SHIRE OF WILLIAMS
COUNCIL AGENDA

ORDINARY COUNCIL MEETING
WEDNESDAY 15 JULY 2026

SHIRE COUNCIL CHAMBERS
9 BROOKING STREET
WILLIAMS WA 6391

NOTICE OF ORDINARY COUNCIL MEETING

Dear Elected Member and Community Members,

You are respectfully advised the next Ordinary Council Meeting of the Shire of Williams will be held on 15 July 2026, in the Shire of Williams Council Chambers, 9 Brooking Street, Williams, commencing at 4:00pm.

Peter Stubbs

Chief Executive Officer

DISCLAIMER

No responsibility whatsoever is implied or accepted by the Shire of Williams for any act, omission or statement or intimation occurring during Council or Committee meetings. The Shire of Williams disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council or Committee meetings. Any person or legal entity who acts or fails to act in reliance upon any statement, act or omission made in a Council or Committee meeting does so at that person's or legal entity's own risk.

In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a licence, any statement or intimation of approval made by a member or officer of the Shire of Williams during the course of any meeting is not intended to be and is not to be taken as notice of approval from the Shire of Williams. The Shire of Williams warns that anyone who has any application lodged with the Shire of Williams must obtain and should only rely on written confirmation of the outcome of the application, and any conditions attaching to the decision made by the Shire of Williams in respect of the application.

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

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
Tanya Germain – Executive Assistant / Minute Taker

Visitors –

Apologies -

Leave of Absence -
Cr Simon Harding (approved 17 June 2026)
Cr John Macnamara (approved 17 June 2026)

3. PUBLIC QUESTION TIME

4. PETITIONS / DEPUTATIONS / PRESENTATIONS

5. DECLARATIONS OF INTEREST

DECLARATION OF INTEREST	
Name / Position	Cr Jarrad Logie
Item No. / Subject	8.2.3 – Industrial Subdivision
Type of Interest	Proximity Interest

DECLARATION OF INTEREST	
Name / Position	Cr Tracey Price
Item No. / Subject	8.2.3 – Industrial Subdivision
Type of Interest	Proximity Interest

6. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

6.1 ORDINARY COUNCIL MEETING HELD 17 JUNE 2026.

OFFICERS RECOMMENDATION

That the Minutes of the Ordinary Council Meeting held 17 June 2026 as previously circulated, be confirmed as a true and accurate record.

7. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

On Monday 6 June 2026 I had the privilege of presiding at a Citizenship Ceremony to welcome Chané, Pieter, Daniel and Joshua Blignaut on becoming Australian Citizens. We wish them well on their journey as part of our great Australian community.

On 28 June 2026 the Shire entered into contract with Prices Fabrication and Steel Pty Ltd for the construction of the Indoor Court facility, following the successful tender for that project. I thank Councillors Heidi Cowcher, Bernie Panzzia and John Macnamara for their assistance in the tender evaluation and contract review. We all look forward to commencing construction as soon as possible. The project is supported by an Australian Government *Play Our Way program Grant* and the Williams Netball Club.

I would like to record the Shire's appreciation to Development WA for its acceptance and final investment decision to progress the industrial subdivision of the Shire land at Lot 9001 Albany Highway. This project will enable opportunity for private sector investment, create employment and economic development for our district for decades to come.

I advise that following the Western Australian Planning Commission conditional approval for the 18 Lot residential subdivision at Hynes Court Williams, the Shire has called tenders for the civil works and anticipates construction to commence in October 2026, with a 14-week construction period. The project is supported by an Australian Government grant from the *Housing Support Program Stream 2 – Community Enabling Infrastructure*. The Shire will market and sell the Lots when Lot Titles become available.

I thank South 32 for their support to the Tawonga Sport and Recreation Committee and the Williams Football Club as part of its recently announced community grants program.

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	9 July 2026
Voting Requirements	Simple Majority
Disclosure of Interest	Neither the Author not Authorising Officer have any Impartiality, Financial or Proximity Interests that require disclosure
Attachments	Att 8.1.1 - Payment Listing June 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

That Municipal Fund EFT, Bpay, Direct Debits and Cheques totalling $575,491.04, approved by the Chief Executive Officer during the month of June 2026, be endorsed.

SUPPLIER	AMOUNT (INCL GST)
AGRI BLOOM SOLUTIONS Total	$495.00
ALLWEST PLANT HIRE AUSTRALIA PTY LTD Total	$550.00
AMPOL LIMITED Total	$2,872.92
ANZ CARDS Total	$5,130.61
AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN	$1,722.00
AVON WASTE Total	$24,622.52
AYLMORE FABRICATION AND WELDING Total	$2,400.81
BEST OFFICE SYSTEMS Total	$278.15
BOC Ltd Total	$95.50
CBA Total	$593.07
CORSIGN WA PTY LTD Total	$1,562.00
CR BERNARD PANIZZA Total	$4,741.90
CR CHRISTINE COWCHER Total	$3,414.61
CR HEIDI J COWCHER Total	$1,938.71
CR JARRAD LOGIE Total	$8,652.00
CR JOHN MACNAMARA Total	$2,272.87
CR SIMON HARDING Total	$2,439.94
CR TRACEY PRICE Total	$2,379.00
DEPARTMENT OF TRANSPORT Total	$23,842.85
DM READ Total	$1,860.00
DORMAKABA AUSTRALIA PTY LTD Total	$253.00
DOUGLAS PARTNERS Total	$9,625.00
DUFF ELECTRICAL CONTRACTING Total	$7,290.50
DX PRINT GROUP Total	$352.00
EDGELOE ENGINEERING PTY LTD Total	$13,662.00
EDWARDS ISUZU UTE Total	$507.66
EXTERIA Total	$28,711.10
FDC Total	$72,915.66
GLOBAL SCAFFOLD Total	$415.80
GOODYEAR AUTOCARE NARROGIN Total	$1,482.00
GREAT SOUTHERN FUELS Total	$14,493.13
HARMONY SOFTWARE Total	$442.75
IT VISION Total	$32,890.00
JLT Total	$4,400.00
KANO'S CONSTRUCTIONS PTY LTD Total	$437.03
KEVIN BARRETT Total	$6,000.00
LANDGATE Total	$1,021.03
LG BEST PRACTICES PTY TLD Total	$3,300.00
LR & MD MARTIN & SON Total	$1,850.00
MARKET CREATIONS AGENCY Total	$9,810.00
MAXXIA PTY LTD Total	$1,938.16
MCINTOSH & SON NARROGIN Total	$128.83
ML CIVIL SOLUTIONS Total	$27,032.50
MOORE AUSTRALIA (WA) PTY LTD Total	$3,036.00
NARROGIN CABINETMAKERS Total	$165.00
NARROGIN GLASS Total	$256.30
NARROGIN PUMPS SOLAR AND SPRAYING Total	$805.73
NARROGIN TOYOTA Total	$240.00
NATIONAL AUSTRALIA BANK (MUNI) Total	$99.00
OFFICE OF REGIONAL ARCHITECTURE Total	$924.00
STAFF REIMBURSEMENT Total	$112.72
PRIME AG SERVICES - WILLIAMS Total	$220.00
QUAINDERING Total	$559.09
R MUNNS ENGINEERING CONSULTING SERVICES Total	$514.25
REPCO Total	$49.50
RJ SMITH ENGINEERING Total	$230.00
RURAL INFRASTRUCTURE SERVICES Total	$1,689.47
SERVICES AUSTRALIA Total	$268.24
SHIRE OF BODDINGTON Total	$458.24
SHIRE OF NARROGIN Total	$1,033.00
ST LUKE'S FAMILY PRACTICE Total	$2,200.00
SYNERGY Total	$3,646.72
TEAM GLOBAL EXPRESS Total	$325.68
TELSTRA Total	$1,095.71
THE GOODS Total	$772.46

