



Shire of
Perenjori
Embrace Opportunity

Shire of Perenjori – Ordinary Council Meeting

MINUTES

Thursday 23 April 2026



NOTICE OF AN ORDINARY COUNCIL MEETING

Dear Council Member,

The next Ordinary Meeting of the Shire of Perenjori will be held on Thursday, 23 April 2026 in the Shire of Perenjori Council Chambers, Perenjori WA 6620, commencing at 3.00 pm.

A handwritten signature in black ink, appearing to read 'C. Strugnell', is positioned below the meeting details.

Clinton Strugnell

CHIEF EXECUTIVE OFFICER

Date: 17 April 2026

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Council Roles

Advocacy:

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

Executive/Strategic:

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

Legislative:

Includes adopting local laws, town planning schemes and policies.

Review:

When Council reviews decisions made by Officers.

Quasi-Judicial:

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

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

Disclaimer

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

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

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

Shire of Perenjori

Minutes for the Shire of Perenjori Ordinary Meeting of Council to be held on Thursday, 23 April 2026 in the Shire of Perenjori Council Chambers, Perenjori WA 6620, commencing at 3.00 pm.

1. Declaration of Opening/Acknowledgement of Traditional Custodians/Audio Recording:

The Shire President declared the meeting open and welcomed those in attendance at 3.06 pm.

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

Acknowledgement of Traditional Custodians: -

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

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

2. Opening Prayer/Acknowledgement of Pioneers:

The Shire President read the opening prayer.

Acknowledgement of Pioneers;

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

3. Disclaimer Reading:

As printed.

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

4.1 ATTENDANCE:

| | |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Elected Members: | Cr Jude Sutherland (Shire President) Cr Daniel Bradford (Deputy Shire President) Cr Brian Campbell Cr Leslie Hepworth Cr Roger Dring Cr Dakota Curtin |
| Staff: | Clinton Strugnell (Chief Executive Officer) Marty Noordhof (Manager Infrastructure Services) Bobbie van Rensburg (Executive Assistant) |
| Distinguished Visitors: | Nil |
| Members of the Public: | Nil |
| Leave of Absence: | Cr Andrew Fraser |
| Apologies: | Nil |

5. Public Question Time:

5.1 RESPONSE TO QUESTIONS TAKEN ON NOTICE:

Nil

5.2 QUESTIONS WITHOUT NOTICE:

Nil

6. Applications for Leave of Absence:

6.1 APPLICATION/S FOR LEAVE OF ABSENCE:

Nil

7. Confirmation of Minutes of Previous Meetings:

7.1 ORDINARY COUNCIL MEETING HELD ON 26 MARCH 2026

COUNCIL DECISION

Council Resolution Number: 230426.1

Moved: Cr Campbell

Seconded: Cr Bradford

That the Minutes of the Ordinary Meeting of Council held on 26 March 2026, be confirmed as true and correct subject to no corrections.

Motion put and carried 6/0

For: Cr Sutherland, Cr Bradford, Cr Curtin, Cr Hepworth, Cr Dring, Cr Campbell

Against: Nil

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8. Announcements by Presiding Member Without Discussion:

The Shire President extended condolences to Laurie Butler and the Butler family on the passing of Carolyn, the communities' thoughts are with the Butler Family at this difficult time.

9. Petitions/Deputations/Presentations:

Nil

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

In accordance with section 5.23(2) of the *Local Government Act 1995*, the meeting was closed to members of the public at 3.19pm to consider confidential items:

- 16.2 REQUEST TO WAIVER ELECTRICITY EXPENSES – PERENJORI SUPERMARKET
- 16.3 TERRA MINING PTY LTD – REQUEST TO LIFT BANK GUARANTEE

As the matters contain confidential information relating to sections 5.23(2)(c), and 5.23 (4) (c) (i) of the *Local Government Act 1995*

11. Declaration of Interest:

11.1 INTEREST – CR HEPWORTH (ITEM 13.1)

Cr Hepworth declared an Impartial Interest in Item 13.1 as he is a member of the Perenjori Bowling Club.

11.2 INTEREST – CLINTON STRUGNELL, CEO (ITEM 13.1)

Chief Executive officer, Clinton Strugnell declared an Impartial Interest in item 13.1 as he is a member of the Perenjori Bowling Club.

12. Finance:

12.1 MONTHLY FINANCIAL REPORT – MARCH 2026

| | |
|--------------------------------|-------------------------------------------------------------------------------|
| Applicant: | Shire of Perenjori |
| File: | ADM 0082 |
| Date: | 23 April 2026 |
| Disclosure of Interest: | Nil |
| Voting Requirements: | Simple Majority |
| Author: | Ally Bryant – Finance Manager |
| Responsible Officer: | Clinton Strugnell - Chief Executive Officer |
| Attachments: | 12.1.1 Monthly Statement of Financial Activity for March 2026 |

Summary

This item recommends that Council receives the Financial Activity Statements for the periods ending 28 February 2026.

Background

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

Recent changes to the Regulations require a focus on reporting and variance analysis by nature and type rather than by program. The Shire's reports have historically been prepared by both nature and type and program with the variance analysis done by program. All reports for 2025-26 to date have been prepared by both nature and type and program, but with the variance analysis being done by nature and type in compliance with the revised Regulations.

Statutory Environment

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

Policy Implications

Nil

Consultation

Nil

Financial Implications

Shown in the attached data.

Strategic Community Plan

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

Strategic Objectives

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

Officer Comment

The audited opening surplus for the 2024-25 financial year is \$3,010,531. As previously advised, this surplus is notionally deceiving as the State Government transferred 50% of its 2025-26 financial assistance grants (totalling \$1.570m) to the Shire in June 2025.

