SHIRE OF WILLIAMS

MINUTES

ORDINARY COUNCIL MEETING

WEDNESDAY 21 October 2026

SHIRE COUNCIL CHAMBERS
9 BROOKING STREET
WILLIAMS WA 6391

SHIRE OF WILLIAMS STRATEGIC COMMUNITY PLAN 2022-32

VALUES / VISION

Williams is an independent, growing and vibrant community, achieved by maintaining a balanced and caring approach to its people and environment.

- Community connectedness and great lifestyle.
- Support the young and care for the elderly.
- Ideal Location (proximity to regional centres and metropolitan areas)
- Relevant and well maintained facilities.
- Recognition of the need to care for the environment in a balanced approach.
- Effective communication and cooperation.

ECONOMIC

To support industry and business development of sustainable infrastructure and investment opportunities.

E1. Develop infrastructure and investment that is sustainable and an ongoing legacy to the Shire.

E2. To have appropriate levels of housing to cater for population retention and growth.

SOCIAL & CULTURAL

To be a safe and welcoming community where everyone is valued and has the opportunity to contribute and belong.

SC1. To provide community infrastructure and facilities that meet the needs of the population.

SC2. To support a safe and healthy community with a strong sense of community pride.

SC3. To recognise the vibrant history of the Shire and its rich, varied cultural heritage and natural environment is valued, respected, promoted and celebrated.

LAND USE AND ENVIRONMENT

To have a balanced respect for our natural assets and built environment, retaining our lifestyle values and community spirit

LUE1. To enhance, promote, rehabilitate and leverage the natural environment so it continues to be an asset to the community

LUE2. Natural assets and public open spaces are accessible, well utilised and managed.

LUE3. To have safe and well maintained transport network that supports local economy.

LUE4. Recognising and implementing sustainability measures.



INNOVATION, LEADERSHIP & GOVERNANCE

To have a shire council that is an innovative, responsive partner to the community with strong civic leadership engaging in effective partnerships which reflect the aspirations of the community as a whole.

ILG1. The Shire is efficient in its operations; actively listens to the community and anticipates and responds to the community needs

ILG2. The revenue needs of the Shire are managed in an equitable, proactive and sustainable manner.

ILG3. Effective collaboration and shared services with other relevant Local, State and Federal Government agencies, industry and community organisations

ILG4. A strategically focused, unified Council functioning effectively ensuring compliance within the regulatory framework

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1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Presiding Member, President Logie, will declare the Meeting open at 4:00pm.

2. RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE

Elected Members
Cr Jarrad Logie – President
Cr Bernie Panizza – Deputy President
Cr Christine Cowcher
Cr Heidi Cowcher
Cr Tracey Price

Staff
Peter Stubbs – Chief Executive Officer
Gemma Boyce – Executive Manager of Corporate Services
Cassie Barker – Senior Finance Officer

Visitors – Jen Eliot (Western Power), Warren Phillips (Western Power), Lou Higham, Bec Higham, Anne Buchanan, Anne Cowcher, Mereana and Kevin Lewis, John Walters, Natalee and Neal Lombardi, Tracey McGowan, Darlene Devilliers, Ali and Rod Petchell, Ciara Cowcher, Jules Bulleid, Justine Harding, Tim Mounsey, Andrew Chitty, Tracey and Julian Higham.

Apologies – Cr Simon Harding, Cr John Macnamara.

Leave of Absence - Nil

3. PUBLIC QUESTION TIME

The Western Power deputation and presentation on the Clean Energy Link East was bought forward in the agenda to enable better interaction with members of the public present. The presentation is an attachment to the meeting minutes.

1. *Cr Christine Cowcher – I thought it was decided that the sub centre couldn't be built in the Hillman farm area because of training grounds?*

   Warren Phillips – The Department of Defence has been leading a discussion with government and the wind farm proponents, and wind farms have pulled their projects out of the consultation area that the Department of Defence asked for. There are technically no legal reasons that the project cannot be built there as the airfield is private and has no exclusions zones. Western Power infrastructure is probably not of great concern to the Department of Defence compared to the much taller wind turbines.

2. *Cr Christine Cowcher – The other wind turbine projects are just potentials and may not ever occur?*

   Warren Phillips – Projects that can connect to the Stage 1 Cordering Terminal are going ahead with discussions with government to build their Windfarms to generate power in lieu of coal, closer to the Muja area. Western Power provide the

infrastructure to connect these projects, but don't generate the power, the windfarms do. Other projects further north in the West Arthur, Williams, Narrogin region will rely on the new T20 terminal that we are discussing today which is currently in the planning stage and is still a few years off.

3. *Cr Christine Cowcher – My understanding from Powering WA is that only so many agreements will be taken up by the government and wind farm proponents. So out of all the projects you're discussing only one might make it through?*

   Warren Phillips – Correct, but at this stage there will still be a need for 3 to 4 projects built to generate the same amount of power that coal currently does. The government aims by 2030 for two government coal power stations will be turned off as they are nearing the end of their life. There will be one private coal power station still operating (Bluewater).

4. *Cr Bernie Panizza – The farmers hosting the wind farms are being well compensated, is the compensation you're offering a once off payment of $4,000.00?*

   Warren Phillips – Yes, a once off payment for easements, however state legislation has a formula for working out easement compensation. An independent valuer will be brought in to put a value on the property that will be used for government infrastructure and there is a different formula for property under the transmission lines themselves. Compensation will be different for everyone based on those formulas.

5. *Cr Bernie Panizza – Why can't a formula be factored in like for the Windfarms who compensate over the span of 30 years?*

   Warren Phillips - Western Power has been in discussion with government about if a new mechanism of compensation should be introduced, but at this stage Western Power must operate within current legislation. It could be that local government becomes an advocate for legislative change.

6. *Cr Bernie Panizza – So what happens if people don't want it on their land?*

   Warren Phillips – It's never good if you end up with a transmission line on your property that you didn't want. Western Power tries to avoid building infrastructure on properties where it is not wanted, but there may be instances when utilities must come through, much like that for the Water Corporation. These projects can't proceed if they don't have the Western Power infrastructure.

7. *Cr Bernie Panizza – This is different. Small power lines bring power to us here in Williams, but high voltage transmission lines are taking the power out, we in Williams have to look at these, the big turbines and the big power lines taking power to Perth.*

   Warren Phillips – We acknowledge that. There are power lines running all over Western Australia. That has always been a factor of the network. It's a shame that it all couldn't be underground or done another way. Power lines exist currently to connect coal power stations. The lines need to be extended to where renewable power will be generated.

8. *Unidentified Member of the Public – Is Western Power doing anything to try and amend the act?*

   Warren Phillips – Western Power have always been an advocate for change particularly around compensation. Western Power is stuck with legislation in terms of compensation. Only government can make changes, Western Power does advocate and continue to bring these messages back. The more voices heard by government the greater opportunity that it might be reviewed.

9. *Unidentified Member of the Public – Where do we access these maps that you're showing us?*

   Jen Eliot – We don't issue these maps publicly as they have windfarm/turbine locations on it, but we do use them as a tool when we go out and talk to people.

   Warren Phillips – The windfarm companies provide us with detailed maps but ask us to keep them confidential. You could go online and do your own research and find maps like these on their websites, they just don't allow us to share them with you. For example, look up the Acciona website and you'd find a map of their footprint.

10. *Unidentified Member of the Public -Why is it kept so private? The Windfarms have kept it all hush hush.*

    Warren Phillips – They are private companies, with private investors, but as I said most of this information is available on their websites. Most of them will need to lodge planning applications that then are made public so you all will be able to access; it's just a matter of having a look. Western Power is happy to be as transparent as we can.

11. *Unidentified Member of the Public – My experience with Windfarms was in South Australia where they have all these windfarms and the power goes across to the Victoria, so their power bills went down, while ours (SA) power bills went up. Is that going to happen here? The city will have lower power bills but ours will stay the same. And will we end up with more blackouts in the country when the coal power stations are cut off?*

    Warren Phillips – The current model isn't looking to change. The way power is now will be the same with renewables. There will be gas generated power assisting the renewables to ensure stability until all the renewables are built and operating. There will be a need for substantially more renewables to provide that same stability to prevent blackouts. This is world class technology, WA is recognised as having some of the best, biggest, windfarm projects in the world.

12. *Unidentified Member of the Public – What sort of time frame are you talking about where will be moving to renewables?*

    Warren Phillips – The two power stations in Collie will be closed by 2030. Bluewater power station will still be operating and there will be some gas and renewables on the grid. The government's aim is to be net zero by 2050.

13. *Unidentified Member of the Public - What is going to take up the 29% that coal currently provides to the grid?*

Warren Phillips – It will be a combination of renewable energy, Synergy battery storage in Collie and multiple other renewable projects already underway, not in this region but in parts of Perth being progressed at the same time. There is the CEL North Project that is well into construction so that is years ahead of where we are down here. You can find more information on the government's plans and long term and reliability models by going to the Department of Energy and Economic Diversification and having a look at the FESO – Future Energy System Outlook.

14. *Unidentified Member of the Public – And the timeline on Gas?*

    Warren Phillips – Gas is a long-term option to support the network. There may come a time where the system may not need gas for the generation of electricity. At this stage it is seen as a transition fuel when coal is reduced or turned off.

15. *Lou Higham – What is your strategy for locating the high voltage transmission lines on or near ethnographic sites?*

    Warren Phillips – We seek to stay away from registered sites, but we are aware that there are a lot of sites that aren't registered, so we go through a process of preparation and have areas surveyed and we consult with the corporation.

16. *Lou Higham – What is your buffer for those sites?*

    Warren Phillips – We avoid registered sites and there is a lot of ethnoarchaeological surveys taken place when case new sites are found, or boundaries need to be expanded.

17. *Unidentified Member of the Public – Can you speak further to the proposed windfarms north of town? And the siting of the stage 2 terminal? As to which one is leading the process in the site selection because it feels like a 'build it and they will come' with Western Power and will things potentially change?*

    Warren Phillips – The proposed windfarms on the east and west of the airfield (proposed siting of the stage 2 terminal) will need to connect to the stage 2 terminal and the two line routes will create a looped connection to the Cordering terminal so that if there is a disruption on one side then the electricity will flow back through the loop to avoid disruption to power. So somewhere in between the proposed windfarms is a logical place. We are also investigating options for the terminal to be built within one of the windfarms footprints. This is part of the scoping that we are doing now.

18. *Cr Jarrad Logie – How many connection lines will be coming out of this new terminal?*

    Warren Phillips – Initially, it will be built as a six-bay terminal with the capability of up to 12 bays. First off there will be the two lines that run on the east down to Cordering and the west down to Cordering and in the future there will need to be lines that run northeast and northwest.

19. *Cr Jarrad Logie – So there could potentially be 5 or 6 lots of poles for 5 or 6 different transmission lines coming into that terminal?*

    Warren Phillips – Yes. Correct. With the potential of expanding to 12.

20. Cr Jarrad Logie - So why can't we move any of that infrastructure out to the Darling Range? Rather than tie up all our good farming land out here?

    Warren Phillips – I'm sorry I don't have the answer to that.

