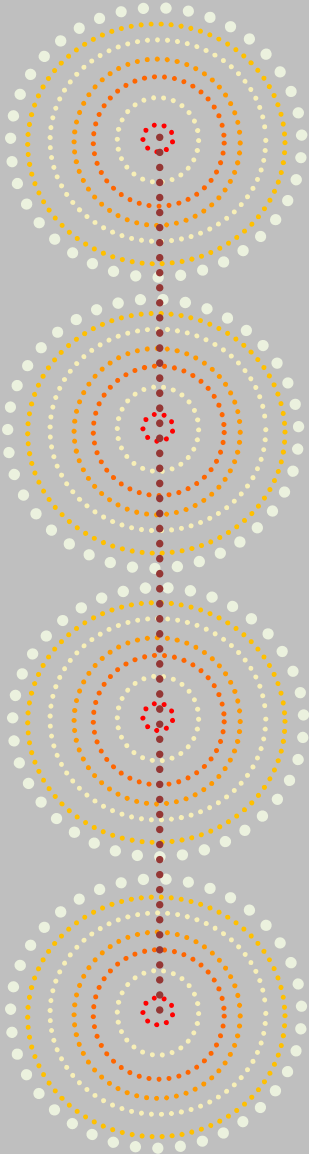




Shire of Goomalling

ORDINARY COUNCIL MEETING UNCONFIRMED MINUTES



21 October 2026



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MINUTE OF MEETING

Ordinary Council Meeting No. 10 of 2026 of the Shire of Goomalling Council to be held in the Council Chambers, Administration Office, 32 Quinlan Street, Goomalling on Wednesday, 21 October 2026 at 5.00pm.

1. DECLARATION OF OPENING & ACKNOWLEDGEMENT OF COUNTRY

We acknowledge this land that we meet on today is part of the traditional lands of the Nyoongar people and that we respect their spiritual relationship with their country. We also acknowledge the Nyoongar Ballardong people as the custodians of the greater Goomalling/Koomal area and that their cultural and heritage beliefs are still important to the living Nyoongar Ballardong people today.

Without prior approval any recording of this meeting is prohibited, and no action should be taken into the resolution of Council prior to written advice being received.



2. RECORD OF ATTENDANCE/APOLOGIES & APPROVED LEAVE OF ABSENCE

2.1 Attendance

Council	Presiding Officer	Cr Julie Chester
	Deputy President	Cr Roland Van Gelderen
	Elected Member	Cr Casey Butt
	Elected Member	Cr Graham Chester
	Elected Member	Cr John Gibbons
	Elected Member	Cr Karen McGill
	Elected Member	Cr Brendon Wilkes
Administration	Chief Executive Officer	Mr Samuel E Bryce
	Deputy Chief Executive Officer	Miss Natalie Bird
	Works Manager	Mr David Long
	Minutes	Mrs Linley Dregghorn
Gallery		Mr Derrick Langdon
		Mr Kobus Nieuwoudt

2.2 Apologies

Nil

2.3 Approved Leave of Absence

Nil

3. ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

Nil

4. RESPONSE TO PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

5. DISCLOSURE OF FINANCIAL/IMPARTIALITY INTERESTS

Nil

6. PUBLIC QUESTION TIME

Derrick Langdon – Resident of 71-73 Railway Tce, speaking to Item 10.5.

Kobus Nieuwoudt – Town Planning Consultant, speaking to Item 10.5.

The President, Cr J Chester brought forward the following Item for the convenience of those in the gallery:

- 10.5 Development Application for Industry – Tourist and Visitor Accommodation – A1466 Lot 600, 67 Railway Terrace Goomalling



RESOLUTION: 20261001

Moved by Cr Butt, seconded by Cr Wilkes

That Council agrees to vary the order of business to bring forward Item 10.5 Development Application for Industry – Tourist and Visitor Accommodation – A1466 Lot 600, 67 Railway Terrace Goomalling, to enable members of the public present in the gallery in relation to this matter to observe the consideration of the item.

CARRIED: 7/0

	For	Against		For	Against		For	Against
Cr Chester	✓		Cr G Chester	✓		Cr McGill	✓	
Cr Van Gelderen	✓		Cr Gibbons	✓		Cr Wilkes	✓	
Cr Butt	✓							

5.17pm – Mr Kobus Niewoudt left the meeting not to return

7. APPLICATIONS FOR LEAVE OF ABSENCE

Nil

8. PETITIONS/DEPUTATIONS/PRESENTATIONS

Cr Chester attending the WALGA Convention with CEO.

Community Workshops for Council Plan.

DrumMuster with the assistance of Cr K McGill.

Water Council Meeting – talk regards to water audit to be undertaken.

Funding available for drought resilience. President to provide presentation to Works Manager.

9. CONFIRMATION AND RECEIVING OF MINUTES AND BUSINESS ARISING

9.1 Ordinary Meeting of Council held Wednesday 15 September 2026.

RESOLUTION: 20261003

Moved by Cr McGill, seconded by Cr Wilkes

That Council

- CONFIRMS the minutes of the Ordinary Meeting of Council held on Wednesday 15 September 2026.

CARRIED: 7/0

	For	Against		For	Against		For	Against
Cr Chester	✓		Cr G Chester	✓		Cr McGill	✓	
Cr Van Gelderen	✓		Cr Gibbons	✓		Cr Wilkes	✓	
Cr Butt	✓							

9.2 Bush Fire Advisory Committee Meeting held Tuesday 13 October 2026

RESOLUTION: 20260904

Moved by Cr Gibbons, seconded by Cr G Chester

That Council

- RECEIVES the minutes of the Bush Fire Advisory Committee Meeting held on Tuesday, 13 October 2026.

CARRIED: 7/0



	For	Against		For	Against		For	Against
Cr Chester	✓		Cr G Chester	✓		Cr McGill	✓	
Cr Van Gelderen	✓		Cr Gibbons	✓		Cr Wilkes	✓	
Cr Butt	✓							

9.2.1 Bush Fire Advisory Committee Recommendation – Restricted Burning Period Amendment

RESOLUTION: 20261005

Moved by Cr Wilkes, seconded by Cr Gibbons

That the Bush Fire Advisory Committee ENDORSES the following recommendation being presented to Council:

1. That Council APPROVE permanently amending the annual Restricted Burning Period to commence on 1 October and conclude on 14 February annually.

CARRIED: 7/0

	For	Against		For	Against		For	Against
Cr Chester	✓		Cr G Chester	✓		Cr McGill	✓	
Cr Van Gelderen	✓		Cr Gibbons	✓		Cr Wilkes	✓	
Cr Butt	✓							

9.2.2 Bush Fire Advisory Committee Recommendation – Bush Fire Control Officers

RESOLUTION: 20261006

Moved by Cr Van Gelderen, seconded by Cr McGill

That Council

1. ENDORSES the following persons as Bush Fire Control Officers of the Shire of Goomalling:

Mr Lindsay White	Chief Bush Fire Control Officer
Mr Rodney Sheen	Deputy Chief Bush Fire Control Officer
Mr Shane Lantzke	Bush Fire Control Officer
Mr Brady Anderson	Bush Fire Control Officer
Mr Peter Whitfield	Bush Fire Control Officer
Mr Nathan Beck	Bush Fire Control Officer
Mr Rodger Sheen	Bush Fire Control Officer
Mr Tyson Bird	Bush Fire Control Officer

CARRIED: 7/0

	For	Against		For	Against		For	Against
Cr Chester	✓		Cr G Chester	✓		Cr McGill	✓	
Cr Van Gelderen	✓		Cr Gibbons	✓		Cr Wilkes	✓	
Cr Butt	✓							



10. OFFICERS' REPORTS

10.1 SCHEDULE OF ACCOUNTS PAID 01 SEPTEMBER TO 30 SEPTEMBER 2026

File Reference	03.3D Credit Cards 03.15 Creditors
Disclosure of Interest	Nil
Applicant	Shire of Goomalling
Previous Item Numbers	No Direct
Date	21 October 2026
Author	Natalie Bird – Deputy Chief Executive Officer
Authorising Officer	Samuel E Bryce - Chief Executive Officer
Attachments	10.1.1 Schedule of Payments – September 2026 10.1.2 Corporate Credit Card Statements – August 2026

Summary

SEPTEMBER 2026 FUND VOUCHERS AMOUNT

EFT 9832 – EFT 9834, EFT 9846 – EFT 9931	\$388,508.47
Automatic Payments 8813 – 8826 includes Superannuation payments	\$51,445.74
Cheques 15693 – 15697	\$9,666.28
Payroll JNL7536, JNL7545	\$134,862.23
TOTAL	\$584,482.72

Voting Requirements

Simple Majority

RESOLUTION: 20261007

Moved by Cr G Chester, seconded by Cr Wilkes

That Council:

1. APPROVE vouchers from the Municipal Fund and Trust Fund, including Corporate Credit Card payments as detailed:

SEPTEMBER 2026 FUND VOUCHERS AMOUNT

EFT 9832 – EFT 9834, EFT 9846 – EFT 9931	\$388,508.47
Automatic Payments 8813 – 8826 includes Superannuation payments	\$51,445.74
Cheques 15693 – 15697	\$9,666.28
Payroll JNL7536, JNL7545	\$134,862.23
TOTAL	\$584,482.72

SHIRE OF GOOMALLING

UNCONFIRMED MINUTES FOR ORDINARY MEETING OF COUNCIL
WEDNESDAY 21 OCTOBER 2026



CARRIED: 7/0

	For	Against		For	Against		For	Against
Cr Chester	✓		Cr G Chester	✓		Cr McGill	✓	
Cr Van Gelderen	✓		Cr Gibbons	✓		Cr Wilkes	✓	
Cr Butt	✓							



10.2 FINANCIAL REPORT FOR SEPTEMBER 2026

File Reference	03.18 Financial Reports
Disclosure of Interest	Nil
Applicant	Shire of Goomalling
Previous Item Numbers	No Direct
Date	21 October 2026
Author	Natalie Bird – Deputy Chief Executive Officer
Authorising Officer	Samuel E Bryce - Chief Executive Officer
Attachments	10.2.1 Monthly Financial Report to 30 September 2026

Summary

In accordance with the *Local Government (Financial Management) Regulations 1996*, to follow is the presentation of the Monthly Financial Reports to Council.

Background

Monthly Financial Reports are to be presented to Council and are to be received by Council resolution.

Statutory Environment

Local Government Act 1995 – Section 6.4 (as amended)

Local Government (Financial Management) Regulations 1996 – Clause 34 and 35

Policy Implications

Nil

Financial Implications

Ongoing management of Council funds

Strategic Implications

Shire of Goomalling Community Strategic Plan 2019-2029	
Outcome 4.1 - Provide accountable and transparent leadership	
4.1.4	Provide reporting processes in a transparent, accountable and timely manner

Voting Requirements

Simple Majority

RESOLUTION: 20261008

Moved by Cr G Chester, seconded by Cr McGill

That Council:

1. RECEIVE the Monthly Financial Report to 30 September 2026

CARRIED: 7/0

	For	Against		For	Against		For	Against
Cr Chester	✓		Cr G Chester	✓		Cr McGill	✓	
Cr Van Gelderen	✓		Cr Gibbons	✓		Cr Wilkes	✓	
Cr Butt	✓							



10.3 PREPARATION OF SHIRE OF GOOMALLING LOCAL PLANNING SCHEME No. 4

File Reference	10.5A
Disclosure of Interest	Nil
Applicant	Shire of Goomalling
Previous Item Numbers	
Date	21 October 2026
Author	Steve Thompson – Consultant Planner
Authorising Officer	Samuel E Bryce – Chief Executive Officer
Attachments	10.3.1 Report of Review of the Shire of Goomalling Town Planning Scheme No. 3

Summary

The purpose of this report is to seek Council support to formally commence the process of preparing a new Local Planning Scheme.

