



# **MAJOR LAND TRANSACTION AND TRADING UNDERTAKING BUSINESS PLAN**

**SHIRE OF NARROGIN HOUSING PROJECT  
JULY 2026**

## 1. EXECUTIVE SUMMARY

The Shire of Narrogin is proposing to potentially develop 36 serviced lots and 24 houses either for sale or housing rental purposes. The identified land under the current freehold ownership of the Shire of Narrogin in the Narrogin town site includes:

| Address                   | Proposed Serviced Lots | Number of Houses |
|---------------------------|------------------------|------------------|
| 49 Clayton Road           | 4                      | 4                |
| 95 Lock Street            | 2                      | 2                |
| 31 Ensign Street          | 2                      | 2                |
| 38 & 38A Furnival Street  | 4                      | 0                |
| 20 Havelock Street        | 6                      | 0                |
| 73 & 73A Northwood Street | 2                      | 0                |
| 29-31 Felspar Street      | 16                     | 16               |
| <b>Total</b>              | <b>36</b>              | <b>24</b>        |

The proposed project is considered a Major Land Transaction and Trading Undertaking in accordance with s.3.59 of the *Local Government Act 1995* and is subject to statutory processes including public consultation of this Business Plan.

## 2. BACKGROUND

The Wheatbelt region of Western Australia is on the cusp of significant economic growth, with major proposals being developed in agribusiness and renewable energy. However, a serious impediment to realising these opportunities is a significant housing shortage, which is constraining economic growth and negatively impacting local communities. Despite underlying demand, the rental and property markets within Wheatbelt townsites provide limited opportunities for accommodation, largely due to market failure leading to a history of underinvestment in new housing.

To address this critical issue, ten collaborating Local Governments in the Wheatbelt region – Dandaragan, Dumbleyung, Goomalling, Lake Grace, Moora, Narrogin, Toodyay, Victoria Plains, West Arthur and Williams – are proposing a project to undertake the development and servicing works required to unlock land for future housing construction. This project is a regional response to the market failure in housing. It aims to develop well located residential housing lots in each of the ten Local Governments, enabling them to fund the construction of much-needed affordable housing for essential workers, key workers, incentivising private investment and supporting local community needs.

A total of \$32,758,522 in Commonwealth Government funding was awarded to the collaborating Local Governments including \$5,165,000 to the Shire of Narrogin for headworks subject to delivering 25 houses over 31 lots within the grant timeframe. As part of the grant agreement, land must be available for an additional 15 houses in the future taken from the 31 serviced lot generation. The Shire of Narrogin commenced the housing project on Reserve land at 80 Williams Road, Narrogin at the Narrogin Caravan Park delivering 18 housing units on the 1 existing serviced lot in 2024/25 and 2025/26. Due to a combination of Reserve land tenure and project value the Narrogin Caravan Park project was delivered in isolation and was previously not considered to form part of a Major Land Transaction and/or Major Trading Undertaking.

Of the \$5,165,000 in Commonwealth funding allocated to the Shire of Narrogin, \$4,549,304 remains for use for headworks costs in land development for the Narrogin Housing Project. In addition to this the Shire of Narrogin has supported a loan facility of up to \$7,500,000 to fund both the grant agreement requirements plus other housing opportunities for the Narrogin Housing Project. The remaining commitment to the delivery of 8 houses and completion of 30 serviced lots to meet the grant agreement requirements form part of this Major Land Transaction and Trading Undertaking Business Case in addition to an additional minimum of 16 opportunistic houses proposed by the Shire of Narrogin.

As part of this Major Land Transaction and Trading Undertaking, the Shire of Narrogin intends to:

- Create at least 24 new houses on freehold land in the Narrogin town site;
- Create 36 fully serviced freehold lots in the Narrogin town site;
- Consider the sale of either new housing and/or serviced lots to open market;
- Consider renting out new housing to essential workers, key workers and community; and
- Potentially retaining some housing for workforce requirements.