21. *Community members – Raised concerns regarding the proposed Western Power substation, which is understood to be associated with approximately 258 acres. Affected landowners strongly oppose the proposal and are concerned about the broader impacts of both the substation and associated transmission lines on the local community, farming properties, and future generations.*

    The community intends to continue opposing the proposed substation. However, there is significant concern that, regardless of the final substation location, transmission lines will still have substantial impacts on local farming properties, rural lifestyles, and future generations. These broader transmission line impacts must be given greater consideration.

22. *Community members – Queried the potential role of the Wells terminal and the T20 terminal in connecting proposed mining and renewable energy projects to the electricity network.*

    Western Power's involvement in assessing connection options was discussed. Some renewable energy projects are proposed before their developers have confirmed whether viable network connection options exist.

    An example from Stage One was provided in which projects had been discussed with landowners before it became clear that suitable connection options were unavailable.

    Attendees expressed concern about the lack of early consultation and the uncertainty this creates for affected landowners.

    It was suggested that projects seeking to proceed within the next ten years may need to connect through T20, although the terminal itself was described as still many years away from construction.

23. *Unidentified Member of the Public – Is there any precedence for Western Power being sued for lack of access to firefighting?*

    Warren Phillips – I'm not aware of any instances where aerial fire fighting has been impacted by power lines.

    Jen Eliot – We can take that on notice and get back to you.

24. *Unidentified Member of the Public – Can the Shire issue a letter to Western Power highlighting that the current legislation is 1979, not fit for purpose and we would like to suggest making it more relevant to todays energy market at least.*

    Warren Phillips –You can send a letter to Western Power but also consider sending it to parts of the government that can affect legislation.

25. *Unidentified Member of the Public – What's your internal deadline for making the decision on the siting of the terminal?*

    Warren Phillips – There isn't a deadline, this project is less critical than stage 1. This project is more being driven around the renewable projects that are being proposed and without the Western Power infrastructure they can't go ahead. So, through this scoping phase we are working out how quickly we can do this project and when the likely date is for construction. Let's say for argument's sake we haven't successfully found a site by this time next year it may come to seeking approval by government to compulsory buy land, but it is rare that it gets to that and it would be a last resort.

26. *Tim Mounsey – What information can you tell us about the fibres that come from the blades of the turbines, what it is, how much it is and how you plan to dispose of the blades?*

    Warren Phillips – We can take that on notice and advise you on that. There is currently work happening by the industry on finding different technology and alternate materials for the blades. There is a lot of information online, but we can find some information to share with the Shire to pass along to the community.

27. *Cr Bernie Panizza – The country at the Hillman site is less ideal farming country, why not move the skydivers and airfield and put the substation there?*

    Warren Phillips – We have been in consultation with Department of Defence and state government about whether that is the best place. We can't say whether an airfield can be relocated but we haven't given it up as an option. The Department of Defence knowing that people jump out of planes there requested that the area be deemed a consultation zone with safety in mind. There is no legal exclusion zone for that location. Defence is more worried about the turbines than the terminal.

28. *Unidentified Member of the Public – spoke about opposition and concerns extending beyond the proposed substation to wind farms, turbines, and high-voltage transmission lines?*

    Warren Phillips – Relocating infrastructure may shift impacts to other landowners rather than eliminate them. The relatively close proximity of farms, homes and neighbours in the district may increase the number of people directly affected.
    Community awareness and participation in consultation is essential.

    The Shire and community representatives were encouraged to help ensure residents understand the potential impacts and attend upcoming meetings at the CRC on 27 and 28 October 2026.

29. *A discussion followed about community benefits and funding - The central concern is that communities hosting wind farms bear the impacts of development without receiving timely, guaranteed, or proportionate financial benefits.*

    Warren Phillips – Although Powering WA was expected to provide further clarification, participants remained concerned about the proposed funding structure, the role of Regional Development Commissions and whether the promised benefits would arrive early enough to make a meaningful difference.

Cr Heidi Cowcher – Communities are not in control of proposed community benefits because the State Government directed that these be managed through State controlled Development Commissions.

Quindanning Community Hall Committee

1. *Natalee Lombardi – At what stage is the building application for the platform and toilets at the Quindanning Town Hall and do we need soil testing?*

   CEO Peter Stubbs – The City of Kalamunda, which assesses building applications under contract to the Shire, requires clearer drawings to assess the proposed works. The Shire CEO advised that he was in discussion with assessors in the City of Kalamunda to potentially avoid the need for soil testing. Kalamunda require soil testing. Soil testing is required for the structure footings. If it were required, it would be a cost of $3,000.00 to $4,000.00.

2. *Natalee Lombardi – Could the Quindanning Town Hall Committee have a bank statement and balance with accrued interest to date?*

   CEO Peter Stubbs – The funds sit in an account with Western Australian Treasury Corporation along with other Reserve funds the Shire holds. The balance including interest is $117,549.80. Interest accrued is proportioned across the different Reserve fund allocations.

3. *Natalee Lombardi – Could we have a reason for the delays and lack of communication? Also just to point out the grant money is not the Shires money to withhold.*
   Community members discussed compensation for out-of-pocket costs.

   CEO Peter Stubbs – Shire staff have been concentrating on the current years' capital projects these last three months but are now in a position with time to advance the Quindanning project. The Shire can consider compensation for the cost of temporary toilets if needed.

   Community members discussed concerns that Quindanning Community is not a priority to the Shire because of the time it has taken to get this project done.

1. *Unidentified Member of the Public – What is happening for fire hazard reduction around the Quindanning Hall and the community?*

   CEO Peter Stubbs – DFES has confirmed with Shire that a contractor for mitigation works in Quindanning has been scheduled in the coming weeks.

2. *Unidentified Member of the Public – The bit of road outside the Hall, where the buses park – does that come under the Shire? Because it is very uneven and full of potholes.*

   CEO Peter Stubbs – the Shire will attend to that.

3. *Unidentified Member of the Public* - Downpipe at hall hasn't been glued and is not catching the water, can this be fixed?

   CEO Peter Stubbs – the Shire will attend to that.

4. PETITIONS / DEPUTATIONS / PRESENTATIONS

Western Power representatives presented on the status of the Clean Energy Link East _ planned infrastructure between Williams and Darkan and Collie, preceding public question time.

5. DECLARATIONS OF INTEREST

DECLARATION OF INTEREST	
Name / Position	Cr Tracey Price
Item No. / Subject	8.1.3 – Industrial Subdivision
Type of Interest	Financial Interest

DECLARATION OF INTEREST	
Name / Position	Cr Jarrad Logie
Item No. / Subject	8.1.3 – Industrial Subdivision
Type of Interest	Proximity Interest

6. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

6.1 ORDINARY COUNCIL MEETING HELD 16 SEPTEMBER 2026

OFFICERS RECOMMENDATION AND COUNCIL RESOLUTION

Moved by: Cr T Price **Seconded:** Cr B Panizza

That the Minutes of the Ordinary Council Meeting held 16 September 2026 as previously circulated, be confirmed as a true and accurate record.

For: Cr T Price, Cr C Cowcher, Cr B Panizza, Cr J Logie, Cr H Cowcher

Against: Nil **Carried:** 5/0 **Resolution:** 290/26

7. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

The Heritage Council of Western Australian has advised the Council that it is assessing the potential State Heritage Listing of the Prisoner of War Quarters and Water Tank, "Greystones," 10527 Pinjarra -Williams Road, Williams.

I am pleased to advise that the Western Australia Planning Commission has granted subdivision approval for Lot 55 Munthoola Road to create five new rural residential Lots, subject to subdivision conditions being meet.

8. OFFICER REPORTS

8.1 CORPORATE AND COMMUNTIY SERVICES

8.1.1 PAYMENT LISTING

File Reference	4.23.15
Statutory Reference	Local Government (Financial Management) Regulations 1996
Author	Gemma Boyce, Executive Manager of Corporate Services
Date	16 October 2026
Voting Requirements	Simple Majority
Disclosure of Interest	Neither the Author not Authorising Officer has any Impartiality, Financial or Proximity Interests that require disclosure
Attachments	Att 8.1.1 - Payment Listing September 2026

Background
Council has delegated to the Chief Executive Officer, the exercise of its power to make payments from the Shire's municipal or trust account. In exercising their authority, and in accordance with the Local Government (Financial Management) Regulation, it is a requirement to produce a list of payments made from Councils Municipal Fund and Trust Fund bank accounts to be presented to Council in the following month.

Statutory Implications
Regulation 13 of the *Local Government (Financial Management) Regulations 1995* states:

> ***13. Payments from municipal fund or trust fund by CEO, CEO's duties as to etc.***
> *(1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —*
> *(a) the payee's name; and*
> *(b) the amount of the payment; and*
> *(c) the date of the payment; and*
> *(d) sufficient information to identify the transaction.*

Comment
The list of accounts for payment is an attachment included in this agenda.

Strategic Implications

This item aligns with the community's vision and aspirations as contained in the Shire of Williams Strategic Community Plan 2022 to 2032. Specifically, it relates to the following strategy(s):

ILG 2.2 Maintain accountability, transparency and financial responsibility.

Financial Implications

As listed in the recommendation below.

OFFICERS RECOMMENDATION AND COUNCIL RESOLUTION

Moved by: Cr H Cowcher **Seconded:** Cr C Cowcher

That Municipal Fund EFT, BPay, Direct Debits and Cheques totalling $550,384.60, approved by the Chief Executive Officer during the month of September 2026, be endorsed.

For: Cr T Price, Cr C Cowcher, Cr B Panizza, Cr J Logie, Cr H Cowcher

Against: Nil **Carried:** 5/0 **Resolution:** 291/26

8.1.2 FINANCIAL STATEMENTS

File Reference	4.23.15
Statutory Reference	Local Government (Financial Management) Regulations 1996
Author	Gemma Boyce, Executive Manager of Corporate Services
Date	16 October 2026
Voting Requirements	Simple Majority
Disclosure of Interest	Neither the Author not Authorising Officer has any Impartiality, Financial or Proximity Interests that require disclosure
Attachments	Att 8.1.2 – Monthly Financial Statement September 2026

Background

In accordance with the *Local Government Act 1995*, a statement of financial activity must be presented at an Ordinary Meeting of Council. This is required to be presented within two months, after the end of the month, to which the statement relates.

The statement of financial activity is to report on the revenue and expenditure as set out in the annual budget for the month, including explanations of any variances. *Regulation 34*, from the *Local Government (Financial Management) Regulations 1996* sets out the detail that is required to be included in the reports.

Statutory Implications

Local Government (Financial Management) Regulations 1996 – Regulation 34.

Comment

The attached monthly financial statements and supporting information have been compiled to meet compliance with the Local Government Act 1995 and associated Regulations.

Strategic Implications

This item aligns with the community's vision and aspirations as contained in the Shire of Williams Strategic Community Plan 2022 to 2032. Specifically, it relates to the following strategy(s):
ILG 2.2 Maintain accountability, transparency and financial responsibility.

Financial Implications

As disclosed in the financial statements.

OFFICERS RECOMMENDATION AND COUNCIL RESOLUTION

Moved by: Cr T Price **Seconded:** Cr B Panizza

That financial statements presented for the period ending 30 September 2026, be received.

