



# **SHIRE OF WILLIAMS**

# **MINUTES**

**ORDINARY COUNCIL MEETING**  
**WEDNESDAY 15 APRIL 2026**

SHIRE COUNCIL CHAMBERS  
9 BROOKING STREET  
WILLIAMS WA 6391



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# 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

## CONTENTS

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS.....	4
2. RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE .....	4
3. PUBLIC QUESTION TIME .....	4
4. PETITIONS / DEPUTATIONS / PRESENTATIONS .....	4
5. DECLARATIONS OF INTEREST .....	4
6. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS.....	5
6.1 ORDINARY COUNCIL MEETING HELD 25 MARCH 2026. ....	5
7. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION.....	5
8. OFFICER REPORTS.....	6
8.1 CORPORATE AND COMMUNITY SERVICES .....	6
8.1.1 WORKS REPORT - ASSET MANAGEMENT AND IMPROVEMENT.....	6
8.1.2 PAYMENT LISTING.....	9
8.1.3 FINANCIAL STATEMENTS .....	10
8.2 CHIEF EXECUTIVE OFFICER'S REPORT.....	11
8.2.1 SUBDIVISION CONDITIONS 21 PIESSE ST - REVISED PLAN 1069-25.....	11
8.2.2 UNMADE ROAD CLOSURE – TAYLOR ROAD .....	19
8.2.3 INDEPENDENT MEMBERS – ARIC COMMITTEE .....	21
8.2.4 PUBLIC HEALTH PLAN.....	25
8.2.5 WILLIAMS GOLF CLUB AGREEMENT - REVISION.....	26
8.2.6 USE OF COMMON SEAL AND DECISIONS UNDER DELEGATED AUTHORITY.....	29
9. ELECTED MEMBERS' MOTIONS OF WHICH NOTICE HAS BEEN GIVEN.....	31
10. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING .....	31
10.1 ELECTED MEMBERS.....	31
10.2 OFFICERS.....	31
11. APPLICATION FOR LEAVE OF ABSENCE.....	31
12. CLOSURE OF MEETING.....	31

**1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**

The Presiding Member, President Logie, declared the Meeting open at 4:01pm, reminding all present that the meeting is audio recorded.

**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 Simon Harding
- Cr John Macnamara
- Cr Tracey Price

**Staff**

- Peter Stubbs – Chief Executive Officer
- Gemma Boyce – Executive Manager of Corporate Services
- Tanya Germain – Executive Assistant / Minute Taker

- Visitors – Nil
- Apologies - Nil
- Leave of Absence - Nil

**3. PUBLIC QUESTION TIME**

Nil

**4. PETITIONS / DEPUTATIONS / PRESENTATIONS**

Nil

**5. DECLARATIONS OF INTEREST**

<b>DECLARATION OF INTEREST</b>	
Name / Position	Cr Panizza
Item No. / Subject	8.2.1 Subdivision Conditions 21 Piesse St - Revised Plan 1069-25
Type of Interest	Proximity

## 6. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

### 6.1 ORDINARY COUNCIL MEETING HELD 25 MARCH 2026.

#### OFFICERS RECOMMENDATION AND COUNCIL RESOLUTION

**Moved:** Cr C Cowcher

**Seconded:** Cr Price

That the Minutes of the Ordinary Council Meeting held 25 March 2026 as previously circulated, be confirmed as a true and accurate record.

**For:** C Cowcher, Cr H Cowcher, Cr Harding, Cr Logie, Cr Macnamara, Cr Panizza, Cr Price

**Against:** Nil

**Carried:** 7/0

**Resolution:** 238/26

## 7. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

On behalf of Council and the Shire of Williams I thank the Community Resource Centre and members of the community who supported and participated in the Williams community presentation to the judges for the National Tidy Towns competition, where Williams will represent Western Australia at the National Awards in May 2026.

Congratulations to the Tawonga Sport and Recreation Committee on their endeavour in gaining a \$10,000 CBH Grass Roots grant to support the preservation of the Tarwonga Hall.

## 8. OFFICER REPORTS

### 8.1 CORPORATE AND COMMUNITY SERVICES

#### 8.1.1 WORKS REPORT - ASSET MANAGEMENT AND IMPROVEMENT

<b>File Reference</b>	4.1.20
<b>Statutory Reference</b>	Various
<b>Author</b>	Tony Kett, Works Manager Peter Stubbs, Chief Executive Officer
<b>Date</b>	9 April 2026
<b>Voting Requirements</b>	Simple Majority
<b>Attachments</b>	Nil

#### Background

Council maintains assets on behalf of the community, public and industry. Key transport assets include 242 km of sealed roads, 320 km of unsealed roads, culverts and six (6) bridges. Other assets include civic buildings, recreational facilities, houses, parks, streetscape, plant and equipment etc.

#### Gravel Road Grading Summary

ROAD NAME	TOTAL LENGTH GRAVEL RD	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE
ANDERSONS ROAD	2.25						
BATES ROAD	3.52		3.52				
BOUNDRY ROAD	0.72						
BROWNES ROAD	0.95						
BUEGGE ROAD	0.33						
BULLIED ROAD	1.61		1.61				
CARNE ROAD	6.11						
CHAPMAN ROAD	2.13						
CLAYTON ROAD	11.83						
CHURCH ROAD	1.0						
CONGELIN – NARROGIN ROAD	3.0						
COULTER ROAD	2.32						
COWCHER ROAD	4.04		4.04				
CULBIN – BORANING ROAD	17.70	17.70					
CULBIN SOUTH	2.44						
CURTEIS ROAD	4.29						
DARDADINE ROAD	21.50	21.5					
DARDADINE – SOUTH ROAD	0.48						
DARKAN-QUINDANNING ROAD	4.6						
DEEP DEAN ROAD	5.76						
EDDINGTON ROAD	2.09		2.09				
ENGLISH ROAD	6.56		6.56				
EXTRACTS ROAD	12.25						
FAWCETT ROAD	2.87						
FOLLAND ROAD	2.09						
FOURTEEN MILE BROOK ROAD	13.66						

GILLETT ROAD	1.12		1.12				
GLENFIELD ROAD	8.6						
GLENORCHY ROAD	1.20						
GRAHAM ROAD	1.95						
GULL STREET	0.48						
HAMON ROAD	0.85						
HARDIE ROAD	2.0						
HIGHAMS ROAD	3.31	3.31					
HILLMAN-DARDADINE ROAD	1.78	1.78					
HURLEY ROAD	13.84	13.8					
JOHNSTONE ROAD	1.29		1.29				
JOSBURY ROAD	0.56						
KELLY ROAD	8.42						
KENNEDY ROAD	2.74						
LAVENDER ROAD	1.29						
LYONS ROAD	1.77						
MAJOR ROAD	1.21						
MARLING ROAD	7.14						
MARTIN ROAD	3.86						
MATTHEWS ROAD	2.16						
MCKENZIE ROAD	5.43						
MEDLEN ROAD	8.26		8.26				
MUNDAYS ROAD	8.71						
MUNTHOOLA ROAD	2.1		2.1				
NARRAKINE ROAD	8.1						
NASH ROAD	5.88		5.88				
NEW TIP ACCESS ROAD	0.71						
NORTH ROAD	1.16						
NORWOOD ROAD	0.9			0.9			
OLD SOLDIERS ROAD	3.92		3.92				
PETCHELL ROAD	2.09						
PHILLIPPE ROAD	1.77						
PHILLIS ROAD	3.44						
PIG GULLY ROAD	11.00		11.0				
PINGELLY ROAD	8.01						
PLANK ROAD	4.78		4.78				
PLAYLE ROAD	3.75						
REDMAN ROAD	1.45						
RICHMOND STREET	0.27						
RINTOUL ROAD	1.61						
ROCCIS ROAD	4.13						
SATTLER ROAD	5.42	5.42					
TAYLOR ROAD	9.1		9.1				
TIN SHED ROAD	2.53		2.53				
TIP ROAD	1.0		1.0				
TOP END ROAD	1.13						
WALDOCK ROAD	1.8			1.8			
WANGERLING GULLY ROAD	8.86		8.86				
WESTMERE ROAD	5.01		5.01				
WHITE ROAD	0.19						
WILKE ROAD	3.0						
YARABIN ROAD	4.5		4.5				
ZILKO ROAD	19.31			19.31			
<b>TOTAL LENGTH GRADED</b>	<b>350.94</b>	<b>63.51</b>	<b>87.17</b>	<b>22.01</b>			

### 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):

- SC 1.1 Provide, maintain and improve community infrastructure.
- LUE 1.1 Ensure that the townsite is maintained to a high standard.
- LUE 2.2 Ensure townsite amenities are maintained and improved where required.

