networks which will require the development approval of the local government prior to construction; and*
- vi) *The construction of no more than one single dwelling house on any lot or location, unless the local government grants its development approval for additional farm manager or employee accommodation.*

The use class 'workforce accommodation' is not expressly listed in the Zoning Table of LPS2. Council did however previously determine at its Ordinary Meeting held on 15 October 2019 that the construction and use of farm worker accommodation on the subject land, including all associated improvements, is consistent with the objectives of the land's 'Rural' zoning classification and is therefore permitted in the zone. Given Council's previous determination, assessment of this latest application has focused on its planning merits rather than reconsidering its permissibility within the zone.

The proposal been assessed with due regard for the specific objectives and standards of the Shire's local planning framework including LPS2 and the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This assessment has confirmed the proposal is compliant or capable of compliance with the following relevant requirements:

- Land capability and land use compatibility;
- Minimum required lot size;
- Lot boundary setbacks;
- Building height and privacy;
- Preservation of the rural character and amenity including appearance of second-hand buildings;
- Preservation of natural environmental features, drainage patterns and catchments;
- Vehicle access and parking;
- Essential services; and
- Bushfire, flood risk and stormwater drainage management.

Council should note the previous approval granted for farm worker accommodation in 2019 included a condition requiring suitable vehicle access to the accommodation buildings on Lot 23390 to be maintained in perpetuity. The granting of a new approval for this latest proposal does not extinguish any of the landowners' obligations under the 2019 approval. As such it is not considered necessary to impose a new condition regarding vehicle access arrangements. However, to provide clarity for the applicant and landowners, an advice note is recommended in any new approval that may be granted

to remind them of the importance of maintaining appropriate legal access arrangements in the event of a change in ownership in the future.

As the subject land is not served by a reticulated water supply by a licensed service provider, any future residential-type development must be supported by an appropriate on-site water supply for domestic consumption purposes. Under the current proposal, the additional farm worker accommodation will be supplied with potable water via existing rainwater tanks located in close proximity to the proposed buildings which was required as a condition of the previous development approval granted. These tanks provide a total combined storage capacity of approximately 90,000 litres which is considered sufficient for the additional accommodation proposed and will ensure an adequate and reliable water supply for domestic consumption purposes is available at all times.

Under the 2019 development approval an on-site effluent disposal system was required to be installed to service the approved farm worker accommodation, with the system to be designed and installed to the satisfaction of the Shire's Environmental Health Officer or the Executive Director of Public Health. Whilst an approved on-site effluent disposal system is currently in place and connected to the existing accommodation facility, the additional transportable accommodation building and new amenities structure may result in increased wastewater generation beyond the existing system's capacity. As such it may be necessary to upgrade the existing on-site effluent disposal system to accommodate the increased demand. This will need to be assessed in detail in the next stages of approval process, with any required upgrades to be undertaken to the specifications and satisfaction of the Shire's Environmental Health Officer or the Executive Director of Public Health prior to the occupation and use of the proposed new structures.

In light of the above assessment it is concluded the proposed development is consistent with the objectives of the land's 'Rural' zoning classification, aligns with the relevant provisions of the Shire's local planning framework and is unlikely to have any negative impacts on the amenity, character, functionality, or safety of the immediate locality. As such it is recommended Council grant conditional approval to the application to ensure the development proceeds in a proper and orderly manner.

STATUTORY ENVIRONMENT

Planning and Development Act 2005 (as amended)

Planning and Development (Local Planning Schemes) Regulations 2015

Shire of Corrigin Local Planning Scheme No.2

POLICY IMPLICATIONS

State Planning Policy 2.5 – Rural Planning

PUBLIC CONSULTATION

The application is classified as a 'complex application' under the *Planning and Development (Local Planning Schemes) Regulations 2015* due to the proposed use not being expressly listed in the Zoning Table of the Shire of Corrigin Local Planning Scheme No.2. As such the application was advertised for public comment for the minimum required period of 28 days in accordance with the procedural requirements of the Regulations.

The advertising process included publication of public notices on the Shire's website, newsletter and Facebook page. At the conclusion of public advertising no submissions were received from the local community.

