



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

**SHIRE OF WILLIAMS RESIDENTIAL
SUBDIVISION PROJECT 2026-27**



1. EXECUTIVE SUMMARY

With the support of Australian Government funding from the *Housing Support Program Stream 1 and Community Enabling Infrastructure Stream*, the Shire of Williams is proposing to create 16 serviced residential lots for sale to create more opportunity for housing in Williams.

The land development is the second stage of a previous subdivision at Hynes Court, Williams, which is under freehold ownership of the Shire of Williams and is identified as Lot 9001, Hynes Court.

The proposed project is considered a Major Land Transaction and Trading Undertaking in accordance with section 3.59 of the *Local Government Act 1995* and the *Local Government (Functions and General) Regulations 1996 regulation 9(1)(b)*. As such it is subject to statutory processes including public consultation of this Business Plan.

Conditional sub divisional approval has been granted by the Western Australian Planning Commission, and tenders have been called for the infrastructure works. The land is zoned residential at R-code R12.5 consistent with the surrounding residential land.

A dual use pathway will be constructed between the new Lots and the Williams River reserve lands to facilitate public recreation.

2. BACKGROUND

Like many communities Williams is experiencing a housing shortage which constrains economic growth and negatively impacts people and the community.

Despite underlying housing demand, the rental and property market provides



limited opportunities for accommodation, 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, Williams, Toodyay, Victoria Plains, West Arthur and Williams – are collaborating with the Australian Government to undertake the development and servicing works required to unlock land for 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 the construction of much-needed housing for essential key workers, incentivising private investment and supporting local community needs.

A total of \$32,758,522 in Australian Government funding was awarded to the collaborating Local Governments including \$1,686,894 to the Shire of Williams for headworks and enabling infrastructure to service the Lots. The Shire of Williams expects the project to be completed within the funding allocation.

Disposal of the land by Local Governments is governed by the Local Government Act 1995. Disposal of the Lots once Titles are available is proposed to be by Tender.

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 & 9.*

4. PROPOSAL DETAILS

Lot 9001 Hynes Court project area



5. FINANCIAL CONSIDERATIONS

Projected Project Expenditure is the grant funds of \$1,686,894. Project revenue will be from Lot sales less the cost associated with land sales, land transfers, and any holding costs, and from the property rates once land is sold. Lot sales are forecast to commence in Q4 of 2026-27.

6. RISK ASSESSMENT

Shire of Williams Risk Matrix

Consequence 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
Public utility lot servicing delays	Possible	Moderate	Medium	Early advocacy with utility providers. Escalation where required.



Construction delays	Unlikely	Moderate	Medium	Early tendering, to identify issues
Escalation in construction costs	Possible	Major	High	Principal supplied items (sand, gravel, rock) to reduce tender risk
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 external contracted commercial Superintendent and Project Management Team, in conjunction with Council, 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 Project will be project managed by the Chief Executive Officer with a contracted project management team.

The Project forms part of the Shire of Williams Strategic Community Plan 2017-2032. No material impact on any Shire facilities or services is anticipated.

8. EXPECTED EFFECT ON OTHER PERSONS PROVIDING FACILITIES AND SERVICES

The additional housing resulting from the project will assist with unmet housing needs in Williams, including demand from essential workers, key workers, and the general community. This is also key to supporting business and service growth for the community.

Local businesses will benefit economically from both the construction of new housing and the increased population derived from growth.



9. EXPECTED FINANCIAL EFFECT ON THE SHIRE

As projected in the Financial Considerations of this Business Case, the project is funded by grant funding and is projected to have a positive impact on the Shire of Williams. Council will consider the strategic use or revenue arising from the project.

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

The Shire of Williams Strategic Community Plan 2017-2032 establishes a key pillar for the Shire of Williams to pursue land availability for housing and to have appropriate levels of housing to cater for population retention and growth.

11. PUBLIC CONSULTATION PROCESS

Section 3.59 of the *Local Government Act 1995* requires the Shire of Williams 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 was placed in the West Australian Newspaper 7 August 2026, The Williams newspaper, on the Shire website, and Facebook page.

The Business Plan will be available to view at <https://www.williams.wa.gov.au/> or in hard copy at the Shire Administration Office, 9 Brooking Street, Williams WA 6391.

Submissions must be received before 4pm Thursday 17 September 2026.

Submissions are to be addressed in writing to: Chief Executive Officer by email at ceo@williams.wa.gov.au, be delivered the Shire of Williams Administration Office 9 Brooking St Williams WA 6391.