THE WILLIAMS COMMUNITY NEWSPAPER Total	$36.80
THINKPROJECT AUSTRALIA PTY LTD Total	$9,214.66
T-QUIP Total	$1,516.05
TUTT BRYANT HIRE PTY LTD Total	$7,635.49
WA TREASURY CORPORATION Total	$13,701.24
WALLIS COMPUTER SOLUTIONS Total	$187.00
WATER CORPORATION Total	$13,035.90
WESTRAC Total	$3,887.80
WILLIAMS COMMUNITY RESOURCE CENTRE Total	$11,519.32
WILLIAMS GENERAL STORE Total	$328.76
WILLIAMS HOTEL - STRICKO'S Total	$48.99
WILLIAMS LICENCED POST OFFICE Total	$355.51
WILLIAMS NEWSAGENCY Total	$79.90
WILLIAMS RURAL SUPPLIES Total	$5,232.87
WILLIAMS ST JOHN SUB CENTRE Total	$272.00
PAYROLL JUNE 2026	$131,066.15
SUPERANNUATION JUNE Total	$27,848.88
Grand Total	**$575,491.04**

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	14 July 2026
Voting Requirements	Simple Majority
Disclosure of Interest	Neither the Author not Authorising Officer have any Impartiality, Financial or Proximity Interests that require disclosure
Attachments	Att 8.1.2 – Monthly Financial Statement June 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

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

SHIRE OF WILLIAMS

MONTHLY FINANCIAL REPORT

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

For the period ended 30 June 2026

LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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SHIRE OF WILLIAMS
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2026

	Note	Adopted Budget Estimates	YTD Budget Estimates	YTD Actual	Variance* $	Variance* %	Var.
		(a)	(b)	(c)	(c) - (b)	((c) - (b))/(b)	
		$	$	$	$	%	
OPERATING ACTIVITIES							
Revenue from operating activities							
General rates		2,454,318	2,454,318	**2,453,952**	(366)	(0.01%)	
Rates excluding general rates		47,971	47,971	**54,538**	6,567	13.69%	▲
Grants, subsidies and contributions		450,799	450,799	**1,485,691**	1,034,892	229.57%	▲
Fees and charges		1,300,073	1,300,073	**1,197,698**	(102,375)	(7.87%)	▼
Interest revenue		112,000	112,000	**128,972**	16,972	15.15%	▲
Other revenue		2,360	2,360	**138,947**	136,587	5787.58%	▲
Profit on asset disposals		0	0	**3,972**	3,972	0.00%	
		4,367,521	**4,367,521**	**5,463,770**	**1,096,249**	25.10%	
Expenditure from operating activities							
Employee costs		(2,373,607)	(2,373,606)	**(2,372,022)**	1,584	0.07%	
Materials and contracts		(1,311,745)	(1,311,745)	**(1,327,672)**	(15,927)	(1.21%)	
Utility charges		(310,215)	(310,215)	**(221,879)**	88,336	28.48%	▲
Depreciation		(2,437,849)	(2,437,849)	**(2,396,289)**	41,560	1.70%	
Finance costs		(14,256)	(14,256)	**(13,888)**	368	2.58%	
Insurance		(186,501)	(186,501)	**(191,433)**	(4,932)	(2.64%)	
Other expenditure		(39,354)	(39,354)	**(40,122)**	(768)	(1.95%)	
Loss on asset disposals		(7,677)	(7,677)	**(7,116)**	561	7.31%	
		(6,681,204)	**(6,681,204)**	**(6,570,421)**	**110,783**	1.66%	
Non cash amounts excluded from operating activities	2(c)	2,445,498	2,445,498	**2,352,781**	(92,717)	(3.79%)	
Amount attributable to operating activities		**131,815**	**131,815**	**1,246,130**	**1,114,315**	845.36%	
INVESTING ACTIVITIES							
Inflows from investing activities							
Proceeds from capital grants, subsidies and contributions		4,143,138	4,143,138	**1,514,162**	(2,628,976)	(63.45%)	▼
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	18,926	**18,926**	0	0.00%	
Proceeds on disposal of financial assets at fair values through other comprehensive income		5,000	5,000	**5,000**	0	0.00%	
		4,233,064	**4,233,064**	**1,612,907**	**(2,620,157)**	(61.90%)	
Outflows from investing activities							
Acquisition of property, plant and equipment		(3,521,137)	(3,521,137)	**(657,283)**	2,863,854	81.33%	▲
Acquisition of infrastructure		(2,311,592)	(2,311,592)	**(1,673,199)**	638,393	27.62%	▲
		(5,832,729)	**(5,832,729)**	**(2,330,481)**	**3,502,248**	60.04%	
Amount attributable to investing activities		**(1,599,665)**	**(1,599,665)**	**(717,574)**	**882,091**	55.14%	
FINANCING ACTIVITIES							
Inflows from financing activities							
Proceeds from new borrowings		250,000	0	**0**	0	0.00%	
Transfer from reserves		252,394	0	**256,989**	256,989	0.00%	
		502,394	**0**	**256,989**	**256,989**	0.00%	
Outflows from financing activities							
Repayment of borrowings		(80,920)	(80,920)	**(80,920)**	0	0.00%	
Transfer to reserves		(107,620)	0	**(61,529)**	(61,529)	0.00%	
		(188,540)	**(80,920)**	**(142,449)**	**(61,529)**	(76.04%)	
Amount attributable to financing activities		**313,854**	**(80,920)**	**114,540**	**195,460**	241.55%	
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year	2(a)	1,153,995	1,153,995	**1,220,288**	66,293	5.74%	▲
Amount attributable to operating activities		131,815	131,815	**1,246,130**	1,114,315	845.36%	▲
Amount attributable to investing activities		(1,599,665)	(1,599,665)	**(717,574)**	882,091	55.14%	▲
Amount attributable to financing activities		313,854	(80,920)	**114,540**	195,460	241.55%	▲
Surplus or deficit after imposition of general rates		**0**	**(394,775)**	**1,863,384**	**2,258,159**	572.01%	▲