For: Cr T Price, Cr C Cowcher, Cr B Panizza, Cr J Logie, Cr H Cowcher

Against: Nil **Carried:** 5/0 **Resolution:** 292/26

CHIEF EXECUTIVE OFFICER'S REPORT

8.1.3 5 MARJIDIN WAY- PLANNING APPLICATION

File Reference	10.60.15
Statutory Reference	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015 Shire of Williams Town Planning Scheme #2
Author	Peter Stubbs, Chief Executive Officer
Date	15 October 2026
Voting Requirements	Simple Majority
Disclosure of Interest	Cr Jarrad Logie, Proximity Interest Cr Tracey Price, Financial Interest
Attachments	Att 8.1.3 Public Notice - 5 Marjidin Way_ Proposed Storage Shed reduced setback

Cr Logie and Cr Price left the meeting for this Report and Cr Panizza assumed the role of presiding members as Deputy Shire President.

Background

The owners of 5 Marjidin Way, Williams, Ryan and Natalie Pearce Super Fund and Yeeramukadoo Pty Ltd have applied for planning approval for an additional storage shed on the property.

The matter is before Council because a reduced rear setback is requested, which requires Council consideration and public advertising.

The proposal seeks a rear setback variation of 6.5m in lieu of the 16.5m deemed-to-comply setback required under the Shire of Williams Town Planning Scheme #2 (Scheme).

Public adverting was conducted, commencing 23 September 2026 and closed at 4pm on the 14 October 2026. No public comments were received.

Proposal details:

Construction of a steel framed, open front, Colourbond shed, with a floor area of 432m² is proposed at the rear of the site. The intended use of the shed is for the storage of seed, fertiliser and chemicals associated with the existing agricultural farm supply business on site.

Grey coloured Colourbond is proposed to match in with the existing shed on the property.

Storm water is proposed to be directed into an existing open storm water drain on the rear of the property boundary.

A maximum shed height of 4.5m proposed.

Proposed Setbacks:

- Front setback of 60m
- Rear setback of 6.5m
- Side (north) lot boundary setback of 6m
- Side (south) lot boundary setback of 8m

At maximum storage manifest periods are proposed to be March to -July each year with a peak volumed of 50,000ML.

Key chemicals proposed to be stored are.

- Class 6.1 Paraquat and Bromoxynil
- Class 9 Trifluralin, Glyphosate, MCPA LVE and Prosulfocarb
- Soil Wetters

The floor of the shed will be concrete with a 4,000L chemical spillage sump, and bunded capacity of 25% of the manifest maximum.

Figure 1- Bunded Floor details.

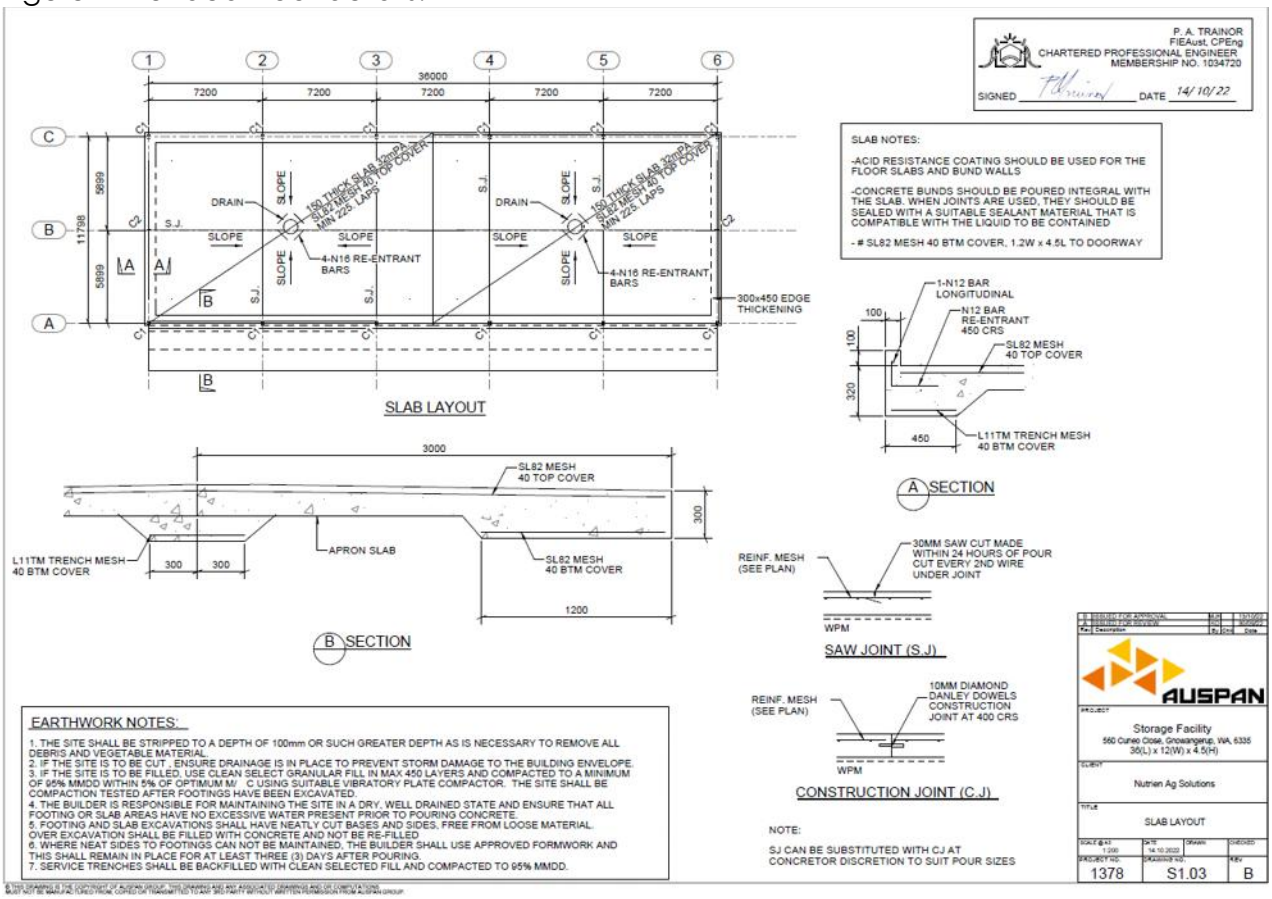


Figure 2- Site Plan layout showing proposed setbacks.

