



Shire of
Perenjori
Embrace Opportunity

Shire of Perenjori – Ordinary Council Meeting
MINUTES

Thursday 20 March 2025



NOTICE OF AN ORDINARY COUNCIL MEETING

Dear Council Member,

The next Ordinary Meeting of the Shire of Perenjori will be held on Thursday 20 March 2025 in the Latham Community Centre, Latham WA 6616, commencing at 3.00 pm.

A handwritten signature in black ink, appearing to read 'Paul Anderson', is positioned above the printed name.

Paul Anderson

CHIEF EXECUTIVE OFFICER

Date: 14 March 2025

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Council Roles

Advocacy:

When Council advocates on its own behalf or on behalf of its community to another level of government / body / agency.

Executive/Strategic:

The substantial direction setting and oversight role of the Council e.g. Adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

Legislative:

Includes adopting local laws, town planning schemes and policies.

Review:

When Council reviews decisions made by Officers.

Quasi-Judicial:

When Council determines an application/matter that directly affects a person's rights and interests. The Judicial character arises from the obligations to abide by the principles of natural justice.

Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g.: under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.

Disclaimer

"Any statement, comment or decision made at a Council or Committee meeting regarding any application for an approval, consent or licence, including a resolution of approval, is not effective as an approval of any application and must not be relied upon as such.

Any person or entity that has an application before the Shire must obtain, and should only rely on, written notice of the Shire's decision and any conditions attaching to the decision and cannot treat as an approval anything said or done at a Council or Committee meeting.

Any advice provided by an employee of the Shire on the operation of a written law, or the performance of a function by the Shire, is provided in the capacity of an employee, and to the best of that person's knowledge and ability. It does not constitute, and should not be relied upon, as a legal advice or representation by the Shire. Any advice on a matter of law, or anything sought to be relied upon as a representation by the Shire should be sought in writing and should make clear the purpose of the request."

Shire of Perenjori

Minutes for the Shire of Perenjori Ordinary Meeting of Council held on Thursday 20 March 2025, at the Latham Community Centre, Latham WA 6616.

1. Declaration of Opening/Announcement of Visitors:

The Shire President declared the meeting open and welcomed those in attendance at 3.00 pm.

Acknowledgement of Traditional Custodians: -

As per the Shire of Perenjori Policy (N^o 1021) we wish to acknowledge the traditional owners of the land upon which the Shire of Perenjori is situated and to demonstrate respect for the original custodians.

I respectfully acknowledge the past and present traditional owners of the land on which we are meeting, the Badimia people. It is a privilege to be standing on Badimia country.

Acknowledgment of Pioneers;

I acknowledge the pioneers who settled this country, developed the land and turned it into the productive country we know today.

2. Audio Recording of Proceedings

In accordance with r.14I of the *Local Government (Administration) Regulations 1996*, this meeting will be recorded and made publicly available on the Shire's website, with publication of meeting minutes.

3. Opening Prayer:

The Shire President read the opening prayer.

4. Disclaimer Reading:

As printed.

5. Record of Attendance/Apologies/Leave of Absence:

5.1 ATTENDANCE:

Members:	Cr Jude Sutherland (President) Cr Daniel Bradford Cr Andrew Fraser Cr Colin Bryant Cr Brian Campbell Cr Dael Sparkman
Staff:	Paul Anderson (Chief Executive Officer) Nola Comerford (Manager Corporate Community Services) Ally Bryant (Finance Manager) Chloe Heard (Finance Officer)
Distinguished Visitors:	Nil
Members of The Public:	Nil
Leave of Absence:	Nil
Apologies:	Cr Les Hepworth (Deputy President)

6. Public Question Time:

6.1 RESPONSE TO QUESTIONS TAKEN ON NOTICE:

Nil

6.2 QUESTIONS WITHOUT NOTICE:

Nil

7. Applications for Leave of Absence:

7.1 APPLICATION/S FOR LEAVE OF ABSENCE:

Nil

8. Confirmation of Minutes of Previous Meetings:

8.1 ORDINARY COUNCIL MEETING HELD ON 20 FEBRUARY 2025

COUNCIL DECISION

Council Resolution Number: 200325.3

Moved: Cr Fraser

Seconded: Cr Bryant

That the Minutes of the Ordinary Meeting of Council held on 20 February 2025, be confirmed as true and correct subject to no corrections.

Motion put and carried 6/0

For: Cr Sutherland, Cr Bryant, Cr Sparkman, Cr Bradford, Cr Fraser, Cr Campbell

Against: Nil

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9. Announcements by Presiding Member Without Discussion:

Nil

10. Petitions/Deputations/Presentations:

Nil

11. Announcements of Matters for Which Meeting May Be Closed:

Nil

12. Declaration of Interest:

IMPARTIALITY INTEREST – CR SUTHERLAND (ITEM 14.2)

Cr Sutherland declared an impartiality interest in Item 14.2 – Perenjori Agricultural Show 2025 – due to being peripherally involved in the Agricultural Show. Cr Sutherland remained in the room and voted on the item.

13. Finance:

13.1 MONTHLY FINANCIAL REPORT – 28 FEBRUARY 2025

Applicant:	Shire of Perenjori
File:	ADM 0082
Report Date:	20 March 2025
Disclosure of Interest:	Nil
Voting Requirements:	Simple Majority
Author:	Ally Bryant – Finance Manager
Responsible Officer:	Paul Anderson – Chief Executive Officer
Attachments:	13.1.1 - Monthly Statement of Financial Activity for 28 February 2025

Summary

This item recommends that Council receives the Financial Activity Statements for the periods ending 28 February 2025.

Background

Regulation 34 of the Local Government (Financial Management) Regulations 1996 requires local governments to prepare a Monthly Statement of Financial Activity.

Recent changes to the Regulations require a focus on reporting and variance analysis by nature and type rather than by program. The Shire's reports have historically been prepared by both nature and type and program with the variance analysis done by program. All reports for 2024-25 to date have been prepared by both nature and type and program, but with the variance analysis being done by nature and type in compliance with the revised Regulations.

