

ATTACHMENTS

Special Council Meeting

Under Separate Cover

Tuesday, 24 November 2026

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Differential Rates
Objects and Reasons 2026/27

The following Objects and Reasons are provided by Section 6.36 of the Local Government Act 1995 (the Act) and Council's "Notice of Intention to Levy Differential Rates" to advertise the Objects and Reasons for the differential rates as part of the 2026/2027 Budget process.

Rates
Rates are levied on all rateable properties within the boundaries of the Shire of Kondinin by the Local Government Act 1995. The overall objective for the raising of the proposed rates and charges in the 2026/2027 Budget is to provide for the funding requirements of the Shires services, activities, financing costs and the current and future capital requirements of the Shire considering the Ten-Year Long-Term Financial Plan. This year it is proposed to increase the revenue collected from rates by 3.5%. Section 6.33 of the Local Government Act 1995 provides the ability to differentially rate properties based on zoning and/or land use as determined by the Shire of Kondinin. The application of differential rating maintains equity in the rating of properties across the Shire, enabling the Council to provide facilities, infrastructure and services that benefit the whole Shire and its visitors.

Summary of the proposed minimum payments and rates in the dollar for 2026/2027.

Rate Category	Minimum Payment	Rate in the $ proposed
GRV – General	$507.00	$0.136610
GRV – Mining Infrastructure	$507.00	$0.272000
UV – Rural	$507.00	$0.006866
UV – Mining	$507.00	$0.244700

Valuations
Landgate is the statutory authority responsible for the valuation process by the provisions of the Local Government Act 1995 and the Valuation of Land Act 1978 (as amended). The rates in the $ are based on the general valuations as supplied by the Valuer General concerning Gross Rental Values (GRV) and Unimproved Values (UV). More information on the different valuation methods can be found on the Valuer Generals website at www.landgate.wa.gov.au

Gross Rental Valuations (GRV)

A property's GRV represents the amount of the gross annual rental the land might obtain if it is let on a tenancy from year to year. GRV properties are reviewed every 3-6 years as per the Valuation of Land Act 1978 (as amended), the latest review for the Shire of Kondinin was on 1 July 2022.

Unimproved Valuation (UV)

A property's UV means the amount the land may reasonably be expected to obtain if it was sold and assuming no improvements to the land had been made. UV properties are reviewed annually, the latest review for the Shire of Kondinin being effective 1 July 2026.

Objects and Reasons for Differential Rating

GRV – General

This rating category applies to all land rated on gross rental value, other than land in the GRV – Mining Infrastructure category. This land is mainly within and around Kondinin, Karlgarin and Hyden, and includes land zoned for public purposes in the Wave Rock precinct.

The object of this rate is to make sure all properties in this category contribute fairly to the services and facilities the Shire provides and maintains.

Revenue from this category will help fund the service levels the community expects and deliver the outcomes of the Strategic Community Plan. This is the base rate for GRV properties. The higher GRV – Mining Infrastructure rate is set in comparison to it.

GRV – Mining Infrastructure

This rate category applies to mining leases with improvements on the land. These improvements include workforce accommodation and facilities, offices, workshops and processing facilities.

The object of this differential is to raise additional revenue to contribute towards higher maintenance and construction costs associated with mining activity due to its remote location and the weights and volumes involved. This rate reflects the cost of servicing the remote mining activity including road infrastructure and waste disposal.

The reason this category is rated higher than GRV is due to the additional costs of maintaining infrastructure (roads) in the eastern sector of the Shire associated with the frequent vehicle use from servicing the mining companies operating in the area. The servicing of mining operations results in the Shire's road network and waste facilities requiring continual ongoing maintenance and renewal work to service these users.

UV – Rural

This rate category applies to properties that are predominately used for farming.

The object of this differential is to maintain equity in the rating of property throughout the Shire enabling the Council to provide facilities, infrastructure and services for the entire Shire communities.

The reason for the differential rate is that the UV Rural valuations are by far higher than the UV Mining valuations.

UV – Mining
This rating category applies to properties used for mining, exploration or prospecting purposes.

The object of the differential rate for this category is to raise additional revenue to fund the additional cost impacts on the Shire of Kondinin.

The reason this category is rated higher than UV-Rural is due to the additional costs of maintaining infrastructure (roads) in the eastern sector of the Shire associated with the frequent heavy vehicle use from the mining companies operating in the area. The mining operations result in the Shire's road network requiring continual ongoing maintenance and renewal work to service these users.

Minimum Payments
The Local Government Act 1995 (section 6.35) allows councils to impose a minimum rate, which may not apply to more than 50% of rateable properties. The setting of minimum rates within rating categories recognises that every property receives some minimum level of benefit from the works and services provided by the Shire and the costs of providing non-exclusive services are shared equitably. A proposed minimum rate of $507 has been applied to all rating categories.

Bruce Wright
Chief Executive Officer
Shire of Kondinin

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Rating Policy: Differential Rates

Policy
Local governments impose rates on the properties within their district to raise revenue to fund the services and facilities provided to residents and visitors. March 2023.

First published: 2 May 2019

Last updated: 22 June 2026

Introduction

Local governments impose rates on properties within their district to raise revenue to fund the services and facilities provided to residents and visitors.

The quantum of rates payable is determined by three factors: the method of valuation of the land, the valuation of the land and improvements, and the rate in the dollar applied to that valuation by the local government.

Land is rated according to its unimproved value for land used predominantly for rural purposes or gross rental value for land used predominantly for non-rural purposes.

The Valuer General values the land in accordance with the provisions of the *Valuation of Land Act 1978*. The local government sets a rate in the dollar which is applied to this valuation to give the rates liability for each property.

A local government may impose a single general rate which applies to the properties in the unimproved value or gross rental value category. Alternatively, the local government can distinguish between land in either category based on its zoning, use, whether it is vacant land, other characteristics set out in regulations, or a combination of these factors, and apply a differential general rate to each.

The purpose of the imposition of a differential general rate is generally to ensure that every ratepayer makes a reasonable contribution to the rate burden.

Objective

This document describes the legislative and policy basis for the application of differential general rates to land being rated by a local government. In particular, it sets out the policy that guides the Minister for

Local Government's exercise of the power to approve the imposition of a differential general rate which is more than twice the lowest differential general rate imposed by that local government.

The second part of this document provides guidance for local governments in requesting such an approval.

Legislation

Local Government Act 1995

6.33. Differential general rates

1. A local government may impose differential general rates according to any, or a combination, of the following characteristics:
    1. the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the *Planning and Development Act 2005*; or
    2. a purpose for which the land is held or used as determined by the local government; or
    3. whether or not the land is vacant land; or
    4. any other characteristic or combination of characteristics prescribed.
2. Regulations may:
    1. specify the characteristics under subsection (1) which a local government is to use; or
    2. limit the characteristics under subsection (1) which a local government is permitted to use.
3. In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.
4. If during a financial year, the characteristics of any land which form the basis for the imposition of a differential general rate have changed, the local government is not to, on account of that change, amend the assessment of rates payable on that land in respect of that financial year but this subsection does not apply in any case where section 6.40(1)(a) applies.
5. A differential general rate that a local government purported to impose under this Act before the *Local Government Amendment Act 2009* section 39(1)(a) came into operation is to be taken to have been as valid as if the amendment made by that paragraph had been made before the purported imposition of that rate.

Local Government (Financial Management) Regulations 1996

52A. Characteristics prescribed for differential general rates (Act s. 6.33)

1. In this regulation:
   commencement day means the day on which the Local Government (Financial Management) Amendment Regulations (No. 2) 2012 regulation 5 comes into operation.
   relevant district means a district that:
    1. is declared to be a district by an order made under section 2.1(1)(a) on or after commencement day; or
    2. has its boundaries changed by an order made under section 2.1(1)(b) on or after commencement day.
2. For the purposes of section 6.33(1)(d), the following characteristics are prescribed in relation to land in a relevant district, where not more than 5 years has elapsed since the district last became a relevant district:
    1. whether or not the land is situated in a town-site as defined in the Land Administration Act 1997 section 3(1);
    2. whether or not the land is situated in a particular part of the district of the local government.

Note: Regulation 5 of the Local Government (Financial Management) Amendment Regulations (No. 2) 2012 came into effect on 30 June 2012.

Policy

The Minister may approve the imposition of a differential general rate that is more than twice the lowest differential general rate imposed by that local government. Without that approval the difference between differential general rates imposed by a local government is limited to two times in each of the unimproved value and gross rental value categories.

Key values

The Minister's approval under section 6.33(3) of the Act will be made consistently with the key values of objectivity, fairness and equity, consistency, transparency and administrative efficiency. The Minister will not approve an application (the application) under this policy (the application) unless satisfied of the following matters.

Objectivity

- The land on which differential general rates has been rated according to one or more of the following land characteristics:
  - zoning
  - land use
  - vacant land.
- Where there has been a change to the boundaries of the district within the past five years, the land on which differential general rates apply may also be rated according to one or more of the following land characteristics:
  - whether or not it is situated in a town-site
  - whether or not it is situated in a particular part of the district.
  - The local government has proposed a differential general rate which is more than twice the lowest differential rate.

Fairness and equity

- The council of the local government has reviewed its expenditure and considered efficiency measures as part of its budget deliberations. This is to be reflected in the council minutes when it adopts the budget strategy and endorses objects and reasons for each differential rating category and each minimum payment.
- The objects of and reasons for each proposed differential general rate are set out by the local government in a publicly available document and advertised as per the Rating Policy — Giving Notice.
- These objects and reasons clearly explain why each differential general rate is proposed to be imposed.
- If a category of ratepayer is significantly contributing to the local government's revenue through fees, charges and other payments, the local government has not used these same costs as the justification for the difference in differential general rate.
- If there are fewer than thirty ratepayers who will be subject to the differential general rate, each affected ratepayer has been informed in writing by the local government of:
  - the terms of this policy (through the provision of a copy of this document to the ratepayer)
  - the local government's objects of and reasons for proposing to impose the differential general rate
  - the differential general rate that will apply to the ratepayer's property

    - the differential general rate that applied in the previous year for comparison and was given at least 21 days to make submissions to the local government on the proposal.
- The ratepayers' submissions, if any, and the local government's response to each ratepayer's submission (as recorded in the minutes of the council meeting at which the response was adopted) have been provided to the Minister.

Consistency

- The local government has rated similar properties that are used for the same purpose in the same way.
- The proposed differential rates align with the rating strategy in the corporate business plan and long term financial plan or the council of the local government has detailed its reasons for deviating from that rating strategy.
- The local government has reviewed and considered rates proposed in neighbouring or similar local government districts in the rating strategy.

Transparency and administrative efficiency

- The local government has:
    - Prepared, made publicly available and advertised a document clearly describing the object of and reason for each differential general rate (refer to Rating Policy — Giving Notice)
    - published the notices after 1 May in the relevant year.
- The public notice published by the local government contained:
    - details of each differential general rate that the local government intends to impose
    - an invitation for submissions to be made by an elector or ratepayer
    - a closing date for submissions which is at least twenty one days after the day on which the notice is published
    - advice on the time and place where a document containing the objects of and reasons for the differential general rates can be inspected.
- The council of the local government has:
    - each ratepayer submission (if any)
    - resolved to make the application
    - provided the Minister with the minutes and agenda papers relevant to these matters.

Guidance for local governments and affected ratepayers on requesting approval

The guidance below is directed to an application for approval under section 6.33(3) of the Act for the imposition of a differential general rate which is more than twice the lowest differential general rate imposed by it.

Local governments

The policy section of this document identifies the matters on which the Minister will want to be satisfied before approving an application.

Before making an application, a local government should be satisfied that:

- it intends to impose a differential general rate which is more than twice the lowest differential general rate imposed by it
- in light of the application and its supporting material, the Minister will be able to be satisfied that making such a determination would be consistent with the key values of objectivity, fairness and

equity, consistency, transparency and administrative efficiency, as detailed in the policy.

The starting point for a local government will be the matters identified under the key values of objectivity and consistency. The local government will need to ensure that all of the matters identified under those key values are addressed.

Once the local government is satisfied that it has addressed all the matters identified under the key values of objectivity and consistency, the local government will need to address the key value of fairness and equity. This includes the requirement for the local government to give public notice of its intent to impose the differential general rates. The Rating Policy — Giving Notice provides more information on this process.

If there are fewer than 30 ratepayers affected in any differential rate category, the local government will need to contact those ratepayers directly. That will involve the local government writing to the ratepayer, addressing each of the matters identified under that key value and giving the ratepayer at least 21 days to make submissions.

Once the local government has given public notice, written to the affected ratepayers if required, and received any submissions from ratepayers, the council of the local government will need to consider:

- those submissions
- the other information addressing the key values of objectivity, consistency and fairness and equity.

Even if the council has previously considered the matter, the council must consider all submissions and the other information and resolve to make the application to the Minister.

Once the council has resolved to make the application, the following should be sent to the Minister:

- the application
- a copy of the public notice(s) showing the publication date
- the supporting material addressing each of the matters identified under the key values of objectivity, fairness and equity, consistency, transparency and administrative efficiency.

The Minister will then consider the application and may request more information from the local government before giving their approval.

The ratepayer

The ratepayer should respond constructively to a request for submissions by a local government considering imposing differential general rates.

In particular, the ratepayer should form a view as to whether the matters set out under the key values have been correctly addressed.

If the ratepayer considers that these matters have not been correctly addressed, the ratepayer should set out why they hold this view in their submission to the local government.

In their submission, the ratepayer should address any other matter which they wish the local government and the Minister (if applicable) to consider.

In considering an application, the Minister may request information from the ratepayer before making their decision.

Timeline

January/February (approximately) — planning

The local government commences budget planning by reviewing the corporate plan and other relevant plans.