Background

The current *Shire of Goomalling Town Planning Scheme No. 3* (TPS3) was gazetted on 14 July 1995. TPS3 is no longer fit-for-purpose including supporting economic development and economic diversification. A new Local Planning Scheme No. 4 (LPS4) is required to be prepared.

The *Planning and Development (Local Planning Schemes) Regulations 2015* (to be called the 'Regulations') require that every five years, following publication of a Scheme in the Government Gazette, the local government is to prepare a report on the operation of the Scheme to the Western Australian Planning Commission (WAPC).

A Report of Review of TPS3 was previously undertaken. The Report of Review recommends TPS3 to be repealed with a new LPS4 prepared in its place. In time, on gazettal (finalisation) of LPS4, TPS3 will be revoked.

The Council, at its Ordinary Meeting on 9th April 2025, resolved to:

1. Receives the Report of Review of the Shire of Goomalling Town Planning Scheme No. 3 set out at Attachment 2.
2. Pursuant to Regulation 66(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, recommends to the Western Australian Planning Commission that the *Shire of Goomalling Town Planning Scheme No. 3* is replaced with a new Local Planning Scheme No. 4.
3. Support preparation of the Shire's first Local Planning Strategy in the medium term.

The WAPC agreed with the Council recommendation in the Report of Review.

Consultation

Community and stakeholder consultation will be required in the preparation of LPS4.



Statutory Environment

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

The Regulations set out the statutory process in preparing and advertising a Local Planning Scheme. At this initial stage of preparing draft LPS4, Part 4, Division 1, Regulations 19(1) and 20 of the Regulations apply:

“19. Resolution to prepare or adopt scheme

- (1) *A resolution of a local government to prepare or adopt a local planning scheme must be in a form approved by the Commission.”*

“20. Notification of resolution

- (1) *A local government must, as soon as is reasonably practicable after passing a resolution to prepare or adopt a local planning scheme, advertise the resolution as follows –*
- (a) *publish a notice in a form approved by the Commission in accordance with regulation 76A;*
 - (b) *provide a copy of the published notice to the following persons or bodies for recommendations –*
 - i) *the local government of each district that adjoins the local government district;*
 - ii) *each licensee under the Water Services Act 2012 likely to be affected by the scheme;*
 - iii) *the chief executive officer of the department of the Public Service principally assisting in the administration of the Conservation and Land Management Act 1984;*
 - iv) *each other public authority likely to be affected by the scheme.*
- (2) *A local government must, on the provision of the published notice to a person or body referred to in subregulation (1)(b), request the person or body to provide to the local government within 21 days or such longer period as the local government allows, a memorandum in writing setting out any recommendations in respect of the resolution.*
- 3) *If a person or body does not provide a memorandum within the time allowed under subregulation (2), the local government may determine that the person or body is to be taken to have no recommendations to make in respect of the resolution.”*

Policy Implications

These are summarised in this report. Finalisation of LPS4 will increase certainty for everyone with an interest in the matters raised and should assist in more consistent decision making.

Financial Implications

There are associated costs in preparing and progressing LPS4 including the mapping will be prepared by the Department of Planning, Lands and Heritage.

The Shire will also be required to meet the cost of advertising draft LPS4 including placing notices in local papers and in the Government Gazette.

Strategic Implications

Shire of Goomalling Community Strategic Plan 2019-2029	
Outcome 1.2 – Create an environment that provides for a caring healthy community	
1.2.6	Provide to the community quality regulatory services
Outcome 2.3 – Actively support and develop local and new business	
2.3.4	Promote new commercial and industrial development through appropriate zoning of land and infrastructure
2.3.5	Develop and facilitate the provision of additional residential land



LPS4, when gazetted, will assist:

- In coordinating the provision of infrastructure and services;
- In more orderly, planned and sustainable development;
- The decision-making of the Council, the Shire administration and other authorities/agencies;
- The Council in its planning, the Shire with its service delivery and will provide increased certainty for other stakeholders;
- To provide a framework for more detailed planning at the structure plan, scheme amendment, subdivision and development stages;
- To inform landowners and developers/subdividers of Council requirements; and
- To raise community/stakeholder awareness.

Comment/Conclusion

It is suggested that Council resolve to formally commence the process of preparing LPS4. The process for preparing a new scheme takes time, with considerable parts of the process dependant on other agencies.

The purpose of proposed LPS4 is to modernise the statutory planning controls within the district, reflect current best practice with regard to land use planning and provide guidance for the future development of the municipality.

As set out in the Report of Review, TPS3 is outdated and a new LPS4 is required. LPS4 will:

- Align the Scheme structure and content and mapping with the Model Scheme Text and Deemed Provisions of the Regulations; including model zones and reserves and land uses to ensure a contemporary planning framework is in place;
- Update zone-specific and general development provisions consistent with the State Land Use Planning Framework to introduce contemporary planning controls that address land use and development issues including short-term rental accommodation, workforce accommodation, additional dwellings on Rural zoned land, telecommunications and development on lots abutting unconstructed roads;
- Support economic development and job creation including enabling consideration for a greater range of land uses in different zones;
- Assist to provide increased housing to intentionally address, or mitigate against, the potential for population decline as set out in the WAPC's *Western Australia Tomorrow* population projections; and
- Set out supplementary development exemptions, where no development approval is required, to those already in the Deemed Provisions under the Regulations.

It is suggested LPS4 will set out modest changes compared to existing TPS3 maps. The main expected changes are:

- Changing zone and reserve names to reflect the Regulations;
- Reducing the number of zones including Fuel Depot and Service Station; and
- Reducing the three Rural zones to one Rural zone.

The Shire does not have a Local Planning Strategy. The Local Planning Strategy will be prepared in the medium term once LPS4 is gazetted. The Local Planning Strategy will:

- Align the local planning framework with Shire of Goomalling's *Strategic Community Plan*;
- Identify planning issues and provide long-term planning directions and actions to manage the land use change and development within the Shire over the next 15 years;
- Apply any State or regional planning policy that is relevant;
- Provide the rationale for more substantial changes to zoning or classification of the land under the local planning scheme; and



- Identify requirements for additional land for residential, industrial and commercial purposes.

Next Steps

Should the Council resolve to prepare LPS4, the Regulations set out the required next steps.

The Shire will initially advertise the resolution for a period of 21 days. Following the close of the advertising period, the Shire administration in association with the Department of Planning, Lands and Heritage, will draft the scheme text and arrange mapping for consideration by the Council over the coming months. It is expected there maybe a number of briefings and meetings to work through issues. Following draft LPS4 being suitably progressed, the Shire administration will report to Council seeking approval to proceed with draft LPS4.

Should the Council later resolve to proceed, the Environmental Protection Authority (EPA) will assess draft LPS4 and it will be forwarded to the WAPC for consent to advertise.

If the EPA issues 'environmental clearance' and the WAPC grants consent to publicly advertise, the Shire will then publicly advertise draft LPS4 for a minimum of 90 days.

As outlined above, it is proposed that preparation of the Local Planning Strategy occur in the medium term following finalisation of LPS4. Following the WAPC approving the Local Planning Strategy, it is expected there will be amendments to LPS4. For instance, subject to consistency with the Local Planning Strategy, this could include a scheme amendment to increase the amount of Industry zoned land in a suitable location near the Goomalling townsite.

Voting Requirements

Simple Majority

RESOLUTION: 20261009

Moved by Cr Wilkes, seconded by Cr Van Gelderen

That the Council:

1. Pursuant to Section 72 of the *Planning and Development Act 2005*, request the Chief Executive Officer to prepare a new Local Planning Scheme No. 4, which will cover the entire Local Government district, and as shown as the Scheme Map Area in Attachment 1, and upon gazettal revokes Town Planning Scheme No. 3.
2. Pursuant to Section 72 of the *Planning and Development Act 2005* and *Regulations 19 and 20 of the Planning and Development (Local Planning Schemes) Regulations 2015*, request the Chief Executive Officer to forward to the Western Australian Planning Commission:
 - a. A copy of Council's resolution deciding to prepare a new Local Planning Scheme No. 4, certified by the Chief Executive Officer.
 - b. A map marked 'Scheme Map Area' signed by the Chief Executive Officer, on which is delineated the area of land proposed to be included in the Scheme.

CARRIED: 7/0

	For	Against		For	Against		For	Against
Cr Chester	✓		Cr G Chester	✓		Cr McGill	✓	
Cr Van Gelderen	✓		Cr Gibbons	✓		Cr Wilkes	✓	
Cr Butt	✓							



10.4 DEVELOPMENT APPLICATION FOR INDUSTRY – EXTRACTIVE – A1301 LOT M488 SHEEN ROAD, MUMBERKINE

File Reference	A1301
Disclosure of Interest	Edge Planning & Property receive payment for planning advice to the Shire and declare a Financial Interest (section 5.70 of the Local Government Act 1995)
Applicant	Midland Brick Pty Ltd (Sharee Rasmussen – Principal Environmental Advisor)
Previous Item Numbers	Not Direct
Date	21 October 2026
Author	Steve Thompson – Consultant Planner
Authorising Officer	Samuel E Bryce – Chief Executive Officer
Attachments	10.4.1 Location Plan 10.4.2 Application and development plans from Applicant 10.4.3 CONFIDENTIAL Submissions and Internal advice 10.4.4 Extract from <i>Planning and Development (Local Planning Scheme) Regulations 2015</i>

Summary

For Council to consider retrospective approval, plus new resource extraction, for industry-extractive (clay quarry) at Lot M488 Sheen Road, Mumberkine.

Background

The Shire has received a Development Application for an 'industry-extractive' use (clay quarry) to support brick and tile production at Midland Brick. This report will focus on the Development Application.

Following Council's determination of the Development Application, the Shire will undertake a detailed assessment of the Extractive Industries Licence Application. Subject to Council's resolution, it is proposed that this is delegated to the Shire's Chief Executive Officer to progress and issue the licence for a 10-year period. It is proposed that there is an annual review of the payment from Midland Brick to the Shire to cover ongoing costs of the Shire suitably maintaining Sheen Road between the site entry and the intersection of Sheen Road/Bejoording Road (on land within the Shire of Goomalling). The annual review and payment by Midland Brick to reflect the true cost of maintenance, rather than CPI, to reflect potential cost escalations.

Lot M488 (to be called the 'site'):

- Is located approximately 23kms south-west of the Goomalling townsite (see Attachment 10.4.1);
- Has an area of 277.2 hectares;
- Is zoned 'Rural 2' under the *Shire of Goomalling Town Planning Scheme No.3* (TPS3);
- Is vacant and surrounded by rural land;
- Contains minor drainage lines;
- Contains both cleared areas and a pocket of remnant vegetation in the northern section;



- Contains an existing industry-extractive (clay quarry); and
- Is partially located within a declared bushfire prone area.

It is understood an industry-extractive use (clay quarry) has operated on the site since 2007. While the Shire has issued an Extractive Industry Licence, no development (planning) approval has been issued.