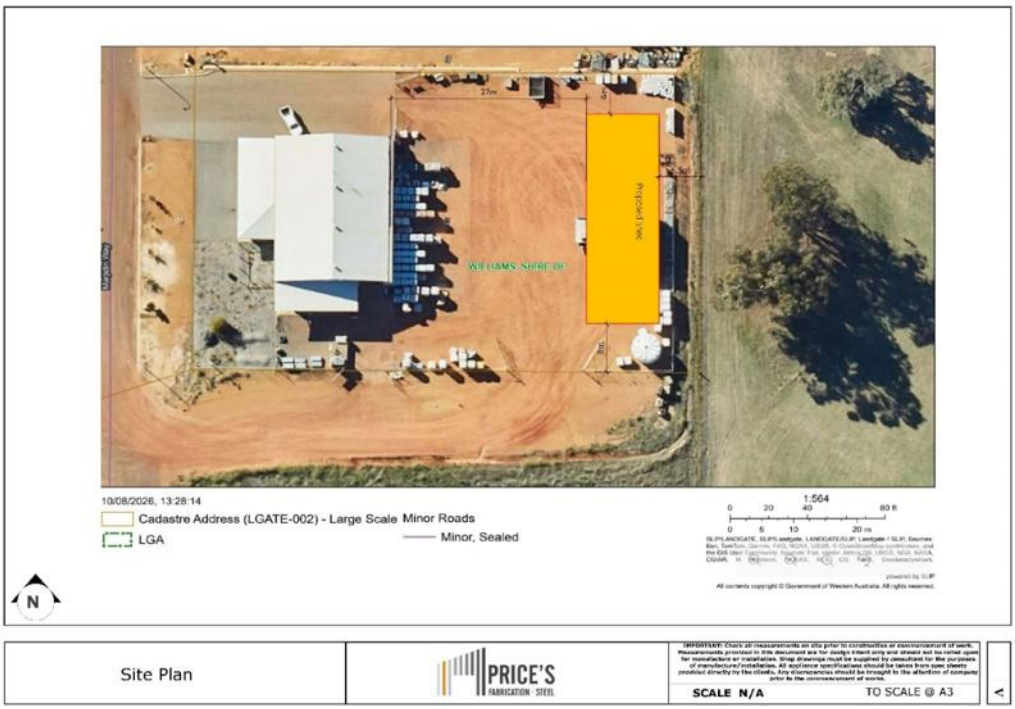


Figure 3- Floor Plan for the proposed shed

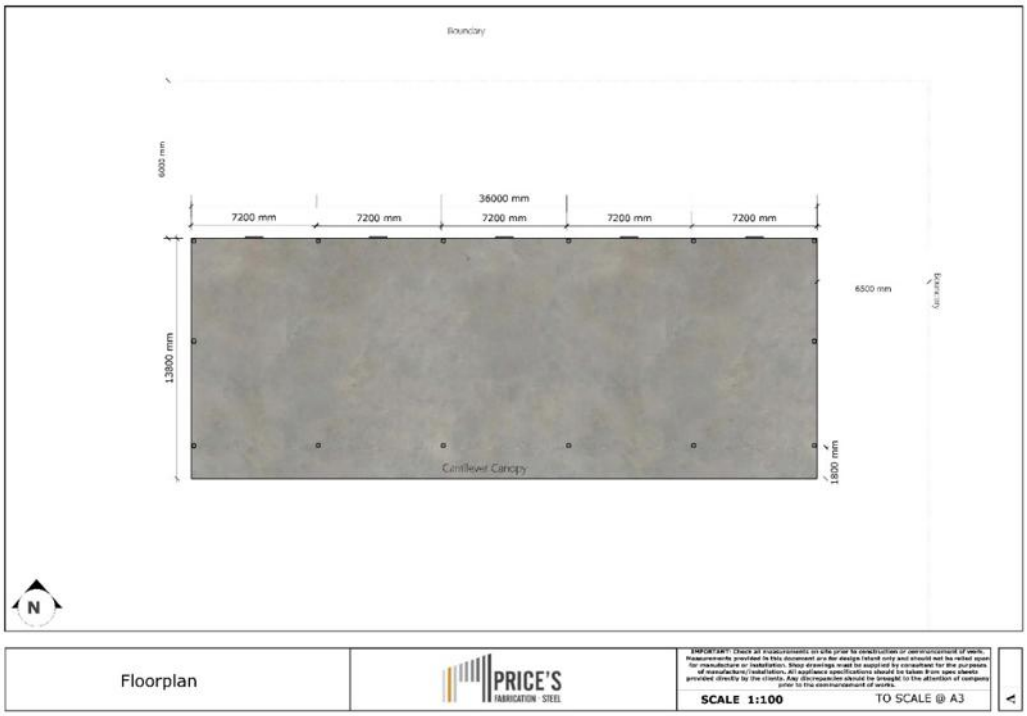
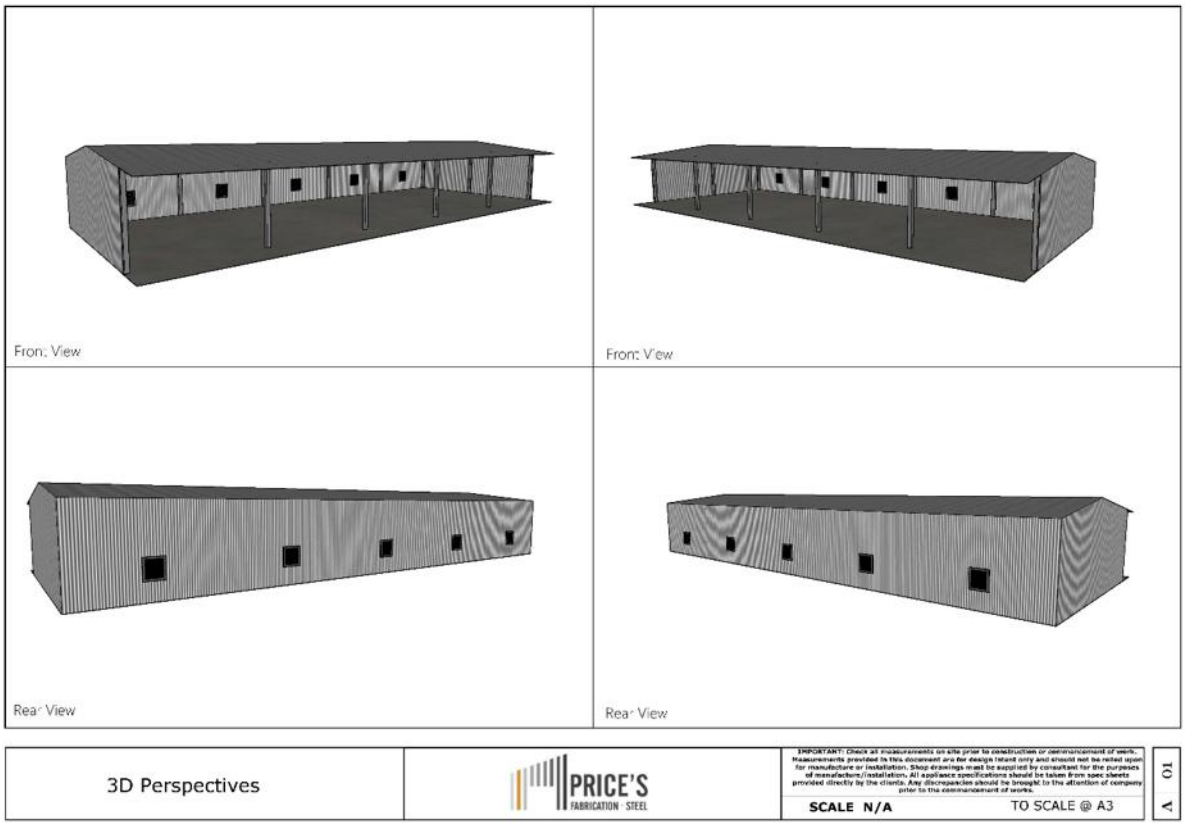


Figure 4 & 5- 3D and elevation plans





Local Planning Scheme No.2

Land use permissibility.

The shed is deemed to fit the definition of 'warehouse/storage.'

The scheme does not have a land use permissibility for 'warehouse/storage.' The land use is therefore assessed as a use not listed under the Planning and Development (Local Planning Schemes) Regulations 2015.

The proposal is no change in land use, and what is proposed is assessed to be consistent with the current approved land use and business operations.

Requirements - Town Planning Scheme #2 Clause 4.5 – Industrial	**Comment**
The minimum building setbacks are to be 16.5 metres front and rear. Side and rear setbacks shall be to the discretion of Council having regard for the need for visual buffers to adjacent residential or rural uses.	Proposed shed does not meet the 16.5m rear setback – variation.
The first 5 metres of the front setback area shall be landscaped to the satisfaction of the local government. Council may require additional landscaping to Albany Highway, adjacent residential or rural uses, or to screen a development where it is desirable to maintain a rural vista from major roads.	N/A
Council may impose conditions on development requiring installation of a landscaped buffer as part of any new development.	A condition potentially required for a landscaped buffer from the side and rear boundaries.
No materials, buns or open storage shall be permitted in front setback area, unless it has been granted specific planning approval, is screened from view and Council is satisfied that it will not negatively impact on amenity.	N/A – shed is proposed at the rear of the site and will be outside of the front setback area.
Council may require screening in the form of fencing and / or landscaping of any storage in an open area (contained outside of a building) to protect the visual amenity of neighbouring nonindustrial properties.	A condition potentially required
All unloading and loading of materials, parking, and the operation of the industry is to be within the boundaries of the lot. Any industry subject to buffer separation distances to sensitive land uses in accordance with Environmental Protection Area guidelines must demonstrate compliance with the applicable buffers, or lodgement of a site-specific environmental analysis demonstrating that the use will not negatively impact on the amenity of sensitive	N/A – no sensitive land uses within the surrounding area. The subject site abuts Industrial and rural zoned sites.

land uses to the satisfaction of the Council. In assessing any proposal which does not comply with generic buffer guidelines, Council has discretion to refer to application to the EPA for comment.	
The use of Zincalume or reflective materials is not permitted for construction of new industrial buildings.	N/A- shed is to be grey Colourbond
In determining any application for planning approval Council may have regard for matters such as suitable areas for on-site effluent disposal, the appearance and standard of development, the existing streetscape and character of surrounds, adequate on-site turnaround areas for truck movements, landscaping, and parking.	Matters to be considered as part of assessment of proposed development.

Building Setbacks

Under Clause 4.6 (4)(a) for the Scheme a minimum setback of 16.5 metres applies to the front and rear lot boundary for any lot in the Industrial zone. The application proposes a setback variation of 6.5m from the rear boundary.

Council (or the CEO under delegation) has discretion to waive a provision of the Scheme however under Clause 2.11 this has to be advertised. Clause 2.11 states that:

'Where the Council considers application of any provision of Parts 4 and 5 of the Scheme would result in undue hardship or be contrary to the interests of the area it may, after giving notice (14 days) of its intention in accordance with Clause 2.6, waive the requirements of the provision except that the Council shall not waive the requirements of either Table 1 or Clause 5.6'.

Clause 2.6 Advertising of the Application:

Where in the opinion of the Council proposed development of the type referred to in Clause 4.3 of this Scheme as "AA" is reasonable and may be approved, the Council may before giving final consideration to the proposal:

(1) require the applicant to give notice of the proposed development by displaying in a prominent position on the site proposed for such development, a notice of not less than 1 sqm in the form contained in Schedule 3, for a period of not less than one calendar month;
(2) advertise such proposal in a newspaper circulating locally, for two successive weeks;
(3) notify in writing adjoining owners and all parties in the vicinity which Council considers to be likely to be affected by the proposed development. All parties notified shall be given not less than one calendar month taken from the time of notification to reply to Council;
(4) The Council shall not give final consideration to any such application until the expiration of 14 days after the dates referred to in (1) and (3) above and when doing so shall have regard to any representations made for or against such application.

Planning and Development (Local Planning Schemes) Regulations 2015

The Regulations include 'deemed provisions' which automatically apply to the Shire, without the need to amend the Shire's Scheme.

Clause 67 of the deemed provisions outlines 'matters to be considered by Council' including but not limited to orderly and proper planning, the compatibility of the development with its setting including the relationship to development on adjoining land, the amenity of the locality, the adequacy of proposed means of access to and from the site, the amount of traffic to be generated by the development, and any submission received.

Clause 82(1) gives Council the ability to delegate its powers to the Chief Executive Officer. Clause 82(2) requires any delegation to be by Absolute Majority.

Landscaping

Under Clause 4.6(4)(b) there is a provision requiring a 5-metre landscaping area.

Council (or the CEO under delegation) has discretion to waive the landscaping provision of the Scheme however under Clause 2.11 it must be advertised.

Fire

The property is identified to be in the mapped fire risk area as shown in the image below (ref: https://maps.slip.wa.gov.au/landgate/bushfireprone/).

A Bushfire assessment level is not considered necessary given the nature of what is proposed is consistent with the existing land use, presence of an existing fire hydrant at the front of the property and installation of fire extinguishers.



Strategic Implications

This item aligns with the community's vision and aspirations documented in the Shire of Williams Strategic Community Plan 2022 to 2032. Specifically, it relates to the following strategy(s):

E1. Develop infrastructure and investment that is sustainable and an ongoing legacy to the Shire.
ED1.1 Develop and promote the Marjidin Way industrial estate.

Council has a strategic interest in encouraging investment in the Williams district, and in growing the industrial area at Marjidin Way. Council has a strategic goal to support industry and business development through the development of sustainable infrastructure and investment opportunities.

Financial Implications

Statutory Planning fees are applicable, estimated to be $800.00.

Voting

Simple Majority

OFFICERS RECOMMENDATION AND COUNCIL RESOLUTION

That Council,

a. Support planning approval for the proposed storage shed for Lot 404 (No 5) Marjidin Way, Williams, as requested including a proposed setback of 6.5m from the rear (eastern side property boundary, subject to and the following conditions:

b. The storage shed be grey Colourbond to match in the existing shed on the property.

c. The shed floor be bunded with sumps to Australian Standards for contain any spillage.

d. That dedicated chemical spill kit be maintain for spill containment kit inside or immediately adjacent to the shed.

e. An approved dangerous good Licence for the shed be obtained and supplied to the Shire of Williams.

f. Clear Hazchem warning diamonds, "No Smoking, No Ignition Sources" signs, and emergency contact details to be displayed on the front exterior of the shed.

g. Appropriate portable fire extinguishers which for heavy industrial or chemical spill risks where superior Class B performance be installed.

With Cr Logie and Cr Price absent from the Council Chamber for this matter there was then an absence of a quorum for Council. The Report and Officer Recommendation therefore could not be decided upon and will be carried over the next meeting of Council. Cr Logie and Cr Price returned to the Council Chamber.

8.1.4 CLOSED-CIRCUIT TELEVISION (CCTV) - FUNDING

File Reference	5.00.00
Statutory Reference	Various
Author	Peter Stubbs, Chief Executive Officer
Date	2 October 2026
Voting Requirements	Simple Majority
Disclosure of Interest	Nil
Attachments	Nil

Background

The Shire budget for 2026-27 includes provision for one CCTV camera to be installed on Albany Highway near the Ampol roadhouse and linked to Police vehicle number plate recognition system.

The budget allocation is $24,343.00 inclusive of a proposed State Government grant of $20,343.00 and $4,000.00 Council municipal funding.

The grant funding is administered by the Department of Local Government, Industry, Regulation and Safety (LGIRS), in collaboration with the WA Police Force, and is part of a State Government election commitment. It aims to expand CCTV camera coverage across Western Australia.

Comment

Subsequent to the Shire accepting a grant funding agreement with LGIRS, the Shire was informed of the process for the installation of the CCTV camera to be done by WA Police.