Operating revenue YTD is \$6,897,318 - over budget by \$212,924.

Operating expenditure YTD is \$8,669,459 - under budget by \$848,883.

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

COUNCIL DECISION

Council Resolution Number: 230426.2

Moved: Cr Dring

Seconded: Cr Curtin

That the Monthly Financial Report to 31 March 2026 as attached be received.

Motion put and carried / lost 6/0

For: Cr Sutherland, Cr Bradford, Cr Curtin, Cr Hepworth, Cr Dring, Cr Campbell

Against: Nil

[Next Item](#)

12.2 SCHEDULE OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 31 MARCH 2026

| | |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Applicant: | Shire of Perenjori |
| File: | ADM 0082 |
| Report Date: | 23 April 2026 |
| Disclosure of Interest: | Nil |
| Voting Requirements: | Simple Majority |
| Author: | Gypsie Douglas – Finance Officer |
| Responsible Officer: | Ally Bryant – Finance Manager |
| Attachments: | 12.2 (a) - Accounts for Payment March 2026 12.2 (b) - Corporate Credit Card Breakdown and Statement |

Summary

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

Background

Council delegates authority to the Chief Executive Officer annually:

- To make payments from Trust, Reserve and Municipal Fund;
- To purchase goods and services to a value of not more than \$250,000;

Legal Compliance

Local Government Act 1995

S6.5. Accounts and records

Local Government (Financial Management) Regulations 1996

R11. Payments, procedures for making etc.

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

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

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

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

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

S13. Payments from municipal fund or trust fund by CEO, CEO's duties as to etc.

(1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —

(a) the payee's name; and

(b) the amount of the payment; and

(c) the date of the payment; and

(d) sufficient information to identify the transaction.

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

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

(i) the payee's name; and

(ii) the amount of the payment; and

(iii) sufficient information to identify the transaction; and

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

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

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

Policy Implications

Nil

Council Policy Compliance

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

Financial Implications

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

Strategic Community Plan

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

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

Consultation

Clinton Strugnell – Chief Executive Officer

Ally Bryant – Finance Manager

Officer Comment

Accounts paid for the month ending 31st March 2026

| Municipal Account | |
|------------------------------------|---------------------|
| EFT 19867-19965 | \$439,987.28 |
| Direct Debits DD15757.1-DD15772.10 | \$170,660.71 |
| Cheques | \$0.00 |
| Corporate MasterCard | \$4,572.32 |
| Bank Fees | \$322.19 |
| Total | \$615,542.50 |

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

Totalling **\$615,542.50** from *Municipal* and *Trust Accounts* for the month ending **31st March 2026**.

COUNCIL DECISION

Council Resolution Number: 230426.3

Moved: Cr Hepworth

Seconded: Cr Campbell

That the cheques and electronic payments as per the attached schedules of accounts for payment totaling \$615,542.50 (Six hundred and fifteen thousand, five hundred and forty-two dollars and fifty cents) be accepted.

Motion put and carried 6/0

For: Cr Sutherland, Cr Bradford, Cr Curtin, Cr Hepworth, Cr Dring, Cr Campbell

Against: Nil

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12.3 DIFFERENTIAL RATES 2026/27

| | |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant: | Shire of Perenjori |
| File: | ADM 0793 |
| Report Date: | 23 April 2026 |
| Disclosure of Interest: | Nil |
| Voting Requirements: | Absolute Majority |
| Author: | Ally Bryant – Finance Manager |
| Responsible Officer: | Clinton Strugnell – Chief Executive Officer |
| Attachments: | 12.3.1 – Objects and Reasons 12.3.2 – Draft Advertisement 12.3.3 Draft Budget 26/27 Rate Setting Statement |

Executive Summary:

The purpose of this report is to consider the case for differential rating as part of the annual budget process.

Background:

Council currently levies rural and urban general rates, provides for a minimum rate in these areas and has established a differential rate for mining activities.

The Rate Process

The value of rates paid by a ratepayer is the product of two elements – the Council budget and the property value.

The Council determines its budget based on its expenditure requirements and revenue estimation. The gap between these two items determines the amount of revenue that must be generated from rates.

The Valuer General assess land according to its unimproved value for land used predominantly for rural purposes, or gross rental value for land used predominantly for non-rural purposes.

The valuation divided by the rate revenue determines the rate in the dollar, which is then applied to individual property values to determine the rate bill for each property.

A local government may impose a single general rate which applies to all properties in the unimproved value or gross rental value category, or it can distinguish between land in either category on the basis of its zoning, use or whether it is vacant land (or other characteristic set out in regulations), or a combination of these factors, and apply a differential general rate to each.

The purpose of the imposition of a differential general rate is to ensure that every landowner makes a reasonable contribution to the Forecast Budget deficiency in accordance with the forecast contained with the council community strategic and resource plans.

Statutory Environment:

Local Government Act (1995) and associated regulations.

6.33. Differential general rates

- (1) A local government may impose differential general rates according to any, or a combination, of the following characteristics:
 - (a) the purpose for which the land is zoned, whether under a local planning scheme or improvement scheme in force under the *Planning and Development Act 2005*; or
 - (b) a purpose for which the land is held or used as determined by the local government; or
 - (c) whether or not the land is vacant land; or
 - (d) any other characteristic or combination of characteristics prescribed.
- (2) Regulations may:
 - (a) specify the characteristics under subsection (1) which a local government is to use; or
 - (b) limit the characteristics under subsection (1) which a local government is permitted to use.