Statutory Environment

Regulation 34 of the Local Government (Financial Management) Regulations 1996 requires local governments to prepare a Monthly Statement of Financial Activity.

Policy Implications

Nil

Consultation

Nil

Financial Implications

Shown in the attached data.

Strategic Community Plan

Goal 4: A strong and diverse Council working closely with the proactive and involved community.

Strategic Objectives

4.6. The organisation, assets and finances of the Shire are managed responsibly

Officer Comment

The audited opening surplus for the 2024-25 financial year is \$3,170,411. As previously advised, this surplus is notionally deceiving as the State Government transferred 85% of its 2024-25 financial assistance grants (totalling \$2.496m) to the Shire in June 2024.

Operating revenue YTD is \$6,516,625 over budget by \$172,448

Operating expenditure YTD is \$8,999,043 under budget by \$507,504

Key variances between the YTD budget and actuals are explained in the attached report on pages 2-3.

COUNCIL DECISION

Council Resolution Number: 200325.4

Moved: Cr Sparkman

Seconded: Cr Fraser

That the Monthly Financial Report to 28 February 2025 as attached be received.

Motion put and carried 6/0

For: Cr Sutherland, Cr Bryant, Cr Sparkman, Cr Bradford, Cr Fraser, Cr Campbell

Against: Nil

[Next Item](#)

13.2 SCHEDULE OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 28 FEBRUARY 2025

Applicant:	Shire of Perenjori
File:	ADM 0082
Report Date:	20 March 2025
Disclosure of Interest:	Nil
Voting Requirements:	Simple Majority
Author:	Gypsie Douglas – Finance Officer
Responsible Officer:	Ally Bryant – Finance Manager
Attachments:	13.2.1 - Accounts for Payment 28 February 2025 13.2.2 – Corporate Credit Card Statement & Breakdown (NAB)

Summary

Council is presented the list of payments made from the Municipal, Trust and Reserve Accounts under delegation since the last Ordinary Council Meeting.

Background

Council delegates authority to the Chief Executive Officer annually:

To make payments from Trust, Reserve and Municipal Fund;

To purchase goods and services to a value of not more than \$250,000;

Legal Compliance

Local Government Act 1995

S6.5. Accounts and records

Local Government (Financial Management) Regulations 1996

R11. Payments, procedures for making etc.

R12. Payments from municipal fund or trust fund, restrictions on making

(1) A payment may only be made from the municipal fund or the trust fund —

(a) if the local government has delegated to the CEO the exercise of its power to make payments from those funds — by the CEO; or

(b) otherwise, if the payment is authorised in advance by a resolution of the council.

(2) The council must not authorise a payment from those funds until a list prepared under regulation 13(2) containing details of the accounts to be paid has been presented to the council.

S13. 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.

(2) A list of accounts for approval to be paid is to be prepared each month showing —

(a) for each account which requires council authorisation in that month —

(i) the payee's name; and

(ii) the amount of the payment; and

(iii) sufficient information to identify the transaction; and

(b) the date of the meeting of the council to which the list is to be presented.

(3) A list prepared under sub-regulation (1) or (2) is to be —

- (a) presented to the council at the next ordinary meeting of the council after the list is prepared; and
- (b) recorded in the minutes of that meeting.

Policy Implications

Nil

Council Policy Compliance

Payments are checked to ensure compliance with Council's Purchasing Policy Number 4007 – Procurement Policy.

Financial Implications

All payments are made in accordance with the adopted annual budget.

Strategic Community Plan

Goal 4: A strong and diverse Council working closely with the proactive and involved community.

4.6. The organisation, assets and finances of the Shire are managed responsibly.

Consultation

Paul Anderson – Chief Executive Officer

Ally Bryant – Finance Manager

Officer Comment

Accounts paid for the month ending 28 February 2025.

Municipal Account	
EFT 18643 - 18728	\$941,604.32
Direct Debits	\$80,399.02
Cheques	\$0.00
Corporate MasterCard	\$2,523.12
Bank Fees	\$ 329.68
Total	\$1,024,856.14

Trust Account – Mt Gibson Public Benefit Funds	
EFT – Transfer to another account (Close Term Deposit)	\$0.00
Cheques	\$0.00
Bank Fees	\$0.00
Total	\$0.00

Totalling **\$1,024,856.14** from *Municipal* and *Trust Accounts* for the month ending **28 February 2025**.

COUNCIL DECISION

Council Resolution Number: 200325.5

Moved: Cr Bryant

Seconded: Cr Bradford

That the cheques and electronic payments as per the attached schedules of accounts for payment totaling \$1,024,856.14 (One million and twenty-four thousand, eight hundred and fifty six dollars and fourteen cents) be accepted.

Motion put and carried 6/0

For: Cr Sutherland, Cr Bryant, Cr Sparkman, Cr Bradford, Cr Fraser, Cr Campbell

Against: Nil

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14. Community Development and Services:

14.1 FUTURE OF LATHAM HALL

Applicant:	Shire of Perenjori
File:	A766
Date:	20 March 2025
Disclosure of Interest:	Nil
Voting Requirements:	Simple Majority
Author:	Nola Comerford – Manager Corporate and Community Services
Responsible Officer:	Paul Anderson – Chief Executive Officer
Attachments:	14.1.1 – Latham Hall Community Meeting Notes

Summary

This report seeks Council's guidance as to the future of the Latham Hall.

Background

The Latham Hall is located upon the 3,356m² Reserve 24146 on the corner of Britt Street and Richards Street in the Latham townsite.

Reserve 24146 has a management order issued to it by the Department of Planning, Lands & Heritage (DPLH) for the purpose of 'Hall Site' that was issued on 28 October 1955.

At the July 2024 Ordinary Council Meeting, Council requested a community survey be conducted and a public meeting held to gauge public opinion on the future of the Latham Hall.

Council Resolution Number: 250724.22

Moved: Cr Bradford Seconded: Cr Fraser

That Council request the Administration to progress option four – Conduct a Community Survey followed by a Community Meeting held in Latham to discuss the future of Latham Hall.