The application was not referred to any State government agencies or key essential service providers as this was deemed unnecessary in this particular instance.

FINANCIAL IMPLICATIONS

All administrative costs associated with processing the application are provided for in Council’s annual budget and have been offset in part by the \$598.40 development application fee paid by the landowners.

All costs associated with the proposed development will be met by the landowners.

It is significant to note should the applicant or landowner be aggrieved by Council’s final decision in this matter they have the right to seek a formal review of that decision by the State Administrative Tribunal. Should this occur for whatever reason, which is considered unlikely in this particular instance, the Shire would need to respond. The cost to respond to an appeal cannot be determined at this preliminary stage but could be expected, based on the recent experience of other local government authorities in Western Australia, to range anywhere from \$5,000 to \$60,000 excluding GST depending upon how far the matter proceeds through the review process.

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

Objective: Economic

A strong, diverse economy supporting agriculture, local business and attracting new industry

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
2.1	Support the diverse industry across the Shire	2.1.5	Support local business development initiatives where possible.

VOTING REQUIREMENT

Simple Majority

OFFICER’S RECOMMENDATION

*That Council resolve to **APPROVE** the development application submitted by Tecon Australia on behalf of Ivan Henry Lee and Steven Andrew Lee (Landowners) for the placement and use one (1) new four (4) bedroom transportable building for worker accommodation purposes and one (1) new services and amenities structure on Lot 23390 (No.734) Rigby Road, Bulyee to support the continued use of the land for extensive agricultural purposes subject to the following conditions and advice notes:*

Conditions

- 1. The proposed development shall be undertaken in a manner consistent with all the information and plans submitted in support of the application subject to any modifications required as a consequence of any condition/s of this approval or otherwise approved by the local government.*
- 2. Any additional development which is not in accordance with the application the subject of this approval or any condition of approval will require the further approval of the local government.*
- 3. The proposed development shall be substantially commenced within a period of two (2) years from the date of this approval. If the development is not substantially commenced within this period no development shall be carried out without the further approval of the local government having first being sought and obtained.*
- 4. The sub-floor area of the proposed new structures the subject of this approval shall be enclosed with brick, stone, vermin proof battens or other means acceptable to the Shire’s Chief Executive Officer within one hundred and twenty (120) days of the buildings being positioned on the land.*

5. *The proposed new structures the subject of this approval shall be provided with an adequate on-site effluent disposal system as determined by the local government's Environmental Health Officer or Executive Director of Public Health with all such work to be undertaken to the specifications and satisfaction of the local government's Environmental Health Officer or Executive Director of Public Health prior to their occupation and use.*
6. *The proposed new structures the subject of this approval shall be connected to the rainwater tanks on the subject land for domestic consumption purposes required by the previous development approval granted for workforce accommodation in October 2019 (i.e. 90,000 litres of storage capacity in total) prior to their occupation and use with all water collected to be maintained at all times in accordance with the Australian Drinking Water Guidelines 2011 (as amended) published by the National Health and Medical Research Council of Australia (Australian Drinking Water Guidelines | NHMRC).*
7. *The proposed new structures the subject of this approval shall be provided with a suitable capacity electricity supply service to the specifications of the relevant service provider prior to their occupation and use.*
8. *All stormwater drainage generated by the proposed new structures the subject of this approval shall be directed away from the structures to ensure their structural integrity is not compromised and managed and disposed on-site.*
9. *A suitably located and dimensioned car parking area to accommodate all additional workers proposed to be accommodated on the land shall be provided prior to occupation and use of the proposed structures. Details of what is proposed to satisfy the requirements of this condition must be submitted to the local government for consideration of approval prior to the commencement of development.*
10. *The proposed workforce accommodation and associated facilities may only be occupied and used by workers employed on the land unless otherwise approved by the local government.*
11. *All waste generated during the construction process and thereafter by workers employed on the land shall be disposed of at an approved landfill facility on a regular basis. The stockpiling of any waste on the land is not permitted.*