- (3) In imposing a differential general rate, a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.
- (4) If during a financial year, the characteristics of any land which form the basis for the imposition of a differential general rate have changed, the local government is not to, on account of that change, amend the assessment of rates payable on that land in respect of that financial year but this subsection does not apply in any case where section 6.40(1)(a) applies.
- (5) A differential general rate that a local government purported to impose under this Act before the *Local Government Amendment Act 2009* section 39(1)(a) came into operation is to be taken to have been as valid as if the amendment made by that paragraph had been made before the purported imposition of that rate.

6.36. Local government to give notice of certain rates

- (1) Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.
- (2) A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1). (*Budget preparation by 31 August*)
- (3) A notice referred to in subsection (1) —
 - (a) may be published within the period of 2 months preceding the commencement of the financial year to which the proposed rates are to apply on the basis of the local government's estimate of the budget deficiency; and
 - (b) is to contain —
 - (i) details of each rate or minimum payment the local government intends to impose; and
 - (ii) an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days (or such longer period as is specified in the notice) of the notice; and
 - (iii) any further information in relation to the matters specified in subparagraphs (i) and (ii) which may be prescribed.

and
 - (c) is to advise electors and ratepayers that the document referred to in subsection (3A) —
 - (i) may be inspected at a time and place specified in the notice; and
 - (ii) is published on the local government's official website.
- (3A) The local government is required to prepare a document describing the objects of, and reasons for, each proposed rate and minimum payment and to publish the document on the local government's official website.
- (4) The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.
- (5) Where a local government —
 - (a) in an emergency, proposes to impose a supplementary general rate or specified area rate under section 6.32(3)(a); or
 - (b) proposes to modify the proposed rates or minimum payments after considering any submissions under subsection (4),

it is not required to give local public notice of that proposed supplementary general rate, specified area rate, modified rate or minimum payment.

[Section 6.36 amended: No. 16 of 2019 s. 62.]

Policy Implications:

Nil

Budget Implications:

The Strategic Community and Resource Plans inform the future funding requirements of the council and the rate in the dollar applied to any differential rate will impact the revenue raised by that aspect of the budget.

Consultation:

Nil

Strategic Community Plan:

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

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

Comment:

The Strategic Resource Plan 2023-2038 adopted by the council recommends a 4.0% increase in rates each year. The Western Australia Local Government Association (WALGA) provides on an annual basis a local Government Index that takes into consideration the goods that Local Government purchases in large quantities such as fuel and bitumen. This index varies to the normal CPI due to the goods assessed.

The CPI (Perth) for the 12 months to February 2026 rose to 4.9%, this CPI includes many items that are not undertaken in the normal business operations of the shire. The Local Government CPI may differ from this, and the council may need to consider a greater increase in the subsequent budgets or review expenditure in line with the overall comparative reduction in revenue.

The previous increases contained within the strategic plan have been considered and given the projected CPI, anticipated wages, operational cost increases and the political impact of significant increases an amount of 3% in rate revenue prior to discount has been modelled for council consideration.

The nett increase in revenue from rates, however, will not match the increase in operational costs given the current rate of inflation. This may be offset to some degree by anticipated increases in grant funding, but this trend will have to be further reviewed in the 2026/27 Budget and future budgets to ensure an equitable balance is restored as the council's current surplus is depleted.

The final valuations for Mining have not yet been provided from the Valuer General, and this may result in an adjustment to the rate in the dollar to achieve our required rate yield.

The discount being provided for early payment of rates is to remain at 5% discount.

The Rates revenue model below is based upon a 3% increase in the rate revenue. This is effectively a 2.12% increase in rates payable if a ratepayer consistently took advantage of the full discount offered by the council.

This combination of rate increase and discount reduction may have an effect on council's cash flows and reduce interest earned, this impact is difficult to quantify.

The anticipated yields from the proposed increase will yield the following:

| Land Category | Proposed rate in the Dollar (cents) | Current number of properties | Proposed 2026/27 rates to be levied | 2025/26 rate revenue | Increase |
|-----------------------------|-------------------------------------|------------------------------|-------------------------------------|----------------------|----------------|
| Gross Rental Value | | | | | |
| Townsites | 8.1605 | 106 | 119,835 | 116,349 | 3,486 |
| Mining | 11.4891 | 1 | 325,716 | 316,216 | 9,500 |
| | | | | | |
| Unimproved Value | | | | | |
| Rural | 0.9274 | 257 | 2,508,802 | 2,435,656 | 73,146 |
| Mining | 28.4309 | 43 | 900,775 | 874,575 | 26,200 |
| Exploration | 22.3455 | 37 | 62,931 | 61,100 | 1,831 |
| Sub-Total | | | 3,918,059 | 3,803,896 | 114,163 |
| Minimum Payment | | | | | |
| Townsites GRV | 455 | 31 | 14,105 | 14,586 | -481 |
| Mining GRV | 455 | 1 | 455 | 442 | -390 |
| Rural UV | 455 | 15 | 6,825 | 7,072 | -247 |
| Mining UV | 455 | 4 | 1,820 | 2,210 | 13 |
| Exploration UV | 455 | 28 | 12,740 | 10,608 | 2,132 |
| Sub-Total | | | 35,945 | 34,918 | 1,027 |
| Total Proposed Rates | | | 3,954,004 | 3,838,814 | 115,190 |
| Less Proposed Discount | | | 197,700 | 160,668 | 37,032 |
| Proposed Rate Yield | | | 3,756,304 | 3,453,875 | 78,158 |

Before imposing any differential general rates or a minimum payment applying to a differential rate category a local government is to give 21 days' local public notice of its intention to do so and must produce a document detailing the proposals and the rationale for them for the public to inspect and respond to.