Motion put and carried 7/0

For: Cr Sutherland, Cr Hepworth, Cr Bradford, Cr Bryant, Cr Campbell, Cr Sparkman, Cr Fraser

Against: Nil

A Latham Hall Community Survey was subsequently distributed within the Shire of Perenjori via social media, website and print. The responses in the survey varied although the majority of opinions indicated that demolition of the Latham Hall was the preferred option. There were also suggestions of retaining the front façade brick work to serve as a memorial of the hall.

At the October 2024 Ordinary Council Meeting, Council was presented with results from the community survey and a date set for a public meeting to discuss the Latham Hall.

Council Resolution Number: 241024.14

Moved: Cr Bryant Seconded: Cr Sparkman

That Council:

1. Accepts the results from the Latham Hall Community Survey which was conducted between 12 August and 13 September 2024.
2. Requests a Community Meeting to be scheduled for February 2025 date to be confirmed in Latham for the purpose of open discussion regarding the future of Latham Hall.

Motion put and carried by Absolute Majority 5/0

For: Cr Hepworth, Cr Bryant, Cr Bradford, Cr Sparkman, Cr Fraser

Against: Nil

In February 2025, a public meeting was held to discuss the future of the Latham Hall ([attachment 14.1.1](#))

Figure 1 – Location Map for Latham Hall (Reserve 24146)



Figure 2 – Aerial photo of Reserve 24146 corner Britt Street and Richards Street



Figure 3 – Latham Hall



Statutory Environment

Local Government Act 1995

Policy Implications

Nil

Consultation

Elected Members – Shire of Perenjori

Paul Anderson – Chief Executive Officer

Bianca Plug – Governance and Executive Support Officer

Adim Hajat – Community Development Officer

Members of the public

Financial Implications

As outlined in the quantity surveyors report, the cost to repair the building is significant and budget allocations and grants would need to be sourced to undertake these works.

A cost to demolish the building has not been established at this point however given demolition costs on other buildings and the degree of useable material i.e. wooden floorboards, there could be a cost in the vicinity of \$50,000.

Strategic Community Plan

Goal 2: Eco-friendly, attractive and well-maintained towns, surrounded by outstanding natural beauty, landscapes, flora and fauna to be protected and enjoyed.

2.2. Land use and building regulations are designed and administered to meet the current and future needs of the community.

2.3. The Shire's buildings and leases are administered to an appropriate standard for the benefit of the community according to their need and use.

Goal 4: A strong and diverse Council working closely with the proactive and involved community.

4.2. The Shire listens to and works closely with the community and its decision-making is transparent and accountable.

Officer Comment

A building structural integrity report was commissioned and undertaken on the Latham Hall in late September 2023 and an indicative cost estimate to undertake the repairs as indicated by the structural integrity report commissioned in January 2024.

The estimated cost of repairs at that time was \$554,000 to rectify all the defects listed in the structural report. There may be some cost savings with a reduced scope of works savings. The structural report was to bring the building back to meet current Australian design standards for a public building.

Following receipt of the structural integrity, further damage has occurred with sections of the internal ceiling and walls falling down making the hall unfit for use.

A request was made by attendees at the public meeting for Council to defer making any decisions on the future of the Latham Hall until community member investigations into potential volunteer renovation work could be obtained.

COUNCIL DECISION

Council Resolution Number: 200325.6

Moved: Cr Bryant

Seconded: Cr Fraser

That Council:

- 1. Note the Latham Hall Public Meeting notes.**
- 2. Request a report be presented to Council at the July 2025 Ordinary Council Meeting regarding findings from community members on Latham Hall repairs.**

Motion put and carried 6/0

For: Cr Sutherland, Cr Bryant, Cr Sparkman, Cr Bradford, Cr Fraser, Cr Campbell

Against: Nil

[Next Item](#)

14.2 PERENJORI AGRICULTURAL SHOW 2025

Applicant:	Perenjori Agricultural Society Inc.
File:	ADM 0408
Date:	20 March 2025
Disclosure of Interest:	Cr Sutherland - Impartiality
Voting Requirements:	Absolute Majority
Author:	Nola Comerford – Manager Corporate Community Services
Responsible Officer:	Paul Anderson – Chief Executive Officer
Attachments:	14.2.1 - Request for financial and in-kind support

Summary

For Council to consider sponsorship of the 83rd Perenjori Agricultural Show, to be held Saturday 16 August 2025, in the form of financial and in-kind assistance.

Background

The Perenjori Agricultural Society is in the process of organising the 83rd Perenjori Agricultural Show. The show is a popular district event which has previously drawn record crowds and were considered a great success.

Correspondence was received from the Agricultural Society President, Dakota Curtin, requesting support as follows:

- ‘Gold Donor Partnership’ of \$10,000 (ten thousand dollars);
- Waived fees for the Perenjori Pavilion, Oval, and associated facilities;
- Waived accommodation fees at the Perenjori Caravan Park for approximately fourteen entertainers and medics;
- Allowing use of the vacant block on Crossing Road as an overflow camping area, once the Caravan Park is fully booked;
- Providing use of various Council resources and in-kind assistance to set up and pack up.

Statutory Environment

Nil

Policy Implications

Council Policy No. 1011 – Donations and Grants

Consultation

Paul Anderson – Chief Executive Officer

Ally Bryant – Finance Manager

Marty Noordhof – Manager Infrastructure Services

Dakota Curtin – President, Perenjori Agricultural Society

Financial Implications

An allocation of \$10,000 was included in the 2024/25 Annual Budget for the Agricultural Show.

An estimation of Council contribution based on previous Agricultural Shows and current requests is provided in the table below:

ITEM	COUNCIL CONTRIBUTION	CASH/IN-KIND
Gold Sponsorship	\$10,000	Cash
Pavilion Hire	\$540	In-kind
Staff	\$9,887	In-kind
Equipment Hire	\$1,386	In-kind
Accommodation	\$3,108	In-kind

Cleaning (accommodation)	\$1,960	In-kind
TOTAL	\$26,881	

Strategic Community Plan

Goal 1: An inclusive community and a great place to live for all ages and stages of life.

1.2. Community life is enhanced and nurtured with well supported clubs, community groups, and essential volunteer-based services.