### **3. STATUTORY FRAMEWORK**

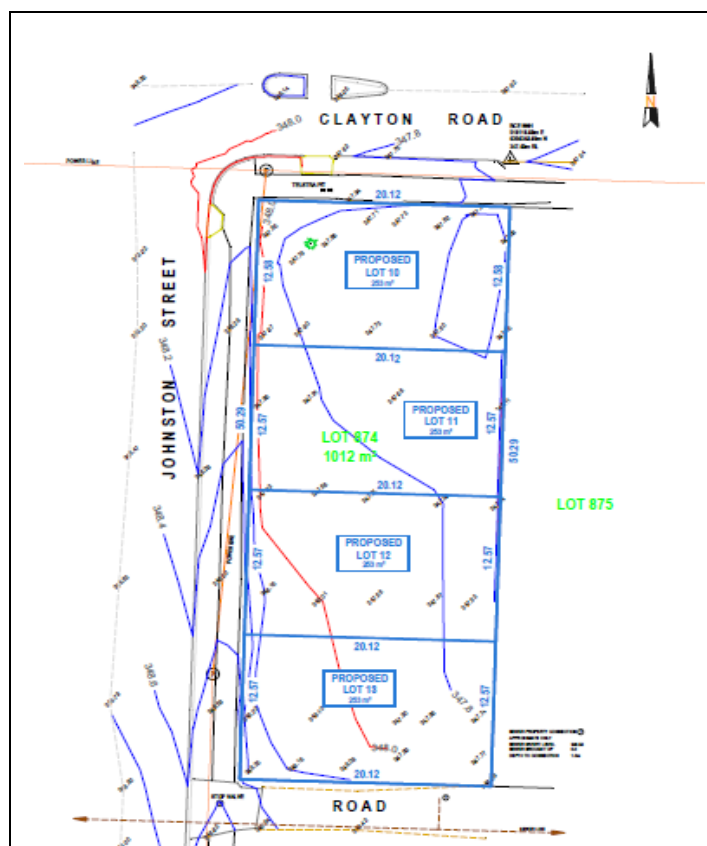
This plan is prepared in accordance with the:

- *Local Government Act 1995 – s.3.59; and*
- *Local Government (Functions and General) Regulations 1996 – r.8A.*