### Financial Implications

Funds for the maintenance of the town and facilities are included in the 2025/2026 Annual Budget.

#### OFFICERS RECOMMENDATION AND COUNCIL RESOLUTION

**Moved:** Cr Macnamara

**Seconded:** Cr Harding

That Council note the Works Report for asset maintenance and improvement for the reporting period as presented.

**For:** Cr C Cowcher, Cr H Cowcher, Cr Harding, Cr Logie, Cr Macnamara, Cr Panizza, Cr Price

**Against:** Nil

**Carried:** 7/0

**Resolution:** 239/26

**8.1.2 PAYMENT LISTING**

<b>File Reference</b>	4.23.15
<b>Statutory Reference</b>	Local Government (Financial Management) Regulations 1996
<b>Author</b>	Gemma Boyce, Executive Manager of Corporate Services
<b>Date</b>	10 April 2026
<b>Voting Requirements</b>	Simple Majority
<b>Disclosure of Interest</b>	Neither the Author nor Authorising Officer have any Impartiality, Financial or Proximity Interests that require disclosure
<b>Attachments</b>	Att 8.1.2 – Payment Listing March 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: Cr H Cowcher**

**Seconded: Cr Price**

That Municipal Fund EFT, Bpay, Direct Debits and Cheques totalling \$591,379.62, approved by the Chief Executive Officer during the month of March 2026, be endorsed.

**For:** Cr C Cowcher, Cr H Cowcher, Cr Harding, Cr Logie, Cr Macnamara, Cr Panizza, Cr Price

**Against:** Nil

**Carried:** 7/0

**Resolution:** 240/26

## SHIRE OF WILLIAMS PAYMENT LISTING FOR THE MONTH ENDING 31 MARCH 2026

DATE	NAME	DESCRIPTION	AMOUNT
<b>MUNICIPAL - EFT, BPAY, DIRECT DEBIT &amp; CHEQUES</b>			
03/03/2026	FDC EDUCATORS	FDC Educators PE 01/03/2026	-24,451.76
04/03/2026	BUILDING AND ENERGY - LGIRS	BSL collection - Feb 2026	-912.90
05/03/2026	SHIRE OF WILLIAMS	PAYROLL ENDING 04/03/2026	-60,898.70
05/03/2026	MAXXIA PTY LTD	Novated Lease	-969.08
05/03/2026	SERVICES AUSTRALIA	7090424552940290	-121.93
10/03/2026	FDC EDUCATORS	FDC Educators PE 08/03/2026	-14,201.18
10/03/2026	AGRI BLOOM SOLUTIONS	Contracted Early Childhood Teacher 16/02/20	-495.00
10/03/2026	AMD	2025215 - Completion of Roads to Recovery /	-2,178.00
10/03/2026	CANNON HYGIENE	Sanitary Bins	-197.10
10/03/2026	GREAT SOUTHERN FUELS	Fuel Stock Purchases	-14,613.51
10/03/2026	OPTIFLOW PLUMBING AND GAS	Testing & Maintenance	-737.00
10/03/2026	STRUCTERRE CONSULTING ENGINEERS (EI	2025398 - Geotechnical Investigation & Repo	-5,097.40
10/03/2026	WALLIS COMPUTER SOLUTIONS	It Support & NBN Feb26	-365.20
10/03/2026	WILLIAMS POST OFFICE.	Stationery, Feb 2026	-44.00
10/03/2026	FDC EDUCATORS	Parent Gap Payments forwarded to Educator	-10,900.67
16/03/2026	AURORA ENVIRONMENTAL PERTH	2025385 - Hynes Ct Consulting Services in Ja	-9,647.00
16/03/2026	BM & RA WILLCOCKS	2025428 - Wet Digger Hire for Tree Clearing C	-9,515.00
16/03/2026	NARROGIN EARTHMOVING & CONCRETE P/	2025380 - Supply & Lay Concrete Quin - Dark	-89,496.00
16/03/2026	OPTIFLOW PLUMBING AND GAS	2025440 - Installation of PFV to Wills - Darka	-1,254.00
17/03/2026	FDC EDUCATORS	FDC Educators PE 15/03/2026	-26,717.68
19/03/2026	SHIRE OF WILLIAMS	PAYROLL ENDING 18/03/2026	-64,552.72
19/03/2026	MAXXIA PTY LTD	Novated Lease	-969.08
19/03/2026	SERVICES AUSTRALIA	7090424552940290	-121.93
23/03/2026	COMPLETE TYRE SOLUTIONS	2025444 - Collection of Tyres from Refuse Sit	-4,019.40
23/03/2026	OPTIFLOW PLUMBING AND GAS	Various Maintenance	-698.50
24/03/2026	FDC EDUCATORS	FDC Educators PE 22/03/2026	-25,004.44
26/03/2026	3E ADVANTAGE PTY LTD	2025430 - Recurring Photocopier Charges	-917.40
26/03/2026	AGRI BLOOM SOLUTIONS	Contracted Early Childhood Teacher 02/03/20	-495.00
26/03/2026	AIR RESPONSE	Various Servicing	-822.50
26/03/2026	AVON WASTE	2025371 - Waste Collection for February 2026	-10,879.15
26/03/2026	BEST OFFICE SYSTEMS	2025209 - Photocopier Charges 20/02/2026 to	-277.50
26/03/2026	BOC Ltd	February 2026 Container Service Fee	-43.85
26/03/2026	CHAMDEN FARMING	2025454 - Set-up, Lay, Supply Concrete for Tr	-2,970.00
26/03/2026	CZM ENTERPRISES PTY LTD	2025442 - Supply & Install Handrails to Brook	-35,917.20
26/03/2026	DM READ	2025414 - Guttering, Facia & Connection Qui	-7,435.00
26/03/2026	DORMAKABA AUSTRALIA PTY LTD	Automatic Doors Serviced (x2)	-253.00
26/03/2026	FUEL DISTRIBUTORS OF WA PTY LTD	2025447 - 4000L Diesel	-12,628.84
26/03/2026	SHIRE EMPLOYEE	Reimbursement of Pre Employment Medical	-198.00
26/03/2026	GOODYEAR AUTOCARE NARROGIN	SW83 - Fitting of Two Truck Tyres S-Tipping	-50.00
26/03/2026	HARMONY SOFTWARE	Subscription	-1,765.00
26/03/2026	HICKS HANDYMAN	2025375 - Supply & Fit New Sliding Door (Chi	-8,745.00
26/03/2026	LANDGATE.	Land Valuations - Rating	-51.68
26/03/2026	SHIRE EMPLOYEE	Reimbursement for Chidcare Centre Sliding I	-18.98
26/03/2026	LO-GO APPOINTMENTS WA	2025455 - On-site Drug & Alcohol Tesing	-1,701.39
26/03/2026	MCINTOSH & SON NARROGIN	SW80 - Filters for Case Loader	-144.30
26/03/2026	NARROGIN BEARING SERVICE	Tooling	-1,122.93
26/03/2026	NARROGIN PUMPS SOLAR AND SPRAYING	SW79 - 1 x VF150 Sump Pump	-380.00
26/03/2026	NARROGIN TOYOTA	Parts	-101.44
26/03/2026	OFFICE OF REGIONAL ARCHITECTURE	2025213 - 6.75 Hrs Arch Services for Indoor C	-1,188.00
26/03/2026	OFFICEWORKS	20 Archive Boxes & 3 Pkts labels	-133.65