Officer Comment

The Perenjori Agricultural Show is a major event for the region, organised by volunteers from the Perenjori Agricultural Society. The Show attracts visitors from the region, bringing economic advantage to local retailers. Financial assistance from the Shire in previous years has included 'Gold Donor' sponsorship of \$10,000.

As per Council decision 201022.5, hire fees of community facilities are waived for Shire of Perenjori not-for-profit organisations (excluding bonds).

PROCEDURAL MOTION

Council Resolution Number: 200325.7

Moved: Cr Sparkman

Seconded: Cr Bradford

That Council suspend Standing Orders, *Clause 9.5 Limitation on number of speeches*, at 3.05 pm to allow for open discussion of Item 14.2.

Motion put and carried 6/0

For: Cr Sutherland, Cr Bryant, Cr Sparkman, Cr Bradford, Cr Fraser, Cr Campbell

Against: Nil

PROCEDURAL MOTION

Council Decision Number: 200325.8

Moved: Cr Bryant

Seconded: Cr Fraser

That Council reinstate Standing Orders at 3.06 pm.

Motion put and carried 6/0

For: Cr Sutherland, Cr Bryant, Cr Sparkman, Cr Bradford, Cr Fraser, Cr Campbell

Against: Nil

COUNCIL DECISION

Council Resolution Number: 200325.9

Moved: Cr Sparkman

Seconded: Cr Bradford

That Council:

- 1. Endorse the 'Gold Donor Partnership' donation of \$10,000 (ten thousand dollars) to the Perenjori Agricultural Society for their 83rd Agricultural Show to be held on Saturday, 16 August 2025 and;**
- 2. Waive charges for up to fourteen (14) Accommodation Village single units for entertainers for the 15 and 16 August 2025 and;**
- 3. Waive reimbursable Bond charge of \$269 for Pavilion use and;**
- 4. Offer in-kind support of Shire Staff members to assist with setting up during the week commencing Monday, 11 August 2025 and packing up the week following the event and;**
- 5. Endorse a free overflow camping area to be situated on the vacant lot on corner of Hirshauer Rd and Crossing St.**

Motion put and carried 6/0 by Absolute Majority

For: Cr Sutherland, Cr Bryant, Cr Sparkman, Cr Bradford, Cr Fraser, Cr Campbell

Against: Nil

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15. Governance:

15.1 ADOPTION OF COMPLIANCE AUDIT RETURN 2024

Applicant:	Shire of Perenjori
File:	ADM 0540
Date:	20 March 2025
Disclosure of Interest:	Nil
Voting Requirements:	Absolute Majority
Author:	Bianca Plug – Governance Officer
Responsible Officer:	Paul Anderson – Chief Executive Officer
Attachments:	15.1.1 – Compliance Audit Return 2024

Summary

This report presents the 2024 Compliance Audit Return (CAR) for review and adoption, in preparation of submission to the Department of Local Government.

Background

In accordance with section 7.13(1) of the *Local Government Act 1995* and regulation 14 of the *Local Government (Audit) Regulations 1996*, the Shire is required to carry out a compliance audit for the period 1 January 2024 to 31 December 2024 and prepare a Compliance Audit Return (CAR) in a form approved by the Minister.

The 2024 CAR is provided to the Shire by the Department of Local Government, Sport and Cultural Industries (the Department) and the areas of compliance are restricted to those considered high risk.

The CAR is required to be reviewed by the Audit Committee then presented to Council for adoption. The CAR must be adopted, signed and provided to the Department by the 31 March of each year.

Statutory Environment

Section 7.13(1) of the *Local Government Act 1995*

Local Government (Audit) Regulations 1996 r. 14

Financial Implications

Nil

Strategic Community Plan

Goal 4: A strong and diverse Council working closely with the proactive and involved community
4.6. The organisation, assets and finances of the Shire are managed responsibly.

Consultation

Paul Anderson – Chief Executive Officer

Ally Bryant – Finance Manager

Nexia Australia

Officer Comment

Following the internal review of the 2024 Compliance Audit Return, there were no non-compliance areas identified.

COUNCIL DECISION

Council Resolution Number: 200325.10

Moved: Cr Bradford

Seconded: Cr Bryant

The Audit Committee recommends that Council:

- 1. Adopts the Compliance Audit Return for the period 1 January 2024 to 31 December 2024, as attached.**
- 2. Authorise the President and Chief Executive Officer to sign and submit the Compliance Audit Return to the Department of Local Government, Sport and Cultural Industries by 31 March 2025.**

Motion put and carried 6/0 by Absolute Majority

For: Cr Sutherland, Cr Bryant, Cr Sparkman, Cr Bradford, Cr Fraser, Cr Campbell

Against: Nil

[Next Item](#)

15.2 PROPOSED RAIL SIDING & ASSOCIATED WORKS – LOT 101 MULLEWA – WUBIN ROAD, PERENJORI

Applicant:	Cooperative Bulk Handling Ltd (CBH)
File:	A15014
Date:	20 March 2025
Disclosure of Interest:	Nil
Voting Requirements:	Simple Majority
Author:	Simon Lancaster – Planning Advisor
Responsible Officer:	Paul Anderson – Chief Executive Officer
Attachments:	15.2.1 – Rail Siding Application 15.2.2 – Weighbridge Application