Advice Notes

1. *This approval is not an authority to ignore any constraint to development on the land which may exist through contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant/landowners and not the local government to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the local government's attention.*
2. *This is a development approval of the Shire of Corrigin under its Local Planning Scheme No.2. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowners to obtain any other necessary approvals, consents, permits and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.*
3. *Whilst an approved on-site effluent disposal system is currently in place and connected to the existing accommodation facility, the additional transportable accommodation building and new amenities structure may result in increased wastewater generation beyond the existing system's capacity. As such it may be necessary to upgrade the existing on-site effluent disposal system to accommodate the increased demand. This will need to be assessed in detail in the next stages of approval process, with any required upgrades to be undertaken to the specifications and satisfaction of the local government's Environmental Health Officer or the Executive Director of Public Health prior to the occupation and use of the proposed new structures. In the event an upgrade is deemed necessary, an Application to Construct or Install an Apparatus for the*

Treatment of Sewage, prepared in accordance with the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974, must be submitted to the local government or the Executive Director of Public Health for consideration and determination prior to the lodgement of a building permit application. Confirmation of the specific requirements in this regard can be obtained by contacting the local government's Environmental Health Officer.

4. *In accordance with the Building Act 2011 and Building Regulations 2012, a building permit application must be submitted to and approved by the local government's Building Surveyor prior to the commencement of any construction or earthworks on the land.*
5. *The proposed new structures the subject of this approval are required to comply in all respects with the National Construction Code of Australia. Plans and specifications which reflect these requirements are required to be submitted with the building permit application.*
6. *The landowners are reminded that access to the existing approved farm worker accommodation on Lot 23390 is currently obtained via existing unsealed internal driveways, including a driveway through the adjoining Lot 18651. Should there be any future change in ownership of either lot it is the responsibility of the landowners to ensure appropriate legal access arrangements are maintained in perpetuity to avoid any potential disputes or access restrictions. The granting of this approval does not alter or remove the landowners' obligations regarding vehicle access arrangements as stipulated in Condition 10 of the 2019 development approval granted by the local government in the event of a change of ownership of the land.*
7. *The landowners are reminded of their obligation to ensure compliance with the specific standards and requirements of the Shire of Corrigin Annual Fire Break Notice as it applies to all land within the municipal district.*
8. *Failure to comply with any of the conditions of this development approval constitutes an offence under the provisions of the Planning and Development Act 2005 and the Shire of Corrigin Local Planning Scheme No.2 and may result in legal action being initiated by the local government.*
9. *If the applicant/landowners are 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 submitted directly to the State Administrative Tribunal within 28 days of the determination.*

8.3 WORKS AND SERVICES

8.3.1 KIRKWOOD STREET TREES

Applicant:	Shire of Corrigin
Date:	13/03/2025
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	NIL
File Ref:	CUS.0007
Attachment Ref:	Attachment 8.3.1 - Sonic Tomograph Test and Summary Report

SUMMARY

Council is asked to consider the results of community consultation in relation to the proposed removal of seven *Eucalyptus cladocalyx*, sugar gum, trees on Kirkwood Street Corrigin.

BACKGROUND

The Shire of Corrigin proposed the removal of seven *Eucalyptus cladocalyx*, commonly known as sugar gum, trees on Kirkwood Street due to concerns including:

- Poor visibility at the Kirkwood-Larke Street intersection
- Falling tree limbs during high winds
- White ant infestation
- Reducing damage to the pool from tree roots
- Excessive leaf litter at the pool without providing useful shade

The map below shows the location of the trees on Kirkwood Street Corrigin.



The arborist report in 2024 notes that:

An increase in tree height and lateral spread will increase the loading on the regrowth stem attachments, and with cluster attachments limiting response growth/new wood as required to add strength, is likely to increase the failure potential of the stems.

The report recommends non-invasive treatment of termites and minor crown reduction pruning to reduce tree height and lateral tree spread while retaining minor epicormic regrowth branches to reduce tree stress.