## SHIRE OF WILLIAMS PAYMENT LISTING FOR THE MONTH ENDING 31 MARCH 2026

DATE	NAME	DESCRIPTION	AMOUNT
<b>MUNICIPAL - EFT, BPAY, DIRECT DEBIT &amp; CHEQUES</b>			
26/03/2026	OPTIFLOW PLUMBING AND GAS	Hot Water System & Testing Munthoola	-4,596.00
26/03/2026	PHOENIX GLASS	Various Buildings	-3,838.00
26/03/2026	PRIME AG SERVICES - WILLIAMS	500g Terrad'or Herbicide	-216.00
26/03/2026	SHIRE OF NARROGIN.	2025451 - Regional EHO Services for Jan & F	-654.69
26/03/2026	ST LUKE'S FAMILY PRACTICE	2025208 - Williams Clinic Doctor 09/03/2026	-2,200.00
26/03/2026	TEAM GLOBAL EXPRESS	Freight	-193.95
26/03/2026	THE GOODS	Bin Liners and Cleaning Bottles & Caps	-293.63
26/03/2026	THE WILLIAMS COMMUNITY NEWSPAPER.	The Williams Printing Costs March 2026	-70.40
26/03/2026	WELLDON BEEF.	2025456 - Hire of Truck & Side Tipper 4 days	-2,112.00
26/03/2026	WILLIAMS BOWLING CLUB.	2025445 - 2nd 50% Contribution to Greens	-5,000.00
26/03/2026	WILLIAMS COMMUNITY RESOURCE CENTRE	Library Service 3rd Quarter 2025/26	-11,569.32
26/03/2026	WILLIAMS GENERAL STORE	February 2026 Account	-164.92
26/03/2026	WILLIAMS NEWSAGENCY	Monthly Account February 2026	-126.80
26/03/2026	WILLIAMS RURAL SUPPLIES	Monthly Hardware Account - February 2026	-2,977.22
03/03/2026	DEPARTMENT OF PLANNING & INFRASTRUCTURE	DPI Payment	-18,653.55
03/03/2026	CBA	CBA - Merchant Fees Feb 2026	-611.94
18/03/2026	WA TREASURY CORPORATION	Loan Repayment - #71 Mens Shed	-10,198.03
04/03/2026	SYNERGY	Electricity to Swimming Pool 20/01/2026 to 16	-2,113.66
04/03/2026	TELSTRA	Various	-1,041.62
04/03/2026	WATER CORPORATION.	Water - Standpipe, Industrial Shed, Pool, Rec	-20,249.74
10/03/2026	TELSTRA	Monthly Phone Usage to 19/02/2026	-315.88
10/03/2026	BOND ADMINISTRATOR	Bond - U2 Sandalwood Crt	-712.00
19/03/2026	ANZ CARDS	Monthly Credit Card Expenses x 3	-7,121.51
23/03/2026	SYNERGY	Various	-12,988.03
03/03/2026	SUPERANNUATION	MAR 26 SUPERANNUATION	-26,941.74
			<b>-591,379.62</b>
			\$ -
19/03/2026	ANZ CARDS	Monthly Credit Card Expenses x 3	-7121.51
04/03/2026	PLANT:P084 CX-5 2022 WL036 (FDC)	128.27L ULP	265.52
		Tissues, Batteries, Cooking Supplies, Baby Wipes	75.09
		Resources	45.35
		Flights, Accommodation, Car Hire, Meals	3,394.01
		STARLINK Monthly Fee- Fire Response	392.73
		Google Workspace VROK	18.92
	PLANT:P999 Sundry Small Plant	Vacuum Bags	179.94
		Global Scaffolding	1,400.00
		Coles Narrogin - Food and Drinks for Firefighters	688.10
		Sheridans - Name Badge for Councillor	77.00
	AUSTRALIAN TAXATION OFFICE	Non-Cap. Acq. - Inc GST	584.85
			<b>7,121.51</b>
31/03/2026	<b>INTERNAL BANK TRANSFERS</b>		-
			0.00
			<b>0.00</b>

### 8.1.3 FINANCIAL STATEMENTS

<b>File Reference</b>	4.23.15
<b>Statutory Reference</b>	Local Government (Financial Management) Regulations 1996
<b>Author</b>	Gemma Boyce, Executive Manager of Corporate Services
<b>Date</b>	10 April 2026
<b>Voting Requirements</b>	Simple Majority
<b>Disclosure of Interest</b>	Neither the Author nor Authorising Officer have any Impartiality, Financial or Proximity Interests that require disclosure
<b>Attachments</b>	Att 8.1.3 – Financial Statements March 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.

<b>OFFICERS RECOMMENDATION AND COUNCIL RESOLUTION</b>	
<b>Moved: Cr C Cowcher</b>	<b>Seconded: Cr Macnamara</b>
That financial statements presented for the period ending 31 March 2026, be received.	
<b>For:</b> Cr C Cowcher, Cr H Cowcher, Cr Harding, Cr Logie, Cr Macnamara, Cr Panizza, Cr Price	
<b>Against:</b> Nil	
<b>Carried:</b> 7/0	<b>Resolution:</b> 241/26

# SHIRE OF WILLIAMS

## MONTHLY FINANCIAL REPORT

(Containing the required statement of financial activity and statement of financial position)

For the period ended 31 March 2026

*LOCAL GOVERNMENT ACT 1995*

*LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996*

### TABLE OF CONTENTS

Statement of financial activity	2
Statement of financial position	3
Note 1      Basis of preparation	4
Note 2      Net current assets information	5
Note 3      Explanation of variances	6

**SHIRE OF WILLIAMS**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD ENDED 31 MARCH 2026**

	Adopted Budget Estimates (a) \$	YTD Budget Estimates (b) \$	YTD Actual (c) \$	Variance* \$ (c) - (b) \$	Variance* % ((c) - (b))/(b) %	Var.
<b>OPERATING ACTIVITIES</b>						
<b>Revenue from operating activities</b>						
General rates	2,454,318	2,454,318	2,474,227	19,909	0.81%	
Rates excluding general rates	47,971	47,971	54,538	6,567	13.69%	
Grants, subsidies and contributions	450,799	386,954	553,390	166,436	43.01%	▲
Fees and charges	1,300,073	981,980	827,741	(154,239)	(15.71%)	▼
Interest revenue	112,000	83,885	85,631	1,746	2.08%	
Other revenue	2,360	700	55,035	54,335	7762.14%	▲
Profit on asset disposals	0	0	3,972	3,972	0.00%	
	<b>4,367,521</b>	<b>3,955,808</b>	<b>4,054,534</b>	<b>98,726</b>	<b>2.50%</b>	
<b>Expenditure from operating activities</b>						
Employee costs	(2,373,607)	(1,805,611)	(1,648,311)	157,300	8.71%	
Materials and contracts	(1,311,745)	(1,079,955)	(979,867)	100,088	9.27%	
Utility charges	(310,215)	(204,788)	(154,482)	50,306	24.56%	▲
Depreciation	(2,437,849)	(1,828,401)	(1,793,481)	34,920	1.91%	
Finance costs	(14,256)	(7,485)	(7,486)	(1)	(0.01%)	
Insurance	(186,501)	(186,501)	(187,433)	(932)	(0.50%)	
Other expenditure	(39,354)	(14,500)	(14,036)	464	3.20%	
Loss on asset disposals	(7,677)	(7,677)	(7,116)	561	7.31%	
	<b>(6,681,204)</b>	<b>(5,134,918)</b>	<b>(4,792,212)</b>	<b>342,706</b>	<b>6.67%</b>	
Non cash amounts excluded from operating activities	2(c) 2,445,498	1,836,078	1,796,625	(39,453)	(2.15%)	
<b>Amount attributable to operating activities</b>	<b>131,815</b>	<b>656,968</b>	<b>1,058,947</b>	<b>401,979</b>	<b>61.19%</b>	
<b>INVESTING ACTIVITIES</b>						
<b>Inflows from investing activities</b>						
Proceeds from capital grants, subsidies and contributions	4,143,138	0	489,398	489,398	0.00%	
Proceeds from disposal of assets	66,000	66,000	74,819	8,819	13.36%	
Proceeds from financial assets at amortised cost - self supporting loans	18,926	9,383	9,383	0	0.00%	
Proceeds on disposal of financial assets at fair values through other comprehensive income	5,000	0	0	0	0.00%	
	<b>4,233,064</b>	<b>75,383</b>	<b>573,600</b>	<b>498,217</b>	<b>660.91%</b>	
<b>Outflows from investing activities</b>						
Acquisition of property, plant and equipment	(3,521,137)	(3,021,137)	(489,688)	2,531,449	83.79%	▲
Acquisition of infrastructure	(2,311,592)	(1,894,023)	(1,299,149)	594,874	31.41%	▲
	<b>(5,832,729)</b>	<b>(4,915,160)</b>	<b>(1,788,837)</b>	<b>3,126,323</b>	<b>63.61%</b>	
<b>Amount attributable to investing activities</b>	<b>(1,599,665)</b>	<b>(4,839,777)</b>	<b>(1,215,237)</b>	<b>3,624,540</b>	<b>74.89%</b>	
<b>FINANCING ACTIVITIES</b>						
<b>Inflows from financing activities</b>						
Proceeds from new borrowings	250,000	0	0	0	0.00%	
Transfer from reserves	252,394	0	0	0	0.00%	
	<b>502,394</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	
<b>Outflows from financing activities</b>						
Repayment of borrowings	(80,920)	(50,300)	(50,300)	0	0.00%	
Transfer to reserves	(107,620)	0	0	0	0.00%	
	<b>(188,540)</b>	<b>(50,300)</b>	<b>(50,300)</b>	<b>0</b>	<b>0.00%</b>	
<b>Amount attributable to financing activities</b>	<b>313,854</b>	<b>(50,300)</b>	<b>(50,300)</b>	<b>0</b>	<b>0.00%</b>	
<b>MOVEMENT IN SURPLUS OR DEFICIT</b>						
<b>Surplus or deficit at the start of the financial year</b>	2(a) 1,153,995	1,153,995	1,218,826	64,831	5.62%	
Amount attributable to operating activities	131,815	656,968	1,058,947	401,979	61.19%	▲
Amount attributable to investing activities	(1,599,665)	(4,839,777)	(1,215,237)	3,624,540	74.89%	▲
Amount attributable to financing activities	313,854	(50,300)	(50,300)	0	0.00%	
<b>Surplus or deficit after imposition of general rates</b>	<b>0</b>	<b>(3,079,114)</b>	<b>1,012,236</b>	<b>4,091,350</b>	<b>132.87%</b>	▲

**KEY INFORMATION**

- ▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data outside the adopted materiality threshold.
  - ▲ Indicates a variance with a positive impact on the financial position.
  - ▼ Indicates a variance with a negative impact on the financial position.
- Refer to Note 3 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying notes.