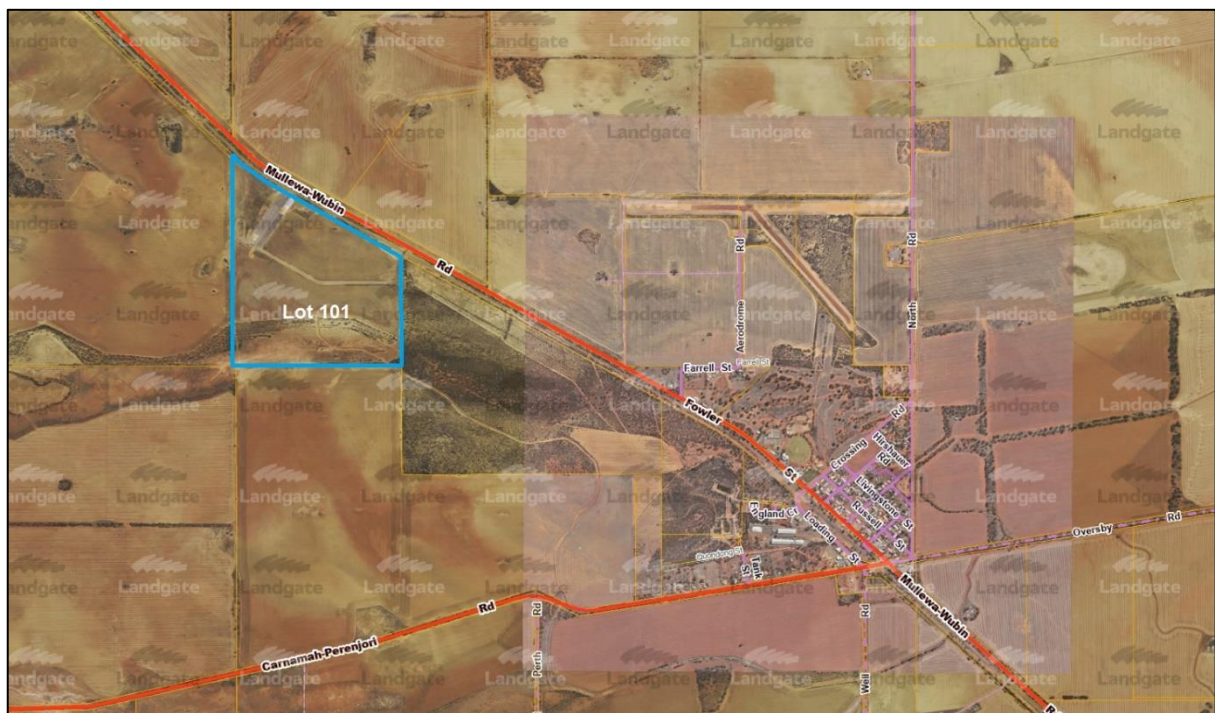
Summary

Council is in receipt of an application from CBH seeking to construct a new rail siding and associated works at its grain receival and storage facility upon Lot 101 Mullewa-Wubin Road to the north of the Perenjori townsite. This report recommends that Council approve the application subject to conditions.

Background

Lot 101 Mullewa-Wubin Road, Perenjori is a flat, cleared 97.3607ha property with a 1.1682km frontage onto the rail line and Mullewa-Wubin Road. The property is located 1.8km north-west of the northern edge of the Perenjori townsite.

Figure 15.2.1 – Location map of Lot 101 Mullewa-Wubin Road, Perenjori



Lot 101 contains CBH's Perenjori North grain receival and storage facility which occupies the northern 38ha area of the property, and consists of 6 open bulkheads, weighbridge, 2 drainage basins and heavy vehicle manoeuvring network.

CBH are seeking approval to develop the following within its existing Perenjori North footprint:

- a 1.3km rail siding to allow in future for rail outloading to occur upon Lot 101;
- building pad and footings for future rail outloading facility;
- maintenance access track west/alongside the railway siding;
- install a new weighbridge and sampling hut;
- install a 5 bay car parking area and at a later stage an amenities building for CBH staff working at the weighbridge;

- additions to the existing heavy vehicle manoeuvring and marshalling network;
- undertake surface drainage works to direct stormwater runoff into the 2 existing drainage basins and construct a 3rd drainage basin in the north-west corner of Lot 101.

Background information relating to the rail siding component that includes covering letter, detailed plans, drainage report, noise assessment and clearing information is provided as **separate Attachment 15.2.1**. The complete document is 127MB in size so some of the methodology behind the drainage calculations and noise assessment and civil engineering plans relating to the exempted rail works have been edited out to reduce the file size for the purposes of this attachment. Should Councillors wish to view the complete 203 page application report this can be provided upon request.

A copy of the weighbridge and sample platform application that includes covering letter and detailed plans is provided as **separate Attachment 15.2.2**.

Figure 15.2.2 - Aerial photo of subject portion of Lot 101 Mullewa-Wubin Road, Perenjori