#### 4. PROPOSAL DETAILS

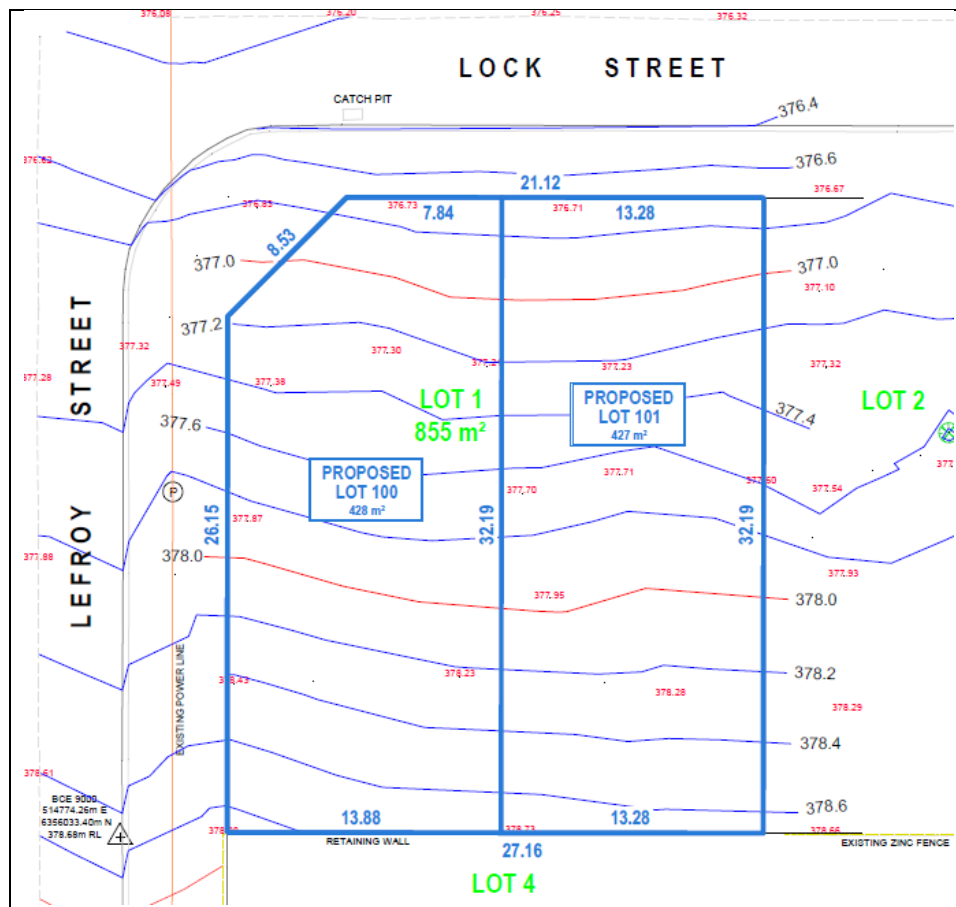
##### 49 Clayton Road, Narrogin

|                                            |                       |
|--------------------------------------------|-----------------------|
| Land tenure                                | Freehold              |
| Current land size                          | 1,012m <sup>2</sup>   |
| Current land value at cost                 | \$120,000             |
| Current land density (proposed)            | R40 (R40)             |
| Number of serviced lots proposed           | 4                     |
| Average lot size (estimated)               | 253m <sup>2</sup>     |
| Number of houses proposed                  | 4                     |
| House construction type                    | Modular               |
| House configuration                        | 2Br / 2Bth            |
| Estimated total lot development cost       | \$500,000             |
| Estimated total housing construction cost  | \$1,000,000           |
| Estimated total cost                       | \$1,500,000           |
| Estimated weekly rental amount (per house) | \$500 per week        |
| Estimated house sale amount (per house)    | \$400,000 - \$450,000 |



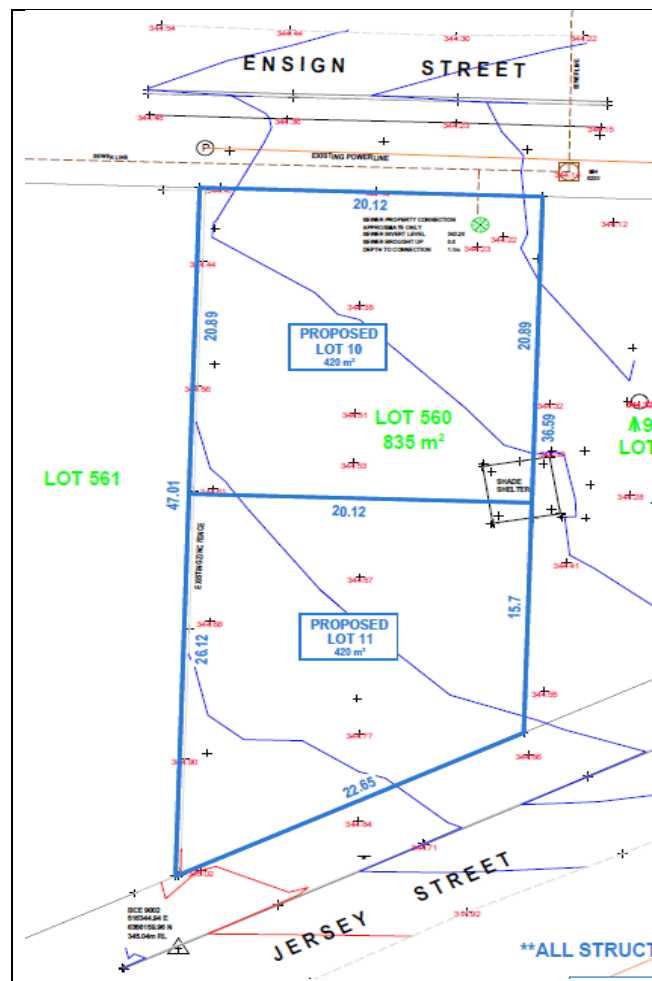
### 95 Lock Street, Narrogin

|                                            |                        |
|--------------------------------------------|------------------------|
| Land tenure                                | Freehold               |
| Current land size                          | 855m <sup>2</sup>      |
| Current land value at cost                 | \$29,500               |
| Current land density (proposed)            | R12.5 (R25)            |
| Number of serviced lots proposed           | 2                      |
| Average lot size (estimated)               | 427.5 m <sup>2</sup>   |
| Number of houses proposed                  | 2                      |
| House construction type                    | Modular                |
| House configuration                        | 3Br / 2Bth             |
| Estimated total lot development cost       | \$250,000              |
| Estimated total housing construction cost  | \$710,000              |
| Estimated total cost                       | \$960,000              |
| Estimated weekly rental amount (per house) | \$600 per week         |
| Estimated house sale amount (per house)    | \$500,000 to \$550,000 |



