Shire of Katanning
Heart of the Great Southern

List of Accounts Paid
July 2026

Schedule of Accounts Paid - July 2026

EFT Payments	Date	Name	Description	Amount	Total
EFT41802	**02/07/2026**	**Avantgarde Technologies**			**-$ 3,232.16**
ES 2679	01/07/2026		CCTV Maintenance Agreement - July 2026	$ 3,232.16	
EFT41803	**02/07/2026**	**Paull & Warner Resources**			**-$ 330.00**
S192730	16/06/2026		Admin Fire Detection & Alarm Monitoring - June 2026	$ 330.00	
EFT41804	**02/07/2026**	**Canon Australia**			**-$ 275.65**
8126385010	17/06/2026		Library Copier Charges: 18 May 2026 - 17 June 2026	$ 275.65	
EFT41805	**02/07/2026**	**WA Contract Ranger Services**			**-$ 3,118.50**
00007149	27/06/2026		Contract Ranger Services: 22/06/2026 - 28/06/2026	$ 3,118.50	
EFT41806	**02/07/2026**	**Integrated ICT**			**-$ 5,294.38**
43573	30/06/2026		Software Subscriptions - Managed Services Agreement	$ 4,515.50	
43608	30/06/2026		Software Subscriptions - Cloud Backup	$ 424.42	
43609	30/06/2026		Software Subscriptions - M365 Backup	$ 354.46	
EFT41807	**02/07/2026**	**Katanning Stock & Trading**			**-$ 1,005.75**
8/91	30/06/2026		42 Crosby St - Flue Kit & Hearth	$ 1,005.75	
EFT41808	**02/07/2026**	**CGS Tyres**			**-$ 498.00**
1022961	29/06/2026		Depot Equipment - Air Gauge	$ 498.00	
EFT41809	**02/07/2026**	**Farmers Centre**			**-$ 44.73**
444998	26/06/2026		KA25138 Farmall Tractor - Parts	$ 44.73	
EFT41810	**02/07/2026**	**Katanning Glazing & Security**			**-$ 715.00**
INV-3802	01/07/2026		4/8 Kaatanup Loop - Replace Double Glazed Panel	$ 715.00	
EFT41811	**02/07/2026**	**Landgate**			**-$ 7,397.88**
78163347	13/06/2026		Valuation Expenses - UV Interim	$ 290.88	
78182618	17/06/2026		Valuation Expenses - UV General Valuation	$ 237.93	
78182619	17/06/2026		Valuation Expenses - UV General Valuation	$ 6,869.07	

Schedule of Accounts Paid - July 2026

EFT41812	**02/07/2026 Australian Taxation Office**				**-$**	**33,185.00**
20260701	01/07/2026	PAYG - Week Ending: 01/07/2026	$	33,185.00		
EFT41813	**02/07/2026 Kowalds News & Glasshouse**				**-$**	**179.70**
SN00 0039 3006 2026	30/06/2026	Admin Daily Newspapers - June 2026	$	179.70		
EFT41814	**02/07/2026 Coca-Cola Amatil**				**-$**	**420.59**
0239606889	25/06/2026	Kiosk Stock Order	$	420.59		
EFT41815	**02/07/2026 Australia Day Council of Western Australia**				**-$**	**836.00**
INV-2864	15/06/2026	Annual Subscription - Auspire Gold Membership	$	836.00		
EFT41816	**02/07/2026 WA Tyre Recovery**				**-$**	**2,849.80**
INV-3793	29/06/2026	Refuse Site Maintenance - Tyre Collection	$	2,849.80		
EFT41817	**02/07/2026 ATC Work Smart**				**-$**	**520.56**
GT48114	25/06/2026	School Based Traineeship Wages	$	259.67		
GT48115	25/06/2026	School Based Traineeship Wages	$	260.89		
EFT41818	**02/07/2026 Cemeteries & Crematoria Association of WA**				**-$**	**360.00**
1951	09/04/2026	Staff Training - Gravesafe Course	$	360.00		
EFT41819	**02/07/2026 AD Contractors**				**-$**	**1,912.90**
00256265	19/06/2026	Town & Rural Road Maintenance - Emulsion	$	1,912.90		
EFT41820	**02/07/2026 Wy Wurry Electrical**				**-$**	**250.00**
INV-07412	01/07/2026	CCTV Maintenance - Zanyacs Shire Camera System	$	250.00		
EFT41821	**02/07/2026 Arrow Bronze**				**-$**	**425.33**
779152	16/06/2026	Cemetery - Niche Wall Plaque	$	425.33		
EFT41822	**02/07/2026 PFD Food Services**				**-$**	**1,055.10**
LU947917	17/06/2026	Kiosk Stock Order	$	1,055.10		
EFT41823	**02/07/2026 Advance Press 2013 Pty Ltd**				**-$**	**2,728.00**
5811	15/06/2026	Fire Prevention - Fire Break Notices 2026/27	$	2,728.00		
EFT41824	**02/07/2026 Fleet Comercial Gymnasiums Pty Ltd**				**-$**	**28,182.00**

Schedule of Accounts Paid - July 2026

85722	16/06/2026	KLC Gym Maintenance - Equipment	$	20,823.00		
85723	16/06/2026	KLC Gym Maintenance - Equipment	$	7,359.00		
EFT41825	**02/07/2026 Ray Ford Signs**				**-$**	**976.80**
INV-1453	22/06/2026	Council Chamber Maintenance - Update Honour Board	$	77.00		
INV-1460	29/06/2026	Cemetery Upgrade - Map Sign	$	899.80		
EFT41826	**02/07/2026 Rural Power Solutions**				**-$**	**1,819.41**
INV-1478	30/06/2026	Depot - Electrical Maintenance	$	1,819.41		
EFT41827	**02/07/2026 KJB Plumbing and Gas**				**-$**	**14,700.00**
4167	26/06/2026	Top Oval Amenities Upgrade - Plumbing Works	$	14,700.00		
EFT41828	**02/07/2026 Remote Site Mechanical**				**-$**	**3,898.13**
INV-0468	26/06/2026	Contract Mechanic: 23/06/2026 - 29/06/2026	$	3,898.13		
EFT41829	**02/07/2026 Pingarning Pty Ltd**				**-$**	**6,600.00**
263	26/06/2026	Consultants - 6 Month WHS Management Contract	$	6,600.00		
EFT41830	**02/07/2026 ARM Security**				**-$**	**243.35**
CINS3202819	16/06/2026	KLC Alarm Monitoring: 01/07/2026 - 30/09/2026	$	243.35		
EFT41831	**02/07/2026 Paywise Pty Ltd**				**-$**	**2,276.31**
588061	01/07/2026	Vehicle Leases - KA48 & BY485	$	2,276.31		
EFT41832	**02/07/2026 SEEK Limited**				**-$**	**1,903.00**
701936150	17/06/2026	Advertisement - Staff Vacancies	$	1,903.00		
EFT41833	**02/07/2026 Environmental Site Services**				**-$**	**6,319.50**
INV-0019924	26/06/2026	Kupara Park Old Club Building & Toilet - Invasive Hazardous Materials Audit	$	5,945.50		
INV-0019927	26/06/2026	Croquet Club Building - Asbestos Analysis	$	374.00		
EFT41834	**10/07/2026 Katanning Nutrien Ag Solutions**				**-$**	**229.48**
914606219	05/06/2026	Pound Maintenance - Cat Litter	$	77.22		
914675797	19/06/2026	Pound Maintenance - Cat Litter	$	77.22		
914740628	30/06/2026	Manitou MI 25G Forklift - Gas Bottle	$	75.04		

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EFT41835	**10/07/2026 Gypsy Kitchen Co**				**-$**	**1,050.00**
INV-0203	29/06/2026	Catering - Budget Workshop	$	550.00		
INV-0204	29/06/2026	Catering - Council Forum	$	500.00		
EFT41836	**10/07/2026 BGL Solutions**				**-$**	**10,631.96**
INV-0008355	30/06/2026	All Ages Playground & Lions Park - Grounds Maintenance	$	9,061.71		
INV-0008395	07/07/2026	Quartermaine Oval - Annual Turf Recovery & Nutrient Schedule	$	1,570.25		
EFT41837	**10/07/2026 Council Direct**				**-$**	**1,100.00**
40114	11/06/2026	Advertisement - Staff Vacancies	$	1,100.00		
EFT41838	**10/07/2026 Integrated ICT**				**-$**	**4,175.73**
43795	30/06/2026	Refuse Site - Starlink Planning & Meraki Licensing	$	484.00		
43714	30/06/2026	ICT Hardware - Server Warranty Extension	$	96.80		
43715	30/06/2026	Software Subscriptions - Microsoft 365 Licences	$	3,439.50		
43747	30/06/2026	Software Subscriptions - Microsoft 365 Licences	$	155.43		
EFT41839	**10/07/2026 Market Creations Agency**				**-$**	**16,395.50**
IH02-3	01/07/2026	Computer Software Subscriptions - CouncilConnect 2026/27	$	16,395.50		
EFT41840	**10/07/2026 Grants Empire**				**-$**	**1,584.00**
00002506	03/07/2026	Consultants - Development Grant Application	$	1,584.00		
EFT41841	**10/07/2026 Corry Rene Why**				**-$**	**166.50**
20260706	06/07/2026	Reimbursement - Library Supplies & Art Gallery Refreshments	$	166.50		
EFT41842	**10/07/2026 Katanning Stock & Trading**				**-$**	**276.50**
8/90	16/06/2026	Building Maintenance - 4/8 Kaatanup Loop & KLC	$	276.50		
EFT41843	**10/07/2026 Warren Blackwood Waste**				**-$**	**17,140.78**
20446	22/06/2026	Waste Collection Service - Regular Service	$	5,042.24		
20447	25/06/2026	Waste Collection Service - Recycling Service	$	5,758.50		
20449	05/07/2026	Waste Collection Service - Regular Service	$	5,042.24		
20488	05/07/2026	Waste Collection Service - Front Lift Bin Service	$	1,297.80		

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EFT41844	**10/07/2026 Matthew Gavin Collis**				**-$**	**350.00**
20260707	07/07/2026	Reimbursement - Refund of Bonds	$	350.00		
EFT41845	**10/07/2026 Ready Tech**				**-$**	**1,650.00**
INITV043281	25/06/2026	IT Support - Bush Fire Warning & Illegal Camping Letters	$	1,650.00		
EFT41846	**10/07/2026 Squibb Carpentry & Cabinets**				**-$**	**4,345.00**
5519	06/07/2026	Saleyards - Laundry Cabinet	$	4,345.00		
EFT41847	**10/07/2026 Landgate**				**-$**	**402.13**
78205056	20/06/2026	Valuation Expenses - Mining Tenements	$	350.45		
78205071	20/06/2026	Valuation Expenses - GRV Interim Valuation	$	51.68		
EFT41848	**10/07/2026 Great Southern Fuel Supplies**				**-$**	**20,402.11**
JUN2026	30/06/2026	Fuel Card Purchases - June 2026	$	2,311.29		
D2260959	06/07/2026	Depot Stock - Diesel	$	18,090.82		
EFT41849	**10/07/2026 MoHana Catering**				**-$**	**150.00**
00000355	02/07/2026	Catering - Ordinary Council Meeting	$	150.00		
EFT41850	**10/07/2026 Katanning Hub Community Resource Centre**				**-$**	**4,400.00**
INV-1206	02/07/2026	Tourism Services: April - June 2026	$	4,400.00		
EFT41851	**10/07/2026 Australia's South West**				**-$**	**7,700.00**
INV-0025	01/07/2026	Bloom Festival 2026 - Signature Bloom Partner	$	7,700.00		
EFT41852	**10/07/2026 Autosmart WA South West & Great Southern**				**-$**	**540.66**
260001829	23/06/2026	Depot Stores - Consumables	$	540.66		
EFT41853	**10/07/2026 Message4U Pty Ltd**				**-$**	**0.19**
INV06305923	30/06/2026	Shire Emergency SMS Service - June 2026	$	0.19		
EFT41854	**10/07/2026 Sunny Industrial Brushware**				**-$**	**918.50**
00033286	25/06/2026	Isuzu Sweeper & Hako Sweeper-Scrubber - Brooms	$	918.50		
EFT41855	**10/07/2026 Thinkproject Australia Pty Ltd**				**-$**	**13,031.57**
RSL-23048	01/07/2026	Annual Software Subscriptions - Thinkproject Asset Register & Asset Mobile	$	13,031.57		

Schedule of Accounts Paid - July 2026

EFT41856	**10/07/2026 Watson's Liquid Waste**				**-$**	**980.00**
3849	02/07/2026	Cemetery Maintenance - Pump Out Septic Tank	$	980.00		
EFT41857	**10/07/2026 SOS Office Equipment**				**-$**	**51.55**
SOS708570	24/06/2026	KLC Copier Charges - June 2026	$	51.55		
EFT41858	**10/07/2026 Arrow Bronze**				**-$**	**868.10**
779373	22/06/2026	Cemetery - Niche Wall Plaque	$	868.10		
EFT41859	**10/07/2026 Econisis Pty Ltd**				**-$**	**10,560.00**
PQ26019-1	06/07/2026	Katanning Economic Development Plan	$	10,560.00		
EFT41860	**10/07/2026 PFD Food Services**				**-$**	**553.10**
LV216524	24/06/2026	Kiosk Stock Order	$	553.10		
EFT41861	**10/07/2026 Powervac Pty Ltd**				**-$**	**1,236.92**
602691	18/02/2026	Nilfisk SR1601 Diesel Sweeper - Parts	$	1,236.92		
EFT41862	**10/07/2026 Elders Rural Services Australia Limited**				**-$**	**1,354.00**
101-SI001249290	23/06/2026	Animal Welfare Expenses - Electronic Ear Tags	$	1,354.00		
EFT41863	**10/07/2026 Ray Ford Signs**				**-$**	**2,282.50**
INV-1472	03/07/2026	Plant Maintenance - Plant Number Stickers	$	220.00		
INV-1478	07/07/2026	Signage Order - Traffic & Street Signs	$	2,062.50		
EFT41864	**10/07/2026 Broadacre Auto Electrics**				**-$**	**25.00**
774	08/07/2026	KA25652 Toyota Hilux - Trailer Plug	$	25.00		
EFT41865	**10/07/2026 KJB Plumbing and Gas**				**-$**	**3,292.00**
4169	06/07/2026	Saleyards - Supply & Install Laundry Trough	$	3,292.00		
EFT41866	**10/07/2026 Remote Site Mechanical**				**-$**	**4,362.60**
INV-0471	09/07/2026	Contract Mechanic Service: 06/07/2026 - 08/07/2026	$	4,362.60		
EFT41867	**10/07/2026 Grande Food Service**				**-$**	**699.13**
4269092	01/07/2026	Kiosk Stock Order	$	389.77		
4269374	08/07/2026	Kiosk Stock Order	$	309.36		

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EFT41868	**10/07/2026**	**Nilfisk Australia Pty Ltd**				**-$**	**47.30**
PSI0236816	23/06/2026		KLC Cleaning Equipment - Vacuum Dust Bags	$	47.30		
EFT41869	**10/07/2026**	**SEEK Limited**				**-$**	**1,039.50**
701949427	25/06/2026		Advertisement - Staff Vacancy	$	1,039.50		
EFT41870	**10/07/2026**	**Department of Local Government, Industry Regulation and Safety**				**-$**	**1,978.90**
BSLJUN2026	01/06/2026		Building Services Levy - June 2026	$	1,978.90		
EFT41871	**10/07/2026**	**RSM Australia Pty Ltd**				**-$**	**5,890.50**
GERI017478	30/06/2026		Accounting Services 2025/26 - June 2026	$	5,890.50		
EFT41872	**10/07/2026**	**CinefestOZ**				**-$**	**350.00**
20260707	07/07/2026		Reimbursement - Refund of Bonds	$	350.00		
EFT41873	**10/07/2026**	**Pettit Nominees Pty Ltd**				**-$**	**1,586.20**
6129	23/06/2026		Depot - LV Hoist Safety Inspection and Mobilisation	$	1,586.20		
EFT41874	**10/07/2026**	**Glide-Tec Pty Ltd**				**-$**	**8,943.00**
INV-26048	03/07/2026		Airport Grounds Maintenance - Aviation FOD Sweeper	$	8,943.00		
EFT41875	**10/07/2026**	**Katanning Plant Hire**				**-$**	**1,425.60**
INV-2403	02/07/2026		Cemetery Maintenance - Garden Soil	$	1,425.60		
EFT41876	**10/07/2026**	**Southern Stone & Wood Construction & Maintenance**				**-$**	**4,565.00**
518	22/06/2026		Cemetery Upgrade - Paving	$	4,565.00		
EFT41877	**17/07/2026**	**Airport Consultancy Group Pty Ltd**				**-$**	**6,641.25**
E25071-01-03	30/06/2026		Airport Runway Reseal - Final Engineering Drawings & Design Summary Report	$	6,641.25		
EFT41878	**17/07/2026**	**Dormakaba Australia**				**-$**	**689.84**
35WA1469662	10/06/2026		Admin Building - Door Button Replacement	$	689.84		
EFT41879	**17/07/2026**	**Local Government Professionals WA**				**-$**	**3,960.00**
35406	01/07/2026		2026-2027 Gold Local Government Subscription	$	3,960.00		
EFT41880	**17/07/2026**	**Canon Australia**				**-$**	**43.62**
8126411510	29/06/2026		Admin Photocopier Charges - UniFlow Online Print & Scan	$	43.62		

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EFT41881	**17/07/2026**	**WA Contract Ranger Services**				**-$**	**6,930.00**
00007159	11/07/2026		Contract Ranger Services: 29/06/2026 - 12/07/2026	$	6,930.00		
EFT41882	**17/07/2026**	**Busselton Advanced Driver Training**				**-$**	**8,886.05**
53688	15/07/2026		Staff Training - Multi Combination Automatic Licence	$	3,996.05		
53711	16/07/2026		Staff Training - Multi Combination Automatic Licence	$	3,695.00		
53728	16/07/2026		Staff Training - Heavy Rigid Automatic Licence	$	1,195.00		
EFT41883	**17/07/2026**	**Warren Blackwood Waste**				**-$**	**6,020.25**
20490	08/07/2026		Waste Collection Service - Recycling Service	$	6,020.25		
EFT41884	**17/07/2026**	**Lesley Balinski**				**-$**	**119.21**
20260715	15/07/2026		Reimbursement - Library Book	$	34.64		
20260715	15/07/2026		Reimbursement - Library Books	$	84.57		
EFT41885	**17/07/2026**	**T-Quip**				**-$**	**71,500.00**
151032 #30	30/06/2026		Equipment Purchase - New Groundsmaster 3310 Mower	$	71,500.00		
EFT41886	**17/07/2026**	**Ready Tech**				**-$**	**1,650.00**
INITV043338	30/06/2026		EOFY & PAYDAY SynergySoft Version Upgrade - May 2026	$	1,650.00		
EFT41887	**17/07/2026**	**Department of Human Services**				**-$**	**42.90**
180178127	10/07/2026		Centrepay Services: April - June 2026	$	42.90		
EFT41888	**17/07/2026**	**Landgate**				**-$**	**2,681.00**
1600051	01/07/2026		SLIP Subscription Services: 10 March 2025 - 09 March 2026	$	2,681.00		
EFT41889	**17/07/2026**	**Shire of Broomehill Tambellup**				**-$**	**2,508.00**
6577	30/06/2026		Staff Training - Traffic Management Training	$	2,508.00		
EFT41890	**17/07/2026**	**AMPAC Debt Recovery**				**-$**	**66.00**
130750	30/06/2026		Debt Recovery - Rates	$	66.00		
EFT41891	**17/07/2026**	**Great Southern Toyota**				**-$**	**1,072.73**
JC34055450	30/06/2026		KA09 Toyota Fortuner - Scheduled 120,000Km Service	$	1,072.73		
EFT41892	**17/07/2026**	**WA Traffic Planning**				**-$**	**1,650.00**

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2195	31/03/2026		Traffic Management Plan - Shire of Katanning Generics	$	1,650.00		
EFT41893	**17/07/2026**	**Albany Records Management**				**-$**	**77.00**
0014891	30/06/2026		Records Management - Document Bin Exchange	$	77.00		
EFT41894	**17/07/2026**	**ABC Distributors WA**				**-$**	**3,253.38**
175883	30/03/2026		Cleaning Order - Public Toilets	$	3,253.38		
EFT41895	**17/07/2026**	**AFGRI Equipment**				**-$**	**4,934.61**
3103374	03/06/2026		KA25815 John Deere Mower - Parts	$	500.26		
3107258	18/06/2026		John Deere 670G Motor Grader - Parts	$	2,539.27		
3107462	19/06/2026		John Deere 670G Motor Grader - Parts	$	715.95		
3110638	29/06/2026		KA25419 John Deere 670G Motor Grader - Parts	$	1,179.13		
EFT41896	**17/07/2026**	**BTW Rural Supplies**				**-$**	**176.90**
47642	30/06/2026		Depot Supplies - Gloves & Oil	$	176.90		
EFT41897	**17/07/2026**	**Allpest WA**				**-$**	**403.70**
1668380	30/06/2026		Library - Pest Treatment	$	201.85		
1668384	30/06/2026		KLC - Pest Treatment	$	201.85		
EFT41898	**17/07/2026**	**Australia Post**				**-$**	**80.77**
1014820990	03/07/2026		Admin Daily Postage - June 2026	$	80.77		
EFT41899	**17/07/2026**	**National Livestock Reporting Service**				**-$**	**990.00**
90063749	30/06/2026		Saleyards Livestock Market Report - June 2026	$	990.00		
EFT41900	**17/07/2026**	**BOC Limited**				**-$**	**92.25**
4042086824	28/06/2026		Container Service - June 2026	$	92.25		
EFT41901	**17/07/2026**	**Building Certification Services WA Pty Ltd**				**-$**	**11,504.00**
BCS05815	28/06/2026		Building Surveyor Services - May 2026	$	5,752.00		
BCS05816	28/06/2026		Building Surveyor Services - June 2026	$	5,752.00		
EFT41902	**17/07/2026**	**Omnicom Media Group Australia Pty Ltd**				**-$**	**1,178.99**
1959162	30/06/2026		Advertisement - Staff Vacancies	$	1,178.99		

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EFT41903	**17/07/2026**	**Rural Power Solutions**				**-$**	**308.00**
INV-1488	09/07/2026		Library - Lighting Fault	$	308.00		
EFT41904	**17/07/2026**	**Local Health Authorities Analytical Committee**				**-$**	**1,051.12**
MA2026063	01/07/2026		Analytical Expenditure - LHAAC Sampling Cheme Annual Fee 2026/27	$	1,051.12		
EFT41905	**17/07/2026**	**Winc Australia**				**-$**	**4.62**
9050590380	02/06/2026		Stationery Order - Library	$	4.62		
EFT41906	**17/07/2026**	**Adrian Nicoll**				**-$**	**339.08**
20260713	13/07/2026		Reimbursement - Travel Expenses	$	339.08		
EFT41907	**17/07/2026**	**Lisa Smith**				**-$**	**571.98**
20260713	13/07/2026		Reimbursement - Cemetery Project & WHS Board	$	571.98		
EFT41908	**17/07/2026**	**Australian Building Specialist Pty Ltd**				**-$**	**880.00**
INV-21226944	21/05/2026		Prosser Park Maintenance - Flagpole Replacement Engineering	$	880.00		
EFT41909	**17/07/2026**	**ThinkWaterGreatSouthern**				**-$**	**413.72**
S725967	12/06/2026		Effluent Maintenance - Repair Synnott Avenue Tank	$	413.72		
EFT41910	**17/07/2026**	**Zenith Laundry**				**-$**	**210.61**
INV00009387	26/06/2026		Laundry Order - Admin	$	210.61		
EFT41911	**17/07/2026**	**Ontract Training & Consulting**				**-$**	**2,904.00**
INV-0280	01/07/2026		Consultants - Fire & Emergency Evacuation Management Audit	$	2,904.00		
EFT41912	**17/07/2026**	**Katanning H Hardware**				**-$**	**2,196.36**
102071957	08/06/2026		42 Crosby St - Replacement Fire Unit	$	1,699.00		
106064646	12/06/2026		Effluent Maintenance - Paint Scraper & Wipes	$	75.90		
102072293	15/06/2026		Building Maintenance - Equipment	$	20.95		
102072258	15/06/2026		Building Maintenance - KLC	$	79.00		
102072268	15/06/2026		Building Maintenance - KLC	$	146.96		
108001689	18/06/2026		Airport Grounds Maintenance - Metal Pegs for Markers	$	24.95		
106064995	22/06/2026		Building Maintenance - KLC	$	59.80		

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102072677	23/06/2026		Building Maintenance - KLC	$	51.90		
103003171	24/06/2026		Building Maintenance - Equipment	$	19.95		
102072937	29/06/2026		Building Maintenance - Prosser Park	$	17.95		
EFT41913	**21/07/2026**	**Katanning Glazing & Security**				**-$**	**858.00**
INV-3796	30/06/2026		Admin Building - Door Lock Maintenance	$	858.00		
EFT41914	**21/07/2026**	**Australian Taxation Office**				**-$**	**34,904.00**
20260715	15/07/2026		PAYG - Week Ending: 15/07/2026	$	34,904.00		
EFT41915	**21/07/2026**	**Kowalds News & Glasshouse**				**-$**	**1,000.00**
I0000039019	09/07/2026		Quick Grants Program - Notice Board	$	1,000.00		
EFT41916	**21/07/2026**	**Coca-Cola Amatil**				**-$**	**667.93**
0239706000	09/07/2026		Kiosk Stock Order	$	667.93		
EFT41917	**21/07/2026**	**ATC Work Smart**				**-$**	**405.39**
GT48357	09/07/2026		School Based Traineeship Wages	$	266.44		
GT48358	09/07/2026		School Based Traineeship Wages	$	138.95		
EFT41918	**21/07/2026**	**Connect CCS**				**-$**	**163.02**
00122247	15/07/2026		After Hours Call Centre - June 2026	$	163.02		
EFT41919	**21/07/2026**	**OneMusic Australia**				**-$**	**709.74**
APAU-000231014	01/07/2026		Licences - Council Music Rural	$	709.74		
EFT41920	**21/07/2026**	**Tim Rees Floss**				**-$**	**366.99**
20260721	21/07/2026		Reimbursement - NBN Internet Connection	$	366.99		
EFT41921	**21/07/2026**	**Moore Australia Audit (WA)**				**-$**	**1,100.00**
449697	15/07/2026		BMX Track Upgrade - Audit Services	$	1,100.00		
EFT41922	**21/07/2026**	**Remote Site Mechanical**				**-$**	**4,257.00**
INV-0474	16/07/2026		Contract Mechanic Service: 14/07/2026 - 16/07/2026	$	4,257.00		
EFT41923	**21/07/2026**	**Victory Tech**				**-$**	**848.10**
INV-1424	17/07/2026		IT Support - Telephone Services & System Support	$	848.10		

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EFT41924	**21/07/2026 Paywise Pty Ltd**				**-$**	**2,276.31**
594274	15/07/2026	Vehicle Lease - KA48 & BY485	$	2,276.31		
EFT41925	**21/07/2026 Buildon Construction**				**-$**	**823,434.81**
INV-0069	16/07/2026	Katanning Early Childhood Hub - Construction	$	823,434.81		
EFT41926	**21/07/2026 LMS Plumbing and Gas**				**-$**	**407.00**
INV-950	17/07/2026	Admin Building - Unblock Toilet Drains	$	407.00		
EFT41927	**21/07/2026 Katanning Plant Hire**				**-$**	**340.12**
INV-2050	15/07/2026	Cemetery - Supply Plants	$	340.12		
EFT41928	**23/07/2026 Canon Australia**				**-$**	**605.57**
8126423132	04/07/2026	Admin Photocopier Charges: 05 June - 04 July 2026	$	371.67		
8126426829	07/07/2026	Admin Photocopier Charges: 08 June - 07 July 2026	$	233.90		
EFT41929	**23/07/2026 Diamond Locksmiths Pty Ltd**				**-$**	**2,535.00**
283384	20/07/2026	Key Order - Admin, Swimming Pool & Works Keys	$	2,535.00		
EFT41930	**23/07/2026 Team Global Express Pty Ltd**				**-$**	**881.35**
0723-S408620	17/05/2026	Team Global Express Freight Charges	$	339.47		
0727-S408620	21/06/2026	Team Global Express Freight Charges	$	290.44		
0728-S408620	05/07/2026	Team Global Express Freight Charges	$	251.44		
EFT41931	**23/07/2026 150Square Pty Ltd**				**-$**	**1,785.00**
INV-0553	30/06/2026	Regional Council Expense - VROC EA Services	$	1,785.00		
EFT41932	**23/07/2026 CGS Tyres**				**-$**	**4,310.00**
1023211	21/07/2026	KA25419 John Deere 670G Motor Grader - New Tyres	$	4,310.00		
EFT41933	**23/07/2026 Warren Blackwood Waste**				**-$**	**11,287.59**
20491	17/07/2026	Waste Collection Service - Regular Service	$	5,267.34		
20492	22/07/2026	Waste Collection Service - Recycling Service	$	6,020.25		
EFT41934	**23/07/2026 McIntosh & Sons**				**-$**	**542.92**
P11/15828	08/07/2026	KA25381 CASE 2020 Wheel Loader 621F - Air Filters	$	542.92		

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EFT41935	**23/07/2026**	**Katanning Glazing & Security**				**-$**	**440.00**
INV-3854	20/07/2026		Admin Building Front Counter - Glass Panels	$	440.00		
EFT41936	**23/07/2026**	**QFH Multiparts**				**-$**	**94.93**
914822945	17/06/2026		Saleyards - Float Valve for Trough	$	94.93		
EFT41937	**23/07/2026**	**Great Southern Fuel Supplies**				**-$**	**1,148.69**
17012258	15/07/2026		Town Road Maintenance - Drum Heaters	$	1,148.69		
EFT41938	**23/07/2026**	**Wy Wurry Electrical**				**-$**	**3,340.00**
INV-07425	20/07/2026		Top Oval Amenities Upgrade - Power Installation	$	3,340.00		
EFT41939	**23/07/2026**	**Arrow Bronze**				**-$**	**411.28**
779872	03/07/2026		Cemetery Maintenance - Niche Wall Plaque	$	411.28		
EFT41940	**23/07/2026**	**PFD Food Services**				**-$**	**881.60**
LV348424	08/07/2026		Kiosk Stock Order	$	881.60		
EFT41941	**23/07/2026**	**KJB Plumbing and Gas**				**-$**	**550.00**
4173	20/07/2026		Unit 14 Amherst Village - Plumbing Maintenance	$	550.00		
EFT41942	**23/07/2026**	**PathWest Laboratory Medicine WA**				**-$**	**99.00**
1015277	04/07/2026		Fit for Work - Pre-Employment Drug Test	$	49.50		
963065	07/07/2026		Fit for Work - Pre-Employment Drug Testing	$	49.50		
EFT41943	**23/07/2026**	**Nilfisk Australia Pty Ltd**				**-$**	**50.49**
PSI0237628	03/07/2026		KLC Cleaning Equipment - Stretchable Vacuum Hose	$	50.49		
EFT41944	**23/07/2026**	**Paisley Garcia**				**-$**	**895.84**
20260721	21/07/2026		Reimbursement - Refund of Gym Membership	$	895.84		
EFT41945	**23/07/2026**	**Abcorp Australasia Pty Ltd**				**-$**	**506.00**
38296	04/05/2026		Library Stationery - Barcodes	$	506.00		
EFT41946	**23/07/2026**	**Sharyn McDonald**				**-$**	**85.00**
0745	29/06/2026		Cemetery - Signage Design	$	85.00		
EFT41947	**23/07/2026**	**K2 Audiovisual Pty Ltd**				**-$**	**27,792.33**

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INV-12293	07/07/2026	Council AV Upgrade - MS Teams Solution	$	27,792.33		
EFT41948	**31/07/2026 BGL Solutions**				**-$**	**9,061.71**
INV-0008439	30/07/2026	All Ages Playground & Lions Park - Grounds Maintenance	$	9,061.71		
EFT41949	**31/07/2026 ABA Security & Electrical**				**-$**	**112.75**
52696	29/06/2026	Alarm Monitoring - Remote System Check	$	112.75		
EFT41950	**31/07/2026 WA Contract Ranger Services**				**-$**	**6,872.25**
00007203	25/07/2026	Contract Ranger Services: 13/07/2026 - 26/07/2026	$	6,872.25		
EFT41951	**31/07/2026 Katanning Historical Society**				**-$**	**10,000.00**
0427	14/07/2026	Community Grants Program - Grant Year 3 of 3	$	10,000.00		
EFT41952	**31/07/2026 Katanning Regional Business Association**				**-$**	**5,265.70**
INV-1555	16/07/2026	Community Grants Program 2026/27 Round 2	$	5,265.70		
EFT41953	**31/07/2026 QFH Multiparts**				**-$**	**155.00**
914812130	15/07/2026	Uniforms & PPE - Safety Boots	$	155.00		
EFT41954	**31/07/2026 Australian Communications and Media Authority**				**-$**	**1,167.00**
504652498	05/07/2026	ACMA Licence Renewal 2026/27	$	1,167.00		
EFT41955	**31/07/2026 Great Southern Fuel Supplies**				**-$**	**482.99**
17012305	29/07/2026	Depot Stores - Heavy Duty Grease	$	482.99		
EFT41956	**31/07/2026 Slavin Architects**				**-$**	**16,794.80**
INV-1678	21/07/2026	Katanning Early Childhood Hub - Project Management	$	16,794.80		
EFT41957	**31/07/2026 Great Southern Toyota**				**-$**	**419.43**
JC34055608	14/07/2026	KA369 Toyota Hilux - Scheduled 70,000Km Service	$	419.43		
EFT41958	**31/07/2026 Coca-Cola Amatil**				**-$**	**525.26**
0239819261	23/07/2026	Kiosk Stock Order	$	525.26		
EFT41959	**31/07/2026 MoHana Catering**				**-$**	**150.00**
00000360	28/07/2026	Catering - Ordinary Council Meeting	$	150.00		
EFT41960	**31/07/2026 ABC Distributors WA**				**-$**	**2,888.51**

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177438	15/07/2026		Cleaning Order - Public Toilets	$	2,888.51		
EFT41961	**31/07/2026**	**ATC Work Smart**				**-$**	**652.58**
GT48611	23/07/2026		School Based Traineeship Wages	$	652.58		
EFT41962	**31/07/2026**	**OneMusic Australia**				**-$**	**1,382.36**
APAU-000228051	01/07/2026		KLC Subscriptions - Music Annual Licence Fee 2026/27	$	1,382.36		
EFT41963	**31/07/2026**	**LGISWA**				**-$**	**329,767.59**
100-164611-01	06/07/2026		Shire Plant & Property Insurance Membership 2026/27	$	346,515.29		
100-165704	17/07/2026		Credit - Workers Compensation Insurance	-$	17,123.72		
100-165716	20/07/2026		Shire Plant & Property Insurance Membership 2026/27	$	376.02		
EFT41964	**31/07/2026**	**Winthrop Australia Pty Ltd**				**-$**	**9,329.02**
625203	30/06/2026		ICT Hardware - PC's & Screens	$	3,994.81		
625210	30/06/2026		ICT Hardware - PC's & Screens	$	5,334.21		
EFT41965	**31/07/2026**	**AD Contractors**				**-$**	**1,953.60**
00256383	15/07/2026		Road Cold Patching - Emulsion	$	1,953.60		
EFT41966	**31/07/2026**	**Blights Auto Electric**				**-$**	**60.00**
INV-0419	14/07/2026		Depot Equipment - Stop/Tail Globes	$	60.00		
EFT41967	**31/07/2026**	**Wy Wurry Electrical**				**-$**	**150.00**
INV-07447	28/07/2026		Top Oval Amenities Upgrade - Electrical Works	$	150.00		
EFT41968	**31/07/2026**	**Arrow Bronze**				**-$**	**916.37**
776783	15/04/2026		Cemetery - Niche Wall Plaque	$	916.37		
EFT41969	**31/07/2026**	**SKN Contracting**				**-$**	**4,547.40**
709	26/07/2026		R2R Langaweira Road Resheet - Fence Maintenance	$	3,997.40		
713	26/07/2026		Street Tree Maintenance - Fence Repair	$	550.00		
EFT41970	**31/07/2026**	**Fire Block Plans Pty Ltd**				**-$**	**385.00**
FBP-27968	25/02/2026		Katanning Hotel - Evacuation Diagrams	$	385.00		
EFT41971	**31/07/2026**	**PFD Food Services**				**-$**	**452.60**

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LV416748	15/07/2026	Kiosk Stock Order	$	452.60		
EFT41972	**31/07/2026 Ray Ford Signs**				**-$**	**298.10**
INV-1500	27/07/2026	Refuse Site - Signage Order	$	298.10		
EFT41973	**31/07/2026 Telair Pty Ltd**				**-$**	**1,273.87**
TA20748-084	30/06/2026	Internet Expenses - June & July 2026	$	1,273.87		
EFT41974	**31/07/2026 KJB Plumbing and Gas**				**-$**	**1,756.00**
4177	24/07/2026	Top Oval Amenities Upgrade - Plumbing Works	$	1,756.00		
EFT41975	**31/07/2026 Phriendly Phishing Pty Ltd**				**-$**	**3,629.63**
SI202607003728	15/07/2026	Software Subscriptions - Phishing Training Plan	$	3,629.63		
EFT41976	**31/07/2026 Remote Site Mechanical**				**-$**	**3,765.85**
INV-0475	22/07/2026	Contract Mechanic Service: 20/07/2026 - 22/07/2026	$	3,765.85		
EFT41977	**31/07/2026 Best Office Systems**				**-$**	**49.50**
662401	28/07/2026	Depot Photocopier Charges: 20/06/2026 - 20/07/2026	$	49.50		
EFT41978	**31/07/2026 Global Spill Control Pty Ltd**				**-$**	**1,408.34**
273107	14/07/2026	Hockey Oval - Steel Bollards	$	1,408.34		
EFT41979	**31/07/2026 Cohesis Pty Ltd**				**-$**	**7,260.00**
INV-00832	23/07/2026	Consultants - ERP RFT Creation and Selection Process	$	7,260.00		
EFT41980	**31/07/2026 Grande Food Service**				**-$**	**734.58**
4269965	22/07/2026	Kiosk Stock Order	$	734.58		
EFT41981	**31/07/2026 South Regional TAFE**				**-$**	**30.10**
I0038202	15/07/2026	Staff Training - White Card Skill Set	$	30.10		
EFT41982	**31/07/2026 Signs Plus**				**-$**	**90.00**
INV-19962	09/07/2026	Uniforms - Name Badges	$	90.00		
EFT41983	**31/07/2026 IPS Auto Electrics**				**-$**	**1,137.95**
INV-0267	28/07/2026	Katanning Central BFB - Install Starlink to Fire Truck	$	1,137.95		
		TOTAL	**$**	**1,793,223.82**	**-$**	**1,793,223.82**

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Cheque Payments	Date	Name	Description	Amount	Total
42546	**02/07/2026**	**Shire of Katanning**			**-$ 188.00**
DEDUCTION	01/07/2026		Payroll deductions	$ 48.00	
DEDUCTION	01/07/2026		Payroll deductions	$ 140.00	
42547	**17/07/2026**	**Shire of Katanning**			**-$ 188.00**
DEDUCTION	15/07/2026		Payroll deductions	$ 48.00	
DEDUCTION	15/07/2026		Payroll deductions	$ 140.00	
42548	**31/07/2026**	**Shire of Katanning**			**-$ 188.00**
DEDUCTION	29/07/2026		Payroll deductions	$ 48.00	
DEDUCTION	29/07/2026		Payroll deductions	$ 140.00	
			TOTAL	**$ 564.00**	**-$ 564.00**

Payroll Payments	Date	Name	Description	Amount	Total
Pay	**02/07/2026**	**Payroll**			**-$ 130,130.27**
	02/07/2026		Pay 1	$ 130,130.27	
Pay	**16/07/2026**	**Payroll**			**-$ 133,294.54**
	16/07/2026		Pay 2	$ 133,294.54	
Pay	**30/07/2026**	**Payroll**			**-$ 140,677.09**
	30/07/2026		Pay 3	$ 140,677.09	
			TOTAL	**$ 404,101.90**	**-$ 404,101.90**

Direct Debit Payments	Date	Name	Description	Amount	Total
DD35221.1	**07/07/2026**	**Synergy**			**-$ 1,808.53**
154 025 290	17/06/2026		Electricity - Saleyards	$ 1,808.53	
DD35221.2	**08/07/2026**	**Water Corporation**			**-$ 6.02**

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90 07810 32 2	17/06/2026	Water Usage - Carrolup Hall	$	6.02		
DD35221.3	**07/07/2026 Water Corporation**				**-$**	**445.78**
90 07809 06 5	16/06/2026	Water Usage - Cemetery	$	445.78		
DD35237.1	**06/07/2026 Telstra Corporation**				**-$**	**2,223.22**
K 203 860 861-1	21/06/2026	Phone & Internet Charges - June 2026	$	2,223.22		
DD35250.1	**01/07/2026 Aware Super**				**-$**	**14,388.56**
SUPER	01/07/2026	Superannuation contributions	$	12,491.85		
DEDUCTION	01/07/2026	Payroll deductions	$	1,157.04		
DEDUCTION	01/07/2026	Payroll deductions	$	659.66		
DEDUCTION	01/07/2026	Payroll deductions	$	80.01		
DD35250.2	**01/07/2026 Land & Shed Superannuation Fund**				**-$**	**356.45**
SUPER	01/07/2026	Superannuation contributions	$	356.45		
DD35250.3	**01/07/2026 Mercer Business Super**				**-$**	**153.09**
SUPER	01/07/2026	Superannuation contributions	$	153.09		
DD35250.4	**01/07/2026 The Trustee for CareSuper**				**-$**	**265.58**
SUPER	01/07/2026	Superannuation contributions	$	265.58		
DD35250.5	**01/07/2026 Hesta**				**-$**	**256.42**
SUPER	01/07/2026	Superannuation contributions	$	256.42		
DD35250.6	**01/07/2026 Hostplus Superannuation Fund**				**-$**	**374.99**
SUPER	01/07/2026	Superannuation contributions	$	374.99		
DD35250.7	**01/07/2026 CBUS**				**-$**	**263.52**
SUPER	01/07/2026	Superannuation contributions	$	263.52		
DD35250.8	**01/07/2026 Australian Super**				**-$**	**3,408.39**
SUPER	01/07/2026	Superannuation contributions	$	3,408.39		
DD35250.9	**01/07/2026 Rest Superannuation**				**-$**	**505.93**
SUPER	01/07/2026	Superannuation contributions	$	505.93		

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DD35252.1	**14/07/2026 Synergy**				**-$**	**186.02**
251 079 810	30/06/2026	Electricity - Charges Tower	$	186.02		
DD35258.1	**22/07/2026 Synergy**				**-$**	**4,884.71**
148 310 600	02/07/2026	Electricity - 22 Austral Terrace	$	186.22		
299 567 230	02/07/2026	Electricity - 8 Austral Terrace	$	216.48		
312 951 080	02/07/2026	Electricity - Admin Building	$	4,098.12		
638 847 540	02/07/2026	Unmetered Electricity - Street Lighting	$	383.89		
DD35258.2	**21/07/2026 Synergy**				**-$**	**1,149.91**
303 663 850	01/07/2026	Electricity - Katanning Hotel	$	981.73		
328 938 170	01/07/2026	Electricity - 38 Austral Terrace	$	168.18		
DD35258.3	**20/07/2026 Water Corporation**				**-$**	**211.97**
90 13922 94 5	02/07/2026	Water Usage - 8 Austral Terrace	$	211.97		
DD35268.1	**27/07/2026 Synergy**				**-$**	**12,553.32**
338 348 270	06/07/2026	Electricity - Street Lighting	$	12,553.32		
DD35271.1	**20/07/2026 West Australian Treasury Corporation**				**-$**	**9,717.59**
JUNE2026	30/06/2026	Government Guarantee Fees - June 2026	$	9,717.59		
DD35272.1	**27/07/2026 Synergy**				**-$**	**572.45**
239 593 320	07/07/2026	Electricity - Warren Road	$	143.19		
303 539 720	07/07/2026	Electricity - 1 Synnott Avenue	$	143.15		
138 671 920	07/07/2026	Electricity - 25 Marmion Street	$	286.11		
DD35277.1	**15/07/2026 SG Fleet Australia**				**-$**	**1,054.37**
AUSG01465182	30/06/2026	Vehicle Lease - CESM	$	1,054.37		
DD35278.1	**28/07/2026 Synergy**				**-$**	**261.24**
159 777 820	08/07/2026	Electricity - 1/6 Hill Way	$	87.21		
159 985 050	08/07/2026	Electricity - 2/6 Hill Way	$	174.03		
DD35295.1	**15/07/2026 Aware Super**				**-$**	**15,212.22**

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SUPER	15/07/2026	Superannuation contributions	$	13,188.88		
DEDUCTION	15/07/2026	Payroll deductions	$	1,224.80		
DEDUCTION	15/07/2026	Payroll deductions	$	714.85		
DEDUCTION	15/07/2026	Payroll deductions	$	83.69		
DD35295.2	**15/07/2026 Land & Shed Superannuation Fund**				**-$**	**372.80**
SUPER	15/07/2026	Superannuation contributions	$	372.80		
DD35295.3	**15/07/2026 The Trustee for CareSuper**				**-$**	**278.16**
SUPER	15/07/2026	Superannuation contributions	$	278.16		
DD35295.4	**15/07/2026 Hesta**				**-$**	**268.58**
SUPER	15/07/2026	Superannuation contributions	$	268.58		
DD35295.5	**15/07/2026 Mercer Business Super**				**-$**	**53.01**
SUPER	15/07/2026	Superannuation contributions	$	53.01		
DD35295.6	**15/07/2026 Hostplus Superannuation Fund**				**-$**	**373.73**
SUPER	15/07/2026	Superannuation contributions	$	373.73		
DD35295.7	**15/07/2026 CBUS**				**-$**	**350.16**
SUPER	15/07/2026	Superannuation contributions	$	350.16		
DD35295.8	**15/07/2026 Australian Super**				**-$**	**3,842.87**
SUPER	15/07/2026	Superannuation contributions	$	3,842.87		
DD35295.9	**15/07/2026 Rest Superannuation**				**-$**	**381.90**
SUPER	15/07/2026	Superannuation contributions	$	381.90		
DD35309.2	**30/07/2026 Synergy**				**-$**	**473.06**
407 889 690	10/07/2026	Electricity - 61A Conroy Street	$	473.06		
DD35335.1	**29/07/2026 Aware Super**				**-$**	**16,009.50**
SUPER	29/07/2026	Superannuation contributions	$	13,927.87		
DEDUCTION	29/07/2026	Payroll deductions	$	1,283.72		
DEDUCTION	29/07/2026	Payroll deductions	$	714.22		

Schedule of Accounts Paid - July 2026

DEDUCTION	29/07/2026		Payroll deductions	$ 83.69	
DD35335.2	**29/07/2026**	**Land & Shed Superannuation Fund**			**-$ 372.80**
SUPER	29/07/2026		Superannuation contributions	$ 372.80	
DD35335.3	**29/07/2026**	**The Trustee for CareSuper**			**-$ 278.16**
SUPER	29/07/2026		Superannuation contributions	$ 278.16	
DD35335.4	**29/07/2026**	**Hesta**			**-$ 268.58**
SUPER	29/07/2026		Superannuation contributions	$ 268.58	
DD35335.5	**29/07/2026**	**Mercer Business Super**			**-$ 35.34**
SUPER	29/07/2026		Superannuation contributions	$ 35.34	
DD35335.6	**29/07/2026**	**Hostplus Superannuation Fund**			**-$ 1,254.21**
SUPER	29/07/2026		Superannuation contributions	$ 1,254.21	
DD35335.7	**29/07/2026**	**CBUS**			**-$ 348.29**
SUPER	29/07/2026		Superannuation contributions	$ 348.29	
DD35335.8	**29/07/2026**	**Australian Super**			**-$ 3,986.79**
SUPER	29/07/2026		Superannuation contributions	$ 3,986.79	
DD35335.9	**29/07/2026**	**Rest Superannuation**			**-$ 481.83**
SUPER	29/07/2026		Superannuation contributions	$ 481.83	
DD35250.10	**01/07/2026**	**Australia Prime Superannuation Fund**			**-$ 663.18**
SUPER	01/07/2026		Superannuation contributions	$ 663.18	
DD35250.11	**01/07/2026**	**MobiSuper**			**-$ 260.34**
SUPER	01/07/2026		Superannuation contributions	$ 260.34	
DD35250.12	**01/07/2026**	**The Trustee For PEK Super**			**-$ 751.86**
SUPER	01/07/2026		Superannuation contributions	$ 751.86	
DD35250.13	**01/07/2026**	**The Trustee for AMP Super Fund**			**-$ 1,133.97**
SUPER	01/07/2026		Superannuation contributions	$ 1,133.97	
DD35295.10	**15/07/2026**	**Australia Prime Superannuation Fund**			**-$ 420.65**

Schedule of Accounts Paid - July 2026

SUPER	15/07/2026		Superannuation contributions	$	420.65	
DD35295.11	**15/07/2026**	**MobiSuper**				**-$ 264.50**
SUPER	15/07/2026		Superannuation contributions	$	264.50	
DD35295.12	**15/07/2026**	**The Trustee For PEK Super**				**-$ 763.73**
SUPER	15/07/2026		Superannuation contributions	$	763.73	
DD35295.13	**15/07/2026**	**Netwealth Superannuation Master Fund Personal Super**				**-$ 1,133.97**
SUPER	15/07/2026		Superannuation contributions	$	1,133.97	
DD35335.10	**29/07/2026**	**Australia Prime Superannuation Fund**				**-$ 703.22**
SUPER	29/07/2026		Superannuation contributions	$	703.22	
DD35335.11	**29/07/2026**	**MobiSuper**				**-$ 215.95**
SUPER	29/07/2026		Superannuation contributions	$	215.95	
DD35335.12	**29/07/2026**	**The Trustee For PEK Super**				**-$ 763.73**
SUPER	29/07/2026		Superannuation contributions	$	763.73	
DD35335.13	**29/07/2026**	**Netwealth Superannuation Master Fund Personal Super**				**-$ 1,133.97**
SUPER	29/07/2026		Superannuation contributions	$	1,133.97	
			TOTAL	**$**	**107,899.12**	**-$ 107,899.12**

Credit Card Payments	Date	Name	Description		Amount	Total
DD35282.1	**25/06/2026**	**Commonwealth Bank of Australia**				**-$ 16,236.22**
JUN2026	**25/06/2026**	**Human Resources Coordinator**	**Credit Card Purchases - June 2026**			**-$ 1,596.38**
			Vistaprint - Custom Stamps	$	182.35	
			Agoda - Accommodation for DOT Training	$	1,309.38	
			Woolworths - Refreshments for Staff Engagement Survey Info Session inc GST	$	64.00	
			Woolworths - Refreshments for Staff Engagement Survey Info Session GST Free	$	40.65	
JUN2026	**25/06/2026**	**General Manager Operations**	**Credit Card Purchases - June 2026**			**-$ 4,741.29**
			Express Online Training - White Card Course	$	71.89	

Schedule of Accounts Paid - July 2026

		John's Bakery - Buns for Toolbox Meeting	$	27.50		
		JB's Quality Meats - Meat for Toolbox Meeting	$	76.76		
		SiteDocs - Subscription & Roll-out	$	4,136.50		
		Kowalds News & Glasshouse - Fresh Eggs	$	14.04		
		Landgate - Title Search	$	32.60		
		Zoleo - Duress Alarm Subscription	$	192.00		
		Melissa Hill Psych - Fraudulent Transaction	$	190.00		
JUN2026	**25/06/2026 Executive Manager Corporate Services**	**Credit Card Purchases - June 2026**			**-$**	**1,623.76**
		Mag Shop - Magazine Subscriptions	$	364.90		
		The Educational Warehouse - Educational Supplies	$	752.16		
		Hottoner.com.au - Ink for Refuse Site Printer	$	160.00		
		Woolworths - Refreshments for Regional CDO Meeting inc GST	$	22.00		
		Woolworths - Refreshments for Regional CDO Meeting GST Free	$	70.72		
		JB Hi-Fi - Phone Case	$	17.99		
		Humanitix - Ticket to Leading the Future 2 AI Summit inc GST	$	10.99		
		Humanitix - Ticket to Leading the Future 2 AI Summit GST Free	$	225.00		
JUN2026	**25/06/2026 Manager Recreation Services**	**Credit Card Purchases - June 2026**			**-$**	**888.24**
		Katanning Hardware & Garden Centre - Kerosene for Cleaning	$	77.00		
		Woolworths - Refreshments for All Abilities inc GST	$	8.00		
		Woolworths - Refreshments for All Abilities GST Free	$	21.42		
		Katanning Stock & Trading - Key Cut & Lubricant for Floor Scrubber	$	21.50		
		JB's Qaulity Meats - Seniors Meat Packs	$	32.36		
		John's Bakery - Kiosk Stocks	$	5.50		
		Woolworths - Kiosk Stocks for Saturday Netball inc GST	$	62.70		
		Woolworths - Kiosk Stocks for Saturday Netball GST Free	$	89.85		
		Katanning Stock & Trading - Gaffa Tape	$	76.00		

Schedule of Accounts Paid - July 2026

			Woolworths - Kiosk Stocks for Saturday Netball inc GST	$	57.60		
			Woolworths - Kiosk Stocks for Saturday Netball GST Free	$	4.50		
			Woolworths - Kiosk Stocks for Saturday Netball	$	69.96		
			Woolworths - Refreshments for Seniors	$	4.25		
			JB's Quality Meats - Seniors Meat Packs	$	32.36		
			Woolworths - Kiosk Stocks for Saturday Netball inc GST	$	26.00		
			Woolworths - Kiosk Stocks for Saturday Netball GST Free	$	97.07		
			Woolworths - Kiosk Stocks	$	70.00		
			John's Bakery - Kiosk Stocks	$	5.50		
			Woolworths - Kiosk Stocks for Saturday Netball inc GST	$	26.00		
			Woolworths - Kiosk Stocks for Saturday Netball GST Free	$	78.69		
			Woolworths - Refreshments for All Abilities inc GST	$	12.30		
			Woolworths - Refreshments for All Abilities GST Free	$	9.68		
JUN2026	**25/06/2026**	**Executive Assistant to CEO**	**Credit Card Purchases - June 2026**			**-$**	**1,645.87**
			Katanning IGA - Cork Screw for Council Meetings	$	15.00		
			Woolworths - Refreshments for Council Meetings inc GST	$	12.50		
			Woolworths - Refreshments for Council Meetings GST Free	$	9.85		
			BWS - Refreshments for Council Meetings	$	150.20		
			The Educational Warehouse - Shipping for Educational Supplies	$	37.95		
			Adobe - InDesign Annual Subscription	$	419.89		
			Pagoda - Accommodation for Minister Meeting	$	259.58		
			Agoda - Accommodation for Minister Meeting	$	180.90		
			Woolworths - Refreshments for Council Meetings inc GST	$	41.50		
			Woolworths - Refreshments for Council Meetings GST Free	$	12.00		
			Progressive Diagnostics - Alcohol Testing Training	$	478.50		
			Woolworths - Refreshments for Council Meetings	$	28.00		

Schedule of Accounts Paid - July 2026

JUN2026	**25/06/2026**	**Chief Executive Officer**	**Credit Card Purchases - June 2026**			**-$ 5,740.68**
			Dome - Coffes for Meeting	$	19.60	
			Dome - Councillors Breakfast	$	196.50	
			Uber - Transport for Minister Meeting	$	13.18	
			Scotts Cafe - Coffees for Minister Meeting	$	24.10	
			Uber - Transport for DOT Meeting	$	15.95	
			The Coffee Club - Coffee for DOT Meeting	$	7.25	
			Your CEO Mentor - Leadership Beyond Course	$	3,850.00	
			Dome - Coffees for Meeting	$	17.10	
			Officeworks - Laptop for Salary Sacrifice	$	1,597.00	
			TOTAL	**$**	**16,236.22**	**-$ 16,236.22**

EFT Payments	$	1,793,223.82	77.23%
Cheque Payments	$	564.00	0.02%
Payroll Payments	$	404,101.90	17.40%
Direct Debit Payments	$	107,899.12	4.65%
Credit Card Payments	$	16,236.22	0.70%
Total	**$**	**2,322,025.06**	**100%**

Shire of Katanning

Heart of the Great Southern

Monthly Financial Reports

July 2026

MONTHLY FINANCIAL REPORT

(Containing the required statement of financial activity and statement of financial position)

For the Period Ended 31 July 2026

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

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Compilation Report

To the Council

Shire of Katanning

Scope

We have compiled the accompanying special purpose financial statements.