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 30 JUNE 2026

	Actual 30 June 2025	Actual as at 30 June 2026
	$	$
CURRENT ASSETS		
Cash and cash equivalents	3,535,477	4,811,058
Trade and other receivables	143,991	176,011
Other financial assets	23,926	24,574
Inventories	46,005	45,575
Contract assets	278,234	378,944
TOTAL CURRENT ASSETS	4,027,633	5,436,162
NON-CURRENT ASSETS		
Other financial assets	220,191	252,285
Property, plant and equipment	24,306,955	24,341,470
Infrastructure	69,065,016	68,886,729
TOTAL NON-CURRENT ASSETS	93,592,162	93,480,484
TOTAL ASSETS	97,619,795	98,916,649
CURRENT LIABILITIES		
Trade and other payables	100,336	286,010
Capital grant/contributions liabilities	764,839	1,583,504
Other liabilities	6,445	(65,964)
Borrowings	80,920	63,115
Employee related provisions	240,723	209,173
TOTAL CURRENT LIABILITIES	1,193,263	2,075,838
NON-CURRENT LIABILITIES		
Borrowings	280,569	217,454
Employee related provisions	36,234	82,886
TOTAL NON-CURRENT LIABILITIES	316,803	300,340
TOTAL LIABILITIES	1,510,066	2,376,176
NET ASSETS	**96,109,729**	**96,540,473**
EQUITY		
Retained surplus	22,915,055	23,541,258
Reserve accounts	1,746,885	1,551,425
Revaluation surplus	71,447,789	71,447,790
TOTAL EQUITY	**96,109,729**	**96,540,473**

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

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 11 July 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

2 NET CURRENT ASSETS INFORMATION

(a) Net current assets used in the Statement of Financial Activity

	Note	Adopted Budget Opening 1 July 2025	Actual as at 30 June 2025	Actual as at 30 June 2026
Current assets		$	$	$
Cash and cash equivalents		3,535,693	3,535,477	4,811,058
Trade and other receivables		134,727	143,991	176,011
Other financial assets		23,926	23,926	24,574
Inventories		46,005	46,005	45,575
Contract assets		278,234	278,234	378,944
		4,018,585	4,027,633	5,436,162
Less: current liabilities				
Trade and other payables		(91,396)	(100,336)	(286,010)
Other liabilities		(764,839)	(771,284)	(1,517,540)
Borrowings		(80,920)	(80,920)	(63,115)
Employee related provisions		(240,723)	(240,723)	(209,173)
		(1,177,878)	(1,193,263)	(2,075,838)
Net current assets		2,840,707	2,834,370	3,360,324
Less: Total adjustments to net current assets	2(b)	(1,686,712)	(1,614,082)	(1,496,941)
Closing funding surplus / (deficit)		**1,153,995**	**1,220,288**	**1,863,383**

(b) Current assets and liabilities excluded from budgeted deficiency

	Note	Adopted Budget Opening 1 July 2025	Actual as at 30 June 2025	Actual as at 30 June 2026
Adjustments to net current assets				
Less: Reserve accounts		(1,746,885)	(1,746,885)	(1,551,425)
Less: Financial assets at amortised cost - self supporting loans		(23,926)	(23,926)	(24,574)
Add: Current liabilities not expected to be cleared at the end of the year				
- Current portion of borrowings		80,920	80,920	63,115
- Current portion of employee benefit provisions held in reserve		39,362	40,825	40,823
Total adjustments to net current assets	2(a)	**(1,686,712)**	**(1,614,082)**	**(1,496,941)**

(c) Non-cash amounts excluded from operating activities

	Adopted Budget Estimates 30 June 2026	YTD Budget Estimates 30 June 2026	YTD Actual 30 June 2026
	$	$	$
Adjustments to operating activities			
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	2,437,849	2,396,289
Non-cash movements in non-current assets and liabilities:			
- Employee provisions			(46,652)
Total non-cash amounts excluded from operating activities	**2,445,498**	**2,445,498**	**2,352,781**

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.

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 $5,000 and 5.00% whichever is the greater.

Description	Var. $	Var. %	
	$	%	
Revenue from operating activities			
Rates excluding general rates	6,567	13.69%	▲
Landgate scheduled changes & Ex-Gratia formula			
Grants, subsidies and contributions	1,034,892	229.57%	▲
Equalisation & Local Road Grants higher thasn budgeted			
Fees and charges	(102,375)	(7.87%)	▼
Reduced revenue than anticipated in budget			
Interest revenue	16,972	15.15%	▲
Amount received is higher than budgeted			
Other revenue	136,587	5787.58%	▲
Unbudgeted Revenue to date, rebates & reimbursements			
Expenditure from operating activities			
Utility charges	88,336	28.48%	▲
Lower than budgeted			
Inflows from investing activities			
Proceeds from capital grants, subsidies and contributions	(2,628,976)	(63.45%)	▼
Delays in project deliverables so recognition of revenue not as anticipated			
Proceeds from disposal of assets	8,819	13.36%	▲
Unanticipated asset disposals			
Outflows from investing activities			
Acquisition of property, plant and equipment	2,863,854	81.33%	▲
Timing in monthly budget allocation & reduction in scope			
Acquisition of infrastructure	638,393	27.62%	▲
Project timing & reduction in scope inline with budget review			
Surplus or deficit at the start of the financial year	66,293	5.74%	▲
Positive adjustment after audit			
Surplus or deficit after imposition of general rates	2,258,159	572.01%	▲
Favourable budget allocation to actual job costings			

8.2 CHIEF EXECUTIVE OFFICER'S REPORT

8.2.1 LOT 55 MUNTHOOLA ROAD – PROPOSED SUBDIVISION

File Reference	10.64.20
Statutory Reference	*Planning and Development Act 2005* *Town Planning and Development (Subdivisions) Regulations 2000* *Williams Town Planning Scheme No2* *State Planning Policy 2.5 - Rural Planning*
Author	Peter Stubbs, Chief Executive Officer
Date	22 June 2026
Voting Requirements	Simple Majority
Disclosure of Interest	Nil
Attachments	Nil

Background

The owner of Lot 55 Munthoola Road (Mr Jeremey Genders) has lodged an application with Western Australian Planning Commission (WAPC) to sub-divide the Lot into 5 rural residential lots. The Western Australian Planning Commission (WAPC) is seeking Council feedback on what, if any, conditions should apply to the proposed subdivision. This feedback is required by the 28 July 2026, or the WAPC can proceed to progress the subdivision without Council input.

Lot 55 Munthoola Road is Zoned Rural Residential under the Williams Town Planning Scheme No 2 and it is 13.11hecatres in area. The 5 Lots proposed to be created would vary in size between 2.09ha - 3.26ha.