Council must consider the public submissions and determine whether to proceed with the application to the Minister.

In considering Council's request for a differential rate more than the legislated parameters (*i.e., greater than twice the level of the lowest rate*), the Minister will have regard to.

Objectivity

- essentially, assessing whether the application is within the scope of the legislation.

Fairness and Equity

- That the Council of the local government has reviewed its expenditure and considered efficiency measures as part of its budget deliberations. This is to be reflected in the council minutes when it adopts the budget strategy and endorses objects and reasons for each differential rating category and each minimum payment.
- The objects of imposing differential rates and reasons for each proposed differential general rate are set out by the local government in a publicly available document.
- These objects and reasons clearly explain why each differential general rate is proposed to be imposed.
- The objects and reasons clearly explain why it is proposed to set the differential general rate at that particular rate.
- If a category of ratepayer is significantly contributing to the local government's revenue through fees, charges and other payments, the local government has not used these same costs as the justification for the difference in differential general rate.

- If there are fewer than thirty ratepayers who will be subject to the differential general rate, each affected ratepayer has been informed in writing by the local government of:
 - the terms of the government's policy (*through the provision of a copy of the policy document*)
 - the local government's objects of and reasons for proposing to impose the differential general rates.
 - the differential general rate that will apply to the ratepayer's property; and
 - the differential general rate that applied in the previous year for comparison and was given at least 21 days to make submissions to the local government on the proposal
 - The ratepayers' submissions, if any, and the local government's response to each ratepayer's submission (as recorded in the minutes of the Council meeting at which the response was adopted) have been provided to the Minister.

Consistency

- The local government has rated similar properties that are used for the same purpose in the same way.
- The proposed differential rates align with the rating strategy in the corporate business plan and long-term financial plan, or the council of the local government has detailed its reasons for deviating from that rating strategy.
- The local government has reviewed and considered rates proposed in neighboring or similar local government districts in the rating strategy.

Transparency & Administrative Efficiency

- The local government has:
 - prepared and made publicly available a document clearly describing the object of and reason for each differential general rate.
 - given public notice.
 - published the notices after 1 May in the relevant year.
- The public notice published by the local government contained:
 - details of each differential general rate that the local government intends to impose.
 - an invitation for submissions to be made by an elector or ratepayer.
 - a closing date for submissions which is at least twenty-one days after the day on which the notice is published
 - advice on the time and place where a document containing the objects of and reasons for the differential general rates can be inspected.
- The council of the local government has:
 - considered each ratepayer submission (if any)
 - resolved to make the application provided the Minister with the minutes and agenda papers relevant to these matters.

Strategy

The Council adopts the budget strategy and endorses objects and reasons for each differential rating category and each minimum payment.

Notice Period

In accordance with section 6.36(2)(a) of the *Local Government Act 1995*, the local government publishes a notice of its intention to impose differential general rates on or after this date.

21 days after publication

Council considers submissions and determines appropriate level of differential rates.

Council decision to seek Ministerial approval for the imposition of differential general rates that fall within section 6.33(3).

Processing Time

A local government needs to allow three weeks for the processing of an application from the date all the required information is received by the Department of Local Government and Communities.

Budget Deadline

The local government's budget is to be adopted by 31 August under section 6.2(1) of the *Local Government Act 1995*. The budget cannot be adopted until after the Minister makes a decision.

If the local government has submitted the final documents for Ministerial approval later than the end of July, consideration may need to be given by the local government to applying for Ministerial approval for an extension to the budget adoption.

COUNCIL DECISION

Council Resolution Number: 230426.4

Moved: Cr Curtin Seconded: Cr Hepworth

That Council:

Having regard to the budget deficiency in the context of the Strategic Community Plan and Corporate Business Plan.

- 1. Advertise in accordance with the *Local Government Act 1995* the Shire of Perenjori's intention to levy the following differential rates.**

| Rates category | minimum rate | rate in the \$ |
|-----------------------|---------------------|-----------------------|
| UV rural | 455 | 0.9274 |
| UV Mining | 455 | 28.4309 |
| GRV Townsites | 455 | 8.1605 |
| GRV Mining | 455 | 11.4891 |
| UV Exploration | 455 | 22.3455 |

- 2. Adopts the 2026/27 Budget Draft Rate Setting Statement**

- 3. Adopts the objects and reasons for each differential rate and minimum payment as follows:**

UV Rural

The object of the UV Rural is to obtain a fair contribution to the revenue requirements of the Shire, while not risking additional financial pressure on ratepayers in those areas and impact their long-term viability.

The reasons for the level of rates set for UV Rural is that this allows for a fair contribution to the revenue requirements of the Shire at a sustainable level. Whilst Council cannot control the rural sector's vulnerability to external forces, it attempts to ensure that the industry is not adversely affected by excessive rates.

The minimum payment proposed for the UV Rural category reflects the present financial vulnerability of ratepayers in the category due to factors such as adverse weather, cyclones, bushfires, drought, world demand for product and fluctuations in export prices.

UV Mining

The object of the UV Mining rate is to ensure that mining contributes reasonably to the maintenance of the Shire's assets and services. Every effort is made to establish rates and minimum payments at the fairest possible levels, acknowledging that the industry does not need to be specifically nurtured, nor is it affected by the same vulnerabilities as broad acre farming. In reaching its rating decisions, Council has considered that there are external forces, such as fluctuating commodity prices, which impact on resource projects and is sensitive to these issues.