April (approximately) — budget strategy

The council adopts the budget strategy and endorses objects and reasons for each differential rating category and each minimum payment.

1 May — notice period

In accordance with section 6.36 of the Act, the local government publishes a notice of its intention to impose differential general rates on or after this date.

At least 21 days after the notice is published

(not including date of appearance)

Council considers submissions and determines appropriate level of differential rates.

Council decision to seek Ministerial approval for the imposition of differential general rates that fall within section 6.33(3) of the Act.

Processing time

A local government needs to allow three weeks for the processing of an application from the date all the required information is received by the Department of Local Government Sport and Cultural Industries.

Budget deadline

The local government's budget is to be adopted by 31 August under section 6.2(1) of the Act. The budget cannot be adopted until after the Minister makes their decision.

If the local government has submitted the final documents for Ministerial approval later than the end of July, consideration may need to be given by the local government to applying for Ministerial approval for an extension to the budget adoption date.

Application

Please submit your application and relevant attachments online.

Submit your application

For more information

Department of Local Government, Industry Regulation and Safety
Gordon Stephenson House, 140 William Street, Perth WA 6000
PO Box 8349, Perth Business Centre WA 6849
Telephone 61 8 6552 7300
Freecall 1800 634 541 (regional WA callers only)

Email legislation@lgirs.wa.gov.au
Translating and Interpreting Service (TIS) telephone 13 14 50

Provided by

Department of Local Government, Industry Regulation and Safety > Local Government

Contact

Address:
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Gordon Stephenson House 140 William Street, 2nd Floor Reception, Perth 6000
Telephone:
61 8 9222 3333
1800 634 541
Local Government

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SHIRE OF KONDININ

MINUTES OF MEETING

Kondinin Shire Council

ALL OPEN AND CONFIDENTIAL ITEMS

Special Council Meeting

Held at the Microsoft Teams on 1 September 2026

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1 OPENING OF MEETING

The Shire President opened the meeting at 8am.

2 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS AND DIGNITARIES

The Shire President acknowledged the traditional owners of the land on which this meeting was convened.

3 RECORDING OFATTENDANCE

3.1 ATTENDANCE

Shire President K Mouritz (Presiding Member), Deputy Shire President B Gangell (Deputy Presiding Member), Cr B Browning, Cr M James, Cr D Pool, Chief Executive Officer B Wright, Cr T Smeed, Ms Kylie Collard.

3.2 ATTENDANCE BY TELEPHONE OR INSTANTANEOUS COMMUNICATION

The meeting was convened on Microsoft Teams as a consequence of short notice and importance.

3.3 APOLOGIES

Cr Paul Green

Manager Corporate Services Mr Vince Bugna

3.4 APPROVED LEAVE OF ABSENCE

Nil

3.5 DECLARATIONS OF DISCLOSURES OF INTEREST

Nil

4 APPLICATION FOR LEAVE OF ABSENCE

Nil

5 PUBLIC TIME

5.1 PUBLIC QUESTION TIME

Nil

5.2 PUBLIC STATEMENT TIME

Nil

6 QUESTIONS FROM MEMBERS WITHOUT NOTICE

Nil

7 ANNOUNCEMENTS BY PRESIDING MEMBERS WITHOUT DISCUSSION

Nil

8 DECLARATION OF MEMBERS TO HAVE GIVEN DUE CONSIDERATION TO ALL MATTERS CONTAINED IN THE AGENDA BEFORE THE MEETING

Not declared

9 REPORTS OF OFFICERS

9.1 CHIEF EXECUTIVE OFFICER

9.1.1 Amendment to 2026/2027 Differential Rates and Rates Payment Dates

FILE NUMBER:

DATE: 31 August 2026

AUTHOR: Bruce Wright, Chief Executive Officer

AUTHORISED OFFICER: Bruce Wright, Chief Executive Officer

DISCLOSURE OF INTEREST: Author - Nil

Authoriser - Nil

ATTACHMENTS:

1. Revised Rating Model - 2026-2027 - *Under Separate Cover*
2. Replacement Rating Information Note - 2026-2027 - *Under Separate Cover*
3. SynergySoft Differential Rating Report - 2026-2027 - *Under Separate Cover*
4. Differential Rating Objects and Reasons - OCM/26/051 - *Under Separate Cover*
5. Ministerial Approval - Differential Rates - 2026-2027 - *Under Separate Cover*
6. Special Meeting Minutes - 28 August 2026 - *Under Separate Cover*

RECOMMENDATION

That Council, in accordance with regulation 10 of the Local Government (Administration) Regulations 1996 and by Absolute Majority:

1. Notes that Resolution OCM/26/051 endorsed the following differential general rates and minimum payment for public advertising for the 2026/2027 financial year:

Rate category	Basis	Rate in the dollar	Minimum payment
Town Sites	GRV	13.2000 cents	$507
Mining	GRV	27.2000 cents	$507
Rural	UV	0.8292 cents	$507
Mining	UV	24.8000 cents	$507

2. Notes that the minimum payment included in Part B, clause 4 of Resolution OCM/26/012 was incorrectly recorded as $570 instead of $507.
3. Notes that the rates in the dollar have been recalculated using current rateable valuations to align the estimated rate yield with the amount required by the 2026/2027 Annual Budget.

4. Approves and adopts, subject to receiving the required approval from the Minister for Local Government under section 6.33(3) of the Local Government Act 1995, the following revised differential general rates and minimum payment for the 2026/2027 financial year, replacing those previously adopted under Part B, clause 4 of Resolution OCM/26/012:

Rate category	Basis	Rate in the dollar	Minimum payment
Residential	GRV	13.6610 cents	$507
Mining	GRV	27.2000 cents	$507
Rural	UV	0.6866 cents	$507
Mining	UV	24.4700 cents	$507

5. Authorises the Chief Executive Officer to:

   a) apply for revised Ministerial approval, supported by the revised rating model and other required documentation;

   b) upon receiving Ministerial approval corresponding with the rates specified in clause 4, take the necessary administrative steps to implement the revised differential general rates and minimum payment in accordance with Council's decision and the applicable statutory requirements;

   c) replace the incorrect Rating Information Note in the 2026/2027 Annual Budget with the replacement Rating Information Note included as an attachment;

   d) make the consequential administrative amendments required to ensure consistency between the Annual Budget, rating model, Council resolution, Ministerial approval and SynergySoft rating system;

   e) make the administrative correction necessary to reconcile the replacement Rating Information Note and Statement of Financial Activity for the identified $59 rounding difference, provided that the correction does not alter the rates in the dollar, minimum payment, total underlying rating calculation, budgeted services or capital program; and

   f) issue the 2026/2027 rate notices once Ministerial approval has been received and the rating information has been independently reconciled and verified.

   g) withhold the issue of rate notices if Ministerial approval is not received in sufficient time to meet the proposed timetable and present revised payment and instalment dates to Council before the notices are issued.

6. Notes that the revised rating model provides for estimated general rates and minimum payments of $3,984,890, subject to whole-dollar rounding.

7. Approves and adopts, pursuant to sections 6.45 and 6.50 of the Local Government Act 1995 and regulation 64 of the Local Government (Financial Management) Regulations 1996, the following revised payment options and due dates for the 2026/2027 financial year, replacing those previously adopted under Part C, clause 6 of Resolution OCM/26/012:

Payment option	Due date	Days from first payment

Option 1: Payment in full		
Full payment	Friday, 16 October 2026	Not applicable
Option 2: Two instalments		
First instalment	Friday, 16 October 2026	0
Second instalment	Friday, 19 February 2027	126
Option 3: Four instalments		
First instalment	Friday, 16 October 2026	0
Second instalment	Friday, 18 December 2026	63
Third instalment	Friday, 19 February 2027	126
Fourth instalment	Friday, 23 April 2027	189

8. Grants, pursuant to section 6.46 of the Local Government Act 1995, a discount of 3% on current-year general rates where the ratepayer pays all current rates and any outstanding rate arrears on or before Friday, 16 October 2026, replacing the discount arrangements previously adopted under Part D, clause 7 of Resolution OCM/26/012.
9. NOTES that the proposed rates timetable provides for rate notices to be issued on Friday, 11 September 2026, subject to revised Ministerial approval being received and all rating information being reconciled and verified in sufficient time to meet that date.
10. Requests the Chief Executive Officer to advise Council following receipt of revised Ministerial approval and confirm the date on which the revised rates and minimum payment were implemented.
11. Notes that if the Ministerial approval does not correspond with the rates specified in clause 4 or contains a condition requiring those rates to be varied, the matter will be returned to Council before rate notices are issued.
12. Confirms that all other parts of Resolution OCM/26/012 remain unchanged.

SUMMARY

This report addresses discrepancies identified following the adoption of the Shire's 2026/2027 Annual Budget under Resolution OCM/26/012 at the Special Meeting of Council held on 28 August 2026.

The adopted rating table incorrectly recorded the minimum payment as $570 rather than the $507 previously endorsed by Council and publicly advertised. Subsequent reconciliation by the Shire's rates consultant also confirmed that the rates in the dollar required recalculation using current rateable valuations to align the estimated rate yield with the amount required by the Annual Budget.

The revised rating model provides for differential rates of 13.6610 cents for GRV Residential, 27.2000 cents for GRV Mining, 0.6866 cents for UV Rural and 24.4700 cents for UV Mining, with a minimum payment of $507. The revised model, replacement Rating Information Note and SynergySoft Differential Rating Report are consistent and provide for estimated general rates and minimum payments of $3,984,890, subject to whole-dollar rounding.

As the revised UV Mining rate remains more than twice the revised UV Rural rate, revised Ministerial approval is required before the rates can be implemented. The report also proposes revised payment and instalment dates based on rate notices being issued on 11 September 2026.

VOTING REQUIREMENT

Absolute Majority

COUNCIL'S ROLE

Executive

The substantial direction setting and oversight role of the Council. E.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

BACKGROUND

Council previously adopted Resolution OCM/26/051, endorsing the Differential Rating Objects and Reasons and the proposed differential general rates and minimum payment for public advertising. The rates endorsed at that time were 13.2000 cents for GRV Town Sites, 27.2000 cents for GRV Mining, 0.8292 cents for UV Rural and 24.8000 cents for UV Mining, with a minimum payment of $507.

Public notice was subsequently given in accordance with section 6.36 of the Local Government Act 1995. This section requires public notice of proposed differential general rates and applicable minimum payments before they are imposed and permits Council, after considering submissions, to impose the proposed rates with or without modification. No submissions were received.

Ministerial approval was received on 24 August 2026 for the differential rate requiring approval under section 6.33(3). Council then adopted the 2026/2027 Annual Budget under Resolution OCM/26/012 at its Special Meeting held on 28 August 2026.

Part B, clause 4 of Resolution OCM/26/012 adopted the rates originally endorsed for advertising but incorrectly recorded the minimum payment as $570. The minimum payment previously endorsed by Council and included in the public notice was $507.

Following adoption of the Annual Budget, the Shire's rates consultant reconciled the rating model using current rateable valuations. The rates in the dollar were then recalculated to align the estimated rate yield with the amount required by the Annual Budget. The replacement rating information is:

Rate category	Basis	Rate in the dollar	Minimum payment
Residential	GRV	13.6610 cents	$507
Mining	GRV	27.2000 cents	$507
Rural	UV	0.6866 cents	$507
Mining	UV	24.4700 cents	$507

The revised rating model, replacement Rating Information Note and SynergySoft Differential Rating Report calculate gross general rates and minimum payments of approximately $3,984,890.

A difference of $59 has also been identified between the replacement rating information and the amount previously presented in the Statement of Financial Activity. The rates consultant has advised that this difference arises from cumulative rounding within the rating model. The recommendation authorises the Chief Executive Officer to make the necessary administrative adjustment so that the final rating disclosures are internally consistent.

The revised UV Mining rate remains more than twice the revised UV Rural rate. Section 6.33(3) prevents the Shire from imposing that rate without Ministerial approval. A revised application will therefore be submitted before the updated rating parameters are implemented. The recalculation resulted in an increase to the GRV Residential rate, no change to the GRV Mining rate and reductions to the UV Rural and UV Mining rates.

The revised timetable provides for rate notices to be issued on 11 September 2026, with payment in full or the first instalment due on 16 October 2026. Subsequent instalments are proposed for 18 December 2026, 19 February 2027 and 23 April 2027. These dates remain subject to Ministerial approval being received and the rating information being fully reconciled and verified before notices are issued.

FINANCIAL

The revised rating model provides for estimated general rates and minimum payments of $3,984,890, subject to whole-dollar rounding. The recalculated rates are intended to align the rate yield with the amount required by the 2026/2027 Annual Budget and do not increase the overall budgeted rating requirement.

The $59 rounding difference will be reconciled between the replacement Rating Information Note and Statement of Financial Activity. Any correction will be limited to the presentation of the identified rounding difference and will not alter the rating parameters, budgeted services or capital program.

Any delay in receiving revised Ministerial approval may delay the issue and collection of rates and have a temporary effect on the Shire's cash flow. Administration will monitor the Shire's cash position pending the issue of rate notices.

RISK

Issuing rate notices before the discrepancies are corrected and revised Ministerial approval is received may result in rates being levied using parameters that do not align with Council's decision, current valuations, the Annual Budget or the Ministerial approval.

This risk will be managed by withholding rate notices until Ministerial approval corresponding with the revised rates has been received, reconciling all rating documents and independently verifying the rating parameters entered into SynergySoft before notices are issued.

Failure to complete this process may expose the Shire to legislative non-compliance, incorrect rates notices, ratepayer objections, delayed revenue and reputational damage. A differential general rate more than twice the lowest differential rate cannot be imposed without Ministerial approval.

Written confirmation will be obtained that the revised Ministerial approval corresponds with the rates adopted by Council before the rating parameters are implemented.

