



*Shire of*  
**Koorda**

*Drive in, stay awhile*

# MINUTES

## Ordinary Council Meeting

Held in Shire of Koorda Council Chambers

10 Haig Street, Koorda WA 6475

Wednesday 22 April 2026

Commencing 5.00pm

UNCONFIRMED

## NOTICE OF MEETING

Dear Elected Members,

Notice is hereby given that the next Ordinary Meeting of Council of the Shire of Koorda will be held on Wednesday, 22 April 2026 in the Shire of Koorda Council Chambers, 10 Haig Street, Koorda.

The format of the day will be:

5.00pm	Council Meeting
Following conclusion of Council Meeting	Council Forum

Zac Donovan  
Chief Executive Officer  
17 April 2026

## DISCLAIMER

No responsibility whatsoever is implied or accepted by the Shire of Koorda for any act, omission or statement or intimation occurring during Council or Committee meetings.

The Shire of Koorda disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council or Committee meetings.

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In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a license, and statement or intimation of approval made by a member or officer of the Shire of Koorda during the course of any meeting is not intended to be and is not to be taken as notice of approval from the Shire of Koorda.

The Shire of Koorda warns that anyone who has any application lodged with the Shire of Koorda must obtain and should only rely on **written confirmation** of the outcome of the application, and any conditions attaching to the decision made by the Shire of Koorda in respect of the application.

To be read aloud if any member of the public is present.

Signed



Zac Donovan  
Chief Executive Officer

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**Shire of Koorda  
Ordinary Council Meeting  
5.00pm, Wednesday 22 April 2026**



**1. Declaration of Opening**

The Presiding person welcomes those in attendance and declares the meeting open at 5.00pm.

**2. Record of Attendance, Apologies and Leave of Absence**

**Councillors:**

Cr JM Stratford	President
Cr GW Greaves	Deputy President
Cr KA Fuchsbichler	(5.04 pm)
Cr BJ Harrap	
Cr NJ Chandler	
Cr GL Boyne	
Cr BH Moore	

**Staff:**

Mr Z Donovan	Chief Executive Officer
Ms L Foote	Deputy Chief Executive Officer
Mr D West	Works Supervisor

**Members of the Public:**

**Apologies:**

**Visitors:**

**Approved Leave of Absence:**

**3. Public Question Time**

Nil.

**4. Disclosure of Interest**

Nil.

**5. Applications for Leave of Absence**

Nil.

**6. Petitions and Presentations**

Nil.

## 7. Confirmation of Minutes from Previous Meetings

### 7.1. Ordinary Council Meeting held on 18 March 2026

[Ordinary Council Minutes](#)

**Voting Requirements**     Simple Majority     Absolute Majority

#### Officer Recommendation Resolution 010426

Moved Cr GW Greaves

Seconded Cr BH Moore

That, in accordance with Sections 5.22(2) and 3.18 of the *Local Government Act 1995*, the Minutes of the Ordinary Council Meeting held 18 March 2026, as presented, be confirmed as a true and correct record of proceedings.

**CARRIED 6/0**

**For:** Cr JM Stratford, Cr GW Greaves, Cr BJ Harrap, Cr NJ Chandler, Cr GL Boyne, Cr BH Moore

## 8. Minutes of Committee Meetings to be Received

### 8.1. Minutes of External Committee Meetings to be Received

- a. Rural Water Council of WA Meeting Minutes for meeting held on 24 October 2025  
[RWC Meeting Minutes](#)

**Voting Requirements**     Simple Majority     Absolute Majority

#### Officer Recommendation Resolution 020426

Moved Cr GL Boyne

Seconded Cr BJ Harrap

That, in accordance with Sections 5.22(2) and 3.18 of the *Local Government Act 1995*, Council receives the Minutes of the below External Committee meetings, as tabled.

- a. Rural Water Council of WA Meeting, 24 October 2025.

**CARRIED 6/0**

**For:** Cr JM Stratford, Cr GW Greaves, Cr BJ Harrap, Cr NJ Chandler, Cr GL Boyne, Cr BH Moore

## 9. Recommendations from Committee Meetings for Council Consideration

Nil.

## 10. Announcements by the President without Discussion

Thank you to the anonymous donor for donating funds towards the purchase of a new ambulance, your extraordinary generosity has helped serve and safeguard our community for years to come. Congratulate the St John volunteers for your tireless commitment to our community.

Congratulations to our newest Australian citizens; Karina Gregory, Logan Sharman and Virginia Kamau.

Congratulations to the Koorda Winter Sports on hosting the double header in Koorda last weekend.

Thank you to all those who participated in the Integrated Strategic Plan survey and workshops. We have some interesting results that will help guide council decisions over the next few years.