Details submitted by the applicant are outlined in Attachment 10.4.2 including a Management Plan covering matters such as dust, noise and water management and rehabilitation. This provides extensive background information including the proposal, the site, planning assessment, regulatory framework, Management Plan and supporting plans.

The applicant seeks approval to extract clay for an area of approximately 82 hectares (inclusive of the existing 26 hectare industry-extractive footprint). The applicant proposes to extract and cart 100,000 tonnes per annum. Clay is proposed to be extracted via removing topsoil and excavating with an earthmoving plant (i.e. excavator). Extraction is intended to occur for approximately 25 days or 5 weeks per year with the clay stockpiled for use as required. The average thickness of the clay resource is estimated to be 10 metres. Based on page 10 of the applicant's report, no crushing, screening or blasting is proposed. The existing extraction area is 26 hectares, with the remainder of the site currently used for cropping.

Extraction will be used to supply clay for brick and tile production to support the WA housing industry. There will be no clearing of native vegetation. The applicant sets out that road access is well established and maintained.

The applicant proposes that the industry-extractive development will operate Monday to Saturday from 7.00am-6.00pm (excluding public holidays).

The closest off-site residence to the operation area is approximately 1.4km.

Access to the site is from Sheen Road, which is unsealed and connects with Bejoording Road (sealed).

Consultation

The Shire administration invited comment on the Development Application for a 21-day period through:

- Writing to neighbours within 2km of application site (within the Shire of Goomalling);
- Emailing the Shire of Toodyay;
- Emailing the Bushfire Chief and the local brigade;
- Providing details on the Shire's website; and
- Providing details on the Shire's Facebook page.

The Shire received 2 submissions on the Development Application which are outlined in Attachment 10.4.3. The submissions raised concerns and issues including traffic and safety impact on local roads, road maintenance and a lack of details regarding closure/rehabilitation.

In accordance with established practice, the Shire administration has liaised with the applicant since the receipt of submissions. The applicant has provided advice which has been considered in preparation of this report.

Statutory Environment

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015 – Attachment 4 is an extract from the Regulations which sets out matters to be considered by local government in assessing a Development Application

Shire of Goomalling Town Planning Scheme No. 3 (TPS3)

Shire of Goomalling Extractive Industries Local Law 2007



Extractive industry operators are bound to comply with various levels of State Government legislation. Additionally, self-auditing of operations and review of environmental monitoring is paramount.

The property is zoned 'Rural 2' in TPS3.

The proposed use is described as 'Industry-Extractive' which is an 'AA' use in the Rural 2 zone. This means that the Council may, at its discretion, permit the use.

'Industry-Extractive' is defined in TPS3 as -

'means an industry which involves:

(a) the extraction of sand, gravel, clay, turf, soil, rock, stone, minerals, or similar substance from the land, and also the storage, treatment or manufacture of products from those materials is extracted or on land adjacent thereto; or

(b) the production of salt by the evaporation of water.'

The 'industry-extractive' use is consistent with zone objectives provided visual impact and rehabilitation are suitably addressed.

The extractive industry footprint is not classified as a Bush Fire Prone Area as set out at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>. However, Lot M488 contains portions of bushfire prone areas.

Policy Implications

The application and the site are subject to a range of State planning, environmental, servicing policies and documents. This includes *State Planning Policy (SPP) 2.0 Environment and Natural Resources Policy, SPP 2.4 Planning for Basic Raw Materials, SPP 2.5 Rural, SPP 2.9 Water, SPP 3.6 Infrastructure Contributions and SPP 3.7 Bushfire*. Other publications include the WAPC *Basic Raw Materials Applicants' Manual* and the Environmental Protection Authority (EPA) *Guidance Statement No. 3 Separation Distances between Industrial and Sensitive Land Uses*. The EPA guidance recommends a generic buffer distance of 500 - 1000 metres, for clay extraction or processing, from 'sensitive' uses (e.g. dwellings) depending on size and scale of processing.

In summary, the documents require effective natural resource management, addressing risk/safety and seeking to diversify the local economy including through extracting basic raw materials.

Financial Implications

A key financial implication for the Shire is the suitability and on-going impacts on Sheen Road including the impact of heavy vehicles turning into and out of the site. Given the impacts and benefits of the quarry are with the applicant, it is suggested the applicant is responsible for contributing to the costs of ongoing maintenance of Sheen Road between the site entry and the intersection of Sheen Road/Bejoording Road (on land within the Shire of Goomalling).

It is suggested that a road maintenance bond is required as a condition of development approval which is maintained at \$20,000. This is to cover extraordinary expenses for immediate repair of Sheen Road created by trucks associated with the quarry.

Separately, as part of the Extractive Industries Licence Application, an annual payment is to be made by the applicant to the Shire to cover the ongoing costs to suitably maintain Sheen Road between the site entry and the intersection of Sheen Road/Bejoording Road (on land within the Shire of Goomalling).

The applicant can request a right of review (appeal) to the State Administrative Tribunal which may have a financial impact due to legal costs. Accordingly, any Council decision needs to be based on planning grounds.

Strategic Implications

Shire of Goomalling Community Strategic Plan 2019-2029

Outcome 2.3 – Actively support and develop local and new business



2.3.4	Promote new commercial and industrial development through appropriate zoning of land and infrastructure
Outcome 4.1 – Provide accountable and transparent leadership	
4.1.4	Provide reporting processes in a transparent, accountable and timely manner

The proposed development is considered consistent with the planning framework and clay is important to the development of the district and region. The development has the potential to support local businesses and employment which is consistent with the *Shire of Goomalling Strategic Community Plan 2019 – 2029*.

Conclusion

A) Overview

It is recommended that Council approve the Development Application subject to conditions, including that the approval be time-limited to a period of ten (10) years. This follows assessment against TPS3, relevant State Government documents, considering the views of the submitters and information provided by the applicant. It is noted, for instance, that:

- No clearing of native vegetation is proposed;
- No blasting or crushing is proposed on-site;
- Suitable buffer distances are proposed to off-site sensitive uses;
- Clay is an important resource to the State housing market;
- There are expected to be manageable environmental impacts given the extraction footprint is cleared;
- The proposed access where trucks enter and leave the property has appropriate vehicular sight distances in both directions;
- The area is and will remain rural for the long term (there are no proposals for the site to be changed to rural smallholding or rural residential);
- It supports diversifying and growing the local economy and supports job creation; and
- Development conditions (and a separate Extractive Industry Licence) will assist to mitigate potential impacts.

It is suggested that if the operation is suitably managed and development conditions are met, that amenity, environmental considerations, site rehabilitation and impact on the Shire road system can be appropriately addressed.

B) Key issues

There are various issues associated with the proposed development, which should be considered by the Council in determining the Development Application. Some of these issues are outlined below including:

- Environmental impact including dust;
- Amenity impacts including noise;
- Water and drainage impacts;
- Visual impacts;
- Vehicle access and road maintenance;
- Ongoing management and safety; and
- Rehabilitation.

C) Environmental impact

There are expected to be manageable environmental impacts given the extractive industry footprint is cleared and there is a requirement for appropriately designed and constructed stormwater mitigation. It is



suggested that environmental impacts can be appropriately addressed through on-going implementation of the submitted Management Plans. This includes addressing dust impacts.

All reasonable and practical measures to control dust should be suitably mitigated on an on-going basis. This includes the applicant to ensure its heavy vehicle operators drive responsibly on Sheen Road, including to limit dust. The Dust Management Plan forms part of the applicant's Management Plan (see Attachment 10.4.2).

Given the quarry has operated since 2007, the Shire administration accept the Management Plan suitably covers relevant matters. This is subject to amendments to the Management Plan Complaints Procedure including that the Shire receives notification and details of all complaints at the time of the complaint and a written response to each complaint is provided to the Shire.

D) Amenity impacts including noise

It is expected that the majority of noise generating activities on site will be from excavation of material, loading of haulage trucks and movement of haulage trucks. It is highlighted that noise from vehicles on public roads are not subject to the *Environmental Protection (Noise) Regulations (1997)*.

It is also noted that truck movements from the quarry are anticipated to be sporadic with limited or no movements for parts of the year. The applicant has advised that clay will be carted an average of 4 days per month from the site, with an average of 60 truckloads per carting day. For the majority of the year there will be no carting from the site.

The applicant has also advised that excavation machinery will generally operate from the quarry floor, with the walls of the quarry providing a noise and dust barrier. There will be a relatively short period where vehicles are located at the ground level (when stripping topsoil and overburden).

Subject to the proposed development being effectively managed, it is suggested that noise impacts of proposed development can be mitigated given:

- No blasting, screening or crushing is proposed;
- There is considerable distance between the quarry and the closest sensitive receiver (approximately 1.4 km) which addresses the Environmental Protection Authority's *Guidelines for Separation Distances between Industrial and Sensitive Land Uses*;
- Industry standards for managing noise levels are required to be implemented. This includes that all plant/machinery is to be kept well maintained and a complaints register is required to be maintained;
- The proposed development is required to address the *Environmental Protection (Noise) Regulations 1997*. Should written complaints on noise be received in the future, the Shire will separately investigate; and
- Various development conditions and advice are recommended relating to amenity and noise.

E) Water and drainage impacts

There is a need to prevent offsite impacts through ensuring drainage/run-off is appropriately designed and controlled. The applicant's Water Management Plan assesses risks and set out actions to mitigate risks. The Shire administration is satisfied that water resources can be appropriately managed through on-going implementation of the Water Management Plan.

F) Visual impacts

There is a need to maintain the broader rural landscape character. Good planning/natural resource management practice sets out opportunities to improve landscape and catchment management.

The applicant advises that once industry-extractive operations have concluded, the site will be recontoured and rehabilitated to integrate with the remainder of the property and surrounding land.

There is a requirement for the submitted Rehabilitation Management Plan, to be appropriately implemented.



G) Vehicle access and road maintenance

The site is accessed from Sheen Road which is an unsealed gravel road managed by the Shire. All heavy haulage traffic must adhere to the requirements established by Main Roads WA (MRWA) and the Heavy Vehicle Services for the Restricted Access Network. Compliance with all applicable conditions set for any section of the network is mandatory. It is the responsibility of the applicant or the haulage company to ensure adherence to MRWA requirements.

The applicant advises that extracted clay will be removed and transported via Restricted Access Vehicles (RAVs). The applicant notes that truck movements will be dependent on demand, however, advises there will be approximately 60 days of carting per year, averaging 4 carting days per month and 60 truck movements per carting day.

There will be on-going impacts on Sheen Road as a result of the quarry operations and proposed volume and type of traffic expected to be generated by the quarry. If improvements to Sheen Road are required for safety or other reasons, the Council should now consider how this will be implemented. Given the impacts and benefits of the quarry are with the applicant, it is suggested the Shire is not responsible for the costs of any upgrading of Sheen Road between the site entry and the intersection of Sheen Road and Bejoording Road (within the Shire of Goomalling). Instead, the applicant is to meet the costs of maintaining the section of Sheen Road between the site entry and the intersection of Sheen Road and Bejoording Road (within the Shire of Goomalling).

Given the above, the Shire administration recommends various conditions and advice be included with the approval relating to traffic impacts and road maintenance. For instance, the applicant to:

- Pay a road maintenance bond to the Shire, as a condition of development approval, which is maintained at \$20,000. This is to cover extraordinary expenses for immediate repair of Sheen Road created by trucks associated with the quarry;
- Make an annual payment, as part of the Extractive Industries Licence Application, to cover the ongoing costs of the Shire suitably maintaining Sheen Road between the site entry and the intersection of Sheen Road/Bejoording Road (on land within the Shire of Goomalling);
- Pay the costs of the Shire ordering and installing road signs along transport routes warning other road users of trucks entering and using the public road system; and
- Advise truck drivers to drive at a low speed on Sheen Road.