Figure 15.2.3 - Proposed Rail Siding site plan

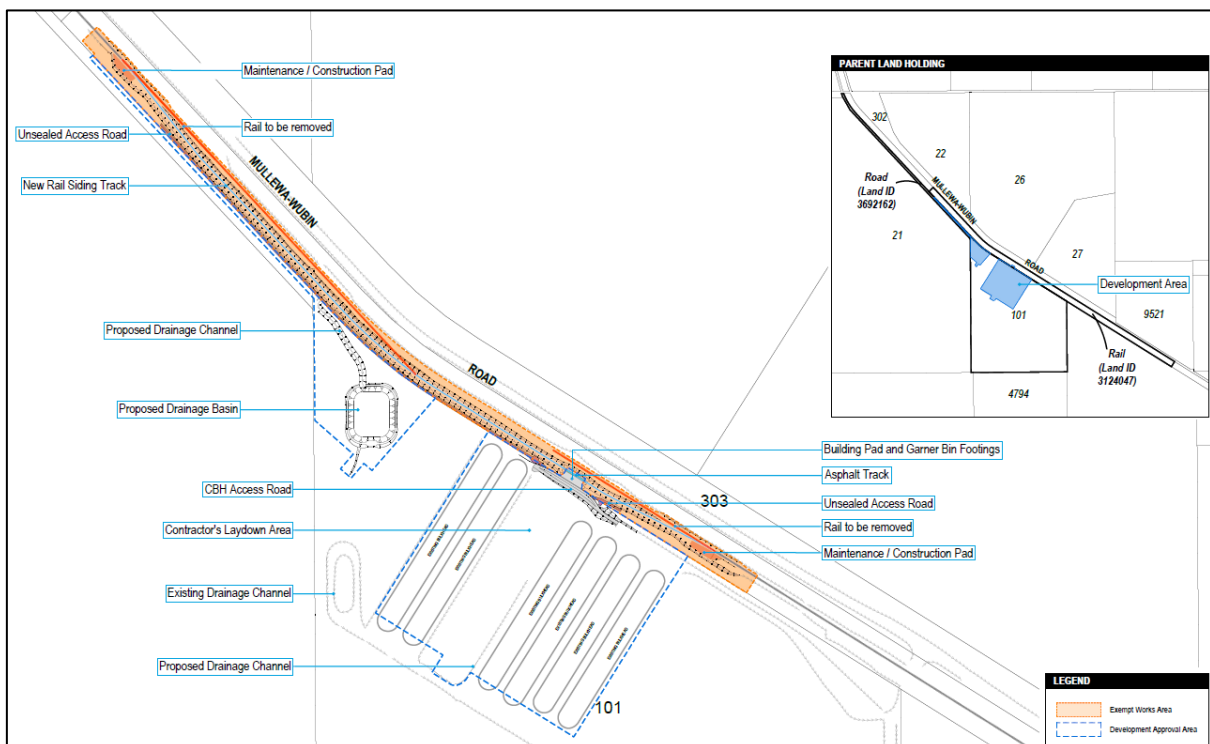
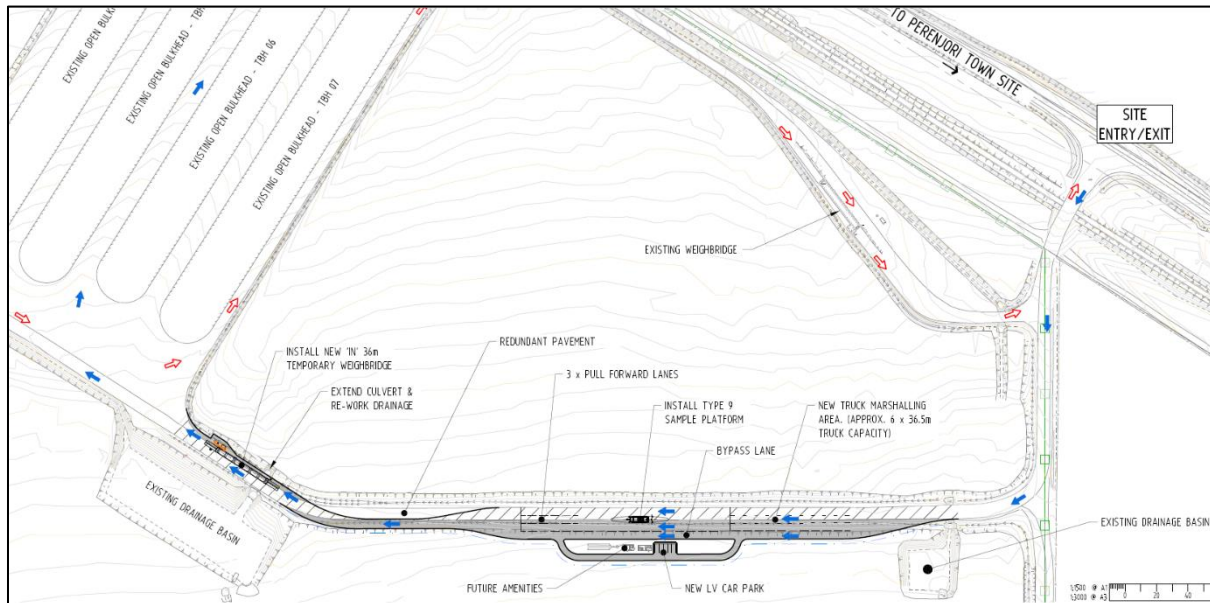


Figure 15.2.4 – Proposed Weighbridge and Sample Platform site plan



Statutory Environment

This application, and Council’s determination, only relates to the aspects of the overall rail siding development that are located within Lot 101 Mullewa-Wubin Road, Perenjori, and not the rail corridor/reserve. The portion of the development within the rail corridor is deemed a public work pursuant to the *Public Works Act 1902* and *Rail Freight Systems Act 2000* and is therefore exempted.

Lot 101 Mullewa-Wubin Road, Perenjori is zoned ‘Rural’ under the Shire of Perenjori Local Planning Scheme No.3 (‘the Scheme’) which lists the objectives for this zone as being:

- *To provide for the maintenance or enhancement of specific local rural character.*
- *To protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use.*
- *To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage.*
- *To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone.*
- *To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.”*

The modification of the existing grain receival and storage facility is considered to meet the definition of ‘Industry-Rural’ which is defined in the Scheme as follows:

- “industry - rural means –*
- (a) supports and/or is associated with primary production; or*
 - (b) services plant or equipment used in primary production”*

‘Industry-Rural’ is listed as a ‘P’ use within the ‘Rural’ zone under the Scheme, that is a use that is permitted if it complies with all relevant development standards and requirements of Council.

Schedule 2 Part 9 Clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015* lists the following relevant matters to be considered by local government in considering a development application:

- “(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;...*
- (fa) any local planning strategy for this Scheme endorsed by the Commission;*
- (g) any local planning policy for the Scheme area;...*
- ...(m) the compatibility of the development with its setting, including –*
 - (i) the compatibility of the development with the desired future character of its setting; and*

- (ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*
- (n) the amenity of the locality including the following —*
 - (i) environmental impacts of the development;*
 - (ii) the character of the locality;*
 - (iii) social impacts of the development;*
- (o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;...*
- ...(q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;*
- (r) the suitability of the land for the development taking into account the possible risk to human health or safety;*
- (s) the adequacy of –*
 - (i) the proposed means of access to and egress from the site; and*
 - (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;*
- (t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;...*

- ... (w) the history of the site where the development is to be located;*
- (x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;...*
- ...(zb) any other planning consideration the local government considers appropriate."*

Policy Implications

Nil

Strategic Implications

Nil

Consultation

Council has the ability, should it wish to do so, to advertise the application to other authorities under Schedule 2 Part 8 Clause 66 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and then return the matter to a future meeting of Council for consideration of any responses, prior to making its determination.

Financial Implications

Nil

Strategic Community Plan

The reduction in heavy vehicle trips would assist with the Shire of Perenjori Strategic Community Plan 2022/2023-2032/2033 priority of delivering and maintaining a high standard of roads.