Extend Council condolences to the Donaldson family on the passing of Bruce. Bruce was an Elected Member at Shire of Koorda from 1980 to 1993 and served as President of both the WA Municipal Association and the Country Shire Council Association – two of WALGA's founding membership groups.

Extend condolences to the Jones family on the passing of Kim, to the Walker family on the passing of Mick and to the Green family on the passing of Laurie.

## 11. OFFICER'S REPORTS – CORPORATE & COMMUNITY

5.04pm – Cr KA Fuchsbichler joined the meeting.

### 11.1. Monthly Financial Statements

<b>Corporate and Community</b>		
<b>Date</b>	14 April 2026	
<b>Location</b>	Not Applicable	
<b>Responsible Officer</b>	Zac Donovan, Chief Executive Officer	
<b>Author</b>	Lana Foote, Deputy Chief Executive Officer	
<b>Legislation</b>	<i>Local Government Act 1995;</i> <i>Local Government (Financial Management) Regulations 1996</i>	
<b>Disclosure of Interest</b>	Nil	
<b>Purpose of Report</b>	<input type="checkbox"/> Executive Decision <input checked="" type="checkbox"/> Legislative Requirement <input type="checkbox"/> Information	
<b>Attachments</b>	<a href="#">March 2026 Financial Activity Statement</a>	

#### Background:

This item presents the Statement of Financial Activity to Council for the period ending 31 March 2026.

Section 6.4 of the *Local Government Act 1995* requires a local government to prepare financial reports.

Regulations 34 and 35 of the *Local Government (Financial Management) Regulations 1996* set out the form and content of the financial reports, which have been prepared and presented to Council.

#### Comment:

All financial reports are required to be presented to Council within two meetings following the end of the month that they relate to.

#### Consultation:

Zac Donovan, Chief Executive Officer  
Finance Officers

#### Statutory Implications:

Council is required to adopt monthly statements of financial activity to comply with Regulation 34 of the *Local Government (Financial Management) Regulations 1996*.

#### Policy Implications:

Finances have been managed in accordance with the Shire of Koorda policies.

#### Strategic Implications:

Shire of Koorda Integrated Strategic Plan 2024

4.1.1 - Ensure efficient use of resources and that governance and operational compliance and reporting meets legislative and regulatory requirements.

**Risk Implications:**

<b>Risk Profiling Theme</b>	Failure to fulfil statutory regulations or compliance requirements
<b>Risk Category</b>	Compliance
<b>Risk Description</b>	No noticeable regulatory or statutory impact
<b>Consequence Rating</b>	Insignificant (1)
<b>Likelihood Rating</b>	Rare (1)
<b>Risk Matrix Rating</b>	Low (1)
<b>Key Controls (in place)</b>	Governance Calendar, Financial Management Framework and Legislation
<b>Action (Treatment)</b>	Nil
<b>Risk Rating (after treatment)</b>	Adequate

Timely preparation of the monthly financial statements within statutory guidelines is vital to good financial management. Failure to submit compliant reports within statutory time limits will lead to non-compliance with the Local Government Act 1995 and the Local Government (Financial Management) Regulations 1996.

**Financial Implications:**

Nil.

**Voting Requirements:**

Simple Majority     Absolute Majority

**Officer Recommendation**  
**Resolution 030426**

**Moved Cr NJ Chandler**


**Seconded Cr GL Boyne**

**That Council, by Simple Majority, pursuant to Regulation 34 of the *Local Government (Financial Management) Regulations 1996*, receives the statutory Financial Activity Statement report for the period ending 31 March 2026, as presented.**

**CARRIED 7/0**

**For:** Cr JM Stratford, Cr GW Greaves, Cr KA Fuchsichler, Cr BJ Harrap, Cr NJ Chandler, Cr GL Boyne, Cr BH Moore

## 11.2. List of Accounts Paid

<b>Corporate and Community</b>		
<b>Date</b>	14 April 2026	
<b>Location</b>	Not Applicable	
<b>Responsible Officer</b>	Zac Donovan, Chief Executive Officer	
<b>Author</b>	Lana Foote, Deputy Chief Executive Officer	
<b>Legislation</b>	<i>Local Government Act 1995;</i> <i>Local Government (Financial Management) Regulations 1996</i>	
<b>Disclosure of Interest</b>	Nil	
<b>Purpose of Report</b>	<input type="checkbox"/> Executive Decision <input checked="" type="checkbox"/> Legislative Requirement <input type="checkbox"/> Information	
<b>Attachments</b>	<a href="#">List of Accounts Paid</a>	

### Background:

This item presents the List of Accounts Paid, paid under delegated authority, for the period 11 March 2026 to 14 April 2026.