The process described was,

1. *The LGA is required to purchase the camera and arrange delivery to the Radio and Electronics Unit in Maylands.*
2. *Once the camera is received, WA Police technicians will store and configure the camera prior to installation.*
3. *Once confirmation of purchase has been received from the LGA, WA Police will initiate the Western Power approval process.*
4. *Approval requests will be submitted in bulk, with installation costs initially covered by WA Police. LGAs will subsequently be invoiced for reimbursement.*
5. *Following approvals and equipment configuration, installation will be scheduled with Western Power and WA Police technicians.*
6. *LGA's are required to purchase a Telstra data-only SIM card - 50GB plan. The SIM card is to be provided to WA Police technicians.*

This process was not advised in the grant guidelines or funding agreement.

Given the process described involving WA Police to have the camera installed and commissioned there is not a strong reason for Local Government involvement. Effectively Local Government is doing no more that procurement and taking on any cost above the grant and ongoing data plan and maintenance costs.

WA Police have many CCTV cameras in operation in WA and the in-house capacity to install and operate them. The Ampol Roadhouse (and others in Williams) have their own

CCTV camera footage available to Police when needed, albeit not linked to the Police vehicle registration recognition system.

The process requires LGA's to buy a SIM card with minimum 50GB Telstra plan. This will cost an estimated $74.00/month ($888.00 per year). This is a cost shift from State to Local Government.

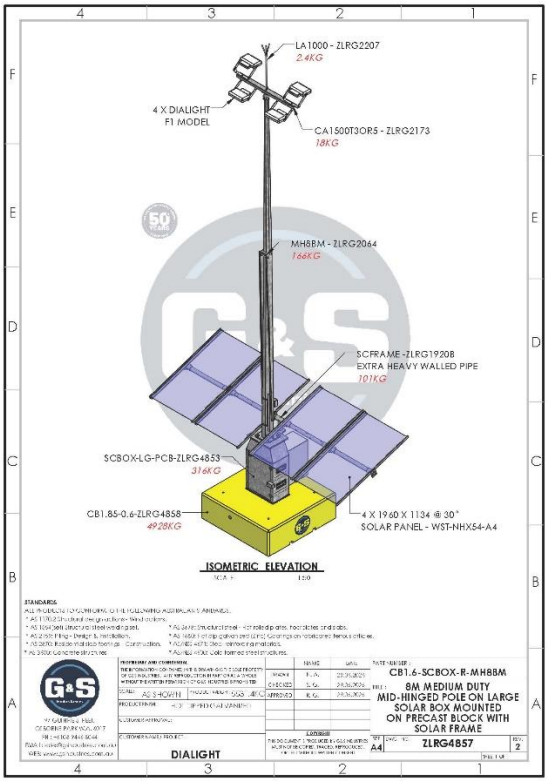
Further, the State Government has made the decision to deploy point to point cameras on Albany Highway (e.g. photograph below) which also have a range of camera technology to capture traffic infringements and intelligence.

Photograph -Point to Point camera Albany Highway, Williams (approx. 200 m from Ampol roadhouse)



A second option provided by a local regional supplier was considered using standalone solar panels and this shown in the image below.

Image- Standalone solar option



There is not a significant cost saving with this option. Costs of both options are provided below under Financial Implications.

Maintenance cost of this option is estimated at an average of $500.00 per year. Being ground based there is risk of vandalism or increased maintenance.

It is recommended to Council that the Shire do not proceed with the proposed CCTV camera and grant for the following reasons,

1. There are already point to point cameras along Albany Highway that have or could have vehicle recognition included on them including being deployed in the Williams townsite.
2. CCTV vision is available to Police from businesses such as Ampol roadhouse and others when required.
3. There is not a strong case for local government involvement.
4. There would be new annual costs for data plans and or maintenance to the Shire.

Strategic Implications

This item aligns with the community's vision and aspirations documented in the Shire of Williams Strategic Community Plan 2022 to 2032. Specifically, it relates to the following strategy:

> To support a safe and healthy community with a strong sense of community pride.

Financial Implications

Two Options have been considered for the proposed CCTV camera.

	Option 1	**Option 2**
	LGIRS/Police	**Local Provider**
Total	**$20,864.00**	**$18,195.00**
Camera (on Western Power pole)	$14,864.00	Not Applicable
Install cost (LGIRS estimate)	$6,000.00	Not Applicable
Annual data plan SIM card cost	$880.00	
NVR	$0.00	$1,200.00
Annual maintenance (estimate)	TBC	$500.00
Standalone solar (inclusive of solar 2 x 430W panels, 2 x 200Ah 12v batteries, 4m breakback pole, dual battery box lockable, concrete foundation, PTP service back to Shire administration building & accessories)	Not Applicable	$16,995.00

Council 2026-27 budget includes an allocation of $20,343.00 grant funding and $4,000.00 municipal funds (if required). There would be on going annual data fee and maintenance costs.

Voting

Simple Majority

OFFICERS RECOMMENDATION

That Council do not proceed with the proposed CCTV camera and grant offered by the Department of Local Government, Industry, Regulation and Safety.

The recommendation lapsed as there was no mover and seconder for it.

COUNCIL RESOLUTION

Moved by: Cr B Panizza **Seconded: Cr C Cowcher**

That Council request the CEO further investigate Option 2 or the Officer recommendation for a suggested local provider alternative, including the extent of scalability of the system in future years and Police access to CCTV vision.

For: Cr T Price, Cr C Cowcher, Cr B Panizza, Cr H Cowcher

Against: Cr J Logie **Carried:** 4/1 **Resolution:** 293/26

8.1.5 COMMUNITY CHEST FUND/RESERVE-DRAFT POLICY

File Reference	4.1.10
Statutory Reference	Local Government Act 1995
Author	Peter Stubbs, Chief Executive Officer
Date	24 September 2026
Voting Requirements	Simple Majority
Disclosure of Interest	Nil
Attachments	Att 8.1.5 - Community Chest Funding Policy (draft)

Background

Elected members considered this subject matter at their Forum meeting 16 September 2026.

The report recommends adoption of a policy for improved governance of the Community Chest Reserve.

Comment

The Shire has operated a "Community Chest" fund for some years, without a defined policy or parameters for it. This creates ambiguity, uncertainty, and potentially inconsistency about how the "Community Chest" operates.

Many Local Governments operate similar grant or "Community Chest" type support mechanisms to community groups. After considering some of those, staff prepared the attached draft policy incorporating elected members comments from their Forum meeting and out of session comments from Cr Heidi Cowcher.

The "Community Chest" lacks a consistent funding mechanism and has relied on activities done by the Shire or volunteers, for example operating Licenced bars and community events which has raised some revenue. That practice has limited potential and may discourage other community groups from undertaking similar fundraising activities.

Some other Local Government allocate a defined amount in their budgets for grants or "Community Chest" type programs.

This draft policy suggests an alternative linked to the community Tip Shop and sale of recyclable products from the waste transfer station, with that revenue going into the "Community Chest" as a more sustainable approach, and potentially incentivising greater use by community members of these services and encouraging recycling.

There are numerous other small grant programs for community groups to access. The presence of a Shire "Community Chest" program has the potential for community groups to focus on this instead of the other small grant opportunities.

Support, either in kind or monetary above $500.00 must be recorded on a public registry and published on Local Government websites. The Shire registry can be found at Grants_and_Sponsorships_Register_30072026.pdf

Strategic Implications

This item aligns with the community's vision and aspirations documented in the Shire of Williams Strategic Community Plan 2022 to 2032. Specifically, it relates to the following strategy:

- To support a safe and healthy community with a strong sense of community pride

Financial Implications

The 16 September 2026 Community Chest Reserve had a balance of $17,380.00.

Council approved the following expenses from the Community Chest Fund at its meeting 16 September 2026.

- $1,250.00 for the Williams Icon Project coordinated by the Community Resource Centre
- $2,500.00 for the Dragged Through the Desert theatre production hosted by Arts Narrogin.

The current balance of the Community Chest Reserve is therefore $13,630.00.

Voting

Simple majority

OFFICERS RECOMMENDATION AND COUNCIL RESOLUTION

Moved by: Cr T Price **Seconded:** Cr C Cowcher

That Council adopt the Community Chest Fund policy as presented and attached to this report effective from 21 October 2026.

For: Cr T Price, Cr C Cowcher, Cr B Panizza, Cr J Logie, Cr H Cowcher

Against: Nil **Carried**: 5/0 **Resolution:** 294/26

8.1.6 ARTS NARROGIN SPONSORSHIP REQUEST

File Reference	11.60.20
Statutory Reference	Local Government Act 1995
Author	Peter Stubbs, Chief Executive Officer
Date	9 October 2026
Voting Requirements	Simple Majority
Disclosure of Interest	Nil
Attachments	Att 8.1.6-1 _ Budget_Arts Narrogin_proposed 2027 event Att 8.1.6-2 Community Chest Application from_Arts Narrogin_2027

Background

Arts Narrogin Incorporated have requested funding support of $2,500.00 from the Shire of Williams Community Chest fund to support a proposed event at the Williams Town Hall on the 12 May 2027.

The event is promoted as an *An Evening With... (2027),* and the application and proposed budget for the event is attached,

Comment

The proposed Hall booking is two days before the Hall will be needed for set up the National Tidy Town event Williams will be hosting 14 to 17 May 2027.

Council approved a sponsorship request to Arts Narrogin at its September 2026 Council meeting of $2,500.00 for an event it hosted on the 14 October 2026 at the Williams Town Hall.

Strategic Implications

This item aligns with the community's vision and aspirations documented in the Shire of Williams Strategic Community Plan 2022 to 2032. Specifically, it relates to the following strategy:

- To support a safe and healthy community with a strong sense of community pride

Financial Implications

Council approved the following expenses from the Community Chest Fund at its meeting 16 September 2026.

- $1,250.00 for the Williams Icon Project coordinated by the Community Resource Centre
- $2,500.00 for the Dragged Through the Desert theatre production hosted by Arts Narrogin.

The current balance of the Community Chest Reserve is therefore $ 13,630.00.

Voting

Simple majority

OFFICERS RECOMMENDATION AND COUNCIL RESOLUTION

Moved by: Cr H Cowcher **Seconded: Cr C Cowcher**

That Council decline the sponsorship request of $2,500.00 from Arts Narrogin Incorporated given the recent sponsorship funding approved at its September 2026 meeting.

For: Cr T Price, Cr C Cowcher, Cr B Panizza, Cr J Logie, Cr H Cowcher

Against: Nil **Carried**: 5/0 **Resolution:** 295/26

8.1.7 INDOOR COURT PROJECT

File Reference	11.30.45
Statutory Reference	Local Government Act 1995 Local Government (Administration) Regulations 1996 Planning and Development Act 2005 and Regulations Building Act 2011 and Regulations Various other
Author	Peter Stubbs, Chief Executive Officer
Date	14 October 2026
Voting Requirements	Absolute Majority, and Simple Majority
Disclosure of Interest	Cr Tracey Price -Financial Interest
Attachments	Nil

Cr Price declared an interest and left the Council Chamber for consideration of this report.

Background.