H) On-going management and safety

The applicant will need to address on-going management and safety. This includes restricting access to unauthorised persons through fencing, gates and signage.

I) Rehabilitation

The applicant is required to progressively rehabilitate land subject to quarrying to the satisfaction of the Shire. Details are set out in the Rehabilitation Management Plan.

J) Conclusion

Based on the above, it is recommended that Council approve the Development Application subject to conditions. The Council could alternatively choose to defer making a decision on the matter and seek additional information or it may determine to refuse the Development Application or approve it with alternate conditions.

Voting Requirements

Simple Majority



RESOLUTION: 20261010

Moved by Cr Butt, seconded by Cr McGill

OFFICERS' RECOMMENDATION

That Council:

1. Delegate issuing the Extractive Industries Licence to the Shire's Chief Executive for a 10 year period. Licence conditions to include an annual review of the payment from Midland Brick to the Shire to cover ongoing costs of the Shire suitably maintaining Sheen Road between the site entry and the intersection of Sheen Road/Bejoording Road (on land within the Shire of Goomalling). The annual review and payment by Midland Brick to reflect the true cost of maintenance of Sheen Road, rather than CPI, to reflect potential cost escalations.
2. Pursuant to Clause 68(2) of the *Planning and Development (Town Planning Schemes) Regulations 2015* in Schedule 2 and Part 9, and the *Shire of Goomalling Town Planning Scheme No. 3*, grants retrospective development approval, for industry-extractive (clay quarry) at Lot M488 on Plan 2973 Sheen Road, Mumberkine in accordance with the plans and information set out in Attachment 10.4.2 subject to the following conditions and advice notes:

General

1. The development hereby approved is to be carried out in accordance with the plans and documentation set out in Attachment 10.4.2, addressing all conditions, or otherwise amended by the local government and shown on the approved plans and these shall not be altered and/or modified without the prior knowledge and written consent of the local government.
2. This development approval is valid until 21 October 2036 after which date the use shall cease unless prior to that date a new Development Application has been submitted to and approved by the local government for the continuation of the use for an extended period.

Quarry operation

3. Operation of the quarry shall be restricted to the hours of 7:00am to 6:00pm Monday to Saturday. No quarry operation is to occur on Sundays or Public Holidays.
4. No blasting or crushing is undertaken.
5. The submitted Management Plan to be amended relating to complaints procedures to the satisfaction of the local government. This includes that the local government is to receive notification and details of all complaints at the time of complaint and a written response to each complaint is provided to the local government.
6. The applicant to implement the Management Plan, incorporating the Dust, Noise, Water, Refuelling, Visual Amenity and Waste Management Plans, to the satisfaction of the local government on an ongoing basis. The applicant to implement the submitted Rehabilitation Management Plan to the satisfaction of the local government.
7. The development or use of the land shall not cause or permit to cause the escape of dust in such quantity or of such nature as to unreasonably impact on the amenity of the locality.

Road user safety, road upgrading and road maintenance

8. A road maintenance bond of \$20,000 is to be paid to the local government prior to the issue of an Extractive Industries Licence. Following this, the bond amount is to be maintained at \$20,000. The road maintenance bond is for extraordinary expenses incurred by the local government for the immediate repair of Sheen Road caused by vehicles associated with the development.



9. The applicant is to make an annual payment to the local government to cover ongoing costs of the local government suitably maintaining Sheen Road between the site entry and the intersection of Sheen Road/Bejoording Road (on land within the Shire of Goomalling). The annual payment to occur during the course of the approval, to the satisfaction of the local government.
10. The applicant to meet the costs of the local government ordering and installing road signs along transport routes to warn other road users of trucks entering and using the public road system.

Safety on site

11. The site shall be fenced, gated and sign-posted against unauthorised entry, and such features shall thereafter be permanently maintained to the satisfaction of the local government.

Environmental management

12. Any major environmental incident shall be immediately reported to the local government and will require remediation to the local government's acceptance prior to further extraction.

Advice

- A) In relation to Conditions 6 and 7, measures shall be taken to minimise the amount of dust impacts associated with the operation. This includes watering access roads within Lot M488 Sheen Road and covering truck loads.
- B) The applicant should ensure that its heavy vehicle operators drive responsibly on Sheen Road, and on other roads in the Shire of Goomalling. This includes heavy vehicle speeds limited to 40kph on Sheen Road.
- C) In relation to Condition 9, details will be separately addressed as part of the Extractive Industries Licence.
- D) There is a requirement for the applicant to obtain and maintain a licence under the *Shire of Goomalling Extractive Industries Local Law 2007*.
- E) The industry-extractive use may need to obtain a works approval and/or licence for a Prescribed Premise under Part V Division 3 of the *Environmental Protection Act* and under *Schedule 1 of the Environmental Protection Regulations*.
- F) The applicant is required to also ensure that other legislative requirements are met including the *Environmental Protection (Noise) Regulations 1997*.
- G) The applicant should undertake their own Aboriginal heritage due diligence consistent with the *Aboriginal Heritage Act 1972* and associated guidelines. Where ground disturbance or development activities may affect Aboriginal cultural heritage, the applicant must obtain appropriate approvals and commission an Aboriginal heritage survey if required. It is the applicant's sole responsibility to ensure compliance with the *Aboriginal Heritage Act 1972*. The local government does not warrant that the site is free of Aboriginal heritage constraints and accepts no liability should the applicant fail to fulfil their obligations under the Act.
- H) Weeds should be appropriately controlled in accordance with Department of Primary Industries and Regional Development guidelines. This in part should address the management of declared weeds under the *Biosecurity and Agriculture Management Act 2007* and the *Biosecurity and Agriculture Management Regulations 2013*.
- I) The site is partially located in the bushfire prone area at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>. There should be no extraction operations in a declared Total Fire Ban unless an exemption is in place or during a harvest and vehicle movement ban.



- J) The issue of this approval shall not, in any way, render the Shire of Goomalling liable for damage or injury of any kind to any member of the public and/or the operators such liability shall be the sole responsibility of the applicant.
- K) The applicant should retain appropriate Public Liability Insurance to cover the entire area the subject of this approval.
- L) If the applicant is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005 Part 14*. An application must be made within 28 days of the determination.

CARRIED: 7/0

	For	Against		For	Against		For	Against
Cr Chester	✓		Cr G Chester	✓		Cr McGill	✓	
Cr Van Gelderen	✓		Cr Gibbons	✓		Cr Wilkes	✓	
Cr Butt	✓							



10.5 DEVELOPMENT APPLICATION FOR INDUSTRY – TOURIST AND VISITOR ACCOMMODATION – A1466 LOT 600, 67 RAILWAY TERRACE GOOMALLING

File Reference	A1466
Disclosure of Interest	Edge Planning & Property receive payment for planning advice to the Shire and declare a Financial Interest (section 5.70 of the <i>Local Government Act 1995</i>)
Applicant	Robert Stewart & Petar Jokich
Previous Item Numbers	Item 13.1 on 19 August 2026
Date	21 October 2026
Author	Steve Thompson – Consultant Planner
Authorising Officer	Samuel E Bryce – Chief Executive Officer
Attachments	10.5.1 Initial Development Plans and Planning Consultant Letter 10.5.2 CONFIDENTIAL Full Submissions 10.5.3 Summary of submissions 10.5.4 Applicant’s response to submissions 10.5.5 Extract from Planning and Development (Local Planning Schemes) Regulations 2015 10.5.6 Amended plans from applicant (received 16 October 2026)

Summary

For Council to consider conditional approval for a Development Application for tourist and visitor accommodation at Lot 600, 67 Railway Terrace, Goomalling.

Background

The Council, at its Ordinary Council meeting on 19 August 2026 resolved at Resolution 20260810:

“That Council:

1. Pursuant to Clause 3.2.5 of the Shire of Goomalling Town Planning Scheme No. 3, determines that the proposed tourist and visitor accommodation (classified as a ‘use not listed’) set out in Attachment 1 for Lot 600 (No. 67) Railway Terrace, Goomalling is consistent with the objectives and purposes of the Commercial Zone.
2. Note the Development Application will be advertised for public comment in accordance with Clause 64(3) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.
3. Subject to no submissions raising substantive objections, endorse the Shire’s Chief Executive Officer being delegated responsibility to determine the Development Application.”

The Shire has received a Development Application for tourist and visitor accommodation. In particular, the development proposes 3 modular accommodation buildings containing a total of 12 single bedrooms along with reusing the existing building for guest amenity facilities such as a laundry. Initial



details submitted with the application are set out in Attachment 10.5.1 which provides background information.

The site is located in the town centre, is 1157m² in area and contains an existing building which will be retained.

Consultation

The Shire administration invited comment on the Development Application for a 28-day period through placing details on the Shire website and through writing to adjoining/nearby neighbours, in accordance with Planning and Development (Local Planning Schemes) Regulations 2015.

The Shire received 3 submissions, which generally raised various issues and objections. The full submissions are set out in Attachment 10.5.2 while Attachment 10.5.3 is a summary of the submissions. The main issues and concerns raised in the submissions relate to:

- Amenity and noise;
- Effective management of guests;
- Environmental concerns;
- Uncertainty regarding use;
- Cumulative impact of additional accommodation; and
- Parking and traffic.

The applicant's response to the submissions is outlined in Attachment 10.5.4. It is suggested that objections and concerns can be suitably addressed if there is effective on-going management by the applicant.

Some matters raised in the submissions are not planning matters such as competition with existing accommodation. The list of planning matters is set out in Attachment 10.5.5.

Following the close of the advertising period, the applicant provided amended plans (Attachment 10.5.6) which show modest changes between the advertised version (Attachment 10.5.1).

Statutory Environment

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Shire of Goomalling Town Planning Scheme No. 3 (TPS3)

The property is zoned 'Commercial' in TPS3. The proposed development is consistent with zone objectives and TPS3 setbacks. Table 2 of TPS3 prescribes a nil setback in the Commercial zone. Tourist and visitor accommodation is not a defined use within TPS3 and accordingly is a 'use not listed'. The Regulations and TPS3 set the process for consultation and assessment of a use not listed which have been addressed.

Clause 3.2.5 of TPS3 states:

'If the use of land for a particular purpose is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within the interpretation of one of the use classes, the Council may;

- a) determine that the use is not consistent with the objectives and purpose of the particular zone and is therefore not permitted; or
- b) determine by absolute majority that the proposed use is consistent with the objectives and purposes of the zone and thereafter follow the advertising procedures of Clause 6.2 in considering an application for Planning Consent.'



The applicant seeks approval for 'tourist and visitor accommodation'. The *Planning and Development (Local Planning Schemes) Regulations 2015* defines this land use as:

tourist and visitor accommodation —

- (a) means a building, or a group of buildings forming a complex, that —
 - (i) is wholly managed by a single person or body; and
 - (ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and
 - (iii) may include on-site services and facilities for use by guests; and
 - (iv) in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night; and
- (b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but
- (c) does not include any of the following —
 - (i) an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);
 - (ii) a caravan park;
 - (iii) hosted short-term rental accommodation;
 - (iv) a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);
 - (v) a park home park;
 - (vi) a retirement village as defined in the Retirement Villages Act 1992 section 3(1);
 - (vii) a road house;
 - (viii) workforce accommodation;

This land use definition does not appear in the Zoning Table of TPS3.