### Comment:

From 1 September 2023, Regulations were amended that required Local Governments to disclose information about each transaction made on a credit card, debit card or other purchasing cards. Purchase cards may include the following: business/corporate credit cards, debit cards, store cards, fuel cards and/or taxi cards.

The List of Accounts Paid as presented has been reviewed by the Chief Executive Officer.

In line with recommendation from the 2026 FMR & AR 17 review, the list of accounts presented to Council has been amended to only provide the minimum information required by legislation. (eg. sufficient information to identify the transaction).

### Consultation:

Zac Donovan, Chief Executive Officer  
Finance Team

### Statutory Implications:

Regulation 12 and 13 of the *Local Government (Financial Management) Regulations 1996* requires that a separate list be prepared each month for adoption by Council showing creditors paid under delegated authority.

### Policy Implications:

Finances have been managed in accordance with the Shire of Koorda policies. Payments have been made under delegated authority.

### Strategic Implications:

Shire of Koorda Integrated Strategic Plan 2024

4.1.1 - Ensure efficient use of resources and that governance and operational compliance and reporting meets legislative and regulatory requirements.

**Risk Implications:**

<b>Risk Profiling Theme</b>	Failure to fulfil statutory regulations or compliance requirements
<b>Risk Category</b>	Compliance
<b>Risk Description</b>	No noticeable regulatory or statutory impact
<b>Consequence Rating</b>	Insignificant (1)
<b>Likelihood Rating</b>	Rare (1)
<b>Risk Matrix Rating</b>	Low (1)
<b>Key Controls (in place)</b>	Governance Calendar
<b>Action (Treatment)</b>	Nil
<b>Risk Rating (after treatment)</b>	Adequate

**Financial Implications:**

Funds expended are in accordance with Council's adopted 2025/2026 Budget.

**Voting Requirements:**     Simple Majority     Absolute Majority

**Officer Recommendation**  
**Resolution 040426**

**Moved Cr GL Boyne**

**Seconded Cr GW Greaves**

That Council, by Simple Majority, pursuant to Section 6.8(1)(a) of the *Local Government Act 1995* and Regulation 12 & 13 of the *Local Government (Financial Management) Regulations 1996*;

Receives the report from the Chief Executive Officer on the exercise of delegated authority in relation to creditor payments from the Shire of Koorda Municipal Fund, as presented in the attachment, and as detailed below:

For the period 11 March 2026 to 14 April 2026.


<b>Municipal Voucher V610 to V695</b>	<b>Totalling \$ 618,253.78</b>
<b>Purchase Card Transactions (V623, V663 &amp; V692)</b>	<b>Totalling \$ 7,091.63</b>
	<b>Total \$ 625,345.41</b>

**CARRIED 7/0**

**For:** Cr JM Stratford, Cr GW Greaves, Cr KA Fuchsbichler, Cr BJ Harrap, Cr NJ Chandler, Cr GL Boyne, Cr BH Moore

## 12. OFFICER'S REPORTS – GOVERNANCE & COMPLIANCE

### 12.1 Local Public Health Plan Development

<b>Governance and Compliance</b>		
<b>Date</b>	7 April 2026	
<b>Location</b>	Shire of Koorda	
<b>Responsible Officer</b>	Zac Donovan, Chief Executive Officer	
<b>Author</b>	As above	
<b>Legislation</b>	Public Health Act 2026 Sec. 22 and 26 Local Government Act Sec. 5.56	
<b>Disclosure of Interest</b>	Nil	
<b>Purpose of Report</b>	<input type="checkbox"/> Executive Decision <input checked="" type="checkbox"/> Legislative Requirement <input type="checkbox"/> Information	
<b>Attachments</b>	<a href="#">Shire of Koorda Health Profile Report</a>	

#### Background:

When the Public Health Act 2016 Part 5 was mandated on 4 June 2024, the Chief Health Officer was given 12 months to publish a State Public Health Plan 2025-2030. Local governments were initially required to publish a local Public Health Plan at the same time. However, with the requirement for the local plans to align with the State plan, the Local Government deadline was extended to June 2026.

Given the importance of the plan and subject matter, the Shire initially requested the City of Wanneroo – which provides EHO services to the Shire – to assist however, it eventuated that the City did not have capacity at that time and recommended a specialist consultant Withers and Associates.

On review of the consultancy's bona fides, including having completed local Public Health Plans for 28 regional local governments including the Shires of Merredin, Toodyay and Bruce Rock, Withers and Associates was engaged in mid-January with the \$13,995 fee funded from the consultancy budget of which, including the PHP, is set to be underutilised by at least \$70,000 by the end of the financial year.

