



SHIRE OF WILLIAMS COUNCIL AGENDA

**SPECIAL COUNCIL MEETING
TUESDAY 25 AUGUST 2026**

SHIRE COUNCIL CHAMBERS
9 BROOKING STREET
WILLIAMS WA 6391



NOTICE OF SPECIAL COUNCIL MEETING

Dear Elected Member and Community Members,

Please be advised that a Special Meeting of Council for the Shire of Williams will be held on Tuesday 25th August 2026, in the Shire of Williams Council Chambers, 9 Brooking Street, Williams, commencing at 6.00pm.

The purpose of the meeting is,

1. Consideration of Development Application & Extractive Industry Licence for Commercial Gravel Extraction Lot 1850 DP 119238.

A handwritten signature in black ink, appearing to read 'Gemma Boyce'.

Gemma Boyce

Acting 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.

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1. DECLARATION OF OPENING AND ANNOUNCEMENTS

The Presiding Member, President Logie, will declare the Council meeting open at 6.00 pm.

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

Gemma Boyce	Acting CEO (EMCS)
Cassie Barker	Senior Finance/HR Officer

Visitors

Apologies

Leave of Absence

3. DECLARATIONS OF INTEREST

DECLARATION OF INTEREST	
Name / Position	Cr Christine Cowcher
Item No. / Subject	Development Application & Extractive Licence
Type of Interest	Impartiality Interest

4. REPORTS

4.1 DEVELOPMENT APPLICATION AND EXTRACTIVE INDUSTRY LICENCE – PROPOSED GRAVEL EXTRACTION – LOT 1850 DP 119238, WILLIAMS

File Reference	4.23.10
Statutory Reference	Local Government Act 1996, Section 6.2 Local Government (Financial Management) Regulations 1996
Authors	Gemma Boyce, Acting CEO (EMCS) Cassie Barker, Senior Finance Officer/Human Resources
Date	21 August 2026
Disclosure of Interest	Cr Christine Cowcher - Impartiality Interest
Attachments	4.1.1 Application Development Approval 4.1.2 Authorisation Letter 4.1.3 Site & Surrounds Map 4.1.4 Proposed Extraction Area 4.1.5 Weed Management Plan 4.1.6 Rehabilitation Management Plan 4.1.7 Dust Management Plan 4.1.8 Water Management Plan (<i>Plan will be received on Monday, 24/08</i>) 4.1.9 Environmental Management Plan (<i>Plan will be received on Monday, 24/08</i>)

SUMMARY

Council is requested to consider a dual application seeking Development Approval and an Extractive Industry Licence (EIL) for a proposed commercial gravel extraction operation. The proposal entails the extraction of up to 62,000 tonnes gravel over a projected operational period of 5 years.

BACKGROUND

The subject site is a rural landholding primarily utilised for agricultural grazing. The proposed site has a history of gravel extraction for non-commercial purposes. The applicant submitted the comprehensive operational management plans on 21/08/2026. Due to its "AA" classification under the Local Planning Scheme, the Council at its discretion can advertise. However, with the history & those most affected already aware of the gravel operations with no complaints to the Shires knowledge, Council had agreed advertising is not required.

COMMENT / ASSESSMENT

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

1. Setbacks and Visual Buffer: The proposed extraction pit maintains a minimum 30-metre setback from all property boundaries, satisfying local planning policies.
2. Traffic Impact & Haulage: Truck movements must comply with Mainroads RAV conditions.
3. Environmental Management: Dust suppression via an on-site water cart and noise-attenuated equipment will be utilised during operation.
4. Rehabilitation: A staged rehabilitation plan has been submitted to return the pit footprint to viable agricultural pasture post-extraction.

STATUTORY / LEGAL IMPLICATIONS

- Local Government Act 1995 – Section 5.5 (Special Meetings)
- Shire of Williams Local Planning Scheme No. 2

STRATEGIC IMPLICATIONS

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

FINANCIAL IMPLICATIONS

The applicant has paid the prescribed standard planning and licensing fees.

OFFICER'S RECOMMENDATION:

That Council:

1) **APPROVE** the Development Application for an Extractive Industry (Gravel Extraction) at Lot 1850 on Deposited Plan 119238, Williams-Collie Road, Williams, subject to the following conditions:

- a) This approval is valid for a maximum period of 5 years from the date of determination, after which the land use must cease unless fresh approval is granted.
- b) The area to be mined is restricted to the area mentioned in the submission.
- c) Clearing of native vegetation is restricted as per the submission.
- d) Restoration and reinstatement of the excavation site and staging such works to a maximum work area of 2.3ha Stage 1, 1.3ha Stage 2.
- e) Except where the local government approves otherwise the applicant must drain and keep drained to the local government's satisfaction any excavation to which the license applies to prevent the accumulation of water;
- f) Council will not permit the dumping of any material, such as building material or metal objects, on extractive industry sites or any other sites that is incompatible with the planned future use of the land. Council will only permit the filling of extractive industry sites with clean material that is specified in the approved rehabilitation plan.
- g) Minimum setbacks to roads and other property (30 metres unless otherwise approved);
- h) The amenity of the locality by reason of the emission of dust, noise, vibration, waste production, smoke, odour or otherwise shall not be affected, any complaint will be investigated, and this permit may be revoked.
- i) Transportation of material from the site shall not occur during school bus hours or during or after significant rain. The applicant is to ensure that all efforts are made not to adversely affect the roads because of their activities. Should the road be damaged other than fair wear and tear then renewal of the permit may not be granted.
- j) No Blasting or Crushing to be carried out without prior approval from the Council.
- k) The permit is non-transferable unless written approval is granted by Council.
- l) Hours of operation, including heavy vehicle haulage, are strictly limited to Monday to Saturday, 6:00 AM to 8:00 PM, and other times subject to approval.
- m) The applicant must employ adequate dust suppression measures (such as water trucks) during extraction and transport to prevent dust nuisance to neighbouring properties.
- n) To prevent spillage and dust during gravel transport, haulage loads must be evenly levelled below the tipper bin walls, completely covered with a heavy-duty, intact tarp secured tightly at all sides and corners, and occasionally supplemented with moisture control.

- o) The applicant must provide photographic evidence of the successful rehabilitation of the site upon expiration of the licence.
- p) Council reserves the right to cancel an extractive industry approval at any time without redress where it is of the view that any of the above conditions are complied with.

5. CLOSURE OF MEETING