TPS3 clause 3.5.2 Commercial Zone states the following:

'The objective for the zone is to maintain a compact and accessible town centre, providing a variety of service functions predominantly commercial, service and administrative.

Council policies will therefore be:

- a) to maintain safety and efficiency of traffic flows and provide for adequate facilities for the storage and circulation of vehicles;
- b) to preclude the storage of bulky and unsightly goods where they may be in public view;
- c) to maintain the compatibility with the general streetscape, for all new buildings and modifications to existing buildings in terms of scale, height, style, materials, street alignment and design of facades;
- d) to provide sheltered places for pedestrians;
- e) to restrict industrial type uses to service or low impact, labour intensive industries that relate to the centre functions;
- f) to reduce uses attracting large volumes of truck traffic other than to service retail outlets;
- g) to provide for residential uses only where the uses are combined with a commercial use or where the residential uses occupy a floor level where it is impracticable or inappropriate to establish a shop or office.'

The tourist and visitor accommodation development is a commercial use which is consistent with zone objectives, policies and standards.



Tourist and visitor accommodation operators are bound to comply with various levels of State Government and local government legislation.

Policy Implications

Clause 3.5.2 outlines the following policies for the Commercial Zone:

Policy	Comment
to maintain safety and efficiency of traffic flows and provide for adequate facilities for the storage and circulation of vehicles;	The applicant's initial plans provide 20 car parking spaces. The amended plans (Attachment 10.5.6) show 17 bays. There is a need to show one ACROD bay. This can be addressed through a development condition.
to preclude the storage of bulky and unsightly goods where they may be in public view;	None anticipated.
to maintain the compatibility with the general streetscape, for all new buildings and modifications to existing buildings in terms of scale, height, style, materials, street alignment and design of facades;	It is considered that the development will be compatible.
to provide sheltered places for pedestrians;	Pedestrians will be able to use an existing footpath.
to restrict industrial type uses to service or low impact, labour intensive industries that relate to the centre functions;	Not applicable
to reduce uses attracting large volumes of truck traffic other than to service retail outlets;	Not applicable

Financial Implications

The applicant has paid the Development Application fee. The applicant can request a right of review (appeal) to the State Administrative Tribunal, which may have a financial impact due to legal costs. Accordingly, any Council decision needs to be based on planning grounds

Strategic Implications

Shire of Goomalling Community Strategic Plan 2019-2029	
Outcome 2.2 – Facilitate the development of local and regional tourism	
2.2.1	Advocate, promote and market the Shire as a place to live, work and visit
2.2.2	Facilitate and support the development of tourist accommodation in the district
Outcome 2.3 – Actively support and develop local and new business	
2.3.7	Develop additional housing and other forms of accommodation to attract skilled workers to the district
Outcome 4.1 – Provide accountable and transparent leadership	
4.1.2	Enhance open and interactive communication between Council and the community
4.1.4	Provide reporting processes in a transparent, accountable and timely manner



Comment/Conclusion

Overview

It is recommended that Council approve the Development Application, based on amended plans in Attachment 10.5.6, subject to conditions. This follows assessment against the State and local planning framework, the site context and site features, the views of the submitters, the applicant's response to submissions and other available information. It is noted:

- It supports diversifying and growing the local economy and supports tourism;
- The proposed 'use not listed' of tourist and visitor accommodation is consistent with the objectives and purposes of the Commercial Zone as outlined in TPS3;
- Adequate on-site car parking will be provided;
- Traffic can be accommodated on local roads;
- There are no environmental impacts if noise is effectively managed;
- There are no objections from other Shire officers/units; and
- Development conditions can assist to control the use and management of the development.

This proposal aims to build new short-stay accommodation in Goomalling which will bolster tourism, investment and local economic development. While noting the above, there are various issues which should be considered by the Council in determining the Development Application (based on amended plans in Attachment 10.5.6). Some of these issues are outlined below.

Setbacks

The proposal is consistent with TPS3 setbacks in the Commercial zone. Table 2 – Development Table enables a nil setback in the Commercial zone. The applicant proposes the new buildings to be setback 1.0m from the eastern boundary and 2.1m from the southern boundary.

Car Parking

TPS3 does not set carparking standards and the Council has not endorsed a planning policy or parking standards.

The applicant proposes a total of 17 bays which suitably addresses parking requirements. As previously outlines, there is a need to show one ACROD bay. This can be addresses through a development condition. Separate to this, there is considerable existing nearby on-street parking bays in Railway Terrace.

Landscaping

TPS3 does not set a landscaping standard. The proposed open space and landscaping are considered suitable noting the new development is effectively screened by retaining the existing building.

Amenity and design

The retention of the existing building will assist to retain local amenity when viewed from Railway Terrace. The submitted plans propose a functional development that is enhanced through provision of a verandah for environmental comfort for guests and which enhances the design. The development will be single storey with each unit orientated internally to the site.

Noise

The proposed development is located in the commercial area. If appropriately managed, the impacts of the tourist and visitor accommodation are considered compatible in the town centre.

The Shire acknowledges the concerns from some submitters with regards to noise and anti-social behaviour. The *Environmental Protection (Noise) Regulations 1997* apply to the site (and throughout Western Australia). Should written complaints on noise be received in the future, the Shire will separately investigate.



Effective management of guests

Post advertising, the applicant has provided a draft Accommodation Management Plan and a draft Guest Code of Conduct. The applicant has also provided commitments in responding to submissions. To address the concerns raised, the applicant proposes that various measures will be implemented including:

- Quiet hours for guests;
- Guest and vehicle limits;
- Clear parking instructions including no parking on the verge;
- Nominated contact person for neighbour concerns;
- Regular cleaning and property inspections; and
- Clear bin and waste management procedures.

There are several recommended development conditions that seek to minimise land use impacts and encourage appropriate neighbourly relations. This includes a recommended condition requiring the applicant to gain approval and effectively implement a Management Plan. The Management Plan, amongst matters, will address visitor behaviour and other relevant management measures to avoid adverse impacts on the area's amenity.

Servicing

The development is required to be suitably serviced prior to occupation which is addressed in various conditions. This includes impervious areas are suitably drained, parking and vehicle access are sealed, and the development is connected to required services.

Signage

No details of signage have been provided at this stage. Subject to proposed signage, there may be a requirement for a separate Development Application.

Other approvals

Subject to the Council's decision on the Development Application, there are additional health and building considerations to later address.

Conclusion

The proposed development complies with use, setbacks and other requirements set out within TPS3. Suitable on-site parking is provided. Given that the proposed development is consistent with TPS3 objectives and standards, it is recommended that conditional approval be granted. There will be a need for ongoing effective management of guests.

Voting Requirements

Simple Majority



RESOLUTION: 20261002

Moved by Cr G Chester, seconded by Cr Van Gelderen

OFFICERS' RECOMMENDATION

That Council, pursuant to Clause 68 (2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule 2 and Part 9, and the *Shire of Goomalling Town Planning Scheme No. 3*, grants development approval to the proposed tourist and visitor accommodation at Lot 600 (No. 67) Railway Terrace, Goomalling in accordance with the submitted plans and specifications as attached at Attachment 10.5.6 subject to compliance with the following conditions:

1. The development hereby approved is to be carried out generally in accordance with the plans and specifications submitted with the application and these shall not be altered and/or modified without the prior knowledge and written consent of the local government.
2. This development approval shall lapse and be of no further effect if the development hereby permitted has not been substantially commenced within 2 years of the date hereof. Where the Development Approval has lapsed, no further development is to be carried out.
3. The use is limited to Tourist and Visitor Accommodation, with a maximum of 12 guests at any one time and one guest per bedroom.
4. Prior to occupation of the development, the car parking, vehicle manoeuvring and vehicle access shown on the approved site plan, including the provision of universally accessible (disabled person/ACROD) carparking bay, are to be constructed (sealed), drained, and line marked to the satisfaction of the local government. Thereafter, these areas are to be maintained to the satisfaction of the local government and be made available for such use at all times and not used for any other purpose.
5. All stormwater is to be suitably designed, detained and constructed on the site before connection to the local government's drainage system to the satisfaction to the local government. The works are to be suitably implemented prior to occupation and then maintained to the satisfaction of the local government.
6. The development is to be connected to the reticulated sewerage system and connected to the reticulated water system prior to occupation.
7. Prior to lodging an application for a Building Permit, a detailed landscaping and reticulation plan for the site must be submitted to and approved to the satisfaction of the local government. Prior to occupation, landscaping and reticulation is to be completed in accordance with the approved plans or any approved modifications thereto to the satisfaction of the local government. Following this, landscaping is to be suitably maintained to the satisfaction of the local government.
8. The development is not to impact local amenity by reason of noise. In particular, no grinding, sharpening or maintenance of shearing or other equipment takes place on the site.
9. The outdoor communal area is not used between 9.30pm and 7.00am, and no amplified music is played outdoors.
10. The applicant is to submit and gain local government approval for a Management Plan and a Guest Code of Conduct, prior to occupation of the development, which addresses the responsibility for the behaviour of guests/visitors and the management measures to be implemented to minimise adverse impacts on the amenity of the locality. Following this, the Management Plan is to be suitably implemented to the satisfaction of the local government.
11. The manager's name and 24-hour contact details are displayed at the site entrance and kept up to date.



12. Any lighting devices are to be positioned and shielded so as not to cause any direct, reflected or incidental light to encroach beyond property boundaries, in accordance with *Australian Standard AS4282*.
13. Any air-conditioning plants are located away from the residential boundary where practicable.
14. A Waste Management Plan is submitted to and approved by the local government prior to lodging an application for a Building Permit and thereafter suitably implemented to the satisfaction of the local government. The plan to include the following details to the satisfaction and specification of the local government:
 - i) The location of bin storage areas and bin collection areas;
 - ii) The number, volume and type of bins, and the type of waste to be placed in the bins;
 - iii) Details on the future ongoing management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas; and
 - iv) Frequency of bin collections.
15. A smoke alarm is installed in each unit on or near the ceiling in every bedroom prior to occupation.
16. A system of emergency lighting must be installed in each unit, prior to occupation, to assist evacuation of occupants in the event of fire, and this lighting must:
 - (i) be activated by a smoke alarm(s) (required by the previous Condition); and
 - (ii) consist of:
 - a. a light incorporated within the smoke alarm(s) itself; or
 - b. lighting located within the area served by the required smoke alarm(s).
17. Boundary screening is suitably installed prior to occupation and maintained thereafter to the satisfaction of the local government.
18. No person is permitted to stay on the property for a period of more than 3 months in any 12-month period.

Advice:

- A) In relation to Condition 10, the Management Plan and Guest Code of Conduct are to address matters including:
 - The responsibility for guest/visitor behaviour and management measures to be implemented to minimise adverse impact on the amenity of the locality;
 - Seek the operation to be a good neighbour and be considerate including noise;
 - Restricting the maximum number and type of, and/or managing pets; and
 - Parking of vehicles.
- B) In relation to Condition 10, the applicant is to make appropriate arrangements, prior to occupation, outlining how they will advise patrons of the Management Plan. This should include information provided on the website, social media platforms, tourist accommodation booking platforms and in each unit.
- C) The applicant should ensure that guests (and as relevant their pets) are considerate of neighbours at all times. In particular, activities should be especially low in volume between 9.00pm and 7.00am and are to comply with the *Environmental Protection (Noise) Regulations 1997*.
- D) The property may be impacted by rail freight noise as set out in *State Planning Policy 5.4 Road and Rail Noise* which is outlined at <https://www.wa.gov.au/government/publications/state-planning-policy-54-road-and-rail-noise>.