The specific purpose for which the special purpose financial report has been prepared is to provide information relating to the financial performance and financial position of the Shire that satisfies the information needs of the Council and the *Local Government Act 1995* and associated regulations.

The responsibility of the Shire

The Shire is solely responsible for the information contained in the special purpose financial report and have determined that the accounting policies used are consistent and are appropriate to satisfy the requirements of the Council and the *Local Government Act 1995* and associated regulations.

Our responsibility

On the basis of information provided by the Shire, we have compiled the accompanying special purpose financial statements in accordance with the significant accounting policies adopted as set out in Note 1 to the financial statements and APES 315: Compilation of Financial Information.

Our procedures use accounting expertise to collect, classify and summarise the financial information, which the Management provided, into a financial report. Our procedures do not include any verification or validation procedures. No audit or review has been performed and accordingly no assurance is expressed.

To the extent permitted by law, we do not accept liability for any loss or damage which any person, other than the Shire of Katanning, may suffer arising from negligence on our part.

This report was prepared for the benefit of the Council of the Shire of Katanning and the purpose identified above. We do not accept responsibility to any other person for the content of the report.

Travis Bate
Signed at GERALDTON

RSM Australia Pty Ltd
Chartered Accountants

Date 18th of August 2026

SHIRE OF KATANNING
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2026

	Note	Adopted Budget Estimates (a)	YTD Budget Estimates (b)	YTD Actual (c)	Variance* $ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.
		$	$	$	$	%	
OPERATING ACTIVITIES							
Revenue from operating activities							
General rates		5,827,162	5,827,162	**5,819,656**	(7,506)	(0.13%)	
Grants, subsidies and contributions		2,350,564	195,043	**109,109**	(85,934)	(44.06%)	▼
Fees and charges		2,718,135	1,293,237	**1,072,471**	(220,766)	(17.07%)	▼
Interest revenue		573,540	21,020	**32,427**	11,407	54.27%	▲
Other revenue		336,453	28,029	**45,296**	17,267	61.60%	▲
Profit on asset disposals		164,068	13,672	**0**	(13,672)	(100.00%)	▼
		11,969,920	**7,378,163**	**7,078,959**	**(299,204)**	(4.06%)	
Expenditure from operating activities							
Employee costs		(5,793,326)	(530,190)	**(660,933)**	(130,743)	(24.66%)	▼
Materials and contracts		(4,268,723)	(355,603)	**(233,755)**	121,848	34.27%	▲
Utility charges		(636,514)	(67,362)	**(56,736)**	10,626	15.77%	▲
Depreciation		(9,389,990)	(782,482)	**(776,719)**	5,763	0.74%	
Finance costs		(84,604)	(1,053)	**13,344**	14,397	1367.24%	▲
Insurance		(472,172)	(137,735)	**(198,138)**	(60,403)	(43.85%)	▼
Other expenditure		(381,889)	(44,603)	**(23,882)**	20,721	46.46%	▲
		(21,027,221)	**(1,919,028)**	**(1,936,819)**	**(17,791)**	(0.93%)	
Non cash amounts excluded from operating activities	2(c)	9,425,922	768,810	**776,434**	7,624	0.99%	
Amount attributable to operating activities		**368,621**	**6,227,945**	**5,918,574**	**(309,371)**	(4.97%)	
INVESTING ACTIVITIES							
Inflows from investing activities							
Proceeds from capital grants, subsidies and contributions		2,697,830	50,985	**673,428**	622,443	1220.84%	▲
Proceeds from disposal of assets		195,000	0	**0**	0	0.00%	
Proceeds from financial assets at amortised cost - self supporting loans		23,659	0	**0**	0	0.00%	
		2,916,489	**50,985**	**673,428**	**622,443**	1220.84%	
Outflows from investing activities							
Acquisition of property, plant and equipment		(3,530,562)	(721,382)	**(799,372)**	(77,990)	(10.81%)	▼
Acquisition of infrastructure		(2,221,789)	(133,406)	**(34,415)**	98,991	74.20%	▲
Payments for financial assets at amortised cost - self supporting loans		(23,659)	0	**0**	0	0.00%	
		(5,776,010)	**(854,788)**	**(833,787)**	**21,001**	2.46%	
Amount attributable to investing activities		**(2,859,521)**	**(803,803)**	**(160,359)**	**643,444**	80.05%	
FINANCING ACTIVITIES							
Inflows from financing activities							
Leases liabilities recognised		57,511	0	**0**	0	0.00%	
Transfer from reserves		1,597,475	0	**0**	0	0.00%	
		1,654,986	**0**	**0**	**0**	0.00%	
Outflows from financing activities							
Payments for principal portion of lease liabilities		(11,239)	0	**0**	0	0.00%	
Repayment of borrowings		(311,328)	0	**0**	0	0.00%	
Transfer to reserves		(2,230,147)	0	**(504)**	(504)	0.00%	
		(2,552,714)	**0**	**(504)**	**(504)**	0.00%	
Amount attributable to financing activities		**(897,728)**	**0**	**(504)**	**(504)**	0.00%	
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year	2(a)	3,388,628	3,388,628	**5,553,755**	2,165,127	63.89%	▲
Amount attributable to operating activities		368,621	6,227,945	**5,918,574**	(309,371)	(4.97%)	
Amount attributable to investing activities		(2,859,521)	(803,803)	**(160,359)**	643,444	80.05%	▲
Amount attributable to financing activities		(897,728)	0	**(504)**	(504)	0.00%	
Surplus or deficit after imposition of general rates		**(0)**	**8,812,770**	**11,311,467**	**2,498,697**	28.35%	▲

KEY INFORMATION

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

▲ Indicates a variance with a positive impact on the financial position.

▼ Indicates a variance with a negative impact on the financial position.

Refer to Note 3 for an explanation of the reasons for the variance.

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

SHIRE OF KATANNING
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 JULY 2026

	Actual 30 June 2026	Actual as at 31 July 2026
	$	$
CURRENT ASSETS		
Cash and cash equivalents	15,559,140	14,351,098
Trade and other receivables	1,780,420	8,481,340
Other financial assets	23,659	23,659
Inventories	11,247	12,651
TOTAL CURRENT ASSETS	17,374,466	22,889,737
NON-CURRENT ASSETS		
Trade and other receivables	356,964	356,964
Other financial assets	427,098	427,098
Property, plant and equipment	61,746,410	62,279,648
Infrastructure	206,275,096	205,798,925
Right-of-use assets	2,120	2,120
TOTAL NON-CURRENT ASSETS	268,807,688	268,864,755
TOTAL ASSETS	286,182,154	291,754,492
CURRENT LIABILITIES		
Trade and other payables	659,449	731,460
Contract liabilities	417,648	99,273
Capital grant/contributions liabilities	967,278	970,697
Lease liabilities	878	878
Borrowings	311,327	311,327
Employee related provisions	616,999	616,999
Other provisions	1,499,175	1,498,890
TOTAL CURRENT LIABILITIES	4,472,754	4,229,524
NON-CURRENT LIABILITIES		
Borrowings	2,393,073	2,393,073
Employee related provisions	113,656	113,656
Other provisions	568,112	568,112
TOTAL NON-CURRENT LIABILITIES	3,074,841	3,074,841
TOTAL LIABILITIES	7,547,595	7,304,365
NET ASSETS	**278,634,559**	**284,450,127**
EQUITY		
Retained surplus	83,122,611	88,937,676
Reserve accounts	9,752,677	9,753,180
Revaluation surplus	185,759,271	185,759,271
TOTAL EQUITY	**278,634,559**	**284,450,127**

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

1 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES

BASIS OF PREPARATION

This prescribed financial report has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements
Section 6.4(2) of the Local Government Act 1995 read with the *Local Government (Financial Management) Regulations 1996,* prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

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.

Local Government (Financial Management) Regulations 1996, regulation 34 prescribes contents of the financial report. Supplementary information does not form part of the financial report.

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.

PREPARATION TIMING AND REVIEW
Date prepared: All known transactions up to 17 August 2026

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.

MATERIAL ACCOUNTING POLICES
Material accounting policies utilised in the preparation of these statements are as described within the 2026-27 Annual Budget. Please refer to the adopted budget document for details of these policies.

Critical accounting estimates and judgements
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 that are not readily apparent from other sources. Actual results may differ from these estimates.

As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the financial report.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:
- Fair value measurement of assets carried at reportable value including:
  - Property, plant and equipment
  - Infrastructure
- Impairment losses of non-financial assets
- Expected credit losses on financial assets
- Measurement of employee benefits
- Measurement of provisions
- Estimation uncertainties and judgements made in relation to lease accounting

2 NET CURRENT ASSETS INFORMATION

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

	Note	Adopted Budget Opening 1 July 2026	Actual as at 30 June 2026	Actual as at 31 July 2026
Current assets		$	$	$
Cash and cash equivalents		12,253,736	15,559,140	14,351,098
Trade and other receivables		1,060,000	1,780,420	8,481,340
Other financial assets		23,659	23,659	23,659
Inventories		9,500	11,247	12,651
Contract assets		0	0	20,989
		13,346,895	17,374,466	22,889,737
Less: current liabilities				
Trade and other payables		(902,000)	(659,449)	(731,460)
Other liabilities		(2,060,000)	(1,384,926)	(1,069,970)
Lease liabilities		(46,272)	(878)	(878)
Borrowings		(287,669)	(311,327)	(311,327)
Employee related provisions		(500,000)	(616,999)	(616,999)
Other provisions		(1,704,885)	(1,499,175)	(1,498,890)
		(5,500,826)	(4,472,754)	(4,229,524)
Net current assets		**7,846,069**	**12,901,712**	**18,660,213**
Less: Total adjustments to net current assets	2(b)	(7,846,069)	(7,347,957)	(7,348,746)
Closing funding surplus / (deficit)		**0**	**5,553,755**	**11,311,467**

(b) Current assets and liabilities excluded from budgeted deficiency

	Note	Adopted Budget Opening 1 July 2026	Actual as at 30 June 2026	Actual as at 31 July 2026
Adjustments to net current assets				
Less: Reserve accounts		(10,385,759)	(9,752,677)	(9,753,181)
Less: Financial assets at amortised cost - self supporting loans		0	(23,659)	(23,659)
Less: Current assets not expected to be received at end of year		0	0	0
Add: Current liabilities not expected to be cleared at the end of the year		0	0	0
- Current portion of lease liabilities		47,136	878	878
- Current portion of borrowings		287,669	311,327	311,327
- Current portion of other provisions held in reserve-Amherst		1,704,885	1,499,175	1,498,890
- Current portion of employee benefit provisions held in reserve		500,000	616,999	616,999
Total adjustments to net current assets	2(a)	**(7,846,069)**	**(7,347,957)**	**(7,348,746)**

(c) Non-cash amounts excluded from operating activities

	Adopted Budget Estimates 30 June 2027	YTD Budget Estimates 31 July 2026	YTD Actual 31 July 2026
	$	$	$
Adjustments to operating activities			
Less: Profit on asset disposals	(164,068)	(13,672)	0
Less: Movement in liabilities associated with restricted cash - Amherst	200,000	0	(285)
Add: Depreciation	9,389,990	782,482	776,719
Total non-cash amounts excluded from operating activities	**9,425,922**	**768,810**	**776,434**

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 local governments' operational cycle.

SHIRE OF KATANNING
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2026

3 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.
The material variance adopted by Council for the 2026-27 year is $10,000 and 10.00% whichever is the greater.

REFER TO AGENDA ITEM FOR EXPLANATIONS

Description	Var. $	Var. %	
	$	%	
Revenue from operating activities			
Grants, subsidies and contributions	(85,934)	(44.06%)	▼
Fees and charges	(220,766)	(17.07%)	▼
Interest revenue	11,407	54.27%	▲
Other revenue	17,267	61.60%	▲
Profit on asset disposals	(13,672)	(100.00%)	▼
Expenditure from operating activities			
Employee costs	(130,743)	(24.66%)	▼
Materials and contracts	121,848	34.27%	▲
Utility charges	10,626	15.77%	▲
Finance costs	14,397	1367.24%	▲
Insurance	(60,403)	(43.85%)	▼
Other expenditure	20,721	46.46%	▲
Inflows from investing activities			
Proceeds from capital grants, subsidies and contributions	622,443	1220.84%	▲
Outflows from investing activities			
Acquisition of property, plant and equipment	(77,990)	(10.81%)	▼
Acquisition of infrastructure	98,991	74.20%	▲
Surplus or deficit at the start of the financial year	2,165,127	63.89%	▲
Surplus or deficit after imposition of general rates	2,498,697	28.35%	▲

SHIRE OF KATANNING

SUPPLEMENTARY INFORMATION

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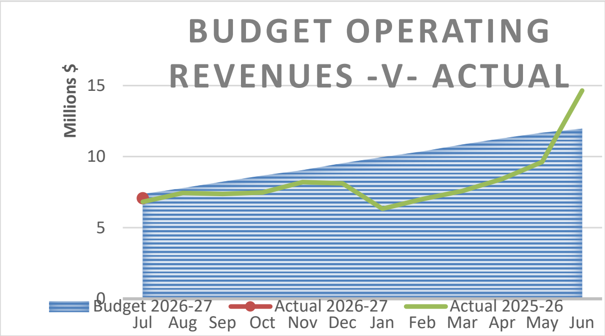
BASIS OF PREPARATION - SUPPLEMENTARY INFORMATION

Supplementary information is presented for information purposes. The information does not comply with the disclosure requirements of the Australian Accounting Standards.

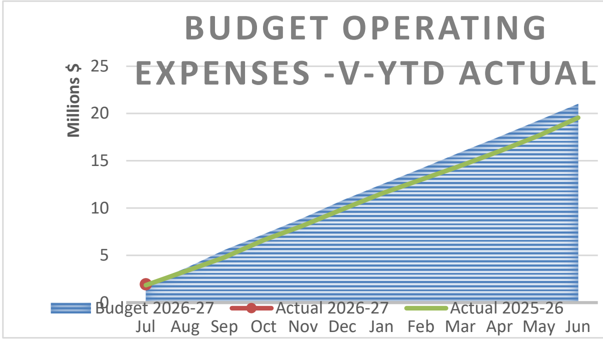
1 KEY INFORMATION - GRAPHICAL

OPERATING ACTIVITIES

OPERATING REVENUE

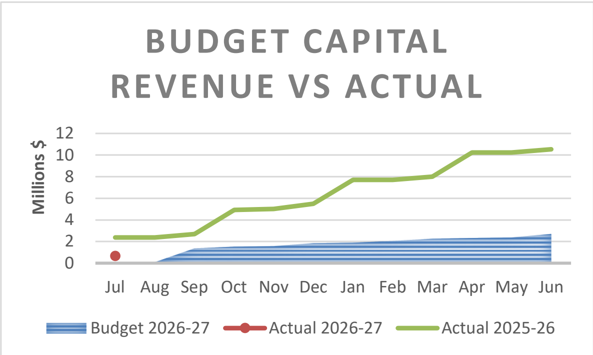


OPERATING EXPENSES

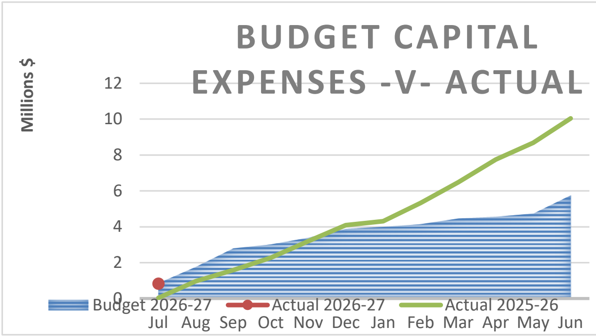


INVESTING ACTIVITIES

CAPITAL REVENUE

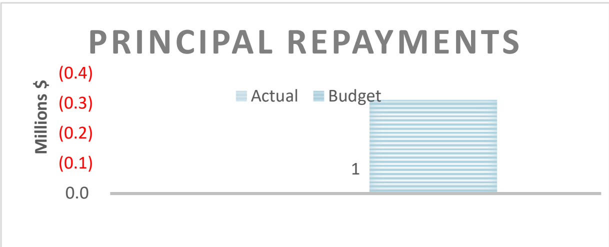


CAPITAL EXPENSES

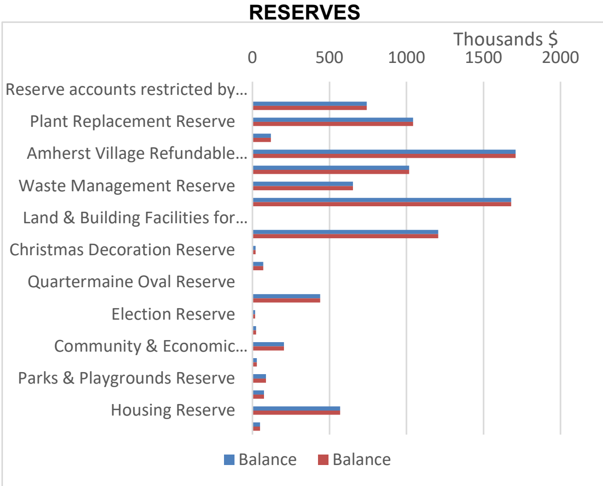


FINANCING ACTIVITIES

BORROWINGS



RESERVES



2 CASH AND FINANCIAL ASSETS AT AMORTISED COST

Description	Classification	Unrestricted	Reserve Accounts	Total	Trust	Institution	Interest Rate	Maturity Date
		$	$	$	$			
Cash at Bank	Cash and cash equivalents	3,627,725	0	3,627,725		CBA	0.25%	At call
Term Deposit - Muni	Cash and cash equivalents	970,697	0	970,697		WATC	3.61%	
At-Call (CBA) - Reserves	Cash and cash equivalents	0	2,752,676	2,752,676		CBA	0.25%	At call
Term Deposit - Reserves	Cash and cash equivalents	0	7,000,000	7,000,000		CBA	4.04%	20/10/2026
Total		**4,598,422**	**9,752,676**	**14,351,098**	**0**			
Comprising								
Cash and cash equivalents		4,598,422	9,752,676	14,351,098	0			
		4,598,422	**9,752,676**	**14,351,098**	**0**			

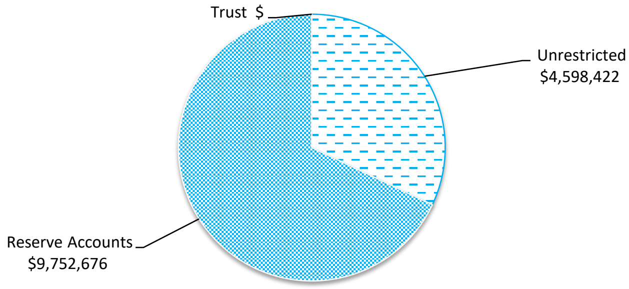
KEY INFORMATION

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 7 - Other assets.



3 RESERVE ACCOUNTS

Reserve account name	Budget Opening Balance	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance	Actual Opening Balance	Actual Transfers In (+)	Actual Transfers Out (-)	Actual Closing Balance
	$	$	$	$	$	$	$	$
Reserve accounts restricted by Council								
Leave reserve	742,154	23,390	(100,000)	665,544	742,237	46	0	742,283
Plant Replacement Reserve	1,034,335	272,478	0	1,306,813	1,042,517	65	0	1,042,582
Amherst Village Building Maintenance Reserve	119,782	3,775	(60,000)	63,557	119,237	7	0	119,244
Amherst Village Refundable Deposit Reserve	1,729,717	200,000	(150,000)	1,779,717	1,708,685	0	0	1,708,685
Old Saleyards Reserve	1,015,865	32,017	(250,000)	797,882	1,017,637	64	0	1,017,701
Waste Management Reserve	649,414	195,467	0	844,881	651,807	41	0	651,848
Land & Building Reserve	1,681,508	305,414	(747,899)	1,239,023	1,679,808	105	0	1,679,913
Land & Building Facilities for Seniors Reserve	0	0	0	0	0	0	0	0
Regional Sheep Saleyards Reserve	1,200,848	67,943	(140,000)	1,128,791	1,206,492	76	0	1,206,568
Christmas Decoration Reserve	21,094	665	0	21,759	20,424	1	0	20,425
GRV Revaluation Reserve	69,122	2,178	0	71,300	69,549	4	0	69,553
Quartermaine Oval Reserve	580	0	0	580	581	0	0	581
KLC Facilities Reserve	437,523	148,307	(98,000)	487,830	439,428	28	0	439,456
Election Reserve	17,997	10,567	0	28,564	17,663	1	0	17,664
Library Building Reserve	22,956	723	0	23,679	23,003	1	0	23,004
Community & Economic Development Reserve	204,543	306,446	0	510,989	204,246	13	0	204,259
Lake Ewlyamartup Facilities Reserve	28,710	905	0	29,615	28,769	2	0	28,771
Parks & Playgrounds Reserve	86,817	2,736	0	89,553	86,993	5	0	86,998
Katanning Aquatic Centre Reserve	74,146	152,337	0	226,483	75,010	5	0	75,015
Housing Reserve	565,976	131,698	0	697,674	568,591	36	0	568,627
ERP System Upgrade Reserve	50,000	151,576	(51,576)	150,000	50,000	3	0	50,003
Early Childhood Hub Reserve	0	171,525	0	171,525	0	0	0	0
Clive Street Reserve	0	50,000	0	50,000	0	0	0	0
	9,753,087	**2,230,147**	**(1,597,475)**	**10,385,759**	**9,752,677**	**504**	**0**	**9,753,181**

4 CAPITAL ACQUISITIONS

Capital acquisitions	Adopted Budget	YTD Budget	YTD Actual	YTD Variance
	$	$	$	$
Buildings - specialised	2,283,715	674,727	774,106	99,379
Plant and equipment	666,100	0	0	0
Motor Vehicles	57,511	0	0	0
Equipment	342,236	16,500	25,266	8,766
Artwork & sculptures	181,000	30,155	0	(30,155)
Acquisition of property, plant and equipment	**3,530,562**	**721,382**	**799,372**	**77,990**
Infrastructure - roads	1,270,489	133,406	33,415	(99,991)
Infrastructure - footpaths	163,000	0	0	0
Infrastructure - Parks and ovals	0	0	1,000	1,000
Infrastructure - Other	788,300	0	0	0
Acquisition of infrastructure	**2,221,789**	**133,406**	**34,415**	**(98,991)**
Total capital acquisitions	**5,752,351**	**854,788**	**833,787**	**(21,001)**
Capital Acquisitions Funded By:				
Capital grants and contributions	2,697,830	50,985	673,428	622,443
Lease liabilities	57,511	0	0	0
Other (disposals & C/Fwd)	195,000	0	0	0
Reserve accounts				
Leave reserve	100,000	0	0	0
Amherst Village Building Maintenance Reserve	60,000	0	0	0
Amherst Village Refundable Deposit Reserve	150,000	0	0	0
Old Saleyards Reserve	250,000	0	0	0
Land & Building Reserve	747,899	0	0	0
Regional Sheep Saleyards Reserve	140,000		0	0
KLC Facilities Reserve	98,000	0	0	0
ERP System Upgrade Reserve	51,576		0	0
Contribution - operations	1,204,535	803,803	160,358	(643,445)
Capital funding total	**5,752,351**	**854,788**	**833,787**	**(21,001)**

KEY INFORMATION

Initial recognition

An item of property, plant and equipment or infrastructure that qualifies for recognition as an asset is measured at its cost.

Upon initial recognition, cost is determined as the amount paid (or other consideration given) to acquire the assets, plus costs incidental to the 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. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

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 *Local Government (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.

Individual assets that are land, buildings and infrastructure acquired between scheduled revaluation dates of the asset class in accordance with the Shire's revaluation policy, are recognised at cost and disclosed as being at reportable value.

Measurement after recognition

Plant and equipment including furniture and equipment and right-of-use assets (other than vested improvements) are measured using the cost model as required under *Local Government (Financial Management) Regulation 17A(2).* Assets held under the cost model are carried at cost less accumulated depreciation and any impairment losses being their reportable value.

Reportable Value

In accordance with *Local Government (Financial Management) Regulation 17A(2),* the carrying amount of non-financial assets that are land and buildings classified as property, plant and equipment, investment properties, infrastructure or vested improvements that the local government controls.

Reportable value is for the purpose of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date minus (to the extent applicable) the accumulated depreciation and any accumulated impairment losses in respect of the non-financial asset subsequent to its last valuation date.

4 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

Capital expenditure total - Level of completion indicators

Level of completion indicators

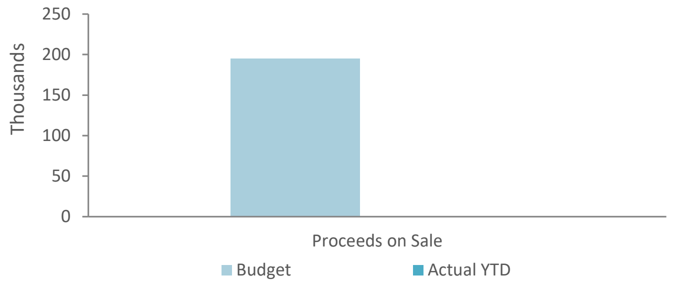
- 0%
- 20%
- 40%
- 60%
- 80%
- 100%
- Over 100%

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

	Account Description	Adopted Budget	YTD Budget	YTD Actual	Variance (Under)/Over
		$	$	$	$
2676	Noongar Story Public Artwork	181,000	30,155	0	30,155
C850	Pound Upgrades	15,000	1,250	0	1,250
1996	Katanning BFB Crossover	25,000	0	0	0
2659	Early Childhood Hub Development	1,800,461	594,152	765,509	(171,357)
2154	Amherst Village building improvements	60,000	0	0	0
C328	Library - new carpet and photocopier	37,000	0	0	0
8875	KLC- 24hr Gym design	50,000	0	0	0
C325	KLC - New Carpet and Sound system - pionieer room	58,254	0	0	0
CC19	Top Oval Upgrades	98,000	32,663	4,769	27,894
C990	Saleyard Loading Ramps repairs	140,000	46,662	0	46,662
2401	ERP system upgrade	201,550	0	0	0
2407	Council Chamber AV upgrade	50,000	16,500	25,266	(8,766)
1994	CCTV Upgrades	90,686	0	0	0
1999	CESM Vehicle (lease)	57,511	0	0	0
C851	Airport Runway Project	750,000	0	0	0
OI108	Standpipe Controller upgrade	38,300	0	0	0
C853	Footpath Upgrades	100,000	0	0	0
C852	Bokarup Street Footpath	63,000	0	0	0
C403	Cemetery Upgrade	0	0	3,828	(3,828)
PA02	BMX Track Upgrade	0	0	1,000	(1,000)
4954	**Plant - At Cost - Plant Purchases**				
AC101	New Utility Vehicle - Depot (Replace P864)	55,000	0	0	0
AC102	New Utility Vehicle Klc To Replace P849	55,000	0	0	0
AC104	New Utility Vehicle Works Manager To Replace P873	57,500	0	0	0
AC105	New Utility Vehicle To Replace P817	70,000	0	0	0
AC106	New Utility Construction To Repalce P854	55,000	0	0	0
AC107	New Mower General	10,000	0	0	0
AC108	New Towed Mower Klc	24,000	0	0	0
AC109	New 3 Axle Semi Trailer To Replace P737	130,000	0	0	0
AC110	New Tractor With Front End Loader To Replace P777	94,600	0	0	0
AC111	New Flail Mower	40,000	0	0	0
AC100	Minor Plant Purchases 26/27 Over $5000	50,000	0	0	0
AC115	Sweeper Machine - Saleyards	25,000	0	0	0
4460	**Infrastructure Roads - At Cost - Roads**				
C829	RRG Clive Street 0.12-0.46 reseal	110,000	9,166	0	9,166
C830	RRG Katanning-Dumbleyung Road 0.21-5.6 reseal	350,000	29,166	0	29,166
C835	R2R Langaweira Road resheet	152,990	40,291	15,534	24,757
C831	R2R Scotchman Road resheet 0-4	210,000	17,498	5,455	12,043
C832	R2R Beaufort Street reseal 0.59-0.83 and 0.97-1.635	127,500	10,625	0	10,625
C833	R2R Police Pools Road Floodway 2.92-3.04 repair/seal	250,000	20,830	12,426	8,404
C834	Coomelberrup Road upgrade	60,000	4,997	0	4,997
C097	Conroy St Roundabout upgrade	10,000	833	0	833
		5,752,351	**854,788**	**833,787**	**21,001**

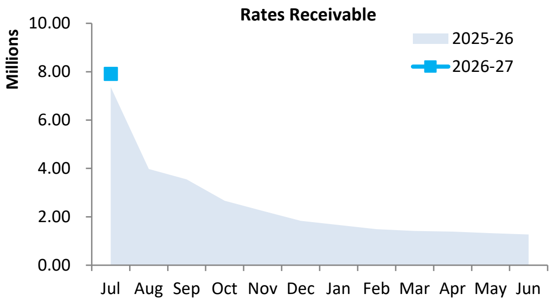
5 DISPOSAL OF ASSETS

Asset Ref.	Asset description	Budget Net Book Value	Budget Proceeds	Budget Profit	Budget (Loss)	YTD Actual Net Book Value	YTD Actual Proceeds	YTD Actual Profit	YTD Actual (Loss)
		$	$	$	$	$	$	$	$
	Plant and equipment								
	Plant & Equipment	30,932	195,000	164,068	0	0	0	0	0
		30,932	**195,000**	**164,068**	**0**	**0**	**0**	**0**	**0**



6 RECEIVABLES

Rates receivable	30 Jun 2026	31 Jul 2026
	$	$
Opening arrears previous year	940,853	1,296,939
Levied this year	5,016,765	7,025,957
Less - collections to date	(4,660,679)	(422,267)
Gross rates collectable	**1,296,939**	**7,900,629**
Allowance for impairment of rates receivable	(362,262)	(34,074)
Net rates collectable	**934,677**	**7,866,555**
% Collected	78.2%	5.1%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$	$
Receivables - general	(63,851)	477,187	25,229	685	26,445	465,695
Percentage	(13.7%)	102.5%	5.4%	0.1%	5.7%	
Balance per trial balance						
Trade receivables	(63,851)	477,187	25,229	685	26,445	465,695
GST receivable	149,090	0	0	0	0	149,090
Total receivables general outstanding						**614,785**

Amounts shown above include GST (where applicable)

KEY INFORMATION

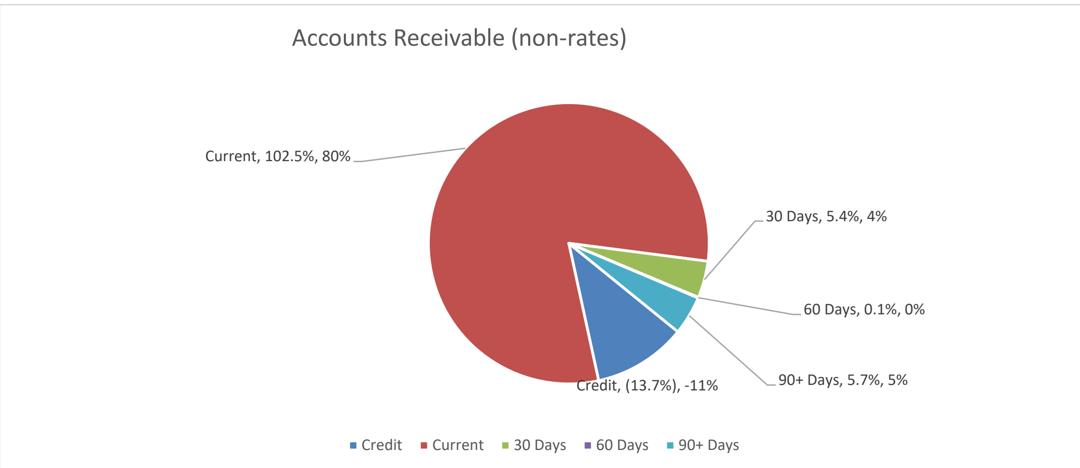
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

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.



7 OTHER CURRENT ASSETS

Other current assets	Opening Balance 1 July 2026	Asset Increase	Asset Reduction	Closing Balance 31 July 2026
	$	$	$	$
Other financial assets at amortised cost				
Financial assets at amortised cost - self supporting loans	23,659	0	0	23,659
Inventory				
Fuel	11,247	0	1,404	12,651
Contract assets				
Contract assets	0	20,989	0	20,989
Total other current assets	**34,906**	**20,989**	**1,404**	**57,299**

Amounts shown above include GST (where applicable)

KEY INFORMATION

Other financial assets at amortised cost

The Shire 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.

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.

Contract assets

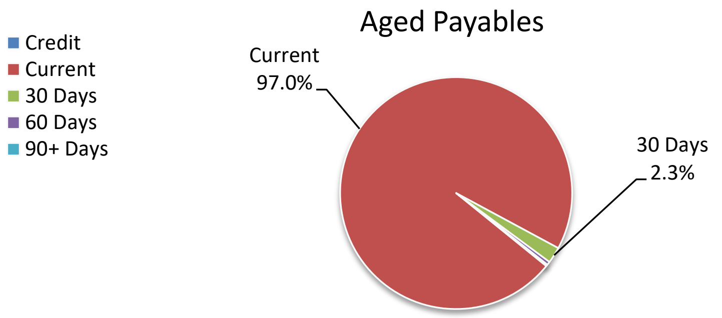
A contract asset is the right to consideration in exchange for goods or services the entity has transferred to a customer when that right is conditioned on something other than the passage of time.

8 PAYABLES

Payables - general	**Credit**	**Current**	**30 Days**	**60 Days**	**90+ Days**	**Total**
	$	**$**	**$**	**$**	**$**	**$**
Payables - general	0	190,904	4,444	930	460	196,738
Percentage	0.0%	97.0%	2.3%	0.5%	0.2%	
Balance per trial balance						
Sundry creditors	0	190,904	4,444	930	460	196,738
ATO liabilities	0	36,128	0	0	0	36,128
Rates paid in advance	0	0	0	0	62,313	62,313
Bonds & deposits	0	0	0	0	29,182	29,182
Other payables [describe]						305,245
Total payables general outstanding						**731,460**

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.



9 BORROWINGS

Repayments - borrowings

Information on borrowings			New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	Loan No.	1 July 2026	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		$	$	$	$	$	$	$	$	$
New Administration Building *Repayments due November & May*	158	1,717,759	0	0	0	(115,400)	1,717,759	1,602,359	10,643	(64,189)
Aged & Key Worker Housing *Repayments Due November & May*	159	465,667	0	0	0	(46,341)	465,667	419,326	929	(5,952)
Plant - Watercart *Repayments due November & May*	160	78,328	0	0	0	(17,143)	78,328	61,185	104	(644)
Plant - Grader *Repayments Due November & May*	161	115,189	0	0	0	(25,210)	115,189	89,979	152	(947)
Plant - Road Sweeper *Repayments Due November, May, February & August*	163	77,837	0	0	0	(43,877)	77,837	33,960	344	(2,225)
Plant - Truck *Repayments Due November, May, February & August*	164	70,424	0	0	0	(39,698)	70,424	30,726	312	(2,013)
		2,525,204	0	0	0	(287,669)	2,525,204	2,237,535	12,483	(75,970)
Self supporting loans										
Katanning Country Club Repayments Due November, February, May & August		179,194	0	0	0	(23,659)	179,194	155,535	861	(6,693)
		179,194	0	0	0	(23,659)	179,194	155,535	861	(6,693)
Total		**2,704,398**	**0**	**0**	**0**	**(311,328)**	**2,704,398**	**2,393,070**	**13,344**	**(82,663)**
Current borrowings		311,328					311,327			
Non-current borrowings		2,393,070					2,393,071			
		2,704,398					**2,704,398**			

All debenture repayments were financed by general purpose revenue.
Self supporting loans are financed by repayments from third parties.

KEY INFORMATION

The Shire has elected to recognise borrowing costs as an expense when incurred regardless of how the borrowings are applied.

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.

10 LEASE LIABILITIES

Movement in carrying amounts

Information on leases			New Leases		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	Lease No.	1 July 2026	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		$	$	$	$	$	$	$	$	$
TBA - CESM Vehicle	tba	0	0	57,511	0	(11,239)	0	46,272	0	(1,941)
Total		**0**	**0**	**57,511**	**0**	**(11,239)**	**0**	**46,272**	**0**	**(1,941)**
Current lease liabilities		878					878			
		878					**878**			

All lease repayments were financed by general purpose revenue.

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

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

11 OTHER CURRENT LIABILITIES

Other current liabilities	Note	Opening Balance 1 July 2026	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance 31 July 2026
		$	$	$	$	$
Other liabilities						
Contract liabilities		417,648	0	0	(318,375)	99,273
Capital grant/contributions liabilities		967,278	3,419	0	0	970,697
Total other liabilities		1,384,926	3,419	0	(318,375)	1,069,970
Employee Related Provisions						
Provision for annual leave		377,902	0	0	0	377,902
Provision for long service leave		239,097	0	0	0	239,097
Total Provisions		616,999	0	0	0	616,999
Other Provisions						
Amherst Refundable Deposits		1,499,175	(285)	0	0	1,498,890
Total Other Provisions		1,499,175	(285)	0	0	1,498,890
Total other current liabilities		**3,501,100**	**3,134**	**0**	**(318,375)**	**3,185,859**

Amounts shown above include GST (where applicable)

A breakdown of contract liabilities and associated movements is provided on the following pages at Note 12 and 13

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 probable that an outflow of economic benefits will result and that outflow can be reliably measured.
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.

12 GRANTS, SUBSIDIES AND CONTRIBUTIONS

	Unspent grant, subsidies and contributions liability					Grants, subsidies and contributions revenue		
Provider	Liability 1 July 2026	Increase in Liability	Decrease in Liability (As revenue)	Liability 31 Jul 2026	Current Liability 31 Jul 2026	Adopted Budget Revenue	YTD Budget	YTD Revenue Actual
	$	$	$	$	$	$	$	$
Grants and subsidies								
Governance	0	0	0	0	0	14,000	1,167	0
General purpose funding	0	0	0	0	0	1,773,706	147,808	0
Law, order, public safety	0	0	0	0	0	178,350	14,862	83,470
Education and welfare	0	0	0	0	0	60,156	5,011	14,411
Recreation and culture	0	0	0	0	0	11,000	83	0
Transport	0	0	0	0	0	313,352	26,112	11,228
	0	**0**	**0**	**0**	**0**	**2,350,564**	**195,043**	**109,109**
Contributions								
Financial Assistance Grants	0	0	0	0	0	1,653,706	137,808	0
Commissions & Contributions (TPL)	0	0	0	0	0	120,000	10,000	11,228
Debt Collection Legal Expenses Reimbursement (GP	0	0	0	0	0	120,000	10,000	0
KLC Donations Income	0	0	0	0	0	10,000	0	0
BFB LGGS Income	0	0	0	0	0	52,850	4,404	13,213
CESM Contributions & Reimbursements	0	0	0	0	0	125,500	10,458	70,258
Every Club Grant Scheme 2022-2025	7,678	0	0	7,678	0	0	0	0
Youth Activities Grant Income (CDOW)	0	0	0	0	0	38,156	3,179	11,411
National Youth Week Grant Income (CDOW)	0	0	0	0	0	3,000	250	0
Cultural Awareness	5,000	0	0	5,000	0	0	0	0
Lotterywest - Community Capacity Building	17,255	0	0	17,255	0	0	0	0
Harmony Festival Grant Income (CDOW)	0	0	0	0	0	17,000	1,416	3,000
Regional Council Income	0	0	0	0	0	14,000	1,167	0
Direct Road Grant (MRBD)	0	0	0	0	0	193,352	16,112	0
Naidoc Week	0	0	0	0	0	2,000	166	0
Kidsport	0	0	0	0	0	1,000	83	0
	29,933	**0**	**0**	**29,933**	**0**	**2,350,564**	**195,043**	**109,109**
TOTALS	**29,933**	**0**	**0**	**29,933**	**0**	**2,350,564**	**195,043**	**109,109**

13 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

	Capital grant/contribution liabilities					Capital grants, subsidies and contributions revenue		
Provider	**Liability 1 July 2026**	**Increase in Liability**	**Decrease in Liability (As revenue)**	**Liability 31 Jul 2026**	**Current Liability 31 Jul 2026**	**Adopted Budget Revenue**	**YTD Budget**	**YTD Revenue Actual**
	$	**$**	**$**	**$**	**$**	**$**	**$**	**$**
Capital grants and subsidies								
Governance	0	0	0	0	0	1,039,504	0	318,375
Law, order, public safety	0	0	0	0	0	40,686	0	0
Transport	0	0	0	0	0	1,617,640	50,985	355,054
	0	**0**	**0**	**0**	**0**	**2,697,830**	**50,985**	**673,428**
Capital contributions								
Regional Road Group Grant	0	0	0	0	0	306,664	0	334,065
Roads to Recovery Funding	0	0	0	0	0	699,159	0	20,989
CCTV Grant LGIRS	0	0	0	0		40,686	0	0
DFES Grant for BFB Shed upgrade	1,840	0	0	1,840	0	0	0	0
Early Childhood Hub Grant Funds	318,375	0	(318,375)	0	0	1,039,504	0	318,375
Airport Runway Grants 25/26	67,500	0	0	67,500	0	611,817	50,985	0
	387,715	**0**	**(318,375)**	**69,340**	**0**	**2,697,830**	**50,985**	**673,428**
TOTALS	**387,715**	**0**	**(318,375)**	**69,340**	**0**	**2,697,830**	**50,985**	**673,428**

Local Planning Scheme No.5

Amendment No.3

- **Amending Parts of the Local Planning Scheme No.5 text; and**
- **Amending zone and reserve classifications for some properties and areas (mapping changes)**

Contents

Form 2A

Planning and Development Act 2005

RESOLUTION TO ADOPT AMENDMENT

TO LOCAL PLANNING SCHEME

Shire of Katanning Local Planning Scheme No.5

AMENDMENT NO.3

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

<u>SCHEME TEXT</u>

1) Amending the Scheme text, as per the modifications summarised below and defined by the Attachment 1-Katanning 5 Amd3, Proposed Scheme Text:

a) Part 1 Preliminary

i. Alignment with the Model Scheme Template
Where appropriate, set out the Scheme title, responsible authority for implementing the Scheme, definitions used in the Scheme, Scheme area, contents, purpose, aims and relationship to other Schemes and laws.

b) Part 2 Reserves

i. Alignment with the Model Scheme Template
Where appropriate, set out the reserves which apply in the Scheme area and related provisions.

ii. Inclusion of new reserve classifications.

c) Part 3 Zones and the use of land

i. Alignment with the Model Scheme Template
Where appropriate, set out the zones which apply in the Scheme area and the uses which may require approval or may be prohibited.

ii. Delete zone classifications (e.g. Industrial Development and Enterprise) and introduce new zone classifications (e.g. Tourism).

iii. Where appropriate, modify objectives for zone classifications.

iv. Modify the zoning table to comply with the model definitions defined in the *Planning and Development (Local Planning Schemes) Regulations 2015*. New zone classifications and land uses added. Land use permissibility's modified where appropriate.

v. Modify ‘Additional Uses’ and delete ‘Special Use’ zone classification for areas currently identified and replace with other zone classifications, which reflect current and intended uses.

d) Part 4 General development requirements

i. Alignment with the Model Scheme Template
Where appropriate, set out the general planning requirements which apply to land use and development within the Scheme area.

ii. Modification of R-Codes – include provisions for outbuildings and ancillary dwellings.

iii. Modify and include additional development standards.

e) Part 5 Special control areas

i. Alignment with the Model Scheme Template
Where appropriate, set out provisions which may apply in addition to the zone requirements and generally for landscape, environmental, built form, and land and site management issues.

ii. Include new special control area (inundation areas).

f) Part 6 Terms referred to in Scheme

i. Alignment with the Model Scheme Template
Where appropriate, list the general definitions and terms used in the Scheme.

g) Schedule A - Supplemental provisions to the deemed provisions

i. This Schedule has been included for proposed additional provisions to the deemed provisions- exempted works and land use.

h) The following schedules have been included in the scheme

i. Schedule 1-Additional requirements that apply to land covered by a structure plan or local development plan

ii. Schedule 2- Special control areas in scheme area

iii. Schedule 3- Signs/advertisements for which development approval is not required

SCHEME MAPPING

2) Amend the Scheme mapping, as per the modifications identified in the:

- **Attachment 2-Katanning5 Amd3, Proposed Maps1-3**
- **Attachment 3-Katanning5 Amd3, Proposed Maps 4-9**

AMENDMENT TYPE

3) The Amendment is ‘complex’ under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* as it includes amendments not addressed by the Shire’s local planning strategy.

STRUCTURE PLANNING

4) **Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the amendment to the above Local Planning Scheme affects the following structure plan(s):**

   a) **Area No.1-Piesse Lake**
   b) **Area No.5-O'Callaghan Park**

   Upon the amendment taking effect, the structure plan areas 1 and 5 are to be revoked.

Dated this________________day of_________________________________2025

______________________   ___________________

Chief Executive Officer   **Date**

Amendment No.3 – Scheme Report

Introduction

Scheme Amendment No. 3 seeks to amend the Parts 1-6 and Schedules contained in the Shire of Katanning's Local Planning Scheme No. 5 (LPS5) Scheme text and zone and reserve classification for properties identified in the Scheme maps.

The amendment serves to modernise LPS5, ensuring it remains "fit for purpose" and aligns with updated State legislation and the State's Model Scheme for layout and formatting.

The Scheme Amendment No.3 has been classified as a **'complex'** amendment under the *Planning and Development (Local Planning Schemes) Regulations 2015*, as it includes amendments not addressed by the Shire's local planning strategy.

Background

The LPS5 was published in the Government Gazette 9 February 2018.

The LPS5 incorporates the Scheme text and Scheme maps and guides development within the Shire of Katanning.

Following the gazettal of the LPS5 in 2018, further refinement is required to align with updates undertaken to State legislation and for compliance with the State's Model Scheme for layout and formatting (e.g. the Scheme's land use definitions need updating).

The current Scheme number 5 operates with some difficulties including:

- Lack of provisions (E.g. car parking standards, advertising standards and development exemptions)
- Overly prohibitive provisions, especially in relation to provisions for the 'Enterprise' zone.....i.e. Where a lot is situated within the 'Enterprise' zone, a person may only develop or establish a light industry, subject to a dwelling being erected and forming an integral component of the development
- Land-use classifications inconsistent with Regs
- Property zone or reserve classifications not in-keeping with current or intended land-use

Proposal

Amending the Scheme text and mapping is expected to ensure the effective ongoing implementation of land use and development, consistent with the State's legislative format and policy standards.

The process to undertake changes to the Scheme text and mapping is via:

1. An updated Scheme text document; and
2. Documents outlining zoning and reserve changes for specific properties and areas.

The updated Scheme text document and mapping changes are provided as attachments to this report document.

Due to the large number of text amendments and the transfer of text throughout the Scheme document, it was agreed that an updated Scheme text document is developed, to distinguish changes from the current Scheme text.

Key Scheme text changes include:

- Updating the zoning table to comply with the 'Model' scheme
- Adding three Additional use sites to recognise and ensure conforming uses
  - Service station in tourism zone (Lot 6 Cornwall St)
  - Trade supplies in tourism zone (Lot 148 Cornwell Street)
  - Warehouse/storage in residential zone (Lots 391 and 392 Dore Street)
- Modifying the 'general development requirements'
- Deleting the 'Industrial Development' zone. Transferring properties zoned 'Industrial Development', to a zone that better reflects current or proposed use. In the case of the recently approved workforce accommodation site (Lot 101 Henry Street), this is proposed to go to the Residential zone, in which workforce accommodation is permissible. The adjoining lots on Henry Road (Lots 2809 and 9000) are proposed for light and general industry. The DPIRD Ag. Research Station site (Lot 501 Katanning Nyabing Rd) is proposed to be rezoned to rural to recognise this ongoing established use as confirmed by DPIRD. The adjoining lot to the west (Lot 3) is hard zoned as light and general industry to ensure gradual separation to nearby residential areas
- Deleting the 'Enterprise' zone. Transferring properties zoned 'Enterprise' into either light industrial or residential zones to match their underlying predominant uses. This will reinforce the separation of conflicting land uses between industrial and residential uses
- Removal of three special area 'Rural Residential' designations contained in Schedule 1. This results in the removal of the corresponding minimum 2ha lot size allowing infill development where not constrained by physical features. The remaining special provisions are to be normalised into Part 4 general provisions, cl.67 of the deemed provisions and Schedule A - exempted development works
- Modifications to the Residential Design Codes (e.g. outbuildings and ancillary dwellings)
- Including provisions for car parking
- Deleting obsolete structure plan requirements. Structure plans remain in the background as a guide
- Updating land use definitions
- Inclusion of additional conditions in Schedule A (exemptions) that ensure Development Approval assessment against specific issues/constraints ie.
  - Road and freight noise as per SPP5.4 trigger distances
  - Sensitive water resource areas as per SPP2.9 water (old sewer sensitive areas)

    - Agriculture intensive buffer trigger distances 300m
- Introducing criteria for advertisements (signage)

Key zoning and reserve (mapping) classification changes include:

- Introducing a new Special Control Area dealing with potential flood areas
- Introducing density codes for 'Commercial' areas
- Introducing new zone and reserve classifications
- Consolidating the Caravan Park site in a 'Tourism' zone with Additional uses for service station and trade supplies
- Conversion of eight 'Special Use' zone areas and adjusting use permissibility's:
    - SU1 (St Patrick's Church and Private School) – converted to 'Private Community Purpose' zone
    - SU2 (Katanning Club - Private Club and Holiday Accommodation) - converted to 'Private Community Purpose' zone
    - SU3 (Carinyah Gardens - Private Club and Recreation Residential Use) – converted to 'Private Community Purpose' zone
    - SU4 (Kobeelya - Place of Worship Educational Establishment (Private) Function Centre Boarding House, Residential Aged Care) – converted to 'Private Community Purpose' zone
    - SU5 (Katanning Country Club) – converted to 'Private Community Purpose' zone
    - SU6 (Clay Target Club) – converted to 'Private Community Purpose' zone
    - SU6 (Katanning Noongar Community Centre, Kindergarten and Child Care Centre) – converted to 'Private Community Purpose' zone
    - SU7 (WAMMCO - Abattoir, water storage, stockyards & skin-drying sheds) – converted to Rural zone
- Reserve 14400 (Lot 754 Drove Street) proposed to be reclassified from 'Enterprise' zone to a 'Public Purposes' scheme Reserve. This recognises the significant constraints over the site eg. contamination and flooding. This can be amended as needed following any necessary investigations.

The zone and reserve classification changes have been made to reflect the current land tenure and land use and to facilitate future land use and development.

Conclusion

The Scheme Amendment No.3 is proposing to further refine the LPS5, to bring in-line with State legislation and for compliance with the State's Model Scheme for layout and formatting (e.g. land-use definitions updated).

This report document is seeking the support of the Katanning Council, the Western Australian Planning Commission (WAPC), and the Minister for Planning, on the proposed:

1. Scheme text amended document (Attachment 1)
2. Scheme map amendments (Attachments 2 and 3)

The amendments serve to modernize LPS5 and to ensure the effective ongoing implementation of land use and development.

Form 6

Planning and Development Act 2005

RESOLUTION TO ADOPT AMENDMENT

TO LOCAL PLANNING SCHEME

Shire of Katanning Local Planning Scheme No.5

AMENDMENT NO.3

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

<u>SCHEME TEXT</u>

1) Amending the Scheme text, as per the modifications summarised below and defined by the Attachment 1-Katanning 5 Amd3, Proposed Scheme Text:

a) Part 1 Preliminary

i. Alignment with the Model Scheme Template
Where appropriate, set out the Scheme title, responsible authority for implementing the Scheme, definitions used in the Scheme, Scheme area, contents, purpose, aims and relationship to other Schemes and laws.

b) Part 2 Reserves

i. Alignment with the Model Scheme Template
Where appropriate, set out the reserves which apply in the Scheme area and related provisions.

ii. Inclusion of new reserve classifications.

c) Part 3 Zones and the use of land

vi. Alignment with the Model Scheme Template
Where appropriate, set out the zones which apply in the Scheme area and the uses which may require approval or may be prohibited.

vii. Delete zone classifications (e.g. Industrial Development and Enterprise) and introduce new zone classifications (e.g. Tourism).

viii. Where appropriate, modify objectives for zone classifications.

ix. Modify the zoning table to comply with the model definitions defined in the *Planning and Development (Local Planning Schemes) Regulations 2015*. New zone classifications and land uses added. Land use permissibility's modified where appropriate.

x. Modify 'Additional Uses' and delete 'Special Use' zone classification for areas currently identified and replace with other zone classifications, which reflect current and intended uses.

d) Part 4 General development requirements

iv. Alignment with the Model Scheme Template
Where appropriate, set out the general planning requirements which apply to land use and development within the Scheme area.

v. Modification of R-Codes – include provisions for outbuildings and ancillary dwellings.

vi. Modify and include additional development standards.

e) Part 5 Special control areas

iii. Alignment with the Model Scheme Template
Where appropriate, set out provisions which may apply in addition to the zone requirements and generally for landscape, environmental, built form, and land and site management issues.

iv. Include new special control area (inundation areas).

f) Part 6 Terms referred to in Scheme

ii. Alignment with the Model Scheme Template
Where appropriate, list the general definitions and terms used in the Scheme.

g) Schedule A - Supplemental provisions to the deemed provisions

ii. This Schedule has been included for proposed additional provisions to the deemed provisions- exempted works and land use.

h) The following schedules have been included in the scheme

iv. Schedule 1-Additional requirements that apply to land covered by a structure plan or local development plan

v. Schedule 2- Special control areas in scheme area

vi. Schedule 3- Signs/advertisements for which development approval is not required

<u>**SCHEME MAPPING**</u>

2) Amend the Scheme mapping, as per the modifications identified in the:

- **Attachment 2-Katanning5 Amd3, Proposed Maps1-3**
- **Attachment 3-Katanning5 Amd3, Proposed Maps 4-9**

<u>**AMENDMENT TYPE**</u>

3) The Amendment is 'complex' under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* as it includes amendments not addressed by the Shire's local planning strategy.