The reasons for the level of rates set for the UV Mining rate by the Council is to attain equity amongst those who will bear the burden of the rates and obtain a reasonable contribution from the mining sector for the general level of infrastructure and services provided by the Council. Striking a reasonable balance between all ratepayers in the production of the rate revenue is important in achieving equity, whilst at the same time the fairness of the expenditures by the Shire on the mining sector is also considered.

The maintenance of Shire assets and services for the benefit of all users, long term, and short term, is a burden which to a significant extent fall upon the long-term ratepayers, justifying a differential contribution from the mining sector. The minimum payment proposed for the UV Mining category reflects a reasonable cost for a base level of service.UV Exploration

The object of the UV Exploration rate is to ensure the reasonable contribution of these ratepayers to Council's expenditure profile.

The reasons for the level of rates set for the UV Exploration rate by the Council is to attain equity amongst those who will bear the burden of the rates and obtain a reasonable contribution from the Exploration sector for the general level of infrastructure, services and tenement administration provided by the Council.

Exploration and prospecting ratepayers require a higher level of governance for licensing, clearance permits, etc, and impose greater environmental damage to the environment through activities such as clearing, drilling and associated undertakings.

Striking a reasonable balance between all in the production of the rate income is important in achieving balance and equity between ratepayers, whilst at the same time the fairness of the expenditures by the Shire on the Exploration sector is also considered.

The minimum payment proposed for the UV Exploration category reflects a reasonable cost for a base level of service.

4. Adopts a discount of 5% when payment of the full amount of rates due and payable is made prior to the due date as set by Council in the Annual Budget.

Motion put and carried 6/0

For: : Cr Sutherland, Cr Bradford, Cr Curtin, Cr Hepworth, Cr Dring, Cr Campbell

Against: Nil

[Next Item](#)

12.4 CHANGE IN PURPOSE OF RESERVE FUNDS

| | |
|--------------------------------|---------------------------------------------|
| Applicant: | Shire of Perenjori |
| File: | ADM 0082 |
| Date: | 23 April 2026 |
| Disclosure of Interest: | Nil |
| Voting Requirements: | Absolute Majority |
| Author: | Clinton Strugnell – Chief Executive Officer |
| Responsible Officer: | Clinton Strugnell – Chief Executive Officer |
| Attachments: | Nil |

Summary

The purpose of this item is to seek Council endorsement for a change in purpose to the Shires Refuse and Community Infrastructure Reserves.

Background

The Shire of Perenjori maintains eleven different Reserve Funds. The purpose of the Reserve Funds is to set aside money to meet the future costs of specific infrastructure, services or activities.

The Local Government Act 1995 requires that where a local government chooses to establish a reserve fund it must clearly define the purpose of the fund. Once the fund is established it can only be used for the prescribed purpose. A local government can change the purpose of a reserve fund by providing public notice of its intent to do so or as part of its annual budget process.

Included in the Shires eleven reserve funds are a Refuse Reserve and a Community Infrastructure Reserve.

The prescribed purpose of these reserves are;

Refuse Reserve – to be used for future landfill sites

Community Infrastructure Reserve – to be used for acquisition, restoration, extension and improvement of community infrastructure owned by or located within the Shire.

Statutory Environment

Local Government Act 1995 S6.11

- (1) Subject to subsection (5), where a local government wishes to set aside money for use for a purpose in a future financial year,
- (2) Subject to subsection (3), before a local government —
 - (a) changes* the purpose of a reserve account; or
 - (b) uses* the money in a reserve account for another purpose,it must give one month's local public notice of the proposed change of purpose or proposed use.
** Absolute majority required.*
- (3) A local government is not required to give local public notice under subsection (2) —
 - (a) where the change of purpose or of proposed use of money has been disclosed in the annual budget of the local government for that financial year; or
 - (b) in such other circumstances as are prescribed.
- (4) A change of purpose of, or use of money in, a reserve account is to be disclosed in the annual financial report for the year in which the change occurs.

Policy Implications

Nil

Consultation

Finance Manager – Ally Bryant

Financial Implications

The current balance of the respective reserves are:

- Refuse Reserve \$292,269.00
- Community Infrastructure Reserve \$489,575.12

Strategic Community Plan

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

Officer Comment

The current prescribed purposes for the Refuse and Community Infrastructure Reserves may not align with the Shire's medium term demand for funds.

The Refuse Reserve currently only allows for funds to be allocated to future landfill sites. At this point the Shire does not have any designated future landfill sites and has recently agreed to changes to divert all kerbside and cardboard waste out of the Perenjori and Latham landfill sites. This will significantly extend the life of the two sites and allow the Shire to better manage access and operations of the sites as well as to resolve some historic contamination issues. The broadening of the purpose of the Refuse Reserve to include existing landfill sites and recycling facilities will be beneficial to the improvement of both the Latham and Perenjori landfill facilities.

The current prescribed use of the Community Infrastructure Reserve does not clearly define if the Perenjori Supermarket would be considered "community infrastructure" and accordingly qualify for reserve funding. Given that the Shire is likely to have ongoing commitments to the supermarket it is important to clearly define that the Community Infrastructure Reserve is available for supermarket funding.

It is important to note that changing the prescribed purpose of the reserves does not automatically allow reserve funds to be accessed. Use of the funds can only occur as a result of specific Council resolution or the adoption of an annual budget that shows a movement of funds to or from that reserve.

COUNCIL DECISION

Council Resolution Number: 230426.5

Moved: Cr Hepworth

Seconded: Cr Campbell

That in accordance with the Local Government Act 1995 S6.11(2), Council give public notice of its intent to change the following reserve fund purposes;

Refuse Reserve - to be used to fund expenses for current and future landfill and recycling sites

Community Infrastructure Reserve - to be used for acquisition, restoration, extension and improvement of community infrastructure owned by or located within the Shire, inclusive of the operational, maintenance and capital expenses of the Perenjori Supermarket.