Officer Comment

The application for the rail siding, weighbridge and sampling hut is supported based upon the following:

- the lot's access point onto Mullewa-Wubin Road is along a flat, straight section that was previously assessed by a traffic engineer report;
- the rail siding will allow for rail outloading to occur upon Lot 101, rather than at the CBH facility in Perenjori, this would result in an overall reduction of approximately 780 truck movements annually as 59kt of grain would no longer be required to be transported by road from the Perenjori North CBH site to the CBH Perenjori townsite where rail outloading currently occurs;
- the development is ancillary to the existing CBH grain receipt and storage facility onsite;
- the development has direct access onto the existing rail network and the RAV7 Mullewa-Wubin Road.
- the rail siding development would be 2km, and the weighbridge/sampling hut 1.8km from the edge of the Perenjori townsite;
- the applicant will be required to obtain separate approvals of Main Roads WA, the Public Transport Authority and the Department of Water & Environmental Regulation and undertake the works to their satisfaction and requirements.

PROCEDURAL MOTION

Council Resolution Number: 200325.11

Moved: Cr Campbell

Seconded: Cr Bradford

That Council suspend Standing Orders, *Clause 9.5 Limitation on number of speeches*, at 3.07 pm to allow for open discussion of Item 15.2.

Motion put and carried 6/0

For: Cr Sutherland, Cr Bryant, Cr Sparkman, Cr Bradford, Cr Fraser, Cr Campbell

Against: Nil

PROCEDURAL MOTION

Council Decision Number: 200325.12

Moved: Cr Sparkman

Seconded: Cr Bradford

That Council reinstate Standing Orders at 3.12 pm.

Motion put and carried 6/0

For: Cr Sutherland, Cr Bryant, Cr Sparkman, Cr Bradford, Cr Fraser, Cr Campbell

Against: Nil

COUNCIL DECISION

Council Resolution Number: 200325.13

Moved: Cr Bradford

Seconded: Cr Bryant

That Council grant formal planning approval for a rail siding and associated works (including weighbridge, sampling hut, car parking, drainage and access works) to the existing grain handling and storage facility upon Lot 101 Mullewa-Wubin Road, Perenjori subject to the following:

Conditions

- 1. Development shall be in accordance with the plans included as Attachments 15.2.1 and 15.2.2 to the 20 March 2025 Council Agenda and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government.**
- 2. Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) considered by the Chief Executive Officer to represent significant variation from the approved development plan requires further application and planning approval for that use/addition.**
- 3. The applicant is to ensure that the location, design, construction/upgrading and ongoing maintenance of the access point from the development site onto the Mullewa-Wubin Road shall be to the requirements and approval of Main Roads WA.**
- 4. The repairing of any damage to the Mullewa-Wubin Road including the surface required by reason of use of the road in connection with the development shall be to the requirements and approval of Main Roads WA with all costs met by the applicant.**
- 5. The installation of any directional/traffic/advanced warning/safety signage in the vicinity of the development's vehicle crossover/access-point(s) onto Mullewa-Wubin Road and relating to the development shall be to the requirements of Main Roads WA, with all costs met by the applicant.**
- 6. All parking of vehicles associated with the development shall be provided for within the property boundary and not the road reserve.**
- 7. The internal road network and vehicle manoeuvring and parking areas shall be constructed and maintained to the approval of the local government.**

8. The rail crossing and use thereof associated with the development shall be to the requirements of the Public Transport Authority.
9. The works to, and about, the rail network and use thereof, and about, associated with the development shall be to the requirements of the Public Transport Authority.
10. All stormwater is to be disposed of on-site to the approval of the local government.
11. Any soils disturbed or deposited on site shall be stabilised to the approval of the local government.
12. The use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason of the emission of dust, noise, light, odour, vibration, waste product or otherwise.
13. The applicant is to implement and maintain reporting mechanisms for complaints concerning the operation of the development. In the event of a substantiated complaint being received the applicant is required to demonstrate mitigation response(s) to the approval of the local government.
14. Vegetation about the development must be maintained in accordance with the Asset Protection Zone requirements as contained in the Department for Planning, Lands and Heritage's Guidelines for Planning in Bushfire Prone Areas (document and appendices) and relevant requirements of the Department of Fire & Emergency Services.

Notes:

- (a) In relation to Conditions 3, 4 & 5 the applicant is required to consult with Main Roads WA's Mid West Region Office to confirm and meet with any approval requirements that may be required relating to the construction phase and in relation to the intended operational heavy vehicle combinations and transport routes.
- (b) In relation to Conditions 8 & 9 the applicant is required to consult with the Public Transport Authority to confirm and meet with any approval requirements that may be required for their proposed operations and transport movements (construction phase and ongoing).
- (c) The applicant is advised that the proposed works should occur in a safe manner at all times and in accordance with all applicable legal and safety requirements (including the 'duty of care' under the laws of negligence, Worksafe requirements and guidelines, Australian Standards and Western Power policies and procedures).
- (d) The applicant is advised that this planning approval does not negate the requirement for any additional approvals, and adherence to due diligence, which may be required under separate legislation. This including, but not limited to, the obtaining of any required approvals from the Department of Health, the Department of Energy, Mines, Industry Regulation & Safety, the Department of Water & Environment Regulation, Public Transport Authority and Main Roads WA and consulting of Before You Dig Australia. It is the applicant's responsibility to obtain any additional approvals, and undertaking of due diligence, required before the development/use lawfully commences.
- (e) If an applicant is aggrieved by this determination there is a right pursuant to the *Planning and Development Act 2005* to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination.

Motion put and carried 6/0

For: Cr Sutherland, Cr Bryant, Cr Sparkman, Cr Bradford, Cr Fraser, Cr Campbell

Against: Nil

[Next Item](#)

15.3 AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION: NATIONAL GENERAL ASSEMBLY REGISTRATION

Applicant:	Shire of Perenjori
File:	ADM 0653
Date:	20 March 2025
Disclosure of Interest:	Nil
Voting Requirements:	Simple Majority
Author:	Bianca Plug – Governance Officer
Responsible Officer:	Paul Anderson – Chief Executive Officer
Attachments:	Nil

Summary

For Council to consider the attendance of Elected Members and the Chief Executive Officer at the 2025 National General Assembly of Local Government (NGA) – incorporating the Regional Cooperation and Development Forum to be held from 24-27 June at the National Convention Centre, Canberra.