POLICY

The proposed amendments are consistent with the Shire's financial management and rating policies and support the principles of transparency, equity and sound financial management.

The Differential Rating Objects and Reasons will be reviewed before the revised Ministerial application is submitted. Numerical information will be updated to align with the revised rates, valuations and estimated rate yield. Any substantive change to the approved purpose or rationale for a differential rating category will be referred to Council.

No broader policy amendments are proposed.

STATUTORY

Sections 6.32 to 6.36 of the Local Government Act 1995 govern the imposition of differential general rates and minimum payments. As the revised UV Mining rate is more than twice the revised UV Rural rate, Ministerial approval is required under section 6.33(3) before it can be imposed. The adoption of the revised rates and minimum payment requires an Absolute Majority.

Sections 6.45 and 6.50 of the Act and regulation 64 of the Local Government (Financial Management) Regulations 1996 apply to the revised payment and instalment dates. As the proposal substantially changes parts of Resolution OCM/26/012, the requirements of regulation 10 of the Local Government (Administration) Regulations 1996 must also be observed

STRATEGIC

Theme

4. CIVIC LEADERSHIP

Goal

4.2 We are a compliant and resourced Local Government

Strategy

4.2.1 External audits and reviews confirm compliance with relevant Local Government legislation

COMMENT

The post-adoption review identified that the minimum payment in Resolution OCM/26/012 was incorrectly recorded as $570 rather than $507. It also confirmed that the rates in the dollar required recalculation using current rateable valuations to align the estimated rate yield with the amount required by the Annual Budget.

The proposed resolution provides a transparent process for correcting these matters. It adopts the revised rating parameters subject to Ministerial approval, authorises the necessary administrative amendments, addresses the $59 rounding difference and establishes revised payment and instalment dates.

The original resolutions and confirmed minutes will remain intact as the historical record. Once corresponding Ministerial approval is received, Administration will complete the reconciliation, verify the SynergySoft rating parameters and proceed with issuing rate notices. Any approval requiring a change to the rates adopted by Council will be referred back to Council before implementation.

RESOLUTION OCM/26/013

Moved: Cr Bruce Browning

Seconded: Cr Murray James

That Council, in accordance with regulation 10 of the Local Government (Administration) Regulations 1996 and by Absolute Majority:

1. Notes that Resolution OCM/26/051 endorsed the following differential general rates and minimum payment for public advertising for the 2026/2027 financial year:

Rate category	Basis	Rate in the dollar	Minimum payment
Town Sites	GRV	13.2000 cents	$507
Mining	GRV	27.2000 cents	$507

Rural	UV	0.8292 cents	$507
Mining	UV	24.8000 cents	$507

2. Notes that the minimum payment included in Part B, clause 4 of Resolution OCM/26/012 was incorrectly recorded as $570 instead of $507.
3. Notes that the rates in the dollar have been recalculated using current rateable valuations to align the estimated rate yield with the amount required by the 2026/2027 Annual Budget.
4. Approves and adopts, subject to receiving the required approval from the Minister for Local Government under section 6.33(3) of the Local Government Act 1995, the following revised differential general rates and minimum payment for the 2026/2027 financial year, replacing those previously adopted under Part B, clause 4 of Resolution OCM/26/012:

Rate category	Basis	Rate in the dollar	Minimum payment
Residential	GRV	13.6610 cents	$507
Mining	GRV	27.2000 cents	$507
Rural	UV	0.6866 cents	$507
Mining	UV	24.4700 cents	$507

5. Authorises the Chief Executive Officer to:
   a) apply for revised Ministerial approval, supported by the revised rating model and other required documentation;
   b) upon receiving Ministerial approval corresponding with the rates specified in clause 4, take the necessary administrative steps to implement the revised differential general rates and minimum payment in accordance with Council's decision and the applicable statutory requirements;
   c) replace the incorrect Rating Information Note in the 2026/2027 Annual Budget with the replacement Rating Information Note included as an attachment;
   d) make the consequential administrative amendments required to ensure consistency between the Annual Budget, rating model, Council resolution, Ministerial approval and SynergySoft rating system;
   e) make the administrative correction necessary to reconcile the replacement Rating Information Note and Statement of Financial Activity for the identified $59 rounding difference, provided that the correction does not alter the rates in the dollar, minimum payment, total underlying rating calculation, budgeted services or capital program; and
   f) issue the 2026/2027 rate notices once Ministerial approval has been received and the rating information has been independently reconciled and verified.
   g) withhold the issue of rate notices if Ministerial approval is not received in sufficient time to meet the proposed timetable and present revised payment and instalment dates to Council before the notices are issued.
6. Notes that the revised rating model provides for estimated general rates and minimum payments of $3,984,890, subject to whole-dollar rounding.
7. Approves and adopts, pursuant to sections 6.45 and 6.50 of the Local Government Act 1995

and regulation 64 of the Local Government (Financial Management) Regulations 1996, the following revised payment options and due dates for the 2026/2027 financial year, replacing those previously adopted under Part C, clause 6 of Resolution OCM/26/012:

Payment option	Due date	Days from first payment
Option 1: Payment in full		
Full payment	Friday, 16 October 2026	Not applicable
Option 2: Two instalments		
First instalment	Friday, 16 October 2026	0
Second instalment	Friday, 19 February 2027	126
Option 3: Four instalments		
First instalment	Friday, 16 October 2026	0
Second instalment	Friday, 18 December 2026	63
Third instalment	Friday, 19 February 2027	126
Fourth instalment	Friday, 23 April 2027	189

8. Grants, pursuant to section 6.46 of the Local Government Act 1995, a discount of 3% on current-year general rates where the ratepayer pays all current rates and any outstanding rate arrears on or before Friday, 16 October 2026, replacing the discount arrangements previously adopted under Part D, clause 7 of Resolution OCM/26/012.
9. NOTES that the proposed rates timetable provides for rate notices to be issued on Friday, 11 September 2026, subject to revised Ministerial approval being received and all rating information being reconciled and verified in sufficient time to meet that date.
10. Requests the Chief Executive Officer to advise Council following receipt of revised Ministerial approval and confirm the date on which the revised rates and minimum payment were implemented.
11. Notes that if the Ministerial approval does not correspond with the rates specified in clause 4 or contains a condition requiring those rates to be varied, the matter will be returned to Council before rate notices are issued.
12. Confirms that all other parts of Resolution OCM/26/012 remain unchanged.

CARRIED 6/0 BY ABSOLUTE MAJORITY

For: Crs Kent Mouritz, Beverley Gangell, Bruce Browning, Murray James, Darren Pool and Toni Smeed

Against: Nil

10 BUSINESS OF AN URGENT NATURE

Nil

11 CLOSE OF MEETING

11.1 DATE OF NEXT MEETING

To be held at Hyden Community Resource Centre at 4:00 PM on 23 September 2026.

11.2 CLOSURE

The Meeting closed at 8.13am.

SHIRE OF KONDININ

NOTICE OF INTENTION TO IMPOSE DIFFERENTIAL GENERAL RATES AND MINIMUM PAYMENTS 2026/2027

Local Government Act 1995, section 6.36

The Shire of Kondinin gives notice that it intends to impose the following differential general rates and minimum payments on rateable land in its district for the 2026/2027 financial year:

Rating category	Valuation basis	Rate in the dollar	Minimum payment
GRV General	Gross rental value	$0.136610	$507
GRV Mining	Gross rental value	$0.272000	$507
UV Rural	Unimproved value	$0.006866	$507
UV Mining	Unimproved value	$0.244700	$507

The rates are calculated on the valuations that apply from 1 July 2026. The proposed UV Mining rate is more than twice the UV Rural rate and requires the approval of the Minister for Local Government.

This notice replaces the earlier notice of the Shire's proposed 2026/2027 rates. The general rate and minimum payment imposed in August 2026 were quashed by the State Administrative Tribunal on 9 November 2026.

Objects and reasons

A document describing the objects of, and reasons for, each proposed rate and minimum payment may be inspected at the Shire Administration Office, Gordon Street, Kondinin, between 8.30am and 4.30pm, Monday to Friday; and at the Hyden office, Trading Post Building, Hyden between 8.30am and 4.30pm Monday to Friday.

It is also published on the Shire's website at www.kondinin.wa.gov.au.

Submissions

Electors and ratepayers are invited to make written submissions about the proposed rates and minimum payments, and any related matter, by **4pm on Monday 21 December 2026**.

- **Post:** Chief Executive Officer, Shire of Kondinin, PO Box 7, Kondinin WA 6367
- **Email:** ccs@kondinin.wa.gov.au
- **In person:** Shire Administration Office, Gordon Street, Kondinin and Hyden Library, Trading Post Building, Hyden.

Council will consider all submissions before it imposes the rates. Submissions, and Council's response, will be included in the Council agenda and minutes and provided to the Minister with the Shire's application for approval.

Bruce Wright
Chief Executive Officer
25 November 2026

SHIRE OF KONDININ

NOTICE OF PROPOSED USE OF RESERVE FUNDS

Local Government Act 1995, section 6.11(2)

The Shire of Kondinin gives one month's notice that it proposes to use money held in a reserve account for a purpose other than the purpose of the reserve:

Reserve	1. Plant and Equipment Reserve 2. Hyden Discovery Centre Reserve
Purpose of the reserve	Plant and equipment - to fund the purchase, replacement and major refurbishment of the Shire's plant, vehicles and equipment. Hyden Discovery Centre - to fund the development of the discovery centre project
Amount	Up to $500,000.00 from each reserve account, not to exceed $1m in the aggregate.
Proposed use	A temporary transfer to the Municipal Fund to meet the Shire's operating commitments until the 2026/2027 rates are collected

Why the funds may be needed

The 2026/2027 general rate and minimum payment were quashed by the State Administrative Tribunal on 9 November 2026. The rates must now be advertised and imposed again, and rates are not expected to be received until about March 2027. The Shire is meeting its commitments from its existing cash, but needs a contingency in case that cash runs low before rates are collected.

Conditions

- The transfer is a contingency only. Money will be drawn only when the Shire's monthly cash report shows it is needed, and only to the amount required.
- Any amount drawn will be repaid in full to the reserve from 2026/2027 rate collections by 30 June 2027.
- The purpose of the reserve will not change.

Submissions

Written submissions about this proposal may be made by **4pm on Tuesday 29 December 2026**.

- **Post:** Chief Executive Officer, Shire of Kondinin, PO Box 7, Kondinin WA 6367
- **Email:** ccs@kondinin.wa.gov.au
- **In person:** Shire Administration Office, Gordon Street, Kondinin and Hyden Library, Trading Post Building, Hyden

Council will consider any submissions before it decides, by absolute majority, whether to use the reserve funds. The decision is expected at a Council meeting yet to be determined.

Bruce Wright
Chief Executive Officer
25 November 2026

Drafting note: plain-language notice under Recommendation 6(c). For the website, newsletters and the counter. It is not a statutory notice, so it can be shortened for other uses.

SHIRE OF KONDININ

Your 2026/2027 rates and why your rate notice is late

What happened?

Council set the 2026/2027 rates in August 2026. Before rate notices were sent, the Shire found the rates had been worked out using property valuations from before 1 July 2026, instead of the current valuations. Applied to current valuations, they would have raised more than the law allows.

The only lawful way to fix this was to ask the State Administrative Tribunal to cancel (quash) the rates. The Shire did this, and the Tribunal quashed the rates on 9 November 2026. The Shire must now go through the rate-setting process again.

Do I need to do anything now?

No. No 2026/2027 rate notices were sent, so there is nothing to pay yet. Please do not make a payment for 2026/2027 until you receive your rate notice.

When will I get my rate notice?

If the Minister approves the proposed rates in time, Council expects to set the rates on 17 February 2027. Rate notices would then be sent on about 19 February 2027, with payment due about 26 March 2027. If approval takes longer, these dates will move to March and April 2027.

Will my rates go up?

The proposed rates raise the same total amount as the budget Council adopted in August. They do not increase the overall amount the Shire collects. What you pay will depend on your property's valuation and its rating category. The proposed rates are set out in the public notice and on the Shire's website.

Will there be a discount and payment options?

Council expects to offer an early payment discount and the option to pay by instalments. These will be set when Council sets the rates, and will be shown on your rate notice. If you are likely to have trouble paying, please contact the Shire to talk about a payment arrangement.

Have your say

You can make a written submission about the proposed rates by **4pm on Monday 21 December 2026**. Details are in the public notice and on the Shire's website at www.kondinin.wa.gov.au.

What is the Shire doing to stop this happening again?

The Chief Executive Officer has started an internal review of how the error occurred. Its findings will go to the Shire's Audit, Risk and Improvement Committee and to Council.

Questions?

Please contact the Shire on (08) 9889 1006 or cso@kondinin.wa.gov.au.

We are sorry for the inconvenience and thank you for your patience.

SOCIAL MEDIA POST

2026/2027 rates - have your say

The Shire of Kondinin is setting its 2026/2027 rates again after the State Administrative Tribunal quashed the rates set in August. No rate notices have been sent yet, so there is nothing to pay right now.

The proposed rates in the dollar are:

- GRV General: $0.136610
- GRV Mining: $0.272000
- UV Rural: $0.006866
- UV Mining: $0.244700

The minimum payment is $507 in every category.

Written submissions close at 4pm on Monday 21 December 2026. The full notice and the Objects and Reasons are on our website: www.kondinin.wa.gov.au

The Shire also proposes to use up to $500,000 from the Plant and Equipment Reserve and up to $500,000 from the Hyden Discovery Centre Reserve as a temporary cash-flow contingency until rates are collected, with all amounts used to be repaid to the respective reserves by 30 June 2027.

Submissions on that proposal close at 4pm on Tuesday 29 December 2026.

Questions? Call (08) 9889 1006.