**SHIRE OF WILLIAMS**  
**STATEMENT OF FINANCIAL POSITION**  
**FOR THE PERIOD ENDED 31 MARCH 2026**

	Actual 30 June 2025	Actual as at 31 March 2026
	\$	\$
<b>CURRENT ASSETS</b>		
Cash and cash equivalents	3,535,477	4,473,896
Trade and other receivables	143,991	376,122
Other financial assets	23,926	12,043
Inventories	46,005	61,576
Contract assets	278,234	278,234
<b>TOTAL CURRENT ASSETS</b>	<b>4,027,633</b>	<b>5,201,871</b>
<b>NON-CURRENT ASSETS</b>		
Other financial assets	220,191	220,191
Property, plant and equipment	24,306,955	24,313,127
Infrastructure	69,065,016	68,976,236
<b>TOTAL NON-CURRENT ASSETS</b>	<b>93,592,162</b>	<b>93,509,554</b>
<b>TOTAL ASSETS</b>	<b>97,619,795</b>	<b>98,711,425</b>
<b>CURRENT LIABILITIES</b>		
Trade and other payables	106,781	12,990
Contract liabilities	764,839	2,248,838
Borrowings	80,920	30,620
Employee related provisions	240,723	240,723
<b>TOTAL CURRENT LIABILITIES</b>	<b>1,193,263</b>	<b>2,533,171</b>
<b>NON-CURRENT LIABILITIES</b>		
Borrowings	280,569	280,569
Employee related provisions	36,234	36,234
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>316,803</b>	<b>316,803</b>
<b>TOTAL LIABILITIES</b>	<b>1,510,066</b>	<b>2,849,974</b>
<b>NET ASSETS</b>	<b>96,109,729</b>	<b>95,861,451</b>
<b>EQUITY</b>		
Retained surplus	22,915,055	22,666,776
Reserve accounts	1,746,885	1,746,885
Revaluation surplus	71,447,789	71,447,790
<b>TOTAL EQUITY</b>	<b>96,109,729</b>	<b>95,861,451</b>

This statement is to be read in conjunction with the accompanying notes.

**SHIRE OF WILLIAMS**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD ENDED 31 MARCH 2026**

**1 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES**

**BASIS OF PREPARATION**

This prescribed financial report has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

**Local Government Act 1995 requirements**

Section 6.4(2) of the *Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996*, prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the Shire to measure any vested improvements at zero cost.

*Local Government (Financial Management) Regulations 1996*, regulation 34 prescribes contents of the financial report. Supplementary information does not form part of the financial report.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

**PREPARATION TIMING AND REVIEW**

Date prepared: All known transactions up to 09 April 2026

**THE LOCAL GOVERNMENT REPORTING ENTITY**

All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements.

**MATERIAL ACCOUNTING POLICES**

Material accounting policies utilised in the preparation of these statements are as described within the 2024-25 Annual Budget. Please refer to the adopted budget document for details of these policies.

**Critical accounting estimates and judgements**

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the financial report.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:

- Fair value measurement of assets carried at reportable value including:
  - Property, plant and equipment
  - Infrastructure
- Impairment losses of non-financial assets
- Expected credit losses on financial assets
- Measurement of employee benefits

**SHIRE OF WILLIAMS**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD ENDED 31 MARCH 2026**

**2 NET CURRENT ASSETS INFORMATION**

	Adopted Budget Opening	Actual as at	Actual as at
(a) Net current assets used in the Statement of Financial Activity	1 July 2025	30 June 2025	31 March 2026
Note	\$	\$	\$
<b>Current assets</b>			
Cash and cash equivalents	3,535,693	3,535,477	4,473,896
Trade and other receivables	134,727	143,991	376,122
Other financial assets	23,926	23,926	12,043
Inventories	46,005	46,005	61,576
Contract assets	278,234	278,234	278,234
	<u>4,018,585</u>	<u>4,027,633</u>	<u>5,201,871</u>
<b>Less: current liabilities</b>			
Trade and other payables	(91,396)	(106,781)	(12,990)
Other liabilities	(764,839)	(764,839)	(2,248,838)
Borrowings	(80,920)	(80,920)	(30,620)
Employee related provisions	(240,723)	(240,723)	(240,723)
	<u>(1,177,878)</u>	<u>(1,193,263)</u>	<u>(2,533,171)</u>
Net current assets	2,840,707	2,834,370	2,668,700
Less: Total adjustments to net current assets	2(b) (1,686,712)	(1,615,544)	(1,656,464)
<b>Closing funding surplus / (deficit)</b>	<b>1,153,995</b>	<b>1,218,826</b>	<b>1,012,236</b>
<b>(b) Current assets and liabilities excluded from budgeted deficiency</b>			
<b>Adjustments to net current assets</b>			
Less: Reserve accounts	(1,746,885)	(1,746,885)	(1,746,885)
Less: Financial assets at amortised cost - self supporting loans	(23,926)	(23,926)	(12,043)
Less: Current assets not expected to be received at end of year			
Add: Current liabilities not expected to be cleared at the end of the year			
- Current portion of borrowings	80,920	80,920	30,620
- Current portion of employee benefit provisions held in reserve	39,362	39,363	39,362
- Current portion of user defined			72,185
<b>Total adjustments to net current assets</b>	2(a) <b>(1,686,712)</b>	<b>(1,615,544)</b>	<b>(1,656,464)</b>
<b>(c) Non-cash amounts excluded from operating activities</b>			
<b>Adjustments to operating activities</b>			
Less: Profit on asset disposals	0	0	(3,972)
Add: Loss on asset disposals	7,677	7,677	7,116
Add: Depreciation	2,437,849	1,828,401	1,793,481
<b>Total non-cash amounts excluded from operating activities</b>	<b>2,445,498</b>	<b>1,836,078</b>	<b>1,796,625</b>

**CURRENT AND NON-CURRENT CLASSIFICATION**

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the local governments' operational cycle.

**SHIRE OF WILLIAMS**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD ENDED 31 MARCH 2026**

**3 EXPLANATION OF MATERIAL VARIANCES**

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.  
The material variance adopted by Council for the 2025-26 year is \$10,000 and 10.00% whichever is the greater.

Description	Var. \$	Var. %	
	\$	%	
<b>Revenue from operating activities</b>			
<b>Grants, subsidies and contributions</b>	166,436	43.01%	▲
Timing of Grant Payments & budgeted estimates			
<b>Fees and charges</b>	(154,239)	(15.71%)	▼
Allocated evenly over months in budget, time will reduce the variance			
<b>Other revenue</b>	54,335	7762.14%	▲
Unbudgeted Revenue to date, rebates & reimbursements			
<b>Expenditure from operating activities</b>			
<b>Utility charges</b>	50,306	24.56%	▲
Budgeted evenly but true allocation is seasonal			
<b>Outflows from investing activities</b>			
<b>Acquisition of property, plant and equipment</b>	2,531,449	83.79%	▲
Timing in monthly Budget Allocation & Reduction in Scope			
<b>Acquisition of infrastructure</b>	594,874	31.41%	▲
Project timing & Reduction in Scope inline with Budget Review			
<b>Surplus or deficit after imposition of general rates</b>	4,091,350	132.87%	▲
Favourable budget allocation to actual job costings			

Cr Panizza declared an interest in item 8.2.1 and left the meeting at 4:05pm

## 8.2 CHIEF EXECUTIVE OFFICER'S REPORT

### 8.2.1 SUBDIVISION CONDITIONS 21 PIESSE ST - REVISED PLAN 1069-25

<b>File Reference</b>	10.64.20
<b>Statutory Reference</b>	Planning and Development Act 2005 Williams Town Planning Scheme no 2
<b>Author</b>	Peter Stubbs, Chief Executive Officer
<b>Date</b>	7 April 2026
<b>Voting Requirements</b>	Simple Majority - Officer Recommendation 1 Absolute majority - Officer Recommendation 2
<b>Disclosure of Interest</b>	Cr Panizza - Proximity Interest
<b>Attachments</b>	Nil

#### Background

Department of Planning, Lands and Heritage acting for the Western Australian Planning Commission (WAPC) is seeking Council feedback on what, if any, conditions should apply to the proposed residential subdivisions of 21 Piesse St - revised Plan 1069-25 (Figure 1).

