



AGENDA

Special Meeting of Council
15 July 2026





NOTICE OF MEETING

Dear Elected Members,

In accordance with the provisions of Section 5.5(2) of the *Local Government Act* and Regulation 12(4) of the Local Government (Administration) Regulations 1996, you are hereby notified that a Special Meeting of Council has been convened for:

Date: Wednesday 15 July 2026

At: Shire of Narembeen Council Chambers
1 Longhurst Street, Narembeen

Commencing: 8.00am

Purpose: A Special Meeting is required as approval of the development application forms part of the funding conditions associated with a CEACA Limited grant. To meet the requirements, it is necessary for Council to consider the application before the next scheduled Ordinary Council Meeting. As a member of CEACA Limited and a financial contributor to the organisation, it is important that the Shire continues to support the timely delivery of projects funded through the program and meets the associated funding requirements.

Rebecca McCall
Chief Executive Officer

13 July 2026

DISCLAIMER

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

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

Contents

1. Official Opening and Welcome	4
2. Record of Attendance / Apologies.....	4
3. Public Question Time	4
4. Disclosure of Interest	4
5. Officers Reports.....	4
5.1 Development Application For 4x Grouped Dwellings – Lot 104 (27) Currall Street, Narembeen.	4
6. Closure of Meeting.....	10

1. Official Opening and Welcome

2. Record of Attendance / Apologies

Councillors:

Cr HA Cusack	President
Cr HJ Bald	Deputy President
Cr CD Bray	
Cr MJ Currie	
Cr AM Hardham	
Cr LR Smoker	
Cr SW Stirrat	

Staff:

Ms R McCall	Chief Executive Officer
-------------	-------------------------

Member of Public:

Apologies:

3. Public Question Time

4. Disclosure of Interest

5. Officers Reports

5.1 Development Application For 4x Grouped Dwellings – Lot 104 (27) Currall Street, Narembeen.

Date:	13 July 2026
Location:	Lot 104 Currall Street, Narembeen
Responsible Officer:	Rebecca McCall, Chief Executive Officer
Author:	Rebecca McCall, Chief Executive Officer
File Reference	CP\A&D\Lot 104 (27) Currall Street
Previous Meeting Reference	Nil
Disclosure of Interest:	Nil
Attachments:	5.1A R-Codes – Residential Assessment

Purpose of Report

☐ Executive Decision ☒ Legislative Requirement

Summary

Council is to consider an application for planning approval for four (4x) grouped dwellings on Lot 104 Currall Street, Narembeen.

Background

The ownership of Lot 104 (27) Currall Street, Narembeen was recently transferred to Central East Accommodation and Care Alliance (CEACA) Limited as part of its Housing Expansion Project.

CEACA is a not-for-profit, registered community housing provider operating across the Central Eastern Wheatbelt. Established to address the shortage of appropriate and affordable housing in regional communities, CEACA develops, owns and manages community housing that enables people to continue living within their local communities. The organisation provides priority access to seniors and people living with disability, while also offering affordable housing opportunities for people and families on low and very low incomes. The homes are designed to be accessible, low-maintenance and to support independent living, helping residents to remain connected to their community while meeting changing housing needs.

The Housing Expansion Project continues CEACA's commitment to increasing the supply of quality community housing throughout the Wheatbelt by delivering additional purpose-built dwellings in member local governments. The proposed development of four grouped dwellings at Lot 104 (27) Currall Street will provide additional affordable, independent living accommodation within Narembeen, supporting local housing availability and contributing to the long-term sustainability of the community.

A Development Application has been submitted by CEACA Limited and assessed by the Shire's Planning Consultant, the City of Kalamunda. The assessment concludes that, subject to the recommended conditions, the proposal is consistent with the applicable planning framework and is suitable for approval.

Comment

The subject site is zoned 'Residential' under the Shire's Town Planning Scheme 2. The 'Residential' land use is a 'P' (permitted use) within the 'Residential' zone and the site has a density coding of R30.

Reason why DA is required:

An application for planning approval is required in accordance with clause 61(1)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, as 'grouped dwellings' are not exempt from requiring development approval AND/OR the development proposal does not satisfy the deemed-to-comply requirements of the R-Codes set out in Column 2 (b). These relate to the following:

Clause 2.2 Orientation of Major Openings

- (C2.2.1) The aggregate glazed area for the rear bedroom external window is 8% in lieu of 10%.
- (C2.2.4) The major opening to the primary living area is covered with permanent roof cover.

Clause 3.3 Street Setbacks

- (C3.3.5) Carport set back 1.9m from Primary Street in lieu of 4m.



Community consultation is not required as the proposal is mostly Deemed to Comply and there are no significant variations from the R-Codes

Consultation

City of Kalamunda – Planning Consultant

Statutory Implications

This application has been assessed in accordance with the provisions of the *Planning and Development Act 2025*, the *Planning and Development (Local Planning Schemes) Regulations 2015*, the Shire of Narembreen Local Planning Scheme No. 2 and the applicable provisions of the *Residential Design Codes (R-Codes)*.

As the proposal is for grouped dwellings and includes minor variations to certain deemed-to-comply requirements of the R-Codes, development approval by Council is required. Council must consider the application on its planning merits, taking into account the objectives of the Residential Design Codes, the planning assessment undertaken by the City's planning consultant, and any relevant planning considerations.

Approval of the application will satisfy Council's statutory responsibilities under the planning legislation. Refusal of the application would require Council to identify and substantiate defensible planning grounds that demonstrate the proposal is inconsistent with the applicable planning framework.