### 31 Ensign Street, Narrogin

|                                            |                        |
|--------------------------------------------|------------------------|
| Land tenure                                | Freehold               |
| Current land size                          | 835m <sup>2</sup>      |
| Current land value at cost                 | \$16,500               |
| Current land density (proposed)            | R12.5 (R30)            |
| Number of serviced lots proposed           | 2                      |
| Average lot size (estimated)               | 417.5m <sup>2</sup>    |
| Number of houses proposed                  | 2                      |
| House construction type                    | Modular                |
| House configuration                        | 3Br / 2Bth             |
| Estimated total lot development cost       | \$250,000              |
| Estimated total housing construction cost  | \$666,000              |
| Estimated total cost                       | \$916,000              |
| Estimated weekly rental amount (per house) | \$600 per week         |
| Estimated house sale amount (per house)    | \$500,000 to \$550,000 |



### **38 & 38A Furnival St, Narrogin**

|                                            |                     |
|--------------------------------------------|---------------------|
| Land tenure                                | Freehold            |
| Current land size                          | 2,478m <sup>2</sup> |
| Current land value at cost                 | \$185,000           |
| Current land density (proposed)            | R12.5 (R20)         |
| Number of serviced lots proposed           | 4                   |
| Average lot size (estimated)               | 619.5m <sup>2</sup> |
| Number of houses proposed                  | 0                   |
| House construction type                    | N/A                 |
| House configuration                        | N/A                 |
| Estimated total lot development cost       | \$500,000           |
| Estimated total housing construction cost  | N/A                 |
| Estimated total cost                       | \$500,000           |
| Estimated weekly rental amount (per house) | N/A                 |
| Estimated lot sale amount (per lot)        | \$130,000           |

Property Map Enquiry - A317900 38 Furnival Street NARROGIN WA 6312 X

Search    PickList    **Property**    Financial    Summary    Ownership

Legal flag ☐ Non-current ☐

Assess No. A317900    Old No.   

Owner Shire of Narrogin

Property Address **38 FURNIVAL STREET NARROGIN WA 6312**

House 38    Lot 1058

Street Furnival

Type Street

Suburb NARROGIN    6312

Ward 1    Narrogin

Area

Locality 02    Town of Narrogin

Zoning

Land use NR    NR - Non Rateable

VEN Number 836803

Pens No

Valuation Details

Gross Rental Value    Unimproved Value



## 20 Havelock St, Narrogin

|                                            |                     |
|--------------------------------------------|---------------------|
| Land tenure                                | Freehold            |
| Current land size                          | 4,108m <sup>2</sup> |
| Current land value at cost                 | \$12,000            |
| Current land density (proposed)            | N/A (R25)           |
| Number of serviced lots proposed           | 6                   |
| Average lot size (estimated)               | 684.7m <sup>2</sup> |
| Number of houses proposed                  | 0                   |
| House construction type                    | N/A                 |
| House configuration                        | N/A                 |
| Estimated total lot development cost       | \$750,000           |
| Estimated total housing construction cost  | N/A                 |
| Estimated total cost                       | \$750,000           |
| Estimated weekly rental amount (per house) | N/A                 |
| Estimated lot sale amount (per lot)        | \$130,000           |

Property Map Enquiry - A319800 20 Havelock Street NARROGIN WA 6312 X

| Search                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | PickList | Property                                                                            | Financial | Summary | Ownership |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------------------------------------------------------------------------|-----------|---------|-----------|
| <p>Legal flag <input type="checkbox"/> Non-current <input type="checkbox"/></p> <p>Assess No. A319800 Old No.</p> <p>Owner Shire of Narrogin</p> <p>Property Address <b>20 HAVELOCK STREET NARROGIN WA 6312</b></p> <p>House 20 Lot 206</p> <p>Street Havelock</p> <p>Type Street</p> <p>Suburb NARROGIN 6312</p> <p>Ward 1 Narrogin</p> <p>Area</p> <p>Locality 02 Town of Narrogin</p> <p>Zoning</p> <p>Land use NR Vacant</p> <p>VEN Number 4806</p> <p>Pens No</p> <p>Valuation Details</p> <p>Gross Rental Value</p> <p>Unimproved Value</p> |          |  |           |         |           |