The recommendations from the arborist and requirements for ongoing maintenance of the trees and pool was considered along with community safety concerns. To ensure broad community engagement, the proposal to remove the seven trees was advertised in the Shire of Corrigin Newsletter, Windmill News, the Shire of Corrigin website, notice boards in the main street, and the Shire Facebook page from 12 February 2025 to 14 March 2025. Residents were invited to provide feedback via email, written submissions, or direct contact with Shire representatives.

A total of 28 responses were received during the consultation period and the results are summarised below:

- 17 (60.7%) respondents supported the removal of the trees, citing reasons such as safety concerns, infrastructure damage, and potential liability issues.
- 11 (39.3%) respondents opposed the removal, expressing concerns about the environmental impact and aesthetic value of the trees.

Key feedback themes included:

- Supporters emphasised the need for improved infrastructure and safety for pedestrians and motorists.
- Opponents suggested alternative solutions such as pruning and traffic management solutions for the intersection.

The actual community feedback is included in the table below in the order it was received. The feedback will be considered in the final decision, ensuring a balanced approach that addresses both community concerns and infrastructure needs.

Community Consultation Feedback
I support the removal of sugar gum trees along Kirkwood Street adjacent the swimming pool. I find the removal acceptable considering the current lack of visibility road users have when travelling east on larke cres, crossing Kirkwood. I support the development of a footpath and the replacement of said trees with new, smaller and strategically placed trees to not hinder driver visibility.
just trim then back trees keep us alive they help us too breath i am a tree lover and i love the pool.
Tree removal on Kirkwood st I suport the removal of these trees was they are becoming dangerous while driving and damage to the pool. Although they do look nice there is no useful shade provided by them.
Great idea to remove those old sugar gum trees. They are a bit of a hazard and so messy.
Unfortunately all trees there and surrounding park are causing a huge mess in street regularly. Be great if all could be replaced at some stage! Love trees but this year particularly, they have been very messy and probably very dangerous!
In regards to tree removal on Kirkwood street, I would agree they can hinder visibility but think if you are going to remove them, some more already mature trees need to be planted for shade at the pool. The shade structures provide not very enough shade in the late mornings.
Why can't they just be trimmed as they will shoot back, I disagree with removing healthy trees
It's sad to discard any trees especially such beauties as those but it is very difficult to see down kirkwood st when coming up from lynch street on larkes cres. It is a bit of a safety issie
I am writing concerning the proposed tree removal adjacent to the Corrigin pool. At a time when many WA towns and cities are committing to increasing their tree canopy cover, I find this decision and its justifications out of step with modern thinking. Many suburbs in Perth (Fremantle, Bayswater, South Perth, Kalamunda etc) have committed to increasing their canopy cover to mitigate