Image 1 – Existing Lot Configuration

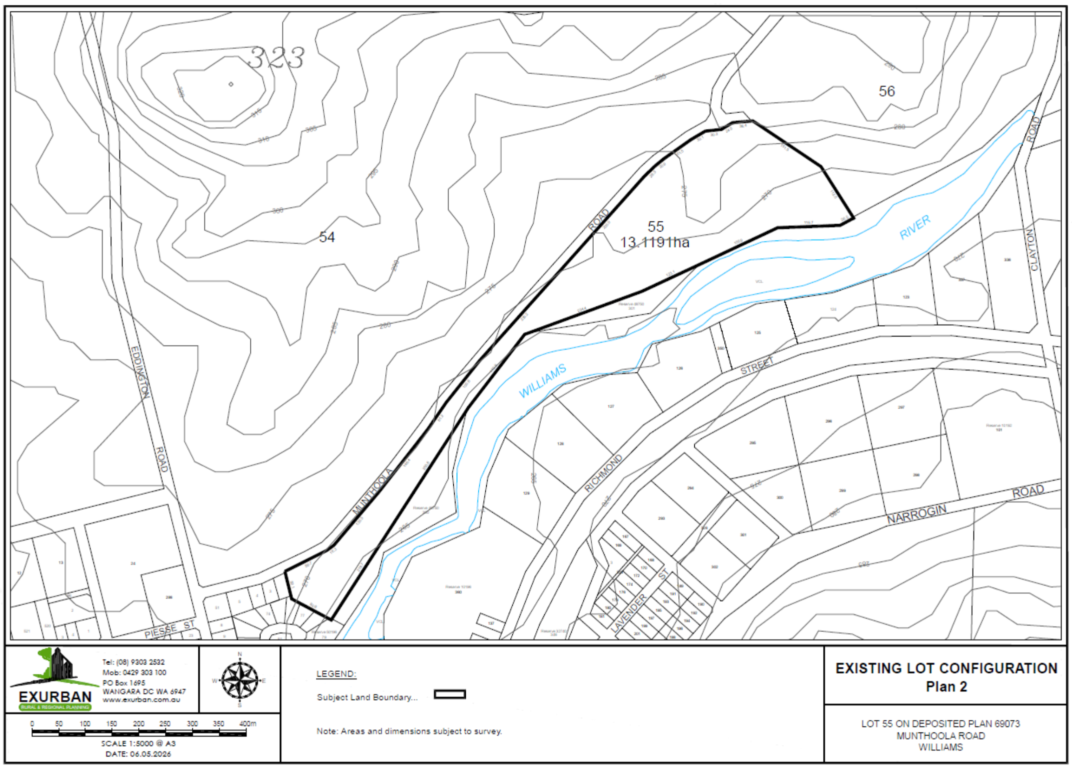


Image 2 - Proposed Subdivision Plan

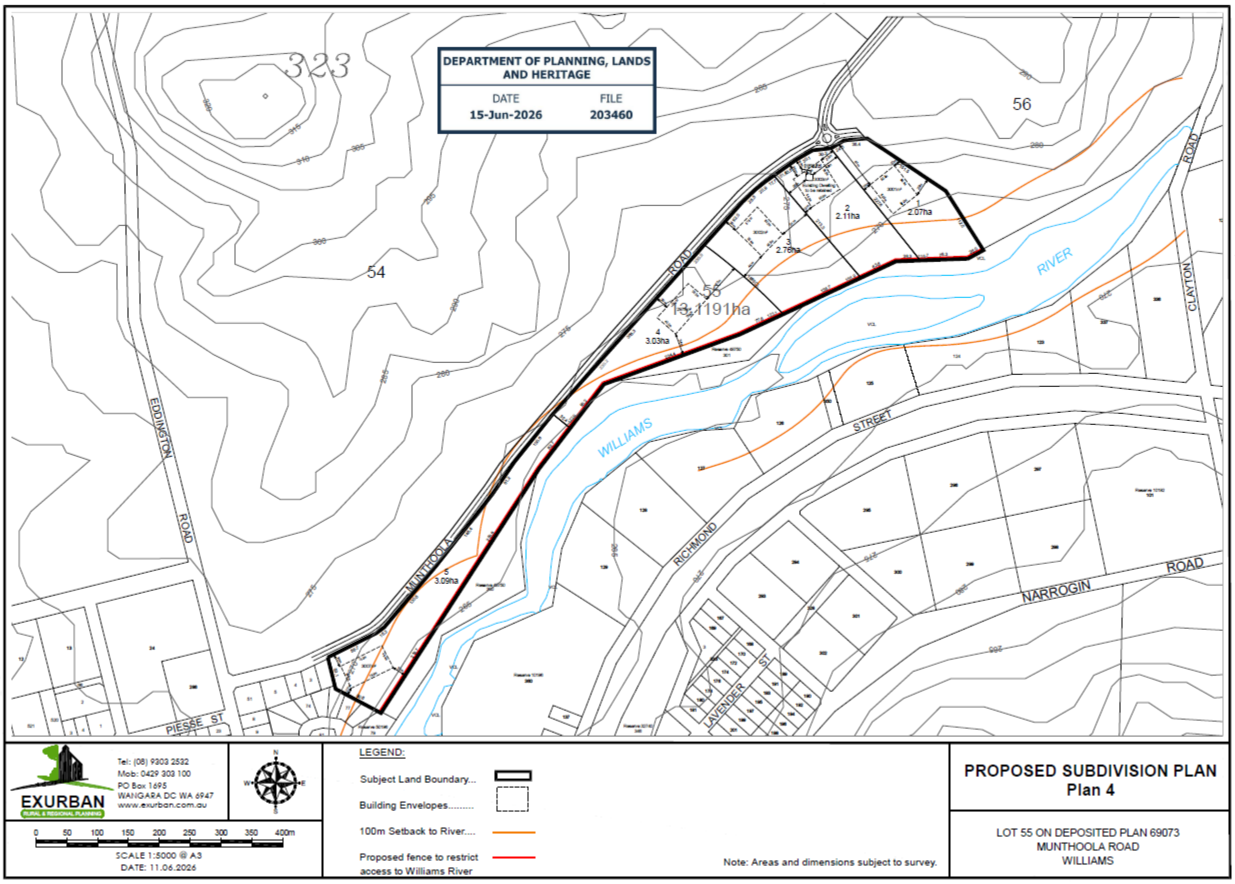


Image 3 – Proposed Subdivision Plan (aerial photo)