Ratepayer name
Postal address
Town STATE Postcode

Assessment number:
Property:

Dear Ratepayer Name

Proposed 2026/2027 differential rates -GRV Mining category - invitation to make a submission

I am writing to you directly because you are a ratepayer in the Shire's GRV Mining rating category. Council is proposing differential rates for 2026/2027 and you are invited to make a submission before 4pm on Monday 21 December 2026.

On 9 November 2026, at the Shire's request, the State Administrative Tribunal quashed the general rate and minimum payment Council imposed for 2026/2027. The rates had been calculated on valuations that applied before 1 July 2026, not the current valuations, and would have raised more than the *Local Government Act 1995* allows.

No 2026/2027 rate notices were issued, so you have not been charged rates for this year. The Shire must now give fresh notice of its proposed rates and consider any submissions before Council imposes new rates.

The GRV Mining category has fewer than 30 ratepayers. The Minister's *Rating Policy: Differential Rates* asks local governments to write directly to each ratepayer in a category of that size, give them a copy of the policy and allow at least 21 days for submissions. A copy of the policy is enclosed.

At the proposed rates, the GRV Mining rate is just under twice the GRV General rate, so it does not need the Minister's approval. The Shire is writing to you so that you have the same direct opportunity to comment as if it did.

The proposed rates

Council endorsed the following proposed rates and minimum payment for public notice at its Special Meeting on 24 November 2026:

Rating category	Valuation basis	Proposed rate in the dollar	Minimum payment
GRV General	Gross rental value	$0.136610	$507
GRV Mining	**Gross rental value**	**$0.272000**	**$507**
UV Rural	Unimproved value	$0.006866	$507
UV Mining	Unimproved value	$0.244700	$507

The proposed GRV Mining rate of $0.272000 in the dollar is the same as the rate previously advertised and approved for 2026/2027. The rates have been calculated on the valuations that apply from 1 July 2026.

What this means for your property

Gross rental value	$[xxx,xxx]
Proposed rate in the dollar	$0.272000
Estimated 2026/2027 general rates	$[xx,xxx] (or the $507 minimum payment, if higher)

This estimate is for general rates only. It does not include any other charges that may appear on your rate notice. The final amount will be set when Council imposes the rates.

This category applies to mining leases with improvements on the land, such as workforce accommodation, offices, workshops and processing facilities. The higher rate is intended to help meet the additional cost of maintaining and renewing the roads and waste facilities in the eastern part of the Shire that service mining operations, given the remote location and the weights and volumes of traffic involved.

The full *Differential Rating Objects and Reasons 2026/2027* is enclosed. It is also available at the Shire Administration Office in Kondinin during office hours and on the Shire's website at www.kondinin.wa.gov.au.

How to make a submission

Submissions must be in writing and received by **4pm on Monday 21 December 2026**. Please send your submission to:

- **Post:** Chief Executive Officer, Shire of Kondinin, PO Box 7, Kondinin WA 6367
- **Email:** eso@kondinin.wa.gov.au
- **In person:** Shire Administration Office, Gordon Street Kondinin or the Hyden Library (trading Post building).

Please include your name, address and assessment number. Council will consider all submissions at a Special Meeting on Wednesday 23 December 2026. Submissions and Council's response will be included in the Council agenda and minutes, and provided to the Minister with any application for approval of the proposed rates.

Subject to Ministerial approval of the UV Mining rate, Council expects to adopt the budget and impose the 2026/2027 rates at its Ordinary Meeting on Wednesday 17 February 2027. Rate notices would then be issued on about 19 February 2027, with payment due about 26 March 2027. Payment options, including any early payment discount and instalments, will be set at that meeting and shown on your rate notice.

If you have any questions about this letter or your property, please contact Mrs Bindi Billingham, Coordinator Corporate Services on (08) 9889 1006 or ccs@kondinin.wa.gov.au.

Yours sincerely

Bruce Wright
Chief Executive Officer

Enclosures

- Minister's Rating Policy: Differential Rates
- Differential Rating Objects and Reasons 2026/2027

STATE ADMINISTRATIVE TRIBUNAL

Jurisdiction:	*Local Government Act 1995*
Application:	Referral of a question of general interest relating to a rate or service charge being imposed in accordance with the Act
Parties:	**SHIRE OF KONDININ** (Applicant) **No Respondent** (Respondent)
Matter Number:	DR 176/2026
Application Lodged:	6 November 2026
Date of Decision:	9 November 2026
Decision of:	Senior Member Stephen Willey

The Tribunal notes:

Having regard to the Applicant's Statement of Issues, Facts and Contentions (dated 9 November 2026), the contents of the affidavit of Bruce Andrew Wright (sworn 2 November 2026), and the letter from McLeods Lawyers dated 6 November 2026, the Tribunal is satisfied that the general rates, and the minimum payments, adopted by the Council of the City at its Special Council Meeting on 28 August 2026, do not comply with s 6.34of the Local Government Act 1995 (WA) (LG Act), by reason that the amount yielded by the adopted differential general rates, if imposed, will exceed the amount permitted by s 6.34 of the LG Act. Accordingly, the general rate and minimum payment do not comply with the requirements of the LG Act.

The Tribunal orders:

1. Pursuant to s 6.82 of the Local Government Act 1995 (WA) (LG Act), the general rate and the minimum payment imposed by the City of Kondinin upon rateable land for the 2026/2027 financial year, pursuant to s 6.32(1) of the LG Act, are hereby quashed.

2. The directions hearing listed for 11.30 am on 20 November 2026 is vacated.

STATE ADMINISTRATIVE TRIBUNAL Western Australia

Department of **Local Government, Industry Regulation and Safety**
GOVERNMENT OF WESTERN AUSTRALIA

Our ref A115570815
Enquiries Amy Walsh
Phone (08) 6552 1530
Email legislation@lgirs.wa.gov.au

Mr Bruce Wright
Chief Executive Officer
Shire of Kondinin

Email: ceo@kondinin.wa.gov.au

Dear Mr Wright

SHIRE OF KONDININ – DIFFERENTIAL RATES 2026/27

I refer to an application submitted by the Shire of Kondinin (Shire) dated 29 July 2026 requesting approval to impose a differential general rate that is more than twice the lowest rate in the gross rental value (GRV) category and the unimproved value (UV) category.

Please be advised that – under authority delegated by the Minister for Local Government and in accordance with section 6.33(3) of the *Local Government Act 1995* – I have approved the Shire's application to impose differential general rates as follows:

Category of Rating	Rate in the dollar 2026/27
GRV Mining	0.272000
UV Mining	0.248000

The approval is valid for the 2026/27 financial year.

My approval only applies to the above specified rates and amounts. If the Shire intends to make any further changes to these rates prior to final budget adoption, please notify LGIRS so it can confirm whether doing so will void this approval.

I appreciate the efforts of your staff in providing the information required to support this approval. For future applications, please ensure any affected ratepayer in a category with less than 30 ratepayers is informed in writing directly and provided with a copy of the Minister's Rating Policy: Differential Rates.

As you are likely aware, the Local Government Amendment (Rating of Certain Mining Licences) Bill 2026 (Amendment Bill) has passed both houses of Parliament and is expected to shortly receive Royal Assent.

The primary effect of the Amendment Bill is that Crown land subject solely to a miscellaneous licence or small prospecting licence between 1 July 2017 and 30 June 2026, and going forward, is not to be treated as rateable under section 6.26 of the *Local Government Act 1995*.

Following assent, local governments will be required to review and, where necessary, implement corrective measures for rate notices that apply from the 2017-18 financial year. This is to include updating rate records and making any relevant budgetary and reporting adjustments.

Gordon Stephenson House, 140 William Street Perth WA 6000
Locked Bag 14 Cloisters Square Perth WA 6850
Telephone (08) 9222 3333
Email odg@lgirs.wa.gov.au
Web www.lgirs.wa.gov.au

In effect, all rates and liabilities issued in relation to miscellaneous licences and small prospecting licences on Crown land will be extinguished, and affected ratepayers will be entitled to refunds, which must be issued within 90 days.

If you have any questions, please do not hesitate to contact A/Local Government Financial Policy and Statutory Approvals General Manager Ms Amy Walsh on (08) 6552 1530 or via legislation@lgirs.wa.gov.au.

Yours sincerely



Lanie Chopping
DIRECTOR GENERAL
Date: 24 August 2026

SHIRE OF KONDININ

Bushfire Risk Management Plan

2026-2028



Draft for the OBRM two-year review | November 2026

Kondinin · Hyden · Karlgarin

Wave Rock, Hyden. Photo: Shire of Kondinin.

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Document control

Document name	Shire of Kondinin Bushfire Risk Management Plan 2026-2028	Current version	0.2 (draft)
Document owner	CEO, Shire of Kondinin	Issue date	21/11/2026
Document location	Shire Administration, Kondinin	Next review date	31/05/2028

Record of amendments

Version	Date	Change
Current	21/11/2026	Full rewrite replacing the 2021-2026 plan (V2)

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 Kondinin 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 Kondinin.

Local Government	Representative	Signature	Date
Shire of Kondinin	Bruce Wright, Chief Executive Officer		21/11/2026

Publication information

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Acknowledgement of Country

The Shire of Kondinin acknowledges the Ballardong Noongar people as the Traditional Owners of the land on which Kondinin, Karlgarin and Hyden stand. We pay our respects to Elders past and present, and recognise their continuing connection to Country, including their long practice of caring for this landscape with fire.

Chapter 1 Introduction

1.1. Background

This Bushfire Risk Management (BRM) Plan provides contextual information to inform a structured approach to identifying, assessing, prioritising, monitoring and treating bushfire risk. The BRM Plan has been prepared by the Shire of Kondinin, encompasses all land within the Shire of Kondinin and has been written on behalf of all stakeholders within that area. It replaces the Shire's 2021-2026 plan. The BRM Plan is informed by consultation and communication with land and asset managers 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 Kondinin 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; and
- documenting processes used to monitor and review the implementation of treatments to ensure risk is managed to an acceptable level.

The Shire's own objectives for bushfire risk management are to protect life first; to concentrate treatment on the homes, schools, aged care and visitor sites most at risk; to cut the number of fires started by people; and to protect Aboriginal heritage and the natural environment while doing so.

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*. Those of particular relevance to the Shire of Kondinin are listed below, checked as current at November 2026. The Bush Fires Act 1954 is to be replaced by a Consolidated Emergency Services Act; until then the 1954 Act and its regulations apply.

Legislation	Relevance to this plan
Bush Fires Act 1954 and Bush Fires Regulations 1954	Bush fire brigades and Bush Fire Control Officers, s.33 fire management notices, restricted and prohibited burning times, harvest and vehicle movement bans
Bush Fire Risk Treatment Standards (as amended 2024)	Vegetation treatment standards made under the Bush Fires Act 1954
Emergency Management Act 2005 and Emergency Management Regulations 2006	Local Emergency Management Arrangements and the LEMC
Aboriginal Heritage Act 1972 and Aboriginal Heritage Regulations 1974	Protection of all Aboriginal sites registered or not; approval under regulations 7 and 10 before ground or vegetation disturbance in a site. Restored on 15 November 2023 when the Aboriginal Cultural Heritage Act 2021 was repealed
Native Title Act 1993 (Cth)	Basis of the Ballardong People Indigenous Land Use Agreement
Biodiversity Conservation Act 2016; Environment Protection and Biodiversity Conservation Act 1999 (Cth)	Threatened species and ecological communities
Environmental Protection Act 1986 and Environmental Protection (Clearing of Native Vegetation) Regulations 2004	Clearing permits and exemptions for mitigation works
Conservation and Land Management Act 1984	DBCA-managed reserves
Planning and Development Act 2005 and State Planning Policy 3.7 Planning in Bushfire Prone Areas	Bushfire considerations in planning and development

Policy, plan or standard	Status
State Hazard Plan - Fire	Version 3.01, approved 29 April 2026
Guidelines for Preparing a Bushfire Risk Management Plan 2024 and BRM Planning Handbook (OBRM)	Standard and method for this plan
Aboriginal Heritage and Fire Management - Interim Guidance 2026/27 (DFES)	Procedures for mitigation and suppression near Aboriginal sites
Shire of Kondinin Local Emergency Management Arrangements	2016, with Local Recovery Plan 2016; under review in 2026
Shire of Kondinin Risk Management Strategy 2022	Corporate risk framework this plan aligns to
Shire of Kondinin Strategic Community Plan and Corporate Business Plan	Strategic Community Plan 2016-2026 (under review; new plan expected by July 2027)

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, the Asset Risk Register and the Treatment Schedule. Further details on the guiding principles and process are in Chapter 2 of the Guidelines.

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
Shire of Kondinin	Custodian of the BRM Plan. Coordinates its development and ongoing review, undertakes the bushfire risk assessment of the Shire, submits the plan to OBRM, develops and implements a Treatment Schedule for Shire-managed land, encourages risk owners to treat identified risks and communicates the plan to the community. Issues the annual s.33 fire management notice.
Bush Fire Advisory Committee (established October 2026), Chief Bush Fire Control Officer, Bush Fire Control Officers and brigades	Advise on local fire behaviour and treatment priorities, review the plan and annual program, issue permits to burn, enforce the Bush Fires Act 1954 and support mitigation burns.
Local Emergency Management Committee	Aligns the plan with the Local Emergency Management Arrangements, including evacuation arrangements.
DFES	Contributes to the development and implementation of the BRM Plan; facilitates involvement of State and federal agencies; undertakes treatments on unmanaged reserves and unallocated Crown land within gazetted townsites; by agreement implements treatment strategies for other land managers; endorses BRM Plans through OBRM; administers the Mitigation Activity Fund Grants Program.
Department of Biodiversity, Conservation and Attractions (DBCA)	Contributes to the BRM Plan, implements its treatment program on DBCA-managed land (including Lake Cronin, Biglin and Lake Gounter Nature Reserves) and on unallocated Crown land and unmanaged reserves outside townsites, and advises on environmental assets and appropriate treatments.
Department of Planning, Lands and Heritage (DPLH)	Identifies managed assets and advises on the management of Aboriginal cultural heritage, including ACHIS and approvals under the Aboriginal Heritage Act 1972.
Ballardong Aboriginal Corporation	Regional corporation for the Ballardong People ILUA. Advises on Aboriginal heritage and cultural burning, and can provide Aboriginal Cultural Advisors.
Other State agencies and public utilities (Main Roads WA, Western Power, Water Corporation)	Identify managed assets, advise on current risk treatment programs, contribute to the BRM Plan and undertake treatments on land and networks they manage.
Corporations and private landowners (including CBH Group, mining and energy operators, farmers)	Identify managed assets, advise on current treatment programs and undertake treatments on land they manage.