<p>the heat island effect and improve livability. 2024 was our hottest year on record with the hottest 5 years all being within the last 6 years. Large trees like this cannot be replaced in a human lifetime. These provide significant shade, habitat, livability to residents, mitigate dust, a better feel and look for tourists and their cooling is also an endothermic chemical reaction (removes heat from the surrounding environment). With many countries looking to places like Singapore for their greening policies I am not sure who this serves. One of the things that struck me post the 2022 fires was the sense of loss by the community and farmers of our large trees.</p> <p>Leaves... footpath (to where and the other side of the road would make more sense)... visibility (at such a height), tree roots ...termite (like many of our native trees) these minor reasons could all be quite easily overcome I suspect.</p> <p>How is Corrigin improving its livability by removing large trees? What is its policy on canopy cover? Why can't we live with leaves, tree roots and Infrastructure that works with the environment? It is really dated thinking, diminishes community well being and a listed once link in FB isn't community consultation.</p>
<p>I agree to the chopping down of those trees but only hope that there really will be replacements planted.</p>
<p>I think the removal of the trees next to the pool is a great idea. There is a definite blind spot there and it is hard to see on coming traffic. If they have white ants, it's always best to remove them.</p> <p>My suggestion if they were to stay, would be to put a post with a mirror on it on the opposite side of the road, to help see on coming traffic.</p> <p>I am all for the removal of the trees and like the fact you will plant smaller trees to replace them.</p>
<p>Get rid of the trees near the pool. They are a pain in the ass.</p>
<p>Basically in the time of global warming particularly in rural areas which due to total cropping trees are disappearing we need to keep as many as we can as they provide shade and provide oxygen for our lungs If they have white ants they should be treated</p>
<p>Trees on Kirkwood- I agree need to be removed I have had many people pull out in front of me at the intersection and the future of the swimming pool for our future families</p>
<p>On the issue of removing trees from Kirkwood St, I strongly disagree. They are very attractive to the town and in this time of climate change, trees should only be removed if absolutely necessary. Trees are proven to help reduce temperatures and councils should be actively trying to increase the tree canopy in their areas. Tree removal could also effect the water table level.</p>
<p>I wish to object on the removal of the 7 Sugar gum trees on Kirkwood Street.</p> <p>Visibility at the intersection just requires a second look.</p> <p>Falling limbs at high winds are a possibility with all trees everywhere.</p> <p>Why can't the white ant infestation (I believe is in only one tree) be treated and monitored.</p> <p>Tree roots can be ripped on a regular basis.</p> <p>Why can't the construction of the footpath be on the opposite side of the road.</p>
<p>I am against the removal of the trees on Kirkwood st. I don't believe that a footpath is required to be on that side of the st. The vision for traffic is not impaired, and to rectify any issues that some impaired drivers may have there could be a stop sign installed on the cross road.. White ants can be successfully treated at a much smaller cost than removal of the trees. The pool has been kept quite well maintained for many years now so there should be no change in the debris entering the pool</p>
<p>I think the trees need to go. It's incredibly hard to see down Kirkwood st with the trees.</p> <p>I also think it needs to be a Stop sign, the amount of cars coming from the caravan park side of larke crescent don't even slow down before going through the intersection. I have had heaps of cars just drive straight through.</p>
<p>I agree with the rationale for the tree removal, especially for the reason of impacting the vision of Kirkwood street traffic. I would say though that these trees have been established for many years, and any replacement trees will struggle. I hope that replacement trees will be selected on their ability to withstand drier and hotter conditions, as a lot of time and effort and money has gone into trees that</p>

<p>aren't suitable and end up dying. For example trees in the main street and in the swimming pool car park, and I'm sure there are other sites around town where the species of trees planted are not suitable for our climate. Please select plants and trees that will survive.</p>
<p>I just don't understand removing these beautiful shady trees ...for a footpath .. Could the path not go on the other side? A lot of native trees get white ants in them & are okay. Surely the affected tree could be treated . Trees this size are becoming far too rare, Visitors love our wonderful museum & town ...we need shade too. These trees are irreplaceable. Please save our trees & move the footpath to the other side of the road.</p>
<p>I agree with shire that more suitable trees are the way to go! I live over the road and around from these trees and see how messy and dangerous they are. There are always branches falling! Nice to look at but not appropriate for a used area! Replaced with more appropriate trees were would be more sensible, less dangerous and less workload for the constant cleaning up for shire! And people living around!</p>
<p>As a former Corrigin Shire employee, and from a current Shire farming family, I witnessed the management of the Sugar Gun trees, of which there were many, lining most streets, being regularly pruned. While it may have seemed harsh, they recovered quickly and produced a lovely canopy. The effects of falling limbs was eliminated as was other interference thanks to Cyril Box (Shire Clerk).</p>
<p>The trees on Kirkwood Street do not impair vision down the road any more than fences, houses, and buildings all around the town do. If people have a genuine problem crossing this intersection, install and a stop sign and/or a traffic mirror. The pool has been operating for years with many more trees around than there currently is and so should not have any more leaf litter than previous operators have had to deal with. There is no need for a footpath to run down that side of the road. If a path is to be constructed to the museum (being the only point of interest to walk down that road) it should run along the highway to the park that has already had significant investment put towards it. From there, pedestrians can access the centre of town. There are plenty of places in the townsite where it is very easy to slip on shire land on the sides of the roads that do not have paths and the investment should be placed in to those locations. White ant treatment is also significantly cheaper than the removal of the trees. Corrigin is one of the few towns that still have a good number of nice trees and removing them for no true and tangible benefit is, in my opinion, a ridiculous waste of time and money.</p>
<p>I believe it is an excellent idea to remove the trees in Kirkwood St, I wholeheartedly agree with the reasoning behind it. So many times I have been at this intersection and wondered if there was anything coming up the street, as the visibility is very poor. My heart goes out to Pool Management with all the leaves. Heaven forbid a branch fall on someone. I will be happy to see them go.</p>
<p>Tree removal. Although I don't completely agree with removing trees, sometimes they need to be removed. This is one such case. The trees were most likely planted for shade for parked vehicles. The negatives out way the positives.</p>
<p>Please get proper expert advice on tree selection</p>
<p>In regards to the removal of trees by the town pool. To improve visibility installing a curved traffic mirror on the corners may be helpful. Removal of the trees sucks as it's visually nice and provides shade. As a suggestion removals of every second tree and replacing with smaller trees with roots that runs less deep. Could this be a possibility to preserve some of the trees but also help with the issues that they are currently causing. If all must be removed replanting trees that are already in a semi mature state would be ideal to avoid making that street feel completely bare and shade less, especially as the other side of the road currently doesn't provide much shade. Removing trees without replacement either there or elsewhere in town is problematic as far as environmental damage goes.</p>