### **73 & 73A Northwood Street, Narrogin**

|                                            |                     |
|--------------------------------------------|---------------------|
| Land tenure                                | Freehold            |
| Current land size                          | 1,780m <sup>2</sup> |
| Current land value at cost                 | \$25,046            |
| Current land density (proposed)            | R12.5 (R25)         |
| Number of serviced lots proposed           | 2                   |
| Average lot size (estimated)               | 890m <sup>2</sup>   |
| Number of houses proposed                  | 0                   |
| House construction type                    | Modular             |
| House configuration                        | 3Br / 2Bth          |
| Estimated total lot development cost       | \$250,000           |
| Estimated total housing construction cost  | N/A                 |
| Estimated total cost                       | \$250,000           |
| Estimated weekly rental amount (per house) | N/A                 |
| Estimated lot sale amount (per lot)        | \$130,000           |

Property Map Enquiry - A283600 73 Northwood Street NARROGIN WA 6312 X

| Search                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | PickList                                                                            | Property | Financial | Summary | Owner |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------|-----------|---------|-------|
| Legal flag <input type="checkbox"/> Non-current <input type="checkbox"/><br>Assess No. A283600 Old No.<br>Owner Department of Planning, Lands ar<br>Property Address <b>73 NORTHWOOD STREET NARROGIN WA 6312</b><br>House 73 Lot 1665<br>Street Northwood<br>Type Street<br>Suburb NARROGIN 6312<br>Ward 1 Narrogin<br>Area<br>Locality 02 Town of Narrogin<br>Zoning<br>Land use V Vacant<br>/EN Number 998290<br>Pens No<br>Valuation Details<br>Gross Rental Value Unimproved Value<br>0.00 |  |          |           |         |       |



## 5. FINANCIAL CONSIDERATIONS

### Projected Capital Expenditure

| Address                   | Land Development Cost \$ | Housing Cost \$    | Total Cost \$       |
|---------------------------|--------------------------|--------------------|---------------------|
| 49 Clayton Road           | 500,000                  | 1,000,000          | 1,500,000           |
| 95 Lock Street            | 250,000                  | 710,000            | 960,000             |
| 31 Ensign Street          | 250,000                  | 666,000            | 916,000             |
| 38 & 38A Furnival Street  | 500,000                  | 0                  | 500,000             |
| 20 Havelock Street        | 750,000                  | 0                  | 750,000             |
| 73 & 73A Northwood Street | 250,000                  | 0                  | 250,000             |
| 29-31 Felspar Street      | 2,000,000                | 4,880,000          | 6,880,000           |
| Contingency               | 49,304                   | 244,000            | 293,304             |
| <b>TOTAL</b>              | <b>\$4,549,304</b>       | <b>\$7,500,000</b> | <b>\$12,049,304</b> |

### Projected Capital Income

| Address                   | Grant Funded Land Development \$ | Shire Loan Funded Housing Cost \$ | Total Cost \$         |
|---------------------------|----------------------------------|-----------------------------------|-----------------------|
| 49 Clayton Road           | (500,000)                        | (1,000,000)                       | (1,500,000)           |
| 95 Lock Street            | (250,000)                        | (710,000)                         | (960,000)             |
| 31 Ensign Street          | (250,000)                        | (666,000)                         | (916,000)             |
| 38 & 38A Furnival Street  | (500,000)                        | 0                                 | (500,000)             |
| 20 Havelock Street        | (750,000)                        | 0                                 | (750,000)             |
| 73 & 73A Northwood Street | (250,000)                        | 0                                 | (250,000)             |
| 29-31 Felspar Street      | (2,000,000)                      | (4,880,000)                       | (6,880,000)           |
| Contingency               | (49,304)                         | (244,000)                         | (293,304)             |
| <b>TOTAL</b>              | <b>(\$4,549,304)</b>             | <b>(\$7,500,000)</b>              | <b>(\$12,049,304)</b> |