STRUCTURE PLANNING

4) Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the amendment to the above Local Planning Scheme affects the following structure plan(s):

a) Area No.1-Piesse Lake

b) Area No.5-O'Callaghan Park

Upon the amendment taking effect, the structure plan areas 1 and 5 are to be revoked.

COUNCIL ADOPTION FOR ADVERTISING

This Complex Amendment was adopted by resolution of the Council of the Shire of Katanning at the .... Meeting of the Council held on the .... day of....................................... 20.....

..
SHIRE PRESIDENT

..
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDED/SUBMITTED FOR APPROVAL

This Complex Amendment is recommended for approval by resolution of the Shire of Katanning at the Ordinary Meeting of the Council held on the .... day of .... 20..... and the Common Seal of the Shire of Katanning was hereunto affixed by the authority of a resolution of the Council in the presence of:

..
SHIRE PRESIDENT

..
CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDED/SUBMITTED FOR APPROVAL

..
DELEGATED UNDER S.16 OF THE PLANNING AND DEVELOPMENT ACT 2005

DATE..

APPROVAL GRANTED

..
MINISTER FOR PLANNING
S.87 OF THE PLANNING AND DEVELOPMENT ACT 2005

DATE...

Attachment 1-Katanning 5 Amd3, Proposed Scheme Text

Attachment 2-Katanning5 Amd3, Proposed Maps1-3

Attachment 3-Katanning5 Amd3, Proposed Maps 4-9

SHIRE OF KATANNING

Local Planning Scheme No. 5

As Gazetted on 30 June 2023

Department of **Planning, Lands and Heritage**

GOVERNMENT OF WESTERN AUSTRALIA

Prepared by the

Department of Planning, Lands and Heritage

Original Town Planning Scheme Gazettal

9 February 2018

SHIRE OF KATANNING

Local Planning Scheme No. 5

The Shire of Katanning under the powers conferred by the Planning and Development Act 2005 makes the following Local Planning Scheme.

Department of Planning,
Lands and Heritage
Gorden Stephenson House
140 William Street
Perth WA 6000

Locked Bag 2506
Perth WA 6001

website: www.dplh.wa.gov.au
email: info@dplh.wa.gov.au

tel: 08 6551 9000
fax: 08 6551 9001

National Relay Service: 13 36 77
Infoline: 1800 626 477

SHIRE OF KATANNING LPS 5 – TEXT AMENDMENTS

AMD NO	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	
New Scheme	9 February 2018	20/02/18	MLD	
1	30 June 2023	4/07/2023	HB	Include Lot 3 on Diagram 38433 (No. 78) Andover Street, Katanning as Additional Use No. 3 (A3) in Table 5 - Specified Additional Uses for Zoned Land in Scheme Area (clause 3.4) as follows Amending the Scheme Map accordingly
2				Rezone Lot 154 Cornwall Street, Katanning from the 'Enterprise' zone to the 'General Industry' zone.

Contents

PART 1 – Preliminary

1. Citation

This Local Planning Scheme is the Shire of Katanning Scheme No 5.

2. Commencement

Under section 87(4) of the Act, this Local Planning Scheme comes into operation on the day on which it is published in the *Gazette*.

3. Scheme revoked

The following Local Planning Scheme is revoked –

Shire of Katanning Scheme No.4, Gazetted on 9 January 1998.

4. Notes do not form part of Scheme

Notes, and instructions printed in italics, do not form part of this Scheme.

Note: The Interpretation Act 1984 section 32 makes provision in relation to whether headings form part of the written law.

5. Responsibility for Scheme

The Shire of Katanning is the local government responsible for the enforcement and implementation of this Scheme and the execution of any works required to be executed under this Scheme.

6. Scheme area

This Scheme applies to the area shown on the Scheme Map.

7. Contents of Scheme

(1) In addition to the provisions set out in this document (the scheme text), this Scheme includes the following –

(a) the deemed provisions (set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2 (as amended)

(b) the supplemental provisions to the deemed provisions contained in Schedule A; and

(c) the Scheme Map.

(2) This Scheme is to be read in conjunction with the Shire of Katanning Local Planning Strategy for the Scheme area.

8. Purposes of Scheme

The purposes of this Scheme are to –

(a) set out the local government's planning aims and intentions for the Scheme area; and

(b) set aside land as local reserves for public purposes; and

(c) zone land within the Scheme area for the purposes defined in this Scheme; and

(d) control and guide development including processes for the preparation of structure plans, activity centre plans and local development plans; and

(e) set out procedures for the assessment and determination of development applications; and

(f) set out procedures for contributions to be made to the costs of providing infrastructure in connection with development through development contribution plans; and

(g) make provision for the administration and enforcement of this Scheme; and

(h) address other matters referred to in Schedule 7 of the Act.

9. Aims of Scheme

The aims of this Scheme are to -

(a) Strategic Land Supply

Promote and facilitate the planned expansion of the Katanning townsite.

(b) Community Growth and Diversity

Provide opportunities for growth of the Katanning townsite and reinforce its status as a regional centre to accommodate a growing and diverse community with a strong sense of place, heritage and achievement.

(c) Economic Growth

Strengthen and diversify the Shire of Katanning's economic base by providing an overall pattern of land use and development flexibility that supports existing businesses and provides for expansion of the economic base by encouraging new business and industry.

(d) Residential Density and Housing Diversity

Provide for a variety of residential densities and housing options.

(e) Agriculture and Rural Land Use

Protect rural land for agricultural production and provide for a broad range of rural and ancillary land use opportunities.

(f) Heritage

Provide for the recognition and preservation of areas, places and objects of cultural and heritage significance.

(g) Environmental Values

Protect the natural environment and provide for the sustainable use of natural resources (such as soil, water and air).

10. Relationship with local laws

Where a provision of this Scheme is inconsistent with a local law, the provision of this Scheme prevails to the extent of the inconsistency.

11. Relationship with other local planning schemes

There are no other Local Planning Schemes of the Shire of Katanning which apply to the Scheme area.

12. Relationship with region planning scheme

There are no region planning schemes which apply to the Scheme area.

PART 2 - Reserves

13. Regional reserves

There are no regional reserves in the Scheme area.

14. Local reserves

(1) In this clause -

Department of Main Roads means the department or agency principally assisting in the administration of the *Main Roads Act 1930*;

Western Australian Road Hierarchy means the document of that name available on the website maintained by the Department of Main Roads.

(2) Local reserves are shown on the Scheme Map according to the legend on the Scheme Map.
(3) The objectives of each local reserve are as follows –

Table 1 Reserve objectives

Reserve name	Objectives
Cemetery	• To set aside land required for a cemetery.
Civic and Community	• To provide for a range of community facilities which are compatible with surrounding development. • To provide for public facilities such as halls, theatres, art galleries, educational, health and social care facilities, accommodation for the aged, and other services by organisations involved in activities for community benefit.
District Distributor Road	• To set aside land required for a district distributor road being a road classified as a Distributor A or Distributor B under the Western Australian Road Hierarchy.
Drainage/Waterway	• To set aside land required for significant waterways and drainage.
Education	• Public Purposes which specifically provide for a range of essential education facilities.
Emergency Services	• Public Purposes which specifically provide for a range of essential emergency services.
Environmental Conservation	• To identify areas with biodiversity and conservation value, and to protect those areas from development and subdivision. • To identify and protect areas of biodiversity conservation significance within National Parks and State and other conservation reserves.
Heritage	• Public Purposes which specifically provide for a range of heritage purposes.
Local Distributor Road	• To set aside land required for a local distributor road being a road classified as a Local Distributor under the Western Australian Road Hierarchy.
Local Road	• To set aside land required for a local road being a road classified as an Access Road under the Western Australian Road Hierarchy.

Reserve name	Objectives
Medical Services	• Public Purposes which specifically provide for a range of essential medical services.
Primary Distributor Road	• To set aside land required for a primary distributor road being a road classified as a Regional Distributor or Primary Distributor under the Western Australian Road Hierarchy.
Public Open Space	• To set aside areas for public open space, particularly those established under the *Planning and Development Act 2005* s. 152. • To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage.
Public Purposes	• To provide for a range of essential physical and community infrastructure.
Railways	• To set aside land required for passenger rail and rail freight services.
Recreational	• Public Purposes which specifically provide for a range of public recreational facilities.

15. Additional uses for local reserves

There are no additional uses for land in local reserves that apply to this Scheme.

PART 3 - Zones and Use of Land

16. Zones

(1) Zones are shown on the Scheme Map according to the legend on the Scheme Map.
(2) The objectives of each zone are as follows –

Table 2 Zone objectives

Zone name	Objectives
Residential	(a) to provide for a range of housing and a choice of residential densities to meet the needs of the town and its anticipated growth in population. (b) to facilitate and encourage high quality design, built form and streetscapes throughout residential areas that: (i) maintains the character and amenity of established residential areas and ensures that new development, including alterations and additions, is sympathetic with the character and amenity of those areas; (ii) incorporates energy efficient design principles; and (iii) where appropriate, facilitates ageing in place through the incorporation of adaptable housing design. (c) to provide for a range of non-residential uses, which are compatible with and complementary to residential development.
Rural Residential	(a) to provide for lot sizes in the range of 1 ha to 4 ha. (b) to provide opportunities for a range of limited rural and related ancillary pursuits where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land and avoid off-site impacts such as nutrient loss, drainage and/or potential conflicts with adjoining land uses. (c) to set aside areas for the retention of vegetation and landform or other features which distinguish the land.
Rural	(a) to provide for the maintenance or enhancement of specific local rural character. (b) 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. (c) to maintain and enhance the environmental qualities of the landscape, vegetation, soils, including groundwater and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage. (d) 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.

	(e) to provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.
Commercial	(a) to provide for a range of shops, offices, restaurants and other commercial outlets focused on Clive Street and Austral Terrace that increase activity and contribute to the town's regional centre status. (b) to maintain the compatibility with the general streetscape, or improve the existing streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades. (c) to ensure that development is not detrimental to the streetscape or amenity of adjoining owners or residential properties in the locality and, in particular: (i) promotes the renovation, adaptation and re-use of recognised heritage buildings and/or places; (ii) incorporates spaces for street furniture, public art, social interaction and activities that add vibrancy; (iii) provides for weather protection for pedestrians along footpaths; (iv) provides for efficient and safe movement and parking of vehicles; (v) incorporates landscaping to car parking areas to achieve visual and public amenity of the lots and car parking areas.
Light Industry	(a) To provide for a range of industrial uses and service industries generally compatible with urban areas, that cannot be located in commercial zones. (b) To ensure that where any development adjoins zoned or developed residential properties, the development is suitably set back, screened or otherwise treated so as not to detract from the residential amenity
General Industry	(a) to provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses. (b) to accommodate industry that would not otherwise comply with the performance standards of light industry. (c) seek to manage impacts such as noise, dust and odour within the zone.
Tourism	(a) to promote and provide for tourism opportunities. (b) to provide for a variety of holiday accommodation styles and associated uses, including retail and service facilities where those facilities are provided in support of the tourist accommodation and are of an appropriate scale where they will not impact detrimentally on the surrounding or wider area. (c) to allow limited residential uses where appropriate. (d) to encourage the location of tourist facilities so that they may benefit from existing road services, physical service infrastructure, other tourist attractions, natural features and urban facilities.

Private Community Purposes	(a) to provide sites for privately owned and operated recreation, institutions and places of worship. (b) to integrate private recreation areas with public recreation areas wherever possible. (c) to separate potentially noisy engine sports from incompatible uses. (d) to provide for a range of privately owned community facilities, and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development. (e) to ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area.
Urban Development	(a) to provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions of this Scheme. (b) to provide for a range of residential densities to encourage a variety of residential accommodation. (c) to provide for the progressive and planned development of future urban areas for residential purposes and for commercial and other uses normally associated with residential development.
Environmental Conservation	(a) to identify land set aside for environmental conservation purposes. (b) to provide for the preservation, maintenance, restoration or sustainable use of the natural environment.

17. Zoning table

The zoning table for this Scheme is as follows –

Table 3 Zoning Table

Use and Development Class	Residential	Rural Residential	Rural	Commercial	Light Industry	General Industry	Tourism	Private Community Purposes	Urban Development	Environmental Conservation
abattoir	X	X	A	X	X	A	X	X	refer cl. 18(7) and cl.27 Sched. 2, LPS Regs.	X
agriculture – extensive	X	X	P	X	X	P	X	X		X
agriculture – intensive	X	X	D	X	A	A	X	X		X
amusement parlour	X	X	X	D	D	X	A	X		X
ancillary dwelling	P	P	P	P	X	X	X	X		D
animal establishment	X	X	D	X	A	X	X	X		X
animal husbandry – intensive	X	X	D	X	X	X	X	X		X
art gallery	D	A	D	P	D	X	D	P		A
betting agency	X	X	X	P	X	X	X	X		X
brewery	X	X	A	D	D	X	A	X		X
bulky goods showroom	X	X	X	P	X	X	X	X		X
caravan park	X	X	A	X	X	X	A	X		X
caretaker's dwelling	X	X	D	D	A	A	D	D		X
car park	X	X	A	P	P	P	X	X		X
child care premises	D	X	X	A	X	X	X	A		X
cinema/theatre	X	X	X	P	X	X	A	X		X
civic use	D	X	D	P	X	X	A	X		X
club premises	X	X	D	D	D	A	D	P		X
commercial vehicle parking	A	D	P	P	P	D	X	X		X
community purpose	D	D	D	P	D	X	A	D		X
consulting rooms	X	X	X	D	X	X	X	X		X
convenience store	X	X	X	P	X	X	X	X		X
corrective institution	X	X	A	X	X	X	X	X		X
educational establishment	A	X	A	A	X	X	A	D		X
exhibition centre	D	A	A	P	X	X	D	D		X
family day care	D	D	D	A	X	X	X	A		X
fast food outlet	X	X	X	P	X	X	X	X		X
fuel depot	X	X	X	D	X	D	X	X		X
funeral parlour	A	X	X	D	A	D	X	X		X
garden centre	D	D	D	P	P	P	X	D		X
grouped dwelling	D	X	X	D	X	X	A	D		X

Use and Development Class	Residential	Rural Residential	Rural	Commercial	Light Industry	General Industry	Tourism	Private Community Purposes	Urban Development	Environmental Conservation
home business	D	A	D	D	X	X	X	X	refer cl. 18(6) and cl.27 Sched. 2, LPS Regs.	X
home occupation	P	P	P	P	X	X	X	X		P
home office	P	P	P	P	X	X	X	X		P
home store	P	P	P	P	X	X	P	P		P
hospital	X	X	X	D	X	X	X	X		X
hosted short-term rental accommodation	P	P	P	P	X	X	X	D		A
hotel	X	X	X	A	X	X	A	X		X
Independent living complex	D	X	X	A	X	X	X	A		X
industry	X	X	X	X	A	D	X	X		X
industry – extractive	X	X	D	X	X	A	X	X		X
industry - light	X	X	X	X	D	P	X	X		X
industry rural	X	X	D	X	D	D	X	X		X
liquor Store — Large	X	X	X	D	X	X	X	X		X
liquor Store — Small	X	X	X	D	X	X	X	X		X
lunch bar	X	X	X	P	D	D	X	X		X
market	A	X	D	P	D	D	A	X		X
medical centre	X	X	X	P	X	X	X	X		X
mining operations	D	D	D	D	D	D	D	D		D
motor vehicle, boat or caravan sales	X	X	X	P	X	P	X	X		X
motor vehicle repair	X	X	X	D	D	P	X	X		X
motor vehicle wash	X	X	X	P	A	P	X	X		X
multiple dwelling	A	X	X	A	X	X	X	X		X
nature based park	X	X	D	X	X	X	D	X		X
nightclub	X	X	X	A	X	X	X	X		X
office	X	X	I	P	I	I	I	X		X
park home park	X	X	D	X	X	X	D	X		X
place of worship	A	A	A	A	D	D	A	D		X
reception centre	X	X	A	D	X	X	A	P		X
recreation – private	A	A	A	D	D	D	D	A		A
renewable energy facility	X	X	D	X	X	X	X	X		X
repurposed dwelling	D	D	D	D	X	X	X	D		X
residential aged care facility	D	X	X	A	X	X	X	A		X
residential building	D	X	X	D	X	X	X	A		X
resource recovery centre	X	X	D	X	X	A	X	D		X
restaurant/cafe	X	X	D	P	X	X	D	D		X

Use and Development Class	Residential	Rural Residential	Rural	Commercial	Light Industry	General Industry	Tourism	Private Community Purposes	Urban Development	Environmental Conservation
restricted premises	X	X	X	A	X	X	X	X	refer cl. 18(6) and cl.27 Sched. 2, LPS Regs.	X
road house	X	X	A	X	D	D	X	X		X
rural home business	X	A	D	X	X	X	X	X		X
rural pursuit / hobby farm	X	D	P	X	X	X	X	D		X
second-hand dwelling	D	D	D	A	X	X	X	D		X
service station	X	X	D	D	D	A	X	X		X
shop	X	X	X	P	X	X	D	X		X
single house	P	P	P	D	X	X	D	D		D
small bar	X	X	X	P	X	X	D	A		X
tavern	X	X	X	D	X	X	X	X		X
telecommunications infrastructure	D	D	D	D	D	D	D	D		X
tourist and visitor accommodation	X	X	D	P	X	X	D	D		X
trade display	X	X	X	D	D	D	X	X		X
trade supplies	X	X	X	D	D	D	X	X		X
transport depot	X	X	A	A	A	D	X	X		X
tree farm	X	X	D	X	X	X	X	X		X
unhosted short term rental accommodation	D	D	P	D	X	X	X	X		P
veterinary centre	X	A	D	D	D	D	X	X		X
warehouse/storage	X	X	D	A	D	D	X	X		X
waste disposal facility	X	X	D	X	X	D	X	X		X
waste storage facility	X	X	D	A	A	D	X	X		X
winery	X	X	D	X	A	D	I	X		X
workforce accommodation	A	A	D	A	X	X	X	X		X

18. Interpreting zoning table

(1) The permissibility of uses of land in the various zones in the Scheme area is determined by cross-reference between the list of use classes on the left hand side of the zoning table and the list of zones at the top of the zoning table.

(2) The symbols used in the zoning table have the following meanings -

P means that the use is permitted if it complies with all relevant development standards and requirements of this Scheme as it relates to the use of the land;

I means that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with all relevant development standards and requirements of this Scheme as it relates to the use of the land;

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

A means that 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;

X means that the use is not permitted by this Scheme.

Note:

1. *The development approval of the local government may be required to carry out works on land in addition to any approval granted for the use of land. In normal circumstances one application is made for both the carrying out of works on, and the use of, land.*

2. *Under clause 61 of the deemed provisions and Schedule A, certain works and uses are exempt from the requirement for development approval.*

3. *Clause 67 of the deemed provisions deals with the consideration of applications for development approval by the local government. Under that clause, development approval cannot be granted for development that is a class X use in relation to the zone in which the development is located, except in certain circumstances where land is being used for a non-conforming use.*

4. *If a proposed development is identified as a 'P' use in the zoning table, but the proposed development does not comply with all of the development standards and requirements of the scheme as they relate to the use of the land, then it is to be treated as a 'D' use.*

(3) A specific use class referred to in the zoning table is excluded from any other use class described in more general terms.

(4) The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table -

(a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or

(b) determine that the use may be consistent with the objectives of a particular zone and advertise under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or

(c) determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.

(5) If a use of land is identified in a zone as being a class P or class I use, the local government may not refuse an application for development approval for that use in that zone but may require works that are to be undertaken in connection with that use to have development approval.

(6) If the zoning table does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land -

(a) a structure plan;

(b) a local development plan.

19. Additional uses

(1) Schedule 1 sets out -

(a) classes of use for specified land that are additional to the classes of use that are permissible in the zone in which the land is located; and

(b) the conditions that apply to that additional use.

(2) Despite anything contained in the Zoning table, land that is specified in Schedule 1 to subclause (1) may be used for the additional class of use set out in respect of that land subject to the conditions that apply to that use.

20. Restricted uses

There are no restricted uses which apply to this Scheme.

21. Special use zones

There are no special use zones which apply to this Scheme.

22. Non-conforming uses

(1) Unless specifically provided, this Scheme does not prevent -

(a) the continued use of any land, or any structure or building on land, for the purpose for which it was being lawfully used immediately before the commencement of this Scheme; or

(b) the carrying out of development on land if -

(i) before the commencement of this Scheme, the development was lawfully approved; and

(ii) the approval has not expired or been cancelled.

(2) Subclause (1) does not apply if -

(a) the non-conforming use of the land is discontinued; and

(b) a period of 6 months, or a longer period approved by the local government, has elapsed since the discontinuance of the non-conforming use.

(3) Subclause (1) does not apply in respect of a non-conforming use of land if, under Part 11 of the Act, the local government -

(a) purchases the land; or

(b) pays compensation to the owner of the land in relation to the nonconforming use.

23. Changes to non-conforming use

(1) A person must not, without development approval -

(a) alter or extend a non-conforming use of land; or

(b) erect, alter or extend a building used for, or in conjunction with, a non-conforming use; or

(c) repair, rebuild, alter or extend a building used for a non-conforming use that is destroyed to the extent of 75% or more of its value; or

(d) change the use of land from a non-conforming use to another use that is not permitted by the Scheme.

(2) An application for development approval for the purposes of this clause must be advertised in accordance with clause 64 of the deemed provisions.

(3) A local government may only grant development approval for a change of use of land referred to in subclause (1)(d) if, in the opinion of the local government, the proposed use -

(a) is less detrimental to the amenity of the locality than the existing non-conforming use;

and

(b) is closer to the intended purpose of the zone in which the land is situated.

24. Register of non-conforming uses

(1) The local government may prepare a register of land within the Scheme area that is being used for a non-conforming use.

(2) A register prepared by the local government must set out the following -

(a) a description of each area of land that is being used for a non-conforming use;

(b) a description of any building on the land;

(c) a description of the non-conforming use;

(d) the date on which any discontinuance of the non-conforming use is noted.

(3) If the local government prepares a register under subclause (1) the local government -

(a) must ensure that the register is kept up-to-date; and

(b) must ensure that an up-to-date copy of the register is published in accordance with clause 87 of the deemed provisions.

(3A) Subclause (3)(b) is an ongoing publishing requirement for the purposes of clause 87(5)(a) of the deemed provisions.

(4) An entry in the register in relation to land that is being used for a non-conforming use is evidence of the matters set out in the entry, unless the contrary is proved.

PART 4 - General Development Requirements

25. R-Codes

(1) The R-Codes, modified as set out in clause 26, are to be read as part of this Scheme.

(2) The local government must ensure that the R-Codes are published in accordance with clause 87 of the deemed provisions.

(2A) Subclause (2) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.

(3) The coding of land for the purposes of the R-Codes is shown by the coding number superimposed on a particular area contained within the boundaries of the area shown on the Scheme Map.

(4) The R-Codes apply to an area if —

(a) the area has a coding number superimposed on it in accordance with subclause (3); or

(b) a provision of this Scheme provides that the R-Codes apply to the area.

(5) The R-Codes can be applied in full or in part, in a provision of the Scheme that applies the R-Codes.

26. Modification of R-Codes

The following variations to the R-Codes apply in the scheme area:

(1) Ancillary dwellings -

(a) The Deemed-to-comply requirements of Part B. clause 5.5.1 C1ii. is modified as follows:

(i) there is a maximum internal floor area of 100m^2, excluding attached garage, carport, and verandah areas.

(2) Aged or Dependent Persons' dwellings -

(a) The Deemed-to-comply requirements in Part B clause 5.5.2 C2.1i. are modified as follows:

(i) a maximum internal floor area (excluding attached garage, carport, and verandah areas) of:

- in the case of single house or grouped dwellings - 150m^2; or
- in the case of multiple dwellings - 100m^2.

(3) Single Bedroom dwellings -

(a) The deemed-to-comply requirements in Part B. clause 5.5.3 C3i. are modified as follows:

(i) a maximum internal floor area of 100m^2, excluding attached garage, carport and verandah areas.

27. *Deleted* as per Regulation 50, Planning and Development (Local Planning Schemes) Amendment Regulations 2024 (page 45).

28. *Deleted* as per Regulation 50, Planning and Development (Local Planning Schemes) Amendment Regulations 2024 (page 45).

29. Other planning codes to be read as part of Scheme

There are no other planning codes that are to be read as part of the Scheme.

30. Modification of planning codes

There are no modifications to a planning code that, under clause 29 is to be read as part of the Scheme.

31. Environmental conditions

There are no environmental conditions imposed under the *Environmental Protection Act 1986* that apply to this Scheme.

32. General development standards and requirements

(1) Subclauses 32.1 – 32.29 set out requirements relating to development that are additional to those set out in the R-Codes or other planning codes listed under clause 29, precinct structure plans, local development plans, or State or local planning policies.

(2) To the extent that a requirement referred to in subclause (1) is inconsistent with a requirement in the R-Codes or other planning codes listed under clause 29, a precinct structure plan, a local development plan or a State or local planning policy, the standard or requirement referred to in subclause (1) prevails.

(3) To the extent that a requirement referred to in clause 33 is inconsistent with clause 32, the requirement referred to in clause 33 prevails.

32.1 Residential zone

(1) R25 Density Coded Areas -

(a) for any lot with a density coding of R25 on the Scheme Map, the maximum permitted density for any residential development where the development is not able to be connected to reticulated sewer infrastructure shall be R10.

32.2 Rural residential zone

(1) The following minimum building setbacks apply to lot boundaries:

(a) front Boundary: 15m

(b) side Boundary: 10m

(c) rear Boundary: 10m

32.3 Rural zone

(1) The following minimum building setbacks apply to lot boundaries:

(a) front Boundary: 50m

(b) side Boundary: 15m

(c) rear Boundary: 15m

32.4 Commercial zone

(1) The following minimum building setbacks apply to lot boundaries:

(a) primary street boundary: Nil

(b) side Boundary: Nil

(c) rear Boundary: Nil

(2) Developments constructed up to the street boundary shall where practical provide pedestrian shelter, of a minimum 2.5m wide, over the street pavement in the form of an awning, canopy, balcony or verandah.

(3) Residential development is to be considered in accordance with the R-Codes.

32.5 Light industry and General industry zones

(1) The following minimum building setbacks apply to lot boundaries:

- (a) front Boundary: 7.5m
- (b) side Boundary: 5m on one side and nil on the other.
- (c) rear Boundary: 5m

(2) Where an industrial activity involves the production and discharge of waste water in the form of trade waste, the development is to have due regard to the requirements of State Planning Policy 2.9 - Water.

(3) A development application involving industrial activities is to include the following waste management details:

- (a) the type and quantity of waste likely to be generated;
- (b) adequate location(s) on site for the temporary storage of waste;
- (c) methods for removing waste from the site with a focus on waste minimization, re-use and recycling.

(4) All development shall be provided with:

- (a) a sealed and/or paved access way to a minimum width of 5m connecting the development with the street;
- (b) a designated loading/unloading area on site, designed so that delivery vehicles leave and enter the street in forward gear;
- (c) façades of buildings to incorporate a mixture of materials (such as brick, glass and sheet metal) to provide appropriate streetscape amenity; and
- (d) screening of open storage areas from public view by a wall, fence and/or landscaping.

32.6 Tourism zones

(1) The following minimum building setbacks apply to lot boundaries:

- (a) primary street setback: 6m
- (b) side boundary: 3m
- (c) rear boundary: 6m

32.7 Private community purposes zone

(1) The following minimum building setbacks apply to lot boundaries:

- (a) primary street frontage: 11m
- (b) side boundary: 3m
- (c) rear boundary: 7.5m

32.8 Urban development zone

(1) Consideration of development and/or subdivision applications to be determined in accordance with the Deemed provisions of the Local Planning Scheme Regulations.

32.9 Environmental conservation

(1) The following minimum building setbacks apply to lot boundaries:

(a) front Boundary: 30m

(b) side Boundary: 15m

(c) rear Boundary: 15m

(2) Development is restricted to a single building envelope on a lot.

32.10 Advertisements

(1) All advertisements require an application for development approval, unless exempted in Schedule 3 – Exempted Advertisements of this Scheme.

32.11 Agriculture-intensive and Animal husbandry-intensive

(1) In considering an application for development approval for Agriculture – intensive and Animal husbandry – intensive, the local government will require:

(a) incorporation of a buffer separation distance to protect sensitive uses;

(b) a management strategy to control odour and noise emissions generated by the land use;

(c) a Nutrient and Irrigation Management Plan, to the satisfaction of the local government, in consultation with the responsible authority.

32.12 Ancillary dwellings

(1) Ancillary dwellings in non-residential zones shall —

(a) not exceed a maximum internal floor area of $100m^2$;

(b) be designed and constructed to be compatible with the colour, roof pitch and materials of the single house; and

(c) be sited within 100m of the single house.

32.13 Building envelopes

(1) Where a building envelope is prescribed for a lot, the local government may approve a variation to that building envelope provided the environment, landscape character and the amenity of the land and locality are not adversely impacted.

32.14 Caretakers dwelling

(1) Only 1 caretaker's dwelling shall be permitted on a lot.

(2) The maximum internal floor area for a Caretaker's dwelling shall be $150m^2$.

32.15 Car parking

(1) Except for car parking required for residential purposes, car parking shall be provided in accordance with Table 4 - Carparking Standards.

(2) All car parking areas shall be constructed with appropriate measures for drainage and disposal of surface water.

32.16 Fencing

(1) Fencing for in the Rural Residential zone shall be of rural construction post and wire, to a maximum height of 1.2m.

32.17 Industry extractive

(1) An application for development approval is to be accompanied by-

(a) an Environmental and Operational Management Plan; and

(b) a Visual Impact Assessment (that includes strategies to avoid / manage any adverse impacts on the development site and the locality).

Note: Nothing in the Scheme shall prohibit or affect the granting of the tenement or carrying out of any mining operations authorised under the Mining Act 1978. On Crown Land, construction materials are defined as a 'mineral' and require a Mining Lease to be issued by the responsible state department/s, to extract sand, clay, rock or gravel and these activities are administered under the Mining Act 1978. On private property, the extraction and sale of construction materials such as sand, rock or gravel is administered by the local government.

32.18 Land subject to flooding

(1) In determining a development application on land that has the potential to be inundated or flooded, proposals are to have due regard to the requirements of State Planning Policy 2.9 – Water.

32.19 Landscaping

(1) In the commercial and industrial related zones, an application for development approval shall provide an open area (minimum 5% of the site area) designed, developed and maintained as garden planting.

(2) Natural bushland and areas under covered walkways may be included within the landscaping requirement, with the exclusion of waste collection and loading areas, and other open storage areas.

32.20 Livestock

(1) In considering a development application for the keeping or grazing of livestock for Rural Pursuit/Hobby Farm purposes, stocking rates are to be in accordance with recommendations of the responsible Authority.

(2) In considering a development application for the keeping or grazing of livestock for Rural Pursuit/Hobby Farm purposes, the local government will require areas of remnant native vegetation, waterways and wetlands to be fenced to exclude livestock.

32.21 Potable water supply

(1) Dwellings are to be provided with a reticulated water supply from a licensed water provider.

(2) Where reticulated water is not available:

(a) each dwelling shall be provided with a minimum 135,000L capacity water tank that is connected to a sustainable potable water supply source;

(b) cabin/chalet developments shall be provided with a minimum 55,000L capacity potable water supply;

(c) for bushfire prone areas, a minimum of 10,000L capacity is to be provided to habitable dwellings for firefighting purposes and fitted with a suitable dual tap or coupling system.

32.22 Mining operations

(1) While mining operations are exempt from the need for development approval under the *Mining Act 1978*, the local government may exercise its discretion to inform the Minister form mines and the Minister for Planning in writing that the granting of a mining lease or general purpose lease is contrary to the provisions of the Scheme and the Local Planning Strategy. In providing advice to the responsible Minister on the suitability of mining operations, the local government will be guided by the permissibility of this use in the zoning table.

32.23 Native vegetation and revegetation

(1) Unless otherwise exempt in Schedule A, and suitable alternatives do not exist to locate development outside of areas requiring the removal of native vegetation, the local government will require a flora and fauna study to determine locations on the site where development could occur with the least detrimental impact to biodiversity habitat, water quality, landscape and amenity values.

(2) The local government may impose a condition on a development approval requiring the planting of native species in locations determined by the local government in the following circumstances -

- (a) to replace trees and vegetation to be removed as a result of approved development works; and
- (b) in order to screen approved development from surrounding properties.

(3) The local government may impose a condition on development approval requiring that the landowner maintain revegetation areas for a period of at least 3 years.

32.24 Second hand and repurposed dwellings

(1) Development of a second-hand dwelling or repurposed dwelling shall:

- (a) incorporate new materials and finishes on the exterior of the building and enclosure of sub-floor spaces; and
- (b) in the Residential zone, second-hand and repurposed dwelling development comply with the relevant standards of the R-Codes.

32.25 Water resource and protection

(1) For development which may impact any waterways including rivers, creeks, drainage lines, swamps, wetlands or significant water-dependent ecosystems, the local government is to have due regard to requirements and standards of State Planning Policy 2.9 – Water, such as:

- (a) setbacks to riparian areas to avoid nutrient and chemical spray contamination;
- (a) mitigating erosion; and
- (b) managing water balance.

32.26 Short term rental accommodation

(1) Hosted short-term rental accommodation should demonstrate the following:

- (a) additional on-site car parking bays at the ratio of 1 bay per bedroom; and
- (b) access/egress to car parking shall not adversely impact vehicular or pedestrian traffic.

(2) 'Tourist and visitor accommodation' in the rural zone shall only take the form of chalets or cabins.

32.27 Shipping containers

(1) In considering a development application for an outbuilding which incorporates the re-purposing of a shipping container, the development is to comply with the R-Codes in the residential and commercial zones.

32.28 Tree farm

(1) An application for development approval for a tree farm shall address and/or provide the following —

- (a) the *Code of Practice for Timber Plantations in Western Australia*;
- (b) the Department of Fire and Emergency Services *Guidelines for Plantation Fire Protection*; and

(c) a tree farm management plan incorporating a fire management plan and haulage management plan.

32.29 Workforce accommodation

(1) An application for development approval for workforce accommodation shall address the following matters -

(a) the siting of the development to avoid land use conflict, including impacts associated with noise, dust, odour and light spill; and

(b) facility design and use that integrates with surrounding areas where possible, or, if remote from a townsite, makes provision and/or access to recreation, entertainment and community services.

Table 4 Car parking Standards

Use/Development	Minimum Number of Spaces
Caravan Park	1.25 spaces per unit, bay or tent site
Child Care Premises	1 space per employee plus 2 extra spaces for the picking up and setting down of persons
Consulting Rooms	3 spaces per practitioner
Hospital	1 space per patient and bed
Hotel	1 space per bedroom plus 1 space per 25m^2 of retail floor area
Office	1 space per 30m^2 gross floor area
Recreation-private, civic use, club premises, community purpose	1 space per 4 persons accommodated
Place of Worship	1 space per 4 persons accommodated
Restaurant/cafe	1 space per 25m^2 of retail floor area
Garden Centre	1 space per 100m^2 of gross floor space
Service Station	2 spaces per service bay
Shop	1 space per 25m^2 of retail floor area
Tavern	1 space per 25m^2 of retail floor area
Motor Vehicle boat or caravan Sales	1 space per 200m^2 of site area
Warehouse/storage	1 space per 100m^2 of gross floor space
Industrial	1 space per 100m^2 of gross floor space

33. Site specific development standards and requirements

There are no site specific development standards and requirements that apply to this Scheme.

34. Variations to site and development requirements

(1) In this clause –

general development standards and requirements means requirements set out in clauses 32 and 33.

(2) The local government may approve an application for a development approval that does not comply with a general development standard or requirement.

(3) An approval under subclause (2) may be unconditional or subject to any conditions the local government considers appropriate.

(4) If the local government is of the opinion that the non-compliance with a general development standard or requirement will mean that the development is likely to adversely affect any owners or occupiers in the general locality or in an area adjoining the site of the development, the local government must —

(a) consult the affected owners or occupiers by following one or more of the provisions for advertising applications for development approval under clause 64(4) of the deemed provisions; and

(b) have regard to any expressed views prior to making its determination to grant development approval under this clause.

(5) The local government may only approve an application for development approval under this clause if the local government is satisfied that —

(a) approval of the proposed development would be appropriate having regard to the matters that the local government is to have regard to in considering an application for development approval as set out in clause 67(2) of the deemed provisions; and

(b) the non-compliance with the general development standard or requirement will not have a significant adverse effect on the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

35. Restrictive covenants

(1) A restrictive covenant affecting land in the Scheme area that would have the effect of limiting the number of residential dwellings which may be constructed on the land is extinguished or varied to the extent that the number of residential dwellings that may be constructed is less than the number that could be constructed on the land under this Scheme.

(2) If subclause (1) operates to extinguish or vary a restrictive covenant —

(a) development approval is required to construct a residential dwelling that would result in the number of residential dwellings on the land exceeding the number that would have been allowed under the restrictive covenant; and

(b) the local government must not grant development approval for the construction of the residential dwelling unless it advertises the application for development approval in accordance with clause 64 of the deemed provisions.

PART 5 - Special Control Areas

36. Special control areas

(1) Special control areas are marked on the Scheme Map according to the legend on the Scheme Map.

(2) The purpose, objectives and additional provisions that apply to each special control area is set out in the Schedule 2. The provisions contained in a special control area apply in addition to the provisions that apply to the underlying zone or reserve.

PART 6 - Terms Referred to in Scheme

Division 1 – General definitions used in Scheme

37. Terms used

(1) If a word or expression used in this Scheme is listed in this clause, its meaning is as follows:

building envelope means the area of land within which all buildings and effluent disposal facilities on a lot must be contained;

cabin means a building that —

(a) is an individual unit other than a chalet; and
(b) forms part of —
  (i) tourist and visitor accommodation; or
  (ii) a caravan park; and
(c) if the unit forms part of a caravan park — is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period;

chalet means a building that —

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

camping ground means an area used for a camping ground as defined in the Caravan Parks and Camping Grounds Act 1995

commercial vehicle means a vehicle, whether licenced or not, that has a gross vehicle mass of greater than 4.5 tonnes including —

(a) a utility, van, truck, tractor, bus or earthmoving equipment; and
(b) a vehicle that is, or is designed to be an attachment to a vehicle referred to in paragraph (a);

dam means any artificial structure, barrier or levee, whether temporary or permanent, which does or could impound, divert or control water, silt, debris or liquid borne materials, together with its appurtenant (associated) works;

floor area has meaning given in the Building Code;

minerals has the meaning given in the *Mining Act 1978* s. 8(1);

plot ratio means the ratio of the floor area of a building to an area of land within the boundaries of the lot or lots on which the building is located;

precinct means a definable area where particular planning policies, guidelines or standards apply;

predominant use means the primary use of premises to which all other uses carried out on the premises are incidental;

retail means the sale or hire of goods or services to the public;

Scheme commencement day means the day on which this Scheme comes into effect under s. 87(4) of the Act;

wholesale means the sale of goods or materials to be sold by others.

(2) A word or expression that is not defined in this Scheme —

(a) has the meaning it has in the Planning and Development Act 2005; or

(b) if it is not defined in that Act — has the same meaning as it has in the R-Codes.

Division 2 — Land use terms used in Scheme

38. Land use terms used

If this Scheme refers to a category of land use that is listed in this provision, the meaning of that land use is as follows:

abattoir means premises used commercially for the slaughtering of animals for the purposes of consumption as food products.

agriculture – extensive means premises used for the raising of stock or crops including outbuildings and earthworks, but does not include agriculture - intensive or animal husbandry - intensive.

agriculture - intensive means premises used for commercial production purposes, including outbuildings and earthworks, associated with any of the following -

(a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts;
(b) the establishment and operation of plant or fruit nurseries;
(c) the development of land for irrigated fodder production or irrigated pasture (including turf farms);
(d) aquaculture.

amusement parlour means premises -

(a) that are open to the public; and
(b) that are used predominantly for amusement by means of amusement machines including computers; and
(c) where there are 2 or more amusement machines.

animal establishment means premises used for the breeding, boarding, training or caring of animals for commercial purposes but does not include animal husbandry - intensive or veterinary centre.

animal husbandry – intensive 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.

art gallery means premises that are open to the public and where artworks are displayed for viewing or sale.

betting agency means an office or totalisator agency established under the *Racing and Wagering Western Australia Act 2003*.

brewery means premises the subject of a producer's licence authorising the production of beer, cider or spirits under the *Liquor Control Act 1988.*

bulky goods showroom means premises

(a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic purposes -

(i) automotive parts and accessories;
(ii) camping, outdoor and recreation goods;
(iii) electric light fittings;
(iv) animal supplies including equestrian and pet goods;
(v) floor and window coverings;
(vi) furniture, beddings, furnishings, fabrics, manchester and homewares;
(vii) household appliances, electrical goods and home entertainment goods;
(viii) party supplies;
(ix) office equipment and supplies;
(x) babies' and children's goods, including play equipment and accessories;
(xi) sporting, cycling, leisure, fitness goods and accessories;
(xii) swimming pools.

or

(b) used to sell goods and accessories by retail if:
(i) a large area is required for the handling, display or storage of the goods; or
(ii) vehicular access is required to the premises for the purpose of collection of purchased goods.

caravan park means premises that are a caravan park as defined in the *Caravan Parks and Camping Grounds Act 1995* section 5(1).

caretaker's dwelling means a dwelling on the same site as a building, operation or plant used for industry and occupied by a supervisor of that building, operation or plant.

car park means premises used primarily for parking vehicles whether open to the public or not but does not include -
(a) any part of a public road used for parking or for a taxi rank; or
(b) any premises in which cars are displayed for sale.

child care premises means premises where -
(a) an education and care service as defined in the *Education and Care Services National Law (Western Australia)* section 5(1), other than a family day care service as defined in that section is provided; or
(b) a child care service as defined in the *Child Care Services Act 2007* section 4 is provided.

cinema/theatre means premises where the public may view a motion picture or theatrical production.

civic use means premises used by a government department, an instrumentality of the State or the local government for administrative, recreational or other purposes.

club premises means premises used by a legally constituted club or association or other body of persons united by a common interest.

commercial vehicle parking means premises used for parking of one or two commercial vehicles but does not include -
(a) any part of a public road used for parking or for a taxi rank; or
(b) parking of commercial vehicles incidental to the predominant use of the land.

community purpose means premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit.

consulting rooms means premises used by no more than 2 health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.

convenience store means premises -
(a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or

newsagents; and
(b) operated during hours which include, but may extend beyond, normal trading hours; and
(c) the floor area of which does not exceed 300m^2 net lettable area.

corrective institution means premises used to hold and reform persons committed to it by a court, such as a prison or other type of detention facility.

educational establishment means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution.

exhibition centre means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature including a museum.

family day care means premises where a family day care service as defined in the *Education and Care Services National Law (Western Australia)* is provided.

fast food outlet means premises, including premises with a facility for drive-through service, used for the preparation, sale and serving of food to customers in a form ready to be eaten -
(a) without further preparation; and
(b) primarily off the premises.

fuel depot means premises used for the storage and sale in bulk of solid or liquid or gaseous fuel but does not include premises used -
(a) as a service station; or
(b) for the sale of fuel by retail into a vehicle for use by the vehicle.

funeral parlour means premises used –
(a) to prepare and store bodies for burial or cremation;
(b) to conduct funeral services.

garden centre means premises used for the propagation, rearing and sale of plants, and the storage and sale of products associated with horticulture and gardens.

home business means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession if the carrying out of the business, service or profession -
(a) does not involve employing more than 2 people who are not members of the occupier's household; and
(b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
(c) does not occupy an area greater than 50m^2; and
(d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and
(e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
(f) does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight; and
(g) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.

home occupation means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out an occupation if the carrying out of the occupation that -
(a) does not involve employing a person who is not a member of the occupier's household; and
(b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
(c) does not occupy an area greater than 20m^2; and
(d) does not involve the display on the premises of a sign with an area exceeding 0.2m^2; and
(e) does not involve the retail sale, display or hire of any goods; unless the sale, display or hire is done only by means of the Internet; and

(f) does not -
  (i) require a greater number of parking spaces than normally required for a single dwelling; or
  (ii) result in an increase in traffic volume in the neighbourhood; and
(g) does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight; and
(h) does not include provision for the fueling, repair or maintenance of motor vehicles; and
(i) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.

home office means a dwelling used by an occupier of the dwelling to carry out a home occupation if the carrying out of the occupation -
(a) is solely within the dwelling; and
(b) does not entail clients or customers travelling to and from the dwelling; and
(c) does not involve the display of a sign on the premises; and
(d) does not require any change to the external appearance of the dwelling.

home store means a shop attached to a dwelling that -
(a) has a net lettable area not exceeding $100m^2$; and
(b) is operated by a person residing in the dwelling.

hospital means premises used as a hospital as defined in the *Health Services Act 2016* section 8(4).

hotel means premises the subject of a hotel licence other than a small bar or tavern licence granted under the *Liquor Control Act 1988*, including any betting agency on the premises.

independent living complex means a development with self-contained, independent dwellings for aged or dependent persons together with communal amenities and facilities for residents and staff that are incidental and ancillary to the provision of such accommodation, but does not include a development which includes these features as a component of a residential aged care facility.

industry means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes -
(a) the storage of goods;
(b) the work of administration or accounting;
(c) the selling of goods by wholesale or retail;
(d) the provision of amenities for employees;
(e) incidental purposes.

industry – extractive means premises, other than premises used for mining operations, that are used for the extraction of basic raw materials including by means of ripping, blasting or dredging and may include facilities for any of the following purposes -
(a) the processing of raw materials including crushing, screening, washing, blending or grading;
(b) activities associated with the extraction of basic raw materials including wastewater treatment, storage, rehabilitation, loading, transportation, maintenance and administration.

industry – light means premises used for an industry where impacts on the amenity of the area in which the premises is located can be mitigated, avoided or managed.

industry – rural means premises used for an industry that -
(a) supports and/or is associated with primary production; or
(b) services plant or equipment used in primary production.

liquor store-large means premises the subject of a liquor store licence granted under the *Liquor Control Act 1988* with a net lettable area of more than 300m^2.

liquor store – small means premises the subject of a liquor store licence granted under the *Liquor Control Act 1988* with a net lettable area of not more than 300m^2.

lunch bar means premises or part of premises used for the sale of takeaway food (in a form ready to be consumed without further preparation) within industrial or commercial areas.

market means premises used for the display and sale of goods from stalls by independent vendors.

medical centre means premises other than a hospital used by 3 or more health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.

mining operations means premises where mining operations, as that term is defined in the *Mining Act 1978* section 8(1) is carried out.

motor vehicle, boat or caravan sales means premises used to sell or hire motor vehicles, boats or caravans.

motor vehicle repair means premises used for or in connection with -

(a) electrical and mechanical repairs, or overhauls, to vehicles other than panel beating, spray painting or chassis reshaping of vehicles; or
(b) repairs to tyres other than recapping or re-treading of tyres.

motor vehicle wash means premises primarily used to wash motor vehicles.

nature based park means facility used for a nature based park as defined in the *Caravan Parks and Camping Grounds Regulations 1997.*

nightclub means premises the subject of a nightclub licence granted under the *Liquor Control Act 1988.*

office means premises used for administration, clerical, technical, professional or similar business activities.

park home park means premises used as a park home park as defined in the *Caravan Parks and Camping Grounds Regulations 1997*.

place of worship means premises used for religious activities such as a chapel, church, mosque, synagogue or temple.

reception centre means premises used for hosted functions on formal or ceremonial occasions.

recreation – private means premises that are -
(a) used for indoor or outdoor leisure, recreation or sport; and
(b) not usually open to the public without charge.

renewable energy facility means premises used to generate energy from a renewable energy source and includes any building or other structure used in, or relating to, the generation of energy by a renewable resource. It does not include renewable energy electricity generation where the energy produced principally supplies a domestic and/or business premises and any on selling to the grid is secondary.

repurposed dwelling means a building or structure not previously used as a single house which has been repurposed for use as a dwelling.

residential aged care facility means a residential facility providing personal and/or nursing care primarily to people who are frail and aged or dependent persons which, as well as accommodation, includes -
(a) appropriate staffing to meet the nursing and personal care needs of residents;
(b) meals and cleaning services; and

(c) furnishings, furniture and equipment.

This may consist of multiple components that include communal amenities and land uses for residents and staff that are incidental and ancillary to the provision of such accommodation, residential respite (short term) care and an independent living complex, but does not include a hospital, rehabilitation or psychiatric facility.

resource recovery centre means premises other than a waste disposal facility used for the recovery of resources from waste.

restaurant/café means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the *Liquor Control Act 1988*.

restricted premises means premises used for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of -

(a) publications that are classified as restricted under the *Classification (Publications, Films and Computer Games) Act 1995* (Commonwealth); or
(b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity; or
(c) smoking-related implements.

road house means premises that has direct access to a State road other than a freeway and which provides the services or facilities provided by a freeway service centre and may provide any of the following facilities or services -

(a) a full range of automotive repair services;
(b) wrecking, panel beating and spray painting services;
(c) transport depot facilities;
(d) accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period;
(e) facilities for being a muster point in response to accidents, natural disasters and other emergencies; and
(f) dump points for the disposal of black and/or grey water from recreational vehicles.

rural home business means a dwelling or land used by an occupier of the dwelling to carry out a business, service or occupation if the carrying out of the business, service or occupation —

(a) does not involve employing more than 2 people who are not members of the occupier's household; and
(b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
(c) does not occupy an area greater than 200 m^2; and
(d) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
(e) does not involve the presence, use or calling of more than 3 vehicles at any one time or of a vehicle of more than 30 tonnes gross weight.

rural pursuit/hobby farm means any premises, other than premises used for agriculture - extensive or agriculture - intensive, that are used by an occupier of the premises to carry out any of the following activities if carrying out of the activity does not involve permanently employing a person who is not a member of the occupier's household -

(a) the rearing, agistment, stabling or training of animals;
(b) the keeping of bees;
(c) the sale of produce grown solely on the premises.

second hand dwelling means a dwelling that has been in a different location, and has been dismantled and transported to another location, but does not include a new modular home or transportable dwelling.

service station means premises other than premises used for a transport depot, panel beating, spray painting, major repairs or wrecking, that are used for -

(a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental or convenience nature; and/or

(b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles.

shop means premises other than a bulky goods showroom, a liquor store - large or a liquor store - small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services.

small bar means premises the subject of a small bar licence granted under the *Liquor Control Act 1988.*

tavern means premises the subject of a tavern licence granted under the *Liquor Control Act 1988.*

telecommunications infrastructure means premises used to accommodate the infrastructure used by or in connection with a telecommunications network including any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure related to the network.

tourist and visitor accommodation —

(a) means a building, or a group of buildings forming a complex, that —

  (i) is wholly managed by a single person or body; and

  (ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and

  (iii) may include on-site services and facilities for use by guests; and

  (iv) in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night;

  and

(b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest’s stay by the owner or manager of the apartment or an agent of the owner or manager; but

(c) does not include any of the following —

  (i) an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);

  (ii) a caravan park;

  (iii) hosted short-term rental accommodation;

  (iv) a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);

  (v) a park home park;

  (vi) a retirement village as defined in the Retirement Villages Act 1992 section 3(1);

  (vii) a road house;

  (viii) workforce accommodation.

trade display means premises used for the display of trade goods and equipment for the purpose of advertisement.

trade supplies means premises used to sell by wholesale or retail, or to hire, assemble or manufacture any materials, tools, equipment, machinery or other goods used for the following purposes including goods which may be assembled or manufactured off the premises -

(a) automotive repairs and servicing;

(b) building including repair and maintenance;

(c) industry;

(d) landscape gardening;

(e) provision of medical services;
(f) primary production;
(g) use by government departments or agencies, including local government.

transport depot means premises used primarily for the parking or garaging of 3 or more commercial vehicles including -

(a) any ancillary maintenance or refueling of those vehicles; and
(b) any ancillary storage of goods brought to the premises by those vehicles; and
(c) the transfer of goods or persons from one vehicle to another.

tree farm means land used commercially for tree production where trees are planted in blocks of more than one hectare, including land in respect of which a carbon right is registered under the *Carbon Rights Act 2003* section 5.

veterinary centre means premises used to diagnose animal diseases or disorders, to surgically or medically treat animals, or for the prevention of animal diseases or disorders.

warehouse/storage means premises including indoor or outdoor facilities used for -

(a) the storage of goods, equipment, plant or materials; or
(b) the display or sale by wholesale of goods.

waste disposal facility means premises used -

(a) for the disposal of waste by landfill; or
(b) the incineration of hazardous, clinical or biomedical waste.

waste storage facility means premises used to collect, consolidate, temporarily store or sort waste before transfer to a waste disposal facility or a resource recovery facility on a commercial scale.

winery means premises used for the production of viticultural produce and associated sale of the produce.

workforce accommodation means premises, which may include modular and relocatable buildings used -
(a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and
(b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.

SCHEDULE A – Supplemental Provisions to the Deemed Provisions

These provisions are to be read in conjunction with the deemed provisions (Schedule 2, clause 61) contained in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

(1) In accordance with item 21 of the Table in clause 61(1) of the Deemed Provisions, development approval is not required for works if —
  (a) the works are of a class specified in Column 1 of an item in the Table below; and
  (b) the conditions set out in Column 2 of the Table below opposite that item — all of those conditions are satisfied in relation to the works.

Exempted Item No.	Column 1 Works	Column 2 Conditions
21.(1)	The erection or installation of, or alterations or additions to, any of the following on the same lot as a single house on a lot where the R-Codes do not apply.	(a) The single house is a permitted 'P' use in the zone. (b) The works comply with the development standards and requirements of this Scheme. (c) The works are not located in a heritage-protected place. (d) The works do not require access from an unconstructed or non-gazetted road reserve. (e) The works do not include the clearing of native vegetation (excluding isolated trees or revegetation for a non-conservation purpose as defined in the *Environmental Protection Act 1986* & *Environmental Protection (Clearing of native vegetation) Regulations 2004).* (f) The works are not within the trigger distance of a vehicle or railway transport corridor classified under SPP5.4 - Road and rail noise. (g) The works are not within flood prone land or within a sensitive water resource area classified under SPP2.9 - Water. (h) The works are not within 100m of a waterway or wetland. (i) The works are not within 200m of a basic raw materials extraction source. (j) The works are not within 300m of the boundary of a site used for an agriculture-intensive purpose. (k) The works are not located in a heritage-listed place.
21.(2)	The erection or installation of, or alterations or additions to, any of the following, where the R-Codes do not apply: (a) an ancillary dwelling; (b) an outbuilding; (c) an external fixture; (d) a patio;	(a) The works comply with development standards and requirements of this Scheme. (b) The ancillary dwelling is a permitted 'P' use in the zone and is not within 200 m of a basic raw materials extraction source. (c) The ancillary dwelling is not within 100m of a watercourse. (d) The works are not within flood prone land or within a sensitive water resource area classified under SPP2.9 - Water.