Background

The 31st Australian Local Government Association’s annual NGA is a professional development and networking opportunity involving the largest gathering of local government elected members throughout Australia. The NGA provides an opportunity to learn about the work of local governments across Australia, to develop community leadership skills and to engage in advocacy on behalf of the Shire of Perenjori.

The National General Assembly starts on 24 June with a Welcome Reception. Sessions run from 25- 27 June 2025 at the National Convention Centre Canberra.

The Regional Forum runs in conjunction with the NGA on Tuesday 24 June 2025, 9.30am - 3.00pm at the National Convention Centre Canberra. It is an additional fee to attend.

The theme of this year’s event will be “National Priorities Need Local Solutions”, focusing on the key role that we all play delivering local-place based initiatives that help address our nation’s big challenges.

Registrations are open with Early Bird rates available until Friday, 23 May 2025.

Statutory Environment

Nil

Policy Implications

Policy No. 7019 – Council Member Continuing Professional Development & Travel

Consultation

Elected Members – Shire of Perenjori
Paul Anderson – Chief Executive Officer

Financial Implications

There is approximately \$12,000 remaining in the 2024/25 Annual Budget for Elected Member training, travel and conference attendance. Should more than three Councillors wish to attend the 2025 National General Assembly, a budget amendment will need to be undertaken.

National General Assembly Registration

- Full Registration (Early Bird) \$979.00*
Includes all National General Assembly sessions, access to the Exhibition Hall, catering, Welcome Reception & Exhibition Opening, General Assembly satchel and materials.

Regional Forum Registration

- Regional Forum for NGA Delegate Discount \$279.00

Partner Registration (Optional)

- Partner Registration \$335.00
Includes a ticket to the Welcome Reception & Exhibition Opening and attendance to 2x day partner tours on Wednesday and Thursday during the NGA. Tours are yet to be announced.

Social Function (Optional)

- NGA Gala Dinner Ticket \$179.00

Canberra Accommodation Options

- Crowne Plaza Canberra \$367.00 per night
- Avenue Hotel \$315.00 per night
- Nesuto Canberra Apartment Hotel \$305.00 per night
- QT Hotel \$239.00 per night
- Mantra on Northbourne \$219.00 per night

Perth Accommodation Saturday, 28 June 2025

Due to the late return flight from CBR-PER, a hotel is recommended

- Perth Ascot Central Apartment Hotel \$179.00 per night
- Airport Apartments by Vetroblu \$217.00 per night

Flights: \$1,100.00 return (estimated)

TOTAL: \$3,911 per person**

* Early bird registration fee must be secured by 23 May 2025. Registrations beyond this date will be \$1099.

** The total amount per person excludes the Partner Registration and is based on 5 nights at the QT Hotel Canberra which is where Councillors stayed in 2023. The QT is approximately 800 meters (10-minute walk) from the National Convention Centre.

The total amount does not include other incidentals such as meals, uber/taxi fees or airport parking.

Strategic Community Plan

Goal 4: A strong and diverse Council working closely with the proactive and involved community.

4.3. The Shire advocates and partners effectively on behalf of the community.

Officer Comment

The last time the Council attended the NGA in Canberra was in 2023, with two Council members, Cr Sutherland and Cr Fraser, along with the Chief Executive Officer. The 2024 NGA was not attended.

As per Council Policy No. 7019 – Council Member Continuing Professional Development & Travel, authorisation for Shire representatives and Council members to attend a conference held outside of WA, is dependent upon approval granted by Council resolution.

As recommended by previous attendees, flights would be reserved for a day either side of the Assembly to allow a more leisurely arrival and departure.

Qantas is the only airline operating direct flights from Perth to Canberra. These flights are scheduled daily, with an average flight duration of approximately 3 hours 50 minutes (PER-CBR) and 4 hours 40 minutes (CBR-PER). Due to Qantas being the sole airline, flight times are limited with only the below currently available:

- Monday, 23 June 2025 (PER-CBR)
 - Depart Perth 1.05 pm
 - Arrive Canberra 6.55 pm
- Saturday, 28 June 2025 (CBR-PER)
 - Depart Canberra 7.45 pm
 - Arrive Perth 10.25 pm

OFFICER RECOMMENDATION

That Council:

- 1. Decline the invitation for the Chief Executive Officer and Elected Members to attend the 2025 National General Assembly of Local Government to be held from 24-27 June at the National Convention Centre, Canberra**

OR

- 2. Authorise the attendance of the Chief Executive Officer and the following Elected Members to attend the 2025 National General Assembly of Local Government, incorporating the Regional Cooperation and Development Forum to be held from 24-27 June at the National Convention Centre, Canberra**

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____

COUNCIL DECISION

Council Resolution Number: 200325.14

Moved: Cr Fraser

Seconded: Cr Sparkman

That Council:

Decline the invitation for the Chief Executive Officer and Elected Members to attend the 2025 National General Assembly of Local Government to be held from 24-27 June at the National Convention Centre, Canberra.

Motion put and carried 6/0

For: Cr Sutherland, Cr Bryant, Cr Sparkman, Cr Bradford, Cr Fraser, Cr Campbell

Against: Nil

16. Confidential Reports:

Nil

17. Ordering the Common Seal:

Nil

18. Reports of Committees and Members:

Nil

19. Motions of Which Previous Notice Has Been Given:

Nil

20. Notice of Motions:

Nil

21. New Business of an Urgent Nature Admitted by Council:

Nil

22. Closure of Meeting:

The Shire President declared the meeting closed at 3.14pm.

23. Next Meeting:

The Shire President advised that the next Ordinary Meeting of Council has been rescheduled and will now be held on Thursday, 17 April 2025 in the Shire of Perenjori Council Chambers, Perenjori WA 6620, commencing at 3.00 pm.

I certify that this copy of the Minutes is a true and correct record of the meeting held on 20 March 2025.

Signed: _____

Shire President

Date: _____