Motion put and carried 6/0

For: Cr Sutherland, Cr Bradford, Cr Curtin, Cr Hepworth, Cr Dring, Cr Campbell

Against: Nil

[Next Item](#)

13. Community Development and Services:

13.1 RECONSTRUCTION OF PERENJORI BOWLING GREEN

| | |
|-------------------------|------------------------------------------------------------|
| Applicant: | Shire of Perenjori |
| File: | ADM0636 |
| Date: | 23 April 2026 |
| Disclosure of Interest: | Cr Hepworth Clinton Strugnell – Chief Executive Officer |
| Voting Requirements: | Simple majority |
| Author: | Clinton Strugnell – Chief Executive Officer |
| Responsible Officer: | Clinton Strugnell – Chief Executive Officer |
| Attachments: | Nil |

Summary

The purpose of this item is to seek Council endorsement for the reconstruction of the Perenjori bowling green and the associated funding arrangements.

Background

In November 2025 the Shire commenced the process of establishing a 10 Year Sporting Club Infrastructure Budget. The first draft of that document was presented to Council prior to its March 2026 meeting and confirmed that the Perenjori bowling green is a priority for upgrade. The green has deteriorated rapidly in recent months and is now unusable. In addition to the playing surface failing the sub-base and plinths have failed and the facility requires a full reconstruction.

Initial discussions have been held with the Department of Sport and Recreation Midwest regarding what support may be available to fund the upgrade. The Department advised that the Community Sport and Recreation Facilities Fund (CSRFF) has not operated for approximately a year and there is no commitment as to when it will open again. Additionally, CSRFF prioritises the resurfacing of existing playing surfaces as a low funding priority and a maximum of 16% is available for these projects.

Statutory Environment

Policy Implications

Nil

Consultation

Perenjori Bowling Club
Council
Department of Sport and Recreation- Midwest

Financial Implications

A quote for the bowling green construction has provided an indicative cost of \$305,000. As part of its 2026/2027 Budget deliberations Council will need to determine if the project can be funded direct from the 2026/2027 Budget, the Community Infrastructure Reserve Fund, or a combination of both.

Strategic Community Plan

1.1. The community is active and has access to a range of sport and recreation facilities
4.6. The organisation, assets and finances of the Shire are managed responsibly

Officer Comment

The bowling greens at Perenjori and Latham represent a significant investment for the Shire. Once the greens are constructed, funding for replacement playing surfaces is generally not available. In effect this means that with two greens and a ten-year life cycle the Shire will be funding a new playing surface every five years at a current cost of approximately \$185,000. A reduction in this cost can be achieved by encouraging Clubs to move from a woven carpet surface to a synthetic surface which on average provides an additional five to six years of life expectancy. This does impose some additional green management functions on the Clubs but balanced against the cost savings is not considered unreasonable.

The Shire does not have any policy position relating to Club contributions to playing infrastructure. In 2025 the Latham bowling green was replaced at a cost of \$188,000 with the Club contributing \$33,000 and securing an external grant of \$7500.

COUNCIL DECISION

Council Resolution Number: 230426.6

Moved: Cr Dring

Seconded: Cr Curtin

That Council

- 1 Invite tenders for the reconstruction of the Perenjori bowling green inclusive of
 - replacement of sub-base, plinths and surrounds; and
 - replacement of playing surface with a synthetic surface inclusive of watering infrastructure.**
- 2 Advise the Perenjori Bowling Club that a minimum contribution of \$35,000 is required toward the project and the Club is encouraged to source corporate sponsorship and small grants in excess of the required contribution.**
- 3 Advise the Perenjori Bowling Club the tendering and construction process may impact the greens availability and they should consider alternate playing arrangements for the 2026/27 season.**

Motion put and carried 6/0

For: Cr Sutherland, Cr Bradford, Cr Curtin, Cr Hepworth, Cr Dring, Cr Campbell

Against: Nil

[Next Item](#)

14. Infrastructure Services:

Nil

15. Governance:

15.1 QUARTERLY REPORT – COUNCIL PLAN

| | |
|--------------------------------|-----------------------------------------------------------|
| Applicant: | Shire of Perenjori |
| File: | ADM 0618 |
| Date: | 23 April 2026 |
| Disclosure of Interest: | Nil |
| Voting Requirements: | Simple Majority |
| Author: | Nola Comerford – Manager Corporate and Community Services |
| Responsible Officer: | Clinton Strugnell – Chief Executive Officer |
| Attachments: | Quarterly Report – Council Plan |

Summary

For Council to consider endorsement of the 2022-2032 Strategic Community Plan/Corporate Business Plan (Council Plan) quarterly report.

Background

Council adopted the Strategic Community Plan and Corporate Business Plan (Council Plan) at the August 2022 Ordinary Council Meeting.

Section 5.56(1) of the *Local Government Act 1995* requires all local governments to have a plan for the future of the district, and under the Local Government (Administration) Regulations 1996, all local governments are required to have adopted two key documents – a Strategic Community Plan and a Corporate Business Plan. Together these documents drive the development of the local government's budget.

The Integrated Planning and Reporting Framework and Operational Guidelines (2016) issued the Department of Local Government, Sport and Cultural Industries (DLGSC), which guide the Strategic Community Plan and Corporate Business Plan process, require that regular monitoring and reporting of these plans are undertaken. Quarterly updates form part of this key reporting process.

Statutory Environment

Local Government Act 1995 s5.56:

5.56 Planning for the future

(1) A local government is to plan for the future of the district.