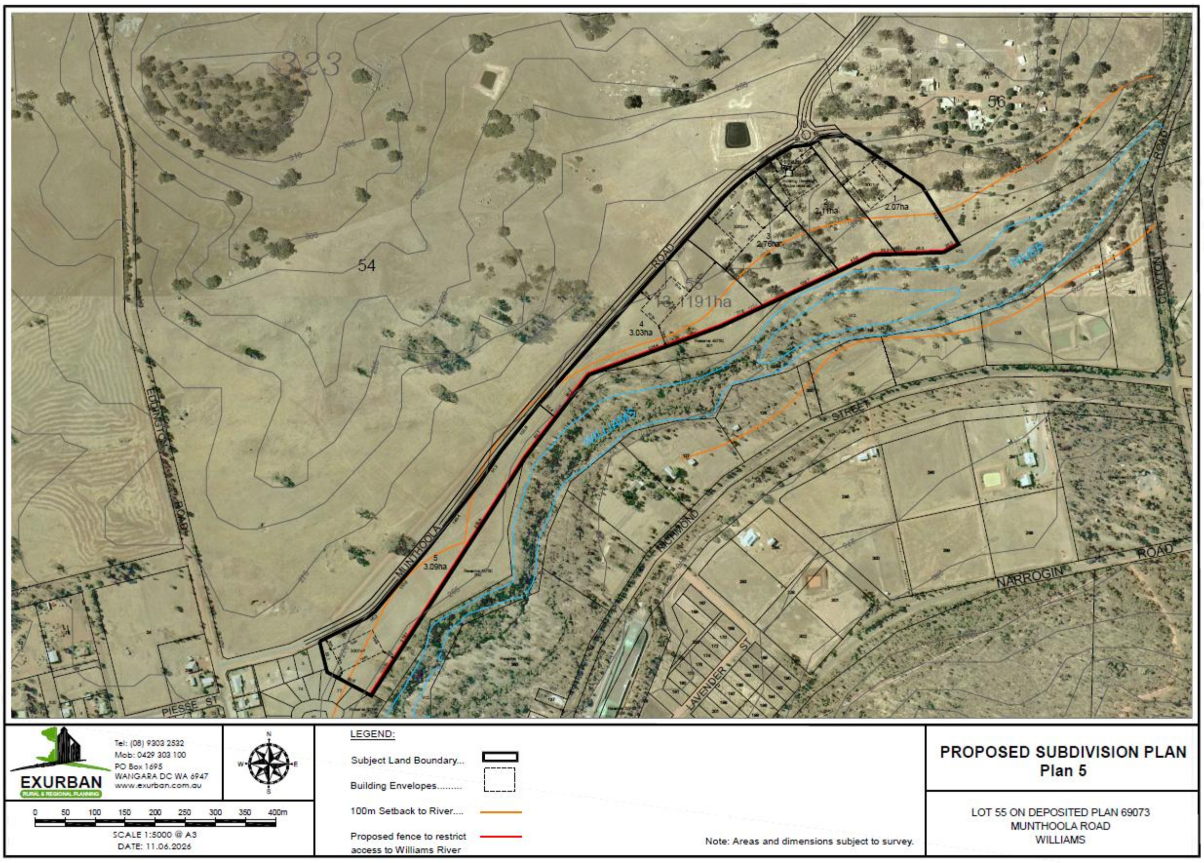
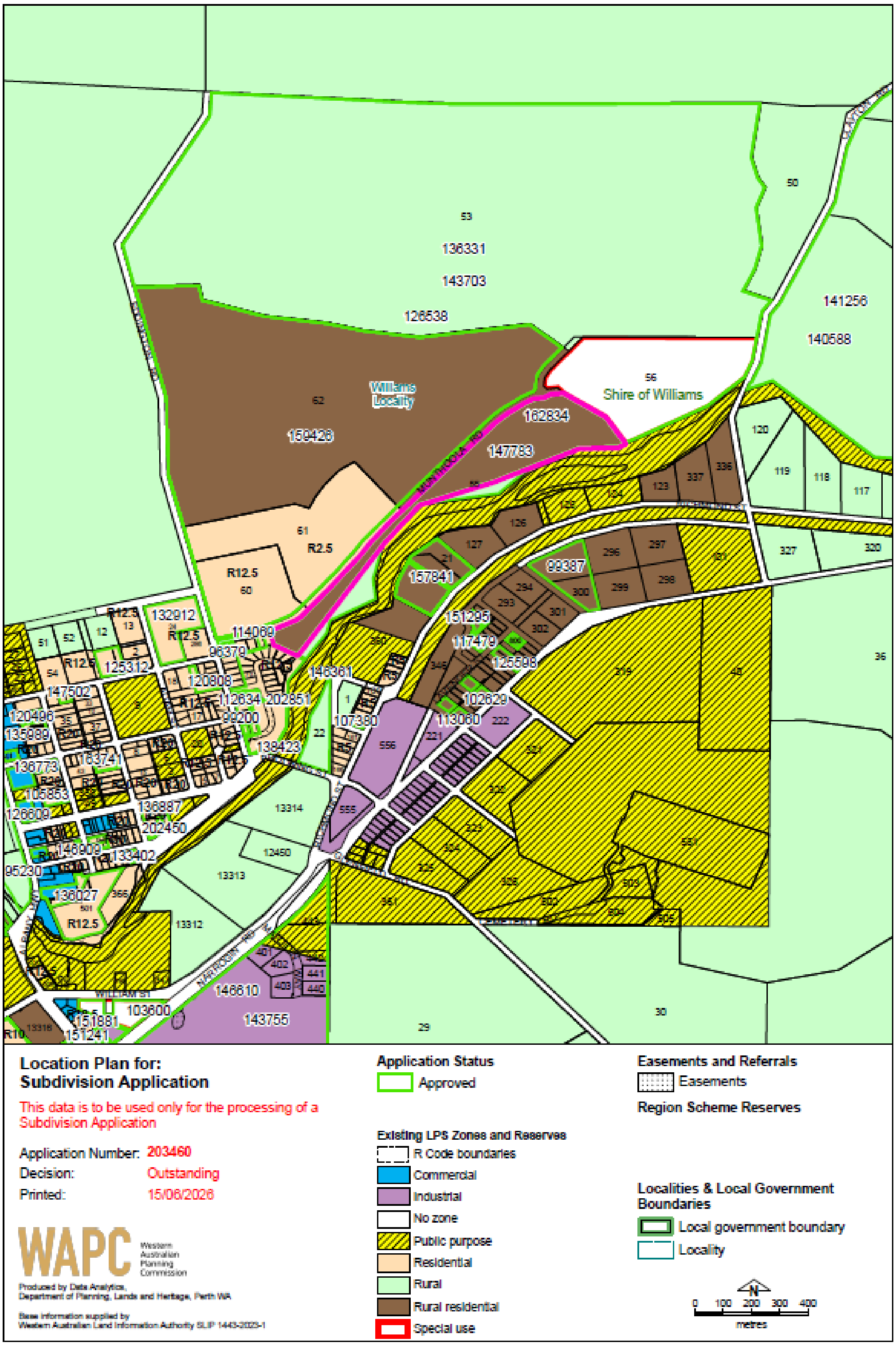


Image 4 – Town Planning Scheme Map



Elected members considered the potential for this subdivision at their March 2026 Forum meeting.