### **Projected Rental Income vs Capital Expenditure Holding Costs / Other Costs**

| Address                   | Number of rental houses | Loan costs per annum* | Services fees / Insurance costs / Management Fees | Maintenance @ 1% p.a. ** | Rental Income per annum*** | Total Cost / (Profit) |
|---------------------------|-------------------------|-----------------------|---------------------------------------------------|--------------------------|----------------------------|-----------------------|
| 49 Clayton Road           | 4                       | \$53,425              | \$12,000                                          | \$10,000                 | (\$93,600)                 | (\$18,175)            |
| 95 Lock Street            | 2                       | \$37,931              | \$6,000                                           | \$7,100                  | (\$56,160)                 | (\$5,129)             |
| 31 Ensign Street          | 2                       | \$35,580              | \$6,000                                           | \$6,660                  | (\$56,160)                 | (\$7,920)             |
| 38 & 38A Furnival Street  | 0                       | 0                     | 0                                                 | 0                        | 0                          | 0                     |
| 20 Havelock Street        | 0                       | 0                     | 0                                                 | 0                        | 0                          | 0                     |
| 73 & 73A Northwood Street | 0                       | 0                     | 0                                                 | 0                        | 0                          | 0                     |
| 29-31 Felspar Street      | 16                      | \$260,706             | \$48,000                                          | \$48,800                 | (\$449,280)                | (\$91,774)            |
| Contingency               | N/A                     | \$13,034              | N/A                                               | N/A                      | N/A                        | \$13,034              |
| <b>TOTAL</b>              |                         | <b>\$400,676</b>      | <b>\$72,000</b>                                   | <b>\$72,560</b>          | <b>(\$655,200)</b>         | <b>(\$109,964)</b>    |

\* Loan interest only (year 1 then reducing as Principal reduces).

\*\* 1% maintenance figure based on first 5 years of rental of new build.

\*\*\*Rental income is conservatively valued at \$500pw for 2br/2bth, and \$600pw for 3br/2bth. This is subject to market conditions. Assumes 90% occupancy.

### **Conclusion on Rental Housing**

Allowing for a 90% rental occupancy at conservative rental amounts, and the assumption that the loan Principal is offset by an increase in ownership value, the Shire of Narrogin could construct houses and rent them to open market without materially impacting on the operation of the organisation. It should be noted that the Principal repayments on the asset capital will incur a direct cost to the organisation of \$216,175 in year one, rising to \$592,822 in year 20 as part of the 20 year fixed term loan taken at a 5.38% interest rate.

### **Projected Sales vs Capital Expenditure / Holding Costs / Other Costs**

| <b>Address</b>            | <b>Number of houses / lots created</b> | <b>Loan costs for one year holding*</b> | <b>Services fees / Insurance costs – one year</b> | <b>Sales Costs @ 4% per sale</b> | <b>Projected sale price per development**</b> | <b>Preliminary Cost / (Profit) less loan Principal and vacant land asset value</b> |
|---------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------------|----------------------------------|-----------------------------------------------|------------------------------------------------------------------------------------|
| 49 Clayton Road           | 4                                      | \$53,425                                | \$8,000                                           | \$64,000                         | (\$1,600,000)                                 | (\$1,474,575)                                                                      |
| 95 Lock Street            | 2                                      | \$37,931                                | \$4,000                                           | \$40,000                         | (\$1,000,000)                                 | (\$918,069)                                                                        |
| 31 Ensign Street          | 2                                      | \$35,580                                | \$4,000                                           | \$40,000                         | (\$1,000,000)                                 | (\$920,420)                                                                        |
| 38 & 38A Furnival Street  | 4                                      | 0                                       | 0                                                 | \$20,800                         | (\$520,000)                                   | (\$499,200)                                                                        |
| 20 Havelock Street        | 6                                      | 0                                       | 0                                                 | \$31,200                         | (\$780,000)                                   | (\$748,800)                                                                        |
| 73 & 73A Northwood Street | 2                                      | 0                                       | 0                                                 | \$10,400                         | (\$260,000)                                   | (\$249,600)                                                                        |
| 29-31 Felspar Street      | 16                                     | \$260,706                               | \$32,000                                          | \$288,000                        | (\$7,200,000)                                 | (\$6,619,294)                                                                      |
| Contingency               | N/A                                    | \$13,034                                | N/A                                               | N/A                              | N/A                                           | \$13,034                                                                           |
| <b>TOTAL</b>              |                                        | <b>\$400,676</b>                        | <b>\$48,000</b>                                   | <b>\$494,400</b>                 | <b>(\$12,360,000)</b>                         | <b>(\$11,416,924)</b>                                                              |

\* Loan costs are interest only for one year

\*\*Projected sale price is at the lower end of the range indicated.