(2) A local government is to ensure that plans made under subsection (1) are in accordance with any regulations made about planning for the future of the district.

Local Government (Administration) Regulations 1996

(3) A local government is to review the current strategic community plan for its district at least once every 4 years.

Policy Implications

Nil

Consultation

Clinton Strugnell – Chief Executive Officer

Marty Noordhof – Manager Infrastructure Services

Ally Bryant – Finance Manager

Financial Implications

The cost of projects and actions contained within the Quarterly Report are as per the Annual Budget 2025/26.

Strategic Community Plan

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

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

Officer Comment

The Quarterly Report is designed to provide information on the progress and milestones of key goals in the Council Plan 2022-2032.

As per legislation requiring that local governments conduct a major review of the Council Plan every four years, Council have endorsed acceptance of a proposal from 150Square to undertake the review in the 2026/27 financial year, and budget allocation will be made accordingly.

COUNCIL DECISION

Council Resolution Number: 230426.7

Moved: Cr Bradford

Seconded: Cr Campbell

That Council receives the achievements against the actions in the Quarterly Council Plan for the period ending 31 March 2026.

Motion put and carried 6/0

For: Cr Sutherland, Cr Bradford, Cr Curtin, Cr Hepworth, Cr Dring, Cr Campbell

Against: Nil

[Next Item](#)

15.2 DISPOSAL OF PROPERTY – LOT 47 RUSSELL STREET, PERENJORI

| | |
|-------------------------|---------------------------------------------|
| Applicant: | Shire Of Perenjori |
| File: | A131 |
| Date: | 23 April 2026 |
| Disclosure of Interest: | Nil |
| Voting Requirements: | Simple Majority |
| Author: | Clinton Strugnell – Chief Executive Officer |
| Responsible Officer: | Clinton Strugnell – Chief Executive Officer |
| Attachments: | Nil |

Summary

The purpose of this item is to seek Council endorsement for the disposal of Lot 47 Russell Street, Perenjori.

Background

Lot 47 Russell Street, Perenjori is a residential zoned property, comprising a house damaged during cyclone Seroja. The property was subject to a deceased estate and has been in an uninhabitable state since April 2021. At its meeting of April 18th 2024 Council made the following resolution in relation to the property.

Council Resolution Number: 180424.18

Moved: Cr Bryant

Seconded: Cr Campbell

That Council:

- d) **The CEO be approved to negotiate with the owner of the property the option of the land and buildings being relinquished/gifted to the Shire for a nominal sum.**
- e) **The CEO be authorised to progress the transfer of the land and buildings at lot 47 Russell Street Perenjori to the Shire in the event negotiations with the owner of 47 Russell street are successful.**

Motion put and carried 5/1

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

Against: Cr Sparkman

The gifting of the property from the deceased estate to the Shire of Perenjori has been a protracted process with settlement occurring on March 10th, 2026.

The Shire is now in a position to either dispose of the property or retain the property for its own use. In the event a decision is made to dispose of the property, consideration will need to be given to disposing of the property in its current condition or demolishing the building and selling as vacant land.

Statutory Environment

Local Government Act 1995 S3.58

(1) In this section —

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

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

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

(a) the highest bidder at public auction; or

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

Policy Implications

Nil

Consultation

Manager Infrastructure Services – Marty Noordhof

Financial Implications

Although Lot 47 Russell Street has been gifted to the Shire, costs of \$9,746.45 have been incurred in administering the process.

Strategic Community Plan

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

Officer Comment

It is understood that the decision to agree to the gifting of Lot 47 Russell Street was based on finding a solution to the property's condition rather than the Shire having a specific demand for the property.

The building at Lot 47 Russell Street is in poor condition with approximately one quarter of the roof missing. Over time this has resulted in the ceilings collapsing and some damage to wall lining where they have been exposed to water. Additionally, there are many of the previous residents' belongings still in the house. Structurally the house could be repaired but would require significant investment or the appropriate trade skills.

Staff have had two enquiries from the public interested in acquiring the house with a view to restoration. Were this able to be achieved this would be a good outcome for the community given the housing shortage being experienced. Accordingly, it is recommended that an attempt be made to dispose of the property on an "as is" basis and should this be unsuccessful an item will be returned to Council to consider demolition. Staff will shortly be commencing the removal of all rubbish and debris from the site to make it suitable for disposal.

In this instance it is recommended that the property be disposed of by tender rather than having the property valued and negotiating with potential buyers. It is expected that the property would be difficult to value and is likely to lead to a circumstance where there is a significant difference between the disposal price and valuation.

PROCEDURAL MOTION

Council Resolution Number: 230426.8

Moved: Cr Hepworth

Seconded: Cr Campbell

That Council suspend Standing Orders, *Clause 9.5 Limitation on number of speeches*, at 3.14pm to allow for open discussion of Item.

Motion put and carried: 6/0

For: Cr Sutherland, Cr Bradford, Cr Curtin, Cr Hepworth, Cr Dring, Cr Campbell

Against: Nil

PROCEDURAL MOTION

Council Resolution Number: 230426.9

Moved: Cr Campbell Seconded: Cr Dring

That Council resume Standing Orders, *Clause 9.5 Limitation on number of speeches*, at 3.19pm.

Motion put and carried 6/0

For: Cr Sutherland, Cr Bradford, Cr Curtin, Cr Hepworth, Cr Dring, Cr Campbell

Against: Nil

COUNCIL DECISION

Council Resolution Number: 230426.10

Moved: Cr Hepworth Seconded: Cr Bradford

That Council invites public tender for the disposal of Lot 47 Russell Street, Perenjori.