2.2. Stakeholder engagement

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. Table 2 lists the stakeholders with a significant role or interest in the plan, or most affected by its outcomes. Engagement undertaken is recorded in Appendix D.

Table 2 Key stakeholders identified in the BRM planning process for the Shire of Kondinin

Stakeholder	Role or interest	Level of impact of outcomes	Level of Engagement
Shire of Kondinin Council	Plan owner; approves plan and funding	High	Empower
BFAC, CBFCO and bush fire brigades	Response, local knowledge, burning support	High	Collaborate
Ballardong Aboriginal Corporation	Traditional Owners; Aboriginal heritage and cultural burning	Medium	Consult and involve
DFES (OBRM and Upper Great Southern Region)	Endorsement, BRMS, operations, MAFGP	Medium	Involve
DBCA	Land manager; environmental assets	Medium	Involve
DPLH	Aboriginal heritage; Crown land	Medium	Consult
Main Roads WA, Western Power, Water Corporation	Asset owners and treatment managers	Medium	Consult
CBH Group, mining and energy operators, Wave Rock operators	Asset owners; workforces and visitors	Medium	Consult
Neighbouring shires (RoeROC and Lake Grace)	Cross-boundary fire and treatments	Low	Inform
Landholders and residents	Risk owners; treat their own land	High	Inform and consult
Visitors and seasonal workers	Exposed to bushfire with little local knowledge	Medium	Inform

Chapter 3 Establishing the context

Strategic and corporate framework

This plan supports the Shire of Kondinin Strategic Community Plan 2016-2026, which is under review, with a new plan expected by July 2027. The current plan's vision includes health, wellbeing and feelings of safety and security, and it commits the Shire to safe transport links, reliable utilities and telecommunications, tourism, and care for the environment and heritage. The BRM Plan shows where housing, infrastructure, events and tourism face bushfire risk, and supports the LEMC with evacuation planning. The new Strategic Community Plan will be checked against this plan when it is adopted.

The Shire is small, with about 35 staff across the depot and the Kondinin and Hyden administration offices, and no dedicated emergency management officer. The CEO is responsible for bushfire risk management and delegates tasks to suitably qualified staff and the Chief Bush Fire Control Officer. The LEMC reviews the plan. Council established the Shire's Bush Fire Advisory Committee under s.67 of the Bush Fires Act 1954 on 21 October 2026 (OCM/26/032). It has a Council member, the Chief and Deputy Chief Bush Fire Control Officers and a representative of each brigade area, meets at least twice a year (before and after the fire season), and advises Council on prevention, firebreaks, brigade coordination and this plan. Its inaugural meeting on 4 November 2026 began the review of this plan. The annual mitigation program is funded through the Shire budget and MAFGP.

Land use and tenure

The Shire covers about 7,340 km² in the eastern Wheatbelt, roughly 280 km east of Perth. It is a long east-west strip between the Shires of Narembeen and Kulin, with the towns of Kondinin in the west, Karlgarin in the centre and Hyden in the east. Beyond Hyden the Shire runs to the Forrestania area on the western edge of the Great Western Woodlands.

About 64% of the Shire is private land, mostly large family farms used for broadacre cropping and livestock. Native vegetation remains on nature reserves, granite outcrops, salt lake systems, road reserves and farm remnants. Unallocated Crown land and unmanaged reserves cover about 33%, mostly in the Forrestania locality (about 3,190 km²) at the eastern end, which is largely uncleared bushland of the Great Western Woodlands, with mining tenements. DBCA manages about 2.9% (nature reserves including Lake Cronin, Biglin and Lake Gounter) and the Shire about 0.1%, mostly reserves around the townsites. Under a memorandum of understanding with the State, DFES treats unallocated Crown land and unmanaged reserves inside townsites, and DBCA treats those outside.

With most land in private hands, treatment depends on landholders. One landholder who does not prepare raises the risk for neighbours, and smaller town populations mean fewer people for prevention and response.

The Shire manages about 289 km of sealed and 1,193 km of unsealed roads. Road reserves carry much of the remnant vegetation and are both fuel corridors and fire access routes.

Table 3 Summary of land management responsibilities within the Shire of Kondinin

Land manager	Local government area (%)
Shire of Kondinin	0.1
Private	64
Department of Biodiversity, Conservation and Attractions	2.9
Unallocated Crown land and unmanaged reserves (DPLH; treated by DFES inside townsites and DBCA outside)	33
Total	100

Source: Landgate 2021, as reported in the 2021-2026 plan.

Community demographics and values

The 2021 Census counted 847 residents (estimated 858 in 2023), with a median age of 46. Hyden locality had 384 people, Kondinin 332, Karlgarin 105 and Forrestania 28. Sixty-three residents identified as Aboriginal and/or Torres Strait Islander.

People at higher risk in a bushfire include:

- older residents, including those in the Shire's aged units at Kondinin (Westcourt) and Hyden (Whispering Gums);
- visitors to Wave Rock and Hyden, who often do not know the area or have a bushfire plan;
- seasonal harvest workers and backpackers (the brigades resolved in July 2026 that backpackers should not be engaged to fight fires, while farm workers are encouraged to complete fire awareness training);
- children at Kondinin Primary School and Hyden Primary School, residents of the Hyden aged care facility on Clayton Street and the Reed Childcare Centre in Hyden; and
- workforces at remote mine and energy sites in the east.

The community values most at risk are lives and homes, farm businesses and harvest, the Wave Rock tourism economy, community facilities in the three towns, and the granite outcrops, lakes and bushland that hold both natural and cultural value.

Farming families are used to fire and most rural fires are first attacked by neighbours with farm units. That self-reliance is a strength, but it also means some residents underestimate fire in scrub and mallee near homes. The community is engaged through the brigades, BFAC, the annual s.33 notice, Shire newsletters and website, and DFES Bushfire Ready material.

Volunteer numbers have been falling with the population. The pressure is greatest over the Christmas-New Year period, when harvest is usually finished, many farming families and seasonal workers are away, and visitor numbers at Wave Rock are high. The Shire runs regular brigade recruitment campaigns and provides bushfire information at its offices and community events.

Cultural heritage

Traditional Owners and native title. The Ballardong Noongar people are the Traditional Owners of the Shire. The whole Shire lies within the Ballardong People Indigenous Land Use Agreement (NNTT WI2017/012, registered 17 October 2018), one of the six agreements of the South West Native Title Settlement. The Settlement took effect on 25 February 2021 and resolved native title in its area on 13 April 2021. The Ballardong Aboriginal Corporation is the Noongar regional corporation for this agreement area and is the Shire's first point of contact on Aboriginal heritage and fire.

Knowledge holders. ACHIS records registered knowledge holders for each Aboriginal place in the Shire. Their names are held by DPLH and are released on request. Local Aboriginal residents and families may also hold knowledge of places and past burning practice.

Engagement arrangements. The Shire has no formal heritage or fire management agreement with the Ballardong Aboriginal Corporation at present **[Shire to confirm]**. Under this plan the Shire will:

1. send the draft plan to the Ballardong Aboriginal Corporation and invite comment before Council approval;
2. meet the Corporation each year before the mitigation program is finalised, to share planned works near Aboriginal places and to discuss cultural burning opportunities;
3. use the Noongar Standard Heritage Agreement approach (an Activity Notice to the Corporation) for any mitigation work that may disturb an Aboriginal site, as the ACHIS advice for this area recommends; and
4. agree with the Corporation and DFES how an Aboriginal Cultural Advisor will be requested during a bushfire, as set out in the DFES interim guidance.

Aboriginal places recorded in ACHIS. An ACHIS search of the Shire on 21 November 2026 found 25 Aboriginal places: 12 on the Register and 13 lodged but not yet assessed. None is marked culturally sensitive or boundary-restricted. Eight have boundaries DPLH does not consider reliable, so works near them need extra care. The full lists and maps are in Appendices B and C.

Area	Registered places	Lodged places	Main place types
Wave Rock, Hyden Rock and Mulka's Cave	Wave Rock (21387), Wave Rock Scarred Tree (4438), Hyden Rock (5840), Mulka's/Bates Cave (5842)	Wave Rock Scarred Tree (21384), Wave Rock Rockholes (21385), Wave Rock Isolated Find (21386)	Rock art, water sources, camp, modified trees, artefacts
Other granite outcrops around Hyden	Bald Rock (5845), Camel Peaks (5839), Hyden-Hyfield (5611), Digger Rocks Gnamma Holes 1 and 2 (4556, 4557)	Hyden (5844), Graham Rock (5610)	Rock art, gnamma holes and water sources, artefacts
Lake Cronin (Forrestania)	Lake Cronin (5761)	Lake Cronin Ethnographic Site 12-01 (34429), Lake Cronin Artefact Scatter 01 (34431), WW24-001 Ochre Source (40968)	Creation narrative, camp, water source, ochre, artefacts
Kondinin and the western farmland	Kondinin Pipeline 2 and 5 (16788, 16791)	Kondinin (5891), Heritage Exclusion Zones 1 and 2 (41870, 41869), Corrigin-Hyden Road (18508), Kulin Rock/Hill (5609)	Artefacts, midden, stone arrangement, landscape features

Most places sit on granite outcrops, lakes and water sources, often surrounded by the same remnant vegetation that carries bushfire risk. Only one of them, Mulka's Cave, is currently an asset in BRMS. Adding the other places where vegetation adjoins them is a treatment action in Chapter 6.

Protecting Aboriginal heritage during mitigation. All Aboriginal heritage is protected under the Aboriginal Heritage Act 1972, whether registered, lodged or unrecorded. Before any mitigation work the Shire and other land managers will:

1. **Identify** - check ACHIS for the work area.
2. **Consult** - seek advice from the Ballardong Aboriginal Corporation and DPLH if the work is in or near an Aboriginal place.
3. **Apply** - lodge an enquiry with DPLH. Approval is needed before bringing digging or lifting equipment onto a site (regulation 7) or disturbing ground or vegetation in it (regulation 10).

4. **Minimise impact** - use buffers, existing tracks, hand tools and adjusted burn timing; avoid lakes and waterways; stop work if unrecorded heritage is found.
5. **Report** - submit a condition report to DPLH through ACHknowledge after the works.

Routine maintenance of existing firebreaks, tracks and roads, and weed and fuel control without new clearing, are generally minimal or low ground disturbance activities. They still need an ACHIS check first.

Protecting Aboriginal heritage during bushfire suppression. Firefighters take any action needed to protect life and fight the fire. As soon as practical the Incident Controller will check ACHIS for the operational area, include Aboriginal places in briefings and Incident Action Plans, avoid building containment lines through them where a safe alternative exists, and notify DPLH of any work inside an Aboriginal place. The Ballardong Aboriginal Corporation can be asked to provide an Aboriginal Cultural Advisor to the incident team. After the fire, any disturbance is reported to DPLH. DPLH's Aboriginal Heritage team is on (08) 6551 8002.

Other heritage. One place in the Shire is on the State Register of Heritage Places: the Hyden CWA Rooms on the corner of Marshall and Lynch Streets (permanent entry 23 January 2004), inside the Hyden townsite. Wave Rock and its environs are classified by the National Trust as a landscape, as well as being a registered Aboriginal place.

The Shire's Local Heritage Survey 2025 lists 164 places; those of the highest significance are on the Heritage List under the Local Planning Scheme. Most are in the townsites, or are sites with no remaining structure. The places most exposed to bushfire are those in or next to bushland or on farms, including:

- Wave Rock and environs, with Hyden Rock Dam and The Humps Dam;
- Hyden District Cemetery, which was excised from Lake Gounter Nature Reserve;
- halls and recreation grounds outside the towns: King Rocks Sports Club (Pavilion Hall), Bendering Hall, and the Hyden and Kondinin Golf Clubs;
- rock catchments and memorials: Yeerakine Rock Dam and War Memorial, McCann's Rock catchment and Karlgarin RSL Memorial Park, and Woorkakanin Dam;
- Kondinin Pioneer Cemetery; and
- farm homesteads and stables such as the Pond homesteads, de Gruchy Homestead, Palomar, Riverina, Yowadda, Kenmuir, Hawkin's Farm, Staffords, and the Trestrail's, James' and Pegrum's stables.

The Shire will add Heritage List places that adjoin bushland to BRMS as cultural assets

Economic activities and industry

The economy rests on broadacre grain, hay, sheep and cattle farming, with grain handling and rail freight. Harvest runs from about October to January, when header and vehicle fires are most likely, seasonal workers are in the district, and a fire can destroy a season's crop or close roads and rail. CBH receives grain at Hyden, Kondinin, Karlgarin and Bendering; Hyden and Kondinin have set daily receival records in recent harvests. The old East Hyden bin is no longer used. The Hyden bins on Marshall Street are already economic assets in BRMS; the other three sites are to be added.