Local Government Act

5.4. Calling council meetings

An ordinary or a special meeting of a council is to be held —

(a) if called for by either —

- i. the mayor or president; or
- ii. at least 1 /3 of the councillors,
in a notice to the CEO setting out the date and purpose of the proposed meeting; or

(b) if so decided by the council

5.5. Convening council meetings

- (2) The CEO is to convene a special meeting by giving each council member notice, before the meeting, of the date, time, place and purpose of the meeting.

Policy Implications

Shire of Narembreen Town Planning Scheme No. 2.

Strategic Implications

Strategic Community Plan

Strategic Priority: 4. Civic Leadership
Objective: Well governed and efficiently managed Local Government
Strategy: 4.2 Compliant and resourced Local Government

Asset Management Plan

Nil

Long Term Financial Plan

Nil

Risk Implications

Risk Profiling Theme	Failure to Fulfill Statutory, Regulatory or Compliance Requirements
Risk Category	Compliance
Consequence Description	No noticeable regulatory or statutory impact
Consequence Rating	Insignificant (1)
Likelihood Rating	Rare (1)
Risk Matrix Rating	Low (1)
Key Controls in Place	Legislation, Town Planning Scheme, R-Codes
Action / Treatment	Nil
Risk Rating After Treatment	Adequate

Financial Implications

The prescribed Development Application fees have been paid by the applicant in accordance with the *Planning and Development (Fees) Regulations 2011*.

There are no direct financial implications for the Shire arising from Council's determination of this application. All costs associated with the development, including construction, servicing, statutory

approvals, and ongoing maintenance of the development, will be met by the applicant, CEACA Limited.

Voting Requirements

- ☐ Simple Majority ☒ Absolute Majority

Officers Recommendation – Item 5.1

That Council resolves to approve the development application for Lot 104 Currall Street Narembeen, subject to the following conditions:

1. The development must be carried out in accordance with the stamped approved plan(s)/drawing(s) and document(s) (including any recommendations made) listed below, stamped and returned to the applicant with this decision notice, including any amendments to those plans as shown in red.

Plan No.	Title	Revision	Date	Prepared by
1	Development Plans	2		Applicant

2. Stormwater must be disposed of on-site to the satisfaction of the Shire of Narembeen for the duration of the development.
3. The grouped dwellings must be constructed with the finished floor level matching the approved plans. Any additional cut and fill to the site does not form part of this development approval and if required, amended plans must be submitted to the Shire of Narembeen for approval.
4. All external fixtures (e.g. service equipment, mechanical ventilation, water tanks, compressors etc.) must be installed, located and screened, prior to occupation of the development and maintained for the duration of the development to the satisfaction of the Shire of Narembeen, to avoid adverse effects, including noise and visual amenity of nearby properties.
5. Prior to lodgement of a building permit, a Construction Management Plan must be submitted by the landowner to the satisfaction of the Shire of Narembeen. The Construction Management Plan must be prepared by a suitably qualified person and detail how the construction of the development will be maintained including:
 - i. Public safety and security.
 - ii. Hours of construction.
 - iii. Traffic management plans during construction, including any proposed road closures.
 - iv. Toilet facilities for construction workers.
 - v. Protection of public infrastructure and street trees marked for retention within the road reserve.
 - vi. How materials and equipment will be delivered and removed from the site.
 - vii. How materials and equipment will be stored on the site so as not to impact vegetation.
 - viii. Parking arrangements for staff, contractors and visitors.

- ix. Construction waste disposal strategy and location of waste disposal bins / skip bins.
- x. How dust, sedimentation, noise, erosion, and environmental hazards will be managed during the stages of construction.
- xi. Complaint management procedure.
- xii. Other matters likely to impact on surrounding property owners.

The approved Construction Management Plan must be implemented prior to the commencement of works and thereafter maintained for the duration of works to the satisfaction of the Shire of Narembeen.

- 6. Prior to the occupation of the development, major openings within 4.5 metres of the property boundary, which have a finished floor level of more than 0.5 metres above natural ground level, must be provided with permanent screening to block the cone of vision onto any adjoining property. The permanent screening devices (i.e. obscure glazing, timber screens, external blinds, window hoods or shutters) must be at least 1.8 metres in height, at least 75 per cent obscure, permanently fixed, made of durable material and maintained for the duration of the development of the development.
- 7. For the duration of works, fill brought to the site must be clean, and solid earth/sand or clean inert material that is free of contaminates, organic material, putrescible or refuse matter, or any other deleterious matter.
- 8. Clearances are to be maintained from the wastewater disposal system(s) to new buildings and boundaries in accordance with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*.
- 9. The approved front fence and footing adjacent to the boundary must be constructed wholly within the subject allotment.
- 10. This development approval does not authorise the removal of any vegetation other than any marked for removal on the approved plan(s).

In addition to the conditions, the applicant is to have regard to the following:

- a) All development must comply with the provisions of Council's Local Planning Scheme No 3, Health Regulations, Building Code of Australia, and all other relevant Acts, Regulations and Local Laws.
- b) Prior to construction on site the applicant is required to obtain a building permit from the Shire's Building Services.
- c) The applicant/landowner is requested to contact the Shire of Narembeen Building Services regarding disposal of stormwater.
- d) Any trees requiring protection from development works should be in accordance with AS4970-2009 "Protection of Trees on Development Sites".
- e) The applicant is reminded of their obligations to comply with the "Land development sites and impacts on air quality: a guideline for the prevention of dust and smoke pollution from land development sites in Western Australia", prepared by the Department of Environment.

6. Closure of Meeting

The next ordinary council meeting will be held on Tuesday 21 July 2026 commencing at 5.00pm

There being no further business, the chair declared the meeting closed at ____pm