	(e) a pergola; (f) a verandah; (g) a deck; (h) a garage; (i) a carport; (j) a domestic animal enclosure; (k) a tree house; (l) landscaping; (m)	(e) The works are not located in a heritage-protected place. (f) The works comply with any relevant local planning policy dealing with the works. (g) The domestic animal enclosure does not exceed 3m in height above natural ground level or is not within 1m of the boundary with an adjacent lot. (h) The tree house structure does not exceed 3m in height and 4m^2 of floor area. (i) The works do not include the clearing of native vegetation (excluding isolated trees or revegetation for a non-conservation purpose as defined in the *Environmental Protection Act 1986* & *Environmental Protection (Clearing of native vegetation) Regulations 2004)*
21.(3)	The erection or installation of, or alterations or additions to, the following on a lot in the Rural zone – (a) a storage shed (such as. grain, hay shed/silo), developed in association with an 'agriculture –extensive' use.	(a) The building is setback to comply with the following: Front Boundary: minimum 50m Side Boundary: minimum 15m Rear Boundary: minimum15m (b) The works do not include the clearing of native vegetation (excluding isolated trees or revegetation for a non-conservation purpose as defined in the *Environmental Protection Act 1986 & Environmental Protection (Clearing of native vegetation) Regulations 2004).*
21.(4)	The erection or installation of, or alterations or additions to, any of the following on a lot in the Rural or Rural Residential zones; (a) a windmill; (b) a bore; (c) a well; (d) a water tank; (e) a dam.	(a) In respect of a water tank, the conditions of deemed provision (cl.61.1. item 12) for the installation of a water tank are satisfied, except the volume of the water tank may exceed 5,000 litres. (b) Where a building envelope applies the water tank is located entirely within the building envelope. (c) The works are not located in a heritage-protected place. (d) The works comply with the development relevant standards and requirements of this Scheme for that zone.
21.(5)	The installation, maintenance or repair works of any of the following for domestic or rural purposes— (a) service ducts; (b) cables; (c) pipes; (d) conduits.	(a) The works are not located in a heritage-protected place.

21.(6)	The erection, installation, or demolition of a sign or advertisement of a class specified in Schedule 3.	(a) The sign or advertisement complies with the applicable provisions of Schedule 3. (b) The sign is not illuminated. (c) The sign or advertisement is not erected or installed within 1.5m of any part of a crossover or street truncation. (d) The works are not located in a heritage-protected place.
21.(7)	The minor filling, excavation or re-contouring of land, and construction of retaining walls on a lot where the R-Codes do not apply.	(a) There is no more than 0.9m change to the natural ground level. (b) The works comply with the development standards and requirements of this Scheme for the zone for that lot. (c) The works are not located in a heritage-protected place. (d) The works are not within land prone to flooding. (e) The works do not require access from an unconstructed road or that is not a gazetted road reserve.
21.(8)	Dam	(a) The dam is incidental to a permitted or approved rural land use. (b) The lowest edge of the dam or spillway, including the stored water is setback a minimum of 20m from a lot boundary. (c) The dam does not adversely impact any sensitive waterway or wetland as defined by State Planning Policy 2.9 - Water.
21.(9)	Radio masts and satellite dishes	(a) The structure(s) are positioned behind the predominant street setback. (b) The structure(s) if attached to the roof or wall of a building is no more than 1.8m above the highest point of the wall or roof. (c) The structure if ground mounted is no higher than 10m above natural ground level. (d) The satellite dish(es) has a diameter no larger than 1.8m.

(2) In accordance with clause 61(2)(h) of the deemed provisions, development approval is not required for the following uses if -

(a) the use is of a class specified in Column 1 of an item in the Table below; and

(b) the conditions set out in Column 2 of the 'Table below opposite that item — all of those conditions are satisfied in relation to the use.

Exempted Item No.	Column 1 Use	Column 2 Conditions
(1)	A use that is wholly located on land identified as a local reserve under this Scheme.	(a) The land is owned or vested in the local government or a public authority. (b) For the purpose for which the land is reserved under this Scheme. (c) For any purpose for which the land may be lawfully used by the local government or a public authority.

SCHEDULE 1 – Additional Uses for Zoned Land in Scheme Area

No.	Description of Land	Additional Use	Conditions
A1	Pt. Lot 203 Warren Road, Katanning	‘D’ uses – • Brewery • Recreation private • Reception centre • Restaurant/café • Caretaker’s dwelling	Management of noise and waste materials.
A2	Lot 6 Cornwall Street, Katanning	‘A’ use - • Service station	Emissions to surrounding sensitive uses to be avoided/mitigated.
A3	Lot 148 Cornwall Street, Katanning	‘A’ use - • Trade supplies • Warehouse storage	Emissions to surrounding sensitive uses to be avoided/mitigated.
A4	Lot 3 (No. 78) Andover Street, Katanning	‘D’ use – • Consulting Rooms	Provision of car parking as per Table 4.
A5	Lot 391 Dore Street, Katanning	‘A’ use – • Warehouse/storage	Emissions to surrounding sensitive uses to be avoided/mitigated.
A6	Lot 392 Dore Street, Katanning	A use – • Warehouse/storage	Emissions to surrounding sensitive uses to be avoided/mitigated.

SCHEDULE 2 - Special Control Areas in Scheme Area

Name of area	Purpose	Additional provisions
SCA1 WWTP	To protect the Wastewater Treatment Plant present and future operations from potential conflict with incompatible development and land uses.	(1) Development approval is required for habitable buildings. (2) In considering an application for development approval, the local government shall have due regard to - (a) The nature and location of the proposed development within the Special Control Area and the likely impact on and from the treatment plant; (b) The compatibility of the proposed development with the treatment plant operations; and (c) The advice and recommendations of the Water Corporation. (3) The local government may recommend that further subdivision of land within the Special Control Area not be approved in circumstances where it concludes that the proposal will create a potential for land use conflict with the treatment plant operations. (4) Notwithstanding (3), the local government may request the Commission impose a condition of subdivision requiring a memorial notice be placed on the Certificate of Title advising that the land may be subject to odour emissions from the treatment plant operations.
Special Control Area 2 – Natural flood inundation areas	To minimise the risk to health and safety of people and infrastructure from flood events and from river and watercourse floodplains.	(1) All development requires development approval. (2) In respect of an application for development approval on flood prone land, the local government shall consult the Department of Water and Environmental Regulation (DWER) and have due regard to the advice and recommendations received. (3) Unless determined otherwise by the local government, an application for development approval shall include information on the following flood mitigation measures/matters - (a) Whether the development will impact and how the development will maintain the free passage and temporary storage of floodwaters so as not to impact surrounding development and or land use; (b) How flood risk will be managed to ensure the development is provided with an adequate and acceptable level of flood protection. (c) The potential impact on water quality and the measures required to maintain and protect water quality and waterways as natural resources.

		(d) Demonstrate that the constructed finished floor level height of a habitable building(s) will be appropriately above the designated flood level. (e) Where non-habitable buildings are proposed below flood levels - (i) Demonstrate the existing flood regime is not detrimentally impacted; (ii) Adequate justification for the proposed siting of the building(s); (iii) Written acknowledgement that the land owner accepts that the building and its contents may be subject to periodic flooding and/or inundation. (4) Where the application for development approval is for extensions or additions to an existing residential building that is located within a flood prone area, the flood mitigation measures/matters may be waived where the extensions or additions do not exceed 25% of the floor area of the existing residential building. (5) The subsoil adjacent to the proposed building(s) is to be effectively drained. (6) The surface of the ground beneath proposed building(s) is to be regraded or filled and provided with adequate drainage outlets to prevent the accumulation of water beneath the building(s). (7) The surface of the ground beneath the building(s) is to be covered with an approved damp-resistant material (moisture barrier).

SCHEDULE 3 – Signs/Advertisements for which Development Approval is Not Required

LAND USE AND/OR DEVELOPMENT	SIGNS/ADVERTISEMENTS	MAXIMUM SIZE/AREA
Dwellings	One professional name-plate.	$0.2m^2$
Home business	One advertisement sign describing the nature of the home business.	$1.0m^2$
Place of worship, club premises, community purpose, civic use	One advertisement sign detailing the function, and/or the activities of the institution concerned.	$2.0m^2$
Shop, bulky goods showroom and other uses appropriate to a shopping area	All advertisement signs affixed to the building below the top of the awning or, in the absence of an awning, below a line measured at 5m from the ground floor level of the building, subject to compliance with the requirements of the Signs Hoarding and Bill Posting Bylaws.	No maximum size/area
Industrial, warehouse/storage	A maximum of four advertisement signs applied to or affixed to the walls of the building but not projecting above the eaves or the ridge of the roof of the building. A maximum of two free-standing advertisement signs not exceeding 5m in height above ground floor level.	Total area of any such advertisement signs, shall not exceed $15m^2$ Total area of the advertisement signs shall not exceed $10m^2$ and individual advertisement sign shall not exceed $6m^2$
Recreation-private	All advertisement signs provided that, in each case, the advertisement sign is not visible from outside the complex or facility either from other private and/or from public places or streets.	No maximum size/area
Public places and reserves	(a) Advertisement signs (illuminated and non- illuminated) relating to the functions of a Government department, a public authority or local government excluding those of a promotional nature constructed or exhibited by, or on behalf of any such body. (b) Advertisement signs (illuminated and non- illuminated) required for the management or control of traffic on any public road, car park, cycleway, public walkway or thoroughfare, railway or waterway or other public infrastructure where such advertisement has been constructed or exhibited by or at the direction of a Government department, a public authority or local government.	No maximum size/area

LAND USE AND/OR DEVELOPMENT	SIGNS/ADVERTISEMENTS	MAXIMUM SIZE/AREA
	(c) Advertisement signs (illuminated and non- illuminated) required to be exhibited by or pursuant to any act, statute, regulation or similar instrument provided that any such advertisement sign is constructed and/or exhibited strictly in accordance with the requirements, if any specified in the applicable act, statute, regulation or instrument.	No maximum size/area
Advertisements within buildings	All advertisement signs placed or displayed within a building and not visible to a person outside of the building.	No maximum size/area
All classes of buildings other than those specifically referenced in this Schedule	One advertisement sign containing the name, number and address of the building, the purpose for which the building is used or the name and address of the managing agent thereof.	$0.2m^2$
Building construction sites Advertisement signs displayed only for the duration of construction as follows – a) dwellings b) shops, commercial and industrial properties c) large development or redevelopment projects involving shopping centres, offices or other buildings exceeding 3 storey's in height	One advertisement sign per street frontage containing details of the project and the contractors undertaking the construction work. (a) One advertisement sign. (b) One advertisement sign. (c) One additional advertisement sign showing the name of the project builder.	(a) $2m^2$ (b) $5m^2$ (c) $10m^2$
Property transactions Advertisement signs displayed for the duration of the period over which property transactions are offered and negotiated as follows - (a) dwellings (b) shops, commercial and industrial properties (c) large development or redevelopment	(a) One advertisement sign per street frontage for each property relating to the sale, leasing or impending auction of the property at or upon which the advertisement sign is, or the advertisement signs are displayed. (b) One advertisement sign as for a) above. (c) One advertisement sign as for a) above.	(a) Each advertisement sign shall not exceed an area of $2m^2$ (b) Each advertisement sign shall not exceed an area of $5m^2$ (c) Each advertisement sign shall not exceed an area of $10m^2$

LAND USE AND/OR DEVELOPMENT	SIGNS/ADVERTISEMENTS	MAXIMUM SIZE/AREA
projects involving shopping centres, offices or other buildings exceeding 3 storey's in height and rural properties in excess of 5ha		
Display homes Advertisement signs displayed for the period over which homes are on display for public inspection	(a) One advertisement sign for each dwelling on display. (b) In addition to a) above one advertisement sign for each group of dwellings displayed by a single project builder giving details of the project building company and details of the range of dwellings on display.	(a) $2m^2$ (b) $5m^2$
Sale of goods or livestock	One advertisement sign per lot displayed for a period not exceeding 3 months advertising the sale of goods or livestock provided that the use of the land for the advertised purpose is permitted or approved under this Scheme.	$2m^2$

ADOPTION

Adopted by resolution of the Council of the Shire of Katanning at the Ordinary meeting of the Council held on the ????

....

Shire President

....

Chief Executive Officer

FINAL APPROVAL

Adopted for final approval by resolution of the Shire of Katanning at the Ordinary meeting of the Council held on the ????

....

Shire President

....

Chief Executive Officer

Recommended/Submitted for Final Approval

....

Chairperson of the Western Australian

Planning Commission

....

Date

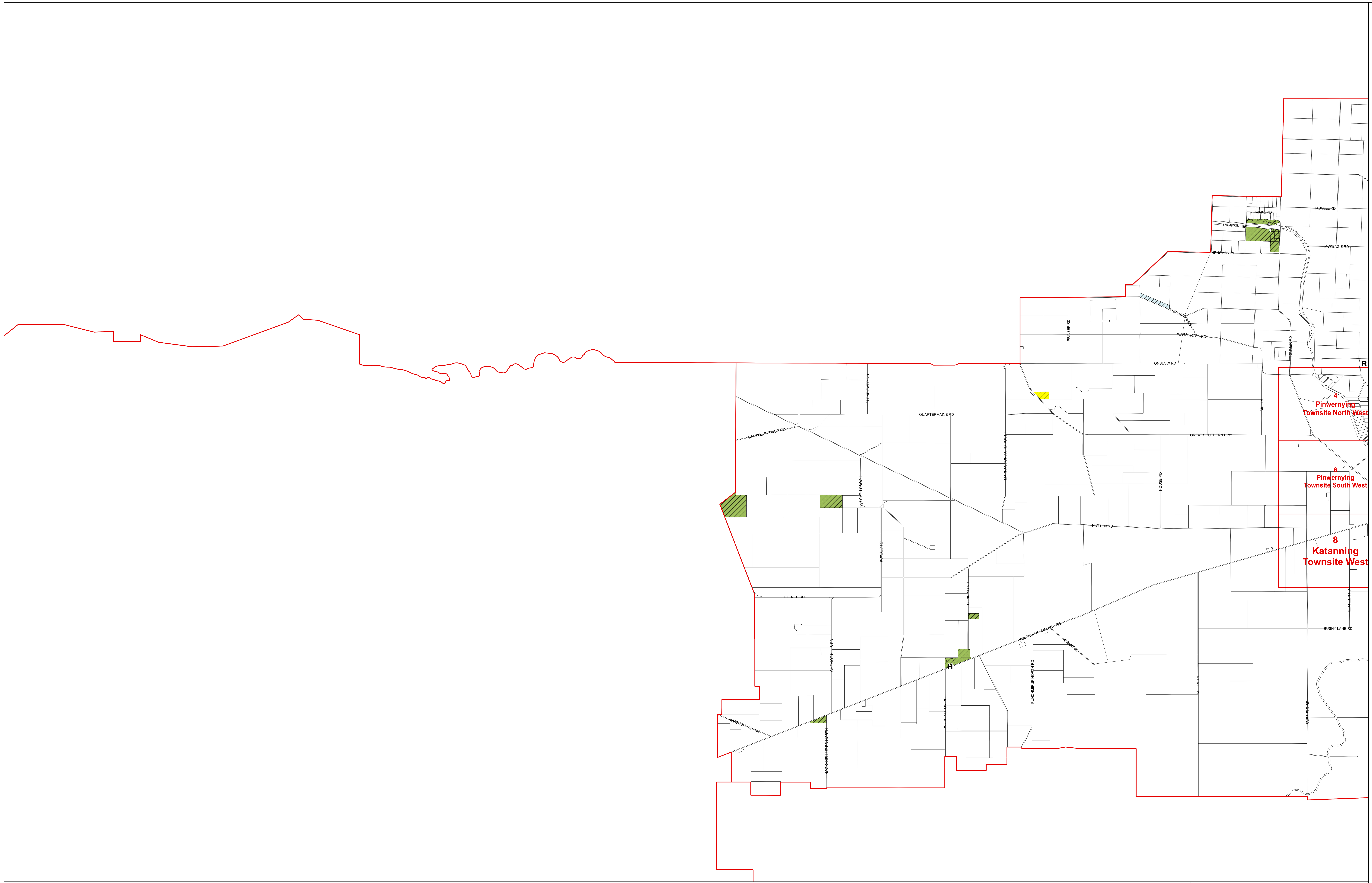
Final Approval Granted

....

Minister for Planning

....

Date



LEGEND

LOCAL SCHEME RESERVES

Proposed Reserve

- Civic and community
- Drainage/waterway
- Environmental conservation reserve
- Local road
- Public open space
- Railways
- Public purposes
- CE Cemetery
- E Education
- GS Government Services
- IS Infrastructure Services
- M Medical Services
- R Recreational

Existing Reserve

- Primary distributor road
- Local road
- Public open space
- Railways
- Public purposes

LOCAL SCHEME ZONES

Proposed Zone

- General industry
- Light industry
- Private community purposes
- Residential
- Rural
- Tourism

Existing Zone

- Commercial
- General industry
- Industrial development
- Residential
- Rural
- Rural residential
- Special use
- Urban development
- Enterprise

OTHER CATEGORIES

(see scheme text for additional information)

- Local Government Boundary
- Scheme Boundary
- R20 R Codes - Proposed (or Remove Existing Code)
- R20 RCodes - Existing
- A1 Additional uses
- R1 Restricted uses
- RR1 Rural residential area
- SU1 Special use area
- Special control area - Waste Water Treatment Plant

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Department of Planning, Lands and Heritage.

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Shire of Katanning

Local Planning Scheme No. 5

Proposed Amendment No. 3

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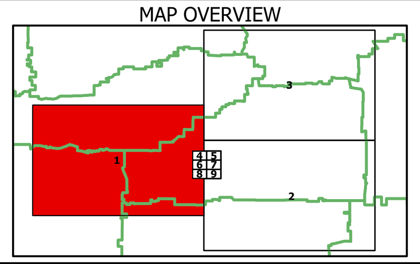
Kilometers

MAP OVERVIEW



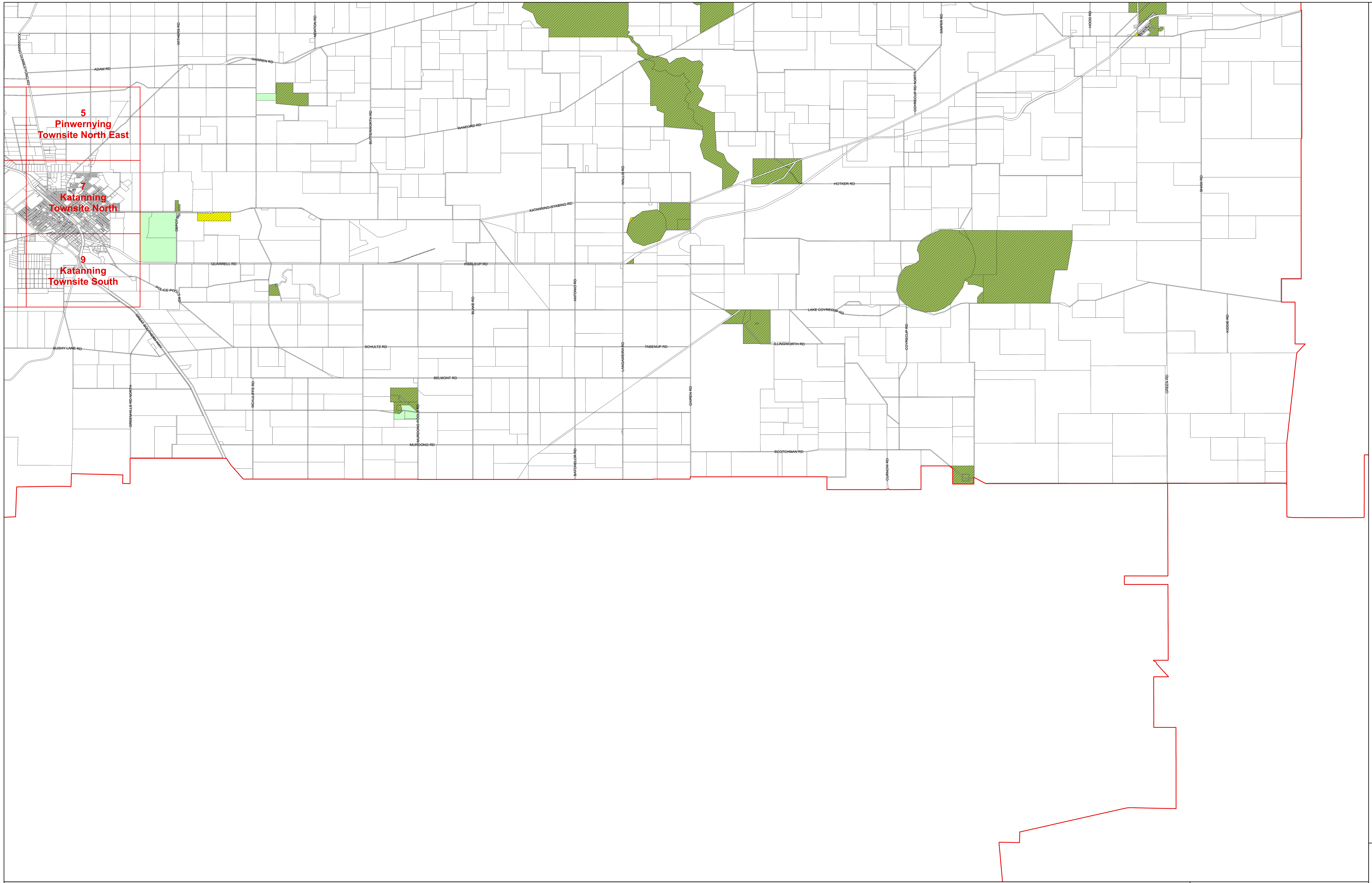
Plot Date: 08 July 2026

Local Planning Scheme Map No. 1 of 12
MAP: Katanning West

Shire of Katanning

Local Planning Scheme No. 5

Proposed Amendment No. 3



LEGEND

LOCAL SCHEME RESERVES

Proposed Reserve

- Civic and community
- Drainage/waterway
- Environmental conservation reserve
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- Public open space
- Railways
- Public purposes
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Existing Reserve

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LOCAL SCHEME ZONES

Proposed Zone

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(see scheme text for additional information)

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- R1 Restricted uses
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Shire of Katanning

Local Planning Scheme No. 5

Proposed Amendment No. 3

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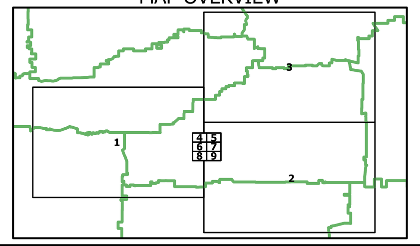
Kilometers

MAP OVERVIEW



Plot Date: 08 July 2026

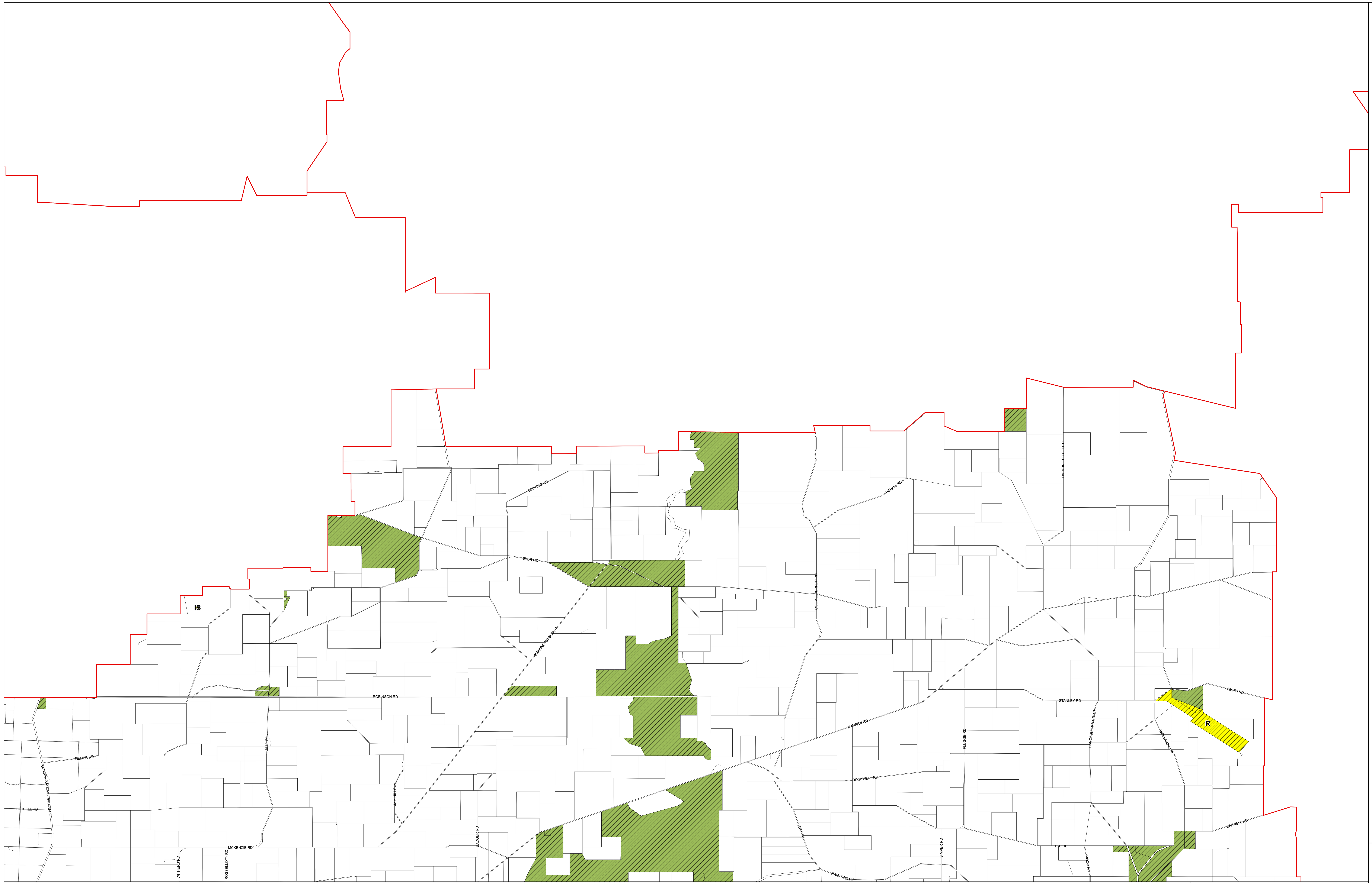
Local Planning Scheme Map No. 2 of 12

MAP: Katanning South East

Shire of Katanning

Local Planning Scheme No. 5

Proposed Amendment No. 3



LEGEND

LOCAL SCHEME RESERVES

Proposed Reserve
- Civic and community
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Shire of Katanning

Local Planning Scheme No. 5

Proposed Amendment No. 3

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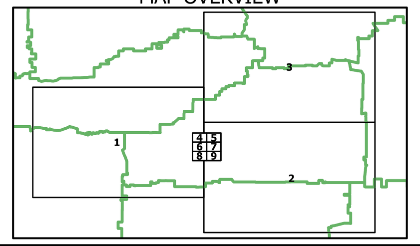
Kilometers

MAP OVERVIEW



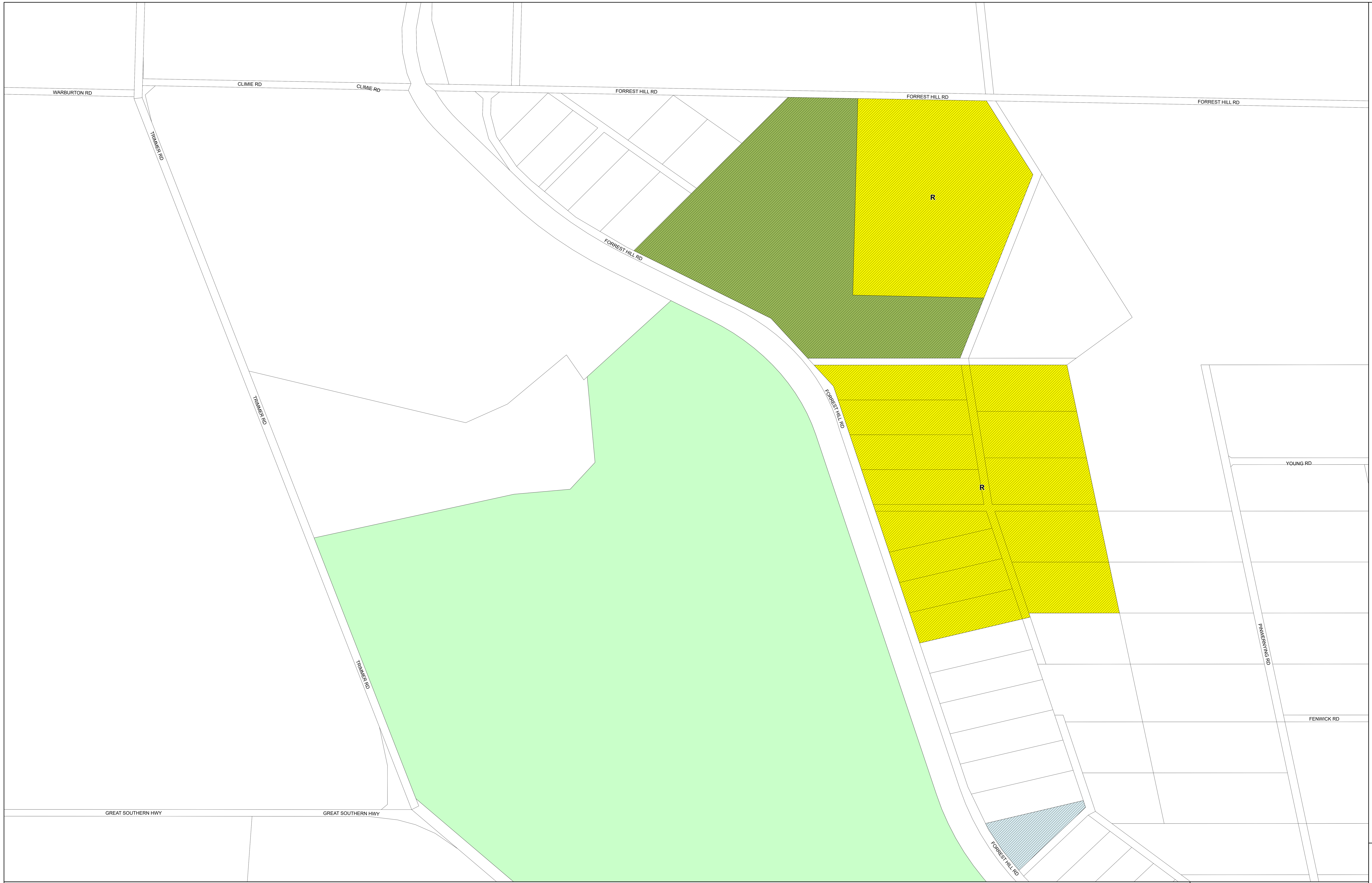
Plot Date: 08 July 2026

Local Planning Scheme Map No. 3 of 12
MAP: Katanning North East

Shire of Katanning

Local Planning Scheme No. 5

Proposed Amendment No. 3



LEGEND

LOCAL SCHEME RESERVES

Proposed Reserve
- Civic and community
- Drainage/waterway
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- Public purposes
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LOCAL SCHEME ZONES

Proposed Zone
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Existing Zone
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OTHER CATEGORIES

(see scheme text for additional information)
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Local Planning Scheme No. 5

Proposed Amendment No. 3

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MAP OVERVIEW

Plot Date: 08 July 2026

Local Planning Scheme Map No. 4 of 12
MAP: Pinwernying Townsite North West

Shire of Katanning

Local Planning Scheme No. 5

Proposed Amendment No. 3

LEGEND

LOCAL SCHEME RESERVES

Proposed Reserve
- Civic and community
- Drainage/waterway
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Existing Reserve
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- Railways
- Public purposes

LOCAL SCHEME ZONES

Proposed Zone
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Existing Zone
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- Industrial development
- Residential
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- Rural residential
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- Urban development
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OTHER CATEGORIES

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- R20 R Codes - Proposed (or Remove Existing Code)
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- A1 Additional uses
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- Special control area - Waste Water Treatment Plant

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Local Planning Scheme No. 5

Proposed Amendment No. 3

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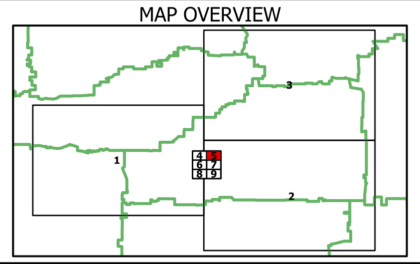
Meters

MAP OVERVIEW



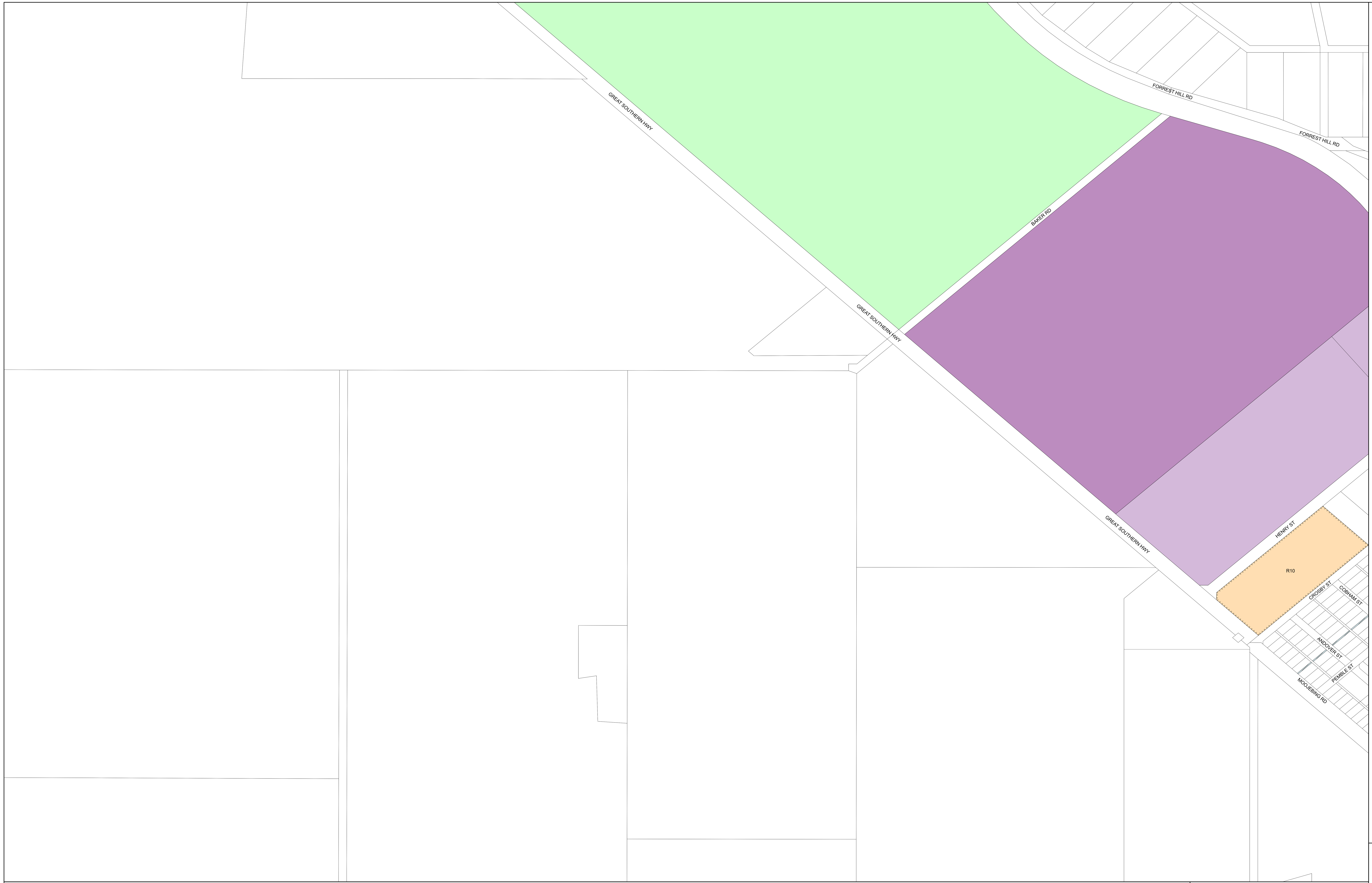
Plot Date: 08 July 2026

Local Planning Scheme Map No. 5 of 12
MAP: Pinwernying Townsite North East

Shire of Katanning

Local Planning Scheme No. 5

Proposed Amendment No. 3



LEGEND

LOCAL SCHEME RESERVES

Proposed Reserve
- Civic and community
- Drainage/waterway
- Environmental conservation reserve
- Local road
- Public open space
- Railways
- Public purposes
- CE Cemetery
- E Education
- GS Government Services
- IS Infrastructure Services
- M Medical Services
- R Recreational

Existing Reserve
- Primary distributor road
- Local road
- Public open space
- Railways
- Public purposes

LOCAL SCHEME ZONES

Proposed Zone
- General industry
- Light industry
- Private community purposes
- Residential
- Rural
- Tourism

Existing Zone
- Commercial
- General industry
- Industrial development
- Residential
- Rural
- Rural residential
- Special use
- Urban development
- Enterprise

OTHER CATEGORIES

(see scheme text for additional information)
- Local Government Boundary
- Scheme Boundary
- R20 R Codes - Proposed (or Remove Existing Code)
- R20 RCodes - Existing
- A1 Additional uses
- R1 Restricted uses
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- Special control area - Waste Water Treatment Plant

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Shire of Katanning

Local Planning Scheme No. 5

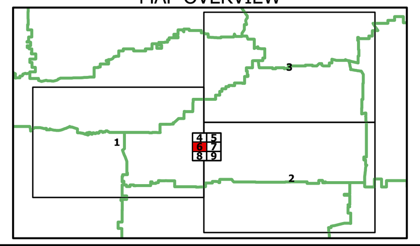
Proposed Amendment No. 3

N

0 100 200 300 400

Meters

MAP OVERVIEW



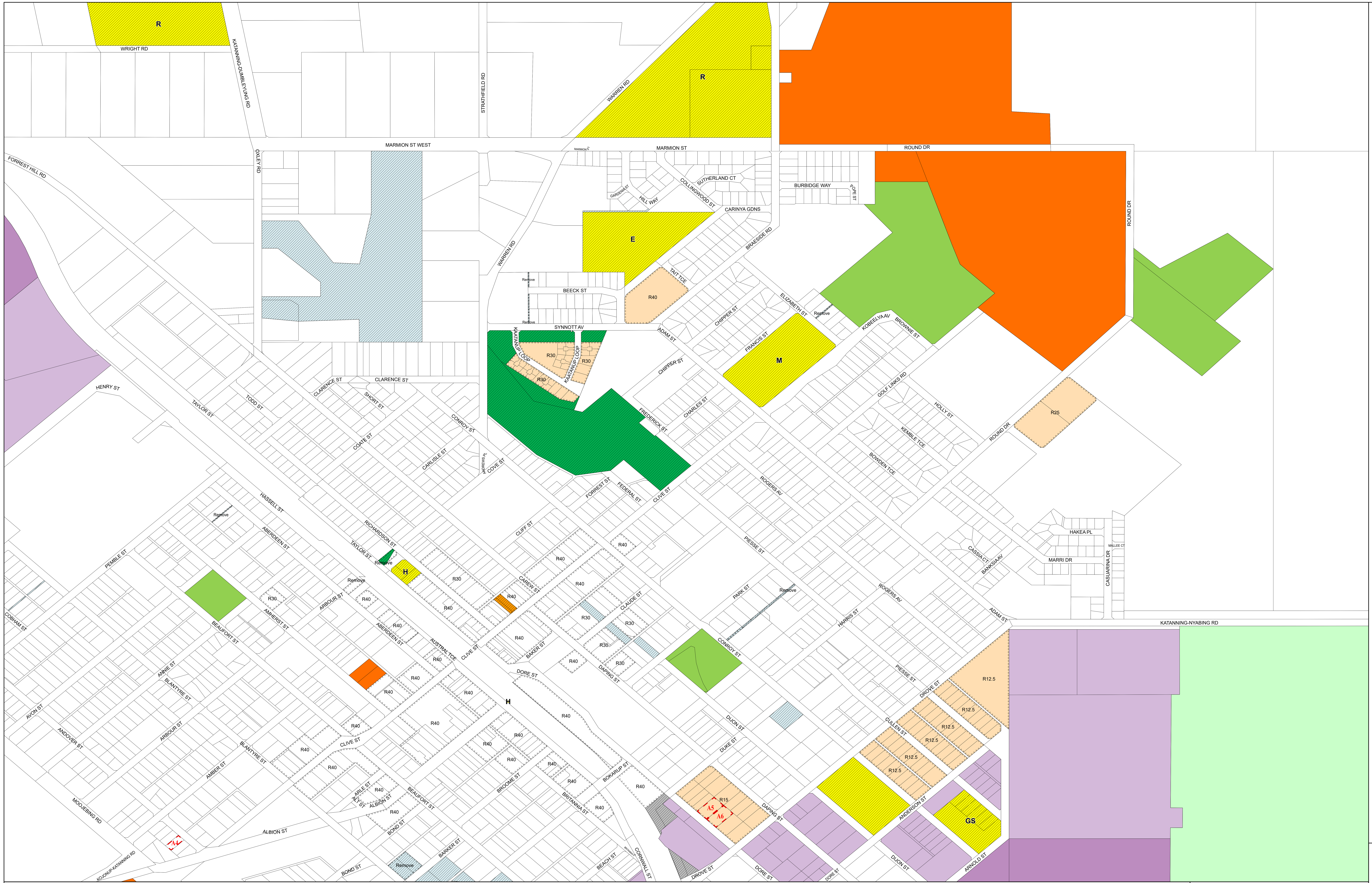
Plot Date: 08 July 2026

Local Planning Scheme Map No. 6 of 12
MAP: Pinwernying Townsite South West

Shire of Katanning

Local Planning Scheme No. 5

Proposed Amendment No. 3



LEGEND

LOCAL SCHEME RESERVES

Proposed Reserve
- Civic and community
- Drainage/waterway
- Environmental conservation reserve
- Local road
- Public open space
- Railways
- Public purposes
- CE Cemetery
- E Education
- GS Government Services
- IS Infrastructure Services
- M Medical Services
- R Recreational

Existing Reserve
- Primary distributor road
- Local road
- Public open space
- Railways
- Public purposes

LOCAL SCHEME ZONES

Proposed Zone
- General industry
- Light industry
- Private community purposes
- Residential
- Rural
- Tourism

Existing Zone
- Commercial
- General industry
- Industrial development
- Residential
- Rural
- Rural residential
- Special use
- Urban development
- Enterprise

OTHER CATEGORIES

(see scheme text for additional information)
- Local Government Boundary
- Scheme Boundary
- R20 R Codes - Proposed (or Remove Existing Code)
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Department of Planning, Lands and Heritage.

DRAFT ONLY

Shire of Katanning

Local Planning Scheme No. 5
Proposed Amendment No. 3

N

0 100 200 300 400
Meters

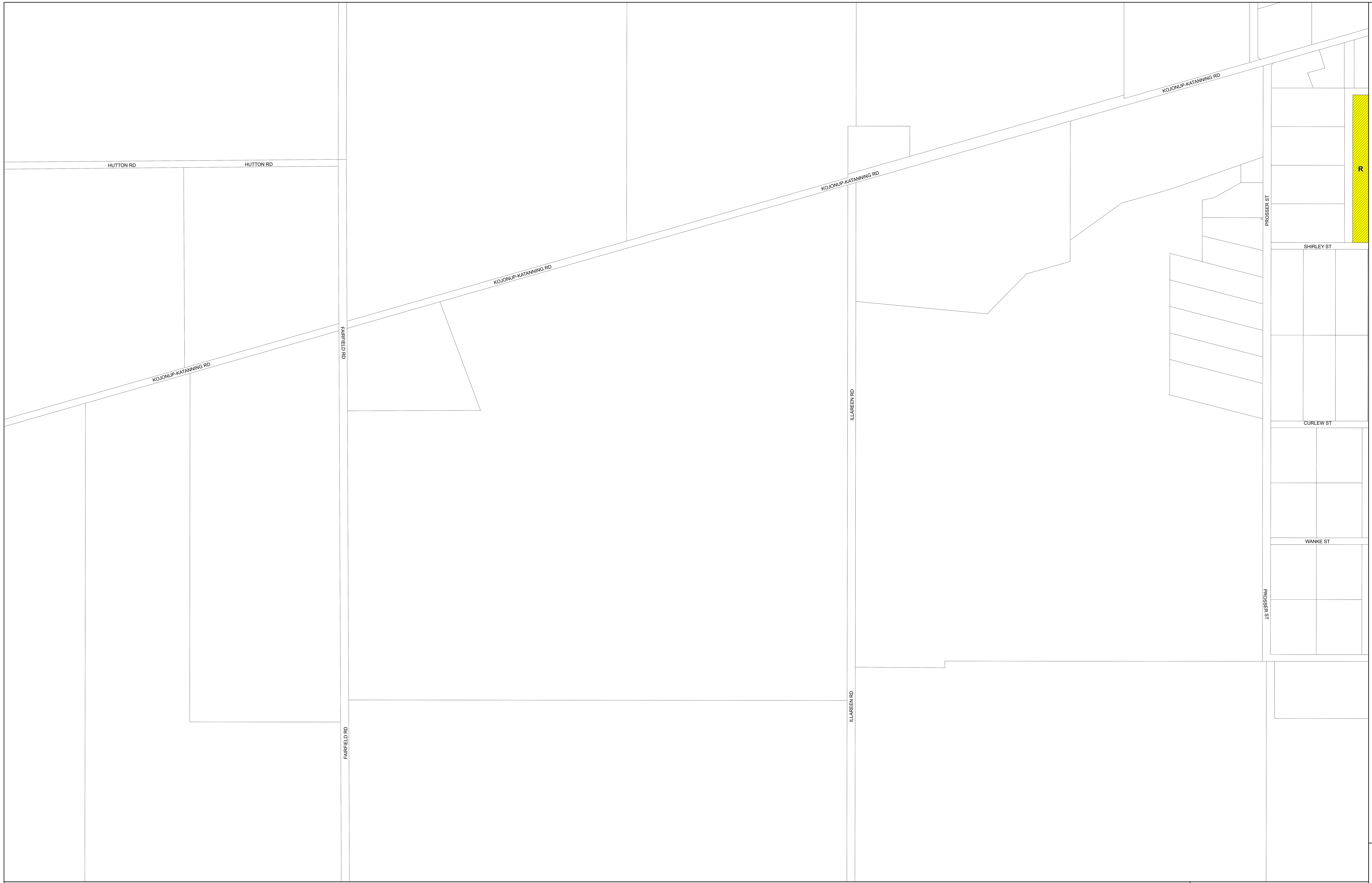
MAP OVERVIEW

Plot Date: 08 July 2026

Local Planning Scheme Map No. 7 of 12
MAP: Katanning Townsite North

Shire of Katanning

Local Planning Scheme No. 5
Proposed Amendment No. 3



LEGEND

LOCAL SCHEME RESERVES

Proposed Reserve
- Civic and community
- Drainage/waterway
- Environmental conservation reserve
- Local road
- Public open space
- Railways
- Public purposes
- CE Cemetery
- E Education
- GS Government Services
- IS Infrastructure Services
- M Medical Services
- R Recreational

Existing Reserve
- Primary distributor road
- Local road
- Public open space
- Railways
- Public purposes

LOCAL SCHEME ZONES

Proposed Zone
- General industry
- Light industry
- Private community purposes
- Residential
- Rural
- Tourism

Existing Zone
- Commercial
- General industry
- Industrial development
- Residential
- Rural
- Rural residential
- Special use
- Urban development
- Enterprise

OTHER CATEGORIES

(see scheme text for additional information)
- Local Government Boundary
- Scheme Boundary
- R20 R Codes - Proposed (or Remove Existing Code)
- R20 RCodes - Existing
- A1 Additional uses
- R1 Restricted uses
- RR1 Rural residential area
- SU1 Special use area
- Special control area - Waste Water Treatment Plant

Shire of Katanning

Local Planning Scheme No. 5
Proposed Amendment No. 3

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DRAFT ONLY

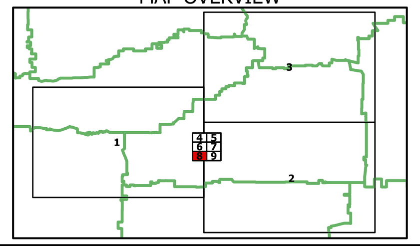
Shire of Katanning

Local Planning Scheme No. 5
Proposed Amendment No. 3

N

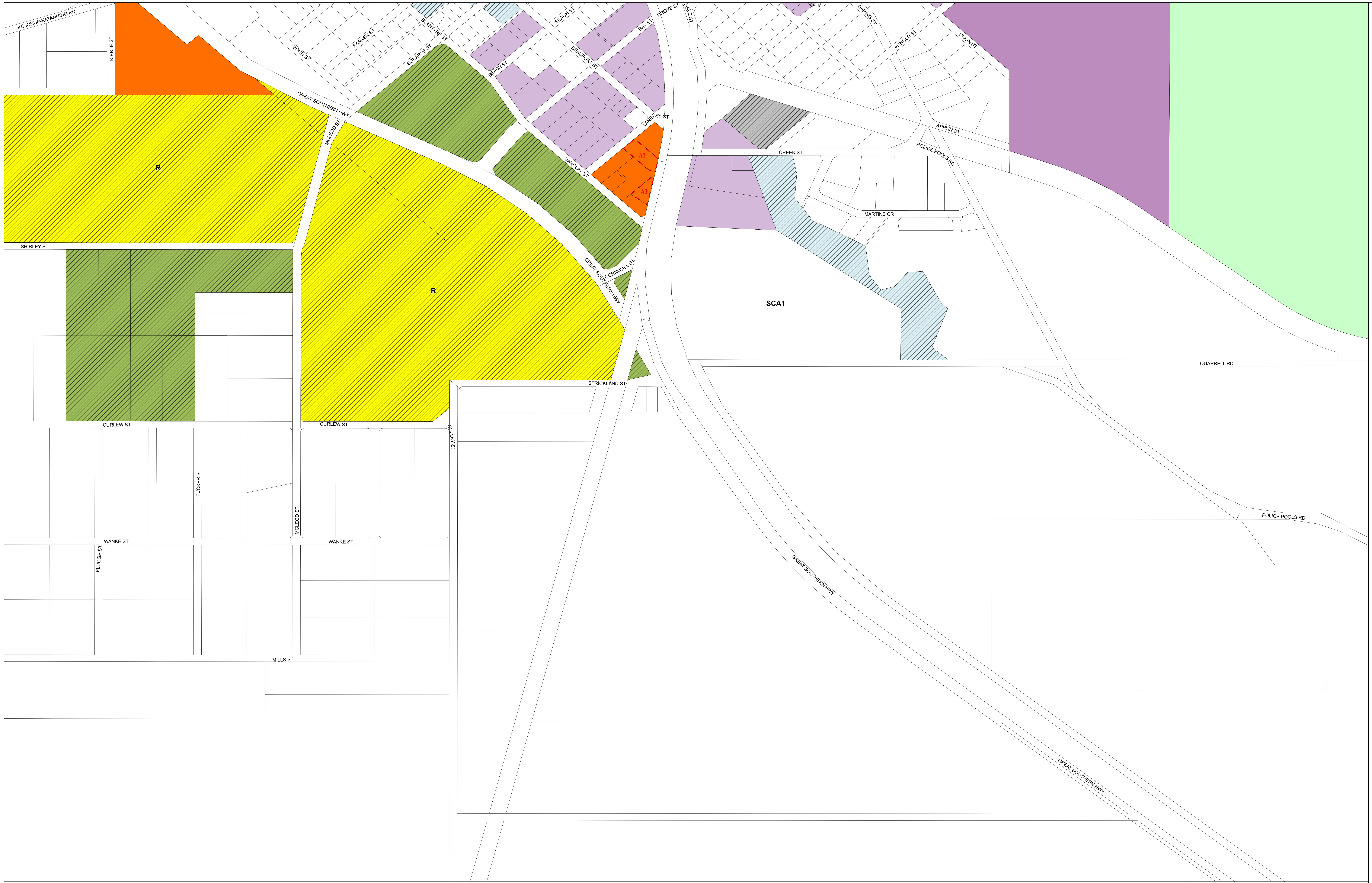
0 100 200 300 400
Meters

MAP OVERVIEW



Plot Date: 08 July 2026

Local Planning Scheme Map No. 8 of 12
MAP: Katanning Townsite West



LEGEND

LOCAL SCHEME RESERVES

Proposed Reserve
- Civic and community
- Drainage/waterway
- Environmental conservation reserve
- Local road
- Public open space
- Railways
- Public purposes
- CE Cemetery
- E Education
- GS Government Services
- IS Infrastructure Services
- M Medical Services
- R Recreational

Existing Reserve
- Primary distributor road
- Local road
- Public open space
- Railways
- Public purposes

LOCAL SCHEME ZONES

Proposed Zone
- General industry
- Light industry
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- Residential
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- Tourism

Existing Zone
- Commercial
- General industry
- Industrial development
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- Rural
- Rural residential
- Special use
- Urban development
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OTHER CATEGORIES

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- Special control area - Waste Water Treatment Plant

Produced by Data Analytics,
Department of Planning, Lands and Heritage.

DRAFT ONLY

Shire of Katanning

Local Planning Scheme No. 5

Proposed Amendment No. 3

N

0 100 200 300 400

Meters

MAP OVERVIEW

Plot Date: 08 July 2026

Local Planning Scheme Map No. 9 of 12
MAP: Katanning Townsite South

Shire of Katanning

Local Planning Scheme No. 5

Proposed Amendment No. 3

Shire of Katanning
Heart of the Great Southern

COUNCIL POLICY

Signage on Road Reserves

Policy Number: 7.3

Policy Subject: Signage on Road Reserves

~~**Policy Subject:** Directional, Advisory, Service, Tourism & Advertising Signs on Road Reserves.~~
Part A – Road/Street Name Plate and Advisory Signs
Part B – Directional Signs
Part C – Advertising Signs within Road Reserves

For all other signs on private property, refer to Shire of Katanning Local Planning Scheme No. 5 and any associated local planning policies.

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Policy Statement: This policy establishes the requirements for the approval, installation, maintenance and removal of signage ~~relates to signs erected~~ within ~~the~~ road reserves under the care, control or management of the Shire of Katanning.

~~For all other signs on private property, refer to Shire of Katanning Town Planning Scheme No. 4.~~

~~Street signage is a valuable tool for providing information and directional guidance to pedestrian and vehicular traffic. Where it is effectively integrated into the urban and rural landscape it should achieve these aims with minimum impact on local amenity.~~

Council approval is required before any sign or advertising device is installed within a road reserve, unless otherwise authorised by legislation or another approval authority. ~~No person shall erect, display or maintain a sign or advertising device within the road reserve within the Shire of Katanning without Council approval (refer Part B Directional Signs and Appendix C Application Form).~~

Assessment Principles: In determining any application under this policy, Council will have regard to:

- Road safety and the Safe System approach.
- The safe and efficient operation of the road network.
- Visibility, sight distance and driver distraction.
- The amenity and character of surrounding area.
- The needs of all road users, including pedestrians, cyclists and people with disability.
- Relevant legislation, Australian Standards and Main Roads WA policies and guidelines.