Wave Rock, 4 km east of Hyden, draws more than 100,000 visitors a year and supports Hyden's hotel, caravan park and other businesses. Mulka's Cave holds several hundred rock paintings that smoke could damage, and a burnt landscape around the rocks would deter visitors for some time. Visitors do not know local conditions, escape routes or evacuation points. Nickel is mined at Forrestania in the east, with gold and lithium exploration nearby; the mine sites have their own emergency response teams and fire appliances.

Synergy began building the King Rocks Wind Farm about 35 km north-east of Hyden in October 2025: 17 turbines and 105 MW, with about 200 construction workers housed in the new 189-room Hyden Workers' Accommodation. By November 2026 the workers' camp was operating, the substations were close to commissioning and turbines were being erected; completion is expected in 2027. During construction the project adds a large workforce, machinery and hot work in farmland; once operating it is critical energy infrastructure connected to Western Power's transmission network. Both the wind farm and the accommodation village need to be in BRMS.

Topography and landscape features

The Shire is gently undulating plain at roughly 250-400 m above sea level (Hyden is at about 300 m). The plain is broken by granite outcrops, including Wave Rock and Hyden Rock, Bald Rock, Graham Rock, King Rocks, Digger Rocks and Camel Peaks, and by chains of salt lakes. Outcrops and lakes hold much of the remaining native vegetation and many of the Shire's Aboriginal places. Fire runs fastest across open cured crop and pasture, and is slowed only where the land is bare.

Salt lakes and saline flats, fringed with sheoak, paperbark and samphire, can act as natural fire breaks, but some stay wet into summer and fire appliances often bog on them; crews need to test the surface before driving out. Granite outcrops and hills carry more remnant vegetation on steeper ground, so fires there can burn hotter and spread faster, and access is harder. Aerial support may be needed.

Climate and weather

The climate is semi-arid Mediterranean. Hyden averages 343 mm of rain a year, with about 60% falling from May to September. Summer days average 32-34 °C from December to February, and most summer months get less than 20 mm of rain. Cured crops and grass carry fire from late spring, and the risk is highest from harvest in October through to the autumn break.

South-easterly winds are common from December to February, with occasional hot, dry northerlies as crops cure. Winds are lightest from April to June. The most dangerous pattern is a west-coast trough: hot north-easterly winds and thunderstorms ahead of it, then a fast swing to the south-west behind it that turns a fire's flank into a new head fire. Summer thunderstorms bring dry lightning, which started a quarter of recorded fires since 2021.

Month (Hyden, BoM station 010568)	Dec	Jan	Feb	Mar	Jun	Jul
Mean maximum (°C)	32.1	33.9	33.2	30.0	17.5	16.5
Mean rainfall (mm)	13.8	19.1	20.3	22.4	47.6	47.4

Source: Bureau of Meteorology, Hyden climate statistics.

Planned burning is mostly done in autumn, after the restricted burning period and before seeding, and in late winter to spring before crops cure. Both windows are short and weather-dependent. The most severe fire scenario is a hot, dry, windy day during harvest, with cured crops and stubble carrying fire into scrub and mallee next to homes or townsites.

Vegetation and fuel

The main fuels are cured crop stubble and pasture across the farmland, and scrub, mallee, shrubland and woodland on reserves, outcrops, lake margins and road reserves. East of Hyden, mallee and woodland of the Great Western Woodlands form large continuous fuel. In BRMS, the vegetation next to the Shire's 116 assessed assets is scrub for 51 assets, grassland for 37, mallee for 15, shrubland for 7 and woodland for 6.

Grassland and stubble fires spread quickly but burn out quickly. Scrub and mallee fires burn longer and hotter, throw embers, and are harder to reach. All 43 homes rated Extreme sit within 30 m of bushland, and two-thirds of them are next to scrub.



Vegetation surrounding Wave Rock. Photo: Shire of Kondinin, 2021.

Remnant woodland of salmon gum grows on the richer loamy clays, and heath and dense shrubland on the shallow soils around the granite. Shrub heath has fine, well-aired fuel and stays flammable for much of the year. Three areas need particular attention:

- **Biglin Nature Reserve** (6.4 ha, DBCA) in the Karlgarin townsite: heath and dense scrub with some tree mallee next to homes.
- **Lake Gounter Nature Reserve** (118 ha, DBCA), about 5 km north of Hyden near Wave Rock and the caravan park: mallee shrubland with a dense understorey. The exit roads are heavily vegetated, which matters if visitors need to evacuate. The LEMC is aware of this and works with DBCA.
- **Mallee west of Hyden towards the Ironcaps**, mostly on private land next to housing. The Shire is working with the landholder on rolling works to reduce the risk.

Harvested paddocks still carry fire. Flame height and intensity fall after harvest, but rate of spread depends on fuel continuity more than height, so stubble fires can still run across large areas.

Important species and communities

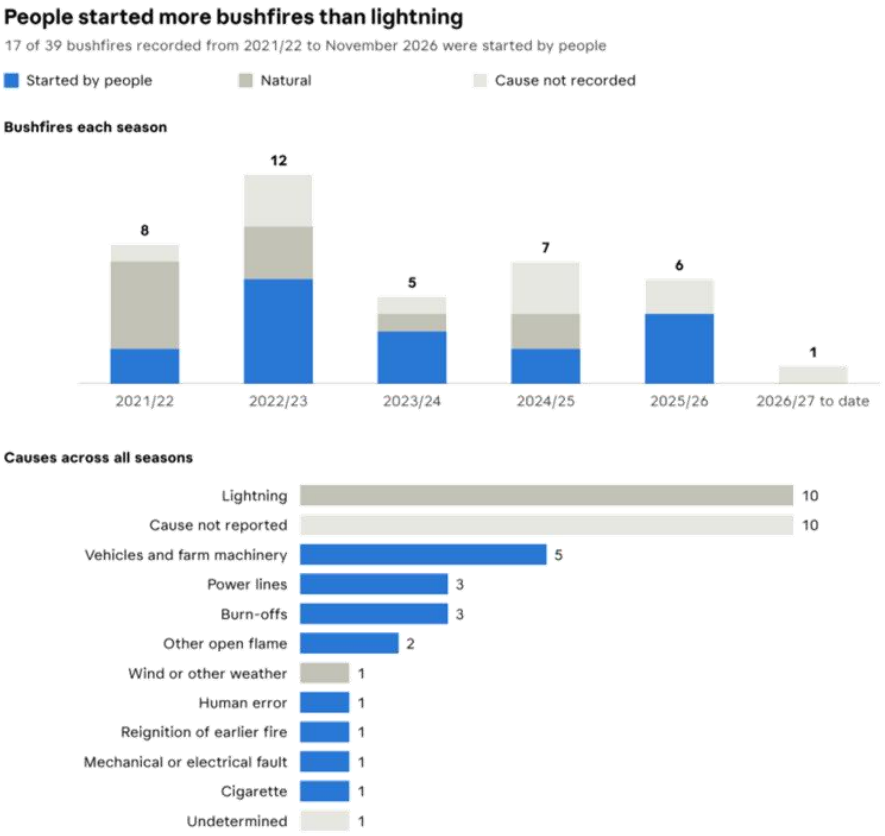
The Lake Cronin Nature Reserve (about 1,015 ha, gazetted in 1980) protects the largest freshwater lake in the region and is the only known home of the Lake Cronin snake. The east of the Shire lies within the Great Western Woodlands, the largest remaining area of intact Mediterranean-climate woodland on Earth, where fire that is too frequent is a serious threat. The 2021-2026 plan, drawing on an EPBC Protected Matters report (March 2021), identified threatened fauna such as Carnaby's Cockatoo and the Woylie; burns are timed to avoid disturbing nests in the breeding season. Across the Wheatbelt, DBCA reports 146 threatened flora species, with nearly 30% of their populations on roadsides, so roadside works need a flora check first.

Important species and communities are listed on the DBCA website. It will be consulted, with due diligence practised, to protect identified species and communities when planning and carrying out

mitigation. Many mallee and shrubland species need long intervals between fires, so frequent burning of reserves and roadsides is avoided and mechanical or chemical treatments are preferred close to known populations.

Historical bushfire occurrence

DFES recorded 39 bushfires in the Shire from July 2021 to November 2026, about 7.6 a season in the five complete seasons. 2022/23 was the busiest season with 12, including all three escaped burn-offs. People started 17 of the 39 fires, mainly through vehicles and farm machinery, power lines and burn-offs. A quarter had no cause recorded at all, which limits how well treatments can target ignitions.



DFES bushfire incident data for the Shire of Kondinin, 1 July 2021 to November 2026, supplied by the Shire.

DFES figures count only fires reported to DFES. Fires put out by farmers without a call are not included, so the true number is higher. The 2021-2026 plan also found that most fires had no recorded cause, so the gap is long-standing. DFES reports that most incidents brigades attended in 2024/25 and 2025/26 have no incident report, and only one brigade member has access to the DFES Incident Reporting System, which explains much of the gap. Bushfires burnt 4,856 ha in 2025/26, against 204 ha in 2024/25.

The history points to three targeted treatments: tighter harvest controls and fire units at every header, closer management of burning permits after the 2022/23 escapes, and work with Western Power on line and pole-top fires. The main lesson is that a quarter of fires have no recorded cause, so the Shire cannot yet see every ignition pattern. Cause recording at every turnout is a key action in Chapter 6.

Bushfire risk controls

Table 4 records the programs and activities currently in place across the Shire to manage bushfire risk.

Table 4 Current bushfire risk controls in the Shire of Kondinin

Control	Action or activity description	Lead agency	Notes and comments
Fire management notice	Annual Firebreak and Fuel Hazard Reduction Notice under s.33 of the Bush Fires Act 1954, sent with rates notices	Shire of Kondinin	Rural land: 3 m firebreaks around external boundaries, public roads, railway lines, buildings, haystacks and fuel ramps. Town lots up to 2.012 ha cleared with grass 15 cm or less; larger town lots 1.25 m breaks on all boundaries and around buildings. Required by 31 October; inspected and enforced by the Shire's authorised officers (Ranger), with fines of $250 to $5,000. Main control on private land.
Restricted and prohibited burning times	Burning periods and permits to burn	Shire and Bush Fire Control Officers	Restricted 15 February-31 March and 19 September-31 October (permit required); prohibited 1 November-14 February (no burning, including campfires). Council or the CBFCO may vary the dates to suit the season. Permits are issued by Fire Control Officers only; holders email the permit to the Shire before lighting. No burning on Sundays and public holidays (under BFAC review). Permit books for Fire Control Officers are held at the Kondinin and Hyden offices, and an online system is being introduced. Permit conditions and follow-up of escaped burns to be reviewed (Chapter 6).
Harvest and vehicle movement bans	Bans on harvesting and paddock vehicle movement on high fire danger days	Shire, Fire Weather Officer, Bush Fire Control Officers and CBFCO	Imposed by authorised Fire Control Officers and the Shire. Automatic bans on Christmas Day, Boxing Day and New Year's Day, and whenever a wildfire is burning in the Shire. Fire unit required in the paddock at harvest.
Australian Fire Danger Rating System	Fire Danger Ratings, Total Fire Bans and community messaging	DFES	Ratings drive bans, restrictions and warnings through Emergency WA.
Shire mitigation works	Annual hazard reduction on Shire land: mechanical works, slashing and pruning	Shire of Kondinin	Townsites first. Rolling works with the landholder west of Hyden.

Control	Action or activity description	Lead agency	Notes and comments
Development in bushfire prone areas	State Planning Policy 3.7 assessments and BAL requirements	Shire (planning) and WAPC	Applies to new development in mapped bushfire prone areas, including the King Rocks Wind Farm and the workers' accommodation.
Volunteer brigades and response resources	Brigade areas and Fire Control Officers appointed annually by Council; Kondinin and Hyden VFES units; farm fire units; mine site response teams; Shire graders and water tanker	Shire, DFES and mine operators	Only two bush fire brigade areas hold a DFES-listed appliance (see below). Farm units being recorded. Regular recruitment campaigns.
Cross-boundary arrangements	Dual Fire Control Officer appointments with the Shires of Corrigin, Kulin, Narembeen, Yilgarn and Lake Grace	Shire and neighbouring shires	Confirmed at the 2026 brigade AGM.
Brigade training	DFES courses, rural fire awareness training for farm workers, proposed annual Shire and brigade training day	Shire, CBFCO and DFES	Backpackers not to be engaged to fight fires (2026 AGM).
Bush Fire Advisory Committee	Committee under s.67 of the Bush Fires Act 1954, established 21 October 2026; meets before and after each fire season	Shire, brigades and DFES (adviser)	Advises Council on prevention, firebreaks, permits, brigade coordination and this plan.
Fireground communications and accountability	Proposed UHF Channel 5 as the Shire's fireground channel with sector channels; QR code fireground sign-in and farm mapping system	Shire, CBFCO and BFAC	Sign-in accounts for everyone on the fireground; farm maps show gates, water points, safe areas and hazards for the Incident Controller.
Farm preparedness	Harvest ban SMS alerts, farm bushfire plans, minimum in-paddock water (600 L), PPE for farmers and workers, DFES online Rural Fire Awareness course	Shire, BFAC and landholders	Discussed at the inaugural BFAC meeting, November 2026.
Firefighting water	Shire water tanks opened for firefighting; Shire water tanker	Shire and CBFCO	Access, opening times and standard camlock fittings to be agreed through BFAC.
Community engagement	Bushfire Ready material, Emergency WA, information at Shire offices and community events, Shire website	DFES and Shire	Harvest and visitor campaigns to be added (Chapter 6).
Emergency management arrangements	Local Emergency Management Arrangements and LEMC	Shire	LEMA under review in 2026. Evacuation review for Hyden, Wave Rock and Lake Gounter planned.
Crown land treatments	Program of works on unallocated Crown land and unmanaged reserves	DFES (inside townsites), DBCA (outside)	Under the State memorandum of understanding.