This feedback is required by the 30 April 2026, or the WAPC can proceed to progress the subdivision without Council input.

Figure 1- The proposed subdivision plan 1069-25

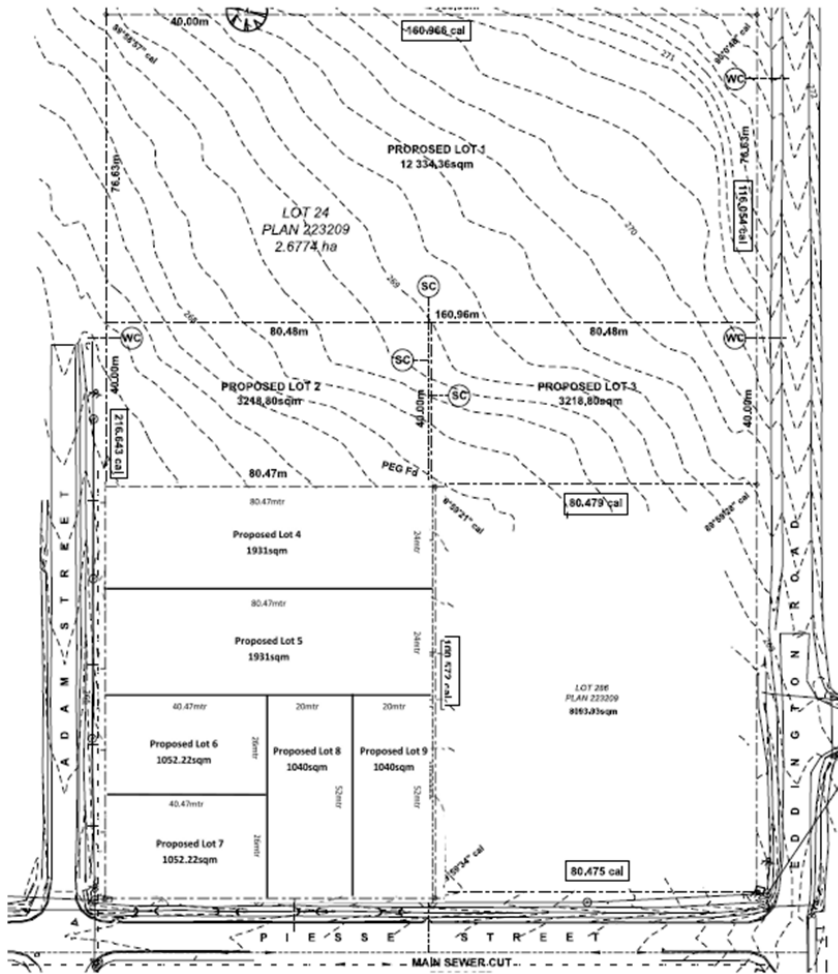


Figure 2 - Landgate Extract 21 Piesse Street



Council considered this subdivision at its meeting on 25 March 2026 and resolved as follows.

**Moved:** Cr Harding

**Seconded:** Cr C Cowcher

That Council:

1. Acknowledge the advice of the Western Australian Planning Commission that the proposed and revised subdivision plan for Lot 24 Piesse Street, Williams is more conducive to future subdivision options, should future landowners pursue that.
2. Provide in principle support for the proposed revised subdivision.
3. Advise the WAPC that further consideration will be given to subdivision conditions once the formal referral process is underway.

**For:** Cr C Cowcher, Cr H Cowcher, Cr Harding, Cr Logie, Cr Macnamara, Cr Price

**Against:** Nil

**Carried:** 6/0

**Resolution:** 233/26

The matter is now in the formal referral process and so is presented for Council to consider what if any subdivision conditions it expects.

Various considerations of conditions for subdivision can be made, for example, road access and standards, drainage, fire mitigation, fencing, and public open space. The WAPC Model Subdivision Conditions Schedule are relevant guidelines.

21 Piesse Street is not in a mapped defined bushfire prone area, see website [Map of Bush Fire Prone Areas](#).

#### Public Open Space (POS)

Part 14 of the Planning and Development Act 2005 provides guidance on public open space consideration for subdivision. All subdivisions regardless of type (green title, all strata title and community scheme) will be considered for the provision of POS as a standard infrastructure requirement as part of the application assessment.

All applications generating increased demand for POS shall be considered for a contribution towards POS. This contribution may be in the form of suitable land or cash in lieu to help facilitate new POS or upgrades to existing POS.

A condition of subdivision approval may be imposed that requires a contribution to POS as land or cash in lieu, or combination thereof. For all residential subdivisions (including green title, all types of strata subdivision and community title), a minimum standard of 10 per cent of the gross subdivisible area is to be ceded free of cost for POS, or the equivalent cash in lieu, unless varied in one of the following situations.

In instances of variations to the 10 per cent minimum standard, consideration shall also be given to:

- a) the objectives and requirements of other WAPC policies as may be applicable;
- b) advice of the local government as may be sought by the WAPC; and
- c) any approved or applicable density or development bonus entitlement which may require further consideration of POS requirements.

Depending on the scale of the bonus, this may negate a variation to the full 10 per cent contribution or trigger assessment as an infill proposal.

### **Comment**

To the greatest extent possible recommended subdivision conditions should be aligned to the WAPC Model Subdivision Conditions Schedule. That is the expectation of the WAPC.

The WAPC may agree with recommendations, or not, and it has the final determination on what conditions are set.

### **Road Access**

The access to Lots 1 and 3 of the proposed subdivision would be from Eddington Road, a gravel road considered fit for purpose.

Access to Lot 1 would be possible from the Adam Street road reserve but Adam Street Road is not constructed over its entire length.

Access to other Lots would be from Piesse Street or Adam Street built and sealed roads.

### **Drainage**

The site at 21 Piesse Street is sloping land toward the Piesse Street and Adam Street intersection. Drainage along this intersection is not defined and it is likely that with development and increased hard surfaces that improved drainage infrastructure in this area would be desirable.

The major stormwater drain runs parallel on the northern side of Piesse Street. This drain services a significant portion of the northern part of the Williams townsite catchment.

### **Public Open Space**

It is not considered that an allocation of public open space land would be useful in the context of the proposed subdivision. The endorsed Local Planning Strategy ( pages 94 – 96) sets out that the Williams townsite has 'solid' recreation facilities and the focus is on maintaining and improving existing POS. The Williams townsite is well-served by POS including the recreation grounds, parks, open space at the nearby Primary School and linear parklands along the Williams River.

Council has other objectives to enhance public open space, or at 38 and 40 Brooking Street Zoned for public purpose (the site of the old caravan park, Figure 3), to provide greater community amenity, and it may want to consider a cash in lieu developer contribution for those purposes. The setting of a contribution (or not) could be seen as a precedent. Cash in lieu contributions are held in trust for the purpose of developing public open space at a future time. The standard cash in lieu contribution is 10% of the value of land as it is prior to development. A lesser amount, or no POS contribution, can also be considered.

POS guidance by the WAPC is taken from the State Position paper on this matter at [Position Statement - Public Open Space](#).

Figure 3 - 38 - 40 Brooking Street Zoned for public purpose



Recommended conditions of subdivision are,

1. A notification, pursuant to Section 165 of the Planning and Development Act 2005/Section 70A of the Transfer of Land Act 1893 is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan).  
The notification is to state as follows:  
*"The use of this lot may be affected by 24-hour operation of machinery, aerial spraying and generation of other noise, dust and odours arising from agricultural operations being carried out on surrounding land holding."*
2. The landowner/applicant installing suitable rural fencing, or approved equivalent of good standard, between 21 Piesse St and the adjacent Hamersley Street Road Reserve to the north.
3. Engineering drawings and specifications are to be submitted and approved and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system, including draining improvement along Adam Street to the existing stormwater infrastructure.
4. Suitable arrangements being made with the local government for the provision, and/or upgrading or removal of vehicle crossover(s) to service the lot(s) shown on the approved plan of subdivision.
5. Redundant vehicle crossover(s) to be removed and the kerbing, verge, and drainage (where relevant) reinstated.