This report is presented following due diligence by elected members on various aspects of this project. A brief high-level summary of the Indoor Court project evolution to date is as follows.

#	Date	Action
1	4 Dec 2024	Grant lodged confirmed as being successful
2	30 July 2025 Special Council meeting	That Council endorses the location for the new multi-purpose indoor court facility, recognising the long-term benefits of shared changerooms, consolidated infrastructure, improved service delivery and potential future redevelopment goals, as Site Option A - Southern side between the Pavillion and Swimming Pool, and Requests that the Chief Executive Officer progress to the next stage of the project planning and design based on the endorsed location. For: Cr Cowcher, Cr Logie, Cr Macnamara, Cr Major, Cr Panizza, Cr Price. Against: Nil Carried: 6/0 Resolution: 6/25
3	23 Sept 2025	Grant funding contract signed with the funder
4	Sept-Oct 2025	Feature survey, Geotech completed for preferred site & to inform tender
5	Oct 2025	Tender called Tender Link & Western Australian newspaper
6	Dec 2025	Tender closed – 1 non-complying tender received

7	Jan 2026	2nd Tender called to invited companies who had expressed interest or confirmed they would bid.
8	25 March 2026	Council decision to appoint preferred tender/s and appoint Councillors Heidi Cowcher and John Macnamara to work with the Shire CEO and Project Superintendent and delegate that group to determine and appoint the preferred tenderer
9	28 June 2026	Contract signed with Prices Fabrication & Steel Pty Ltd for design and construction of the Indoor Court.
10	Aug-Sept 2026	Elected members requested the alternative site to the north of Willaims Sports Pavilion be investigated
11	21 Oct 2026	Council to re consider the site for the Indoor Court -, revoke previous decision if required, consider plans & revised budget from Prices Fabrication & Steel Pty Ltd

Figure 1 Considered by Council 30 July 2025



Figure 2 Considered by Council 30 July 2025

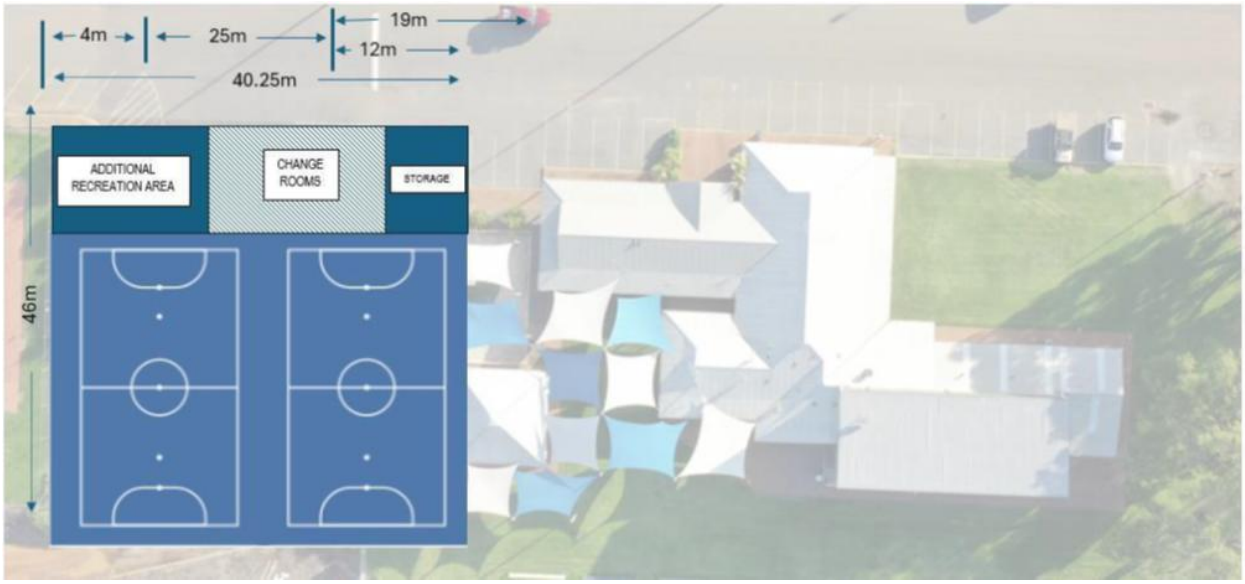


Figure 3 Considered by Council 30 July 2025



Figure 4 Considered by Council 30 July 2025

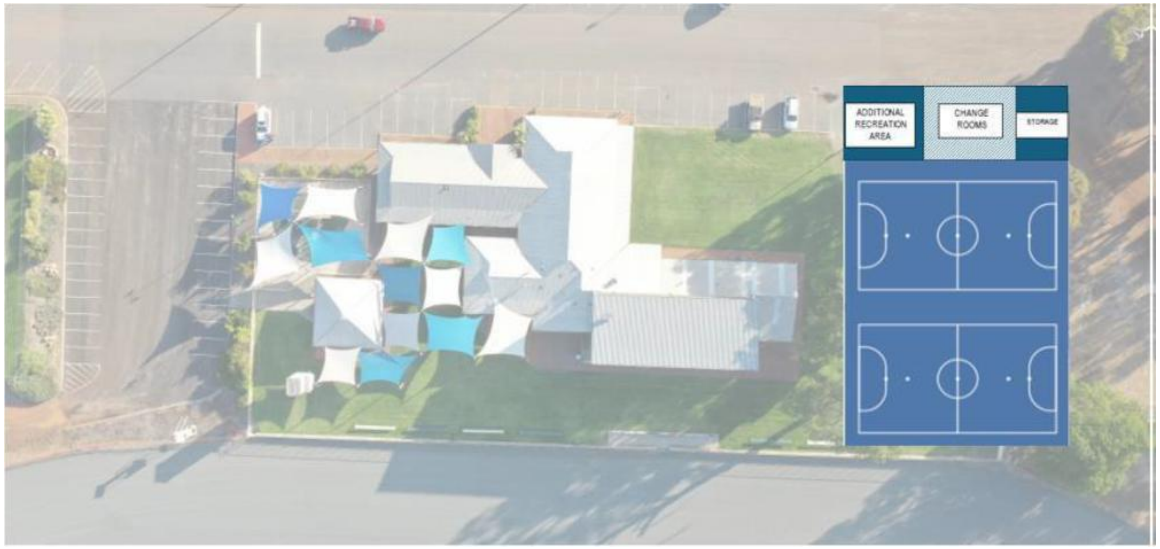


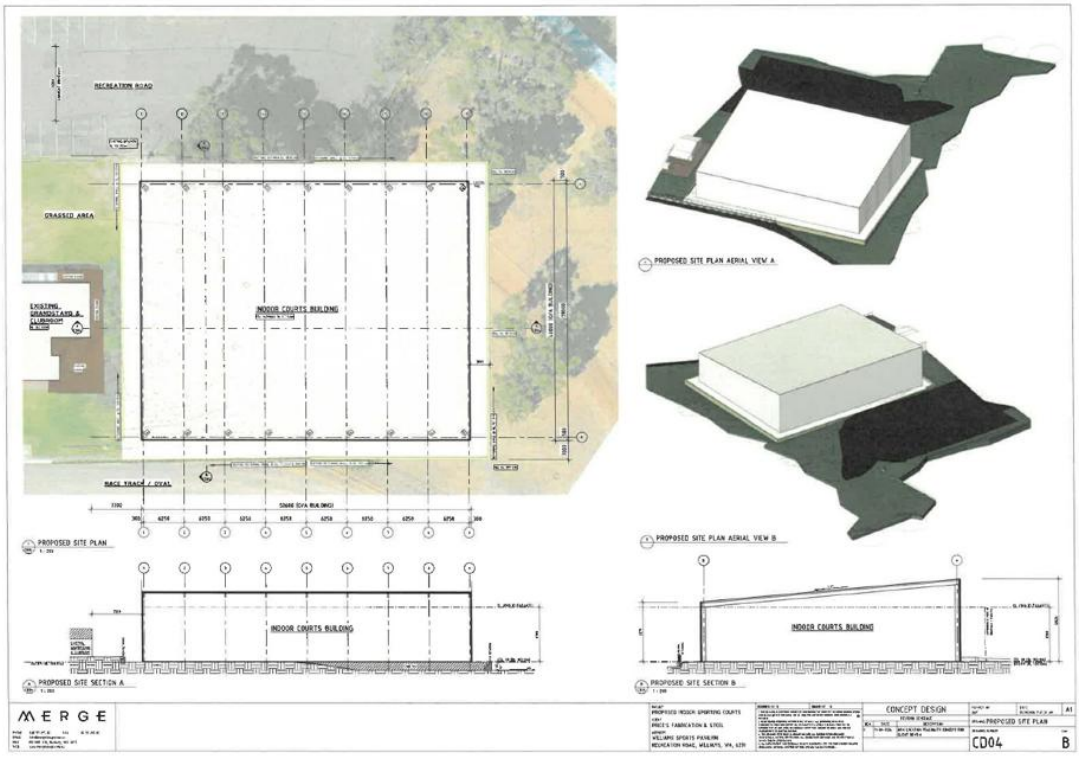
Figure 5 Considered by Council 30 July 2025



Figure 6 Concept Location to North of Williams Sports Pavilion



Figure 7 Concept Location and potential building footprint to North of Williams Sports Pavilion



Comment

Elected members have indicated an intent to alter the previous Council preferred location of the Indoor Court to the area generally shown in figure 6 & 7 above. Feature survey, geotechnical work, and recent design work has been done with that in mind.

Should Council want to pursue that as the site for the Indoor Court then it needs to revoke the decision it made on 30 July 2025 and adopt the intended site to the north of Williams Sports Pavilion.

To revoke or change a previous, Council must follow the process set out in *Regulation 10 of the Local Government (Administration) Regulations 1996.*

10. Revoking or changing decisions (Act s. 5.25(1)(e))

(1) If a decision has been made at a council or a committee meeting then any motion to revoke or change the decision must be supported —

(a) in the case where an attempt to revoke or change the decision had been made within the previous 3 months but had failed, by an absolute majority; or

(b) in any other case, by at least 1/3 of the number of offices (whether vacant or not) of members of the council or committee, inclusive of the mover.

(1a) Notice of a motion to revoke or change a decision referred to in sub regulation (1) is to be signed by members of the council or committee numbering at least 1/3 of the number of offices (whether vacant or not) of members of the council or committee, inclusive of the mover.

(2) If a decision is made at a council or committee meeting, any decision to revoke or change the decision must be made by an absolute majority.

3) This regulation does not apply to the change of a decision unless the effect of the change would be that the decision would be revoked or would become substantially different.

Design options for a one and a two-court facility and cost estimates for each were not available at the time of the agenda and will need to be considered by Council as soon as possible once they are available to give direction to the civils works and enable the project to proceed.

Next Steps

1. Council to determine site.
2. Council to approve plans and budget.
3. Public communications of Council decisions and meeting/s offered to user groups, clubs and interested people.
4. Engineering of sites works and pad to be completed by Shire (consulting engineer).
5. Shire to commence site works with and hand over of site to Prices Fabrication and Steel Pty Ltd (appointed building contractor).
6. Updated report to be provided to the Australian Government funder with progress claim lodged.