Motion put and carried 6/0

For: Cr Sutherland, Cr Bradford, Cr Curtin, Cr Hepworth, Cr Dring, Cr Campbell

Against: Nil

[Next Item](#)

16. Confidential Reports:

16.1 COUNCIL DECISION TO GO BEHIND CLOSED DOORS

PROCEDURAL MOTION

Council Resolution: 230426.11

Moved: Cr Campbell

Seconded: Cr Bradford

That Council, in accordance with section 5.23(2) of the *Local Government Act 1995*, accept that the meeting be closed to members of the public at 3.19pm to consider confidential items:

As the matters contain confidential information relating to sections 5.23(2)(a), (c) and (e) of the *Local Government Act 1995*.

Motion put and carried 6/0

For: Cr Sutherland, Cr Bradford, Cr Curtin, Cr Hepworth, Cr Dring, Cr Campbell

Against: Nil

PROCEDURAL MOTION

Council Resolution Number: 230426.12

Moved: Cr Campbell

Seconded: Cr Bradford

That Council suspend Standing Orders, *Clause 9.5 Limitation on number of speeches*, at 3.19pm to allow for open discussion of Item.

Motion put and carried: 6/0

For: Cr Sutherland, Cr Bradford, Cr Curtin, Cr Hepworth, Cr Dring, Cr Campbell

Against: Nil

PROCEDURAL MOTION

Council Resolution Number: 230426.13

Moved: Cr Curtin

Seconded: Cr Campbell

That Council resume Standing Orders, *Clause 9.5 Limitation on number of speeches*, at 3.35pm.

Motion put and carried 6/0

For: Cr Sutherland, Cr Bradford, Cr Curtin, Cr Hepworth, Cr Dring, Cr Campbell

Against: Nil

16.2 **CONFIDENTIAL ITEM** - REQUEST TO WAIVER ELECTRICITY EXPENSES - PERENJORI SUPERMARKET

| | |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant: | Shire Of Perenjori |
| File: | ADM 0941 |
| Date: | 23 April 2026 |
| Disclosure of Interest: | Nil |
| Voting Requirements: | Simple Majority |
| Author: | Clinton Strugnell – Chief Executive Officer |
| Responsible Officer: | Clinton Strugnell – Chief Executive Officer |
| Attachments: | 16.2.1 Request to Waive Electricity Costs 16.2.2 Supermarket Weekly Financials 16.2.3 Supermarket Budget |

COUNCIL DECISION

Council Resolution Number: 230426.14

Moved: Cr Bradford Seconded: Cr Dring

That Council accepts the Officer's recommendation as contained in the confidential report.

Motion put and carried 6/0

For: Cr Sutherland, Cr Bradford, Cr Curtin, Cr Hepworth, Cr Dring, Cr Campbell

Against: Nil

[Next Item](#)

16.3 CONFIDENTIAL ITEM - TERRA MINING PTY LTD – REQUEST TO LIFT BANK GUARANTEE

| | |
|-------------------------|---------------------------------------------|
| Applicant: | Shire Of Perenjori |
| File: | ADM 0901 |
| Date: | 23 April 2026 |
| Disclosure of Interest: | Nil |
| Voting Requirements: | Simple Majority |
| Author: | Clinton Strugnell – Chief Executive Officer |
| Responsible Officer: | Clinton Strugnell – Chief Executive Officer |
| Attachments: | Nil |

PROCEDURAL MOTION

Council Resolution Number: 230426.15

Moved: Cr Campbell Seconded: Cr Bradford

That Council suspend Standing Orders, *Clause 9.5 Limitation on number of speeches*, at 3.36pm to allow for open discussion of Item.

Motion put and carried: 6/0

For: Cr Sutherland, Cr Bradford, Cr Curtin, Cr Hepworth, Cr Dring, Cr Campbell

Against: Nil

PROCEDURAL MOTION

Council Resolution Number: 230426.16

Moved: Cr Campbell Seconded: Cr Hepworth

That Council resume Standing Orders, *Clause 9.5 Limitation on number of speeches*, at 3.45pm.

Motion put and carried 6/0

For: Cr Sutherland, Cr Bradford, Cr Curtin, Cr Hepworth, Cr Dring, Cr Campbell

Against: Nil

COUNCIL DECISION

Council Resolution Number: 230426.17

Moved: Cr Bradford Seconded: Cr Campbell

That Council accepts the Officer's recommendation as contained in the confidential report.

Motion put and carried 6/0

For: Cr Sutherland, Cr Bradford, Cr Curtin, Cr Hepworth, Cr Dring, Cr Campbell

Against: Nil

16.4 COUNCIL DECISION TO RETURN FROM BEHIND CLOSED DOORS

PROCEDURAL MOTION

Council Resolution: 230426.18

Moved: Cr Campbell

Seconded: Cr Curtin

That Council return to standing orders and re-open the meeting to the public at 3.46pm.

Motion put and carried 6/0

For: Cr Sutherland, Cr Bradford, Cr Curtin, Cr Hepworth, Cr Dring, Cr Campbell

Against: Nil

[Next Item](#)

17. Ordering the Common Seal

Nil

18. Reports of Committees and Members:

Nil

19. Motions of Which Previous Notice Has Been Given:

Nil

20. Notice of Motions:

Nil

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

Nil

22. Closure of Meeting:

The Shire President thanked members for attending and declared the meeting closed at 3.47pm.

23. Next Meeting:

The Shire President to advise that the next Ordinary Meeting of Council will be held on Thursday, 28 May 2026 in the Shire of Perenjori Council Chambers, 56 Fowler St, Perenjori WA 6620, commencing at 3.00 pm.