Control	Action or activity description	Lead agency	Notes and comments
Conservation estate	DBCA burn program and fire management on nature reserves	DBCA	Includes Lake Cronin, Biglin and Lake Gounter Nature Reserves.
Utility and infrastructure programs	Western Power asset inspection and vegetation management; Water Corporation bushfire risk management plan; Main Roads WA bridge assessment and maintenance	Western Power, Water Corporation, Main Roads WA	Coordinated through this plan and BRMS.
Schools	Department of Education memorandum of understanding	Department of Education	Applies to Kondinin and Hyden Primary Schools.
Aboriginal heritage procedures	ACHIS checks, consultation and DPLH approvals before mitigation; notification during suppression	All land managers	As set out under Cultural heritage above.
Mitigation Activity Fund Grants Program	State funding for treatments on Crown and local government land	DFES and Shire	Depends on OBRM endorsement of this plan. A Disaster Ready Fund application has also been made for warning signage and generators.

Brigade and response resources listed by DFES (November 2026):

Brigade area	Fire Control Officers (2026-27)	DFES-listed resources
Kondinin Town	FCO and DFCO	Kondinin VFES: 3.4 Urban tanker (UT114), light tanker (LT451), road crash rescue truck (MS51), box trailer (R650)
Kondinin West and Kondinin East	FCO and DFCO for each	Farmer response; no DFES appliance
Karlgarin North and Karlgarin South	FCO and DFCO for each	2.4 Broadacre tanker (N538 on the DFES list); new truck delivered 2025-26 [Shire to confirm the DFES list is current]
Hyden Town	FCO	Hyden VFES: 3.4 Urban tanker (U118), light tanker (T570), general rescue utility (GU05), storm and general rescue trailer (RT077)
Hyden North and Hyden South	FCO and DFCO for each	Farmer response; no DFES appliance
East Hyden North	FCO and DFCO	2.4 Rural tanker (RU05), the high-season appliance based east of Hyden
Forrestania	No BFAC representative	Registered brigade on DFES records; coverage to be confirmed
Shire of Kondinin	Chief and Deputy Chief Bush Fire Control Officers, Fire Weather Officer	Graders: Volvo G940, John Deere 670G, CAT 12H; Shire water tanker

Source: Bush fire brigades AGM, 29 July 2026; BFAC membership, October 2026; DFES resource list, November 2026. Fire Control Officers are appointed by Council each year. The Forrestania brigade is registered with DFES but has no brigade

area or BFAC representative [Shire to confirm its coverage]. DFES's October 2026 report lists only the Karlgarin tanker as a brigade appliance; corrections go to appliances@dfes.wa.gov.au.

DFES records five registered brigades (Forrestania, Hyden East, Hyden Rural, Karlgarin and Kondinin Rural), while the Shire organises nine brigade areas, each represented on the BFAC except Forrestania; the two sets of records are being reconciled. Of 177 registered volunteers, 171 are active operational members, 26 are women and 36 are over 70. Most rural fires are first attacked by farm units and the farmer response brigades. Farm fire units are numerous and hard to count; the Shire has begun recording them. Brigade capacity, recruitment and seasonal availability are real limits on response and on how much burning the brigades can support. Dual Fire Control Officer appointments with the Shires of Corrigin, Kulin, Narembeen, Yilgarn and Lake Grace support cross-boundary response, and DFES positions water bombers at Narrogin from October.

Chapter 4 Asset identification and risk assessment

Assets at risk from bushfire in the Shire of Kondinin are recorded in the *Asset Risk Register* in the BRMS. Assets are divided into four categories: human settlement, economic, environmental 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. Identifying and assessing cascading risk

Cascading risk refers to the impacts of a bushfire on the interconnected systems and networks that sustain communities. A bushfire can set off a chain reaction with impacts that extend beyond the fire's location and persist long after it is out.

Cascading risks were identified by the Shire with the CBFCO by tracing what the community depends on (power, telecommunications, water, key roads, harvest and the Wave Rock visitor economy) and how a bushfire could interrupt it. The BFAC and Council have recognised the cascading risks. The six cascading risks considered relevant, and how each is to be treated, are set out in Appendix A. The most serious are loss of power and telecommunications during a fire, and the closure of the few roads in and out of Hyden and the east of the Shire.

4.2. Local government asset risk profile

A summary of the risks assessed in the Shire of Kondinin is shown in Table 5. It shows the 116 assets rated High or above in OBRM's quality assurance export, of which 45 are Extreme. Assets rated Low and Medium are held in BRMS and are to be added; in the 2021-2026 plan about a third of assets were Low or Medium. This table was correct when drafted but will change as BRMS is updated and risks are treated.

Table 5 Local Government Asset Risk Summary (number of assets, and percentage of the 116 assets rated High or above)

Asset category	Low	Medium	High	Very High	Extreme
Human settlement	**[BRMS]**	**[BRMS]**	37 (31.9%)	25 (21.6%)	43 (37.1%)
Economic	**[BRMS]**	**[BRMS]**	2 (1.7%)	7 (6.0%)	1 (0.9%)
Environmental	**[BRMS]**	**[BRMS]**	0	0	0
Cultural	**[BRMS]**	**[BRMS]**	0	0	1 (0.9%)

Source: BRMS export in OBRM's quality assurance package, 25 February 2026.

The human settlement assets are mostly rural homes, plus townsite edges in Hyden, Kondinin and Karlgarin. They include three special risk facilities: Hyden Primary School (Very High), the Hyden aged care facility (Very High) and Kondinin Primary School (High). The economic assets are commercial and industrial sites in Hyden and Karlgarin, the Hyden Hotel, the Forrestania mine and the Wave Rock tourist precinct (Extreme). The one cultural asset is Mulka's Cave and the Kalari walk trails (Extreme).

Register updates. No assets have been added in the last two years, and 114 of the 116 High-or-above risk assessments date from 2021. OBRM's quality assurance found that 43 assets need a new risk assessment, 16 need a slope point and 54 need their vulnerability inputs updated. None of the

High-or-above assets is environmental and only one is cultural, although the 2021 plan recorded environmental and cultural assets; the full register needs checking. Assets to add include:

- **human settlement:** the Hyden Workers' Accommodation (189 rooms);
- **economic and critical infrastructure:** the King Rocks Wind Farm (17 turbines, substations, operations buildings and Western Power connection), CBH receival sites at Kondinin, Karlgarin and Bendering, rail, water and telecommunications sites **[Shire to confirm list]**;
- **environmental:** Lake Cronin, Biglin and Lake Gounter Nature Reserves and threatened species populations;
- **cultural:** Aboriginal places from ACHIS where vegetation adjoins them, the State-registered Hyden CWA Rooms and Heritage List places next to bushland.

Completing these updates is the first action in Chapter 6.

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.

Table 6 Risk acceptance criteria for bushfire risk in the Shire of Kondinin

	Human settlement	Economic	Environmental	Cultural
Acceptable risk level	High, with controls in place	High, with controls in place	High, with controls in place	High, with controls in place

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.

Why High. The 2021-2026 plan set the line lower: it required asset-specific treatment of all High, Very High and Extreme risks and accepted only Medium and Low. With 116 assets now rated High or above, two DFES-listed brigade appliances and a limited works budget, the Shire cannot treat all of them within two years. Setting the line at High concentrates effort on the 77 Extreme and Very High assets, starting with the homes, schools and aged care within 30 m of bushland. High-rated assets stay acceptable only while their controls are in place, so they are still inspected each year rather than left alone.

What "with controls in place" means. A High risk is acceptable only while the land manager meets the s.33 notice, any asset-specific treatment is up to date, and access and water for firefighting are available. If an annual inspection finds those controls have lapsed, the asset is treated as above the acceptable level until they are restored.

Managing risk above the acceptable level. Extreme and Very High risks get an asset-specific treatment in BRMS through the Treatment Strategy in 6.1, in the order set out there. Where a risk cannot be brought down to High within this plan's life, the reason and the residual risk are recorded in BRMS and reported to Council.

Effect on the treatment schedule. About 77 assets need asset-specific treatment. They cannot all be treated in one year, so the schedule is staged over the two years of the plan, Extreme first, and relies on landholders, agencies and MAFGP funding as well as Shire works.

Monitoring and reassessment. The acceptable level is reviewed at each two-year review, or sooner after a major fire with significant loss, a fall in brigade numbers or appliances, a large shift in the BRMS risk profile, or a change in State policy or the Guidelines.

Implications. Accepting High risk means some homes, businesses and places will still face serious bushfire threat. Their owners must keep up their own preparation, and the community must understand that treatments reduce risk but cannot remove it. This message is part of the community engagement in 6.1.

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 Kondinin. It is shaped by the distribution of risk in the landscape, the community's values and objectives, stakeholders' mitigation programs and constraints on treatment options, and guides the annual treatment schedules.

Where the unacceptable risk is. The 77 Extreme and Very High assets are spread along the whole Shire, but cluster in three settings: farm homes next to scrub and mallee remnants, the edges of the Hyden, Kondinin and Karlgarin townsites, and the Wave Rock and Hyden Rock precinct, where Lake Gounter Nature Reserve and heavily vegetated exit roads sit beside the caravan park. Private mallee west of Hyden towards the Ironcaps also adjoins housing. All 43 Extreme homes are within 30 m of bushland.

What shapes treatment. The farmland is open and flat, so fire runs fast through cured crops and stubble but can be stopped on bare ground. Remnant scrub, mallee and woodland on outcrops, lake margins, reserves and roadsides is where fire burns hottest, where most Aboriginal places and threatened species are, and where homes are most exposed. The east of the Shire is large continuous bushland with few roads. Harvest, from October to January, is both the peak ignition period and the period when the community can least afford a fire.

Treatments by setting.

- *Farm homes and townsite edges:* asset protection zones and firebreaks, slashing, grading and spraying of grasses, and small autumn or spring burns where safe. On private land the landholder does the work, backed by the s.33 notice and inspection; on Shire reserves and road reserves the Shire does it, with brigade support for burns.
- *Wave Rock precinct, schools and aged care:* asset-specific fuel reduction with the asset owners, plus evacuation and visitor information.
- *Reserves, outcrops and roadsides with heritage or environmental value:* mechanical or chemical treatments in preference to burning, buffers around Aboriginal places, and longer intervals between fires.
- *The eastern bushland:* DBCA fire management on conservation estate, strategic access and firebreaks, and site plans by mine and energy operators.

Order of treatment. Resources will not allow every risk above the acceptable level to be treated at once. Treatments follow the BRMS treatment priority (1A first, then 1B, 1C, 2A and so on). Where risks share a priority, the Shire treats first: places where vulnerable people gather or live (schools, aged care, the Wave Rock precinct); then townsite edges; then rural homes within 30 m of scrub or mallee; then critical infrastructure, economic, cultural and environmental assets. Before any of this, the register is brought up to date (action 1 below) so that treatments are scheduled from current risk ratings.

Community objectives. The community wants homes, harvest and the Wave Rock economy protected without losing the bushland and granite country it values. It generally prefers practical farm-style treatments (firebreaks, slashing, grading) to large burns near towns

Treatments other than fuel reduction. People started 17 of the 39 fires recorded since 2021, so ignition control gives the best return for the least cost: harvest and vehicle movement bans tied to the Fire Danger Rating, a fire unit in every paddock at harvest, tighter burning permits with follow-up of escapes, work with Western Power on lines and pole-top fires, and cause recording at every brigade turnout. Brigade capacity is addressed by reviewing appliance coverage with DFES, as three of the five brigades have no DFES-listed appliance. People are helped to prepare through property bushfire plans and targeted harvest and visitor messages, and the LEMC will review evacuation for Hyden and the Wave Rock precinct, considering a Bushfire Place of Last Resort once DFES issues its guideline.

Aboriginal heritage and the environment. Every mitigation activity is checked against ACHIS and DBCA advice first, following the procedure under Cultural heritage in Chapter 3. The Ballardong Aboriginal Corporation will be invited to help identify places needing protection and opportunities for cultural burning. Roadside works check for threatened flora before clearing.

Cascading risk. Measures to stop or limit cascading impacts are set out in 6.3 and Appendix A.

Constraints. Clearing permits or exemptions, threatened species and roadside flora, Aboriginal heritage approvals, short burning windows that clash with harvest and seeding, the Shire's small works crew and budget, and volunteer availability all limit treatment. Where a constraint rules out the preferred treatment, an alternative is recorded in BRMS.

Tools. Priorities are set in BRMS. The annual program is drafted by Shire staff with the CBFCO, reviewed by BFAC and funded through the Shire budget and MAFGP.

Key actions 2026-2028

No.	Action	Lead	By
1	Complete OBRM's BRMS fixes: reassess 43 assets, add 16 slope points, update 54 vulnerability inputs	Shire, with OBRM BRMS support	31 March 2027
2	Add environmental, cultural (ACHIS and Heritage List) and critical infrastructure assets to BRMS, including the King Rocks Wind Farm and Hyden Workers' Accommodation	Shire, with DBCA, DPLH, Synergy and the Ballardong Aboriginal Corporation	30 June 2027
3	Reconcile DFES brigade, appliance and 000 contact records with the Shire's brigade register, including the Forrestania brigade	Shire and brigades	31 March 2027
4	Field-check all Extreme assets with Bush Fire Control Officers and record a treatment for each	Shire and CBFCO	30 September 2027
5	Treat the 30 m zone around the three special risk facilities and the Wave Rock precinct	Shire and asset owners	1 November 2027
6	Review burning permit conditions, introduce online permits and adopt a follow-up process for escaped burns	Shire and CBFCO	30 June 2027
7	Meet Western Power and Synergy on line clearance, pole-top fires and wind farm fire management	Shire	31 August 2027
8	Get brigade members IRS training and access, and complete an incident report with a cause for every turnout	CBFCO and brigades	1 November 2027
9	Review brigade appliance coverage with DFES, and complete the register of farm fire units	Shire, CBFCO and DFES	31 December 2027

No.	Action	Lead	By
10	Agree a heritage engagement process with the Ballardong Aboriginal Corporation	Shire	30 June 2027
11	Review evacuation arrangements for Hyden, the Wave Rock precinct and Lake Gounter in the LEMA review, and consider a Bushfire Place of Last Resort	LEMC	31 December 2027
12	Run harvest, farm worker and visitor bushfire awareness campaigns each season	Shire and DFES	Each October
13	Submit MAFGP applications for Extreme and Very High treatments	Shire	Each funding round

6.2. Treatment Schedule

The Treatment Schedule is a list of bushfire risk treatments recorded in the BRMS. It is developed from the outcome of the risk assessment process and Treatment Strategy, in consultation with stakeholders.