Strategic Implications

This item aligns with the community's vision and aspirations as contained in the Shire of Williams Strategic Community Plan 2022 to 2032. Specifically, it relates to the following strategy:

This item aligns with the community's vision and aspirations as contained in the Shire of Williams Strategic Community Plan 2022 to 2032. Specifically, it relates to the following strategy(s):

SC1.1 Provide, maintain and improve community infrastructure.
SC1.7 To encourage support of local groups and sporting clubs in Williams.

This is an intergenerational project and investment for the community, made possible with the support of the Australian Government. Projects of this type typically have a life in excess of 50 years.

Financial Implications

The project is supported by an approved $1,687,500.00 (ex GST) Australian Government *Play Our Way* grant and funding from the Williams Netball Club. The project will run into the 2027- 28 as well and the balance of cost will be incurred in that year.

Council's 2026-27 budget allocates $1,500,000.00 of this grant funding to be expended in 2026-27, and additionally, the budget includes an estimate of

- $80,000.00 for the Shire to build the building pad for the Indoor Court from its operating funds.
- A new loan of $600,000.00.

Voting requirements

Absolute Majority

Cr Price left the Council Chamber at 5:54 pm

OFFICER'S RECOMMENDATION 1 AND COUNCIL RESOLUTION

Moved by: Cr Panizza **Seconded:** Cr H Cowcher

That Council revoke it decision, resolution 6/25 made the 30 July 2025 being,

"That Council endorses the location for the new multi-purpose indoor court facility,

recognising the long-term benefits of shared changerooms, consolidated infrastructure, improved service delivery and potential future redevelopment goals, as

Site Option A - Southern side between the Williams Sports Pavillion and Swimming Pool, and

Requests that the Chief Executive Officer progress to the next stage of the project planning and design based on the endorsed location."

For: Cr C Cowcher, Cr B Panizza, Cr J Logie, Cr H Cowcher

Against: Nil **Carried**: 4/0 **Resolution:** 296/26

Voting requirements

Simple Majority

OFFICER'S RECOMMENDATION 2 AND COUNCIL RESOLUTION

Moved by: Cr C Cowcher **Seconded:** Cr H Cowcher

That Council endorses the location for the new multi-purpose indoor court facility to be to the north of the Williams Sports Pavillion and Grandstand, generally in keeping with Figure 7 of this report.

For: Cr C Cowcher, Cr B Panizza, Cr J Logie, Cr H Cowcher

Against: Nil **Carried**: 4/0 **Resolution:** 297/26

COUNCILLOR RECOMMENDATION AND RESOLUTION

Moved by: Cr H Cowcher **Seconded:** Cr C Cowcher

That Council endorses Cr Macnamara's request to be removed from the Indoor Court Project sub-committee and nominate Cr B Panizza to replace Cr Macnamara.

For: Cr C Cowcher, Cr B Panizza, Cr J Logie, Cr H Cowcher

Against: Nil **Carried**: 4/0 **Resolution:** 298/26

Cr Price returned to the meeting at 6.00 pm.

8.1.8 USE OF COMMON SEAL AND DECISIONS UNDER DELEGATED AUTHORITY

File Reference	Various
Statutory Reference	Local Government Act 1996
Author	Peter Stubbs, Chief Executive Officer
Date	16 October 2026
Voting Requirements	Simple Majority
Disclosure of Interest	Nil
Attachments	Nil

Background

The purpose of this Agenda Item is to report to Council for endorsement, the use of the Common Seal and actions performed under delegated authority requiring referral to Council.

The *Local Government Act 1995* requires that the Delegations Register be reviewed annually by Council. A procedure included in the Delegations Register is to report to Council the activities or actions that have been performed under delegated authority. A report completed for Council at meetings identifies: (1) use of the Common Seal, and (2) actions performed under the delegated authority requiring referral to Council as per the Delegations Register.

Comment

The Common Seal was used on the

- 30 September 2026 to execute the Contract of Sale of Part Lot 9000 on Deposited Plan 400093 being the portion of land transferred to Development WA for the approximately 16.4 hectares of land to be subdivided and developed for industrial use to expand the Marjidin Way industrial estate. The transfer was for a nominal $1.00 given the subdivision and development cost to be borne by Development WA. The land sale by private treaty was advertised for public comment with no public comments being received. The land sale and transfer follow Council resolution #279/26 made 12 August 2026.

Decisions by the CEO using delegated authority are provided in the table below.

	Decision Type	Property	Date of Decision	Purpose
1	Move on Notice *Caravan Parks and Camping Grounds Regulations 1997.*	Albany Highway	21 September 2026	Illegal camping
		Legislation and or Delegation		
2	Appointed of Chief Bush Fire Control Officer,	Bush Fires Act 1954 Delegation 3.1.8	24 September 2026	Appointment consistent incumbency and Fire Captains meeting 8 September 2026

	and Fire Weather Officer, Matthew Carne			
3	Appointed of Deputy Chief Bush Fire Control Officers, Nick Panizza and Rodney Petchell	Bush Fires Act 1954 Delegation 3.1.8	24 September 2026	Appointment consistent with Fire Captains meeting 8 September 2026
4	Issue of letters and Notices to various landowners requiring reduction of fire hazards (slashing/mowing)	Bush Fires Act 1954 Delegation 3.1.7	24 September 2026 9, 12 & 16 October 2026	Act in respect to anything which is on the land and is or is likely to be conducive to the outbreak of a bush fire or the spread or extension of a bush fire
5	Appointment of Dual Bush Fire Control Officers	Bush Fires Act 1954 Delegation 3.1.7	24 September 2026	Appointments authorising Fire Control Officers from neighbouring Shires to operate in the Williams district are required.

Payment from the Municipal or Trust Funds – Delegation 1.1.19 Authority to make payments from the municipal or trust funds with the authority limited to making payments subject to annual budget limitations.
Action - Payments from the Municipal Fund and Trust Fund are as per the payments listing attached to this Agenda.

Strategic Implications

This item aligns with the community's vision and aspirations as contained in the Shire of Williams Strategic Community Plan 2022 to 2032. Specifically, it relates to the following strategy(s):

ILG 2.2 Maintain accountability, transparency, and financial responsibility.
ILG 4.4 Monitor and ensure compliance with regulatory framework for local government business.

Financial Implications
The standard approval Council fees were applied to the above decisions.

OFFICER'S RECOMMENDATION AND COUNCIL RESOLUTION

Moved by: Cr T Price **Seconded:** Cr H Cowcher

That Council accept the report "Use of Common Seal and Actions Performed under Delegated Authority" for the period 14 September 2026 to the 16 October 2026.

For: Cr T Price, Cr C Cowcher, Cr B Panizza, Cr J Logie, Cr H Cowcher

Against: Nil **Carried**: 5/0 **Resolution:** 299/26

9. ELECTED MEMBERS' MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

10. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING

10.1 ELECTED MEMBERS

COUNCILLOR RECOMMENDATION AND COUNCIL RESOLUTION

Moved by: Cr H Cowcher **Seconded:** Cr C Cowcher

That Council provide financial assistance to support temporary portable ablutions to Quindanning Hall Committee considering the delay of building permit for the permanent ablutions.

For: Cr T Price, Cr C Cowcher, Cr B Panizza, Cr J Logie, Cr H Cowcher

Against: Nil **Carried**: 5/0 **Resolution:** 300/26

10.2 OFFICERS

OFFICER'S RECOMMENDATION AND COUNCIL RESOLUTION

Moved by: Cr T Price **Seconded:** Cr C Cowcher

That Council accept for consideration the two late items presented related to planning approval requests for extractive industry.

For: Cr T Price, Cr C Cowcher, Cr B Panizza, Cr J Logie, Cr H Cowcher

Against: Nil **Carried**: 5/0 **Resolution:** 301/26

10.2.1 10.2.1 EXTRACTIVE INDUSTRY APPLICATION - LOT 2375 ON DEPOSITED PLAN 130854, VIA WALDOCK ROAD, QUINDANNING

File Reference	10.60.15
Statutory Reference	Planning and Development Act 2005 - Planning and Development Regulations 2009 Local Government Act 1995 Williams Town Planning Scheme #2 State Planning Policy 2.4 (Planning for Basic Raw Materials)
Author	Peter Stubbs, Chief Executive Officer
Date	19 October 2026
Voting Requirements	Simple majority
Disclosure of Interest	Nil
Attachments	Nil

Background

Council is requested to consider a retrospective Development Approval and an Extractive Industry Licence (EIL) for a commercial gravel extraction operation by KA & J Curteis, on Lot 2375 on Deposited Plan 130854, via Waldock Road, Quindanning.

The proposal entails the extraction of up to 40,000 tonnes gravel over a projected operational period of 5 years.

The subject site is a rural landholding primarily used for agricultural grazing. The proposed site has a history of gravel extraction for both non-commercial and commercial purposes.

Under the terms of the Shire of Williams Local Planning Scheme No.2 (Scheme) the extraction and sale of basic raw materials for commercial purposes including sand, gravel, clay, limestone, hard rock and shale from any land classified 'Rural' zone requires the Shire's development approval prior to any works being undertaken.

The use of any 'Rural' zoned land for this purpose falls under the use class 'Industry-Extractive' which is defined in the Scheme as follows:

> *"Industry – extractive - an industry which involves the extraction of sand, gravel, clay, turf, soil, rock, stone, minerals, or similar substances from the land, and also the storage, treatment, or manufacture of products from those materials when the manufacture is carried out on the land from which any of those materials is extracted or on land adjacent thereto."*

Shire development approval is not required for the extraction of basic raw materials by government agencies from privately owned 'Rural' zoned land in the Shire where these resources are used for public works related purposes (e.g. the construction or maintenance of public roads, infrastructure or community facilities).

Due to its "AA" classification under the Scheme, the Council at its discretion may grant planning approval, with or without advertising.

Access to gravel pit site is via Waldock Road, which is "no through" road at Quindanning. and the property containing the gravel is shown on the Landgate image below.



Comment

The application has been assessed against the Shire of Williams Local Planning Scheme, the Joint Local Planning Strategy, and State Planning Policy 2.4 (Planning for Basic Raw Materials). Key assessment areas include:

1. Setbacks and Visual Buffer:
    a) The extraction pit is approximately 60-metre setback the nearest neighbour property boundary and is not visible form the boundary, homestead, or road.
    b) It is over 1km from the nearest farm homestead, owned be the applicant.
2. Traffic Impact & Haulage:
    a) Truck movements must comply with Main Roads RAV conditions.
    b) Haulage of material is by single trailer on Waldock Road, and then onto the Pinjarra - Williams Road for material destinations.
    c) Waldock Road is low traffic no through road. Signage advising that trucks must use UHF radio channel #21 are in place to ensure communication protocols for truck movements.
    d) The road is maintained by local extractive industry operators at their cost in liaison with the Shire of Williams.
3. Environmental Management:
    a) Dust suppression and noise management are not considered to be significant matters for the site given is location and surrounded by vegetation.
4. Rehabilitation:
    a) A staged rehabilitation approached has been taken in the past to minimise the active extraction area, which is approximately 1 hectare.