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Objectives:

1) To ensure that signage withins ~~on~~ road reserves does not distract road users, obstruct sight lines, or accumulate to a level that diminishes local ~~become so various or numerous so as to be unacceptable to residents in the area or to be injurious to the~~ amenity, ~~or~~ natural landscape values~~beauty,~~ or overall road safety ~~of the area~~.
2) To ensure all signage is designed, located and managed in accordance with relevant legislation, Australian Standards, Main Roads WA requirements and Safe System approach.
3~~2~~) To provide uniform standards for the design, materials, placement, installation, ~~location, colour and materials~~and maintenance of signs placed within the~~on~~ road reserve~~s~~.
4~~3~~) To establish a consistent framework for the assessment and approval of signage within road reserves. ~~delegate responsibility for approval of sign installation.~~

Part A ~~-~~ – Road/Street Name Plate and Advisory Signs~~.~~

Road/Street Name Plate and Advisory Signs Guidelines

~~Council installs and maintains street and road name plate signs with the current shire logo (refer appendix A). Existing old signage will be updated through natural attrition.~~

- Council installs and maintains street and road name plate signs with the current shire logo (refer appendix A). Existing signage will be replaced with the current standard through programmed renewal.
- In order to reduce the proliferation of posts, existing posts should be used where possible to mount new signs.
-
- In positioning signs regard must be given to the location of existing services, visibility of the sign and sight distances/lines of sight for drivers.
- When installing or updating street signs, rationalising of existing signs and posts should be considered where possible/practical.
- When installing signs and posts consideration must be given to minimise opportunities for vandalism and accidental damage.

~~In positioning signs regard must be given to the location of existing services, visibility of the sign and sight distances/lines of sight for drivers.~~

- ~~When installing or updating street signs, rationalising of existing signs and posts should be considered where possible/practical.~~
- ~~When installing signs and posts consideration must be given to reducing the opportunity for vandalism.~~

~~**Specifications**~~

Street/Road Name Plates Specification

- Council's standard for all areas shall be 150mm high green letters on white reflective background affixed to 200mm wide aluminium plates.
-
- Name plates are to be dual sided and have Council's logo affixed.

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Advisory Signs Specification

- To Main Roads ~~Western Australia~~WA and Australian Standards.

Approval

Approval for the installation of Road/Street Name Plate and Advisory Signs is delegated to the ~~Director of Engineering Services~~General Manager Operations and will generally be implemented via the Work List System.

Part B - Directional Signs

Directional Signs Guidelines

- Council may approve directional signage w~~W~~here they assist road users to locate significant community facilities, public services, tourist attractions or other destinations that provide a demonstratable benefit to the travelling public. ~~a business or activity is decided by Council to be of sufficient interest and importance to the travelling public, then it will allow erection of business or activity signs which indicate the nature of the business or activity that may be located by following the direction indicated by the sign. Examples include; homes for the aged, hospitals, tourist facilities, libraries, medical services, accommodation, fuel.~~
- Directional s~~S~~igns will generally describe the type or category of destination rather than displaying a business or commercial trading name. ~~requests including business names will not be approved. As detailed above the sign must only include the type/nature of the business activity.~~
- A maximum of up to 3 finger board signs per business/activity may be approved.
- Fees and charges shall be set through Council's Schedule of Fees and Charges in the yearly budget.

~~**Specifications**~~ **Directional Signs Specification**

- Council's standard for all areas shall be 150mm high white letters on blue reflective background affixed to 200mm wide aluminium plates.

Directional Signs Approval ~~**Approval**~~

Applications for Directional Signs must be submitted on Directional Signs Application Form (Appendix C).

- Council may approve the erection of a sign with or without conditions and for a period to be determined by Council.
- As detailed on the Directional Signs Application Form, Council reserves the right to remove any of these signs without notice at any time.
- Should the sign fall into disrepair Council may remove the sign (replacement costs would be at cost of the applicant).
- Approval for the installation of Directional Signs is delegated to the ~~Director of Engineering Services~~General Manager Operations.

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- Council will maintain a register of Directional Signs for the Purpose of regularly reviewing their relevance. Signs that are determined to be redundant may be removed and disposed of.

Part C -~~–~~ Advertising Signs w~~W~~ithin Road Reserves

Advertising Signs within Road Reserves Approval

- Council has been delegated authority by the Commissioner of Main Roads ~~powers~~ under the *Main Roads (Control of Advertisements) Regulations 1996* ~~by the Commissioner of Main Roads~~ to determine~~appro~~ applications for roadside advertising signs within the scope of that delegation.~~ve all Category 2,3 & 4 advertising devices (as defined by Main Roads WA's Guide to the Management of Roadside Advertising. For definitions refer www.mainroads.wa.gov.au/standards/roads and traffic engineering/traffic management/roadside advertising) on Highways and Main Roads.~~
- Advertising sign applications that fall outside Council's delegated authority will be referred to Main Roads WA for assessment and determination.
- In determining ~~When considering~~ applications, Council will assess proposals in accordance with the *Main Roads (Control of Advertisements) Regulations 1996* and the current *Main Roads WA Policy and Assessment Guidelines for Static Advertising Signs*, or any successor document.
- Council will maintain a register of advertising sign approvals granted under its delegated authority, in accordance with the requirements of the delegation.

~~is required to observe and comply with the abovementioned guide and keep a register of approvals granted under the delegation.~~

Advertising Signs within Road Reserves Guidelines

This policy provides~~allows~~ for the installation of roadside ~~category 2,3 & 4~~ advertising ~~devices~~ signs ~~to be installed~~ on the Great S~~s~~outhern Highway, Kojonup-Pingrup Road, Dumbleyung Road and Warren Road subject to compliance with the *Main Roads (Control of Advertisements) Regulations 1996*, the current *Main Roads WA Policy and Assessment Guidelines for Static Advertising Signs*, and any conditions of Council approval. ~~in accordance with Main Roads WA guidelines.~~

- T~~Within these guidelines t~~he Shire ~~of Katanning has approved 25~~maintains ~~Category 3~~ Roadside Advertising Agreements for designated advertising sign locations identified in ~~s positioned on (refer~~ Appendix B.~~):~~
  - ~~Katanning-Dumbleyung Rd~~
  - ~~Warren Rd~~
  - ~~Great Southern Highway~~
  - ~~Kojonup-Katanning-Nyabing Rd~~
- A~~Generally signs a~~dvertising signs within road reserves will generally~~the loc~~ only be supported at approved locations identified by Council or where specifically authorised under a Roadside Advertising Agreement.
- Advertising signs identifying~~ation or~~ the location or presence of a business or commercial premises will~~are~~ generally be not permitted ~~on~~ within Shire controlled road reserves unless provided for under an approved Roadside Advertising Agreement or otherwise authorised by Council. ~~(with the exception of Dumbleyung Rd and Warren Rd as detailed above).~~

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- For the purposes of this policy, Dumbleyung Road and Warren Road will be administered in the same manner as main roads under Council's delegated authority for roadside advertising approvals.

~~are to be considered as main roads for the purpose of this policy.~~

~~When considering applications, Council is required to observe and comply with the abovementioned guide and keep a register of approvals granted under the delegation.~~

~~**Council will refer all applications for Category 1 signs to the Commissioner of Main Roads for approval.**~~

Specifications: Refer Appendix B

Resolution No:	Committee	T38/96
	Ordinary Council	FC36/96
Resolution Date:	24 August 1996	
Amended:	25 October 2001	OC123/02
	28 May 2003	OC219/03
	24 August 2005	OC33/06
	23 August 2006	OC21/07
	24 November 2010	OC248/10
	28 November 2012	OC278/12
	22 October 2014	OC/106/14
	18 December 2018	OC168/18
	22 December 2022	OC159/22
	28 July 2026	OC??/26
Source:	Works and Services	
Date of Review:	October annually	
Review Responsibility:	~~Executive Manager Infrastructure & Assets~~General Manager Operations	

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APPENDIX A

Shire Logo

APPENDIX B

Roadside Advertising Sign Guidelines

Shire of Katanning – Roadside Advertising Agreement

Sign Location List

Advertising Signs – General Information for Main Roads

Roadside advertising signs visible from a road under the care, control or management of Main Roads WA are subject to the *Main Roads (Control of Advertisements) Regulations 1996* and will be assessed in accordance with the current *Main Roads WA Policy and Assessment Guidelines for Static Advertising Signs*. ~~Main Roads has no objection to a sign in private property (category 4) if the sign is non-illuminated and/or non-moving and does not constitute a traffic hazard. Main Roads and Local Government approval is required, (no fees apply for category 4 signs).~~

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Applications will be assessed having regard to road safety, driver distraction, sight distance, sign location, design, illumination, construction and maintenance requirements. Applicants are responsible for obtaining all necessary approvals and complying with any conditions imposed by Main Roads WA and the Shire of Katanning.

A registration permit is required for a (category 3) advertising sign within a Main Roads WA road reserve.

Unless otherwise approved by ~~The (category 3) sign within~~ Main Road WA, roadside advertising signs should generally comply with the following design principles~~' road reserve must comply with the following~~:

- Maximum panel area of 4.5m²
- Frangible posts, 65mm tubing, hardwood 100x100mm
- Minimum 4.5m clearance from ~~guide post~~guidepost line, preferably 11m depending on circumstances
- Legible letter size and style, preferred minimum 140mm high
- Limit number of words to 6 key words
- Don't use colours that simulate traffic signs
- Sign located within a 10km radius of premises
- Sign to be not located within proximity of an intersection
- Site location to be checked for services by applicant
- Public liability insurance for not less than $20~~1~~ million held by applicant
- Sign to be manufactured, erected and maintained to the satisfaction of Main Roads WA by the applicant.

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Applicable fees are prescribed in the Shire of Katanning Schedule of Fees and Charges, as adopted by Council. ~~*The fees for a sign within the road reserve are $165.00 inc GST for the first year and $82.50 inc GST for each year thereafter.*~~

Written Local Government approval must be obtained in the first instance.

For further info on advertising signs please refer to the following Main Roads WA website. ~~link www.mainroads.wa.gov.au/standards/roads and traffic engineering/traffic management/roadside advertising.~~

SHIRE OF KATANNING

ROADSIDE ADVERTISING AGREEMENT

This agreement is entered into in accordance with ~~between~~ the Shire of Katanning Signage on Road Reserves Policy 7.3 and the Main Roads (Control of Advertisements) Regulations 1996.

The agreement is between the Shire of Katanning (Shire) and ………………………………………………… (Business)

The Business agrees:

- To ~~provide a draft sketch~~artwork of the proposed advertising sign prior to manufacture~~, to be approved prior to arranging for the sign to be constructed~~.
- Manufacture and supply the approved advertising panel in accordance with the specifications contained in Appendix A. ~~To arrange for the construction of the Business sign and supply the sign (dimensions 2400mm wide and 1200mm high) to the Shire within 3 months of the date of this agreement, in accordance with specifications.~~
- To be responsible for all costs incurred to have their sign produced and maintained.
- To pay the annual advertising fee prescribed in the Shire's Schedule of Fees and Charges~~of $300.00 (including G,ST)~~ in advance, in August each year, upon receipt of an invoice from the Shire of Katanning. This fee is for the forthcoming year of advertising commencing 1 November. Council agrees not to increase the fee during the term of this agreement.
- ~~That should the annual fee be in arrears for six months or more the Shire will remove the Business sign and may offer that site to an alternate Business.~~If any fee remains unpaid after the due date, the Shire may issue written notice requiring payment within 30 days. Failure to pay may result in termination of this Agreement and removal of the advertising sign.

The Shire agrees:

- To ~~be responsible for the erection~~arrange installation of the signs at the designated roadside locations.

- To be responsible for all costs associated with the construction, erection and maintenance of the signs structure (poles) and top portion of the sign, as per sample attached.
- ~~To provide for five signs to be located at each of the five entrances to Katanning (Great Southern Hwy North and South, Kojonup Rd, Dumbleyung Rd and Nyabing Rd) a total of 25 roadside advertising signs.~~
- To support the provision of roadside advertising signs at approved locations, subject to road safety, legislative requirements and Council approval. ~~place the signs in year one in accordance with the positions nominated through a publicly drawn ballot.~~
- To facilitate the rotation of advertising sign locations periodically to provide equitable exposure to participating businesses. ~~To rotate the signs each year so that during this five year agreement each sign is located on each approach road for approximately one year unless this agreement is made during the normal five year rotation ie: taking advantage of a vacancy that may arise prior to the end of a five year agreement.~~

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Agreement Generally

- The Shire retains the right to approve, refuse or require amendments to any advertising content to ensure compliance with Council policy, Main Roads WA requirements and applicable legislation. ~~or decline the contents of any signage.~~
- This agreement will be for a period of five years, to be reviewed following this period.
- The signs comprise three sections, being poles, Shire sign (top) and Business sign. The Shire is responsible for all maintenance, repairs and replacement to the poles and top sign. The Business is responsible for all maintenance, repairs and replacement of the Business ~~sing~~sign.
- Should a sign be stolen, vandalised, or be damaged for any reason whatsoever the Shire will replace the poles and top sign within 3 months. The Business agrees to replace the Business sign within 3 months.
- The Business must maintain public liability insurance of not less than the amount required by the Shire for the duration of this Agreement.
- The Business can terminate this A~~a~~greement by written notice to the Shire. No refund will be provided and the Business sign would be removed following expiration of the period that had been paid for by the Business.
- The Shire can terminate this Agreement by written notice to the Business where it considers it necessary to do so in the interests of road safety, operational requirements, legislative compliance, or where the Business has failed to comply with the terms of this Agreement.
- The annual period of advertising commences 1 November and expires 31 October each year.

I _______________________________________ representing _____________________________________ Katanning, hereby agree to the terms and conditions of this agreement.

………………………………………… ……………………………………

Signature *Date*

Agreement accepted on behalf of the Shire of Katanning to commence from …………………………………..

~~1 November 2009~~

………………………………………

Chief Executive Officer

Roadside Advertising Sign Locations 2011

	BUSINESS NAME	SIGN LOCATION
		Nyabing Rd
1	WAMMCO	1km
2	Katanning Country Club	2km
3	National Australia bank	3km
4	QFH multiparts	4km
5	McIntosh & Sons	5km
		Kojonup Rd
6	Premier smash repairs	1km
7	HT Book Keeping Solutions	2km
8	Downtown Sound Shoes & Bags	3km
9	Dyson Jones Wool	4km
10	Chicken Treat	5km
		Gt Sthn Hwy South
11	New Lodge Motel	1km
12	Bakehouse Jeanery	2km
13	Katanning Furnishings	3km
14	Eagle Boys	4km
15	Stewarts Auto Repairs	5km
		Dumbleyung Rd
16	BD Coventry & Sons	1km
17	The Daily Grind	2km
18	Retravision	3km
19	WAMMCO	4km
20	Edwards Motors	5km
		Gt Sthn Hwy North
21	Kowald News & Glass House	1km
22	Professionals (PL Bolto)	2km

23	Toyworld/Sportspower	3km
24	Farmers Centre	4km
25	Katanning Glazing	5km

APPENDIX C

Directional Signs Application Form

Directional Signs Register

DIRECTIONAL SIGNS APPLICATION FORM

(WHITE ON BLUE FINGERBOARD)

APPLICANT DETAILS: ____

BUSINESS NAME: ____

BUSINESS ADDRESS: ____

POSTAL ADDRESS: ____

EMAIL ADDRESS: ____

PHONE: _____________ FAX: ________________ MBL: _____________________

DATE: ______________ SIGNATURE: _______________________________

SIGNS SPECIFICATIONS: ____

TYPE OF SIGNAGE BEING SOUGHT

Service Sign (White on Blue

150MM Letters on 200mm Plate

☐ General Accommodation

☐ Caravan Park

☐ Camping Facility

☐ Other (specify) ____

Tourism Sign (White on Brown)

☐ General Tourist Attraction

☐ Winery

☐ Heritage

☐ Other (specify) ____

☐ Single Sided ☐ Double Sided

Number of signs requested ____

Locations

____
____
____

If required please provide a simple, clear drawing of where the sign(s) is to be located (or attach diagram)

Fees

Fees are in accordance with the current financial budget.

Current Fees

____
____

Conditions

Council reserves the right to remove any sign without notice at any time.

Should the sign fall into disrepair, Council may remove the sign (replacement costs would be at the applicants cost).

Additional Conditions

____
____
____

COUNCIL USE ONLY

Sign Application Approved ☐ Yes ☐ No

Officers Details (title) ________________________________

Officers Name: ________________________________

Date: ______________

Sign Registration Number ______________

Added to Register ______________

(signature)

DIRECTIONAL SIGNS REGISTER

Sign Register No	Applicant	Location	Sign Details/Wording

10/8/2026

Commodity Ag Development Application for Warehouse/ Storage (Temporary Grain Handling Facility) – Former Saleyards, Dore Street Katanning

REV 1

JOEL GAJIC, REGISTERED PLANNER

Contents

1.0 Introduction

1.1 Business Model and Vision Statement

Commodity Ag is a family-owned logistics and commodity supply business. It was founded by the Richardson Group who have been farming in the Great Southern region of Western Australia (WA) since 1908. With 116 years of passion behind them, their goal is to become the preeminent partner for WA's farming community, but also to service global agricultural enterprises through the provision of superior, value-led services through the supply of world-class agriculture commodities. Their focus on tailored solutions that solve genuine industry problems being experienced on-the-ground means that Commodity Ag has already successfully positioned itself as a trusted partner for national and global businesses.

Commodity Ag work in collaboration with other transport, engineering, and equipment groups to create solid statewide supply chain network connections, all aiming to produce efficient and accessible logistical systems that reduce costs to producers of commodity goods.

Figure 1 Paddock to Port Supply Chain

A detailed statement of Commodity Ag's supply chain services has been previously provided.

Through their work in supply chains and logistics, Commodity Ag has, in collaboration with primary producers and other bulk commodity goods producers, recognised some significant constraints and issues in the existing supply chain in the Great Southern region. The supply chain currently lacks the capacity and efficiency to handle the increasing demands of the region's bulk commodity goods industries, particularly in the agricultural sector and the burgeoning critical minerals sector. This is resulting in higher costs, reduced competitiveness and sustainability and constraints on economic diversification and growth in the region.

A significant need for the Great Southern supply chain is to increase the ability for the region's bulk commodity goods suppliers to transport their goods via rail. If a producer is delivering products locally, moving lighter goods, or delivering food products such as live foods and dairy, road is the preferred method of haulage. However, when transporting heavy and bulky commodity goods, such as minerals and grains, or when travelling increased distances, rail becomes the most cost-effective and time-efficient way to move products. The transition of grain movements from road to rail haulage is embedded in the vision for Commodity AG's Katanning Grain Handling Facility (grain handling facility).

The company's current physical assets include 21,300 arable hectares across 15 properties that produce 59,000 tonnes of grains, 2,700 Angus cattle and 32,000 sheep, 59 transport assets, a grain terminal in the Port of Albany (with agreements in principle for a second terminal), and an experienced team of over 40 staff, including pilots and drivers. The Richardson Group (parent company) has over 90 staff and crops 24,000 arable hectares

This proposal is in response to the Shire of Katanning putting forward an alternative preferred location to lot 2809 Great Southern Highway for which a Development Application was recently lodged and withdrawn. This investment is part of a five-year plan to introduce receival depots (grain handling facilities) in Katanning, Hyden, Newdegate, Lake Grace and Mukinbudin. The proposed grain handling facility presents a unique opportunity to partner with the Shire of Katanning (Shire) collectively invest in the Katanning agricultural sector and sustainability of supporting sectors and local businesses.

The key components and drivers of the development proposal is the ability to secure a lease with options to purchase that is of a sufficient size to support future expansion of the grain handling operations and with direct access to the Great Southern Railway line. Utilisation of the rail line is the longer-term vision which will enable safe and efficient access the port of Albany to export locally produced commodities to international markets. This key investment aligns with Commodity Ag's Great Southern Supply Chain Enhancement Business Case which has been provided to the Shire and the state government.

Commodity Ag's vision is to *establish itself as the preeminent partner for the Western Australian Farming community, corporate and global enterprises by providing superior value and service through the supply of world-class agriculture commodities from farm gate to client. The organization's unwavering commitment to maintaining a 100% customer satisfaction rate is evident in its tailored commodity exporting solutions of bespoke commodities, designed to meet clients' individual needs. Commodity Ag's dedication to delivering exceptional value and service is a testament to its leadership in the industry. With a focus on providing tailored solutions and access to bespoke grain commodities, Commodity Ag has positioned itself as a trusted partner for businesses* *around the world. Through its unwavering commitment to excellence, Commodity Ag is poised to achieve its vision of becoming the partner of choice for corporate and global enterprises seeking high-quality agriculture commodities.*

1.2 What We Are Seeking

Development approval is sought for a temporary grain handling facility for the southern portion of the former Katanning Saleyards site, Dore Street, Katanning. Obtaining certainty by way of an executed lease and/or development approval is a prerequisite for progression of detailed design work and acquisition of a transportable sampling hut/office and weighbridge. To commence operations for the upcoming harvest season conditional development approval is required that enables site preparation to commence whilst Commodity Ag finalises detailed design. Building approval is also required for a transportable sampling hut/office and weighbridge. All buildings and structures will be removed under the terms of any Shire lease.

Positive and productive discussions with the Shire have confirmed that the former saleyards site is preferred to the Henry Street Structure Plan area for which development approval was recently sought and subsequently withdrawn. A short-term lease arrangement has been offered whilst Commodity Ag progress negotiations for a permanent and more substantive facility as previously flagged by the development application for the Henry Street site.

Once established, the temporary grain handling facility will support the local agricultural sector and help to fill the void left by CBH when relocating its grain handling operations to Broomehill. The proposal aligns with the strategic planning policy framework. Commodity Ag is confident that with the support of the Shire it can become a key contributor to the sustainable economic prosperity of the community.

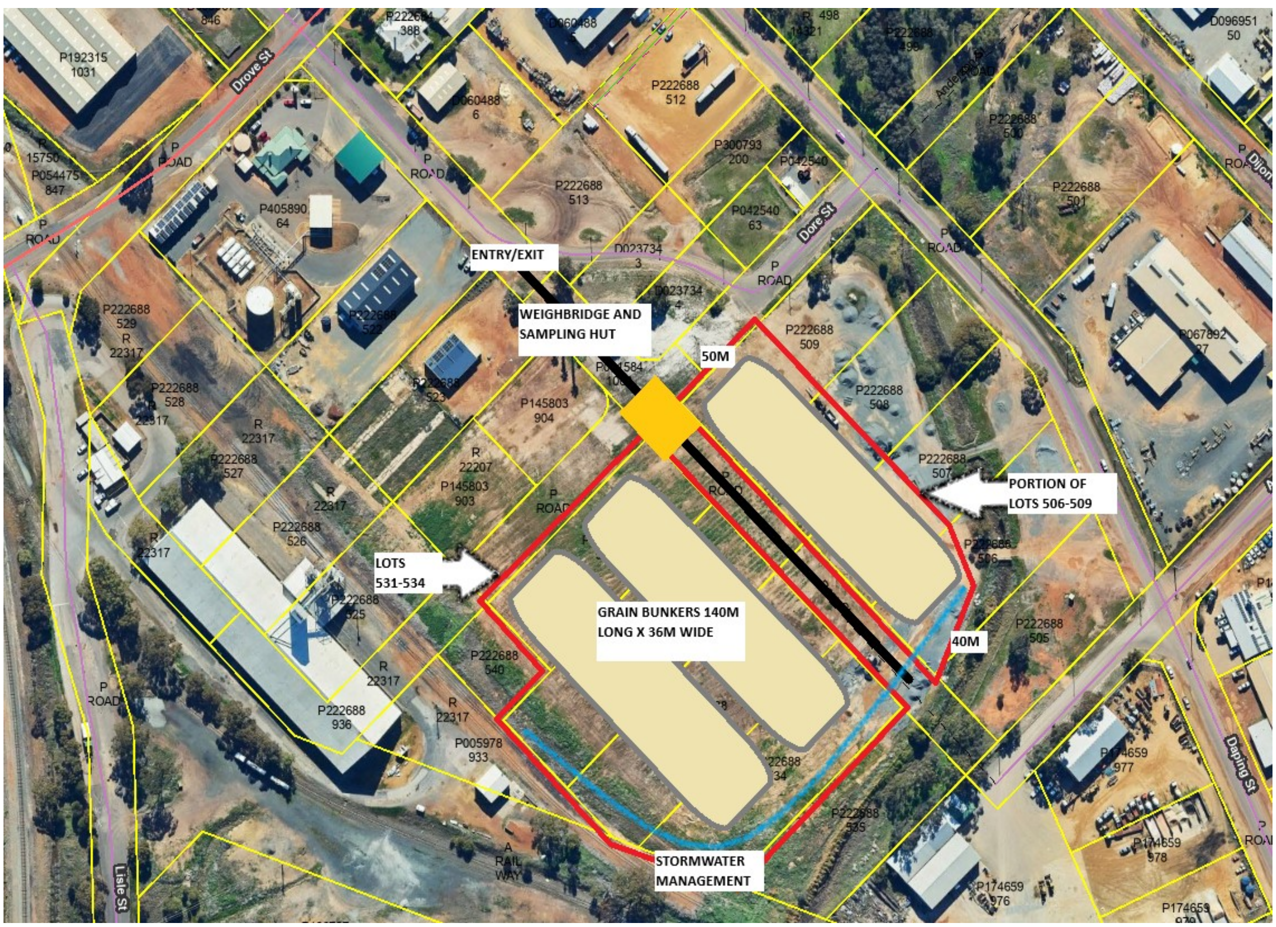
2.0 Subject Site and Context

2.1 The Subject Site

The proposed grain handling facility will be located at the former saleyards site being lots 531-534 and 506-509 Dore Street, Katanning (subject site). See below Fig.2

The Katanning Town Creek contains remnant vegetation and passes through the easterner portions of the broader saleyards site. The Aboriginal heritage and conservation values of the creek will not be impacted. The grain bunds will require a 30m separation to enable loading from a central circulation roadway to either bund.

Fig.2 Site Area



The former saleyards site is located on the southeast fringe of the Katanning townsite approximately 1.1km from the town centre. The subject site is surrounded by low intensity industrial land uses and the Great Southern Railway line.

Figure 3 Looking east towards the subject site from Drove Street

Figure 4 Broader site context

2.2 Site Context

The form saleyards site is located on the southeast fringe of the Katanning townsite approximately 1.1m from the town centre. The subject site is surrounded by industrial zoned land general extensive in nature such as transportation and storage depots, metal recycling and engineering, and abuts the Great Southern Railway reservation to the south. Activity is generally more intensive and on smaller lots as closer to the town centre.

Figure 5 Looking south across the former saleyards site from Anderson Street

3.0 Planning Framework

3.1 Strategic Planning Policy Framework

3.1.1 Great Southern Regional Planning and Infrastructure Framework

The Great Southern Regional Planning and Infrastructure Framework (Framework) was adopted in December 2015 and provides a strategic direction for the development until 2035. It addresses the scale and distribution of population growth, as well as providing a blueprint for economic development and infrastructure in the region.

The Framework identifies and prioritises regionally significant infrastructure upgrades and planning initiatives that will guide government investment decisions and support the growth of established industries such as agriculture, forestry and tourism as well as investment in new enterprises. Katanning is recognised as a sub- regional centre for the provision of services and facilities to meet the needs of the local community and the broader rural population.

The Framework objective for economic growth is for *a growing regional economy focused on maintaining strong links to current markets and establishing new export markets for agricultural and mining products*… Commodity Ag undertakes activities that directly facilitates the Framework's recognition that *the Great Southern is well located to take advantage of increasing demand in Asia for high quality and safe food products, both in established and new markets*.

3.1.2 Shire of Katanning Local Planning Strategy

The Shire of Katanning's Local Planning Strategy (Strategy) was adopted in 2013 to provide the Shire with a strategic planning framework and long-term vision to plan, guide and accommodate future growth in the region. The Strategy flags a potential review of the planning controls for the former saleyards site. The future of the site is unclear, however subsequent rezoning or redevelopment will not be impacted by a short-term lease. The recognised potential conflict between non-conforming residential land uses and industrial zoned land is understood to relate to properties on the opposite side of the railway line.

3.2 Statutory Planning Policy Framework

3.2.1 Shire of Katanning Local Planning Scheme no. 5

The Shire of Katanning Local Planning Scheme no. 5 (LPS5) was gazetted on 9 February 2018. The pertinent aim of LPS5 applicable to this proposal is Economic Growth.

Strengthen and diversify the Shire of Katanning's economic base by providing an overall pattern of land use and development flexibility that supports existing businesses and provides for expansion of the economic base by encouraging new business and industry.

The subject site is zoned *General Industry* the objectives of which are to:

In accordance with the Shire's Scheme, the purpose of the General Industry zone is:

- *To provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses.*
- *To allow for the continuation of existing industries and provide for the establishment of new industries that contribute to Katanning's and the region's economic growth.*
- *To encourage manufacturing and processing using produce from the region.*
- *To take advantage of the attributes of location, availability of services and transport facilities servicing Katanning and the region.*
- *To discourage non-industry uses that may constrain industrial activities.*
- *To accommodate industry that would not otherwise comply with the performance standards of light industry.*
- *Seek to manage impacts such as noise, dust and odour within the zone.*

The proposed development is consistent with the objectives of the zone, is removed from any sensitive land uses, and is serviced by a road network that has been developed to support a significantly greater intensity of truck movements than required for the grain handling facility.

The General Industry Zone applies the following minimum building setbacks -

- Front Boundary: 20m
- Side Boundary: 15m on one side
- Rear Boundary: 20m

Any stipulated setback will be adhered with noting that there is no obvious primary frontage and the proposed development is temporary in nature.

The grain handling facility will generate few emissions and does not involves the production or discharge of industrial or noxious liquid effluent. Furthermore, grain transfer stations are not a Prescribed Premises otherwise requiring a buffer area to restrict or prohibit sensitive land uses. A License or Works Approval is not required under the *Environmental Protection Regulations 1987*.

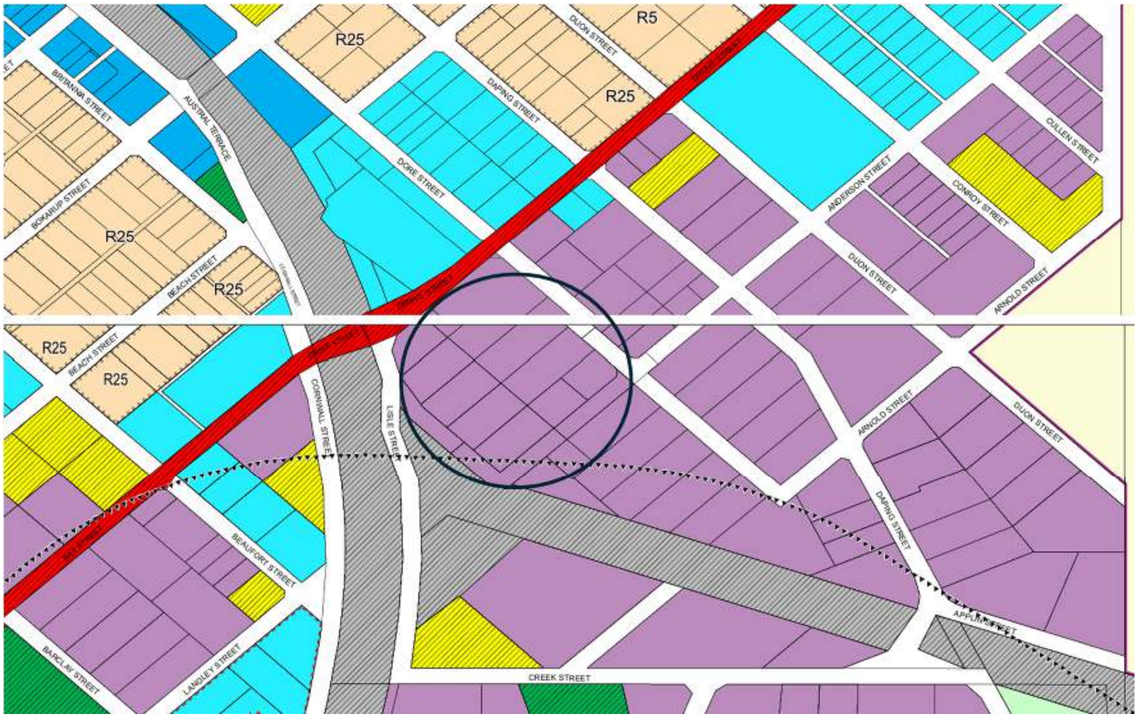


Figure 6 Shire of Katanning LPS5 Maps 7 & 9

The land use definition which applies to a grain handling facility is *warehouse/storage*.

Warehouse/storage is a D use in the zoning table. D use means that the use is not permitted unless the local government has exercised its discretion by granting development approval.

warehouse/storage *means premises including indoor or outdoor facilities used for*
a) the storage of goods, equipment, plant or materials; or
b) the display or sale by wholesale of goods.

It is noted that no goods will be displayed or sold, the commercial operations are limited to storage. This is reflected in a lower volume of traffic and intensity of land use than typical of a warehouse operation. With respect to traffic it further acknowledged that the former saleyards generated significant light and heavy vehicles movements.

3.2.2 Local Planning Policies

There are no applicable local planning policies.

3.2 State Planning Policy Framework

3.2.1 State Planning Policy 4.1 and EPA Guidance Statement no. 3

State Planning Policy 4.1 Industrial Interface and the Environmental Protection Authority Guidance Statement no. 3 Separation Distances between Industrial and Sensitive Land

Uses (Guidance Statement 3) require management practices and buffer distances to be applied to certain industrial land uses to mitigate environmental impacts. The onus is on a proponent to justify the extent of any buffer area required and to support the study with management practices. Guidance Statement 3 requires transfer stations utilising conveyors to employ a 500m buffer. Commodity Ag does not propose stockpiling by way of traditional fixed conveyors. Grain handling practices are outlined in Section 4.1 Grain Transference.

The temporary grain handling facility will operate similarly to Commodity Ag's far more substantive Downs Road facility near Albany which is not a prescribed premise.

3.2.2 State Planning Policy 5.4 Road and Rail Noise

The former saleyards site is impacted by road and rail noise. This policy and associated guidelines doe not affect the proposed development in so far as residential land use is not proposed. The presence of this control area does, however, evidence heightened *influencing factors* (i.e. background noise) when considering noise impacts on sensitive noise premises.

4.0 The Proposed Development

Commodity Ag have prepared an indicative site layout plan that identifies a nominal lease area that captures the generally arrangement of grain bunds, the sampling hut/office, weighbridge and vehicles access and manoeuvring areas. 2.3066 hectares is an adequate footprint to safely and efficiently receive, store and distribute wheat and barley from two dedicate grain bunds grain by road via Dore Street and Drove Street to the Port of Albany.

Securing land tenure and obtaining development approval will enable progress to the detailed design stage. The detailed design stage will be informed by the conditions imposed by development approval, soil testing, the transportable sampling hut/office ultimately sourced, and the final alignment and design of site access. The *de minimis* principle is anticipated to apply to incidental structures or plant such as directional signage, boom gates, bollards and barriers, and other structures not classifiable under the Building Code of Australia (BCA).

It is anticipated that development approval will be conditional upon:

I. finalising land tenure,
II. the submission of detailed design plans (elevations and floor plans) for the transportable sampling hut/office and weighbridge; and
III. confirmation of access arrangements from Dore Street.

It is requested that the endorsed site plan be an operational document such that minor works not classifiable for the purposes of building approval and siteworks associated with improvements and ongoing maintenance to the stormwater management system can be captured by way of updates.

Building and environmental health consents will also be required prior to the commencement of building works and occupation, and for any additional classifiable structure in accordance with the *Building Act (WA) 2011*.

Commodity Ag is committed to working with the Shire, local farmers and the broader community to fill the void left due to the relocation of the CBH Katanning facility to Broomhill and to further its vision for Great Southern Supply Chain Enhancement. The establishment and operation of strategically located grain handling facilities is a fundamental to achieving this vertically integrated paddock to port supply chain and is part of a part of a five-year plan to introduce receival depots. Commodity Ag is working with key stakeholders to ultimately enable transport commodities from receival depots to the Port of Albany by rail.

Initial costing for the proposed development works defined under Section 4 of the *Planning and Development Act 2005* (excluding mobile plant) is $300,000. This includes allowances for siteworks, stormwater drainage, and establishment of an all-weather internal access road.

4.1 Grain Transference

Trucks will enter the grain handling facility in forward gear and their loads be tested/sampled and weighed. The Shire has identified a preferred in and out clockwise movement from Dore Street which will mitigate any banking associated with the rail line. Commodity Ag site personnel will be responsible for the load assessment and facilitating safe truck movements within the site.

Once tonnage is ascertained the trucks will be directed to a nominated storage bunker to be offloaded.

Stockpiling by way of fixed conveyors is not proposed. Mobile drive over conveyors are used which are more responsive in their operation than a fixed conveyor system. The mobile conveyors move parallel to the storage bunker and are positioned to discharge immediately above the stockpile. Less airborne matter is generated whilst transferring grain using this method.

Figure 7 Mobile Conveyor in Operation Offloading Grain from a Stockpile

Once the trucks have been unloaded, they exit in forward gear onto Drove Street.

Figure 8 Commodity Ag Downs Road Grain Handling Facility

4.2 Grain Storage Bunkers

Two (2) standardised storage bunkers are proposed, one to hold wheat and the other barley see Appendix 3. The bunkers will be covered with tarps that are anchored at nominated points to the ground and incorporate a liner system. The bunkers will be slightly raised above the natural ground level to mitigate the risk of inundation in a 1 in 100-year flood event. The means of enclose will keep the grain dry whilst enabling a maximum capacity of approximately 43,000 cubic meters for each bunker. The approximate dimensions of the bunkers are approximately 36m wide by 200m long. A 30m separation distance between bunder is required to facilitate loading to either side of a circulation roadway.

4.3 On-site Accommodation

No staff or contractors will be permitted to habitat the site overnight.

4.4 Future Opportunities

Commodity Ag are actively seeking an alternative permanent freehold site to service the Katanning community. The permanent grain handling facility will respond to local market conditions and evolve in response to operational needs. The temporary grain handling facility is not anticipated to change over time due to the short-term nature of the lease being offered, and requirement to remove all improvements at the termination of the lease.

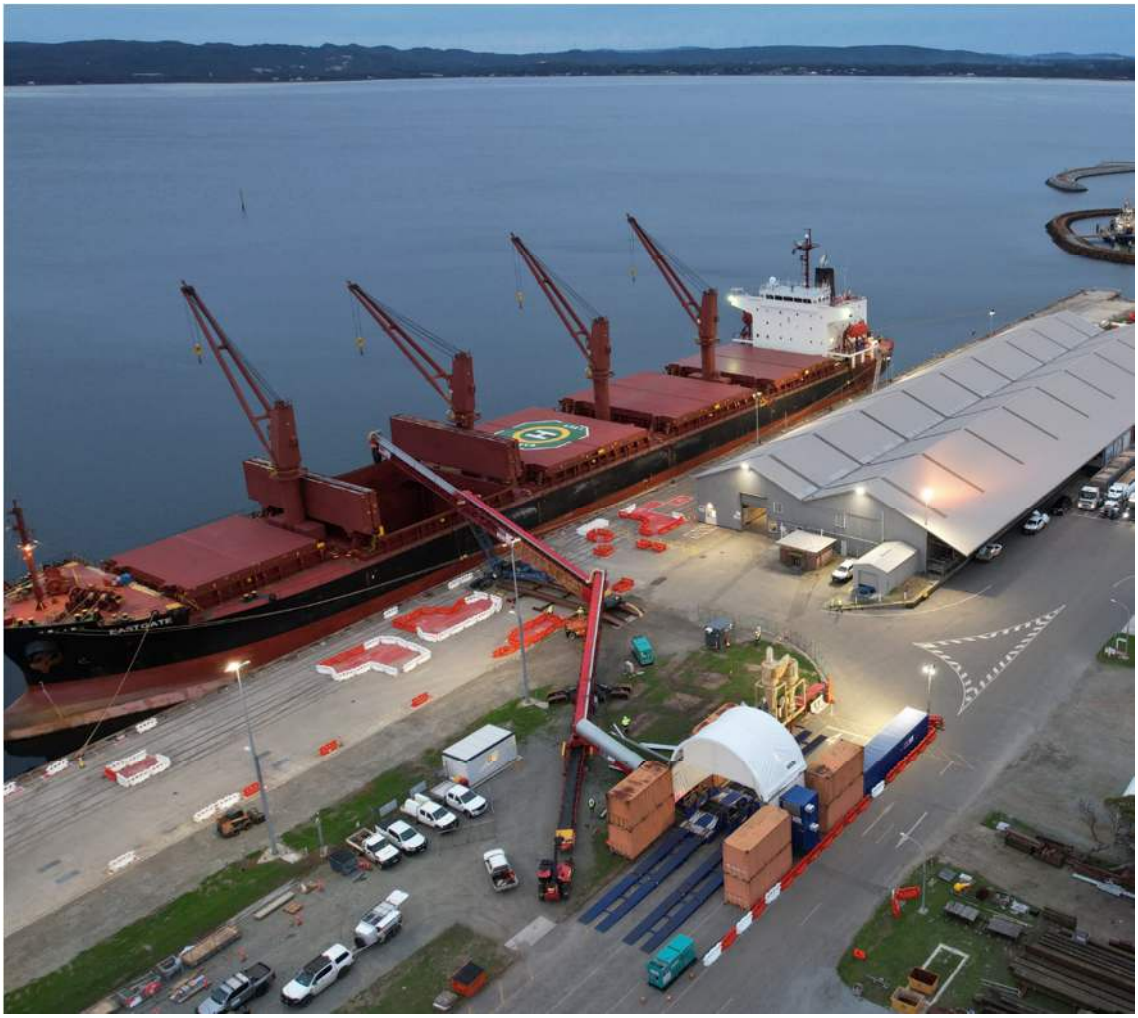


Figure 9 Port of Albany Grain Handling

5.0 Land Tenure

Commodity Ag have been in discussions with the Shire for an alternative short-term lease. 2.3066 hectares has been indicatively nominated within the southern portion of the former saleyards site for the purposes of establishing a temporary grain handling facility. Formalising vehicular access from Dore Street is part of the tenure discussions. Dore Street is bitumen sealed and currently provides truck access to a BP fuel station. The intersection with Drove Street provides the necessary sightlines. The broader former saleyards site is owned by the Shire and is unused.

The proposed grain handling facility is a land use that is supported under the local planning policy framework and welcomed by the Shire. Commodity Ag is comfortable that the lease area is development-ready (subject to construction access) to meet its interim needs.

The principal environmental constraint pertains to historic heavy metal and nutrient contamination. The assessment found heavy metals and nutrients present in soils at concentrations exceeding Ecological Investigation Levels and Health-based Investigation Levels for residential Sites, but below Health-based Investigation levels for commercial/industrial sites, as published in 'Assessment Levels for Soil, Sediment and Water'.

The land use of the Site is restricted to commercial/industrial use which excludes childcare centres, kindergartens, pre-schools and primary schools and should not be developed for a more sensitive use such as recreational open spaces, residential use or child care centres. There is no requirement for additional soil testing.

The execution of a lease and issuance of development approval are largely reliant upon the other. It is understood that development approval will be demined concurrent with execution of the lease which is subject to resolution of Council.

6.0 Assessment

6.1 Land Use

The temporary use of the land for a warehouse/storage aligns with the objectives of the local planning policy framework, the objectives of the Industrial Zone, and is appropriate in the context of the subject site.

Signage, light spill and emissions can be controlled and are located well away from any sensitive or residential land use. Truck movements will be seasonal in nature and follow designated truck routes. There are no amenity impacts on the locality, but an opportunity to contribute to the economic prosperity of the community.

This Shire has recognised the strategic importance of the proposed investment by offering a short-term lease in an alternative location to previously proposed Henry Street location.

6.2 Built Form

The built form will have negligible environmental or visual impact. The built form will largely screened when viewed from the public realm. There are no identified locally important view corridors that will be impacted.

6.3 Siteworks and Landscaping

Siteworks will be limited to the smallest necessary footprint to manoeuvre B-Double class vehicles in forward gear, establish two grain storage bunkers and the footprints for the transportable sampling hut/office and weighbridge. Additional contouring will occur to establish swales and basins to control stormwater. No excavated soil will be moved off-site that may otherwise contain high levels of contaminants.

Soli disturbance will be limited to contouring of the topsoil. The natural fall of the site will be leveraged to minimise changes to the natural ground levels and to mitigate inundation risk.

6.4 Incidental Works

Incidental structures such as directional signage, boom gates, bollards and barriers, as well as siteworks associated with improvements and ongoing maintenance to the stormwater management system and effluent treatment and disposal system are proposed. It is impractical to identify the final configuration of all incidental structures and works. These incidental elements are not classifiable as structures under the BCA and are exempt from development approval under the *de minimis* principle. Notwithstanding they will be identified by way of updates to the site plan. Elevations and floor plans of the sampling hut/office and specifications of the weighbridge will be provided with the Building Permit application. Indicative perspectives and specifications for these two structures are provided as part of this submission.

6.5 Traffic Impacts and Operating Periods

The Great Southern Regional Planning and Infrastructure Framework recognises that *to improve the efficiency of the transport network it is advantageous to shift freight transport off roads and onto the rail system, with intermodal transfer facilities located at strategic sites to enable the transfer of road and rail freight*. This is consistent with Commodity Ag's vision and strategy.

Grain from the temporary grain handling facility is proposed to be transported to the Port of Albany by road. The designated route is via Dore Street onto Drove Street then to the Great Southern Highway. This route is indicated by the red line on Figure 10.

It is acknowledged that the saleyards operations ran for many decades and generated far greater heavy vehicle movements that the proposed grain handling operations. It is further noted that Dore Street facilitates access to a BP truck fuelling station and Drove Street is a Mainroads nominated truck route.

Notwithstanding the site is not nominated a bushfire prone area, an emergency egress route is also available as indicated by the red line below.

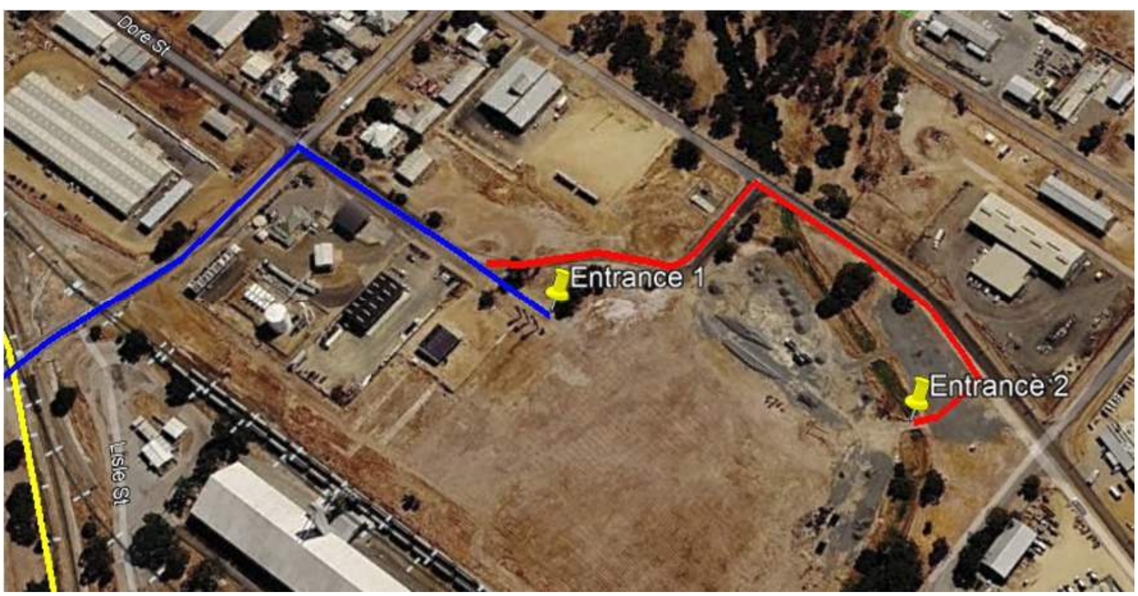


Figure 10 Primary access blue route, emergency egress red route

Grain handling is a seasonal activity. The peak harvest period occurs between late October to mid-December. The temporary grain handling facility would open for up to 16 hours per day during this peak period. Up to 25 in bound trucks could arrive per day over a 16-hour period. After the peak period grain is received for another 2 to 3 months during normal work hours (8am - 5pm weekdays). Up to 5 in-bound trucks could arrive per day over a 9-hour period.

Truck movements to the Port of Albany is informed by ship requirements. Typically, the load-out of grain occurs 50 days per year in 5-day intervals to load each ship. These intervals depend on how much grain is in storage.

Outside of harvesting and out loading periods the grain handling facility will be in shutdown. The on-site manager will routinely monitor the site during shut down periods.

Due to the seasonality of the business and need to respond to weather events grain deliveries may occur outside of business hours. Whilst it is anticipated that the bulk of deliveries will occur during daylight hours, approval is sought for unrestricted operating hours. It is accepted practice for agricultural operations and those located within industrial estates to not have hours of operation restrictions imposed. Grain deliveries will be received via designated truck routes.

Figure 11 Dore Street intersection with Drove Street

All external lighting will be directed to be contained within the subject site.

6.6 Environmental Impacts

Desktop assessment was undertaken to inform this submission and found no additional environmental constraints.

6.6.1 Emissions

A Noise, Dust and Sediment Management Plan has been prepared and is contained at Appendix 3 –

Operational noise is limited to vehicle movements, grain transference, and the operation of generators to power the sampling hut/office, weighbridge, mobile conveyors, and lighting towers. Materials processing is not proposed.

No sirens, horns or amplified public address system will be operated or installed. Management measures will be implemented to ensure that the accommodation component of the operations do not create any on or off-site disturbance. As previously identified, a tenancy agreement will address use of the accommodation facilities and behaviour.

All artificial lighting will be contained within the subject site. Illuminated or animated signage is not proposed.

Construction noise is addressed under Section 7.2.

6.6.2 Waste Management

An on-site effluent treatment and disposal system for the sampling hut/office will comply with the relevant Health Regulations and the Draft Country Sewerage Policy. Discharge from the sampling hut/office will not \exceed a daily capacity of 540 litres otherwise requiring Department of Health approval.

No hydrocarbons or other inflammable or explosive substances or grease, oil or greasy/oily matter is likely to be discharged.

An on-site washdown bay does not form part of this application and is not contemplated. Stormwater management systems will be used consisting of vegetated filter strips. A Trade Waste permit is not required.

Given the limited number of site personnel and contractors and limited deliveries, a kerbside rubbish bin and recycling bin collection will sufficient. The surrounding streets including Dore Street, Drove Street and Anderson Street are included on the Shire's waste collection map. Should the Shire domestic waste collection service be unavailable, a commercial bin collection service will be implemented and bins washed off-site.

6.6.3 Vegetation Management

No development is proposed which would otherwise directly or indirectly impact on the Katanning Town Creek. Anecdotal evidence and imagery identifies that the former saleyard site contains completely degraded or regrowth vegetation of no significance. Any significant vegetation can be identified prior to the commencement of siteworks and be tagged or otherwise isolated within a tree protection zone. Nutrient loading or contamination will be mitigated by the control of stormwater by way of basins and vegetated swales.

No landscaping is proposed.

6.8 Stormwater and Erosion Control

The proposed development is not typical of that common to industrial allotments notable for expansive roofed and asphalt sealed parking areas with few discharge points for concentrated stormwater. The proposed transportable sampling hut/office has a small footprint. Vehicle manoeuvring and hard stand areas are proposed to be of a compacted gravel or equivalent non-bituminous seal which allows a degree of permeability. It is further acknowledged that the natural fall of the subject site will be leveraged and largely unchanged. Swales and basins is proposed to contain and control the discharge of stormwater that will ensure overland flows are unchanged and any contaminants are filtered. Siteworks will be limited to that necessary and incorporate a 1% downhill fall to direct run-off away from impervious areas.

A detailed Noise, Dust and Sediment Management Plan has been prepared and is contained at Appendix 3 –

6.9 Utility Services

6.9.1 Power

Network supply is not required to operate the proposed grain handling facility. The proposed operations will run on generators.

6.9.2 Reticulated Water

A reticulated water supply is available although connection is not required to operate the temporary grain handling facility. Potable water will be supplied from a tank for firefighting purposes and should a reticulated supply be unavailable.

6.9.3 Telecommunications

Katanning is services by fixed wireless and mobile phone towers. Any additional demand on the current network is anticipated to be minimal.

No telecommunications infrastructure is proposed.

6.9.4 Gas

There is no reticulated gas network servicing in Katanning. A gas supply is not proposed but could be otherwise met through bottled gas supply.

7.0 Construction Environmental Management

A Noise, Dust and Sediment Management Plan that addresses both construction and operational management has been prepared to ensure effective controls and contingencies are in place to manage development. The objectives of the construction environmental management practices are:

- *To ensure the effective management of demolition, construction and siteworks*
- *To ensure that development is undertaken in a responsible manner that minimises impacts on surface and groundwater quality, traffic and pedestrian movement, and to encourage the retention and protection of vegetation.*
- *To maintain the local amenity in the vicinity of all works*

In order to inform baseline dust and sediment control measures a Site Risk Assessment Matrix has been prepared. The risk classification was informed by the type and scale of the activity, the proximity to other land uses, and climatic factors. Works are likely to encroach into the dry period 1 April – 30 September such that the assessed risk classification is elevated to the next classification as per recognised practice.

The Site Risk Assessment Matrix and the corresponding provisions, contingency arrangements and monitoring requirements have been sourced from the *Guideline for Managing the Impacts of Dust and Associated Contaminants from Land Development Sites, Contaminated Sites Remediation and Other Related Activities* (Guidelines) produced by the (now) Department of Biodiversity, Conservation and Attractions and adapted to respond to the local context.

7.1 Dust and Sediment Control

Soli disturbance will be limited to contouring of the topsoil for the purposes of establishing the footprints for the grain storage bunkers, preparing access roads, manoeuvring and hard-stand areas, excavation for transportable building footings and associated effluent treatment and disposal systems, and establishing a system of swales and basins. The natural fall of the site will be leveraged to minimise changes to the natural ground levels and excavated soil utilised for bunds and stormwater control.

7.2 Noise and Vibration Management

Construction work shall be conducted in accordance with the *Environmental Protection (Noise) Regulations 1997* and section 6 of Australian Standard: *AS2436:2010 – Guide to Noise and Vibration Control on Construction, Demolition, and Maintenance Sites*.

The use of generators for construction activities or amplified music will discontinue after 6pm.

If required, a Nightworks Permit (or equivalent) will be sought for any construction outside of the hours of 7am to 7pm or on Sundays or public holidays.

7.3 Bushfire

A portion of the former saleyard site is designated a bushfire prone.

No construction works or operations are proposed within the mapped area indicated in pink below.

Figure 12 DFES Map of Bush Fire Prone Areas

7.4 Aboriginal and Built Heritage

A search of the Heritage Council inherit mapping system on 2/08/2026 did not identify any subsequently state or local government registered heritage places.

A search of the Landgate SLIP information system on 2/08/2026 identified the Katanning Town Creek (ID 22816) as a registered heritage site. No works will be undertaken within the registered area, nor will re-establishment of commercial activity on former saleyards site diminish the cultural or mythological significance of the place.

Figure 13 Aboriginal heritage mapping – source Landgate SLIP 2/08/2026

7.5 Community Engagement

Commodity Ag is committed to working with the Shire and the local community and businesses to deliver social and economic benefits. There will be full disclosure for all activities undertaken on the site and all relevant consents will be obtained and associated conditions and obligations met.

The Gnowangerup Aboriginal Corporation have worked alongside the Richardson Group for a number of years to create strong bonds both in terms of supporting local Indigenous businesses and providing employment opportunities and training for Indigenous peoples in the region.