### **Comment**

Projected sale prices of houses are forecast at the lower end of the estimated range to be conservative, however every sale would be subject to market conditions. The vacant lot sales contained within the table are indicative only and are designed to show the potential value if just the lots were sold. It should be noted that the Shire of Narrogin may elect to build housing on the remaining vacant land as part of the objective to create more housing in the Narrogin town site.

| Address                   | Number of houses / lots created | Preliminary Cost / (Profit) less loan Principal and vacant land asset value | Current Land Asset Value * | Assigned Loan Principal Value | Net projected total Loss / (Profit) from project |
|---------------------------|---------------------------------|-----------------------------------------------------------------------------|----------------------------|-------------------------------|--------------------------------------------------|
| 49 Clayton Road           | 4                               | (\$1,474,575)                                                               | \$120,000                  | \$1,000,000                   | (\$354,575)                                      |
| 95 Lock Street            | 2                               | (\$918,069)                                                                 | \$29,500                   | \$710,000                     | (\$178,569)                                      |
| 31 Ensign Street          | 2                               | (\$920,420)                                                                 | \$16,500                   | \$666,000                     | (\$237,920)                                      |
| 38 & 38A Furnival Street  | 4                               | (\$499,200)                                                                 | \$185,000                  | 0                             | (\$314,200)                                      |
| 20 Havelock Street        | 6                               | (\$748,800)                                                                 | \$12,000                   | 0                             | (\$736,800)                                      |
| 73 & 73A Northwood Street | 2                               | (\$249,600)                                                                 | \$25,046                   | 0                             | (\$224,554)                                      |
| 29-31 Felspar Street      | 16                              | (\$6,619,294)                                                               | \$90,000                   | \$4,880,000                   | (\$1,649,294)                                    |
| Contingency               | N/A                             | \$13,034                                                                    | 0                          | \$244,000                     | \$257,034                                        |
| <b>TOTAL</b>              |                                 | <b>(\$11,416,924)</b>                                                       | <b>\$478,046</b>           | <b>\$7,500,000</b>            | <b>(\$3,438,878)</b>                             |

\*Shire of Narrogin book valuation at cost

### Conclusion on Selling Housing and/or Lots

Based on the financial assumptions above, the sale of either vacant lots or created housing is highly likely to be profitable under the Shire of Narrogin Housing Project. The profitability of this project is underpinned by the available grant funding contribution of \$4,549,304 from the Commonwealth Government.

## 6. RISK ASSESSMENT

### Shire of Narrogin Risk Matrix

| Consequence<br>Likelihood |   | Insignificant | Minor      | Moderate   | Major        | Catastrophic |
|---------------------------|---|---------------|------------|------------|--------------|--------------|
|                           |   | 1             | 2          | 3          | 4            | 5            |
| Almost Certain            | 5 | Medium (5)    | High (10)  | High (15)  | Extreme (20) | Extreme (25) |
| Likely                    | 4 | Low (4)       | Medium (8) | High (12)  | High (16)    | Extreme (20) |
| Possible                  | 3 | Low (3)       | Medium (6) | Medium (9) | High (12)    | High (15)    |
| Unlikely                  | 2 | Low (2)       | Low (4)    | Medium (6) | Medium (8)   | High (10)    |
| Rare                      | 1 | Low (1)       | Low (2)    | Low (3)    | Low (4)      | Medium (5)   |

| Risk                                | Likelihood | Consequence | Risk Rating | Mitigation                                                                                      |
|-------------------------------------|------------|-------------|-------------|-------------------------------------------------------------------------------------------------|
| Land density amendments             | Possible   | Minor       | Medium      | Working with DPLH to ensure timely response to requests.                                        |
| Public utility lot servicing delays | Possible   | Moderate    | Medium      | Early advocacy with utility providers. Escalation where required.                               |
| Construction delays                 | Unlikely   | Moderate    | Medium      | Contractual arrangements for modular housing.                                                   |
| Escalation in construction costs    | Possible   | Major       | High        | Contracts in place. Contingency available to cover contractual price rise and fall obligations. |
| Project delays                      | Possible   | Moderate    | Medium      | Strong project management focus by the Shire required.                                          |

The main risks associated with this project can be mitigated with appropriate compliance, procurement and management controls including significant oversight of these matters. The Chief Executive Officer and Executive Leadership Team, in conjunction with Council, will provide the necessary oversight to ensure the project is delivered appropriately.