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- E) The applicant is advised that the approved development must comply with all relevant provisions of the *Health (Miscellaneous Provisions) Act 1911*, *Public Health Act 2016* and the *Shire of Goomalling Health Local Laws*.
- F) It is recommended that the applicant liaise with a certified Building Practitioner regarding the level of proposed accessible compliant accommodation bedrooms/units and the developments general compliance with requirements of the *National Construction Code* and other relevant legislation/standards.
- G) The proponent is advised that this development approval is not a Building Permit. A Building Permit must be formally applied for and obtained from the local government before the commencement of any site and/or development works.
- H) Some signs are exempt from development approval while other signs require a Development Application to the Shire. Please contact the Shire for further details.
- I) The applicant should ensure that a suitable Public Liability Insurance Policy is always maintained while the holiday accommodation use is operating.
- J) If the applicant is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

CARRIED: 7/0

	For	Against		For	Against		For	Against
Cr Chester	✓		Cr G Chester	✓		Cr McGill	✓	
Cr Van Gelderen	✓		Cr Gibbons	✓		Cr Wilkes	✓	
Cr Butt	✓							



10.6 ADOPTION OF BUSH FIRE RISK MANAGEMENT PLAN 2026-2028

File Reference	05.2	
Disclosure of Interest	Nil	
Applicant	Not Applicable	
Previous Item Numbers	Item 10.5, 19 November 2025	
Date	21 October 2026	
Author	Linley Dreghorn – Executive Assistant	
Authorising Officer	Samuel E Bryce – Chief Executive Officer	
Attachments	10.6.1	Shire of Goomalling Bushfire Risk Management Plan

Summary

The Shire of Goomalling Bush Fire Advisory Committee met on 13 October 2026 and request Council's consideration of its recommendation to endorse the Bushfire Risk Management Plan as Attachment 10.6.1.

Background

Under the State Hazard Plan (Fire) an integrated Bushfire Risk Management Plan (BRM Plan) is to be developed for local governments identified as having a significant bushfire risk. This BRM Plan has been prepared for the Shire of Goomalling in accordance with the requirements of the Guidelines for Preparing a Bushfire Risk Management Plan.

The risk management processes used to develop this BRM Plan are aligned to the key principles of AS/NZS ISO 31000:2009 Risk management – Principles and guidelines (AS/NZS ISO 31000:2009), as described in the Second Edition of the National Emergency Risk Assessment Guidelines (NERAG 2015). This approach is consistent with the policies of the State Emergency Management Committee.

This BRM Plan is a strategic document that identifies assets at risk from bushfire and their priority for treatment. The resulting 'Treatment Schedule' sets out a broad program of coordinated multi-agency treatments to address risks identified in the BRM Plan. Government agencies and other land managers responsible for implementing treatments participate in developing the BRM Plan to ensure treatment strategies are collaborative and efficient, regardless of land tenure. Treatments will be guided by risk priority, not land tenure, and will not be limited to local government managed lands.

Consultation

Shire of Goomalling Executive
Shire of Goomalling CESM
Bushfire Advisory Committee
Shire of Goomalling Elected Members

Statutory Environment

Local Government Act 1995
Bush Fires Act 1954

Policy Implications

Comply with the Shire of Goomalling Risk Management Framework



Financial Implications

There are no significant financial implications at this stage however Council will have the ability to access mitigation funding once the plan is adopted.

Strategic Implications

Shire of Goomalling Community Strategic Plan 2019-2029	
Outcome 1.4 – Provide services and processes to enhance public safety	
1.4.2	Provide, monitor and improve adequate bush fire protection provisions
1.4.3	Support provision of emergency services

Comment/Conclusion

The aim of the BRM Plan is to document a coordinated and efficient approach toward the identification, assessment and treatment of assets exposed to bushfire risk within The Shire of Goomalling.

The overarching objective of the BRM Plan is to effectively manage bushfire risk within the Shire of Goomalling to protect people, assets and other things of local value. Additional objectives of this BRM Plan include:

- Guide and coordinate a tenure blind, multi-agency bushfire risk management program over a five-year period.
- Document the process used to identify, analyse and evaluate risk, determine priorities and develop a plan to systematically treat risk.
- Facilitate the effective use of the financial and physical resources available for bushfire risk management activities.
- Integrate bushfire risk management into the business processes of local government, landowners and other agencies.
- Ensure there is integration between landowners and bushfire risk management programs and activities.
- Monitor and review the implementation of treatments to ensure treatment plans are adaptable and risk is managed at an acceptable level.

Voting Requirements

Simple Majority

RESOLUTION: 20261011

Moved by Cr G Chester, seconded by Cr Wilkes

That Council:

1. ENDORSES the Shire of Goomalling Bushfire Risk Management Plan as per Attachment 10.6.1.

CARRIED: 7/0

	For	Against		For	Against		For	Against
Cr Chester	✓		Cr G Chester	✓		Cr McGill	✓	
Cr Van Gelderen	✓		Cr Gibbons	✓		Cr Wilkes	✓	
Cr Butt	✓							



10.7 RESIDENTIAL LEASE – 59 RAILWAY TERRACE GOOMALLING

File Reference	13.14G
Disclosure of Interest	Nil
Applicant	Various Applicants
Previous Item Numbers	Nil
Date	21 October 2026
Author	Linley Dreghorn – Executive Assistant
Authorising Officer	Samuel E Bryce – Chief Executive Officer
Attachments	10.7.1 Summary of Applicants

Summary

That Council authorise the Chief Executive Officer to establish a recurring fixed-term residential lease for 59 Railway Terrace, Goomalling, for a term of twelve (12) months.

Background

The Shire-owned residence at 59 Railway Terrace, Goomalling, was previously leased to a Shire employee. In August 2026, the tenant advised the Shire that they did not intend to renew the lease.

On 26 August 2026, the property was advertised through the Shire's website and Facebook pages. Notice was also provided to all persons who had requested inclusion on the waiting list for Shire rental properties. The advertisement remained open until 16 October 2026, and XX applications were received.

Consultation

Nil

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Shire of Goomalling Community Strategic Plan 2019-2029	
Outcome 2.3 Actively Support and Develop Local and New Business	
2.3.7	Develop additional housing and other forms of accommodation to attract skilled workers to the district
Outcome 4.2 Maintain and strengthen the Shire's capability and capacity	
4.2.3	Use resources efficiently and effectively

Comment/Conclusion



Voting Requirements

Simple Majority

RESOLUTION: 20261012

Moved by Cr Gibbons, seconded by Cr Wilkes

That Council:

1. Authorises the Chief Executive Officer to establish a re-occurring twelve (12) month fixed term lease with the successful applicant Robert Nilolaou and Jennifer Hasel for 59 Railway Terrace Goomalling.

CARRIED: 7/0

	For	Against		For	Against		For	Against
Cr Chester	✓		Cr G Chester	✓		Cr McGill	✓	
Cr Van Gelderen	✓		Cr Gibbons	✓		Cr Wilkes	✓	
Cr Butt	✓							



10.8 APPLICATION – 3-6 DOGS – 5784 NORTHAM-PITHARA ROAD, WALYORMOURING

File Reference	5.3
Disclosure of Interest	Nil
Applicant	Joan and Dean Bradock
Previous Item Numbers	No Direct
Date	21 October 2026
Author	Linley Dreghorn – Executive Assistant
Authorising Officer	Samuel E Bryce – Chief Executive Officer
Attachments	Nil

Summary

The purpose of the report is to assess an application to keep four (4) dogs on a 4.0223-hectare property located at 5784 Northam-Pithara Road, Walyormouring.

Background

Date of Inspection: 09 October 2026
Applicant Name: Joan and Dean Bradock
Property Address: 5784 Northam-Pithara Road, Walyormouring WA 6460
Size of Property: 4.0223-hectares
Ranger: Keith Squibb

Number of Dogs	Dog Name	Breed	Colour	Age	Sex	Regn #
1	Capi	Bull Arab X	White	5-6	M	LT00465
2	Sherlock	Kelpie X	Black	6-9	M	LT00466
3	Skye	Cavalier	Blenheim	12-9	F	LT00464
4	Penny	Cavalier	Blenheim	9-6	F	LT00467



Capi



Sherlock



Skye



Penny

Fencing:

Materials used for Fencing: The house yard fence is new and is 1.5 meters high made from dog ring lock, copper logs and star pickets. There is a 1.2-meter-high double gate with a lock that enters the house yard and a single gate at the back. Both gates are secure. The house yard is approximately 1 acre in total.



Locking devices on gates: The front gate has a padlock, and the back gate is chained shut.

Housing:

Means of housing: The dogs are free to move around the back yard. There is a large undercover veranda area that contains lounges for the dogs to sit on. There is a doggy door that goes into the house and the dogs have full access to the house.

Bedding:

The dogs sleep on the lounge under the veranda or various dog beds throughout the house.

Water Supply:

There is a metal water dish inside the house. There is also outside automatic water dispensers that the dogs use mainly in Summer.

Condition of Existing Dogs: ☒ **Suitable** ☐ **Not Suitable**

Details: The dogs are in a good health condition and very friendly. All dogs are sterilised, microchipped and registered for life.

Ranger Notes:

All dogs showed normal behaviour upon Ranger's arrival on the property. The dogs did not show any signs of aggression towards each other. The dogs are in excellent condition, and the dogs exercise area is very large. The owners have erected a very secure house yard for the dogs, and it is obvious that they are very much part of the family.

Due to the location Council did not need to write to any adjoining neighbours. The property is 4.0223 hectares in size surrounded by broad acre farming.

Consultation

Nil

Statutory Environment

Local Government Act 1995

Dog Act 1976

Shire of Goomalling local Law Relating to Dogs 1997

Policy Implications

Council has previously granted these applications where appropriate.

Financial Implications

There are no specific financial implications to this matter.

Strategic Implications

Shire of Goomalling Community Strategic Plan 2019-2029

This matter is not dealt with in the Shire of Goomalling Community Strategic Plan

Comment/Conclusion

Ranger Recommendation: The Ranger knows the owners to be responsible dog owners. The owners have previously been approved for a 3-6 Dog Application, therefore recommend the approval of this application.

Voting Requirements

Simple Majority



RESOLUTION: 20261013

Moved by Cr McGill, seconded by Cr G Chester

That Council:

1. APPROVE the application for four (4) dogs to be housed at 5784 Northam-Pithara Road, Walyormouring, WA 6460 in accordance with Section 26.3 of the *Dog Act 1976* with the following conditions:
 - a. All four (4) dogs are to be registered, and remain registered, with the Shire of Goomalling in accordance with the *Dog Act 1976*
 - b. All four (4) dogs are to remain at the property of 5784 Northam-Pithara Road, Walyormouring and any relocation to an alternative place of residence nullifies this approval.
 - c. The exemption applies only to the four (4) dogs stated on the application. Once any of the dogs are deceased, sold or otherwise disposed of, the exemption for that particular dog ceases to have effect.
 - d. The exemption will cease to have effect on the date of any offence relating to the *Dog Act 1976* or *Animal Welfare Act 2002* in respect of any of the dogs, or any person in charge of those dogs.
 - e. The subject property must be kept clear of all animal excreta using proper disposal methods.
 - f. Adequate cover and protection are always to be available to the dogs.
 - g. The dogs are to be adequately confined in accordance with Section 18 of the Shires Dog Local Law.
 - h. The property is to be inspected as required by the Council Ranger.
 - i. Access to the property is to be given to the Council Ranger for the Annual Inspection, or more regularly if the Council so determines.