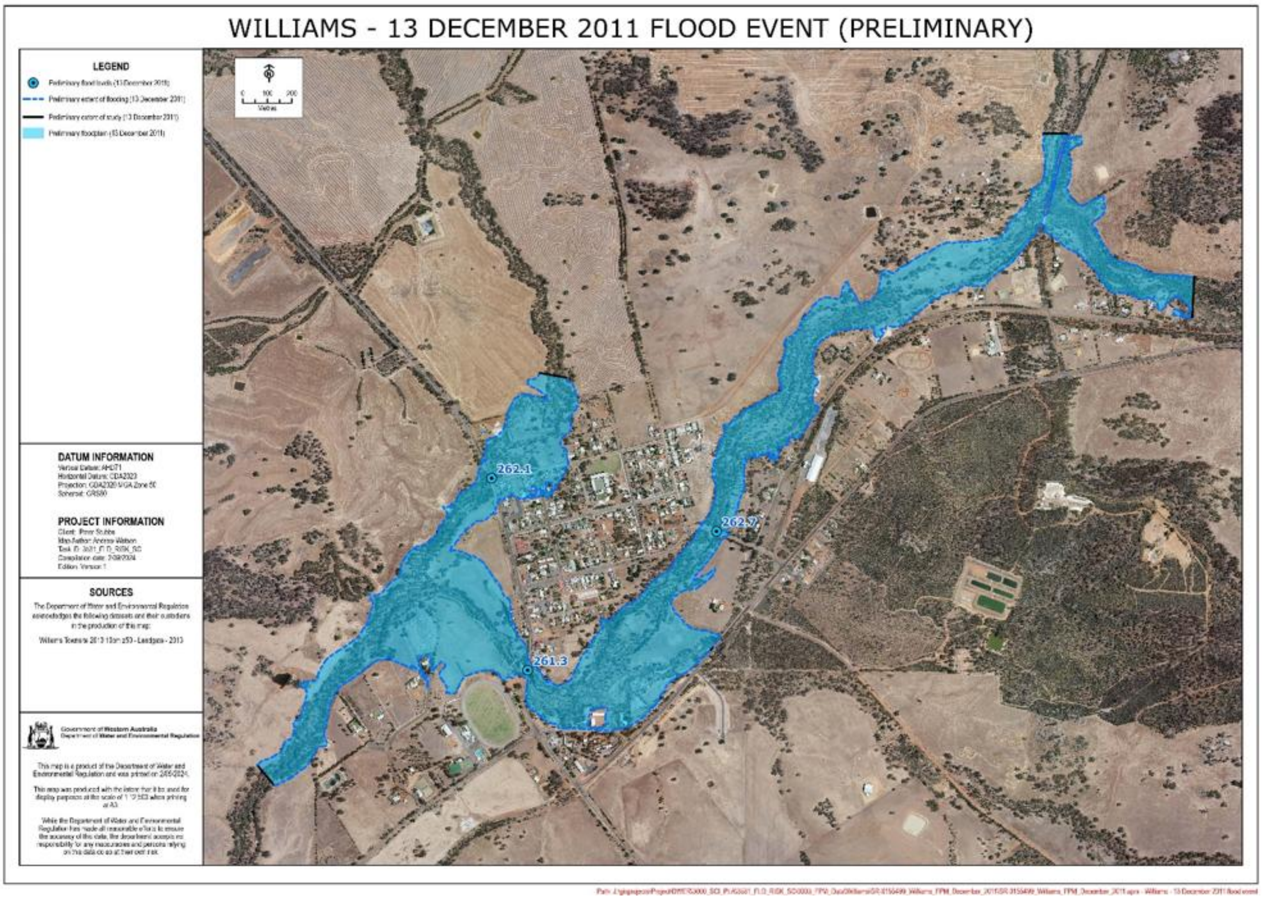
The matter is now in the formal referral process and so is presented for Council to consider what, if any, subdivision conditions it expects.

The WAPC granted conditional approval to subdivide Lot 55 for rural residential purposes on two (2) previous occasions (8 July 2013 and 4 January 2023 – WAPC Refs: 147783 and 162834). The landowner was unable to compete the proposed subdivision within the required approval timeframes for various reasons but is now well advanced in terms of planning for the project's implementation, subject to the issue of a new conditional approval.

Various 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.

Flood risk – Department of Water and Environmental Regulation mapped the 2011 flood event for Williams, and this can be seen in relation to Lot 55 Munthoola Road in Image 5. Building envelopes would need to be above known flood risk.

Image 5 - Flood Map provided by DWER



Fire risk and mitigation - much of Lot 55 is mapped in a bushfire risk area as seen in Image 6, and the Lot borders the Williams River drainage lines which have considerable vegetation. Detailed Bushire Level Assessment is likely needed.

Image 6 - Bushfire Risk Area

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 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

At the Council Meeting held on Wednesday, 18 August 2021 the following resolution was passed:

That Council authorise the Chief Executive Officer to advise Jeremy and Julie Genders that:

(a) The Shire supports their request and considers that the existing gravel road fronting Lot 55 Munthoola Road is sufficient to service the small number of proposed lots and low traffic volumes; and

(b) Any subdivision application will be determined by the Western Australian Planning Commission (WAPC). If a formal application is received the Shire will not recommend that the WAPC impose any conditions requiring upgrading or sealing of Munthoola Road.

Drainage

Storm water sheds off Lot 54 Munthoola Road to the north of Lot 55, onto the Munthoola Road reserve and under the road by culvert pipes. This water has historically discharged into Lot 55 without causing issue.

New owners of the proposed Lots to be created might take a different view.

It is not cost effective or practical to avoid water shedding into Lot 55.

It is therefore recommended that a condition of subdivision be the inclusion of two easements for storm water drainage purpose reflecting what occurs in practice and ensuring potential Lot buyers are aware of the easement and its purpose. The applicant has confirmed acceptance of the recommended easement condition (ref: email 24 June 2026). The easement would be listed on the property Title.

Western Power Poles

There are two (2) Western Power poles on Munthoola Road reserve close to the road (Image 7). It is proposed the poles be left as they are with guideposts to be installed as visual cues for motorists.

If the poles were to be moved, then it will be an additional cost to the applicant, putting the development at risk of not proceeding.

Image 7 – Location of Western Power poles

Scheme Water

The Water Corporation has advised the applicant that it has no objection to the installation and use of rainwater tanks, rather than scheme water connections, if deemed acceptable by the Department of Planning, Lands and Heritage and the WAPC.

Scheme water extension to all proposed 5 Lots is considered problematic because of the likely presence of granite under the ground surface. To dig a trench through granite to lay a scheme water pipe would be costly and may require targeted blasting.

Proposed Lot 5, closest to the residential area, has an existing scheme connection which would remain.

Sewage/Wastewater

There is no sewer connection to Lot 55. The submission proposes the following regarding site wastewater management, and the soils report supports that this is appropriate and possible.

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 to the community or Council. There is potential of increased rate revenue with the subdivisions, and contributions to assist develop further public open space.