6. Services (power, water and sewer) to be sized and designed to facilitate future subdivisions consistent with the current R12.5 Zoning and to avoid service infrastructure under sizing which would otherwise mitigate against future subdivision opportunity and optimal land use for the Zoning.
7. That a cash in lieu of public opens space allocation be set at 5% of the gross value of the land to be subdivided.

Verbal discussion with WAPC staff has indicated that it would prefer recommended condition 4 and 5 to be deferred until future land holders lodge Development Applications for Planning Approval to develop the Lots (i.e. crossover matters). Further, the WAPC staff requested delegated authority to the CEO to negotiate with it on any additional and variances to conditions.

Recommended conditions 1 to 5 are consistent with the WAPC Model Subdivision Conditions Schedule.

Recommended conditions 6 is not aligned to the WAPC Model Subdivision Conditions Schedule, and the WAPC may not be willing to set that condition.

Recommendation 7 is a variation and lower threshold of the WAPC Model Subdivision Conditions Schedule.

### **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):

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

### **Financial Implications**

The recommendations do not impose costs on the community or Council. There is potential increased rate revenue with the subdivisions, and contributions to assist develop further public open space.

## Voting Requirement

Simple Majority

### OFFICERS RECOMMENDATION AND COUNCIL RESOLUTION 1

**Moved: Cr Harding**

**Seconded: Cr C Cowcher**

That Council recommend to the Western Australian Planning Commission the following subdivision conditions for 21 Piesse Street, Williams,

1. A notification, pursuant to Section 165 of the Planning and Development Act 2005/Section 70A of the Transfer of Land Act 1893 is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan).

The notification is to state as follows:

"The use of this lot may be affected by 24-hour operation of machinery, aerial spraying and generation of other noise, dust and odours arising from agricultural operations being carried out on surrounding land holding."

2. The landowner/applicant installing suitable rural fencing, or approved equivalent of good standard, between 21 Piesse Street and the adjacent Hamersley Street Road Reserve to the north.

3. Engineering drawings and specifications are to be submitted and approved and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the draining of the land, including, ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system, including draining improvement along Adam Street to the existing stormwater infrastructure.

4. Suitable arrangements being made with the local government for the provision, and/or upgrading or removal of vehicle crossover(s) to service the lot(s) shown on the approved plan of subdivision.

5. Redundant vehicle crossover(s) to be removed and the kerbing, verge, and drainage (where relevant) reinstated.

6. Services (power, water and sewer) to be sized and designed to facilitate future subdivisions consistent with the current R12.5 Zoning and to avoid service infrastructure under sizing which would otherwise mitigate against future subdivision opportunity and optimal land use for the Zoning.

7. That a cash in lieu of public open space allocation be set at 5% of the gross value of the land to be subdivided.

**For:** Cr C Cowcher, Cr H Cowcher, Cr Harding, Cr Logie, Cr Macnamara, Cr Price

**Against:** Nil

**Carried:** 6/0

**Resolution:** 242/26

**Voting Requirement**

Absolute Majority

**OFFICERS RECOMMENDATION AND COUNCIL RESOLUTION 2**

**Moved: Cr Price**

**Seconded: Cr Macnamara**

That Council delegate authority to the Chief Executive Officer to negotiate with the Western Australian Planning Commission on any additional variances to subdivision conditions for 21 Piesse Street, Williams.

**For:** Cr C Cowcher, Cr H Cowcher, Cr Harding, Cr Logie, Cr Macnamara, Cr Price

**Against:** Nil

**Carried:** 6/0

**Resolution:** 243/26

Cr Panizza returned to the meeting at 4:37pm.

**8.2.2 UNMADE ROAD CLOSURE – TAYLOR ROAD**

<b>File Reference</b>	12.15.38
<b>Statutory Reference</b>	Various
<b>Author</b>	Peter Stubbs, Chief Executive Officer
<b>Date</b>	9 March 2026
<b>Voting Requirements</b>	Simple Majority
<b>Disclosure of Interest</b>	Nil
<b>Attachments</b>	Att 8.2.2 - Public Notice_Taylor Road

**Background**

At the December 2025 Council meeting, Council resolved the following:

**Moved:** Cr Harding

**Seconded:** Cr C Cowcher

That Council advertise and invite public comment on its intent to request the Minister for lands to close an unmade road reserve off Taylor Road around Lot 102 as indicated in Figure 2 of this report.

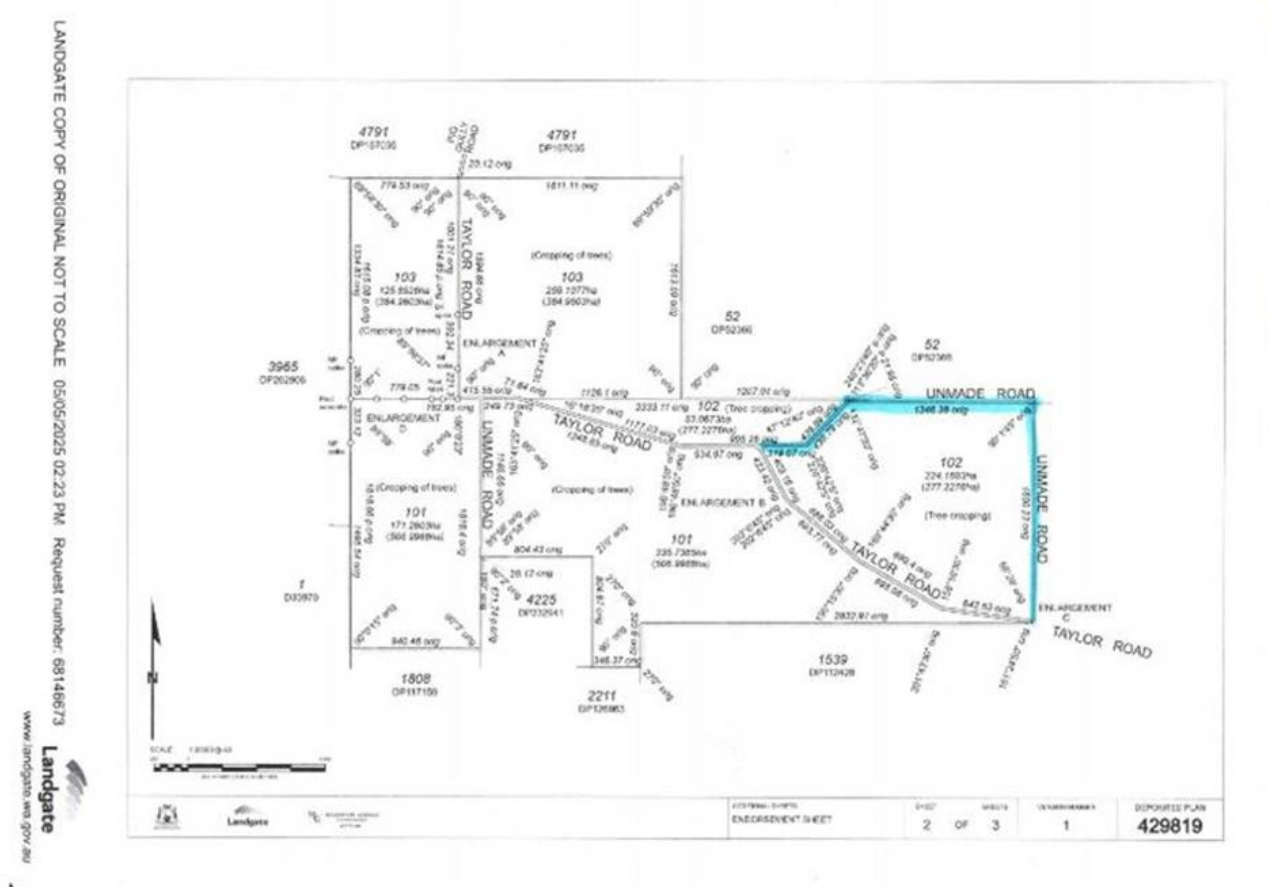
**For:** Cr C Cowcher, Cr H Cowcher, Cr Harding, Cr Logie, Cr Price

**Against:** Cr Panizza

**Carried:** 5/1

**Resolution:** 203/25

Figure 1 – map of proposed unmade road



## Comment

Public comment was invited and advertised for the period 12 January 2025 to 9am, Monday 23 February 2026. No public comments were received. Letters to adjoining landholders were also sent advising of Councils resolution.