> “In addition to fostering employment opportunities, [Commodity Ag] have extended their support to the growth and sustainability of Noongar businesses in the region. Their collaboration and assistance have played a pivotal role in nurturing entrepreneurial endeavours within the community” (Sharon Miniter, Secretary/Treasurer)

It is acknowledged that grain handling activities are seasonal in nature and that there will be heightened sensitivities during harvesting period as operating hours respond to the needs of local farmers. Notwithstanding, the operations are removed from community sensitive land uses and far below the intensity of land of the former saleyards.

Prior to the commencement of works a complaints management system will be in place and any complaints recorded and acted on promptly. The register of complaints will be made available to the Shire upon request.

Signage is proposed to be erected at the site, providing contact details of the person to be contacted to resolve any issues and the nature of the operations.

7.6 Work Health Safety

The temporary grain handling facility will operate in full accordance with Work Health Safety (WHS) legislation and industry best practice. Importantly, Commodity Ag has experience operating its Downs Road facility near Albany. Successful and proven work practices will be implemented in accordance with Occupational, Health, Safety, Environmental and Quality Management Systems.

The Site Supervisor will be responsible for undertaking site inductions, internal safety inspections, ensuring contractor safe work method statements (SWMS) are reviewed, and permits sought for any high-risk activities. There will also be daily prestart meetings with tradespeople attending the site and regular toolbox meetings with site personnel as required.

7.7 Environmental Sustainability

Commodity Ag's highly successful agriculture production activities seek to find sustainable improvements to farming through practice and substantial research and development investments to make the industry cleaner and greener. They've invested $5M over the last three years in projects such as trialling seed variations and production methods that support carbon sequestration and climate resilience.

Commodity Ag will source electrical equipment with the highest feasible energy efficiency rating, utilise LED lighting, and adhere with mandated energy efficiency standards under the BCA. Water fittings will be WELS-rated. Roof-mounted solar panels will be assessed on their merits.

Commodity Ag is currently developing an Environmental Sustainability Policy that will reinforce and champion its ongoing commitment to recycling, repurposing, using products with green credentials, and minimising its carbon footprint. Facilitating a transition from road to rail transportation is evidence of this commitment.

Subcontractors and suppliers will be required to evidence a commitment to sustainability principles as part of any tendering process.

8.0 Conclusion

It is clear from the positive discussions held with the Shire of Katanning that the a proposed Commodity Ag Katanning Grain Handling Facility is a welcome investment into the local community. The temporary grain handling facility is part of a strategic business plan to strength its paddock to port vertical supply chain model and ultimately leverage rail as the preferred means of delivery to the Port of Albany.

The former saleyards site is appropriately zoned and located for a warehouse/storage to function. There are no identified constraints for access or construction, or anticipated adverse impacts on the industrial amenity of the area. It is acknowledged that the former saleyards was a far more intensive land use and of a significantly larger scale than the temporary grain handling operations proposed.

To progress to the next phase of project delivery conditional development approval is sought which provides the necessary certainty to progress to the detailed design and asset acquisition stage.

It is requested that the Site Plan be endorsed as a living document such that minor works not classifiable for the purposes of building approval such as directional signage, boom gates, bollards and barriers, and siteworks associated with improvements and ongoing maintenance to the stormwater management system can be identified by way of updates (if required).

Building and environmental health consents will also be required prior to the commencement of building works and occupation, and for any additional classifiable structure in accordance with the *Building Act (WA) 2011*. Detailed floor plans and elevations for the transportable sampling hut/office and the weighbridge identified on the Site Plan will be provided when available and as part of the building application process.

Commodity Ag is committed to working with the Shire, local farmers and the broader community to fill the void left due to the relocation of the CBH Katanning facility to Broomhill and to further its vision for Great Southern Supply Chain Enhancement. This development application is evidence of this commitment represents the first stage of an ongoing investment into the Katanning community.

Respectfully, conditional development approval is sought to enable the commencement of forward works to enable the commencement of operations for the upcoming harvest season.

9.0 Appendices

Appendix 1 – Form 1 Application for Development Approval

FORM 1 - APPLICATION FOR DEVELOPMENT APPROVAL

OWNER DETAILS		
Name/s: Shire of Katanning		
ABN (if applicable):		
Postal Address: Po Box 130		
Suburb: Katanning	State: WA	Postcode: 6317
Contact Person for Correspondence: CEO		
Work Phone: 98219999	Home Phone:	Mobile:
Email: admin@katanning.wa.gov.au	Fax:	
Signature *(Field Required*)*		
Name:	Signature:	Date:
Name:	Signature:	Date:

IMPORTANT NOTES

i) Use and attach a separate copy of this page where there are more than two (2) landowners.

ii) The signature/s of all registered owner(s) as listed on the land's Certificate of Title is required. Processing of this application cannot proceed without the required signature/s. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2). Land owned by an incorporated body (i.e. a company) must be signed by:

- *1 director of the company, accompanied by the company seal; or*
- *2 directors of the company; or*
- *1 director and 1 secretary of the company; or*
- *1 director if a sole proprietorship company.*

Print the full names and positions of the company signatories underneath the signatures and provide a copy of an ASIC company search to verify those who signed the application form have the legal authority to do so ……Search Company and Other Registers (asic.gov.au).

iii) A copy of the Certificate of Title for all land the subject of this application must be provided and can be purchased through Landgate directly if required……Certificate of Title - Landgate.

Development Applications relating to Unallocated Crown Land, Unmanaged Crown Reserves, land under management order to the Shire of Katanning where the development is not consistent with the reserve's purpose, or is used for commercial purposes, or land which is subject to a lease issued under the Land Administration Act 1997 need to be referred to the Lands Division of the Department of Planning, Lands and Heritage for consideration and signing….. proposals@dplh.wa.gov.au.

APPLICANT DETAILS *(if different from owner)*			
Name: Capital Bulk Pty Ltd T/A Commodity Ag			
ABN (if applicable): ACN 682 077 274			
Postal Address: 10 Cecil Street			
Suburb: Gnowangerup		State: WA	Postcode: 6335
Contact Person for Correspondence: Joel Gajic			
Work Phone:	Home Phone:		Mobile: 0488327715
Email: joelgajic@gmail.com		Fax:	
Signature:			Date: 4/08/2026

IMPORTANT NOTES

iv) Failure to provide a suitably completed development application form, a copy of the relevant Certificate/s of Title, an ASIC company search where required, suitable plans and other supporting information as per the Shire's Development Application Checklist and/or the correct application fee may result in the application being returned or placed on hold.

v) The application fee payable will be confirmed by the Shire following receipt and review of the application. Processing of the application will not commence until the fee is paid in full.

vi) As per Schedule 2 clause 64 of the Planning and Development (Local Planning Schemes) Regulations 2015 the information and plans provided with this application may be made available by the Shire for public viewing in connection with the application.

vii) If public advertising of the application is required an additional fee in accordance with the Shire's adopted schedule of fees and charges will be payable by the applicant. Further processing of the application following completion of public advertising will not proceed until the additional fee is paid in full.

viii) The original of this application and supporting information and plans will be retained by the Shire for its records and will not be returned to the applicant/landowner following final determination.

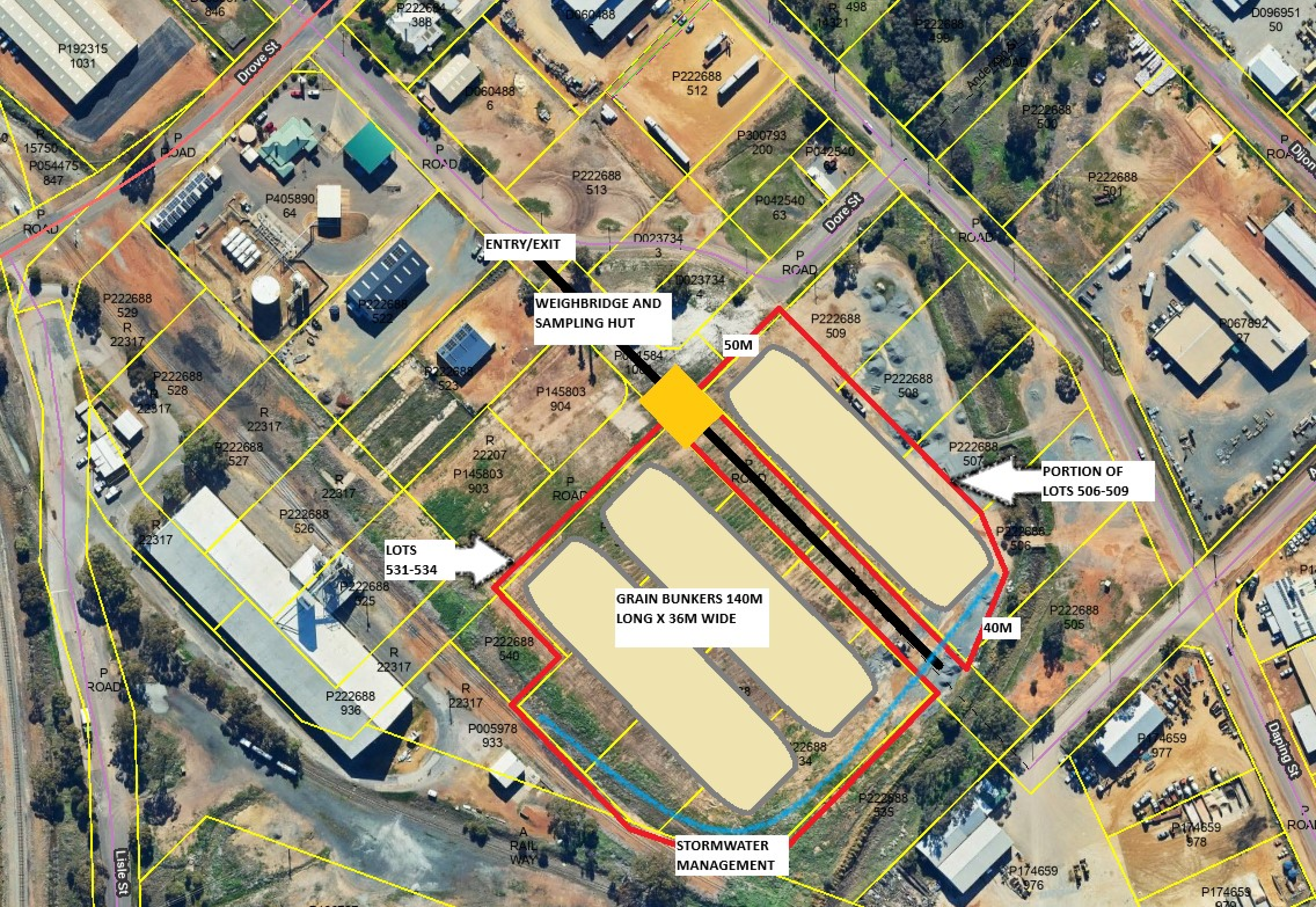
PROPERTY DETAILS

NOTE: The details provided must match those shown on the relevant Certificate/s of Title.

Lot No/s: 531, & 532-534	House/Street No/s: N/A	Location No/s:
Survey Diagram or Plan No/s: 222688	Certificate of Title Volume No/s: 510, 1081	Certificate of Title Folio No/s: 144, 739
Title encumbrances (*e.g. easements, restrictive covenants etc. as listed on the Second Schedule of the relevant Certificate/s of Title*): Contaminated site		
Street Address: Dore Street		
Suburb: Katanning	State: WA	Postcode: 6317
Nearest street intersection: Drover Street		

Proposed Development ***(Field Required*)*** **All areas must be completed for the development application to continue*		
Nature of development: ☐ Works (New construction works with no change of land use) ☐ Use (Change of use of land with no construction works) ☐ Works and Use *NOTE: If the proposal involves advertising signage the Additional Information for Development Approval for Advertisements form (i.e. a Form 2) must be completed and submitted with this application.*		
Is an exemption from development approval claimed for part of the development? ☐ Yes ☐ No If yes, is the exemption for: ☐ Works ☐ Use		
Description of exemption claimed (if relevant):		
Nature of any existing buildings and/or land use:		
Description of proposed works and/or land use:		
Approximate cost of proposed development (excluding GST):		
OFFICE USE ONLY		
Received by:	Date application received:	
Application Reference Number:	Assessment Number:	
Application Fee Payable: $	Date of Receipt:	Receipt Number:

Appendix 2 – Site Plan

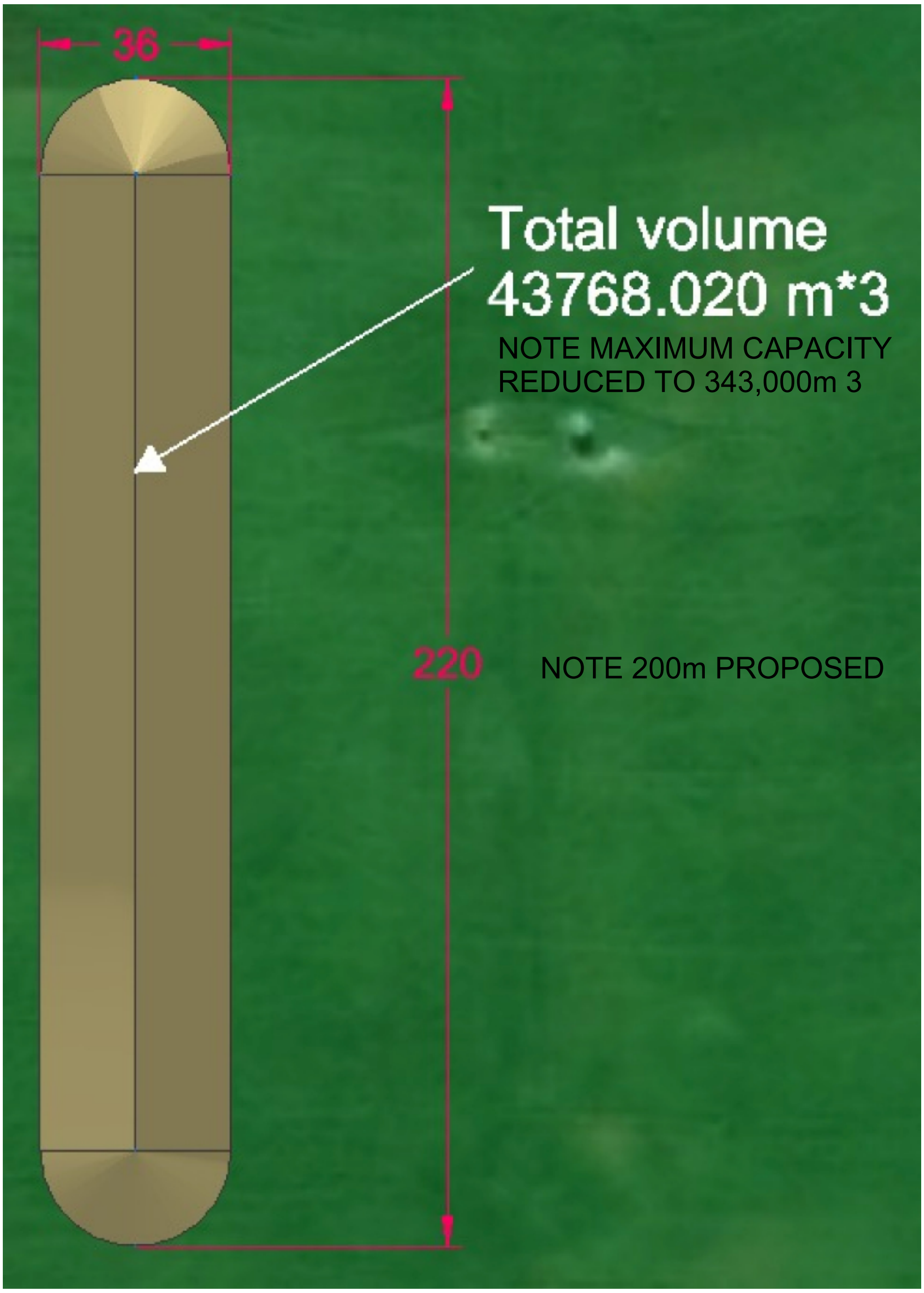

ENTRY/EXIT
WEIGHBRIDGE AND SAMPLING HUT
50M
PORTION OF LOTS 506-509
LOTS 531-534
GRAIN BUNKERS 140M LONG X 36M WIDE
40M
STORMWATER MANAGEMENT
Drove St
Dore St
Lisle St
Daping St

Appendix 3 – Plans and Perspectives of Grain Bunkers, Sampling Hut and Weighbridge


WEIGHBRIDGE
UNDER
CAMERA
SURVEILLANCE
5
SPEED
LIMIT


PSXU 590702
3


000 t
tG -0.10
METTLER TOLEDO
lbG - - - 0.10
METTLER TOLEDO


36
Total volume
43768.020 m*3
NOTE MAXIMUM CAPACITY
REDUCED TO 343,000m 3
220
NOTE 200m PROPOSED

Appendix 4 - Noise, Dust and Sediment Management Plan

Commodity Ag Katanning, Temporary Grain Handling Facility, Dore Street Katanning

NOISE, DUST AND SEDIMENT MANAGEMENT PLAN

Table of Contents

1. Overview of Proposal

The proposal for a temporary grain handling facility is planned for a previously disturbed area forming part of the former Katanning Saleyards Dore Street, Katanning. The land is currently vacant.

The proposed development is limited to only those elements necessary for the weighing and grading then stockpiling of grain expected to be received during the initial one or two harvest seasons. The growth potential of the proposal is restricted due to the timing of relocating to a permanent facility, the short-term nature of the lease being offered, and requirement to remove all improvements at the conclusion of the lease. The management controls for construction and operation are not anticipated to change.

The hours of operation are dependent upon the season grain harvest period for which shall be determined by the Shire of Katanning in consultation with Commodity Ag prior to each season. Outside of annual harvesting periods the use of the site shall be limited to 7am – 7pm Monday - Saturday.

Commodity Ag reiterates that the proposed development does not constitute an *offensive trade* or a *noxious industry* that otherwise has the potential to cause a public health risk and is subject to a works approval from the EPA and prescribed buffer distances. We agree with the Shire of Katanning planning assessment that the use meets the scheme definition for a warehouse/storage use.

We further acknowledge that the EPA recommended separation distances from a grain elevator to a sensitive land use is a guide only and used to negate the need for robust and clear justification to justify a deviation. The EPA guidelines make it clear that where a generic rather than a range of buffer distance are applied such as for grain elevators, the appropriate separation distance is to be assessed on a case-by-case basis. The EPA guidance document further recognises that the area potentially affected by emissions depends on site- and process-specific factors such as the scale of the operation, and plant processes and emission controls. This is the basis of our narrative. Emissions will be wholly contained within the site or not exceed regulated levels, and that no person will suffer unreasonable material detriment.

Two (2) grain bunds are proposed for the inaugural harvest season and term of the lease. As stipulated in the development application submission mobile drive over conveyors are used which are more responsive in their operation than a fixed conveyor system. The mobile conveyors move parallel to the storage bunkers and are positioned to discharge immediately above the stockpile. Less airborne matter is generated whilst transferring grain using this method. Mobile drive over conveyors can also cease operations immediately should weather conditions warrant.

What is being proposed is very different to open loading systems used for the bulk transference to a vessel. Vessel transference is treated differently by the EPA and requires a works approval. Notwithstanding a works approval not being required, no amount of dust emissions modelling or statistical analysis can replicate the authenticity of real-time audio-visual footage of a like for like grain transference system in operation. A video evidencing load out operations has been separately provided.

With respect to scale the development application proposal is limited to the following elements;

- Two (2) grain bunds with an individual grain storage capacity not exceeding 43,000 cubic meters (approximate dimensions 36m wide by 200m long) with associated stormwater drainage.
- One sample hut/office with associated stormwater drainage.
- One (1) weighbridge.
- Mobile lighting towers.

- Mobile drive over conveyors with a mobile loading boom.
- Construction of a compacted gravel or equivalent sealed circulation roadway with associated stormwater drainage.
- Access gates, site and directional signage (TBC).

Figure 1 Mobile Conveyor in Operation Offloading Grain from a Stockpile (see also separately provided video)

2. Purpose

This noise, dust and sediment management plan (the plan) seeks to provide additional context to Sections 6.6 and 7.0 of the development application submission. The management plan specifically defines the management controls associated with minimising the impact of dust emissions during construction and for the ongoing operation of the site. It is expected that any subsequent development of the site because of organic growth will adhere to the principles of this plan, and that the plan will be a 'live' document subject to revision and modification as may be warranted.

The plan will apply to Commodity Ag employees and subcontractors. Persons entering the site will additional be required to comply with the direct of staff with respect to work health safety practices and traffic management controls.

3. Objectives

The objectives of this plan are to minimise impacts on amenity of the area within the context of the legislative framework, standard development approval conditions, the terms of any subsequent lease with the Shire of Katanning, and any feedback received from the local community or stakeholders.

4. Relevant Legislation and Controls

Commodity Ag are committed to compliance with the regulatory framework.

4.1 Environmental Protection (EP) Act 1986 and Regulations 1987

The EP Act requires an occupier of a premises who carries out work (constructs or alters infrastructure) which causes the premises to become a prescribed premises, to only do so in accordance with a works approval. A works approval authorises the construction of a prescribed premises and may also authorise emissions and discharges that occur during construction and commissioning.

Schedule 1 of the EP Regulations identifies which activities, in part based on their intensity or scale) constitute a prescribed premise. Grain handling of the nature proposed is not a listed activity.

4.2 Environmental Protection (Noise) Regulations 1997

The Noise Regulations assign noise levels received at a noise sensitive premise dependent upon the time of day. Outside of 7am – 7pm Monday – Saturday the tolerances are lower. Commodity Ag will only operate outside of this period during the annual harvest season.

Within the annual harvesting period any nighttime operations (10pm-7am) or operations on a Sunday or public holiday and proposed to only occur subject to a noise management plan being prepared by a suitably qualified person and submitted to the Shire, demonstrating how the operations comply with the *Environmental Protection (Noise) Regulations 1997.*

An inspection of the Commodity Ag Albany operations will confirm the limited noise emissions produced by Mobile drive over conveyors with a mobile loading boom.

Vehicles operating on gazetted roads are exempt under the Noise Regulations. Vehicles must comply with the *Road Traffic (Vehicles) Regulations* 2014. Noise or other emissions from vehicles operating on gazetted roads are not enforced by local government or through a development approval.

4.3 State Industrial Buffer Policy No. 4.1

The purpose of the State Industrial Buffer Policy is to provide a consistent Statewide approach for the protection and long-term security of industrial zones, transport terminals (including ports) other utilities and special uses. It also provides for the safety and amenity of surrounding *sensitive* land uses such as schools, hospitals and major recreational areas while having regard to the rights of landowners who may be affected by residual emissions and risk.

In the case of industries of a light/service nature which we submit includes warehouse/storage land use, the impacts can usually be retained on-site or within the technology park or industrial area boundaries.

To require a buffer distance under the state policy an activity must be specified in Schedule 1 of the EP Regulations and be a prescribed premises (noxious industry).

4.4 Public Health Act 2016

The general public health duty specified in Part 3 of the Public Health Act 2016 requires a person to take all reasonable and practicable steps to prevent or minimise any harm to public health that might foreseeably result from anything done or omitted to be done by the person. A person will not breach the general public health duty if they act in a manner or in circumstances that accord with generally accepted practices.

4.5 Guideline for the Management of Public Health Risks Associated with Offensive Trades in Western Australia

Grain handling is not deemed an *offensive trade* under the forementioned guidelines. As such, there are no specific controls listed under the guidelines.

4.6 Guideline Odour Emissions

Notwithstanding that odour has not been raised by the Shire to be planning consideration in the context of the site the proposed grain storage will be suitably managed to mitigate odour.

The purpose of the forementioned Odour Guidelines is to ensure adequate odour data and information are provided to the Department of Water and Environmental Regulation (DWER) when assessing odour impacts. The Guidelines prescribe separation distances for prescribed premises as part of an application for works approval under Part V of the Environmental Protection Act 1986 (EP Act). The Odour Guidelines include a questionnaire and flow chart to determine whether a detailed analysis is required. The completed questionnaire is included as Appendix B.

Where an industry category is not listed (i.e. not a prescribed premise) and the odour risk is considered low by the applicant, DWER may exempt the applicant from the requirement to provide a detailed analysis. We submit the odour risk is low and note that 300m is the prescribed separation distance for metal melting or casting (1,000 tonnes or more per year). It is nonsensical that a grain bund generates commensurate odour levels or would require a greater separation distance than casting metal. A solid waste depot (500 tonnes or more per year) requires a 200m separation distance under the Odour Guidelines. There is no residential zoned land within 350m of the subject site.

Commodity Ag will employ a grain bund system that keeps stockpiles dry. Rotting grain is bad for business. There are no other odour sources that are understood to be a concern.

5. Dust and Sediment Management

5.1 Risk Assessment

Commodity Ag and their subcontractors will identify and assess all possible civil works or construction that have a risk of generating dust during the civil construction activities and ongoing operations of the site.

These measures are in addition to the desktop risk assessment (including a site matrix adapted to respond to the local context) which assessed the risk classification of the construction activities. The risk classification informed the nominated provisions, contingency arrangements and monitoring requirements sourced from the *Guideline for Managing the Impacts of Dust and Associated Contaminants from Land Development Sites, Contaminated Sites Remediation and Other Related Activities* (Guidelines) produced by the Department of Biodiversity, Conservation and Attractions.

The site is registered as a contaminated site. The assessment found heavy metals and nutrients present in soils at concentrations exceeding Ecological Investigation Levels and Health-based Investigation Levels for residential Sites, but below Health-based Investigation levels for commercial/industrial sites, as published in 'Assessment Levels for Soil, Sediment and Water' The land use of the Site is restricted to commercial/industrial use which excludes childcare centres, kindergartens, pre-schools and primary schools and should not be developed for a more sensitive use such as recreational open spaces, residential use or child care centres (Department of Environment, 2003).

Whilst the registration does not circumvent the development of the site for a grain handling facility, nor require further soil assessment, care must be taken to ensure contaminated soil is not removed from the site and soil disturbance is minimised.

6.2 Provisions, Contingency Arrangements and Monitoring Requirements

Site Classification	Provisions	Contingency Arrangements	Monitoring Requirements
Site Classification 2 – 200 to 399 (Low Risk)	▪ Use of a water cart/truck fitted with sprayer, dribble bars or cannons. ▪ Wash down areas located away from stormwater drains. ▪ ensure that exposed areas are kept to a practical minimum. ▪ Land clearing to be minimised to the necessary works footprint.	▪ Include an allowance for wind fencing and surface stabilisation (geofabric or chemical suppressants) during the construction period for the purposes of dust suppression. ▪ If directed by the Shire or Site Supervisor the cessation of dust generating activities until such time as wind fencing, geofabric or chemical stabilisation is implemented.	▪ Complaints management system in place (complaints recorded and acted on promptly). ▪ Register of complaints to be made available to the local government upon request. ▪ Notice to be erected at the site, providing contact details of the person to be contacted and works.

During peak operational and dry periods further dust suppression measures will be implemented and focus on trafficable areas and the grain handling and storage.

During the operational phase additional dust and sediment management measures will include:

- Treating trafficable areas with dust suppression measures such as water.
- Any areas disturbed and undeveloped post the construction phase will be monitored and, if required, undergo soil stabilisation (geofabric or chemical suppressants) to minimise any ongoing dust or erosion issues.
- The stormwater basins and vegetated swales forming part of the stormwater management system will be routinely inspected to mitigate concentrated discharge and maintain naturally occurring surface flows to the creek line.
- On-going hygiene practices during operations designed to limit the build-up of dust and chaff on site.
- Operational dust management practices such as the ongoing covering of open grain stacks will be applied across the site.

- Points at greatest risk to discharge concentrated stormwater and temporary stormwater outlets controls (such as sediment traps and filters) will be routinely inspected to mitigate erosion and maintain as far as practical naturally occurring surface flow to the creek line.
- Monitoring of the Henry Road crossover to ensure as far as practical gravel spill is contained and, if required, a street sweeper engaged.

5.2 Operating (Weather) Conditions

Commodity Ag is mindful of undertaking site works or construction activities during adverse weather conditions including during dry and windy conditions or where surface water is present.

The following activities should be undertaken to reduce dust emission potential of all medium to high-risk activities.

- Review of advanced weather forecasts and site conditions to identify any conditions likely to increase the risk of dust generation.
- Ensure dust suppression equipment is located on site and remains operational for a minimum 12-hour period prior to and after any forecast or reported adverse weather conditions.
- Water cart/tanker is to be equipped and ready to use whilst on standby to control dust emissions around the work area.
- Monitor all work areas including off-lease access road and Henry Road intersection works.
- Apply dust suppression with a focus on disturbed and frequently trafficked areas and stockpiles.
- Ensure all vehicle movements are controlled within designated circulation roadways and within signed site speed limits.

6. Noise Management

Commodity Ag is committed to minimising the impact of noise emissions during construction activities construction and for the ongoing operation of the site.

6.1 Construction Phase

Noise Management will comply with Environmental Protection (Noise) Regulations, all applicable sections of Australian Standard 2436— 1981 Guide to Noise Control on Construction. Maintenance and Demolition Sites and Noise Management in the Construction Industry: A Practical Approach (Work Safe Western Australia).

Construction is proposed in two phases, The initial phase being construction of the vehicular crossover and circulation roadway, and siteworks for the grain storage bunkers.

During the initial construction phase noise will be generated through:

- Construction traffic;
- Unloading of construction materials and delivery of the transportable sampling hut/office;
- Grading to form the finished design levels for the grain storage bunkers and circulation roadway; and
- Vehicular access upgrade works.

The second phase will establish the stormwater drainage system, installation of the sampling hut/office and weighbridge, and incidental works.

The proposed construction activities do not include blasting, piling or deep excavation that has the potential to cause excessive noise and vibration. Siteworks are not required for any significant alteration to the natural ground level. The site is generally level with a fall towards the creek line to the east of the lease area. Ponds and vegetated swales to control stormwater at outlets will take advantage of the uniform fall. Topsoil will be graded to create the grain bunkers and to ensure road cambers direct runoff to nominated outlets. Excavation will be limited to the weighbridge footprint and for footings for the sampling hut/office.

The scale of the works is such that there will not be an armada of graders and excavators on the site, not will fill need to be imported to the site or removed otherwise requiring tip trucks. The construction workforce will be limited to a handful at the most.

Construction is anticipated to occur during standard hours being between 7.00am to 7:00pm on any day that is not Sunday or a public holiday.

6.2 Operational Phase Noise

Industrial activities typically generate noise between 80dB(A) and 100dB(A). Measurements are taken from a distance of one (1) meter to determine the assigned level at the source. Most industrial activities include some form of processing, fabrication or manufacturing that is not proposed. An acoustic report is an onerous and unnecessary requirement to obtain development approval. For operations industrial estates a standard condition of approval reiterating the requirement to comply with the *Environmental Protection (Noise) Regulations 1997* is accepted practice. The exception may be a processing plant, or a significant noise generating activity near residential zoned land, schools, hospitals or other noise sensitive land uses.

There is no processing, fabrication or manufacturing proposed, or rural-residential or residential zoned land within 350m of any part of the operations area. Tonality, impulsiveness or modulation is not associated with grain handling operations. Rudimentary modelling has been undertaken and found the operations to be well within levels permitted under the Noise Regulations. The analysis is supported by anecdotal evidence from the Commodity Ag Albany operations.

The Noise Regulations do not apply to emissions from the propulsion and braking systems of motor vehicles operating on a road. They do apply to reversing beepers and vehicles operating on private land. It is further noted that the lawful operation of motor vehicles on private land is typically not enforced by local government. The City of Perth provides perhaps the clearest guidance with respect to the operation of motor vehicles on private land and will only investigate and take enforcement action when vehicles are being misused, such are unreasonable revving. No private vehicles will be permitted to access the site unless Commodity Ag staff are in attendance. A condition of entry will be adherence with the direction of staff who will not tolerate unsafe or unreasonable use of motor vehicles.

The singular greatest generator of noise will be idling trucks. The maximum permissible lawful level for of 96 dB(A) under the *Road Traffic (Vehicles) Regulations 2014*. Planning practice must assume lawful operation. This level of noise is highly unlikely to be discernible above background noise in light of the nature of activities in the area and transportation noise.

7. Contacts and Responsibilities

Commodity Ag will assign a 'Project Manager' for the entirety of the construction phase who will have overall responsibility for the site works and subcontractors.

A Commodity Ag point of contact will be provided to the Shire of Katanning for handling enquiries and complaints regarding the construction phase.

All relevant contact details relating to the site works are to be located on the outside of the site office and/or on the main entry to the site.

8. Internal Reporting

All Commodity Ag employees and subcontractors will be required to report generation of significant dust plumes or operational constraints to the Project Manager.

9. Incident Reporting

Any unplanned event with potential to cause harm to the environment will be investigated thoroughly to prevent a recurrence. Commodity Ag is currently updating and developing a detailed WHS Management Plan.

With regards complaints related to noise, dust and sediment, in the first instance an investigation into the complaint should take place, site activities and procedures should be altered to reduce nuisance issues and liaison should take place with the Shire of Katanning and/or complainant over any remedial action.

For any complaint that is determined to be a significant or have the potential to impact the creek line or Henry Road traffic the Department of Biodiversity Conservation and Attractions (DBCA) and the Shire of Katanning is to be informed of the nature of the complaint, any investigation findings, and/or remedial action taken.

A daily log shall be maintained to detail record weather forecasts, site observations, routine management tasks and remedial actions, as well as complaints or other stakeholder feedback. A copy of a daily log shall be made available to the Shire of Katanning upon request.

10. Complaints Management Procedure

Commodity Ag’s experience in operating grain handling facilities under the Western Australian legislative framework holds it in good stead to mitigate nuisance and foreshadow activities likely to cause a nuisance.

The nature of the operation is that it is seasonal with heightened activity during the peak harvest season. The movement of commodities will have the greatest impact on the amenity of the area however impacts are mitigated due to direct access to Drove Street and Gt Southern Highway which are bituminised designated heavy vehicle routes. There is no need for rat runs or to use roads not specifically designated or without latent capacity to handle additional vehicle movements. Light spill will be contained, noise impacts will be well within limits, and the activity does not produce other emissions of note.

Commodity Ag will implement a suitably transparent formal complaint management procedure. Phone calls, emails or written mail communications will be recorded in a daily log made available to the Shire of Katanning upon request.

With regards complaints related to noise, dust and sediment, in the first instance an investigation into the complaint should take place, site activities and procedures should be altered to reduce nuisance issues and liaison should take place with the Shire of Katanning and/or complainant over any remedial action including to Henry Road.

Complaints will be responded to by the site supervisor no later than the next working day if the enquiry cannot be completed immediately. Should the matter require further investigation, provide the name of the responsible manager who will respond and an estimated timeframe.

When dealing with the general public we will:

- Be friendly and accessible.
- Identify ourselves so you know who you are dealing with.
- Treat people as we expect to be treated ourselves.
- Meet expectations wherever possible and explain when we cannot.
- Respect confidentiality.
- Seek to find a solution.
- Record your request in the daily log and be prompt in responding to your enquiry including following up on actions in agreed timeframes.
- Provide you with information about how to escalate a complaint if you are dissatisfied (e.g. to the Shire of Katanning).
- Promote all Commodity Ag employees as Customer Service Officers.
- Provide relevant customer service training to our staff and client-facing contractors.
- Continually strive to improve our service.
- Effectively communicate information and Commodity Ag decisions to the Shire of Katanning, our clients, and the community.

With respect to written communication we will:

- Record your correspondence in our electronic records system and daily log.
- If the site supervisor is unable to respond allocate your correspondence to management with a briefing note.
- Provide a suitably detailed response to your correspondence within 5 working days.
- If your correspondence will take longer than 5 working days to provide a detailed response, we will acknowledge your correspondence and where possible provide an expected completion date.

Commodity Ag is committed to communicating effectively with Shire of Katanning, our clients, and the community. We will do this by:

- Writing directly to all nearby residents and stakeholders on significant matters of general interest, importance or concern.
- Providing feedback to residents and stakeholders following any consultative process.
- Providing up to date information on the Commodity Ag website.

- Ensuring that all public documents and the Commodity Ag website meet accessibility standards.

We will aim to be contactable via email, telephone, letter, website or in person. We will make relevant information available upon request in line with the *Freedom of Information Act 1992*, the *Privacy and Responsible Information Sharing Act 2024* (PRIS) and the *Disability Services Act 1993*.

11. Training

All employees and subcontractors will be required to undergo a pre work induction, outlining environmental controls to be implemented and monitored during operations. The induction will provide necessary awareness of dust management and the procedures and work practices to minimise and report noise, dust and sediment generation.

Regular toolbox meetings will also be held to reinforce a positive attitude to environmental matters and to highlight any issues that arise during the course of site operations.

I2. Audit

Audit activities will take place during the construction phases and for the ongoing operations to ensure the objectives of this Noise, Dust and Sediment Management Plan are being met, and to identify any areas for improvement. The detailed daily log will assist the audit process. The following specific audit actions are programmed:

- A copy of the Noise, Dust and Sediment Management Plan will be available on site and by digital copy upon request.
- Commodity Ag noise, dust and sediment management actions or those undertaken by the subcontractor are to be recorded in the daily log.
- The water cart/truck operator to detail all dust suppression treatments and remedial actions on timesheet.
- Commodity Ag staff and subcontractors to review daily log, any changes/issues to be forwarded to the Site Supervisor for assessment;
- Commodity Ag staff to randomly audit site conditions and logs entries to ensure:
    - I. compliance with development approval and building permit conditions, and
    - II. work health safety standards, this Dust Noise Management Plan and the Complaints Management Procedure is being adhered with.

13 Control of Artificial Light

Lighting towers will direct light to work zones. The level of ambient light will not exceed that of a typical warehouse operation. Ambient will generally be contained within the subject site or is anticipated to be indistinguishable from background lighting.

Figures 3 and 4 below evidences the ability to contain light spill. The tower is in operation at Commodity Ag's Down Road operations.

Figure 2 Lighting tower from 100m

Figure 3 Lighting tower from 200m

Appendix 5 – Contaminated Sites Datasheet

Government of **Western Australia**
Department of **Water and Environmental Regulation**

Contaminated Sites Act 2003
Basic Summary of Records Search Response

Report generated at 06:23:46PM, 04/08/2026

Receipt No:	
ID No:	*20191*

Search Results

This response relates to a search request received for:

532 Dore St
Katanning, WA, 6317

This parcel belongs to a site that contains 24 parcel(s).

According to Department of Water and Environmental Regulation records, this land has been reported as a known or suspected contaminated site.

Address	532 Dore St Katanning, WA, 6317
Lot on Plan Address	Lot 532 On Plan 222688
Parcel Status	**Classification:** 06/10/2008 - *Contaminated - restricted use* **Nature and Extent of Contamination:** Heavy metal and nutrient contamination has been identified in surface water predominately in the eastern part of the Site in an isolated area. Heavy metal and nutrient contamination of soil is present west of Katanning Rivulet in an isolated area. **Restrictions on Use:** Please refer to Reasons for Classification for further information on the contamination present at the Site. **Reason for Classification:** This Site was reported to the Department of Environment and Conservation (DEC) as per reporting obligations under section 11 of the 'Contaminated Sites Act 2003', which commenced on 1 December 2006. The Site classification is based on information submitted to DEC by May 2008. This Site is currently used as a livestock saleyard, a land use that has the potential to cause contamination. A contamination assessment was carried out on the Site to assess the Site's suitability for the proposed change of land use from a livestock saleyard to light industrial. The assessment found heavy metals and nutrients present in soils at concentrations exceeding Ecological Investigation Levels and Health-based Investigation Levels for residential Sites, but below Health-based Investigation levels for commercial/industrial sites, as published in 'Assessment Levels for Soil, Sediment and Water' (Department of Environment, 2003). Heavy metals and nutrients were present in surface water (i.e. Katanning Rivulet) at concentrations exceeding Australian Drinking Water Guidelines and Irrigation Guidelines, as published in 'Assessment Levels for Soil, Sediment and Water' (Department of Environment, 2003).

Contaminated Sites Act 2003
Basic Summary of Records Search Response

Report generated at 06:23:46PM, 04/08/2026

	Based on the available information, the Site appears suitable for continued commercial/industrial land use, however further assessment of potential contamination should be undertaken before any change to a more sensitive land use (e.g. residential housing, childcare centres). Due to the nature and/or severity of surface water contamination at the Site, the use of surface water is not permitted, and the Site has been classified as 'Contaminated - Restricted Use'. Any future investigations conducted on the site should include soil and groundwater analysis on each lot. If further information regarding possible contamination of the Site is submitted to DEC, it will be reviewed and the Site may be reclassified. The land use of the Site is restricted to commercial/industrial use which excludes childcare centres, kindergartens, pre-schools and primary schools and should not be developed for a more sensitive use such as recreational open spaces, residential use or child care centres. DEC, in consultation with Department of Health, has classified this Site based on the information available to DEC at the time of classification. It is acknowledged that the contamination status of the Site may have changed since the information was collated and/or submitted to DEC, and as such, the usefulness of this information may be limited. In accordance with Department of Health advice, if groundwater is being, or proposed to be abstracted, DEC recommends that analytical testing should be carried out to determine whether the groundwater is suitable for its intended use.
Certificate of Title Memorial	Under the Contaminated Sites Act 2003, this Site has been classified as "Contaminated - restricted use". For further information on the contamination status of this Site, please contact the Contaminated Sites section of the Department of Environment & Conservation.
Current Regulatory Notice Issued	**Type of Regulatory Notice:** *Nil* **Date Issued:** *Nil*
General	No other information relating to this parcel.

Appendix 6 - Copy of Titles

TITLE NUMBER	
Volume	Folio
510	**144**

WESTERN AUSTRALIA

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 531 ON DEPOSITED PLAN 222688

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

KATANNING ROAD BOARD OF KATANNING

(T T8101/1939) REGISTERED 6/9/1939

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

1. K761385 MEMORIAL. CONTAMINATED SITES ACT 2003 REGISTERED 4/11/2008.

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

--END OF CERTIFICATE OF TITLE--

STATEMENTS:

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

SKETCH OF LAND: 510-144 (531/DP222688)
PREVIOUS TITLE: 510-144
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF KATANNING

R 5273/12 7101/32 — 11696/39
1119. 9401/35 3922/40

INDEXED

WESTERN AUSTRALIA.

REGISTER BOOK.

Vol. 510 Fol. 144

CT 0510 0144 F

R.C. copy filed

Certificate of Title

under "The Transfer of Land Act, 1893."

Sch. 5, 56 V., 14.

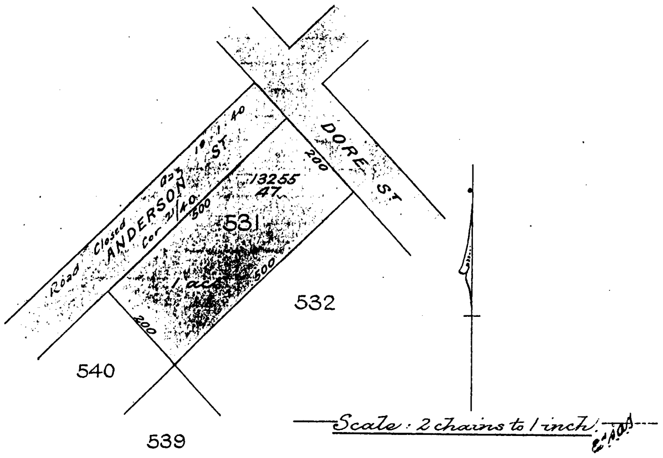
Stanley Illingworth of Katanning Bank Clerk

is now the sole proprietor of an estate in fee simple in possession subject to the easements and encumbrances notified hereunder, in the natural surface and so much as is below the natural surface to a depth of two hundred feet of all that piece of land delineated and coloured green on the map hereon, containing one acre or thereabouts, being Katanning Town Lot 531

Transfer 3459/1925 Transferred by endorsement to Letitia Victoria Ranger of Collector New South Wales wife of James John Ranger of the same place Grazier Registered 19th May 1925 at 3 o'c George Barrett

Transfer 2624/1932. Transferred to Goldsbrough Mort and Company Limited of 162-164 St Georges Terrace Perth Stock and Station Agents. Registered 2nd June 1932 at 3 o'c

Transfer 8101/1939 Transferred to Katanning Road Board of Katanning. Registered 6th September 1939 at 10.55 o'c E C...



Scale: 2 chains to 1 inch.

Dated the Seventh day of February, One thousand nine hundred and [illegible]

Arthur S. Hanley
Registrar of Titles.

For encumbrances and other matters affecting the land see back.

[A3157/08.]

CT 0510 0144 B

Registered Vol. .... Fol. ....

TITLE NUMBER	
Volume	Folio
1081	**739**

WESTERN AUSTRALIA

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

THIS IS A MULTI-LOT TITLE

LAND DESCRIPTION:

LOTS 532, 533, 534, 535 & 540 ON DEPOSITED PLAN 222688

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

KATANNING ROAD BOARD OF KATANNING

(A A2119/1943) REGISTERED 19/5/1943

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

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE. SEE VOLUME 1081 FOLIO 739 AS TO LOTS 532, 533 & 540 ON DP 222688 ONLY
2. K761385 MEMORIAL. CONTAMINATED SITES ACT 2003 REGISTERED 4/11/2008.

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

---------------------------------------END OF CERTIFICATE OF TITLE---------------------------------------

STATEMENTS:

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

SKETCH OF LAND:	1081-739 (532/DP222688), 1081-739 (533/DP222688), 1081-739 (534/DP222688), 1081-739 (535/DP222688), 1081-739 (540/DP222688)
PREVIOUS TITLE:	1029-943, 1049-836
PROPERTY STREET ADDRESS:	NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY:	SHIRE OF KATANNING

Lease of Lots 531-534 & Lots 506-509 on Deposited Plan 222688 (Dore Street, Katanning)

Shire of Katanning

[to be inserted]

McLEODS
Lawyers
Stirling Law Chambers | 220 Stirling Highway | CLAREMONT WA 6010
Tel: (08) 9383 3133 | Fax: (08) 9383 4935
Email: mcleods@mcleods.com.au
Ref: TF:KATA 57280

Copyright notice

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Details

Parties

Shire of Katanning

ABN: 37 965 647 680
Postal address: PO Box 130, Katanning WA 6317
Email address: admin@katanning.wa.gov.au
(**Lessor**)

[entity to be inserted]

Trading as Commodity AG

ABN: [to be inserted]
Postal address: PO Box 229, Gnowangerup WA 6335
Email address: [to be inserted]
(**Lessee**)

Commented [Mc1]: "Commodity AG" is a registered business name only and cannot be a party to the lease. The ASIC extract identifies the business name holder as *The Trustee for the Commodity Ag Unit Trust*, but a trust is equally not a legal entity capable of contracting.

Before we can finalise the lease, please confirm the identity of the trustee of the Commodity Ag Unit Trust. We note Capital Bulk Pty Ltd (ACN 682 077 274) is listed as Organisation Representative on the ASIC extract - can the Shire confirm whether this entity is in fact the trustee?

Background

A The Lessor is the registered proprietor of the Land.

B The Lessor has agreed to grant a lease of a portion of the Land, being the Premises, to the Lessee for the Permitted Purpose.

C The Lessee has agreed, at its cost and risk, to undertake the design, construction, completion and operation of the Development on the Premises in accordance with this Lease.

Agreed terms

1. Definitions

In this Lease, unless otherwise required by the context or subject matter:

Amounts Payable means all money payable by the Lessee to the Lessor under or in connection with this Lease, including:

(a) Rent;

(b) outgoings payable under **clause 7.2**;

(c) any interest payable under this Lease;

(d) any costs, expenses or other amounts payable under this Lease; and

(e) any amount payable by way of reimbursement, indemnity or otherwise;

Authorised Person means:

(a) the Lessee, its employees, agents, contractors, invitees and licensees of the Lessee; and

(b) any person on the Premises by the authority of a person specified in paragraph (a) above;

Authority means every governmental or semi-governmental body, municipal council and any other board, person, or authority now or in the future exercising under any Act any control or jurisdiction over or power in connection with the Premises or with any business at any time conducted on or from the Premises and **Authorities** shall have a corresponding meaning;

Building Permit means a building permit issued under the *Building Act 2011* (WA) by a relevant permit Authority for the construction of the Development Works or any aspect of the Development Works;

Business Day means a day other than a Saturday, Sunday or public holiday in Perth, Western Australia;

CEO means the Chief Executive Officer for the time being of the Lessor or any person appointed by the Chief Executive Officer to perform any of her or his functions under this Lease;

Commencement Date means the date of commencement of the Term specified in **Item 4** of the Schedule;

Completion means the date on which:

(c) the Development Works are substantially complete, except for minor defects not preventing use for the Permitted Purpose; and

(d) any occupancy permit or other approval required for lawful occupation and use of the Development has been issued;

Completion Date means the date that is 6 months after the Commencement Date (or such later date agreed in writing by the Lessor);

CPI means the Consumer Price Index (All Groups) Perth number published from time to time by the Australian Bureau of Statistics;

CPI Review means the rent review process described in **clause 8.3**;

Development means the design, construction, commissioning and operation on the Premises of a grain receival, storage, handling and dispatch facility for the Permitted Purpose, including all associated infrastructure, works and activities required for that purpose;

Development Approval means any approval required under the *Planning and Development Act 2005* (WA) for the Development, including approval for the use and development of the Premises as a grain receival, storage and handling facility, and includes any amendment, extension or modification of that approval;

Development Works means all works required to carry out and complete the Development, including (without limitation):

(a) site preparation, clearing, levelling and earthworks;

(b) construction of hardstand areas, access ways, internal roads and drainage;

(c) construction and installation of grain storage facilities, plant, equipment and handling infrastructure;

(d) weighbridge, sampling and receival infrastructure;

(e) fencing, security infrastructure and services;

(f) refuelling and servicing areas (if approved);

(g) the design and construction of the Access & Egress Roads and crossovers; and

(h) any works required to connect or provide Services,

in accordance with this Lease, the Development Approval and any Building Permit;

Dispute Notice has the meaning given to it in **clause 8.4(c)**;

DWER means the Department of Water and Environmental Regulation;

Environmental Contamination means the presence of any substance (including fuel, chemicals, fumigants, waste or pollutants) in or on the Premises, soil, groundwater, surface water or air in concentrations or conditions that exceed applicable environmental standards, guidelines or criteria, or that are likely to cause harm to human health, the environment or any property, whether or not reportable under the *Contaminated Sites Act 2003* (WA);

Environmental Law means all applicable legislation of the Commonwealth and Western Australia relating to the environment, contamination, Hazardous Substances, dangerous goods and public health, including (without limitation) the:

(a) *Environmental Protection Act 1986* (WA);

(b) *Contaminated Sites Act 2003* (WA);

(c) *Dangerous Goods Safety Act 2004* (WA);

(d) *Health (Pesticides) Regulations 2011* (WA); and

(e) *Work Health and Safety Act 2020* (WA),

and all regulations, codes, guidelines, notices, orders and requirements made or issued under any such legislation;

Environmental Management Plan or **EMP** means the environmental management plan prepared and maintained by the Lessee in accordance with **clause 11.2**;

Further Term - Nil;

Good Repair means good and substantial tenantable repair and in clean, good working order and condition;

GST has the meaning that it bears in the GST Act;

GST Act means *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and any legislation substituted for, replacing or amending that Act;

Hazardous Substances means any substance, chemical, fumigant, fuel, waste, pollutant or material that is classified as hazardous, dangerous or toxic under any Environmental Law or applicable Australian Standard, and includes grain fumigation chemicals and fuels stored or used on the Premises;

Improvements means any building, facility, structure, works, fixtures, plant, equipment, Services and service infrastructure (including underground services, footings, slabs and foundations) constructed, installed or placed on, in or under the Premises on or after the Commencement Date by or on behalf of the Lessee, but excludes the Access Road;

Insolvency Event means an event that occurs in respect of a person when that person:

(a) informs its creditors generally that it is insolvent;

(b) has a meeting of its creditors called with a view to entering a scheme of arrangement or executing a deed of company arrangement;

(c) enters a scheme of arrangement except for reconstruction whilst solvent;

(d) executes a deed of company arrangement with creditors;

(e) has a controller or liquidator (as those terms are defined in the *Corporations Act 2001* (Cth)) of its property or part of its property appointed;

(f) is the subject of an application to a court for its winding up, which application is not stayed within ten (10) Business Days;

(g) has a winding up order made in respect of it;

(h) has an administrator appointed under section 436A, 436B or 436C of the *Corporations Act 2001* (Cth);

(i) enters into voluntary liquidation; or

(j) fails to comply with, or apply to have set aside, a statutory demand within fourteen (14) days of the time for compliance and:

  (i) if the corporation applies to have the statutory demand set aside within fourteen (14) days of the time for compliance, the application to set aside the statutory demand is unsuccessful; and

  (ii) the corporation fails to comply with the statutory demand within seven (7) days of the order of the court dismissing the application;

Insurance Policies means each of the policies of insurance required to be taken out by the Lessee under **clause 9.1**;

Interest Rate means the rate at the time the payment falls due being 2% greater than the Lessor's general overdraft rate on borrowings from its bankers on amounts not exceeding $100,000.00, which rate cannot exceed the rate prescribed by, and imposed in accordance with, section 6.13 of the *Local Government Act 1995*;

Land means the land described at **Item 1** of the Schedule;

Lease means this Lease and any equitable or common law tenancy evidenced by document as supplemented, amended or varied from time to time;

Lessee's Covenants means the covenants, agreements and obligations set out or implied in this Lease or imposed by law to be performed and observed by the Lessee;

Lessor's Agents means the CEO, an officer or the agent, solicitor, contractor or employee of the Lessor;

Lessor's Rights means all rights in favour of the Lessor contained or implied in this Lease or granted by law;

Market Review means the rent review process specified in **clause 8.4**;

Notice means each notice, demand, consent or authority given or made to any person under this Lease;

Offer Notice has the meaning given to it in **Item 10.5(2)** of the Schedule;

Permitted Purpose means the purpose set out in **Item 8** of the Schedule;

Plans and Specifications means the plans and specifications for the Development approved by the Lessor (acting in its capacity as landlord, not as a local government authority) and, where required, any relevant Authority;

Premises means the land described in **Item 2** of the Schedule and includes, where the context requires, the Improvements;

Rent means the rent specified in **Item 6** of the Schedule as varied from time to time under this Lease;

Rent Review Date means a date identified in **Item 6** of the Schedule;

Schedule means the Schedule to this Lease;

Services means all services or systems of any nature from time to time provided or available for use at the Premises including, but not limited to:

(a) electricity, power and lighting;

(b) water, drainage and stormwater;

(c) telecommunications and internet; and

(d) fittings, fixtures, appliances, plant and equipment utilised for any of the services specified above;

Term means the term of years specified in **Item 3** of the Schedule;

Termination means the date of:

(a) expiry of the Term by effluxion of time;

(b) sooner determination of the Term or any Further Term; or

(c) determination of any period of holding over;

Valuer has the meaning given to it in **clause 8.4(d)**; and

Written Law includes all acts and statutes (State or Federal) for the time being enacted and all regulations, schemes, ordinances, local laws, by-laws, requisitions, orders or statutory instruments made under any Act from time to time by any statutory, public or other competent authority.

2. Grant of Lease

The Lessor leases the Premises to the Lessee for the Term, subject to:

(a) the payment of the Amounts Payable;

(b) the due performance and observance of the Lessee's Covenants; and

and reserves to the Lessor the Lessor's Rights.