The purpose of this item is to detail the process to develop the PHP and provide the first stage of the plan - the Health Profile for the Shire of Koorda – for review.

#### Comment:

All local governments are required to plan for the future of their district under s.5.56 (1) of the *Local Government Act 1995*. The Shire is currently reviewing its Integrated Strategic Plan and associated community plan for which a community survey has been completed and results emailed to Council.

The local Public Health Plan will contribute to the development of the Integrated Strategic Plan, along with other components also currently in development such as the Shire's Annual Budget and Strategic Resourcing Plan, which includes the Long-Term Financial Plan.

The purpose of the local Public Health Plan is to define the public health needs of the community and establish clear objectives and priorities to address these needs. It is composed of two key elements:

1. Health Profile: An analysis of health data, trends, and determinants that provides insight into the health status and needs of a population, which identifies public health risks and highlights areas where intervention can make a meaningful impact.

2. **Strategic Plan:** A roadmap for action, outlining objectives, priorities, and policies designed to promote, protect, and improve public health. It is recommended that the strategic plan is developed with community consultation to ensure relevancy and impact.

The timing of the delivery of these two components and associated activity for the Shire of Koorda local Public Health Plan is as follows:

<b>Component</b>	<b>Scheduled Completion</b>	<b>Progress</b>
Health Profile Report	End of March	Completed 17 March Present to 22 April OCM
Health and Well Being Survey	End of May	Underway - commenced 2 April
Public Health Plan	Mid-June	Intention to present to 17 June OCM and Submit to Chief Health Officer on 18 June

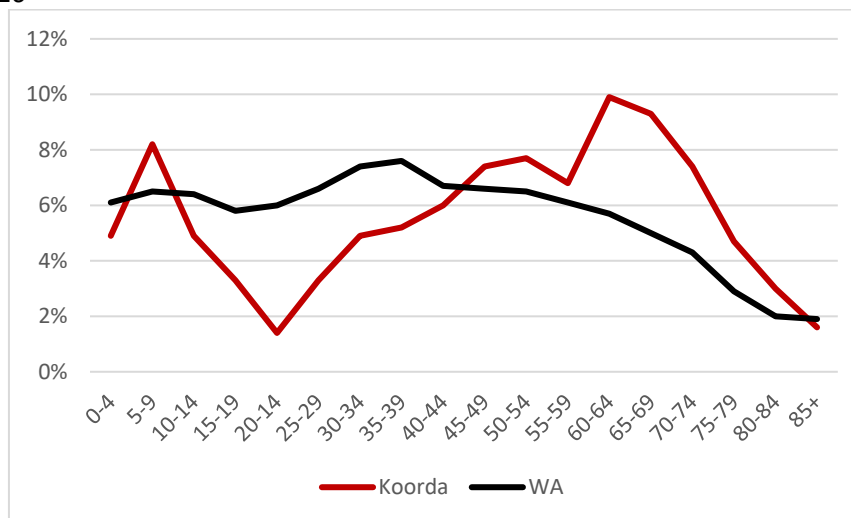
As proposed the Koorda Public Health Plan is intended to be endorsed by Council at the 17 June Ordinary Council Meeting, however, should the timing prove problematic, the Shire has approval from the Chief Health Officer for the plan to be submitted by 17 July 2026 after the 15 July OCM.

The first component of the local Public Health Plan for the Shire's consideration is the Shire's Health Profile Report (attached). The extensive information contained in the report presents key insights into the Shire demographics and beyond that specifically limited to health outcomes. Consequently, the document is valuable for Council in consideration of all budget and strategic decisions.

The report drew from various sources including the Health Department Epidemiology Directorate and Health and Health and Wellbeing Surveillance System and Australian Education Development Census. Key demographics for the Shire (as compared with WA) included:

- Median age of 51 years (38 for WA)
- Outright home ownership of 53.5% (29.2% for WA)
- In the Shire 30.2% of people were volunteers (15.9% for WA)
- Median household income was \$1341 per week (\$1815 for WA)
- Only 1.9% of people in the Shire speak a second language (29.2% for WA)
- More people in the Shire (37.9%) have long term medical conditions (26.1% for WA)
- More people worked full time (63.3%) compared to WA (57.1%).

The following shows the comparison between the various age group numbers (by percentage of the total population) for the Shire of Koorda and WA in total. As shown the significant departures from the state average population composition, is that the absence in the Shire of people between the ages of 14 and 39 years and the disproportionately higher number aged 60 years and older.