## 7. EXPECTED EFFECT ON THE PROVISION OF FACILITIES AND SERVICES OF THE SHIRE

The Shire of Narrogin Housing Project will be project managed “in house” by the Executive Leadership Team to create the serviced lots through statutory land zoning amendment and subdivision processes. Once the lots are created, housing will be sourced and delivered through statutory procurement processes. Disposal of property through sale or lease will also be conducted in accordance with statutory processes.

The Shire of Narrogin Housing Project forms part of the Shire of Narrogin Corporate Business Plan 2025-2029 with impacts on Shire resources, facilities and services having already been accounted for in preparation for this project. It is anticipated there will be no material effect on any Shire facilities or services.

## **8. EXPECTED EFFECT ON OTHER PERSONS PROVIDING FACILITIES AND SERVICES**

The additional housing will assist with unmet housing needs in the Narrogin town site including demand from essential workers, key workers and the general community, particularly in the short term.

The Shire of Narrogin Housing Project is anticipated to deliver an additional 36 serviced lots on which 24 or more new houses will be built. With anticipated regional population growth in the region expected from economic drivers such as renewable energy and agribusiness initiatives, it is highly likely that demand for housing will increase significantly. The Shire of Narrogin proposes to take decisive short term steps to produce more housing in the Narrogin town site that will be complimentary to established builders and developers.

It is anticipated that local business will benefit economically from both the construction of new housing and the increased population derived from the Shire of Narrogin Housing Project.

## **9. EXPECTED FINANCIAL EFFECT ON THE SHIRE**

As projected in the Financial Considerations detailed from page 10 of this Business Case, either options of renting houses, selling houses or selling serviced lots are prospectively viable and have a cash positive impact for the Shire of Narrogin. It is probable that the Shire of Narrogin will pursue a combination of disposal options available to it to meet likely variation in demand. The main reason for the cash positive impact on all options is the substantive Commonwealth Government grant provided for the Shire of Narrogin Housing Project.

Council will give future consideration to any realised profit arising from the project however this may be used to develop further houses on the vacant serviced lots forming part of the Shire of Narrogin Housing Project.

## 10. EFFECT ON MATTERS REFERRED TO IN THE SHIRE STRATEGIC COMMUNITY PLAN AND CORPORATE BUSINESS PLAN

The Shire of Narrogin Strategic Community Plan 2017-2027 establishes a key pillar for the Shire of Narrogin foray into housing development to address short term unmet demand.

| Shire of Narrogin Strategic Community Plan 2017-2027 |       |                                                                                                                |
|------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------|
| Outcome:                                             | 1.1   | Growth in revenue opportunities                                                                                |
| Strategy:                                            | 1.1.1 | Attract new industry, business, investment and encourage diversity whilst encouraging growth of local business |

The Shire of Narrogin Corporate Business Plan 2025-2029 identifies this project and funding sources as part of the four year capital works program.

The Shire of Narrogin Housing Action Plan 2026-2030 has been endorsed as an informing strategy for the Shire of Narrogin's strategic planning purposes, and this strategy supports the Shire of Narrogin Housing Project.

## 11. PUBLIC CONSULTATION PROCESS

Section 3.59 of the *Local Government Act 1995* requires the Shire of Narrogin to give state-wide and local public notice of the Major Land Transaction and Trading Undertaking Business Plan inviting public submissions for a minimum period of six weeks.

A notice advertising this Business Plan and seeking public submissions will be placed in the West Australian newspaper, Narrogin Observer, on the Shire website and Shire public notice board.

The Business Plan will be available to view at [www.narrogin.wa.gov.au](http://www.narrogin.wa.gov.au) or in hard copy at the Shire Administration Office, 89 Earl Street, Narrogin WA 6312.

**Submissions must be received before 4pm Friday 11 September 2026.**

Submissions are to be addressed in writing to:

**Chief Executive Officer  
Shire of Narrogin Housing Project**

**By post:** PO Box 1145  
Narrogin WA 6312  
**By email:** [enquiries@narrogin.wa.gov.au](mailto:enquiries@narrogin.wa.gov.au)

**In person:**  
**Shire Administration Office**  
**89 Earl Street**  
**Narrogin WA 6312**