At the March 2026 Council meeting, Council resolved the following:

**Moved:** Cr Harding

**Seconded:** Cr Panizza

*Defer item 8.2.2 Unmade Road Closure – Taylor Road to the April meeting to allow the CEO to contact landowners and confirm their position on the closure of the unmade road reserve off Taylor Road around Lot 102.*

**For:** Cr C Cowcher, Cr H Cowcher, Cr Harding, Cr Logie, Cr Macnamara, Cr Panizza, Cr Price

**Against:** Nil

**Carried:** 7/0

**Resolution:** 227/26

The CEO made verbal contact with adjoining landholders (R. Prowse, G. Prowse and P. South) who confirmed that they were aware of the proposed closure of the unmade road reserve and were not opposed to it.

## Strategic Implications

Unmade road reserves may have some strategic use in future years, but the timing or potential future use is unclear.

## Financial Implications

Nil

## OFFICERS RECOMMENDATION AND COUNCIL RESOLUTION

**Moved:** Cr Harding

**Seconded:** Cr C Cowcher

That Council request the Minister for Lands to close an unmade road reserve off Taylor Road around Lot 102 as indicated in Figure 1 of this report.

**For:** Cr C Cowcher, Cr H Cowcher, Cr Harding, Cr Logie, Cr Price

**Against:** Cr Macnamara, Cr Panizza

**Carried:** 5/2

**Resolution:** 244/26

**8.2.3 INDEPENDENT MEMBERS – ARIC COMMITTEE**

<b>File Reference</b>	4.1.20
<b>Statutory Reference</b>	Local Government Act 1995, Section 5.12 Salaries and Allowances Act 1975, Part 6, clause 6.3. Local Government Amendment Act 2024, section 87 Local Government Regulations Amendment Regulations (No. 4) 2025 - Functions of audit, risk and improvement committee
<b>Author</b>	Peter Stubbs, Chief Executive Officer
<b>Date</b>	7 April 2026
<b>Voting Requirements</b>	Absolute Majority
<b>Disclosure of Interest</b>	Nil
<b>Attachments</b>	Nil

**Background**

Under the provisions of the Local Government Act 1995, Section 5.12 & 5.12(2), the Shire may appoint a Presiding and Deputy Presiding Members to a committee.

The Local Government Amendment Act 2024 now requires that the Presiding member and Deputy Presiding member for the required Audit, Risk and Improvement Committee (ARIC) cannot be a Council member of the local government.

An Independent Presiding member and Deputy of the Presiding member must be appointed no later than 4 June 2026.

The Shire of Williams ARIC currently meets on an 'as required' basis, generally twice per year.

Council authorised the CEO on the 11 February 2026 to seek expressions of interests for the roles of the independent Presiding member and Deputy of the Presiding member of the ARIC (Council, decision 214/26).

Council resolved the following at its February 2026 meeting,

**Moved:** Cr C Cowcher

**Seconded:** Cr Macnamara

*That Council Approve and adopt the Terms of Reference for the Audit, Risk and Improvement Committee.*

*Authorise the CEO to advertise and seek expressions of interest from people to establish the required independent Presiding member and Deputy Presiding member for Council's Audit, Risk and Improvement Committee, for the period to December 2027, and to report to the ordinary Council meeting on the 18 March 2026 via its Audit, Risk and Improvement Committee.*

**For:** Cr C Cowcher, Cr H Cowcher, Cr Harding, Cr Logie, Cr Macnamara, Cr Panizza

**Against:** Nil

**Carried:** 6/0

**Resolution:** 214/26

Expressions of Interest (EOI) were sought by advertising in the Williams community newsletter, Facebook, the Shire website and by direct email to ten (10) people on the WALGA panel list.

Expressions of Interest closed at 4pm, Monday 30 March 2026.

One EOI from Joanne Burges was received for the role as Pressing Member of the ARIC. No other EOI's were received.

Joanne has extensive experience as an elected member in Local Government (1993 to 2004) and as a senior Local Government employee and is currently the Manager Governance and Strategy at the Town of Bassendean.

Joanne is the ARIC Independent Presiding Member for the Shire of Broomehill – Tambellup and Deputy Presiding Member at the Shires of Boddington and Cuballing.

With no expressions of interest received for the Deputy Presiding member role, and after consultation with the Shire President a direct approach was made to Gavin Treasure, retiring CEO at the Shire of Dumbleyung who confirmed his interest in the role.

### **Comment**

Both Joanne Burges and Gavin Treasure are experienced professionals in the Local Government sector, and they are recommended as Independent Presiding member and Deputy Presiding members respectively. The recommendation is for the expiry of term of appointment coinciding with the general election for local government in October 2027, as all Committee positions need to be re-appointed by Council post that election. The recommendation includes meeting fee costs.

There will be a need for an ARIC meeting before September 2026 to consider at minimum the Annual Self-Compliance Audit report yet to be issued by the (new) Inspector of Local Government.

### **Legislation- Local Government At 1995**

*Local Government Act 1995, various sections & provisions relate to the conduct of audits.  
Division 1A — Audit committee*

#### *Section 7.1A. Audit committee*

- (1) A local government is to establish an audit committee of 3 or more persons to exercise the powers and discharge the duties conferred on it.*
- (2) The members of the audit committee of a local government are to be appointed\* by the local government and at least 3 of the members, and the majority of the members, are to be council members.  
\* Absolute majority required.*
- (3) A CEO is not to be a member of an audit committee and may not nominate a person to be a member of an audit committee or have a person to represent the CEO as a member of an audit committee.*
- (4) An employee is not to be a member of an audit committee.*

#### *Section 7.1B. Delegation of some powers and duties to audit committees*

- (1) Despite section 5.16, the only powers and duties that a local government may delegate\* to its audit committee are any of its powers and duties under this Part other than this power of delegation.  
\* Absolute majority required.*
- (2) A delegation to an audit committee is not subject to section 5.17.*

Section 7.1C. Decisions of audit committees

Despite section 5.20, a decision of an audit committee is to be made by a simple majority.

**Local Government Regulations Amendment Regulations (No. 4) 2025 - Functions of audit, risk and improvement committee**

An audit, risk and improvement committee has the following functions —

- (a) to receive and review reports on, and recommend to the council actions to be taken in relation to —
  - (i) audits under Part 7 of the Act; and
  - (ii) compliance audits; and
  - (iii) reviews under regulation 17;
- (b) to otherwise receive and review reports on the appropriateness and effectiveness of, and recommend to the council improvements to, the local government's systems and procedures in relation to —
  - (i) financial management; and
  - (ii) legislative compliance; and
  - (iii) risk management;
- (c) to receive and review reports on, and recommend to the council improvements to, the implementation of any actions that the local government —
  - (i) is required to take under section 7.12A(3); and
  - (ii) has stated it has taken or intends to take in a report prepared under section 7.12A(4)(a); and
  - (iii) has otherwise decided to take in response to a report or recommendation referred to in paragraph (a) or (b); and
  - (iv) has stated it has done or proposes to do in written advice prepared under section 8.6(1)(a) or 8.23(4)(a);
- (d) any other function conferred on the audit, risk and improvement committee under these regulations or another written law.

**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):

- ILG 4.4 Monitor and ensure compliance with regulatory framework for local government business.

**Financial Implications**

The Salaries and Allowances Tribunal has issued a determination variation to reflect the Local Government Amendment Act 2024 and the issuing of Local Government Audit Regulations with respect to Local Government ARIC's.

Fees payable for independent ARIC members are a minimum of \$105 and a maximum of \$1,215 (exclusive of superannuation).

Council's current fees for chairing committee meetings are \$129 per meeting for the Presiding member and \$86 for committee members.

The extent to which an independent committee member can be reimbursed for expenses attending ARIC meetings is the actual travel and associated costs incurred by the independent member demonstrated to the satisfaction of the local government.

**OFFICERS RECOMMENDATION AND COUNCIL RESOLUTION**

**Moved: Cr Price**

**Seconded: Cr H Cowcher**

That Council appoint Joanne Burges as the Independent Presiding Member and Gavin Treasure as the Independent Deputy Presiding Member for the Shire of Williams Audit, Risk and Improvement Committee for a term ending at the local government general election in October 2027, with a meeting sitting fee of \$300 and \$250 per meeting respectively.

**For:** Cr C Cowcher, Cr H Cowcher, Cr Harding, Cr Logie, Cr Macnamara, Cr Panizza, Cr Price

**Against:** Nil

**Carried:** 7/0

**Resolution:** 245/26

### 8.2.4 PUBLIC HEALTH PLAN

<b>File Reference</b>	7.10.70
<b>Statutory Reference</b>	Part 5 of the Public Health Act 2016
<b>Author</b>	Peter Stubbs, Chief Executive Officer
<b>Date</b>	7 April 2026
<b>Voting Requirements</b>	Simple Majority
<b>Disclosure of Interest</b>	Nil
<b>Attachments</b>	Att 8.2.4 - Shire of Williams Public Health Plan (draft)

#### Background

Part 5 of the Public Health Act 2016 was mandated on 4 June 2024, requiring the Local Government Chief Executive Officers to prepare and publish District Public Health Plans 2025-2030 by 4 June 2026.