Critically for the development of the local Public Health Plan, the report details key health indicators for children (aged 2 to 15 years) and those considered adults living in the Shire of Koorda. In many aspects the Shire’s population approximate the results for the wider population of Western Australia. However, there are a number of areas that should raise concern, specifically in the areas of:

- Tobacco and alcohol related harm
- Mental health and self-harm
- Transport injuries and accidental falls

Specific rates for these areas compared to overall state averages are as follows. The figures represented are Age Standardised Rates which scale the actual results to smooth out varying age demographics between towns to allow a better comparison. That is, the figures represented are not actual rates per 100,000 people but also are not influenced by having an older population.

	Shire of Koorda	Western Australia	Increase for Koorda on WA
Hospitalisations from tobacco related harm	451.4	366.8	23%
Deaths related to tobacco	64.5	48.7	32%
Hospitalisations from alcohol related harm	750.3	665.4	13%
Deaths related to alcohol	41.0	26.0	58%
Mental health – rates of self-harm (men)	29.6	20.0	48%
Mental health – rates of self-harm (women)	10.3	7.1	45%
Transport accident rate (all)	26.6	7.2	269%
Transport death rate (males)	37.5	11.3	232%
Transport death rates (females)	11.9	3.1	284%
Accidental falls causing injury	1177.8	1031.0	14%
Accidental falls causing injury (males)	1114.7	992.9	12%
Accidental falls causing injury (females)	1285.3	1061.2	21%

While socio-economic conditions do contribute to results in these areas, the Shire of Koorda is not found to be markedly different on the ABS Socio-Economic Index For Areas (SEIFA) than nearby shires. For example, while Koorda registered a SEIFA of 946 (with a lower number being lower socio-economic conditions), Merredin scored 971, Gingin 975 and Moora 959.

These insights, along with the outcomes of the current Koorda Community Health Survey – due to be completed by 1 May – will form the basis for the Shire to redress the areas of concern through the local Public Health Plan proposed to be completed mid-June to present to Council at the earliest OCM.

**Consultation:**

Llew Withers, Principal, Withers ad Associates

Chantelle Jeffery, Health Promotion Coordinator, Wheatbelt Public Health Unit, WACHS

Muhammad Sufian Rana, Health Promotion Officer, WACHS

Shelavinia Siw, Customer Support Officer, Environmental Health Directorate, Department of Health  
Lana Foote, Deputy Chief Executive Officer

**Statutory Implications:**

Public Health Act 2026 Sec. 22 and 26

Local Government Act Sec. 5.56

**Policy Implications:**

Nil.

**Strategic Implications:**

Shire of Koorda Integrated Strategic Plan 2024

1.1 – Local people feel safe, engaged, and enjoy a healthy and peaceful lifestyle

4.1 – Open and Transparent Leadership

4.3 – Forward Planning and delivery of services and facilities that achieve strategic priorities

**Risk Implications:**

<b>Risk Profiling Theme</b>	Failure to fulfil statutory regulations or compliance requirements
<b>Risk Category</b>	Compliance
<b>Risk Description</b>	Some temporary non-compliance
<b>Consequence Rating</b>	Minor (2)
<b>Likelihood Rating</b>	Possible (3)
<b>Risk Matrix Rating</b>	Moderate (6)
<b>Key Controls (in place)</b>	Public Health Plan development schedule
<b>Action (Treatment)</b>	Nil
<b>Risk Rating (after treatment)</b>	Adequate

**Financial Implications:**

Nil.

**Voting Requirements:**

Simple Majority

Absolute Majority

**Officer Recommendation**  
**Resolution 050426**

**Moved Cr GW Greaves**

**Seconded Cr NJ Chandler**


**That Council accept the Shire of Koorda Health profile report as the first part of the Shire's local Public Health Plan.**

**CARRIED 7/0**

**For:** Cr JM Stratford, Cr GW Greaves, Cr KA Fuchsichler, Cr BJ Harrap, Cr NJ Chandler, Cr GL Boyne, Cr BH Moore

## 13. OFFICER'S REPORTS – WORKS & ASSETS

### 13.1 Koorda Town Housing Plan

<b>Works and Assets</b>		
<b>Date</b>	30 March 2026	
<b>Location</b>	Koorda townsite	
<b>Responsible Officer</b>	Zac Donovan, Chief Executive Officer	
<b>Author</b>	As above	
<b>Legislation</b>	Nil	
<b>Disclosure of Interest</b>	Nil	
<b>Purpose of Report</b>	<input checked="" type="checkbox"/> Executive Decision <input type="checkbox"/> Legislative Requirement <input type="checkbox"/> Information	
<b>Attachments</b>	<a href="#">Town Action Plan - Koorda</a> <a href="#">Econosis NEWROC Key Worker Housing Cost Benefit Analysis</a> <a href="#">Econosis NEWROC Key Worker Housing Business Case</a>	

#### Background:

At the Ordinary Council Meeting of 20 November 2024, Council approved expenditure of \$10,000 for the Shire to participate in the development of a regional housing strategy for NEWROC with each shire to receive a specific Town Action Plan to details housing development options.