The extraction has been occurring for some considerable years. It is presented to Council for consistency, and avoidance of doubt, given the extraction licence Council approved at a Special Council meeting on the 25 August 2026.

Two key differences between the application considered at this Special Council meeting and this application are.

1. The scale – this application is significantly smaller in extractive area and volume than that considered.
2. The historical nature of the gravel extraction for this application.

Given the history of the extraction on this property, the general public and Shire of Williams awareness of it, .and the applicant being proactive it is recommended that Council consider a lesser fee, than that prescribed.

Strategic Implications

Shires of Wagin, West Arthur, and Williams Joint Local Planning Strategy – Strategy 4.2: Support the sustainable development of basic raw materials while protecting local road assets and environmental values.

Financial Implications

The fee prescribed under the Planning and Development Regulations 2009 for determining a development application for an extractive industry where the development has not commenced or been carried out is $739.00.

Determining a development application for an extractive industry where the development has commenced or been carried out is twice that amount - $1,478.00.

Voting

Simple Majority

OFFICERS RECOMMENDATION

That Council

1) APPROVE the Development Application for an Extractive Industry (Gravel Extraction) at Lot 2375 on Deposited Plan 130854, via Waldock Road, Quindanning subject to the following conditions:

a) This approval is valid for a maximum period of 5 years from the date of determination, after which the land use must cease unless fresh approval is granted.

b) The extraction area is restricted to the current general area not exceeding 3 hectares.

c) Clearing of native vegetation is not to occur without an approval to do so.

d) There be no dumping of any material, such as building material or metal objects, on extractive industry sites. Council will only permit the filling of extractive industry sites with clean material.

e) The amenity of the locality by reason of the emission of dust, noise, vibration, waste production, smoke, odour or otherwise shall not be affected, any complaint will be investigated, and this permit may be revoked.

f) Transportation of material from the site shall not occur after significant rain. The applicant is to ensure that all efforts are made not to adversely affect the roads because of their activities. Should the road be damaged other than fair wear and tear then renewal of the permit may not be granted.

g) No Crushing to be carried out without prior approval from the Council.

h) The permit is non-transferable unless written approval is granted by Council.

i) Hours of operation, including heavy vehicle haulage, are strictly limited to Monday to Saturday, 6:00 AM to 6:00 PM, and other times subject to approval.

j) The applicant must employ adequate dust suppression measures (such as water trucks) during extraction and transport to prevent dust nuisance to neighbouring properties and road users.

k) To prevent spillage and dust during gravel transport, haulage loads must be evenly levelled below the tipper bin walls, completely covered with a heavy-duty, intact tarp secured tightly at all sides and corners, and occasionally supplemented with moisture control.

l) The applicant must provide photographic evidence of the successful rehabilitation of the site upon expiration of the licence.

m) Harvest & Movement bans are to be adhered to during high-fire risk conditions as declared under the Bush Fires Regulations 1954.

n)	financial payment will be required for accelerated wear & tear to the road surfaces, or alternately you as the proponent will repair road surfaces during active carting periods.
o)	Traffic Management: Signage –on Waldock Road to advise of Truck use and UHF Channel for communications protocols to be maintained.
p)	Any changes to the operations from the proposal must be communicated in a timely manner to the Shire & further permissions sought when necessary.
q)	Council reserves the right to cancel an extractive industry approval at any time without redress where it is of the view that any of the above conditions are not complied with.

The Officer recommendation was not progressed as there was no mover for it.

The CEO advised that he will therefore issue a stop work order to prevent the extractive industry continuing without planning approval.

Voting

Simple Majority

OFFICERS RECOMMENDATION 2

That Council approved a reduced fee for the extractive industry application of $369.50 given the historical nature of this extraction and the proactive approach by the applicant.

The Officer recommendation was not progressed as there was no mover for it.

10.2.2 10.2.2 EXTRACTIVE INDUSTRY APPLICATION - LOT 8682 ON DEPOSITED PLAN 132556, VIA WALDOCK ROAD, QUINDANNING.

File Reference	10.60.15
Statutory Reference	Planning and Development Act 2005 - Planning and Development Regulations 2009 Local Government Act 1995 Williams Town Planning Scheme #2 State Planning Policy 2.4 (Planning for Basic Raw Materials)
Author	Peter Stubbs, Chief Executive Officer
Date	19 October 2026
Voting Requirements	Simple majority
Disclosure of Interest	Nil
Attachments	Nil

Background

Council is requested to consider a retrospective Development Approval and an Extractive Industry Licence (EIL) for a commercial sand extraction operation by Brett Waldock Family Trust Lot 8682 on Deposited Plan 132556, via Waldock Road, Quindanning.

The proposal entails the extraction of up to 200,000 tonnes sand over a projected operational period of 5 years.

The subject site is a rural landholding primarily utilised for agricultural grazing. The proposed site has a history of sand extraction for both non-commercial and commercial purposes.

Under the terms of the Shire of Williams Local Planning Scheme No.2 (Scheme) the extraction and sale of basic raw materials for commercial purposes including sand, gravel, clay, limestone, hard rock and shale from any land classified 'Rural' zone requires the Shire's development approval prior to any works being undertaken.

The use of any 'Rural' zoned land for this purpose falls under the use class 'Industry-Extractive' which is defined in the Scheme as follows:

> *"Industry – extractive -an industry which involves the extraction of sand, gravel, clay, turf, soil, rock, stone, minerals, or similar substances from the land, and also the storage, treatment, or manufacture of products from those materials when the manufacture is carried out on the land from which any of those materials is extracted or on land adjacent thereto."*

Shire development approval is not required for the extraction of basic raw materials by government agencies from privately owned 'Rural' zoned land in the Shire where these resources are used for public works related purposes (e.g. the construction or maintenance of public roads, infrastructure or community facilities).

Due to its "AA" classification under the Scheme, the Council at its discretion may grant planning approval, with or without advertising.

Access to gravel pit site is via Waldock Road, which is "no through" road at Quindanning. and the property containing the gravel is shown on the Landgate image below.



Comment

The application has been assessed against the Shire of Williams Local Planning Scheme, the Joint Local Planning Strategy, and State Planning Policy 2.4 (Planning for Basic Raw Materials). Key assessment areas include:

5. Setbacks and Visual Buffer:
    a) The extraction pit is approximately 200-metre setback the nearest neighbour property boundary and is not visible form the boundary, homestead, or road.
    b) It is over 1km from the nearest farm homestead, owned be the applicant.
6. Traffic Impact & Haulage:
    e) Truck movements must comply with Main roads RAV conditions.
    f) Haulage of material is by single trailers on Waldock Road, and then onto the Pinjarra- Williams Road for material destinations.
    g) Waldock Road is low traffic no through road. Signage advising that trucks must use UHF radio channel #21 are in place to ensure communication protocols for truck movements.
    h) The road is maintained by local extractive industry operators at their cost in liaison with the Shire of Williams.
7. Environmental Management:
    a) Dust suppression and noise management are not considered to be significant matters for the site given is location and surrounded by vegetation.
8. Rehabilitation:
    a) A staged rehabilitation approached has been taken in the past to minimise the active extraction area, which is approximately 2 hectares.

The extraction has been occurring for some considerable years. It is presented to Council for consistency, and avoidance of doubt, given the extraction licence Council approved at a Special Council meeting on the 25 August 2026.

Two key differences between the application considered at this Special Council meeting and this application are.

3. The scale – this application is significantly smaller in extractive area and volume than that considered.
4. The historical nature of the gravel extraction for this application.

Given the history of the extraction on this property, the general public and Shire of Williams awareness of it, and the applicant being proactive it is recommended that Council consider a lesser fee, than that prescribed.

The Shire of Williams sourced sand recently from this site for the sand pad for the Quindanning Water Tank and the Hynes Court subdivision. The was exempt from requiring an extractive licence because if was "public works."

Sand is currently being trucked from the site to the Narrogin Wind Farm in single trailers.

Strategic Implications

Shires of Wagin, West Arthur, and Williams Joint Local Planning Strategy – Strategy 4.2: Support the sustainable development of basic raw materials while protecting local road assets and environmental values.

Financial Implications

The fee prescribed under the Planning and Development Regulations 2009 for determining a development application for an extractive industry where the development has not commenced or been carried out is $739.00.

Determining a development application for an extractive industry where the development has commenced or been carried out is twice that amount - $1,478.00.

Voting

Simple Majority

OFFICERS RECOMMENDATION 1

That Council

1) APPROVE the Development Application for an Extractive Industry (Gravel Extraction) at Lot 8682 on Deposited Plan 132556, via Waldock Road, Quindanning., subject to the following conditions:

a) This approval is valid for a maximum period of 5 years from the date of determination, after which the land use must cease unless fresh approval is granted.

b) The extraction area is restricted to the current general area not exceeding 3 hectares.

c) Clearing of native vegetation is not to occur without an approval to do so.

d) There be no dumping of any material, such as building material or metal objects, on extractive industry sites. Council will only permit the filling of extractive industry sites with clean material.

e) The amenity of the locality by reason of the emission of dust, noise, vibration, waste production, smoke, odour or otherwise shall not be affected, any complaint will be investigated, and this permit may be revoked.

f) Transportation of material from the site shall not occur after significant rain. The applicant is to ensure that all efforts are made not to adversely affect the roads because of their activities. Should the road be damaged other than fair wear and tear then renewal of the permit may not be granted.

g) The permit is non-transferable unless written approval is granted by Council.

h) Hours of operation, including heavy vehicle haulage, are strictly limited to Monday to Saturday, 6:00 AM to 6:00 PM, and other times subject to approval.

i) The applicant must employ adequate dust suppression measures (such as water trucks) during extraction and transport to prevent dust nuisance to neighbouring properties and road users.

j) To prevent spillage and dust during gravel transport, haulage loads must be evenly levelled below the tipper bin walls, completely covered with a heavy-duty, intact tarp secured tightly at all sides and corners, and occasionally supplemented with moisture control.

k) The applicant must provide photographic evidence of the successful rehabilitation of the site upon expiration of the licence.

l) Harvest & Movement bans are to be adhered to during high-fire risk conditions as declared under the Bush Fires Regulations 1954.

m) Financial payment will be required for accelerated wear & tear to the road surfaces, or alternately you as the proponent will repair road surfaces during active carting periods.

n) Traffic Management: Signage –on Waldock Road to advise of Truck use and UHF Channel for communications protocols to be maintained.

o) Any changes to the operations from the proposal must be communicated in a timely manner to the Shire & further permissions sought when necessary.

p) Council reserves the right to cancel an extractive industry approval at any time without redress where it is of the view that any of the above conditions are not complied with.

The Officer recommendation was not progressed as there was no mover for it.

The CEO advised that he will therefore issue a stop work order to prevent the extractive industry continuing without planning approval.

Voting

Simple Majority

OFFICERS RECOMMENDATION 2

That Council approved a reduced fee for the extractive industry application of $369.50 given the historical nature of this extraction and the proactive approach by the applicant.

The Officer recommendation was not progressed as there was no mover for it.

11. APPLICATION FOR LEAVE OF ABSENCE

Nil

12. CLOSURE OF MEETING:

The Shire President declared the meeting closed at 6.22 pm.