A treatment schedule for the Shire of Kondinin covering 2026-2028 has been entered to BRMS **[Shire to complete before submission]**. This is a live document and will be regularly updated throughout the life of the BRM Plan. Each year Shire staff and the CBFCO draft a 12-month program from it, BFAC reviews it and Council adopts it with the budget. Completed treatments receive a post-treatment risk assessment in BRMS.

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.

6.3. Cascading risk treatment

The cascading risks in Appendix A are treated by protecting the networks the community depends on and by building redundancy into them. The main points to intervene are: fuel around power lines, telecommunications towers and water infrastructure (Western Power, telecommunications carriers and Water Corporation, with the Shire adding these assets to BRMS); roadside fuel on the Kondinin-Hyden, Hyden-Norseman, Corrigin and Kulin roads (Shire and Main Roads); and evacuation and visitor messaging for the Wave Rock precinct (Shire, LEMC and the operators). Future work is to confirm backup power and water arrangements in the Local Emergency Management Arrangements.

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 Kondinin 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. The next review is due to OBRM by 31 May 2028. Between reviews:

- Shire staff keep BRMS current as assets change and treatments are completed;
- BFAC reviews progress on the treatment schedule and the key actions in Chapter 6 before and after each fire season;
- the CEO reports progress to Council once a year; and
- the plan is reviewed early after a major fire, a significant change in the Shire's risk profile or resources, or a change in State policy or the OBRM Guidelines.

7.2. Reporting

The Shire of Kondinin CEO or their delegate will provide to OBRM the outcomes of the two-year review of the BRM Plan, through the two-year review checklist on the BRM Planning Portal. This is required to maintain OBRM endorsement of the Plan.

The Shire of Kondinin will contribute information about its BRM Program to the annual OBRM *Fuel Management Activity Report*.

Glossary and abbreviations

Term	Meaning
ACHIS	Aboriginal Cultural Heritage Inquiry System, run by DPLH
Asset	Anything valued by the community that a bushfire may harm, in four categories: human settlement, economic, environmental and cultural
BFAC	Bush Fire Advisory Committee
BRM Plan	Bushfire Risk Management Plan
BRMS	Bushfire Risk Management System, the OBRM database of assets, risks and treatments
CBFCO	Chief Bush Fire Control Officer
DBCA	Department of Biodiversity, Conservation and Attractions
DFES	Department of Fire and Emergency Services
DPLH	Department of Planning, Lands and Heritage
ILUA	Indigenous Land Use Agreement
LEMA / LEMC	Local Emergency Management Arrangements / Committee
MAFGP	Mitigation Activity Fund Grants Program
NSHA	Noongar Standard Heritage Agreement
OBRM	Office of Bushfire Risk Management, within DFES
Risk acceptance criteria	The level of risk the Shire will accept without further treatment (Chapter 5)
Treatment	An action that lowers the likelihood or consequence of a bushfire affecting an asset
Treatment priority	The BRMS ranking (1A highest) that sets the order in which risks are treated
VFES	Volunteer Fire and Emergency Services unit

Appendix A Cascading risk

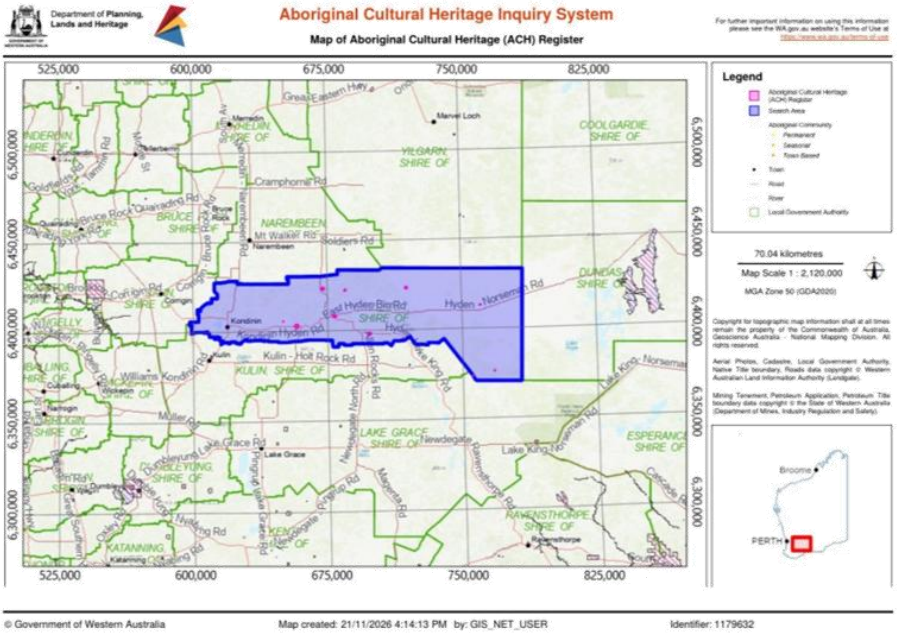
Cascading risks identified during the development of the BRM Plan (Guidelines sections 6.2 and 6.4).

Trigger event	Sequence of events	Risk criteria	Treatment	Stakeholders	Notes
Fire damages power lines, or lines are de-energised in extreme weather	Power lost to towns and farms; water pumps, fuel bowsers, refrigeration and telecommunications fail	Residents, businesses and aged care; hours to days; severe for vulnerable residents	Line clearance and network protection; backup power for critical sites	Western Power, Shire, LEMC	Disaster Ready Fund application made for generators and warning signage (2026) - Unsuccessful
Fire damages or cuts power to telecommunications towers	Mobile and internet lost; warnings and Emergency WA alerts not received; brigade coordination harder	Everyone in the affected area, during the fire	Add towers to BRMS and reduce fuel around them; radio fallback with regular brigade radio checks (agreed 2026), given existing mobile coverage problems; warnings relayed through brigades	Carriers, DFES, Shire	
Fire or smoke closes key roads (Kondinin-Hyden, Hyden-Norseman, Corrigin, Kulin)	Residents, visitors and mine workforces cut off; brigade response and supplies delayed	Hyden and the east of the Shire most exposed; hours to a day	Roadside fuel management on key routes; traffic management in the LEMA; early evacuation messaging	Shire, Main Roads WA, LEMC, DFES	
Fire in the Wave Rock precinct during the tourist season	Many visitors to shelter or evacuate; tourism income lost for weeks to months	Visitor safety; Hyden businesses	Treat precinct as a priority asset; visitor messaging; evacuation arrangements with operators	Shire, Wave Rock operators, LEMC	
Fire at harvest	Crops, machinery and grain receival lost; financial and emotional strain on farm families	Farm families; one season or longer	Harvest and vehicle movement bans; fire units in paddocks; recovery support	Shire, CBFCO, landholders, CBH	
Fire through granite outcrops, lakes and bushland	Aboriginal heritage, threatened species habitat and valued landscape damaged or lost	Ballardong people, environment and community; long-term or permanent	Add places and species to BRMS; heritage procedure during suppression; post-fire recovery with DBCA	Shire, DBCA, DPLH, Ballardong Aboriginal Corporation	

Appendix B Aboriginal Cultural Heritage Register - Shire of Kondinin

ACHIS report 1179632, generated 21 November 2026. All places: not culturally sensitive, no gender or initiation restrictions, boundary not restricted. Knowledge holder names are available from DPLH.

ID	Name	Place type	Boundary reliable	Legacy ID
4438	Wave Rock Scarred Tree	Artefacts / scatter; modified tree	Yes	S02824
4556	Digger Rocks Gnamma Hole 1	Artefacts / scatter; traditional structure; water source	Yes	S02533
4557	Digger Rocks Gnamma Hole 2	Artefacts / scatter; traditional structure; water source	Yes	S02534
5611	Hyden-Hyfield	Painting	No	S00558
5761	Lake Cronin	Traditional structure	Yes	S00362
5839	Camel Peaks	Painting	No	S00231
5840	Hyden Rock	Artefacts / scatter; painting	No	S00232
5842	Mulkas/Bates Cave, Hyden	Other; painting; water source	Yes	S00234
5845	Bald Rock, Hyden	Artefacts / scatter; painting	No	S00237
16788	Kondinin Pipeline 2 (KP-2)	Artefacts / scatter	Yes	-
16791	Kondinin Pipeline 5 (KP-5)	Artefacts / scatter	Yes	-
21387	Wave Rock	Camp; hunting place; water source	Yes	-

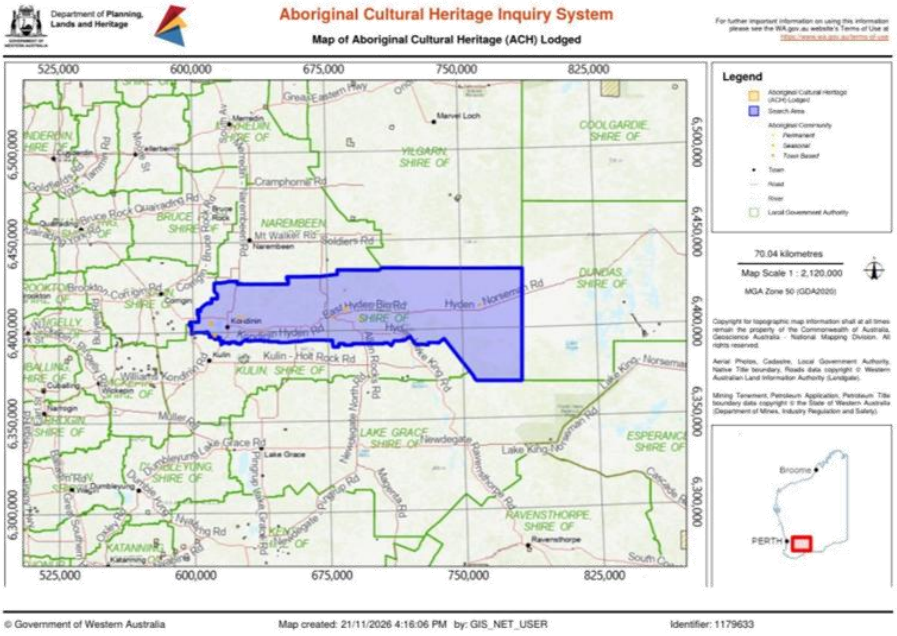


Map: DPLH ACHIS, report 1179632. The Shire is the shaded search area; registered places are shown in pink.

Appendix C Aboriginal Cultural Heritage places lodged - Shire of Kondinin

ACHIS report 1179633, generated 21 November 2026. Lodged places have been reported to DPLH but not yet assessed. They are protected under the Aboriginal Heritage Act 1972 in the same way as registered places.

ID	Name	Place type	Boundary reliable
5609	Kulin Rock/Hill	Not stated	No
5610	Graham Rock	Water source	No
5844	Hyden	Water source	No
5891	Kondinin	Midden	No
18508	Corrigin-Hyden Road	Artefacts / scatter	Yes
21384	Wave Rock Scarred Tree	Modified tree	Yes
21385	Wave Rock Rockholes	Water source	Yes
21386	Wave Rock Isolated Find	Other	Yes
34429	Lake Cronin Ethnographic Site 12-01	Camp; creation / dreaming narrative; water source	Yes
34431	Lake Cronin Artefact Scatter 01	Artefacts / scatter; water source	Yes
40968	WW24-001 (Ochre Source)	Ochre	Yes
41869	Heritage Exclusion Zone 2 (Kondinin)	Landscape feature	Yes
41870	Heritage Exclusion Zone 1 (Kondinin)	Landscape feature; stone arrangement; water source	Yes



Map: DPLH ACHIS, report 1179633.

Appendix D Engagement log

Date	Who	Topic	Outcome
4/11/2026	BFAC	Inaugural meeting 4 November 2026: review of the 2021-2026 plan, written comments due 18 November. Various interactions.	Supported plan updates
November 2026	Ballardong Aboriginal Corporation	Draft plan and heritage engagement	Incomplete - action item
November 2026	DFES, DBCA, DPLH, Main Roads, Western Power	Draft plan and asset updates	Incomplete - action item

Sources

- OBRM, Procedure for a Local Government completing a 2-Year BRM Plan Review (November 2025) and BRM Planning General Updates (November 2025)
- OBRM, BRMS Quality Assurance package - Shire of Kondinin (25 February 2026)
- DFES, Aboriginal Heritage and Fire Management - Interim Guidance 2026/27
- DPLH, ACHIS reports 1179632 and 1179633 (21 November 2026)
- DFES bushfire incident, brigade and appliance data for the Shire of Kondinin (supplied November 2026)
- State Hazard Plan - Fire, version 3.01
- National Native Title Tribunal, ILUA register extract WI2017/012
- WA Government, South West Native Title Settlement
- ABS 2021 Census QuickStats, Kondinin LGA
- Bureau of Meteorology, Hyden climate statistics
- EPA, Advice on Conservation Values in the Lake Cronin Region (Report 1329)
- Shire of Kondinin Annual Report 2023/24 and Local Planning Scheme No. 1 Report of Review