The project was proposed and managed by the Wheatbelt Development Commission, which had completed similar projects for the AROC and 4WDL. The Shire of Wongan-Ballidu was included in the NEWROC project, given its proximity and the WDC engaged consultancy Econosis to undertake development of the cost benefit analysis report and business case for selected sites.

The project, which included a survey in each shire to establish community and business housing needs, was initially projected to be completed in six months, however a loss of key WDC staff, delayed the NEWROC report, until December 2025. The resulting Econosis reports were detailed and tabled at the December Koorda Council Information Forum and are attached again with this item.

The purpose of this item is for Council to consider the key insights of the now completed Koorda Town Action Plan as a basis for the development of a Strategic Housing Plan for the Shire.

#### Comment:

The Econosis Cost Benefit Analysis found Koorda had housing demand well in advance of current supply with just 3 dwellings constructed in the five years from 2019, while it was projected the town would need between five to eight dwellings for the next seven years. It should be noted that the housing demand was set by the community and business survey results and are counter to population trends.

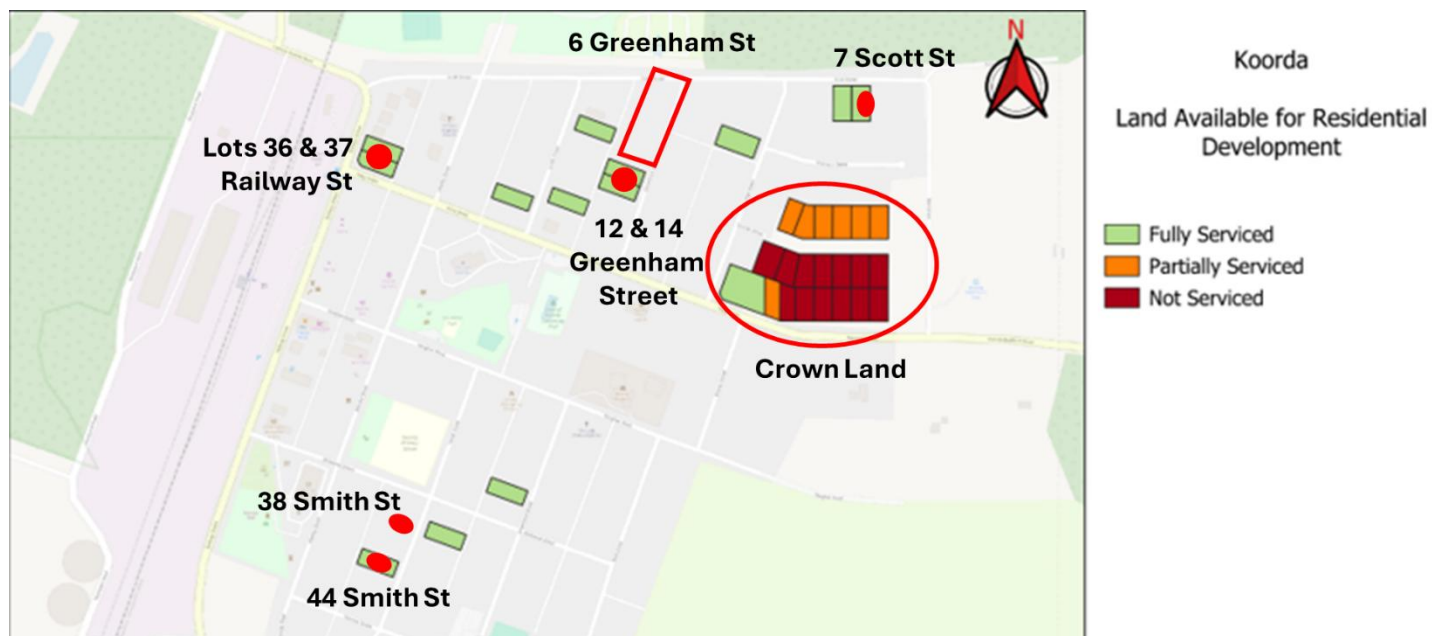
Regardless of the specific demand, the Koorda Town Action Plan has identified 36 vacant residential lots in the townsite of which 14 were already fully serviced, nine were partially serviced and 13 had no services. The lots that had no services are the undeveloped Crown Land between Lodge/Haig/Rae Streets.