I believe the shire should remove the trees in Kirkwood street.
I have seen multiple large branches drop over summer and as well as the damage that is happening to the fence surrounding the pool.

COMMENT

The E. cladocalyx is native to South Australia and was popular with early settlers in the wheatbelt region of Western Australia as a drought resistant tree, with a high tolerance to local pests. The fast growing tree grows to a height of up to 35 metres and is considered fire resistant.

The major problem with E. cladocalyx is its large and competitive root system and propensity to drop very heavy branches in hot conditions or when stressed.

The initial consultation period was extended to gather as much community feedback as possible on the proposal before making a final decision. The consultation provides a snapshot of the community sentiment but is not sufficient to be representative of the entire community. The responses are biased towards community members who have strongly opposing views and further consultation on the issue can be considered if required.

Some potential solutions offered by community members were not considered practical to be implemented such as moving a future footpath to the other side of the street or ripping the tree roots near the pool.

The clearing laws only apply to native vegetation and as the sugar gums were intentionally planted the clearing laws do not apply.

Two recommendations have been provided for Council consideration with one proposing that the trees be retained and regularly pruned along with additional safety measures to address the concerns raised during the community consultation. This could include:

- Regular pruning to manage the size and spread of the trees, especially the heavy branches that may pose a risk.
- termite treatment to preserve the trees for the time being and ongoing monitoring.

This approach would allow the community to retain the environmental and aesthetic value of the trees while addressing safety concerns. A phased approach could be adopted where pruning continues until the trees reach a critical stage where removal becomes necessary.

The alternative recommendation proposes the trees be replaced with appropriate native street trees. If the Council decides to proceed with the option to remove the seven trees it is essential that the removal is done with the community's concerns in mind including:

- Replace the seven sugar gum trees with native species that are better suited to the climate and environmental conditions of the region. The trees selected should be able to provide shade and aesthetic value while being less prone to root damage and falling branches.
- Consider planting mature or semi-mature native trees to quickly re-establish the canopy and minimize the feeling of a bare street, which many community members expressed concern about. This will help maintain shade in the area, especially for the pool, and keep the environmental and aesthetic value intact.
- Develop a comprehensive tree-planting strategy that considers the long-term impact of the new trees on infrastructure, safety, and climate adaptation. It is important that the new trees are suited for the town's hot and dry conditions, as some community members pointed out the failure of past tree planting efforts.