CARRIED: 7/0

	For	Against		For	Against		For	Against
Cr Chester	✓		Cr G Chester	✓		Cr McGill	✓	
Cr Van Gelderen	✓		Cr Gibbons	✓		Cr Wilkes	✓	
Cr Butt	✓							



11. WORKS REPORTS

11.1 Works Manager Report

Meckering Road – Regional Road Group Project – SLK – 15.20 – 17.20

Widening and reconstruction works have commenced with shoulder reconstruction, corner widening and culvert installation works completed so far. Further road reconstruction works will commence again in February after harvest.



Swimming Pool – Leaks

Repairs to the balance tank have been successful so far, with the system up and operational. Prices will be sourced for an upgrade to occur if any other issues arise or at the end of the pool season.





Caravan Park – Motel Unit Repairs and Upgrade

The upgrade works to the Motel Unit 4 bathroom are progressing well.

Wall repairs, tile removal and retiling along with cabinet and shower screen replacement will occur under the scope of works. It is anticipated that Unit 3 repair works will be completed by 12.10.16





11.2 Works Crew Report –September 2026

DATE	WORK DESCRIPTION
1	Kroe Hut and Rowles Road - Gravel patch sand holes, clay and rock areas/Meckering Road - SLK 15.20 to 17.20 - Reconstruct unsealed shoulders, cart in embankment fill on topside of corner in preparation for widening/Road network - Prune vegetation blocking signs and overhanging vegetation on verges.
2	Rubbish run/Refuse site maintenance/Meckering Road - SLK 15.20 to 17.20 - Reconstruct unsealed shoulders, cart in embankment fill on topside of corner in preparation for widening/Road network - Prune vegetation blocking signs and overhanging vegetation on verges/Bolgart East Road - Gravel patch sand holes, clay and rock areas.
3	Meckering Road - SLK 15.20 to 17.20 - Install new 450 mm pipes in preparation for widening/Road network - Prune vegetation blocking signs and overhanging vegetation on verges/Bolgart East Road - Gravel patch sand holes, clay and rock areas.
4	Rubbish run/Refuse site maintenance/Konnongorring Hall - Clean and restock toilets/Road network - Prune vegetation blocking signs and overhanging vegetation on verges/Meckering Road - SLK 15.20 to 17.20 - Install new 450 mm pipes in preparation for widening.
5/6	WEEKEND
7	Rubbish run/Refuse site maintenance/Konnongorring Hall - Clean and restock toilets/Road network - Prune vegetation blocking signs and overhanging vegetation on verges/Meckering Road - SLK 15.20 to 17.20 - Install new 450 mm pipes in preparation for widening.
8	Beecroft Road - SLK 0.10 to 2.00 - Gravel sheet at 100 mm compacted/Road network - Prune vegetation blocking signs and overhanging vegetation on verges/Calingiri Road - Repairing bitumen potholes and edge breaks with cold mix.
9	Rubbish run/Refuse site maintenance/Beecroft Road - SLK 0.10 to 2.00 - Gravel sheet at 100 mm compacted/Road network - Prune vegetation blocking signs and overhanging vegetation on verges.
10	Beecroft Road - SLK 0.10 to 2.00 - Gravel sheet at 100 mm compacted/Road network - Prune vegetation blocking signs and overhanging vegetation on verges.
11	Rubbish run/Refuse site maintenance/Konnongorring Hall - Clean and restock toilets/Beecroft Road - SLK 0.10 to 2.00 - Gravel sheet at 100 mm compacted/Road network - Prune vegetation blocking signs and overhanging vegetation on verges.
12/13	WEEKEND
14	Rubbish run/Refuse site maintenance/Konnongorring Hall - Clean and restock toilets.
15	Beecroft Road - SLK 0.10 to 2.00 - Gravel sheet at 100 mm compacted/Refuse Site - Backfill household pit, push and level concrete rubble, metal waste pit maintenance.
16	Rubbish run/Refuse site maintenance/Beecroft Road - SLK 0.10 to 2.00 - Gravel sheet at 100 mm compacted/Road network - Prune vegetation blocking signs and overhanging vegetation on verges.
17	Beecroft Road - SLK 0.10 to 2.00 - Gravel sheet at 100 mm compacted/Road network - Prune vegetation blocking signs and overhanging vegetation on verges.
18	Rubbish run/Refuse site maintenance/Konnongorring Hall - Clean and restock toilets/Beecroft Road - SLK 0.10 to 2.00 - Gravel sheet at 100 mm compacted/Road network - Prune vegetation blocking signs and overhanging vegetation on verges/Works Requests - Complete various tasks and deliveries from works request forms.
19/20	WEEKEND
21	Rubbish run/Refuse site maintenance/Konnongorring Hall - Clean and restock toilets/Beecroft Road - SLK 0.10 to 2.00 - Gravel sheet at 100 mm compacted/Staff training - Traffic management course.

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DATE	WORK DESCRIPTION
22	Beecroft Road - SLK 0.10 to 2.00 - Gravel sheet at 100 mm compacted/Road network - Prune vegetation blocking signs and overhanging vegetation on verges/Works Requests - Complete various tasks and deliveries from works request forms/Staff training - Traffic management course.
23	Rubbish run/Refuse site maintenance/Meckering Road - SLK 15.20 to 17.20 - Cart 14 mm aggregate for bitumen sealing works/Staff training - Traffic management course/Road network - Prune vegetation blocking signs and overhanging vegetation on verges.
24	Meckering Road - SLK 15.20 to 17.20 - Cart 14 mm aggregate for bitumen sealing works/Staff training - Traffic management course/Road network - Prune vegetation blocking signs and overhanging vegetation on verges.
25	Rubbish run/Refuse site maintenance/Konnongorring Hall - Clean and restock toilets/Meckering Road - SLK 15.20 to 17.20 - Cart 14 mm aggregate for bitumen sealing works/Staff training - Traffic Management Course/Works Requests - Complete various tasks and deliveries from works request forms.
26/27	WEEKEND
28	PUBLIC HOLIDAY
29	Rubbish run/Refuse site maintenance/Konnongorring Hall - Clean and restock toilets.
30	Refuse Site - Backfill household pit, push and level concrete rubble, metal waste pit maintenance/Contract - Refuse site scrap metal removal/Road network - Prune vegetation blocking signs and overhanging vegetation on verges/Maintenance grading - Oak Park Road.

**11.3 Parks & Gardens Report – September 2026**

DATE	WORK DESCRIPTION
1	Football and Hockey - Post home game maintenance/Anstey Park - Mow and edge lawn, garden bed maintenance/Nature Playground - playground inspection and maintenance, mow lawn, garden bed maintenance/APU - Edge, mow lawns, garden bed maintenance.
2	Hockey oval - mow, weed control, trim surrounds/GSC surrounds - Rake and remove leaves and debris, weed control/Football and Hockey oval - Ironman and Terreplex for PH control/Millsteed - edge and mow lawns, garden bed and rose plant maintenance/Cemetery - Rake and remove debris, weed control, clean downs access paths.
3	Tennis Pavilion - Edge and mow laws, clean paths and access areas/Pavilion and Gym - Edge and mow laws, clean paths and access areas/Cemetery - Rake and remove debris, weed control, clean downs access paths/Residential housing - garden bed and front yard maintenance.
4	Public Toilets and Memorial Park - rake and tidy/Swimming Pool - edge, mow lawns, garden bed maintenance, weed control.
5/6	WEEKEND
7	Public Toilets and Memorial Park - rake and tidy/Football oval - mow, weed control, trim surrounds/Tennis and Netball Courts, clean and remove debris/APU - Edge, mow lawns, garden bed maintenance.
8	Hockey and Football oval - Home game preparation works/GSC oval playground - Playground inspection and clean/Town site - Weed control on street verges and vacant blocks.
9	Hockey and Football oval - Home game preparation works/GSC surrounds - Rake and remove leaves and debris, weed control/Town site - Weed control on street verges and vacant blocks/Swimming Pool - edge, mow lawns, garden bed maintenance, weed control/Millsteed - edge and mow lawns, garden bed and rose plant maintenance.
10	Hockey and Football oval - Home game preparation works/Pavilion and Gym - Edge and mow laws, clean paths and access areas/Townsite - sweep, clean debris from streets, drains and verges/Verti mowing - Swimming Pool lawns.
11	Public Toilets and Memorial Park - rake and tidy/Hockey and Football oval - Home game preparation works/Townsite - sweep, clean debris from streets, drains and verges/Railway Terrace - Mow, trim weeds, remove limbs and debris on Railway side gardens and verge.
12/13	WEEKEND
14	Public Toilets and Memorial Park - rake and tidy/Football and Hockey - Post home game maintenance/Verti mowing - Swimming Pool lawns/47 James Street - Prune shrubs and trees in yards.
15	Football and Hockey - Post home game maintenance/Verti mowing - Swimming Pool lawns/47 James Street - Prune shrubs and trees in yards.
16	Hockey and Football oval - School sports preparation works/Verti mowing - Swimming Pool lawns/Millsteed - edge and mow lawns, garden bed and rose plant maintenance/Anstey Park - Mow and edge lawn, garden bed maintenance.
17	Nature Playground - playground inspection and maintenance, mow lawn, garden bed maintenance
18	Public Toilets and Memorial Park - rake and tidy
19/20	WEEKEND
21	Public Toilets and Memorial Park - rake and tidy/Slater Homestead - edge and mow lawns, garden bed maintenance, rake and remove debris from surrounds, weed control/Pavilion and Gym - Edge and mow laws, clean paths and access areas/Clearing permit offset sites - Weed control on offset sites to meet conditions on clearing permits for Meckering and Calingiri Roads.

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DATE	WORK DESCRIPTION
22	Clearing permit offset sites - Weed control on offset sites to meet conditions on clearing permits for Meckering and Calingiri roads/Anstey Park - Mow and edge lawn, garden bed maintenance/Tennis pavilion - Edge and mow laws, clean paths and access areas.
23	Clearing permit offset sites - Weed control on offset sites to meet conditions on clearing permits for Meckering and Calingiri roads/Nature Playground - playground inspection and maintenance, mow lawn, garden bed maintenance/GSC surrounds - Rake and remove leaves and debris, weed control.
24	Bridges - Vegetation control where required/Townsite Verge Lawns - edge and mow lawns on street verges, inspect reticulation/Hockey oval - mow, weed control, trim surrounds.
25	Public Toilets and Memorial Park-rake and tidy/Bridges - Vegetation control where required/Millstead - edge and mow lawns, garden bed and rose plant maintenance/Football oval - mow, weed control, trim surrounds.
26/27	WEEKEND
28	PUBLIC HOLIDAY
29	Public Toilets and Memorial Park-rake and tidy/Mortlock Lodge - Edge, mow lawns, garden bed maintenance/Townsite Verge Lawns - edge and mow lawns on street verges, inspect reticulation/Shire Offices - Blow down verandas and access areas, rake and remove leaves and debris from rear carpark/Swimming Pool - edge, mow lawns, garden bed maintenance, weed control.
30	Football oval - mow, weed control, trim surrounds/Railway Terrace - Mow, trim weeds, remove limbs and debris on Railway side gardens and verge.