3. Quiet enjoyment

Subject to the terms of this Lease, and provided the Lessee complies with the Lessee's Covenants, the Lessee may quietly hold and enjoy the Premises during the Term without interruption by the Lessor or any person claiming through the Lessor

4. Development Approval

4.1 General

The Lessee is responsible for preparing, or procuring the preparation of, all plans, drawings, specifications and supporting documentation required for the Development and for obtaining all Development Approvals required for the Development.

4.2 Obligation to obtain Development Approval

The Lessee must, at its cost and risk, apply for and obtain all Development Approvals required for:

(a) the use and development of the Premises as a grain receival, storage, handling and dispatch facility; and

(b) the carrying out of the Development Works.

4.3 Costs and risk

The Lessee must:

(a) pay all costs associated with preparing, lodging and obtaining Development Approval; and

(b) bear all risks associated with obtaining Development Approval, including where:

  (i) approval is refused;

  (ii) approval is delayed; or

  (iii) approval is granted subject to conditions.

4.4 Conditions of approval

The Lessee must:

(a) comply with all conditions of any Development Approval; and

(b) not carry out the Development Works except in accordance with the Development Approval.

4.5 No warranty by Lessor

The Lessor does not warrant that any Development Approval will be granted or that any approval will be granted on terms acceptable to the Lessee.

4.6 Restriction on commencement of works

The Lessee must not commence any Development Works unless and until:

(a) all required Development Approvals have been obtained; and

(b) the Lessor has confirmed in writing (acting reasonably) that the Lessee may proceed.

4.7 Lessor assistance

Subject to **clause 25.2**, the Lessor must, at the Lessee's cost, do all things reasonably necessary to assist the Lessee in applying for and obtaining Development Approval, including signing any applications or consents reasonably required.

4.8 Failure to obtain Development Approval

If the Lessee has not obtained all Development Approvals within 6 months after the Commencement Date (or such longer period approved by the Lessor), the Lessor may, by written notice, terminate this Lease.

4.9 Acknowledgements

The Lessee acknowledges and agrees that:

(a) any approval given by the Lessor under this clause is given in its capacity as landlord only and not in its capacity as a local government or determining authority;

(b) the Lessee is solely responsible for obtaining all approvals and permits required for the Development; and

(c) the Lessor does not warrant that any Development Approval will be granted.

5. Development Works

5.1 Development

(1) The parties acknowledge and agree that:

(a) the Lessee will construct the Development on the Premises at its cost and risk;

(b) the Premises is provided on an "as is" basis;

(c) the Lessee is responsible for all aspects of the Development and the Development Works, including all costs, risks and liabilities associated with the design, construction and completion of the Development;

(d) the Lessee must not carry out any part of the Development Works prior to the Commencement Date; and

(e) the Lessee must, at its cost, undertake any works required to connect or upgrade Services required for the Development.

5.2 Completion of Development Works

(1) The Lessee must:

(a) commence the Development Works as soon as reasonably practicable after the Commencement Date;

(b) diligently proceed with the Development Works; and

(c) Complete the Development Works on or before the Completion Date.

(2) Time is of the essence in respect of the Lessee's obligations under this clause.

5.3 Scope of Lessee's obligations

The Lessee must, at its cost

(a) carry out and complete the Development Works in accordance with this Lease, the Development Approval and the Building Permit;

(b) engage and coordinate all consultants, contractors and other persons required for the Development Works; and

(c) ensure that all Development Works are carried out in a proper and workmanlike manner and in accordance with all applicable laws and Australian Standards.

5.4 Approvals

The Lessee must:

(a) obtain and comply with all Development Approvals, Building Permits and other approvals required for the Development; and

(b) bear all risks associated with obtaining those approvals, including the risk that approvals are refused, delayed or granted subject to conditions.

5.5 Standard of construction

The Lessee must ensure that all materials used and work carried out in connection with the Development Works are suitable for their intended purpose and comply with all applicable approvals and standards.

5.6 Services

The Lessee must, at its cost, arrange for and provide all Services required for the Development and the Permitted Purpose, including any necessary upgrades or connections.

5.7 Insurance during Development Works

(1) Prior to commencing the Development Works, the Lessee must effect and maintain, and must ensure that all contractors engaged in the Development Works effect and maintain, the following insurances with reputable insurers:

(a) **Contract works insurance** A contract works policy (or equivalent) for the full replacement value of the Development Works (including demolition and site clearance), covering all loss or damage to the Development Works from commencement until Completion;

(b) **Public liability insurance:** Public liability insurance for an amount not less than the amount specified in **Item 9** of the Schedule for any one occurrence, covering all liability arising out of or in connection with the Development Works;

(c) **Workers' compensation insurance**: Workers' compensation insurance as required by law;

(d) **Contractor and consultant insurance**: All insurances reasonably required for contractors and consultants engaged in the Development Works, including professional indemnity insurance where applicable.

(2) The Lessee must ensure that:

(a) each policy:

(i) notes the interests of the Lessor;

(ii) includes a cross-liability clause; and

(iii) is otherwise on terms reasonably satisfactory to the Lessor;

(b) all premiums are paid and each policy is kept current for the required period;

(c) certificates of currency (or other satisfactory evidence of insurance) are provided to the Lessor:

(i) prior to commencement of the Development Works; and

(ii) upon reasonable request;

(d) the Lessee does not do or omit to do anything which may prejudice or invalidate any insurance policy; and

(e) any insurance proceeds received in respect of the Development Works are applied towards reinstating or repairing the Development Works.

5.8 Damage and Environmental Contamination

The Lessee must:

(a) promptly repair any damage to the Premises or the Improvements caused or contributed to by the Lessee or any Authorised Person; and

(b) remediate any Environmental Contamination caused or contributed to by the Lessee or any Authorised Person,

to the reasonable satisfaction of the Lessor and any relevant Authority.

5.9 Risk

The Lessee bears all risks associated with the Development and the Development Works, including risks relating to cost, design, construction, approvals, delays and compliance with any conditions imposed by an Authority.

5.10 Suspension or abandonment

The Lessee must not suspend or abandon the Development Works without the prior written consent of the Lessor.

5.11 Building warranties

The Lessee must:

(a) obtain the benefit of all warranties from contractors and consultants engaged in the Development Works; and

(b) enforce those warranties at its cost where reasonably required by the Lessor.

5.12 Completion

(1) Upon Completion of the Development Works, the Lessee must provide to the Lessor:

(a) written notice of Completion; and

(b) copies of any occupancy permit and other approvals required for lawful use of the Development.

(2) Completion does not relieve the Lessee of its obligations under this Lease.

5.13 No reliance

The Lessee acknowledges that it does not rely on any approval, consent or assistance given by the Lessor as confirming the adequacy, suitability or compliance of the Development.

6. Access Road

6.1 Construction of Access Road

(1) The Lessee must, at its cost, design and construct an extension of Dore Street to the Premises (**Access Road**) in accordance with plans and specifications approved by the Lessor.

(2) The Lessee must not commence construction of the Access Road without the Lessor's prior written approval of the design, specifications and construction methodology.

6.2 Standard of construction

The Lessee must ensure that the Access Road:

(a) is constructed in a proper and workmanlike manner;

(b) complies with all Written Laws and relevant Australian Standards; and

(c) meets any specifications reasonably required by the Lessor having regard to its intended use as a shared heavy vehicle access road.

6.3 Completion and certification

Upon completion of the Access Road, the Lessee must provide to the Lessor:

(a) written notice of completion; and

(b) certification from a suitably qualified engineer that the Access Road has been constructed in accordance with the approved design and specifications.

6.4 Vesting

Upon completion, the Access Road (including all associated works and infrastructure) vests in and becomes the property of the Lessor without compensation to the Lessee.

6.5 Defects liability

The Lessee remains responsible for any defect in the Access Road arising from its design or construction while this Lease is in force and must, at its cost, rectify any such defect as required or upon notice from the Lessor.

6.6 Cost recovery

(1) During the term of this agreement, the Lessee must pay to the Lessor on demand the cost of any capital works, upgrades or major repairs to the Access Road undertaken by the Lessor.

(2) If other tenants or occupiers of the Land use the Access Road, the Lessor may (acting reasonably) determine a fair apportionment of the cost of capital works, upgrades or major repairs to the Access Road between all users of the Access Road, and the Lessee's liability under subclause (1) will be reduced accordingly from the date those other tenants or occupiers commence use of the Access Road.

(3) For the purposes of this clause, capital works means works that materially improve, upgrade, resurface or extend the Access Road beyond its condition at the time of vesting under **clause 6.4**, and does not include routine maintenance or periodic grading.

6.7 Shared access

The Lessee acknowledges that:

(a) the Access Road is a shared access road; and

(b) the Lessor may permit other persons to use the Access Road.

7. Rent and other payments

7.1 Rent

The Lessee agrees with the Lessor to pay to the Lessor the Rent in the manner set out in **Item 6** of the Schedule, without deduction or set-off.

7.2 Outgoings

(1) The Lessee agrees with the Lessor to pay to the Lessor or to such person as the Lessor may from time to time direct, all outgoings and charges (if applicable) properly assessed, charged or incurred in respect of the Premises, including:

(a) local government rates, taxes and charges, including charges for rubbish or garbage removal and the emergency services levy (and any land tax assessed in respect of the Premises);

(b) water, drainage and sewerage rates, charges for disposal of stormwater, meter rent and excess water charges;

(c) all charges for electricity, gas, water, telecommunications, internet and other services supplied to or used at the Premises; and

(d) any other consumption charge, statutory impost or other obligation incurred or payable in connection with the Lessee's use or occupation of the Premises.

(2) The Lessee must ensure that all accounts for utilities and services referred to **in clause 7.2(1)(c)** are issued in the name of the Lessee where reasonably practicable.

(3) If the Lessor pays any outgoing which is the responsibility of the Lessee, the Lessee must reimburse the Lessor on demand.

(4) If any outgoing is not separately assessed in respect of the Premises, the Lessee must pay a reasonable proportion of that outgoing as determined by the Lessor, acting reasonably.

7.3 Costs

The Lessee agrees with the Lessor to pay to the Lessor on demand:

(a) all reasonable costs, legal fees, site valuation expenses and disbursements incurred by the Lessor in the preparation, negotiation and execution of this Lease;

(b) all duty, fines and penalties payable under the Duties Act 2008 (WA) and any other statutory duties or taxes payable on or in connection with this Lease;

(c) all registration fees in connection with this Lease;

(d) all reasonable costs, legal fees and disbursements incurred by the Lessor in connection with:

(i) any breach of this Lease by the Lessee or any Authorised Person;

(ii) enforcing or attempting to enforce the Lessor's rights under this Lease, including recovering any Amounts Payable; and

(iii) any action or proceedings arising out of or incidental to this Lease.

7.4 Interest

Without affecting the rights, powers and remedies of the Lessor under this Lease, the Lessee must pay to the Lessor interest on demand on any Amounts Payable which remain unpaid for 7 days after the due date, calculated from the due date until payment is made at the Interest Rate.

7.5 Accrual of Amounts Payable

Amounts Payable accrue on a daily basis.

7.6 Payment of money

Any Amounts Payable to the Lessor under this Lease must be paid to the Lessor's bank account nominated by the Lessor by Notice from time to time.

8. Rent review

8.1 Rent to be Reviewed

The Rent will be reviewed on and from each Rent Review Date to determine the Rent to be paid by the Lessee until the next Rent Review Date.

8.2 Methods of review

The basis for each rent review is as identified for each Rent Review Date in **Item 6** of the Schedule.

8.3 CPI Review

(1) A rent review based on CPI will increase the amount of Rent payable during the immediately preceding period by the percentage of any increase in CPI having regard to the quarterly CPI published immediately prior to the later of the Commencement Date or the last Rent Review Date as the case may be and the quarterly CPI published immediately prior to the relevant Rent Review Date.

(2) If there is a decrease in CPI having regard to the relevant CPI publications the Rent payable from the relevant Rent Review Date will be the same as the Rent payable during the immediately preceding period.

(3) Should the CPI be discontinued or suspended at any time or its method of computation substantially altered, the Parties shall endeavour to agree upon the substitution of the CPI with an equivalent index, or failing agreement by the parties, the substitution shall be made by a Valuer appointed in accordance with **clause 8.4(d)**.

8.4 Market Review

A rent review based on a market review will establish the current market rent for the Premises by agreement between the Parties and failing agreement will be determined in accordance with the following provisions:

(a) The Lessor shall notify the Lessee of the amount that it reasonably considers is the current market rent for the Premises.

(b) If the Lessee does not dispute the amount notified, that amount becomes the Rent.

(c) If the Lessee disputes the current market rent, it must notify the Lessor of that dispute (**Dispute Notice**) within 14 days after receiving the Lessor's notification. The Lessee must comply with this time limit to dispute the notified amount.

(d) If the Lessee gives a Dispute Notice to the Lessor, then the current market rent for the Premises will be determined at the expense of the Lessee by a valuer (**Valuer**) licensed under the *Land Valuers Licensing Act 1978 (WA)*, to be appointed, at the request of either Party, by the President for the time being of the Australian Property Institute (Western Australian Division) (or if such body no longer exists, such other body which is then substantially performing the functions performed at the Commencement Date by that Institute).

(e) The Valuer will act as an expert and not as an arbitrator and his or her decision will be final and binding on the Parties. The Parties will be entitled to make submissions to the Valuer.

(f) In this clause, "current market rent" means the rent obtainable for the Premises in a free and open market if the Premises were unoccupied and offered for rental for the use for which the Premises are permitted pursuant to this Lease and on the same terms and conditions contained in this Lease, BUT will not include:

(i) any improvements made or effected to the Premises by the Lessee; and

(ii) any rent free periods, discounts or other rental concessions.

8.5 Rent will not decrease following review

Notwithstanding the provisions in this clause, the Rent following any Rent review will not be less than the Rent payable in the period immediately preceding such Rent Review Date.

8.6 Lessor's right to review

The Lessor may institute a rent review notwithstanding the Rent Review Date has passed and the Lessor did not institute a rent review on or prior to that Rent Review Date, and in which case the Rent agreed or determined shall date back to and be payable from the Rent Review Date for which such review is made.

9. Insurance

9.1 Insurance required

(1) The Lessee occupies the Premises pursuant to this Lease as if it were the owner of the Premises and, in that regard:

(a) must effect and maintain all insurances that, in the Lessor's reasonable opinion, a prudent landowner would maintain in respect of the Premises and the Improvements; and

(b) the Lessor is not required to effect or maintain any insurance in respect of the Premises or the Improvements.

(2) Without limiting **clause 9.1(1)**, the Lessee must effect and maintain with reputable insurers, on terms reasonably satisfactory to the Lessor (and noting the interests of the Lessor and Lessee):

(a) **Public liability insurance:** A public liability insurance for the amount specified in **Item 9** of the Schedule (or such higher amount as the Lessor reasonably requires), covering liability arising out of or in connection with the Premises, including:

(i) death of, or injury to, any person

(ii) loss of or damage to property (including the Lessor's property);

(iii) loss of use of property;

(iv) liabilities covered by the indemnities in this Lease; and

(v) liability arising from Environmental Contamination;

(b) **Property insurance**: A policy insuring each Improvement (including plate glass) for its full replacement value against loss or damage by usual risks including fire, flood, storm and other risks ordinarily insured against by a prudent owner;

(c) **Contract works insurance:** Where applicable, a contract works policy covering all works undertaken in connection with any development for loss or damage for not less than 110% of the contract sum;

(d) **Workers' compensation and employer's liability**: Workers' compensation insurance as required by law and employer's liability insurance covering all employees engaged on or about the Premises.

9.2 Evidence of insurance

The Lessee must:

(a) provide certificates of currency for the Insurance Policies at the Commencement Date; and

(b) provide updated certificates annually and upon reasonable request.

9.3 Insurance obligations

The Lessee must:

(a) not do anything which may invalidate, prejudice or adversely affect any Insurance Policy;

(b) promptly notify the Lessor of any matter that may give rise to a claim under, or prejudice, any Insurance Policy or any event which may give rise to pollution or Environmental Contamination;

(c) comply with all requirements of any Authority and any insurer relating to fire protection or safety of the Premises or Improvements;

(d) apply all insurance proceeds received in respect of damage or destruction towards reinstating or repairing the relevant property;

(e) ensure that each insurer waives any rights of subrogation against the the Lessor;

(f) pay all premiums and keep each Insurance Policy current; and

(g) pay any additional premium resulting from the Lessee's use of the Premises.

10. Indemnity

10.1 Lessee responsibility

The Lessee is liable for all acts and omissions of any Authorised Person and for any breach of this Lease by them.

10.2 Indemnity

The Lessee indemnifies and must keep indemnified the Lessor against all loss, damage, liability, cost and expense arising out of or in connection with:

(a) loss of or damage to property (including the Premises, Improvements and third party property);

(b) death of, or injury to, any person,

to the extent caused or contributed to by:

(c) the use or occupation of the Premises by the Lessee or any Authorised Person;

(d) any work carried out on the Premises by or on behalf of the Lessee, including the Development Works;

(e) the Lessee's activities, operations or business on the Premises;

(f) Environmental Contamination caused or contributed to by the Lessee or any Authorised Person;

(g) any breach of this Lease by the Lessee; or

(h) any negligent or other wrongful act or omission of the Lessee or any Authorised Person.

10.3 Continuing obligations

The obligations of the Lessee under this clause:

(a) are not limited by any insurance held by the Lessee, but are reduced to the extent of any recovery received by the Lessor; and

(b) survive expiry or termination of this Lease.

10.4 Lessor negligence carve-out

Nothing in this clause requires the Lessee to indemnify the Lessor or its Agents to the extent that any loss, damage, expense or claim is caused by the negligence or default of the Lessor or its Agents.

10.5 Release

The Lessee:

(a) occupies and uses the Premises at its own risk; and

(b) releases, to the extent permitted by law, the Lessor from all liability for loss, damage, injury or death arising from the Lessee's use or occupation of the Premises

except to the extent caused by the negligence or default of the Lessor or its Agents.

10.6 Limitation of Lessor liability

(1) The Lessor is not liable for any loss, damage or injury in or about the Premises except to the extent caused by its negligence or default.

(2) Without limiting **clause 10.6(1)**, the Lessor is not liable for any loss arising from interruption or failure of Services or any defect in the Premises, except to the extent caused by its negligence or default.

11. Environmental Contamination and Remediation

11.1 Prohibition and responsibility

(1) The Lessee must not cause or permit any Environmental Contamination on or affecting the Premises or the Land.

(2) The Lessee is responsible for all Environmental Contamination on or affecting the Premises to the extent caused or contributed to by the Lessee or any Authorised Person.

(3) The Lessee must take all reasonable steps to prevent pollution, contamination or environmental harm arising from its use of the Premises, including by implementing and maintaining the Environmental Management Plan required under **clause 11.2**.

11.2 Environmental Management Plan

(1) The Lessee must, at its cost, prepare and submit to the Lessor for approval an Environmental Management Plan (**EMP**) no later than 60 days prior to the commencement of operations on the Premises.

(2) The EMP must address, as a minimum:

(a) the identification and assessment of all environmental risks associated with the Lessee's operations on the Premises, including grain fumigation, chemical storage and handling, fuel storage and vehicle servicing;

(b) procedures for the storage, handling, use and disposal of all Hazardous Substances on the Premises, including fumigants and fuels;

(c) spill response and emergency procedures, including contact details for relevant Authorities;

(d) bunding, containment and drainage controls for all areas where Hazardous Substances are stored or used;

(e) waste management procedures;

(f) dust, noise and odour management procedures; and

(g) any other matter reasonably required by the Lessor.

(3) The Lessor must not unreasonably withhold or delay approval of the EMP

(4) The Lessee must not commence operations on the Premises until the EMP has been approved by the Lessor in writing.

(5) The Lessee must:

(a) implement and comply with the EMP at all times during the Term;

(b) review and update the EMP at least every 2 years, or earlier if there is a material change to the Lessee's operations or any applicable Environmental Law; and

(c) submit any updated EMP to the Lessor for approval prior to implementation.

(6) Approval of the EMP by the Lessor is given in its capacity as landlord only and does not constitute approval under any Written Law or relieve the Lessee of any obligation to obtain all required approvals, licences and permits from any Authority.

11.3 Immediate notification

(1) The Lessee must immediately notify the Lessor if it becomes aware of:

(a) any Environmental Contamination; or

(b) any incident, spill, discharge or event which may give rise to Environmental Contamination.

(2) The Lessee must, at its cost

(a) comply with all statutory notification obligations arising under the *Contaminated Sites Act 2003* (WA) or any other Environmental Law in connection with any Environmental Contamination on or affecting the Premises, including any obligation to notify the Department of Water and Environmental Regulation (**DWER**) or any other Authority; and

(b) immediately notify the Lessor in writing if it has made or is required to make any notification to DWER or any other Authority in connection with Environmental Contamination on or affecting the Premises, including providing the Lessor with:

(i) a copy of any notification made to DWER or other Authority;

(ii) details of any response, direction or requirement received from DWER or any other Authority; and

(iii) regular updates on the progress of any investigation, remediation or regulatory process arising from that notification.

(3) The Lessee acknowledges that any notification to DWER or other Authority in connection with the Premises may have significant implications for the Lessor as registered proprietor of the Land, and the Lessee must cooperate fully with the Lessor in connection with any such notification or regulatory process.

11.4 Remediation obligation

Without limiting any other obligation under this Lease, the Lessee must, at its cost:

(a) promptly investigate the nature and extent of any Environmental Contamination;

(b) take all steps necessary to contain, remove, treat and remediate the Environmental Contamination;

(c) restore the Premises to the condition required by the Lessor acting reasonably and to the satisfaction of any relevant Authority; and

(d) obtain and comply with all directions, notices and requirements of any Authority in relation to the Environmental Contamination.

11.5 Standard of remediation

Remediation must:

(a) comply with all Environmental Laws;

(b) be undertaken to a standard suitable for the continued use of the Premises for the Permitted Purpose (or such higher standard required by an Authority); and

(c) be verified by independent suitably qualified environmental consultants where reasonably required by the Lessor.

11.6 Step-in rights

If the Lessee fails to promptly comply with this clause, the Lessor may (without limiting its rights):

(a) enter the Premises;

(b) carry out or procure any investigation, containment or remediation works; and

(c) recover all costs from the Lessee as a debt due and payable.

11.7 Environmental indemnity

Without limiting **clause 10.2**, the Lessee indemnifies and must keep indemnified the Lessor against all loss, liability, cost and expense arising out of or in connection with:

(a) any Environmental Contamination on or affecting the Premises during the Term;

(b) use, storage, handling or disposal of any Hazardous Substances on the Premises;

(c) any spill, leak or discharge of fuel or other substances;

(d) any failure to comply with Environmental Laws; and

(e) any investigation, monitoring, management, remediation or clean-up required in connection with any of the above.

11.8 Continuing obligation

The obligations under this clause:

(a) are not limited by any insurance; and

(b) survive expiry or termination of this Lease.

12. Maintenance, repair and cleaning

12.1 General obligation

Subject to **clauses 5** and **6** the Lessee must, at its cost, during the Term and any holding over

(a) keep the Premises and all Improvements (other than the Access Road) in a clean, safe and good and substantial tenantable repair and condition, fair wear and tear excepted;

(b) maintain, service, repair and, where necessary, replace all fixtures, fittings, plant and equipment on the Premises so that they are in good working order and condition;

(c) promptly make good any loss or damage to the Premises or Improvements caused or contributed to by the Lessee or any Authorised Person; and

(d) keep all Services, drains, pipes, conduits and connections serving the Premises in a clean, free-flowing and properly functioning condition (to the extent they exclusively service the Premises).

12.2 Cleaning and presentation

The Lessee must:

(a) keep the Premises and Improvements (other than the Access Road) in a clean, orderly and presentable condition consistent with the Permitted Purpose; and

(b) properly maintain any hardstand areas, storage areas and external operational areas forming part of the Premises.

12.3 Environmental condition

Without limiting **clause 11**, the Lessee must:

(a) keep the Premises free from waste, debris and contaminants;

(b) properly store, handle and dispose of all waste, chemicals and Hazardous Substances in accordance with Environmental Laws and good industry practice; and

(c) take all reasonable steps to prevent pollution or Environmental Contamination.

12.4 Exclusions – Access Road

Despite any other provision of this Lease:

(a) the Lessee is not responsible for the maintenance or repair of the Access Road, except for any defect during the Defects Liability Period under **clause 6**; and

(b) the maintenance, repair and management of the Access Road is governed exclusively by **clause 6**.

12.5 No obligation on Lessor

Except as expressly provided in this Lease (including **clause 6)**, the Lessor is not obliged to repair or maintain the Premises or the Improvements.

13. Use

13.1 Permitted use

(1) The Lessee must not, and must ensure that no Authorised Person does, use the Premises for any purpose other than the Permitted Purpose.

(2) The Lessee must not use the Premises for any purpose that is unlawful or not permitted under any Written Law.

13.2 Operation of activities

The Lessee must:

(a) conduct all activities on the Premises in a safe, orderly and lawful manner and in accordance with all applicable Written Laws, including Environmental Laws;

(b) ensure that all grain receival, storage, handling, treatment and dispatch activities are carried out in accordance with good industry practice;

(c) ensure that all truck movements, loading and unloading operations are managed so as to minimise risk, nuisance and damage to the Premises, the Land and any adjoining land;

(d) comply with all reasonable directions of the Lessor relating to access, traffic management and use of any shared infrastructure serving the Land;

(e) promptly provide to the Lessor copies of any notices, orders or directions received from any Authority in relation to the Premises; and

(f) promptly notify the Lessor of any incident involving material damage, contamination, environmental harm or regulatory investigation relating to the Premises.

13.3 Hazardous substances and chemicals

The Lessee must not store, handle or use any hazardous substances, including grain fumigation chemicals, on the Premises except:

(a) in compliance with all Environmental Laws and all applicable licences, permits and approvals;

(b) in accordance with manufacturer specifications and good industry practice;

(c) in properly designed, constructed and maintained storage and handling facilities; and

(d) with the prior written consent of the Lessor (which must not be unreasonably withheld where lawful and appropriate).

13.4 Refuelling and servicing

The Lessee must ensure that any refuelling, servicing or maintenance of vehicles, plant or equipment on the Premises:

(a) is carried out only in designated areas approved by the Lessor;

(b) is undertaken in a manner that prevents spills, leaks or contamination;

(c) incorporates appropriate bunding, containment and drainage controls; and

(d) complies with all Environmental Laws and relevant Australian Standards.

13.5 Nuisance and amenity

The Lessee must not, and must ensure that no Authorised Person does, cause or permit any unreasonable nuisance, disturbance or interference to:

(a) the Lessor; or

(b) any adjoining or neighbouring landowner or occupier, including from dust, noise, vibration, odour, traffic or emissions, having regard to the Permitted Purpose.

13.6 No warranty

The Lessee acknowledges that:

(a) the Lessor gives no warranty as to the suitability of the Premises for the Permitted Purpose; and

(b) the Lessee relies entirely on its own investigations in relation to the use of the Premises.

13.7 Existing condition and restrictions

The Lessee:

(a) accepts the Premises on an “as is” basis; and

(b) must comply with any existing restrictions, easements or encumbrances affecting the Land.

13.8 General compliance

The Lessee must:

(a) comply with all applicable Written Laws relating to the use and occupation of the Premises;

(b) obtain and maintain all licences, permits and approvals required for the Permitted Purpose; and

(c) not use the Premises for any illegal or improper purpose.

14. Alterations

14.1 Restriction

(1) Following Completion of the Development, the Lessee must not, without the prior written consent of:

(a) the Lessor (acting reasonably);

(b) any Authority (if required under any Written Law),

carry out, or permit to be carried out, any of the following on the Premises:

(c) install any external signage requiring statutory approval;

(d) make any major alteration, structural alteration, addition, improvement to, or demolition of, any part of the Improvements; or

(e) remove or dispose of any flora, sand, gravel, timber or other materials from the Premises.

(2) For the purposes of this clause, a major alteration, addition or improvement means any alteration, addition or improvement which requires approval under any Written Law.

14.2 Consent

(1) Any consent given by the Lessor under this clause may be given subject to reasonable conditions, including conditions that:

(a) the works be carried out in accordance with plans and specifications approved by the Lessor; and

(b) the works be carried out to the reasonable satisfaction of the Lessor.

(2) The Lessor's consent under this clause is given in its capacity as landlord only and does not constitute approval under any Written Law.

(3) The Lessee must obtain all approvals, permits and consents required under any Written Law before carrying out any works.

14.3 Cost of works

(1) All works undertaken under this clause must be carried out at the Lessee's cost.

14.4 Conditions of approvals

If any consent given under this clause or required under any Written Law is subject to conditions, the Lessee must:

(a) comply with those conditions at its cost; and

(b) if the Lessee fails to comply within the time required (or, if no time is specified, within a reasonable time), the Lessor may, on not less than 60 days' notice, carry out the required works and recover the cost from the Lessee as a debt.

15. Statutory obligations

15.1 Comply with Written Law

The Lessee must:

(a) comply with all Written Laws relating to the Premises and the Improvements, and their use or occupation;

(b) obtain, maintain and comply with all licences, permits, approvals and authorities required for the Permitted Purpose; and

(c) promptly comply with all notices, orders, requisitions or directions issued by any Authority in respect of the Premises or the Lessee's use of the Premises.

15.2 Provision of notices

The Lessee must promptly provide to the Lessor copies of any notices, orders or directions received from any Authority relating to the Premises and the Improvements.

16. Assignment, subletting and dealing

16.1 No assignment, subletting or dealing without consent

(1) The Lessee must not, without the prior written consent of the Lessor:

(a) assign, transfer or otherwise dispose of its interest in this Lease;

(b) sublet or part with possession of the whole or any part of the Premises; or

(c) mortgage, charge or otherwise encumber its interest in this Lease.

(2) The Lessor may withhold its consent in its absolute discretion and may grant its consent subject to such conditions as it considers appropriate.

16.2 Change in ownership or control

(1) If the Lessee is a corporation whose shares are not quoted on a recognised stock exchange:

(a) the Lessee must not permit any change in the legal or beneficial ownership or control of the Lessee or any holding company of the Lessee (within the meaning of the Corporations Act 2001 (Cth)) without the prior written consent of the Lessor; and

(b) the Lessor may withhold its consent in its absolute discretion.

(2) Any change in ownership or control in breach of this clause constitutes a breach of **clause 16.1**.

16.3 Assignment

The Lessor may, in its absolute discretion, consent to an assignment of this Lease and may impose such conditions as it considers appropriate, including (without limitation):

(a) the proposed assignee being financially sound and of good reputation and having relevant experience in conducting a business consistent with the Permitted Purpose;

(b) all Amounts Payable having been paid and there being no subsisting breach of this Lease;

(c) the Lessee procuring the execution of a deed of assignment, prepared by the Lessor's solicitors, by the Lessee and the proposed assignee;

(d) the proposed assignee providing such guarantees or other security as the Lessor reasonably requires; and

(e) the proposed assignee covenanting with the Lessor to perform and observe all of the Lessee's Covenants.

16.4 Subletting

The Lessor may, in its absolute discretion, consent to a sublease of the Premises (or any part of the Premises) and may impose such conditions as it considers appropriate, including (without limitation):

(a) that the proposed use is consistent with the Permitted Purpose;

(b) that the terms of the sublease are consistent with this Lease; and

(c) that the sublease is subject to and subordinate to this Lease.

16.5 Property Law Act 1969

Sections 80 and 82 of the Property Law Act 1969 (WA) are excluded to the extent permitted by law.

16.6 Costs for assignment or sublease

If the Lessee requests the Lessor's consent to an assignment, sublease or other dealing, the Lessee must pay on demand all reasonable professional and other costs, charges and expenses incurred by the Lessor (and any other person whose consent is required) in connection with:

(a) enquiries as to the financial standing and suitability of any proposed assignee, sublessee or other person;

(b) the preparation, negotiation and completion of any documentation;

(c) the consideration of and decision whether to grant consent; and

(d) all other matters relating to the proposed dealing,

(e) whether or not the assignment, sublease or dealing proceeds.

17. Lessor's right of entry

17.1 Entry

(1) The Lessee must permit the Lessor and its Agents to enter the Premises:

(a) at any time without notice in the case of an emergency; and

(b) otherwise at reasonable times on reasonable notice,

for the following purposes:

(c) to inspect the condition of the Premises and to ensure compliance with this Lease;

(d) to carry out any survey or works reasonably required in relation to the Premises;

(e) to comply with any obligation of the Lessor or any notice or order of an Authority; and

(f) to remedy any breach of this Lease by the Lessee, provided that the Lessor is not obliged to do so and any such action is without prejudice to the Lessor's rights.

(2) The Lessor must, when exercising its rights under this clause, cause as little inconvenience as reasonably practicable to the Lessee.

17.2 Costs of rectifying breach

If the Lessor incurs costs in remedying a breach of this Lease by the Lessee, those costs are recoverable from the Lessee as a debt due and payable on demand.

18. Obligations on expiry or termination

18.1 Surrender and reinstatement

On expiry or earlier termination of this Lease, the Lessee must:

(a) immediately peacefully surrender the Premises to the Lessor;

(b) at its cost, demolish and remove all Improvements from the Premises; and

(c) reinstate the Premises to a cleared, level, safe and stable condition, free of all Improvements, structures, debris and contaminants, including the removal of all footings, slabs, underground services and any other works installed by or on behalf of the Lessee, and otherwise in a condition acceptable to the Lessor acting reasonably.

18.2 Lessor may agree to retention of Improvements

(1) The Lessor may, at its absolute discretion, by written notice given at any time prior to or within a reasonable period after expiry or termination, agree that any Improvements are not required to be removed.

(2) To the extent that such notice is given:

(a) the relevant Improvements will remain on the Premises and automatically vest in and become the property of the Lessor upon expiry or termination of this Lease;

(b) the Lessee is not entitled to any compensation, payment or claim of any nature in respect of those Improvements;

(c) the Lessee must deliver the Improvements free from all encumbrances, security interests and third-party rights; and

(d) the Lessee must deliver the Improvements in a condition consistent with the Lessee's obligations under this Lease, including in a state of Good Repair.

18.3 Removal of Lessee's property

Prior to expiry or termination, the Lessee must, at its cost:

(a) remove all chattels, equipment and other personal property of the Lessee from the Premises; and

(b) make good any damage caused by that removal to the reasonable satisfaction of the Lessor.

18.4 Failure to comply

If the Lessee fails to comply with this clause, the Lessor may, without limiting its other rights:

(a) enter the Premises (with such persons, equipment and materials as it considers necessary) and carry out any works required to give effect to this clause, including demolition, removal, reinstatement and clean-up works;

(b) recover from the Lessee all costs and expenses incurred by the Lessor in doing so, including demolition, removal, reinstatement, storage, disposal, contractor costs, professional fees and administrative costs, as a debt due and payable on demand and as Amounts Payable under this Lease; and

(c) remove, store, sell or otherwise dispose of any property remaining on the Premises without liability to the Lessee and without any obligation to account to the Lessee for any proceeds.

18.5 Continuing obligations

The Lessee's obligations under this clause continue after expiry or termination of this Lease.

19. Default

19.1 Events of default

(1) A default occurs if:

(a) any Amounts Payable remain unpaid for 14 days after becoming due and written notice has been given to the Lessee to pay those Amounts Payable;

(b) the Lessee breaches any of the Lessee's Covenants (other than payment of Amounts Payable) and fails to remedy that breach within 21 days after written notice is given to the Lessee (or such longer period as is reasonable in the circumstances if the breach is capable of remedy);

(c) an order is made or a resolution is passed for the winding up of the Lessee (other than for the purpose of reconstruction or amalgamation);

(d) a controller (as defined in the Corporations Act 2001) is appointed in respect of the Lessee's interest in the Premises;

(e) a mortgagee or other person takes possession of the Lessee's interest in the Premises;

(f) the Premises is vacated or not used for the Permitted Purpose for a continuous period of 6 months without reasonable cause;

(g) the Lessee ceases to exist, is deregistered or dissolved;

(h) the Lessee suffers an Insolvency Event; or

(i) a person, other than the Lessee or a person permitted under this Lease, is in occupation or possession of the Premises.

19.2 Termination

(1) If a default occurs, the Lessor may, by written notice to the Lessee, terminate this Lease.

(2) Termination does not affect any rights or remedies of the Lessor arising before termination.

19.3 Lessor may remedy default

If the Lessee fails to remedy a default within the time required under this clause, the Lessor may (but is not obliged to), without limiting its other rights:

(a) pay any money due or take any action required to remedy the default; and

(b) recover from the Lessee all costs and expenses reasonably incurred in doing so, as a debt due and payable on demand and as Amounts Payable under this Lease.

19.4 No waiver

Demand for or acceptance of any Amounts Payable after a default does not constitute a waiver of that default or affect the Lessor's rights.

19.5 Compensation

If this Lease is terminated due to a default by the Lessee, the Lessor is entitled to recover from the Lessee:

(a) all loss and damage suffered by the Lessor arising from the default and termination of this Lease; and

(b) all reasonable costs incurred by the Lessor in connection with the termination, enforcement of its rights and any re-letting or attempted re-letting of the Premises,

and the Lessor must take reasonable steps to mitigate its loss.

20. Option to renew

If the Lessee at least six months, but not earlier than twelve months, prior to the date for commencement of the Further Term gives the Lessor a Notice to grant the Further Term and:

(a) all consents and approvals required by the terms of this Lease or at law have been obtained; and

(b) there is no subsisting default by the Lessee at the date of service of the Notice in

(i) the payment of Amounts Payable; or

(ii) the performance or observance of the Lessee's Covenants,

the Lessor will grant to the Lessee a lease for the Further Term at the Rent and on the same terms and conditions other than this clause in respect of any Further Terms previously taken or the subject of the present exercise.

21. Holding over

(1) If the Lessee remains in possession of the Premises after expiry of the Term with the prior written consent of the Lessor, the Lessee will be a tenant from month to month at a rent equivalent to one twelfth of the Rent payable immediately prior to expiry of the Term and otherwise on the same terms and conditions as this Lease.

(2) During any holding over period, the Lessee must:

(a) comply with all obligations under this Lease; and

(b) pay all outgoings and other amounts payable under this Lease as if the holding over period formed part of the Term.

(3) The monthly tenancy may be terminated by either party at any time by one month's written notice.

22. Notice

22.1 Form of delivery

(1) A Notice to a party must be in writing and may be given:

(a) by delivery to the party personally;

(b) by posting it by registered post to the address of the party appearing in this Lease or such other address notified by that party in writing from time to time; or

(c) by email to the email address appearing in this Lease, or such other address notified by that party in writing from time to time.

22.2 Service of notice

(1) A Notice to a party is deemed to be given:

(a) if by personal delivery, when delivered, or if delivered outside Business Hours, at 9:00am on the next Business Day;

(b) if by registered post, on the third Business Day after posting; and

(c) if by email, at the time of transmission, provided that the email is sent on a Business Day before 5:00pm at the place of receipt, and otherwise at 9:00am on the next Business Day, unless the sender receives an automated message that the email has not been delivered.

22.3 Signing of notice

A Notice to a party may be signed:

(a) if given by an individual, by that person;

(b) if given by a corporation, by a director, secretary or other authorised officer;

(c) if given by a local government, by its Chief Executive Officer or other authorised officer;

(d) if given by an association incorporated under the Associations Incorporation Act 2015, by a person authorised by its board or committee of management; or

(e) by a solicitor or other agent of the party giving the Notice.

23. Trustee Provisions

If the Lessee enters this Lease as trustee of a trust:

(a) the Lessee does so both for itself and as trustee of the trust and in this Lease, each reference to the Lessee has effect as a reference to it in each capacity;

(b) the Lessee warrants to the Lessor that:

(i) it is the only trustee of the trust; and

(ii) no action has been taken or proposed to remove it as trustee of the trust; and

(iii) it has power under the trust deed of the trust to enter this lease and it has entered this lease for the benefit of the beneficiaries of the trust; and

(iv) it has a right to be fully indemnified out of the assets of the trust in respect of obligations incurred by it under this lease; and

(v) the assets of the trust are sufficient to satisfy that right of indemnity and all other obligations in respect of which the Lessee has a right to be indemnified out of those assets; and

(vi) it is not in default under the trust deed; and

(vii) no action has been taken or is proposed to terminate the trust; and

(viii) it has complied with its obligations in connection with the trust; and

(ix) the Lessor's rights under this Lease rank in priority to the interests of the beneficiaries of the trust.

24. Additional terms

The terms, covenants and conditions specified in **Item 10** of the Schedule form part of this Lease and are binding on the parties. To the extent of any inconsistency between **Item 10** of the Schedule and the other provisions of this Lease, **Item 10** prevails.

25. General provisions

25.1 Goods and Services Tax

(1) Words and expressions used in this clause which have a particular meaning in the GST law (as defined in the GST Act) have the same meaning in this clause.

(2) Unless GST is expressly included, the consideration to be paid or provided under this Lease for any supply made under or in connection with this Lease does not include GST.

(3) To the extent that any supply made under or in connection with this Lease is a taxable supply, the GST exclusive consideration to be paid or provided for that taxable supply is increased by the amount of any GST payable in respect of that taxable supply and that amount must be paid at the same time and in the same manner as the GST exclusive consideration is to be paid or provided.

(4) A party's right to payment under this clause is subject to a valid tax invoice being delivered to the recipient of the taxable supply.

(5) To the extent that a party is required to reimburse or indemnify another party for a loss, cost or expense incurred by that other party, that loss, cost or expense does not include any amount in respect of GST for which that other party is entitled to claim an input tax credit.

25.2 No Fetter

The parties acknowledge that the Lessor is a local government established under the Local Government Act 1995 and, in that capacity, may be required to determine applications for consents, approvals, authorities, licences and permits in accordance with applicable Written Laws. The Lessor is not in default under this Lease by performing its statutory obligations or exercising its statutory discretions, and nothing in this Lease fetters the Lessor in performing those obligations or exercising those discretions.

25.3 Registration and caveats

(1) The Lessee may register this Lease at Landgate and must pay all costs associated with its registration

(2) The Lessor must do all things reasonably required to facilitate registration of this Lease.

(3) The Lessee must not lodge a caveat over the title to the Premises except a caveat to protect its interest under this Lease.

(4) Upon expiry or earlier termination of this Lease, the Lessee must promptly withdraw any caveat lodged in respect of this Lease at its cost.

25.4 Planning and Development Act 2005

If this Lease requires the consent of the Western Australian Planning Commission or any other consent under the *Planning and Development Act 2005,* this Lease is subject to and conditional upon that consent being obtained.

25.5 Commercial Tenancy Act

If at any time and for so long as the *Commercial Tenancy (Retail Shops) Agreements Act 1985* applies to this Lease and a provision of that Act conflicts with a provision of this Lease, the conflicting provision of this Lease is deemed to be amended to the extent necessary to comply with that Act

25.6 Amendments to Lease

Subject to any required consents under this Lease or at law, this Lease may be varied by agreement of the parties in writing.

25.7 Waiver

(1) Failure to exercise or delay in exercising any right, power or privilege under this Lease does not operate as a waiver of that right, power or privilege.

(2) A single or partial exercise of any right, power or privilege does not preclude any other or further exercise of that right, power or privilege or the exercise of any other right, power or privilege.

25.8 Acts by Agents

All acts and things which the Lessor is required to do under this Lease may be done by the Lessor, or the Lessor's Agents.

25.9 Statutory Powers

The powers conferred on the Lessor by any statute are, except to the extent they are inconsistent with this Lease, in addition to the powers conferred on the Lessor under this Lease

25.10 Further Assurance

The parties must execute and do all acts and things necessary or desirable to give full effect to this Lease.

25.11 Severance

If any provision of this Lease is or becomes void or unenforceable, that provision is severed and the remaining provisions continue in full force and effect.

25.12 Governing Law

This Lease is governed by the laws of Western Australia and, where applicable, the Commonwealth of Australia.

25.13 Interpretation

In this Lease, unless the context otherwise requires:

(a) words importing the singular include the plural and vice versa, and words importing a gender include each gender;

(b) a reference to a person includes a body corporate or local government and vice versa;

(c) a reference to a party includes its legal personal representatives, successors and permitted assigns;

(d) a reference to a statute or other law includes all regulations and instruments under it and any amendments or replacements;

(e) a reference to a right includes a benefit, remedy, discretion, authority or power;

(f) a reference to an obligation includes a warranty or representation and a reference to a failure to observe or perform an obligation includes a breach of warranty or representation;

(g) a reference to this Lease or another document includes that document as amended, supplemented or replaced from time to time;

(h) a reference to writing includes any mode of representing or reproducing words in a visible and permanent form;

(i) if a party comprises more than one person, their obligations bind them jointly and severally;

(j) the obligations of the Lessee not to do an act include an obligation not to permit that act to be done by an Authorised Person; and

(k) headings do not affect interpretation and general words are not limited by specific examples.

Schedule

Item 1 Land

Lots 531–534 & Lots 506-509 Dore Street, Katanning and being land comprised in Deposited Plan 222688.

Item 2 Premises

That portion of the Land identified on the plan annexed hereto as **Annexure 1.**

Item 3 Term

2 years commencing on the Commencement Date.

Item 4 Commencement Date

[to be inserted]

Item 5 Further Term

Nil

Item 6 Rent

$XXXXX per annum (calculated at $X.XXX per m² applied to the Premises area of XX,XXX m²), plus GST, payable in equal half-yearly instalments of $XX,XXX plus GST, with the first instalment due on the Commencement Date and each subsequent instalment due on the date that is 6 months after the due date for the immediately preceding instalment.

Item 7 Rent Review Date

CPI Reviews

CPI Reviews are to be undertaken on each anniversary of the Commencement Date for each year of the Term (including any Further Term and period of holding over, if applicable) except for years where a Market Review is required to be carried out.

Market Reviews

Market Reviews are to be undertaken on the following dates:

(a) the fifth anniversary of the Commencement Date; and

(b) the commencement of the Further Term.

Item 8 Permitted Purpose

Use of the Premises for the receipt, storage, handling and dispatch of grain, including:

(a) grain storage (including bulk storage);

(b) grain fumigation and treatment (including use and storage of approved chemicals);

(c) installation and operation of weighbridges, sampling infrastructure and receival facilities;

(d) truck access, manoeuvring and parking;

(e) refuelling and servicing of vehicles and plant (subject to all applicable laws and approvals); and

(f) any activities ancillary or incidental to the above

Item 9 Public Liability Insurance

Twenty million dollars ($20,000,000.00).

Item 10 Amount of Performance Guarantee

An amount equivalent to six months' Rent at all times.

Item 11 Additional Terms and Conditions

10.1 ACKNOWLEDGMENT – PREMISES

(1) The Lessor and the Lessee acknowledge and agree that at the Commencement Date the Premises is vacant and unimproved land with no services.

(2) The Lessee acknowledges that:

(a) it has made its own enquiries as to the environmental condition of the Premises prior to entering this Lease;

(b) it accepts the Premises in its existing environmental condition as at the Commencement Date; and

(c) it is responsible for all Environmental Contamination on or affecting the Premises arising during the Term, whether or not the source or cause of that contamination pre-dates the Commencement Date, except to the extent that the Lessee can demonstrate to the reasonable satisfaction of the Lessor that the Environmental Contamination existed on the Premises prior to the Commencement Date and was not caused or contributed to by the Lessee or any Authorised Person.

10.2 DEVELOPMENT CONDITION

The Lessor may, in its discretion, by written notice to the Lessee, terminate this Lease if the Lessor reasonably considers that the Lessee has failed to complete the development of the Premises and commence operation of the Permitted Purpose within 2 years of the Commencement Date. On termination under this clause, **clause 18** applies.

10.3 PERIMETER FENCING

The Lessee may, at its cost, construct and maintain a secure perimeter fence around the Premises to a standard approved by the Lessor.

Signing page

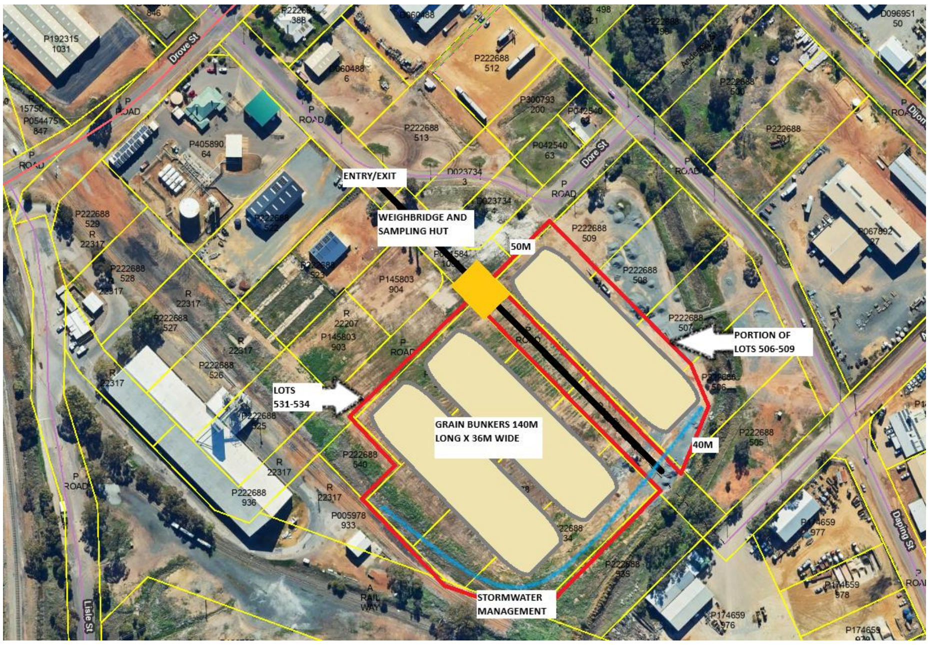
EXECUTED by the parties as a deed 2026

THE COMMON SEAL of the **SHIRE OF KATANNING** was hereunto affixed in the presence of:

Name of President (print)	Signature of President (print)
Name of Chief Executive Officer (print)	Signature of Chief Executive Officer

[Lessee's execution clause to be inserted]

Annexure 1 – Sketch of Premises



Shire of Katanning

Bushfire Risk Management Plan

2026 - 2028

DRAFT

Office of Bushfire Risk Management Bushfire Risk Management (BRM Plan) endorsed 03 August 2026

Local Government Council BRM Plan approval XX Month 20XX

Shire of Katanning
Heart of the Great Southern

Table of Contents

Document control

Document name	Bushfire Risk Management Plan 2026-2028	Current version	1.0
Document owner	CEO Shire of Katanning	Issue date	DD/MM/YYYY
Document location	Shire Website	Next review date	DD/MM/YYYY

Document endorsements

This Bushfire Risk Management Plan has been endorsed by the Office of Bushfire Risk Management as consistent with the standards detailed in the *Guidelines for Preparing a Bushfire Risk Management Plan 2024*.

The approval of the Bushfire Risk Management Plan by Shire of Katanning Council signifies support of the plan's implementation and commitment to working with risk owners to manage bushfire risk. Approval does not signify acceptance of responsibility for risk, treatments or outcomes on land that is not managed by the Shire of Katanning.

Local Government	Representative	Signature	Date
Shire of Katanning	Graham Barnes	Graham Barnes	31/07/2026

Publication information

Chapter 1 Introduction

1.1. Background

This Bushfire Risk Management (BRM) Plan provides contextual information to inform a structured approach to identifying, assessing, prioritizing, monitoring and treating bushfire risk. The BRM Plan has been prepared by the Shire of Katanning encompasses all land within the Shire of Katanning and has been written on behalf of all stakeholders within that area. The BRM Plan is informed by consultation and communication with land and asset managers that has occurred throughout its development to ensure an informed and collaborative approach to managing bushfire risk.

The BRM plan has been prepared with due consideration of the requirements stated in the *Guidelines for Preparing a Bushfire Risk Management Plan* (the Guidelines) published by the Office of Bushfire Risk Management (OBRM) including the principles described in *ISO 31000:2018 Risk Management*.

1.2. Objective of the Bushfire Risk Management planning program

The BRM planning program supports local governments to reduce the threat posed by bushfire. The Shire of Katanning BRM Plan will contribute to achieving the objective of the BRM program by:

- Guiding and coordinating a cross-tenure, multi-stakeholder approach to BRM planning.
- Facilitating the effective use of the financial and physical resources available for BRM activities.
- Supporting integration between risk owners, strategic objectives and tactical outcomes.
- Documenting processes used to monitor and review the implementation of treatments to ensure risk is managed to an acceptable level.

1.3. Legislation, policy and standards

Legislation, policy and standards that were applied in the development of this BRM Plan can be found in the *Bushfire Risk Management Planning Handbook – Appendix 1 – Summary of Related Legislation, Policy and Guidelines*.

Chapter 2 The Risk Management Process

The BRM planning process is a cycle of understanding the context and assessing and treating risks. Each of these steps is informed by communication and consultation and supported by monitoring and review. The three products produced during the BRM planning process are the BRM Plan, Asset Risk Register and Treatment Schedule.

Further details on the guiding principles and process for the development of this plan can be found in Chapter 2 of the Guidelines.

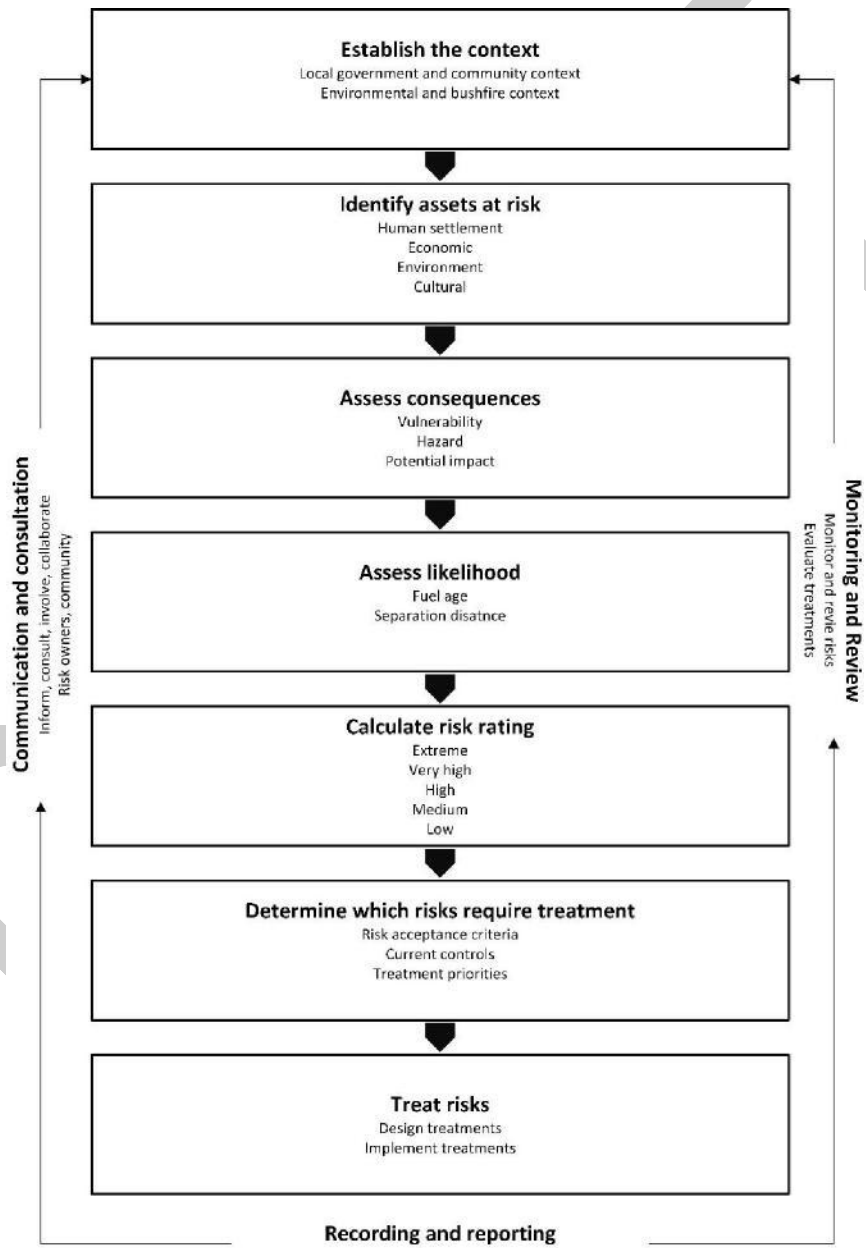


Figure 1. The Bushfire Risk Management planning process

2.1. Roles and Responsibilities

The roles and responsibilities of the key stakeholders involved in the development of the BRM Plan are outlined in Table 1.