The attached draft public health plan is proposed to be published on the Shire of Williams website.

The draft Plan was circulated to elected members on Friday 20 March 2026.

#### Comment

The Draft Plan has been kept deliberately simple and to the point.

Data from the Department of Health, Epidemiology Directorate, Public and Aboriginal Health Division, Department of Health WA, January 2026 was sourced to support the Draft Plan.

The Plan will need to be reviewed annually.

#### 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 1.3 Maintain, review and ensure relevance of Council's policies, local laws and operational plans.

#### Financial Implications

There are no costs associated with this Plan

#### OFFICERS RECOMMENDATION AND COUNCIL RESOLUTION

**Moved: Cr C Cowcher**

**Seconded: Cr Price**

That Council adopt the Public Health Plan for the Shire of Williams as presented with this report.

**For:** Cr C Cowcher, Cr H Cowcher, Cr Harding, Cr Logie, Cr Macnamara, Cr Panizza, Cr Price

**Against:** Nil

**Carried:** 7/0

**Resolution:** 246/26

### 8.2.5 WILLIAMS GOLF CLUB AGREEMENT - REVISION

<b>File Reference</b>	11.70.55
<b>Statutory Reference</b>	Nil
<b>Author</b>	Peter Stubbs, Chief Executive Officer
<b>Date</b>	7 April 2026
<b>Voting Requirements</b>	Simple Majority
<b>Disclosure of Interest</b>	Nil
<b>Attachments</b>	Att 8.2.5 - Draft Golf Club -Shire of Williams Agreement

#### Background

The Williams Golf Club and the Shire of Williams entered into a Deed of Agreement on the 15 December 2021 to document obligations related to installation of two water tank's, part funded by the Shire and Department of Water and Environmental Regulation (DWER) as part of the community water supply program. The tanks are filled with water from a Golf Club bore for stock water, fire suppression and road construction.

The Deed is due to expire 31 December 2026 and can be renewed at any time earlier if both parties agree.

Key Shire obligations in the Deed are to meet costs to maintain the following:

- the infrastructure - tanks, pumps and pipework,
- the access road from the Albany Highway to the Golf Club premise,
- provide (waiver) 100 hours of labour and related machinery for mowing the golf fairways, at cost recovery.

The Golf Club through the email below seeks a continuation of the Deed.

**From:** Ryan Duff <[REDACTED]>

**Sent:** Monday, 16 March 2026 12:54 PM

**To:** Peter Stubbs <peter.stubbs@williams.wa.gov.au>

**Subject:** RE: Golf Mowing/Water Agreement

Gday Peter

Hope you are well.

*I am just getting organised for the upcoming golf season to which we have a meeting on Wednesday where I would like to inform our committee about the agreement we have with the Shire on mowing. We were probably a bit I about the costs and subsequent end of season bill that we received for last year. Therefore, I would like to clearly lay this out for everyone. Could you please let me know the hourly rate for the mowing of the golf course inclusive of any mobilisation costs etc. after the 100 hours as per the agreement?*

*The committee felt that maybe the number of mows last season within the 100 hours may have been down, but we also acknowledge that the experience of the operators last year could have also contributed to this potentially and are prepared to accept that because a very neat job was done. The Committee realise that this is a mutually beneficially agreement and that we get a good deal from the Shire. We also feel that the Williams Ratepayers are getting a good deal with the amount water drawn from our bore which not doubt is a cost saving for the Shire. Moving forward we would like to see a continuation of this agreement beyond December and feel that this is a good time to start discussions.*

*If you are available, I'd greatly appreciate some of your time to discuss this further.*

Regards

Ryan Duff

President

Williams Golf Club

Elected members considered this matter at their Forum meeting on the 25 March 2026 and indicating a willingness to consider the Deed renewal.

In 2025 the Shire mowed 47 hours above the 100 hours in the Deed Agreement and this additional 47 hours was charged to the Golf Club at \$80 per hour inclusive of labour and mower use. Council resolved at its meeting on 25 March 2026 to waive that cost by the resolution provided below.

**Moved:** Cr H Cowcher

**Seconded:** Cr Price

That Council waive the \$3,760 for mowing charges to the Williams Golf Club.

**For:** Cr C Cowcher, Cr H Cowcher, Cr Harding, Cr Logie, Cr Macnamara, Cr Panizza, Cr Price

**Against:** Nil

**Carried:** 7/0

**Resolution:** 237/26

### **Comment**

On average it takes 8.5 hours to mow the fairways, and mowing is usually done once per week during the growing and Golf season. Mobilisation and demobilisation from the Shire depot to the Club is estimated at 0.5 hour each way.

Prior the current Deed the Shire had been mowing the Golf Club fairway for well over a decade and charging the Club for that. In 2021 the Golf Club charge out was \$7,500.

The cost of providing the service does not stay static. The cost of providing 100 hours of mowing in 2022 for example is not the same as the cost of 100 hours mowing in 2026.

Council also support the Golf Club through the resolution below made in November 2023. This is due to be reviewed in 2028/29.

### **Council Resolution**

**Moved:** Cr Macnamara / **Seconded:** Cr Cowcher

That Council approves a contribution to the Williams Golf Club, to reimburse it for the cost of local government rates and ESL levy charges payable for the 2022/23 and 2023/24 financial years, on receipt of an invoice from the Club. Further, Council agrees to continue to contribute in the same manner for the following five (5) years, at which time the arrangement will be reviewed.

**Carried 7/0**

**For:** Cr Cowcher, Cr Harding, Cr Logie, Cr Macnamara, Cr Major, Cr Panizza, Cr Price

**Against:** Nil

**Resolution 55/24**

### 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):

- 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.

### Financial Implications

150 hours of mowing (labour and plant) at the current charge out rate is \$12,000 in value.

### OFFICERS RECOMMENDATION AND COUNCIL RESOLUTION

**Moved: Cr Harding**

**Seconded: Cr Macnamara**

That Council approve the attached Draft Deed Agreement between the Shire of Williams and the Williams Golf Club documenting the parties' obligations in relation to use of bore water and water tank infrastructure and in-kind mowing of the Golf Club fairways to the value of 150 hours per year.

**For:** Cr C Cowcher, Cr H Cowcher, Cr Harding, Cr Logie, Cr Macnamara, Cr Panizza, Cr Price

**Against:** Nil

**Carried:** 7/0

**Resolution:** 247/26

**8.2.6 USE OF COMMON SEAL AND DECISIONS UNDER DELEGATED AUTHORITY**

<b>File Reference</b>	Various
<b>Statutory Reference</b>	Local Government Act 1996
<b>Author</b>	Peter Stubbs, Chief Executive Officer
<b>Date</b>	10 April 2026
<b>Voting Requirements</b>	Simple Majority
<b>Disclosure of Interest</b>	Nil
<b>Attachments</b>	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 is 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 not used since the last Ordinary Council meeting on 25 March 2026. Decisions by the CEO using delegated authority are provided in the table below;

Decision Type	Name/Property	Date of Decision	Purpose
1. Waiver of Fees	Food Club WA Pty Ltd	19 March 2026	Occasional Food Vans (2) to support the Williams Sheep Stud sale 11 April 2026.
	Sea Breeze Ice Cream	7 April 2026	Waiver of \$100 per vendor
2. Occasional Itinerant Food Vendor	Sea Breeze Ice Cream - Lions Park trading Easter Sunday 5 April 2026	30 March 2026	Occasional Itinerant Food Vendor - \$100
3. Permit for Alcohol on Shire land	Anne Rintoul	8 April 2026	Support for Ram/Sheep event at the Ram Shed.

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 approved Council fees were applied to the above decisions.

### OFFICER'S RECOMMENDATION AND COUNCIL RESOLUTION

**Moved: Cr Macnamara**

**Seconded: Cr Harding**

That Council accept the report "Use of Common Seal and Actions Performed under Delegated Authority" for the period 19 March 2026 to the 10 April 2026.

**For:** Cr C Cowcher, Cr H Cowcher, Cr Harding, Cr Logie, Cr Macnamara, Cr Panizza, Cr Price

**Against:** Nil

**Carried:** 7/0

**Resolution:** 248/26

**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**

**10.2 OFFICERS**

**11. APPLICATION FOR LEAVE OF ABSENCE**

**12. CLOSURE OF MEETING**

There being no further business for discussion, the Presiding Member, Cr Logie, declared the meeting closed at 4:49pm.