11.4 Plant Report – September 2026

FLEET	MACHINE	KM/HRS START	KM/HRS END	KMS/HRS COMPLETED
GO 009	UTE	-133739	135013	1274
GO 010	JD TRACTOR	0	0	0
GO 015	SUV	-3250	7296	4046
GO 016	UTE	-207184	207265	81
GO 017	LUIGONG LOADER	-2397	2557	160
GO 018	TIPPER TRUCK	-323856	324060	204
GO 019	P/MOVER TRUCK	-23906	29095	5189
GO 020	12 H	-20118	20260	142
GO 021	12 M	-12826	12843	17
GO 022	STEEL ROLLER	-5121	5129	8
GO 023	UTE	-39595	41150	1555
GO 024	CASE LOADER	-619	625	6
GO 025	MULTI ROLLER	0	0	0
GO 026	UTE	-368275	372316	4041
GO 027	SMALL TRUCK	-299815	299860	45
GO 028	WATER TRUCK	-150989	151328	339
GO 034	MASSEY TRACTOR	-7381	7381	0
GO 035	SKID STEER	-330	343	13
GO 037	UTE	-135819	136666	847
GO 038	UTE	-250869	252890	2021
GO 039	UTE	-323025	323365	340
GO 041	SMALL TRUCK	-230079	231289	1210
GO 042	UTE	-19770	25680	5910
GO 050	FORD UTE	-204407	205633	1226
GO 162	UTE	-250157	250893	736

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GO 009	UTE			
GO 010	JD TRACTOR			
GO 015	SUV			
GO 016	UTE			
GO 017	LUIGONG LOADER			
GO 018	TIPPER TRUCK			
GO 019	P/MOVER TRUCK			
GO 020	12 H	Service		
GO 021	12 M			
GO 022	STEEL ROLLER	Fuel system leaks		
GO 023	UTE			
GO 024	CASE LOADER			
GO 025	MULTI ROLLER			
GO 026	UTE			
GO 027	SMALL TRUCK			
GO 028	WATER TRUCK			
GO 034	MASSEY TRACTOR			
GO 035	SKID STEER			
GO 037	UTE			
GO 038	UTE			
GO 039	UTE			
GO 041	SMALL TRUCK			
GO 042	UTE			
GO 050	FORD UTE			
GO 162	UTE			
GO 183	UTE			
MISC PLANT				
MISC PLANT				



11.5 Building Maintenance Report – September 2026

DATE	WORK DESCRIPTION
1	Meckering Road - SLK 15.20 to 17.20 - Install new 450 mm pipes in preparation for widening.
2	Sewer Pump station - Maintenance/Imhoff - maintenance/Chlorinator maintenance/Caravan Park - Motel unit shower leak repairs and upgrade works.
3	Caravan Park - Motel unit shower leak repairs and upgrade works/Swimming Pool - Fence, Tiles and general repairs completed/Sewer - Forrest Street clear blockage.
4	Sewer Pump station - Maintenance/Imhoff - maintenance/Chlorinator maintenance/Cemetery - Assist with burial duties/Swimming Pool - Fence, Tiles and general repairs completed.
5/6	WEEKEND
7	Sewer Pump station - Maintenance/Imhoff - maintenance/Chlorinator maintenance/Swimming Pool - Fence, Tiles and general repairs completed.
8	Swimming Pool - Fence, Tiles and general repairs completed/Chlorinator - maintenance and repairs.
9	Sewer Pump station - Maintenance/Imhoff - maintenance/Chlorinator maintenance and repairs/Caravan Park - Motel unit shower leak repairs and upgrade works/James Street - Repairs on damaged footpath sections assisted by DWC Bus.
10	James Street - Repairs on damaged footpath sections assisted by DWC Bus/Caravan Park - Motel unit shower leak repairs and upgrade works/Swimming Pool - Fence, Tiles and general repairs completed.
11	Sewer Pump station - Maintenance/Imhoff - maintenance/Chlorinator maintenance/Swimming Pool - Fence, Tiles and general repairs completed/Sewer - James Street clear blockage
12/13	WEEKEND
14	Sewer Pump station - Maintenance/Imhoff - maintenance/Chlorinator maintenance/Caravan Park - Motel unit shower leak repairs and upgrade works/Swimming Pool - Fence, Tiles and general repairs completed/Works Requests - Complete various tasks and deliveries from works request forms.
15	WHS - Electrical test and tagging/ Caravan Park - Motel unit shower leak repairs and upgrade works/Works Depot - Install sign racks.
16	Sewer Pump station - Maintenance/Imhoff - maintenance/Chlorinator maintenance/WHS - Electrical test and tagging/ Caravan Park - Motel unit shower leak repairs and upgrade works/Works Depot - Install sign racks/Swimming Pool - Fence, Tiles and general repairs completed.
17	Caravan Park - Motel unit shower leak repairs and upgrade works/Works Depot - Install sign racks/Swimming Pool - Fence, Tiles and general repairs completed.
18	Sewer Pump station - Maintenance/Imhoff - maintenance/Chlorinator maintenance/Caravan Park - Motel unit shower leak repairs and upgrade works/Works Depot - Install sign racks/Swimming Pool - Fence, Tiles and general repairs completed.
19/20	WEEKEND
21	Sewer Pump station - Maintenance/Imhoff - maintenance/Chlorinator maintenance/Caravan Park - Motel unit shower leak repairs and upgrade works/Works Depot - Install sign racks/Swimming Pool - Fence, Tiles and general repairs completed.
22	Caravan Park - Motel unit shower leak repairs and upgrade works/Works Depot - Install sign racks/Swimming Pool - Fence, Tiles and general repairs completed.
23	Sewer Pump station - Maintenance/Imhoff - maintenance/Chlorinator maintenance/Caravan Park - Motel unit shower leak repairs and upgrade works/Works Depot - Install sign racks/Swimming Pool - Fence, Tiles and general repairs completed.
24	Caravan Park - Motel unit shower leak repairs and upgrade works/Works Depot - Install sign racks/Swimming Pool - Fence, Tiles and general repairs completed.

SHIRE OF GOMMALLINGUNCONFIRMED MINUTES FOR ORDINARY MEETING OF COUNCIL
WEDNESDAY 21 OCTOBER 2026

DATE	WORK DESCRIPTION
25	Sewer Pump station - Maintenance/Imhoff - maintenance/Chlorinator maintenance/Caravan Park - Motel unit shower leak repairs and upgrade works/Works Depot - Install sign racks/Swimming Pool - Fence, Tiles and general repairs completed.
26/27	WEEKEND
28	PUBLIC HOLIDAY
29	Sewer Pump station - Maintenance/Imhoff - maintenance/Chlorinator maintenance/Caravan Park - Motel unit shower leak repairs and upgrade works/Works Depot - Install sign racks/Swimming Pool - Fence, Tiles and general repairs completed/Gumnuts - Clear drain blockage/Mosquito control - Control works in water bodies in and close to the townsite.
30	Caravan Park - Motel unit shower leak repairs and upgrade works/Swimming Pool - Fence, Tiles and general repairs completed/Works Requests - Complete various tasks and deliveries from works request forms/James Street - Repairs on damaged footpath sections assisted by DWC Bus.



11.6 Maintenance Grading Report – September 2026

SOUTHWEST		SOUTHEAST	
ROAD NAME	DATE	ROAD NAME	DATE
ANDERSON	21.4.26	ABBATOIR	20.7.26
BEBAKINE	9.7.26	BERRING E	16.7.26
BEECROFT	30.6.26	BOASE	10.9.26
BOLGART EAST	23.7.26	BROOKSBANK	17.8.26
CHITIBIN	22.5.26	DICK ST	18.12.25
CLARKE	23.4.26	GEORGE ST	18.12.25
CLAY PIT	17.7.26	HAGBOOM STH	19.8.26
EATON	3.4.25	HAYWOOD ST	18.12.25
GOON GOONING	13.5.26	HULLOGINE	11.9.26
HERRIDGE	11.11.25	KUNZIA WAY	18.12.25
HUGHES	20.5.26	MARTINDALE WAY	18.12.25
JENNACUBBINE E	8.4.26	PATTERSON	18.8.26
KROE HUT	14.6.26	PEAR TREE DRIVE	1.7.26
LAWLER	8.5.26	ROBERT	21.8.26
LEESON	22.5.26	SLATER ST	18.12.25
LONG FORREST	15.5.26	SADLER	19.8.26
MC LEAN	11.11.25	SALMON GUM WAY	1.7.26
MUGGIN MUGGINS	12.5.25	SHORT ST	18.12.25
ROSSMORE	13.11.25	SMITH ST	18.12.25
ROWLES	21.7.26	UCARTY	9.9.26
SAWYER	2.5.25	YORK GUM WAY	1.7.26
SHEEN	21.5.26	WATERHOUSE WAY	18.12.25
SMITH	22.7.26	WHITE ST	18.12.25
TYNDALL	14.6.26	WILLIAM ST	18.12.25
WONGAMINE	20.5.26		



NORTHWEST	NORTHEAST
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ROAD NAME	DATE
BURNT HILL	21.3.25
BURABADJI	27.7.26
CACTI	26.3.25
CARTER	29.8.25
COULTHARD	27.3.25
DEW	29.8.25
DONALD	4.12.25
GLATZ	20.11.25
HAYWOOD	1.9.25
JONES	19.3.25
KONNONGORRING W	10.6.26
LORD	3.12.25
MORREL	8.6.26
PINKWERRY	8.9.25
WHITFIELD	20.1.26

ROAD NAME	DATE
BERRING	20.7.26
BOTHERLING E	28.7.26
BURABADJI E	24.7.26
BYBERDING	6.10.26
COOPER	2.6.26
DEAN	6.10.26
DOWERIN-KONNONGORRING	3.6.26
EGAN	3.8.26
EVANS	3.8.26
FAIRLEE	5.6.26
GABBY QUOI QUOI	4.6.26
GRIFFITH WHALEY	2.6.26
KALGUDDER W	29.5.26
KING	31.7.26
LAKE	29.7.26
MOUNTJOY	5.6.26
NAMBLING NTH	30.7.26
OAKPARK	30.9.26
PRYOR	24.6.26
SAWYER	31.7.26
SCHELL	30.7.26
SEIGERT	5.6.26
SHARA	31.7.26
SLATER	25.6.26
SPARK	23.6.26
WHITE	17.12.25
WILLIAMS	27.11.25

RESOLUTION: 20261014

Moved Cr Wilkes, seconded by Cr Gibbons

That Council:

1. ACCEPT En Bloc as presented Works Reports at Item 11.1, 11.2, 11.3, 11.4, 11.5 and 11.6.

CARRIED: 7/0

	For	Against		For	Against		For	Against
Cr Chester	✓		Cr G Chester	✓		Cr McGill	✓	
Cr Van Gelderen	✓		Cr Gibbons	✓		Cr Wilkes	✓	
Cr Butt	✓							



12. ELECTED MEMBERS' MOTION OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

13. NEW BUSINESS OF AN URGENT NATURE AGREED TO BY RESOLUTION OF COUNCIL

Nil

14. MATTERS BEHIND CLOSED DOORS

Nil

15. MEETING CLOSURE

There being no further business the Presiding Officer, Cr J Chester – Shire President, closed the meeting at 5.35pm.

"I certify that the Minutes of the Ordinary Meeting of Council held on 21 October 2026 have been confirmed as a true and correct record"

President

Chief Executive Officer

Date