OFFICERS RECOMMENDATION

That Council recommend to the Western Australian Planning Commission the following subdivision conditions for Lot 55 Munthoola Road, 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, to each of the Lots.

3. Suitable arrangements being made with the local government for the provision of vehicle crossover(s) from the road to service the Lots.

4. Lots be serviced with mains power, but not water or sewerage. All wastewater to be managed on site.

5. All building envelopes to be located above known flood levels as mapped by the Department of Water Environment and Regulation.

6. Two (2) drainage easements be included in the subdivision to take stormwater from Lot 54 Munthoola Road to the north of Lot 55, and the Munthoola Road reserve, through the Lots to be created, to the Williams river system.

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.

8.2.2 CONTRACT REVIEW OF JOINT VENTURE COMMUNITY HOUSING

File Reference	9.20.60
Statutory Reference	N/A
Author	Peter Stubbs, Chief Executive Officer
Date	18 June 2026
Voting Requirements	Simple Majority
Disclosure of Interest	Nil
Attachments	Att 8.2.2 - Agreement - Shire of Williams - JVA - 3 Growse Street (4 Feb 1998) Packet No 50186

Background

The State Housing Commission/Department of Communities is transitioning to a new title, Department of Housing and Works, as part of that transition a review is required for all Joint Venture (JV) Agreements held with Local Governments.

The Department of Housing and Works and the Shire of Williams have two separate JV Agreements. Lot 3 Growse Street (6 dwellings) and Lot 2a Growse Street (2 dwellings).

From: *Leaversuch, Tony <*[redacted]
Sent: *Sunday, 7 June 2026 6:11 PM*
To: *Peter Stubbs <peter.stubbs@williams.wa.gov.au>*
Cc: *Hughes, John <*[redacted] *Morgan, Candy <*[redacted]
Subject: *RE: 2025 Contract Review of Community Housing*

Hi Peter,

Thank you for this copy of the JV – dated 4th February 1998 for six (6) dwellings on Lot 3 Growse Street Williams. We have an updated version on our records system – see attached Packet No 50186 – that includes a final equity review on page 29 of 32 with the equity held by the Shire going up from 16.1% to 26.2%. So that should be good news for the Shire. I note that this JV had a term of 25 years so it reached its term in 2024 – so I have added some notes on this below...

*We also have another JV on our records systems – see attached #654448 – dated 22nd March 2004 for another two (2) properties on Lot 111, 2 Growse Street, Williams – which extends to **17 March 2030**.*
So, I would suggest it is worth reviewing these two agreements, with the idea of extending the first JV to the same date as the second JV – 17 March 2030. This would see the equity held by the Shire in the first JV increasing further, and also make them all align to the same end date.

To move things forward, I have copied this email to John Hughes and Candy Morgan, as I am moving to a new role and they should be able to help you with any queries on how to extend these agreements and get the equity figures updated. I do know that this work takes a fair bit of time, but I am sure that John and Candy can explain this further for you.

Finally, one thing we have been asked to completed is a review of all our Community Housing properties, which includes gathering some baseline data on items such as property inspections and safety device testing. Again, John and Candy should be able to help with this.

If you would like to catch up next week over a Microsoft Teams teleconference to assist with this, please just reply and include John and Candy so they can follow up after that.
Otherwise, I will ask John and/or Candy to follow up with you.

Regards,
Tony.
Tony Leaversuch

Principal Relationship and Contract Manager | Community Housing
Portfolio and Asset Services
5 Newman Court, Fremantle WA 6160

Comment

The Department of Housing and Works has suggested renewing the JV for the Sandalwood Court units so that the term expiry coincides with the term of the two units at 2a Growse Street. This would see the Shire equity in the JV increase.

The Departments view on whether it wishes to hold its interest in JV's assets post March 2030 has been sought, but no response has been received to that request at this time.

Under the JV agreement the Shire manages insurance, maintenance and tenancies.

Table 1 – JV Agreements with Department of Housing and Works

	Description	Date Established	Term - Expiry	Shire of Williams Equity	Dept of Housing & Works Equity
1	Sandalwood Court Units. Lot 3 Growse St 6 x 2 bedroom units (4 for seniors, 2 for families)	4 February 1998	25 Years - expired 2024	26.2%	73.8%
2	Lot 111, 2a Growse St 2 x 2 bedroom units (for seniors)	22 March 2004	25 Years - expires 17 March 2030	28.34%	71.66%

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):

E 2.1 Plan and develop relevant aged housing suitable to meet needs of growing population.

Financial Implications

Nil

OFFICERS RECOMMENDATION

That Council approve an extension of the term for the Joint Venture it has with the Department of Housing and Works for the 6 x 2 bedroom units at Lot 3 Growse Street, Williams, with Joint Venture agreement to expire 17 March 2030.

8.2.3 INDUSTRIAL SUBDIVISION

File Reference	14.25.30
Statutory Reference	Local Government Act 1995
Author	Peter Stubbs, Chief Executive Officer
Date	9 July 2026
Voting Requirements	Absolute Majority (4 Elected Members)
Disclosure of Interest	Cr Logie, Cr Price - proximity interest
Attachments	Nil

Background

1. Council resolved in September 2024 that a Regional Development Assistance Program (RDAP) application be lodged to Development WA, seeking assistance to subdivide Lot 9001 Albany Highway (23.27 hectares) zoned industrial to attract business investment in Williams.

2. Following lodgement of the RDAP in January 2025, Development WA agreed to initiate its business assessment of the application and prepare a business plan for consideration by its Executive. This involved Development WA building an estimation of costs of development, Lot creation, risk and the servicing of Lots with roads, power and water.

3. As part of its business case consideration Development WA has meet with potential interested people and businesses in gaining land in the development.

4. The Development WA Executive will progress the Williams development, broadly in accordance with the indicative subdivision plan below. The balance of Lot 9001, 65,152m^2 has been deemed necessary by Development WA to stay with the approved risk parameters set by its Executive. This will be a further and subsequent development at a later time by either the Shire or developer of its choosing.