The preferred option requires Council to balance safety concerns, environmental impact, maintenance of public infrastructure and community preferences including:

1. Community Preferences:
 - Most respondents indicated a preference for removing the trees however a significant portion of the community (39.3%) expressed concerns about removing the trees, especially due to the environmental impact and the aesthetic value they provide.
2. Environmental Considerations:
 - The trees are established and contribute to the town's environmental health, providing shade and habitat.
3. Safety and Infrastructure Improvements:
 - pruning the trees regularly and implementing other safety measures or improved signage at the intersection could address the visibility concerns raised by the community.
 - By keeping the trees, Council could avoid the potential disruption associated with complete removal and replacement, which might take years to fully restore the aesthetic and environmental benefits of the trees.
 - The 50m outdoor pool is one of the few remaining in the wheatbelt region. It is a highly valued public asset and there is a strong desire to maintain the pool for as long as possible.
4. Financial Considerations:
 - Maintaining the existing trees through pruning and pest treatment as well as road verge maintenance and pool maintenance needs to be considered with the expense of removing the trees and replanting new ones.
 - Replacement of the outdoor pool is likely to cost several million dollars and funding is unlikely to support the replacement of a 50m pool.

STATUTORY ENVIRONMENT

Environmental Protection Act 1986

section 51A “native vegetation” does not include vegetation that is intentionally sown, planted or propagated unless:

- *the vegetation was sown, planted or propagated as required under the EP Act or another written law; or*
- *it is declared to be native vegetation under the regulations.*

Environmental Protection (Clearing of Native Vegetation) Regulations 2004 Section 2 address a number of matters related to clearing of native vegetation, such as:

- *when intentionally planted vegetation is defined as native vegetation and therefore the rules for clearing of native vegetation will apply.*

Regulation 4 — Intentionally sown, planted or propagated vegetation (s. 51A)

(1) The definition of native vegetation in section 51A of the Act includes indigenous aquatic or terrestrial vegetation that was intentionally planted if —

(a) the planting was funded (wholly or partly) —

- (i) by a person who was not the owner of the land; and*
- (ii) for the purpose of biodiversity conservation or land conservation; or*

(b) one of the following is in effect in relation to the vegetation —

- (i) a conservation covenant or agreement to reserve under section 30B of the Soil and Land Conservation Act 1945;*
- (ii) a covenant to conserve under section 21A of the National Trust of Australia (W.A.) Act 1964;*
- (iii) a restrictive covenant to conserve under section 129BA of the Transfer of Land Act 1893;*
- (iv) some other form of binding undertaking to establish and maintain, or maintain, the vegetation.*

POLICY IMPLICATIONS

Policy 7.1 Road Verge Development

The trees shall be planted to avoid electrical power lines and all other services.

No trees shall be planted within 12m of street corners or within 2.5m of crossovers.

Policy 7.3 Street Trees

Individual trees within Council reserves or grounds which are diseased, hazardous or roots of which are causing pavement damage shall be removed on approval of the CEO.

FINANCIAL IMPLICATIONS

The cost of regular street tree maintenance and watering has increased from \$40,000 in 2020/21 to \$70,000 in 2024/25.

Ongoing maintenance and cleanup of leaf litter at the pool requires significant investment of staff time and financial resources.

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

**Objective: Leadership
Strong Governance and leadership**

Outcome 4.1 - A strategically focussed dynamic Council serving the community

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.5	Implement systems and processes that meet legislative and audit obligations	4.5.1	Continual improvement in governance and operational policies, processes and implementation

VOTING REQUIREMENT

Simple Majority

OFFICER’S RECOMMENDATION

That Council

Option 1

Retain the seven Eucalyptus cladocalyx, sugar gum, trees on Kirkwood Street adjacent to the pool and continue to prune regularly until such time as the trees decline to a point where they need to be removed if they are dead, diseased, structurally weak, or dangerous

Option 2

Remove the seven Eucalyptus cladocalyx, sugar gum, trees on Kirkwood Street adjacent to the pool and replace with appropriate medium sized, local Western Australian native street trees.

9 CHIEF EXECUTIVE OFFICER REPORT

The Chief Executive Officer's report was provided to Council during the Discussion Forum

10 PRESIDENT'S REPORT

11 COUNCILLORS' QUESTIONS, REPORTS AND INFORMATION ITEMS

12 URGENT BUSINESS APPROVED BY THE PRESIDENT OR DECIDED BY THE COUNCIL

13 INFORMATION BULLETIN

14 WALGA AND CENTRAL ZONE MOTIONS

15 NEXT MEETING

Ordinary Council Meeting on 15 April 2025.

16 MEETING CLOSURE