Of the lots that are fully serviced, the plan identifies that six are owned by the Shire, however these include the two lots on the corner of Haig and Railway streets that have been quarantined from

development due to the proximity to the service station and possible traffic needs. The plan also does not recognise that the Shire has purchased the units at 6 Greenham Street.

The following graphic – from the Koorda Town Action Plan – identifies the lots on which the Shire could immediately initiate construction comprising:

- 7 Scott Street – vacant, fully serviced block
- 44 Smith Street – vacant, fully serviced block
- 12 Greenham Street – dilapidated house on fully serviced block
- 14 Greenham Street – vacant, fully serviced block



In addition, the plan does not recognise the additional block at the front of the Newcarlbeon Nook units at 38 Smith Street (which could accommodate another unit) nor the adjoining land to the former CEACA units at 6 Greenham Street, as explained earlier these were not recognised in the plan.

The four blocks identified in the plan - 7 Scott Street, 44 Smith Street and 12 and 14 Greenham Street – along with the additional capacity at 6 Greenham Street and 38 Smith Street, immediately enables the Shire to construct up to 20 residences, depending on the preferred mix of density.

As to providing land for private investment, the Shire could develop up to 21 new residential in initiating the process to develop the undeveloped and largely un-serviced Crown Land.

The following table details the recommendations in the Town Plan for specific lots:

TIMING	LOTS	ACTION
Short Term	6 Greenham	Purchase Lot 200 (CEACA) and develop a plan for a least 3 more units on land.
Medium Term	12 & 14 Greenham	Identify and carry out any planning actions required to maximise opportunities in conjunction with the adjoining Lot 200. This should include gaining development costs to enable these lots to be project ready for at least 4 units.
	Cnr Haig and Railway	Identify and carry out any planning actions required, including gaining costings, to maximise opportunities to attract investment for unit development on these lots.
Long Term	Crown land between Lodge, Haig and Rae	Work with DPLH (Crown Land) to determine which of these lots the Shire may be able to access, and the processes required to facilitate use of these for housing development.

As presented, an immediate recommendation of the Town Plan is to purchase the units at 6 Greenham St – which was completed in January 2026. It also recommends planning for development of the adjoining blocks on the corner of Haig and Railway Streets, which Council has previously quarantined for development. Meanwhile the plan has not offered a recommendation for a number of other serviced lots owned by the Shire (including 38 Smith and 7 Scott Streets).

Drawing on the WDC Town Plan and combined with local insights, the Shire now has the basis from which to develop a comprehensive housing strategy with a hierarchy of projects and priorities similar to that presented in the following:

TOWN PLAN RECOMMENDATION	SHIRE COMMENT	TIMING
Develop 2 lots on corner of Haig and Railway	Lots quarantined for development by Council.	NA
Purchase units at 6 Greenham Street	Completed in January 2026	COMPLETE
Develop additional units at 6 Greenham Street	Develop the 1 block already cleared and level	Short Term
38 Smith St – No Recommendation	Cleared block for 1 unit at front of existing	Short Term
44 Smith St – No Recommendation	Cleared with potential to accommodate 3 units	Medium Term
7 Scott Street – No Recommendation	Cleared with potential 2-3 units or residence	Medium Term
Work with DPLH to develop lots	Suit development as lots for private sale	Longer term
Develop 4-6 units on 12 and 14 Greenham St	Require demolition for up to 6 units	Longer Term
Develop 6 Greenham St for up to 6 more units	Require site to be cleared for development	Longer Term

The proposed schedule above gives weight to the current condition of the available shire-owned lots – with higher priority given to lots that have fewer barriers to development such as already being cleared and have lower investment requirements, such as lower construction costs.

In addition to recommendations for some of the specific blocks in town the plan also makes recommendations on Planning, Economic Development and Advocacy. These are summarised as follows with proposed priorities:

TOWN PLAN RECOMMENDATION	SHIRE COMMENT	PRIORITY
<b>Planning</b>		
Amend Local Planning Scheme to encourage infill and diverse housing types	Town is already zoned R30	Low
Prepare Workforce Accommodation Policy to address demand for 2–3-bedroom dwellings.	Housing Policy to be updated	High
Liaise with utility providers to ensure network capacity and extend services to priority lots.	Dependent on Housing Strategy and Council priorities	Medium
Engage with DevelopmentWA for support in servicing lots.	As required	Medium
Staged Residential Land Development Strategy for Crown lots.	Timing dependent of Housing Strategy and Council Priorities	High
Bushfire mitigation planning for affected lots.		Medium
<b>Economic Development</b>		
Five-yearly audits of residential, industrial, and commercial activity to track demand.	Review can be included in Housing Strategy	Low
Incentivise private investment through land and development support.	Consideration for Council in Housing Strategy, in particular if development of Crown land parcel proceeds	Medium