Table 1 Roles and responsibilities in the Bushfire Risk Management (BRM) planning process

Stakeholder*	Roles and responsibilities
Local government	• Custodian of the BRM Plan. • Coordinate the development and ongoing review of the BRM Plan. • Undertake bushfire risk assessment of local government area. • Submit the draft BRM Plan to OBRM for review and endorsement. • Develop and implement a Treatment Schedule for local government managed land. • Encourage risk owners to treat identified risks. • Communicate the plan to the community
DFES	• Contribute to the development and implementation of the BRM Plan. • Facilitate involvement of state and federal government agencies in the BRM planning process. • Undertake treatments on unmanaged reserves and unallocated Crown land within gazetted town sites. • By agreement, implement treatment strategies for other land managers. • Endorse BRM Plans as consist with the Guidelines, BRM Program and dynamic risk environment. • Administer the Mitigation Activity Fund Grants Program.
Department of Biodiversity, Conservation and Attractions (DBCA)	• Contribute to the development of the BRM Plan. • Implement their treatment program on DBCA managed land. • Provide advice on environmental assets and appropriate treatment strategies for their protection.
Department of Planning, Lands and Heritage	• Identify managed assets. • Provide advice on management of Aboriginal Cultural Heritage.
Other State and Commonwealth Government agencies and public utilities	• Identify managed assets. • Provide advice on current risk treatment programs. • Contribute to the development of BRM Plans. • Undertake treatments on lands they manage.
Corporations and private landowners	• Identify managed assets. • Provide advice on current risk treatment programs. • Undertake treatments on lands they manage.

2.2. Stakeholder engagement

Communication and consultation are fundamental to the development, implementation and review of the BRM Plan. Engagement with stakeholders during the development, implementation and review of the BRM Plan ensures planning is based on comprehensive information and considers the values and objectives of the entire community.

The following table identifies key stakeholders in the BRM planning process. These are stakeholders that are identified as having a significant role or interest in the planning process or are likely to be significantly impacted by the outcomes.

Table 2; Key stakeholders identified in the BRM planning process for the Shire of Katanning

Stakeholder	Role or interest	Level of impact of outcomes	Level of engagement
Who is the stakeholder? Consider government agencies, interest groups and service providers.	What is their role or interest that makes them a stakeholder? Consider if they are an asset owner, landowner or manager, treatment manager or interested party.	Consider how the implementation of the BRM Plan impacts each stakeholder and then assign them a rating of High, Medium or Low.	What level of engagement is necessary for the stakeholder? Inform, consult, involve, collaborate or empower?
Local government	• Custodian of the BRM Plan. • Coordinate the development and ongoing review of the BRM Plan. • Undertake bushfire risk assessment of local government area. • Submit the draft BRM Plan to OBRM for review and endorsement. • Develop and implement a Treatment Schedule for local government managed land. • Encourage risk owners to treat identified risks. Communicate the plan to the community	High	Collaborate
DFES	• Contribute to the development and	High	Involve

	implementation of the BRM Plan. • Facilitate involvement of state and federal government agencies in the BRM planning process. • Undertake treatments on unmanaged reserves and unallocated Crown land within gazetted town sites. • By agreement, implement treatment strategies for other land managers. • Endorse BRM Plans as consist with the Guidelines, BRM Program and dynamic risk environment. • Administer the Mitigation Activity Fund Grants Program.		
Department of Biodiversity, Conservation and Attractions (DBCA)	• Contribute to the development of the BRM Plan. • Implement their treatment program on DBCA managed land. • Provide advice on environmental assets and appropriate treatment strategies for their protection.	Medium	Inform
Department of Planning, Lands and Heritage	• Identify managed assets. • Provide advice on management of Aboriginal Cultural Heritage.	High	Inform
Other State and Commonwealth Government agencies and public utilities	• Identify managed assets. • Provide advice on current risk treatment programs.	Medium	Inform

	• Contribute to the development of BRM Plans. • Undertake treatments on lands they manage.		
Business Owners	Land Managers / Asset Owners • Identify assets • Source of risk • Treat risks	High	Empower

Chapter 3 Establishing the context

Strategic and Corporate Framework

The identification, assessment and/or treatment of bushfire risk(s) is an important consideration and area of focus for local governments. It is of particular importance for rural communities such as the Shire of Katanning. The Shire has two key documents that seek to provide future direction for the Shire through a collection of overarching statements and objectives.

The appropriate influence and management of bushfire risk have both correlation, alignment and connection to statements noted within two of the Shire of Katanning local government planning documents. These are:

- Shire of Katanning Strategic and Community Plan 2022-2032.
- Shire of Katanning Corporate Business Plan 2027 – 2030

Strategic and Corporate Framework

The BRM Plan aligns to the local government's corporate vision and contributes to achieving the objectives of corporate strategies and plans. For example, the following key pillars are identified in the Shire of Katanning Strategic and Community Plan 2022-2032.

- Built Environment
- Culture
- Natural Environment

The successful management of bushfire risk(s) is a key contributor to ensuring several of the objectives contained under each pillar are successfully achieved. Such objectives include:

- Objective BE1; To lead by example and continue to maintain and beautify Shire managed spaces and places and find innovative ways to encourage the community to get involved too.
- Objective BE4; To lead the management and maintenance of Shire facilities for the community and support the development of new opportunities.
- Objective NE5; To lead the enhancement of our local biodiversity on Shire reserve and support private property owners through education.

- Objective C4; To support the community to have safe spaces to share, connect and celebrate culture.

In addition to the above, the following 'aspirations' contained in the Shire of Katanning Strategic Community Plan 2022-2032 are also closely aligned and dependent on the implementation of an effective BRMP. The aspirations are:

- Katanning is a beautiful, well serviced place that invites people to stay. We will work to provide our community with the services, infrastructure and facilities that meet its needs.
- Katanning is a sustainable community with a healthy natural environment. We will work to preserve and enhance our natural environment for current and future generations.

In addition to the above, the following 'aspirations' contained in the Shire of Katanning Corporate Business Plan 2027-2030 are also closely aligned and dependent on the implementation of an effective BRMP. The aspirations are:

- Natural Environment Aspiration - Katanning is a sustainable community with a healthy natural environment. We will work to preserve and enhance our natural environment for current and future generations.
- Economic Aspiration - We will strive to facilitate the sustainable growth and development of our population and economy.
- Built Environment Aspiration - We will work to provide our community with the services, infrastructure and facilities that meet its needs.
- Social Aspiration - Katanning is a vibrant, active place that encourages its community to thrive. We will aim to provide access to services and support to all members of the community to create a safe, connected and cherished place to live, learn, work and play.

Upon completion of the BRM Plan there are several responsibilities and accountabilities for bushfire risk management within the local government that must be considered and addressed. For example, these include:

- Implementation of the BRM Pan
- Monitoring and Review
- Public Engagement
- Collaboration with key stakeholders
- Emergency response

Endorsed by both the DFES (OBRM) and the Shire of Katanning Council, the sustained execution, implementation, review, and amendment of this plan lie under the purview of the Shire of Katanning's Chief Executive Officer (CEO), Community Emergency Services Manager and Bushfire Advisory committee (BFAC).

Further to the above there are significant linkages and interactions between the BRM Plan and emergency management structures in the local government space. For example, the Local Emergency Management Committee (LEMC) plays a crucial role in bushfire management by providing advice and guidance to local governments. They are responsible for developing, maintaining and testing local emergency management arrangements, which include strategies for prevention, mitigation, preparedness, response and recovery.

These committees (BFAC and LEMC) bring together representatives from Council, volunteer bush fire brigades, emergency services and relevant agencies to ensure a collaborative and informed approach to bushfire prevention, mitigation, preparedness, response and recovery.

Note: Whilst the BFAC is advisory in nature and does not hold delegated authority to make decisions on behalf of the Council, it is answerable to the local government and must fully report on its activities as and when required.

Land Use and Tenure

The question of landownership and the management of land have a significant impact and influence on risk ownership. The Shire of Katanning encompasses a diverse range of land tenures, from privately owned agricultural lands and residential lots to public amenities, reserves, and conservation areas. This varied landscape, detailed in Figure 2 and Table 2, underscores the complexity of risk ownership associated with bushfires.

In a municipality where private landholders predominate, the decentralised nature of land management practices can heighten the risk of bushfires, particularly in a region primarily engaged in crop farming, and sheep husbandry. Land management becomes a pivotal factor in determining risk ownership, with responsibilities and accountabilities distributed between the Shire and individual landowners. The Shire of Katanning, like many other Shire's has a number of varying landowners and landholders and it this aspect of land tenure that greatly influences risk ownership. The below table provides some indication of land tenure within the Shire of Katanning.

Land Manager	Local Government Area (%)
Private	51.50%
Private Business	20.46%
Reserves	18.91%
State Government (DPIRB) (Water Corporation) (Western Power)	7.90%
Public Roads	0.86%
Unallocated Crown Land	0.21%
Local Government	0.09%
Railway	0.01%
Other	0.06%
Total	100.00%

Table 2:
Summary of land management responsibilities within the Shire of Katanning; Source: Katanning Shire Documents

Land Managers and Their Capacity and Strategies to Manage Bushfire Risk

Land tenure arrangements clearly influence risk ownership when discussing and managing bushfire risk(s). Across both the private and public sectors land managers have varying capacities and strategies to manage bushfire risk.

Land Manager	Capacity and Strategy(s) to Manage Bushfire Risk
Private	The prevalence of privately managed land contributes to a diminished local population, impacting manpower for fire prevention and firefighting efforts. To address the bushfire risk posed by hazardous fuels on private land, the enforcement of the Firebreak Order in accordance with the Bush Fires Act remains a traditional yet effective strategy. The potential loss of one farm, considering predominantly private land management, carries significant economic and social implications for the Shire, necessitating a comprehensive risk assessment Given the high percentage of privately owned land, proactive engagement with private landowners as key stakeholders is crucial. Education and consultation play pivotal roles in aligning their efforts with the BRM Plan and mitigation strategies.
Private Business	The urbanized nature of the Shire increases the potential impact on critical facilities, and the interface with natural vegetation poses challenges in managing ember attacks and rapid fire spread. Clear communication, resource allocation, and community awareness become critical factors in mitigating the risks associated with bushfires in this more established and built-up environment. Secondly, emphasizing the need for consistent adherence to regulations.
Reserves	The Shire will continue to manage bushfire risk mitigation work in collaboration with DFES and other contractor groups that may be involved in the work requirements
State Government (DPIRB) (Water Corporation) (Western Power)	Additional concern towards the inconsistencies in land management priorities among government agencies owning/managing land within the Shire call for enhanced collaboration. The plan aims to bridge this gap by recognizing key stakeholders, identifying relevant contacts, establishing accountability measures, and fostering collaboration
Public Roads	The Shire will continue to manage bushfire risk mitigation work in collaboration with DFES and other contractor groups that may be involved in the work requirements (road verge clearing for example)

Unallocated Crown Land	The Shire will continue to manage bushfire risk mitigation work in collaboration with DFES and other contractor groups that may be involved in the work requirements
Local Government	The Shire will continue to manage bushfire risk mitigation work in collaboration with DFES, local government agencis and other contractor groups that may be involved in the work requirements
Railway	The Shire will continue to manage bushfire risk mitigation work in collaboration with key stakeholders including DFES, ARC Infrastructure and the Public Transport Authority (PTA)
Other	As deemed appropriate and required

Table 3: Land Manager Capacity and Strategy to Manage Bushfire risk

Further to the above table landowners in collaboration with the Shire can also incorporate and utilize other key strategies to manage bushfire risk. These include but are not limited to:

- Engaging and working with the DFES Community Preparedness Directorate to build bushfire resilience
- Engaging and working with the DFES Bushfire Mitigation Branch with administration and planning support, training and access to the MAFGP
- Engaging with the Department of Biodiversity, Conservation and Attractions when developing and implementing the BRM plan. This will include assistance with the identification of environmental assets that are vulnerable to fire and the creation of a fuel management program in helping to determine the treatment strategy and treatment schedule
- Engaging with the Department of Planning, Lands and Heritage (DPLH) to support the identification, assessment and treatment of Aboriginal and other heritage sites that require inclusion in the BRM Plan.
- Direct engagement with the local government community emergency services manager (CESM) for advice and assistance with managing bushfire risk.

Community Demographics and Values

Population Distribution

The Shire of Katanning has approx. 4,800 people, with approx. 3,700 town residents and the remainder residing on rural properties (refer to localities pictured in Figure 2.) or similar. The town of Katanning is widely known for its exceptional cultural diversity (approx. 50 language groups), scenic natural landscapes, and cohesive community identity. It is home to one of the largest multicultural populations in Western Australia.

Addressing Demographic Challenges

Demographically there are several factors that affect community capacity and resilience to bushfire. For example, managing bushfire risks in a large rural multicultural community like Katanning presents unique challenges due to the array of cultural backgrounds within the population. Communication becomes a focal point, given the multitude of languages spoken. Implementing effective communication strategies, including translation services and culturally sensitive materials, is essential to ensure that crucial information about bushfire risks and emergency procedures reaches all members of the community.

Identifying vulnerable groups within this diverse population, such as the elderly or individuals with mobility challenges, becomes pivotal for tailoring risk mitigation efforts effectively. The dynamics in Katanning are notably complex, with a substantial portion of the population situated within the Katanning townsite. This concentration necessitates a focused approach to managing bushfire risks around the townsite.

The surrounding rural environment poses both physical and secondary risks to the community. The potential lack of situational awareness during the bushfire season, stemming from a misunderstanding of urban lifestyle in a rural setting, can lead to complacency and non-compliance during heightened periods. This underscores the importance of targeted education and awareness campaigns to address these challenges. A portion of the population residing in agricultural areas dedicated to farming highlights the necessity of understanding lifestyle and land use patterns. Crafting effective, community-specific bushfire risk management strategies requires an in-depth understanding of how residents in these areas operate and interact with their environment.

Negative Impacts of Bushfires on Community

Local governments typically have goals and specific projects aimed at improving the community economy, well-being, and lifestyle. The negative impact of bushfires on community priorities is multifaceted and far-reaching. The fires can lead to significant disruption to family, community life, individual lifestyles and the broader ecosystem. For example, fires can cause mass evacuations, displacement, and loss of homes, leading to emotional and psychological tolls on affected individuals and communities.

The economic impact of bushfires is profound, with direct costs including firefighting, emergency services, and infrastructure rebuilding and indirect costs such as interruption and/or loss of business, tourism revenue, agricultural damage, and effect on property value. The ripple effect on local and national economies can be felt for years after the fires have been extinguished.

Community Values that Influence a Willingness to Accept Risk or Preferences for Risk Treatment.

Local government plays a crucial role in influencing community values when addressing risk. For example, the following key initiatives should be considered:

The concept of shared responsibility can be understood as a process of negotiating action between communities, agencies and the natural environment.

In the context of bushfire resilience, the natural environment is a dynamic participant in the process of sharing responsibility.

Participatory processes of community engagement help support the renegotiation of responsibilities that are jointly owned between community and government.

A changed narrative about shared responsibility for the natural environment by agencies and communities can help realign priorities and help establish alternative practices.

In addition to the above, the transformation in thinking from bushfire response (including recovery) to preparedness in Australia has parallels with similar international shifts in emergency management and public health and is characterised by a ‘community safety approach’.

Community Involvement in Bushfire Risk Management and Preparedness

Community engagement fosters collaboration between residents, local authorities, and other stakeholders. It empowers individuals to actively participate in bushfire preparedness, making them part of the solution rather than passive bystanders. Effective community engagement ensures the establishment of early warning systems and swift response mechanisms. When residents are well-informed and motivated, they can take timely action, reducing the spread and impact of bushfires. Engaged communities are better equipped to understand their specific bushfire risks and take preventive measures. They can implement strategies such as creating defensible spaces and practicing fire-safe behaviors. Other key risk management and preparedness strategies can include such items as:

The creation and understanding of evacuation plans. These are vital components of community preparedness

Neighbourhood watch programs. These empower residents to report suspicious activities and potential fire hazards.

Vigilance is a powerful tool in early detection and prevention.

Training and education. Learn the safe and correct methodologies

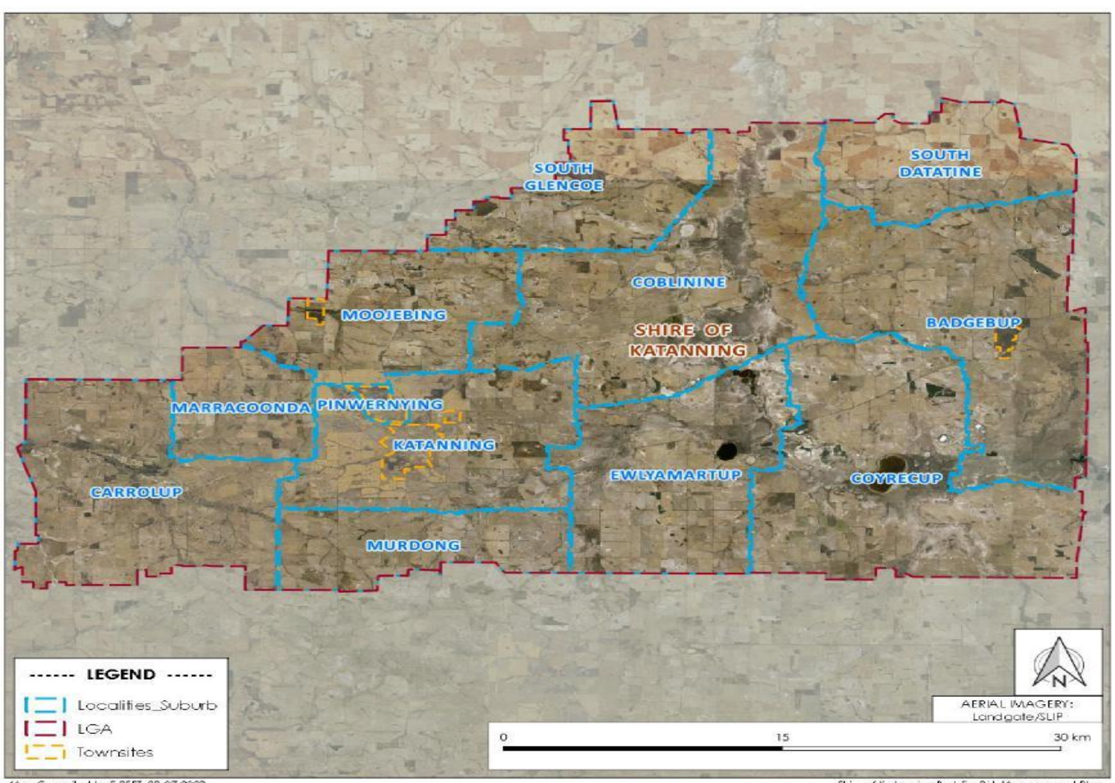


Figure 2: Localities within the Shire of Katanning

Cultural Heritage

An attention to cultural heritage matters forms an important part of the BRM Plan. Specific consideration must be given to the identification of Aboriginal stakeholders and areas of protected heritage through engagement with Native Title Holders, Traditional Owners and Aboriginal knowledge holders

Under the Aboriginal Cultural Heritage Act 1972, the Shire proactively seeks guidance for identifying and assessing areas of potential Aboriginal cultural heritage significance. The Shire maintains established relationships, actively collaborating with Aboriginal communities and Traditional Owners to safeguard cultural heritage during bushfire mitigation efforts. This commitment involves implementing precautionary measures, including potential adjustments to the timing, methods, or locations of activities to protect culturally significant sites.

Local bushfire operational procedures require contact to be made with one of the following cooperations if an incident is going to or has potential impact on vegetation that has not been disturbed through farming practices.

Badgebup Aboriginal Cooperation – Badgebup

Wagyl Kaip Southern Noongar Aboriginal Corporation

Moreover, the Shire plays a vital role in raising awareness within the broader community about the existence of Aboriginal cultural heritage sites and the imperative to safeguard them during bushfire mitigation initiatives. The Shire has registered 14 sites on the Aboriginal Cultural Heritage Inquiry System, providing an additional tool to identify and assess potential impacts on Aboriginal cultural heritage sites. This system will be consulted and appropriate approvals obtained when planning bushfire mitigation activities.

This comprehensive approach aligns with the Shire's dedication to upholding legal obligations while actively preserving and respecting Aboriginal cultural heritage.

Economic Activities and Industry

Significant economic and industrial activities are vulnerable to bushfire.

As noted previously, the local economy can be severely affected and impacted by bushfire. Agriculture is the cornerstone of economic activity within the Shire of Katanning. It not only supports the livelihoods of residents but also contributes significantly to the regional supply chain. Effective bushfire risk management is of paramount importance due to the significant physical and financial consequences resulting from bushfire activity.

The regional economy heavily relies on agricultural practices, encompassing crop cultivation and livestock farming. Consequently, bushfires pose a direct threat to these agricultural assets, encompassing crops, livestock, and associated infrastructure. The destruction of farmland and crops can precipitate immediate and long-term consequences for local farmers and businesses. Additionally, the alteration of the landscape due to the loss of native vegetation and the introduction of nonnative plant species because of agricultural practices has broader implications for ecosystem integrity and biodiversity.

Further to the above, the reliance on well-developed transportation networks, particularly the Great Southern Highway, is crucial for emergency services, commercial transportation, and tourism-related activities. The potential destruction or disruption of these critical transportation arteries could have cascading effects, including isolation, hindered emergency response, and economic disruptions that extend beyond the immediate aftermath of a bushfire.

Topography and Landscape Features

Within the Shire of Katanning there are several geographic influences on bushfire risk. For example, significant landscape features that influence fire behaviour or bushfire risk or that may restrict bushfire response, or mitigation activities include the following:

- Agricultural land use - the cultivation of crops and grasslands across the region creates vast expanses of dry and flammable vegetation, serving as potential fuel sources during the bushfire seasons.
- Undulating landscapes - while visually pleasing, introduce challenges for fire management. The combination of slopes and elevation changes can expedite the spread of fires, particularly under windy conditions. This dynamic terrain, when combined with dry vegetation, poses challenges for containment and control efforts
- Proximity to urban areas - the interface between rural and residential areas increases the risk to communities. While breaks in dense fuels provide opportunities for fire response tactics, the delicate balance between utilising these breaks and addressing the negative ecological impacts of land clearing requires careful management.
- Agricultural fencing - creating obstacles for firefighting resources and limiting access to critical areas. The dense network of fences can impede the establishment of strategic control lines, hindering the movement of personnel and firefighting equipment

Challenges arising from the remote or challenging terrain can hinder the timely deployment of firefighting resources and equipment. Adequate planning and coordination are essential to overcome these challenges, involving measures such as establishing firebreaks and access points to facilitate the movement of firefighting teams and equipment.

Mitigation strategies need to consider all aspects of the shire's bushfire risks and be tailored to address the specific challenges posed by the region's topography, vegetation, climate, and land use patterns. This comprehensive approach aims to enhance overall preparedness and resilience in the face of bushfire threats.

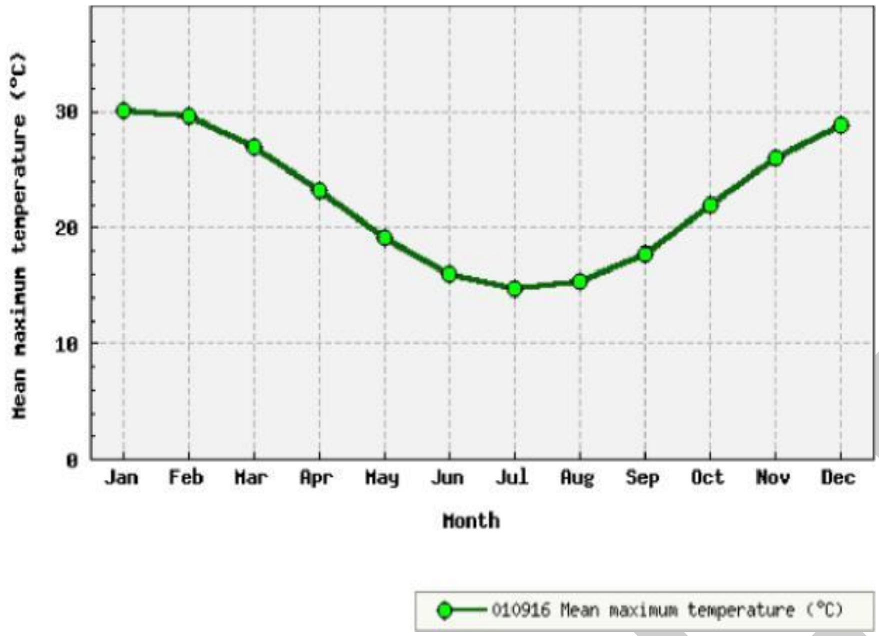
Climate and Weather

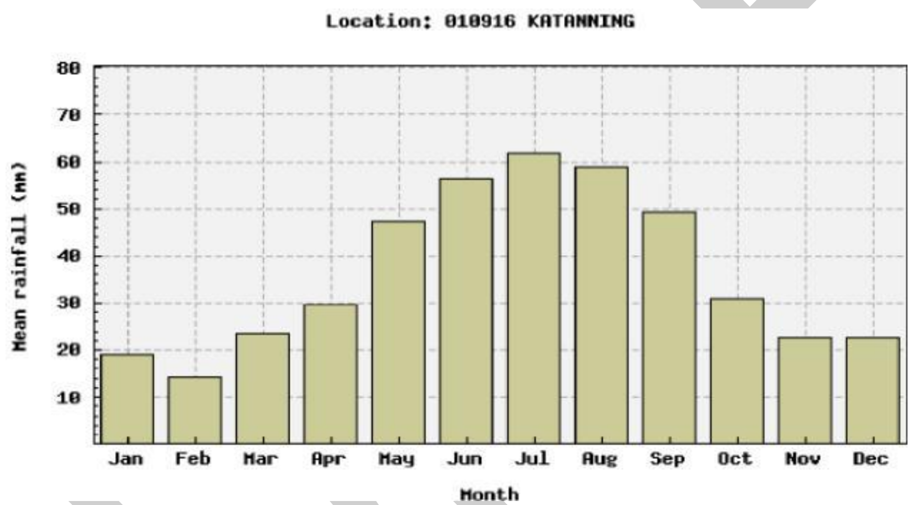
Climatic and weather factors can have a significant influence on bushfire risk. The Shire of Katanning is confronted with an elevated risk of bushfires due to its distinctive Mediterranean climate, marked by pronounced seasonal variations. Summers in the region are characterised by high temperatures and low humidity, creating an environment conducive to the rapid ignition and rapid spread of fires.

The prevailing wind patterns, primarily from the south/southwest direction, significantly influence the dynamics of fire expansion. These winds, coupled with their strength, have the capability to transport embers across considerable distances, sparking spot fires ahead of the main front and introducing challenges to predictive firefighting strategies.

The heightened bushfire risk is further exacerbated by the prevalence of thunderstorms during the summer months. These storms bring with them the potential threat of lightning strikes, acting as ignition sources that can initiate fires in remote and challenging terrains.

Over the years, fire brigades across the Shire have proactively engaged in vegetation management, employing hazard reduction burns as one of the primary strategies. Ideally conducted in autumn or spring, these controlled burns aim to mitigate fuel loads and reduce the risk of uncontrolled Bushfires





Vegetation and Fuel

The Shire of Katanning contends with the enduring consequences of extensive land clearing conducted for agricultural purposes, resulting in significant challenges for the sustained viability and, in the event of bushfires, the subsequent regeneration of indigenous flora. This widespread clearance has not only affected native habitats but has also contributed to the emergence of salinity issues across the region.

Salinity persists as a pervasive concern in both natural and cultivated landscapes. These areas become unsuitable for agricultural utilisation and witness the degradation of indigenous vegetation. The management of these landscapes profoundly influences their susceptibility to bushfires, with some areas becoming highly combustible due to the presence of dead or dying vegetation, while others transform into barren expanses. The response to bushfire risks must be tailored to the specific conditions of each area, considering the impact of prior land use practices and the resultant landscape modifications on fire behaviour and mitigation strategies.

In contrast to agricultural farmland, native vegetation areas exhibit more varied fuel structures and compositions. Dense vegetation patches interspersed with open areas or natural fire breaks create a mosaic landscape that influences fire behaviour. The topography and landscape configuration of native vegetation areas, including hills and valleys, can further impact fire behaviour by altering wind patterns and fire spread rates. Human activities and infrastructure, such as roads, buildings, and machinery, also play a role in shaping fire behaviour, with agricultural areas typically more heavily influenced by human interventions.

Native vegetation often contains a more diverse landscape with varied fuel types, including trees, shrubs, and grasses, which may not burn as quickly or uniformly as agricultural crops. Additionally, native vegetation may feature natural breaks such as rocky outcrops, streams, or patches of less flammable vegetation, which can impede the fire's progress and slow its spread.

Important Species and Communities

The identification of significant environmental assets that may be affected by bushfires must also be considered and addressed as part of the broader BRM Plan.

The extensive land clearing conducted for agricultural purposes has resulted in the fragmentation and isolation of native vegetation within the Shire, presenting both challenges and opportunities. While the breaks in dense vegetation offer additional options for fire response tactics and potentially reduce overall bushfire risk, the introduction of agricultural environments surrounding these vegetated areas has adversely impacted the ecological integrity and survival of native flora.

Near to the Katanning townsite, native vegetation primarily falls into two categories: Forest and Woodland formations. Situated on the southwest side of town, an expanse of 85 hectares comprises forest vegetation, predominantly dense sheoak stands, nestled between rural residential lifestyle blocks and the rural-urban interface. Adjacent to the township's northern side lies a 285-hectare expanse of forest vegetation, characterised by a mix of eucalypts, acacias, sheoaks, and other low shrubs and grasses. This vegetation arrangement conforms to the criteria for forest classification, with distinct tiers evident in the landscape.

In various patches surrounding the town, areas of wandoo/mallet woodlands are scattered, featuring a diverse array of wandoo/mallet boles and sporadic understory of shrubs and grasses. Within the shire's expanse, eucalypt woodlands, mallee country, and Wheatbelt acacias (scrub-type vegetation) are also present. Structurally, the mallee and scrub-type vegetation typically comprise wooded foliage reaching up to five meters in height, with crown cover ranging from 30 to 100%. Beneath the canopy, a ground layer of herbaceous plants or grasses completes the ecosystem composition.

Environmental assets such as ecosystems are fire-maintained, having evolved traits that enable them to persist with, and depend upon a variety of fire regimes. No single regime is optimal for all organisms and communities, but diverse regimes, within ecological limits, are essential for maintaining biodiversity. Bushfires can also threaten people, property and industry so fire management, especially prescribed fire, is essential to conserve biodiversity and to mitigate negative impacts of bushfires.

While there is general acceptance of the need for prescribed burning to avert a socio-environmental fire threat, there is often debate about the most ecologically appropriate fire regimes to achieve this. Because of the scientific complexity of fire behaviour and ecology, there will continue to be uncertainty and risks surrounding the outcomes of various fire regimes. Approaches to prescribed burning that are consistent with the precautionary principle and with evidence-based management include:

- Maintaining diverse fire regimes based on vital attributes and life histories of threatened, keystone or focal (umbrella) species

- Maintaining a diverse but fine-grain mosaic by regularly introducing fire into the landscape,
- In strategic areas, implement fire regimes at intervals based on fuel accumulation rates, and;
- Implementing fire regimes based on historical evidence and knowledge of traditional Aboriginal use of fire.

Important species and communities are listed on the Department of Biodiversity, Conservation and Attractions (DBCA) website. This website will be consulted with due diligence practiced protecting identified species and communities when planning and conducting appropriate bushfire mitigation activities.

Bushfire Risk Controls

The Shire of Katanning currently employs several key strategies aimed at managing bushfire risk. It is dedicated to proactively mitigating the impact of bushfires through a multifaceted annual bushfire preventative works program approach that is explained in greater detail in the table below:

Control	Action or activity description	Lead agency	Notes and comments
What is the control in place?	What is the name of the specific action or activity?	Who is the agency responsible for implementation of the control?	Provide a brief description of the action or activity, including its contribution to bushfire risk management.
Slashing	Slashing vegetation refers to the manual or mechanized process of cutting down tall grass, weeds, and overgrown plants to a manageable height. This practice is commonly used in open areas, pastures, or fields to control vegetation growth and prevent the spread of woody plants or weeds. It is particularly important as a bushfire risk mitigation activity	Local Government Shire of Katanning	Slashing grass etc. in vacant blocks for example is a crucial practice for fir risk mitigation. It helps to reduce the fuel load, improve access, and create usable corridors for machinery and vehicles
Chemical Spraying	An activity that controls the spread of vegetation through the application of chemical(s) to plant life, shrubs grasses and weeds etc. typically via	Local Government Shire of Katanning	Sprays typically work by 'killing' vegetation or forming a protective barrier and altering the combustion process to create defensible spaces around homes and communities,

	vehicle mounted spraying apparatus		reducing property and infrastructure damage and saving lives
Pruning	Pruning involves cutting away dead, damaged, diseased, or unwanted plant material	Local Government Shire of Katanning	Pruning plays a crucial role in fire mitigation by reducing the fuel load and creating defensible space around properties
Prescribed Burning	Prescribed burning is the deliberate, controlled use of fire in the landscape undertaken during appropriate conditions to reduce the availability of the fuel that feeds a bushfire	Local Government Shire of Katanning Volunteer Bush Brigade DFES Landowners/Farmers	Key contribution to bushfire risk management is to ensure that vegetation growth is appropriately controlled to mitigate damage caused from fire occurrences. Evidence from actual fires demonstrates that higher fuel levels increases the rate of spread, flame height, fire intensity and spotting distance of a bushfire. Reducing the amount of fuel such as leaf litter and twigs through prescribed burning enables bushfires to be more readily and safely controlled
Fire Break Notices	A notice delivered via local government as a regulatory requirement to ensure compliance by landowners and occupiers under the bushfire Act 1954 and designed to prevent the spread and extension of bush fires	Local Government Shire of Katanning	A Firebreak and hazard reduction notice should specify the criteria from section 33(1) (a) or (b) that are required to be completed by the landowner or occupier. This is limited to the installation and/or maintenance of fire breaks; and specific requirements or actions to prevent the potential outbreak or spread of a bushfire.

Harvest Vehicle Movement Bans	During the summer months in particular the Shire has the authority to impose a ban on the movement of vehicles in paddocks and other places of high fire risk. The ban also applies to the use of internal combustion engines	Local Government Shire of Katanning (Chief Bushfire control Officer)	The ban is based on actual weather warnings (temperature, wind, humidity) and degrees of curing of fire fuel. The ban is a key strategy in mitigating potential bushfire risk via restrictions on machinery-based activity
Total Fire Bans	A total fire ban is based on weather forecasts when there is a potential of adverse fire weather or when widespread fires are seriously stretching resources	Minister for Emergency Services (DFES)	When a total fire ban is declared, it prohibits the lighting of any fires in the open air and other activities that may start a fire-including the use of welders, grinders and gas cutting for example
Bushfire Advisory and Local Emergency Management Committees:	This is a group of stakeholders, including landholders, land managers, fire authorities and community organisations, who collaborate to manage bushfire risks within a region	Bushfire Advisory Committee Local Emergency Management committee (LEMC)	Both the Bushfire Advisory and Local Emergency Management Committees are essential components of bushfire management in their respective regions, ensuring the community is well prepared and informed to respond effectively to bushfire events
Volunteer Bushfire Brigades	At the heart of every community, volunteer bushfire fighters play a crucial role in protecting lives, property, and assisting with public safety. A key role of the group is bushfire risk mitigation work and dealing with bushfire events.	Local Government Shire of Katanning	Volunteer Bushfire Brigades play a crucial role in bushfire risk mitigation by providing fire prevention and response capabilities in their local area

Table 4 Current bushfire risk controls in the Shire of Katanning

Chapter 4 Asset Identification and Risk Assessment

Assets at risk from bushfire in the Shire of Katanning are recorded in the *Asset Risk Register* in the BRMS. Assets are divided into four categories: human settlement, economic, climate, and cultural. Each asset has been assigned a bushfire risk rating between low and extreme based on the risk assessment methodology described in the Guidelines and Handbook.

4.1. Local government asset risk profile

A summary of the risks assessed in the Shire of Katanning is shown in Table 5. This table shows the proportion of assets at risk from bushfire in each risk category at the time the BRM Plan was endorsed. This table was correct at the time of publication but may become outdated as risks are treated or additional risks are identified and assessed. A report may be generated from the BRMS to provide the most current risk profile.

Asset Category	Risk Rating					
		Low	Medium	High	Very High	Extreme
	Human Settlement	1%	8%	18%	34%	21%
	Economic	0%	1%	3&	3%	7%
	Environmental	0%	0%	0%	0%	0%
	Cultural	0%	0%	1%	0%	2%

Table 5 Local Government Asset Risk Summary

Chapter 5 Risk Evaluation

5.1. Risk acceptance criteria

The acceptable level of risk for each asset category is shown in Table 6. A risk that is assessed as exceeding these limits will be considered for treatment.

	Asset category			
	Human settlement	**Economic**	**Environmental**	**Cultural**
Acceptable risk level	Medium	Medium	High	High

Table 6 Risk acceptance criteria for bushfire risk in the Shire of Katanning

Risks below the acceptable level do not require treatment during the life of this BRM Plan. They will be managed by routine bushfire risk controls and monitored to detect any increase in their risk rating.

Shire of Katanning
Heart of the Great Southern

Chapter 6 Risk Treatment

The purpose of risk treatment is to reduce the potential impact of bushfire on the community, economy and environment. This is achieved by implementing treatments that modify the characteristics of the hazard, the community or the environment to make bushfires less likely or less harmful.

6.1. Treatment Strategy

The Treatment Strategy describes the overall approach to managing bushfire risk in the medium to long term in the Shire of Katanning. The strategy is shaped by factors such as the distribution of risk in the landscape, the community's values and objectives, stakeholders' mitigation programs and constraints on treatment options. The treatment strategy helps guide the development of integrated annual treatment schedules. In the context of bushfire risk management in the shire, the treatment strategy is instrumental in aligning treatment preferences with the vulnerability of elements such as land use patterns, sensitive industries, vegetation types, and resource accessibility. This ensures a targeted and risk-informed approach to treatment selection.

Recognising the diverse ecosystems and landscapes within the district, the treatment strategy emphasises the need for individualised methods tailored to effectively manage and reduce bushfire risk. Different parts of the district require interventions that align with their unique characteristics, emphasising a strategic and adaptive approach to bushfire risk treatments.

The topography, land use patterns, sensitive industries, strategic roads, vegetation and climate influence priorities for treatment placement and selection. As such, the types of bushfire risk treatment strategies is aligned to the different locations and/or environmental settings. Information relevant to the various strategies employed is detailed in the below tables:

Shire Managed Land within Gazette Townsites		
Preferred Strategy	**Treatment Type**	**Description**
Strategy 1	Vegetation management	Modify or remove excess vegetation to create breaks and reduce fuel density.
	Firebreaks/Access Tracks	Removal of vegetation to create vehicle accessible tracks.
Strategy 2	Herbicide	Targeted use of herbicides to control invasive or highly flammable plant species.
Strategy 3	Controlled Burns	Prescribed burns to reduce accumulated fuel loads and prevent the spread of large, intense fires.

Table 7: Treat Strategy-Shire Managed Land Within Gazetted Townsites

Rural Urban Interface		
Preferred Strategy	**Treatment Type**	**Description**
Strategy 1	Community Planning	Educating defensible space around homes
		Community education programs around preparedness and household bushfire plan creation.
		Implementing and educating State Planning Policy 3.7, AS3959 and other associated resources for new developments
	Building Design and Retrofitting	Education, construction and retrofitting of structures with fire-resistant materials and features.
	Ember-Resistant Landscaping	Educating, selecting and maintaining vegetation that is less likely to ignite from embers.
	Fire break notice	Compliance to the Shire of Katanning Firebreak notice.
Strategy 2	Herbicide	Targeted use of herbicides to control invasive or highly flammable plant species.
	Vegetation management	Modify or remove excess vegetation to create breaks and reduce fuel density.
	Firebreaks/Access Tracks	Removal of vegetation to create vehicle accessible tracks.
Strategy 3	Controlled Burns	Prescribed burns to reduce accumulated fuel loads and prevent the spread of large, intense fires.

Table 8: Treat Strategy – Rural Urban interface

Agricultural Environment		
Preferred Strategy	**Treatment Type**	**Description**
Strategy 1	Community Planning	Educating defensible space around homes
		Implementing and educating State Planning Policy 3.7, AS3959 and other associated resources for new developments
	Building Design and Retrofitting	Education, construction and retrofitting structures with fire-resistant materials and features.
	Ember-Resistant Landscaping	Educating, selecting and maintaining vegetation that is less likely to ignite from embers.
	Fire break notice	Compliance to the Shire of Katanning Firebreak notice.
	Vegetation management	Modify or remove excess vegetation to create breaks and reduce fuel density.
	Firebreaks/Access Tracks	Removal of vegetation to create vehicle accessible tracks.
	Herbicide	Targeted use of herbicides to control invasive or highly flammable plant species.
Strategy 2	Controlled Burns	Prescribed burns to reduce accumulated fuel loads and prevent the spread of large, intense fires.
Strategy 3	N/A	N/A

Table 9: Treatment Strategy – Agricultural Environment

Road Reserves		
Preferred Strategy	**Treatment Type**	**Description**
Strategy 1	Herbicide	Targeted use of herbicides to control invasive or highly flammable plant species.
Strategy 2	Vegetation management	Modify or remove excess vegetation to create breaks and reduce fuel density.
Strategy 3	Controlled Burns	Prescribed burns to reduce accumulated fuel loads and prevent the spread of large, intense fires.

Table 10: Treatment Strategy – Road Reserves

Woodland/Reserves Environment		
Preferred Strategy	**Treatment Type**	**Description**
Strategy 1	Understory Management	Modifying understory vegetation to break up fuel continuity.
	Firebreaks/Access Tracks	Removal of vegetation to create vehicle accessible tracks.
Strategy 2	Vegetation Control	Removal of excess vegetation to create breaks and reduce fuel density.
	Herbicide	Targeted use of herbicides to control invasive or highly flammable plant species.
Strategy 3	Controlled Burns	Prescribed burns to reduce accumulated fuel loads and prevent the spread of large, intense fires.

Table 11: Treatment Strategy – Woodland/Reserves Environment

The objectives for community-based bushfire management (CBBM) include empowering community leadership in decision-making processes, fostering trust and respectful relationships among stakeholders, and ensuring that all community members have an equal voice in the management of bushfire risks. CBBM aims to build strong, connected, and resilient communities by cultivating relationships, understanding local capabilities, raising awareness, and strengthening collaboration through training and engagement.

In specific reference to treatment types for bushfire risk management, the community is comfortable with common approaches that when applied deliver effective mitigation. These types are inclusive of Fuel management, firebreaks and access routes, water supply and firefighting infrastructure and prescribed burning.

The order that treatments should be implemented if resources don't permit treatment of all high-priority risks or need to be sequenced for operational reasons shall be discussed with key stakeholders, such that effective contingencies can be successfully implemented.

Treatments other than physical mitigation measures that may be integrated to address bushfire risk include community engagement, educational programs, and regulatory approaches. Further to these measures, there is a requirement for collaboration between all stakeholders, including local government, fire authorities, bushfire brigades, landowners, and other community members.

It should be noted that consideration and attention be given to levels of unacceptable bushfire risk. That is, a level of risk that is so high that bushfire risk management measures are not considered appropriate and only avoidance enables the elimination of the risk. The distribution of unacceptable risks across the local government area must be assessed and noted accordingly.

6.2. Treatment Schedule

The Treatment Schedule is a list of bushfire risk treatments recorded in the BRMS. It is developed regarding the outcome of the risk assessment process and Treatment Strategy and in consultation with stakeholders.

A treatment schedule for the Shire of Katanning covering the two-year (24 month) period has been entered to BRMS. This is a live document and will be regularly updated throughout the life of the BRM Plan.

Land managers are responsible for implementing agreed treatments on their own land. This includes costs associated with the treatment and obtaining the relevant approvals, permits or licences to undertake an activity. Where agreed, another agency may manage a treatment on behalf of a land manager.

Chapter 7 Monitoring and review

Monitoring and review processes are in place to ensure that the BRM Plan remains current and considers the best available information.

7.1. Monitoring and review

The Shire of Katanning will monitor the BRM Plan and BRMS data to identify any need for change. The Plan and BRMS data will be reviewed at least every two years to ensure they continue to reflect the local context, assets at risk, level of risk and treatment priorities.

7.2. Reporting

The Shire of Katanning CEO or their delegate will provide OBRM with the outcomes of the two-year review of the BRM Plan. This is required to maintain OBRM endorsement of the Plan.

The Shire of Katanning will contribute information about their BRM Program to the annual OBRM *Fuel Management Activity Report*.

Overview of Potential Housing Development Lots – July 2026

Chipper St (1.08ha) - Lot 1015 on DP 56387

LR3142/996

Title Details | Plan Details | Reserve Details

General Details | Other Interests | Associated Documents | Ownership History

Certificate of Title	LR3142/996
Title Type	Certificate of Crown Land Title
Parcel Identifier	Lot 1015 On Diagram 13740 KATANNING Town Lot / Lot 1015
Address Details	No Street Address Information Available
Dealing Status	Complete
Purchasers Caveat	N/A
Other Interests	View Other Interests
Document Type	Application Affecting Land Ownership
Document Number	K131703
Date of Execution	22/03/2007
Consideration	Refer Document
Proprietor(s)	STATE OF WESTERN AUSTRALIA

Chipper St Continued

LR3142/996

Title Details | Plan Details | Reserve Details

General Details | Reserve Land Listing | Additional Details | Reserve Report

Reserve Number	41043
Reserve Name	N/A
File Number	02026-1989-01RO
Legal Area (ha)	1.08
Status	CURRENT
Current Purpose	HOSPITAL AND ALLIED PURPOSES
Class	C
Responsible Agency	DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)
Date of Last Change	28/09/2007
Management Orders	VEST SHIRE OF KATANNING
Document Number	N/A
Local Government Authority	SHIRE OF KATANNING
Land Use	HOSPITAL AND ALLIED PURPOSES

Lot 53 on DP 56387 – Claude St (5,383m^2)

2679/800

29 Claude Street, KATANNING 6317

Title Details | Plan Details

General Details | Associated Documents | Ownership History

Certificate of Title	2679/800
Title Type	Certificate of title under the Transfer of Land Act
Parcel Identifier	Lot 53 On Deposited Plan 56387
Address Details	29 Claude Street, KATANNING 6317
Dealing Status	Complete
Purchasers Caveat	N/A
Other Interests	N/A
Document Type	App for New Title Subject to Svy
Document Number	K456612
Date of Execution	17/12/2007
Consideration	Refer Document
Proprietor(s)	SHIRE OF KATANNING

Lot 3 on DP 27422 – Baldwin Park (Area ?)

1261/665

Title Details | Plan Details

General Details | Associated Documents | Ownership History

Certificate of Title	1261/665
Title Type	Certificate of title under the Transfer of Land Act
Parcel Identifier	**Lot 3 On Diagram 27422**
Address Details	No Street Address Information Available
Dealing Status	Complete
Purchasers Caveat	N/A
Other Interests	N/A
Document Type	Transfer
Document Number	**T 10486/1962**
Date of Execution	Refer Document
Consideration	Refer Document
Proprietor(s)	**SHIRE OF KATANNING**

Lot 968 on DP 8282 – Carinya Gardens (2,024m^2)

LR3018/716

Title Details | Plan Details | Reserve Details

General Details | Reserve Land Listing | Additional Details | Reserve Report

Reserve Number	27959
Reserve Name	N/A
File Number	02564-1964-01RO
Legal Area (ha)	0.2023
Status	CURRENT
Current Purpose	PUBLIC RECREATION
Class	C
Responsible Agency	DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)
Date of Last Change	12/01/2017
Management Orders	SHIRE OF KATANNING
Document Number	N488019
Local Government Authority	SHIRE OF KATANNING
Land Use	PUBLIC RECREATION

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50 Round Drive (Hostel 1) – Lot 966 on DP 28170

LR3013/996

50 Round Drive, KATANNING 6317

Title Details | Plan Details | Reserve Details

General Details | Other Interests | Associated Documents | Ownership History

Certificate of Title	LR3013/996
Title Type	Certificate of Crown Land Title
Parcel Identifier	**Lot 966 On Diagram 28170** KATANNING Town Lot / Lot 966
Address Details	50 Round Drive, KATANNING 6317
Dealing Status	Complete
Purchasers Caveat	N/A
Other Interests	**View Other Interests**
Document Type	Sundry - Miscellaneous (not affecting nix & does not cancel the title)
Document Number	**N842885**
Date of Execution	22/02/2018
Consideration	Refer Document
Proprietor(s)	**STATE OF WESTERN AUSTRALIA**

Hostel 1 Continued

LR3013/996

50 Round Drive, KATANNING 6317

Title Details | Plan Details | **Reserve Details**

General Details | Reserve Land Listing | Additional Details | Reserve Report

Reserve Number	27716
Reserve Name	N/A
File Number	02139-1965-01RO
Legal Area (ha)	0.9814
Status	CURRENT
Current Purpose	SCHOOL EDUCATION ACT 1999
Class	C
Responsible Agency	COUNTRY HIGH SCHOOL HOSTELS AUTHORITY
Date of Last Change	16/04/2018
Management Orders	MINISTER FOR EDUCATION
Document Number	N842885
Local Government Authority	SHIRE OF KATANNING
Land Use	EDUCATIONAL PURPOSES
Type	N/A
Notes	WITH POWER TO LEASE FOR ANY TERM NOT EXCEEDING 21 YEARS

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Round Drive (Hostel 2) – Lot 966 on DP 28170

LR3013/997

Title Details | Plan Details | Reserve Details

General Details | Other Interests | Associated Documents | Ownership History

Certificate of Title	LR3013/997
Title Type	Certificate of Crown Land Title
Parcel Identifier	**Lot 963 On Diagram 28170** KATANNING Town Lot / Lot 963
Address Details	No Street Address Information Available
Dealing Status	Complete
Purchasers Caveat	N/A
Other Interests	**View Other Interests**
Document Type	Application Affecting Land Ownership
Document Number	**L242569**
Date of Execution	24/02/2010
Consideration	Refer Document
Proprietor(s)	**STATE OF WESTERN AUSTRALIA**

Hostel 2 Continued

LR3013/997

Title Details | Plan Details | **Reserve Details**

General Details | Reserve Land Listing | Additional Details | Reserve Report

Reserve Number	27059
Reserve Name	N/A
File Number	00043-1949-01RO
Legal Area (ha)	9.9351
Status	CURRENT
Current Purpose	FOR THE PURPOSES OF THE SCHOOL EDUCATION ACT 1999
Class	C
Responsible Agency	DEPARTMENT OF EDUCATION
Date of Last Change	20/02/2017
Management Orders	MINISTER FOR EDUCATION
Document Number	N534288
Local Government Authority	SHIRE OF KATANNING
Land Use	EDUCATIONAL PURPOSES
Type	N/A
Notes	WITH POWER TO LEASE FOR ANY TERM NOT EXCEEDING 21 YEARS

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50 Piesse St (4,854m^2) – Lot 479 on DP 222686

821/45

50 Piesse Street, KATANNING 6317

Title Details | Plan Details

General Details | Associated Documents | Ownership History

Certificate of Title	821/45
Title Type	Certificate of title under the Transfer of Land Act
Parcel Identifier	**Lot 479 On Deposited Plan 222686** KATANNING Town Lot / Lot 479
Address Details	50 Piesse Street, KATANNING 6317
Dealing Status	Complete
Purchasers Caveat	N/A
Other Interests	N/A
Document Type	Transfer
Document Number	**Q126924**
Date of Execution	04/09/2024
Consideration	$75,000
Proprietor(s)	**HASSAN, MD NAZMUL** **SHIPA, SHEIKH**

7 Casurina Dr (5,403m^2) – Lot 324 on DP 11943

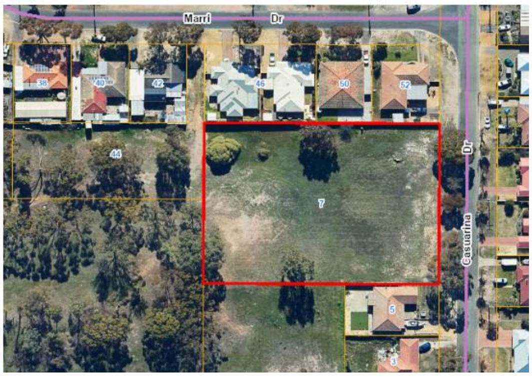
1509/450

7 Casuarina Drive, KATANNING 6317

Title Details | Plan Details

General Details | Associated Documents | Ownership History

Certificate of Title	1509/450
Title Type	Certificate of title under the Transfer of Land Act
Parcel Identifier	**Lot 324 On Plan 11943**
Address Details	7 Casuarina Drive, KATANNING 6317
Dealing Status	Complete
Purchasers Caveat	N/A
Other Interests	N/A
Document Type	Transfer
Document Number	**P169149**
Date of Execution	30/06/2021
Consideration	$672,085,650
Proprietor(s)	**WESTERN AUSTRALIAN LAND AUTHORITY**



Adam St (2.157ha) – Lot 991 on DP 11943

LR3020/773

Title Details | Plan Details | Reserve Details

General Details | Other Interests | Associated Documents | Ownership History

Certificate of Title	LR3020/773
Title Type	Certificate of Crown Land Title
Parcel Identifier	**Lot 991 On Plan 11943** KATANNING Town Lot / Lot 991
Address Details	No Street Address Information Available
Dealing Status	Complete
Purchasers Caveat	N/A
Other Interests	**View Other Interests**
Document Type	Sundry - Miscellaneous (not affecting nix & does not cancel the title)
Document Number	**E637183**
Date of Execution	14/05/1991
Consideration	Refer Document
Proprietor(s)	**STATE OF WESTERN AUSTRALIA**

Adam St Continued

LR3020/773

Title Details | Plan Details | **Reserve Details**

General Details | Reserve Land Listing | Additional Details | Reserve Report

Reserve Number	35409
Reserve Name	N/A
File Number	871/1977
Legal Area (ha)	2.1579
Status	CURRENT
Current Purpose	PUBLIC RECREATION
Class	C
Responsible Agency	DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)
Date of Last Change	28/06/1991
Management Orders	VEST SHIRE OF KATANNING
Document Number	N/A
Local Government Authority	SHIRE OF KATANNING
Land Use	PUBLIC RECREATION

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