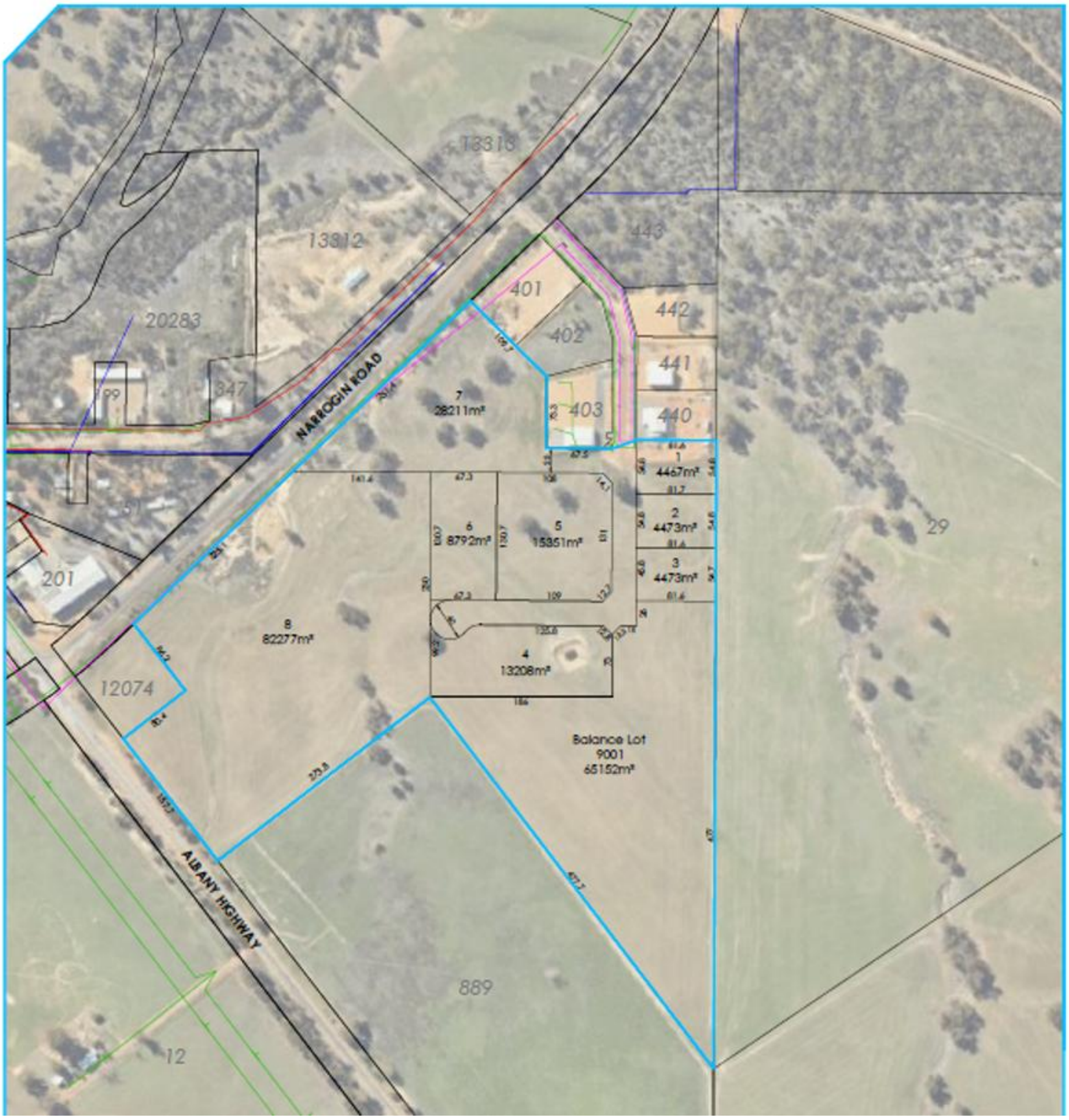
5. The development will create opportunity for business growth.

6. The Shire lodged a Crown Land inquiry for potential ownership of Lot 12074 (0.6 hectare) in the image below on the 30 April 2026. This Lot is part of the potential southwest native title land transfers but risks the subdivision proceeding without service connection to it. The Gnaala Karla Booja Aboriginal Corporation representing traditional owner interests have been advised of the Shire's inquiry. The Department of Planning, Lands and Heritage has confirmed that it is completing its due diligence, including undertaking the necessary statutory referrals and obtaining approvals. A valuation will be required and obtained through Landgate, and this can take 6-9 months to complete. Once these steps are complete and the sale approved, the land can then be transferred to the Shire ownership, subject to Council approval at the time.

7. The Shire will need to transfer (sell) the portion of Lot 9001 that will be developed to Development WA. The RDAP's special conditions allow for transfer of the subject land for nominal consideration, i.e. $1.00. The balance of Lot 9001 will remain in the Shire's ownership. If Development WA succeeds quickly, there would be a case for another RDAP application to deliver 'Stage 3' using the balance Lot, or the Shire may elect to do its own development.

8. The sale of the land to Development WA by private treaty requires a Council decision, and a minimum two-week advertising and public comment period. Council will need to consider any public comments received.

Image 1 - Subdivision Plan concept approved by Development WA Executive (subject to change via WAPC process)



Legislation

The Local Government Act 1995 – S3.28 *Disposing of property, In this section —*

"dispose" includes to sell, lease, or otherwise dispose of, whether absolutely or not;

"property" includes the whole or any part of the interest of a local government in property but does not include money.

(2) Except as stated in this section, a local government can only dispose of property to

(a) the highest bidder at public auction; or

(b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.

(3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —

(a) it gives local public notice of the proposed disposition —

(i) describing the property concerned;

(ii) giving details of the proposed disposition; and

(iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given; it considers any submissions made to it before the date, and

(b) it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.

(4) The details of a proposed disposition that are required by subsection (3)(a)(ii) include

(a) the names of all other parties concerned;

(b) the consideration to be received by the local government for the disposition; and

(c) the market value of the disposition as ascertained by a valuation carried out not more than 6 months before the proposed disposition.

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):

E 2.1 Develop infrastructure and investment that is sustainable and an ongoing legacy to the Shire.

Financial Implications

Minimal costs related to valuation and public advertising. Development WA assume the risk and cost of subdivision. Once Lots are created and sold then rate revenue will commence.

OFFICERS RECOMMENDATION

That Council:

1. Approve in principle the transfer (sale) of the portion of Lot 9001 Albany Highway that will be subdivided and developed by Development WA under the provisions of the Regional Development Assistance Program (RDAP) and as an extension of the Marjidin Way Industrial Area for a nominal amount of $1.00, recognising the risk and subdivision/construction costs to Development WA.

2. Authorise the Chief Executive Officer to source a land valuation for the land to be disposed of and initiate the required public advising and comment period for private treaty land disposal to Development WA consistent with the provision of section 3.28 of the Local Government Act 1995.

3. That Council consider any public comment received, and in the event that there are no public comments received authorise the Shire President and the Chief Executive Officer to execute the land transfer (sale).

8.2.4 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	9 July 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 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 12 June 2026.

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

	Decision Type	Property	Date of Decision	Purpose
1	Building Permit	2a Rosselloty Street, Williams	18 June 2026	Construction of new 4 x 2 residence
2	Building Permit	157 Narrogin Road, Wiliams	2 July 2026	Construction of modular 2 x 1 residence (Rural Residential)
3	Appointment of Officer, Health Act	N/A	19 June 2026	Food Premise and Other regulatory Inspections
4	Discount of Fee	N/A	3 July 2026	Williams Repertory Club - Hall & Kitchen use (Grease production) Discount of $905 for Hall hire ($4,675.00 to $3,770.00)

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

That Council accept the report "Use of Common Seal and Actions Performed under Delegated Authority" for the period 12 June 2026 to the 9 July 2026.

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