Regional collaboration for property management capacity and create economies of scale.	Shire manages property	Low
Prepare Investment Prospectus to highlight priority development opportunities.	Advertising and sales required if Crown land parcel proceeds. Determination of strategy by Council.	Low
Improve data capture and sharing on housing, land supply, and economic trends.	Housing Strategy will provide for longer term growth.	Low
Foster partnerships between public, private, and community stakeholders.	Engagement plan will be part of Housing Strategy	Medium
Continual market monitoring via NEWROC to align planning with housing realities.	Shire to establish metrics and data sources as part of Housing Strategy	Low
<b>Governance and Advocacy</b>		
Advocate to service agencies to align infrastructure upgrades with housing demand.	As required	Medium
Explore Community Housing Provider options to expand affordable housing.	Council consideration	Low
Engage with DPLH to progress priority planning actions and divest Crown land for development.	As per priorities of Council in Housing Strategy	Medium
Coordinate with government programs (e.g., GROH, WALGA) based on regional demand	As required	Low

As mentioned, the WDC Town Plan provides the basis for the Shire develop a 5-year Housing Strategy by providing the underlying demographics and identified community and business need, helping define potential projects, albeit mitigated with additional information, and outlining a sequence of imperatives.

The priorities as defined in the previous table, assume that the Shire first develop a 5-year Housing Strategy with the underlying principle of maximising value targeting projects with fewer barriers – such as cleared with services and shire owned – before progressing to opening land for private sale.

It is proposed that the Shire develop a 5-Housing Strategy for Consideration by Council that sets out:

- Housing Needs Assessment – define housing needs for Shire for next five years
- Strategic Objectives – for the underlying principles of the plan and target objectives
- Situation Assessment – detail available lots and barriers to redevelopment
- Implementation Plan – staged development of various lot types and rationale.
- Financial Considerations – define costings as per business case and funding options.

Development of the 2026/27 Shire budget should be expected to have an impact on any housing strategy for the town, particularly in regard to funding and the establishment of specific reserves or final decision on the application of the units at 6 Greenham Street. Such decisions by Council will need to be accommodated within the strategy.

Consequently, the housing strategy will need to be completed after the annual budget in finalised in July. As such it is proposed that a draft Koorda Housing Strategy be presented to the 19 August Ordinary Meeting of Council.

**Consultation:**

Grant Arthur, Director Regional Development, WDC  
Alex MacKenzie (former) Senior Regional Development Officer, WDC  
Caroline Robinson, Executive Officer NEWROC  
NEWROC Shire Chief Executive Officers  
Mark Wallace, Principal, Econosis

**Statutory Implications:**

Nil.

**Policy Implications:**

Nil.

**Strategic Implications:**

Shire of Koorda Integrated Strategic Plan 2024  
4.1 - Open and Transparent Leadership

**Risk Implications:**

<b>Risk Profiling Theme</b>	Unforeseen operational demands delay completion of draft strategy
<b>Risk Category</b>	Reputational
<b>Risk Description</b>	Some temporary non-compliance
<b>Consequence Rating</b>	Insignificant (1)
<b>Likelihood Rating</b>	Unlikely (2)
<b>Risk Matrix Rating</b>	Low (2)
<b>Key Controls (in place)</b>	Management of operational priorities and strategy is not time critical.
<b>Action (Treatment)</b>	Nil
<b>Risk Rating (after treatment)</b>	Adequate

**Financial Implications:**

Nil.

**Voting Requirements:**  Simple Majority  Absolute Majority

**Officer Recommendation**  
**Resolution 060426**

**Moved Cr BH Moore**

**Seconded Cr NJ Chandler**

**That Council endorse the development of a draft Koorda Town Housing Strategy be presented to the August Ordinary Meeting of Council.**

**CARRIED 7/0**

**For:** Cr JM Stratford, Cr GW Greaves, Cr KA Fuchsbichler, Cr BJ Harrap, Cr NJ Chandler, Cr GL Boyne, Cr BH Moore

**14. Urgent Business Approved by the Person Presiding or by Decision**

Nil.

**15. Elected Members' Motions**

Nil.

**16. Matters Behind Closed Doors**

Nil.

**17. Closure**

The Presiding person thanked everyone for their attendance and declared the meeting closed at 5.15pm.

**Signed:** \_\_\_\_\_

**Presiding Person at the meeting at which the minutes were confirmed.**

**Date: 20 May 2026**