



AGENDA

Special Council Meeting

To be held in Council Chambers
13 Cottrell Street, Dowerin WA 6461
Thursday 24 September 2026
Commencing 4:00pm





NOTICE OF MEETING

Dear Councillors,

A Special Council Meeting will be held on Thursday 24 September 2026, in the Shire of Dowerin Council Chambers, 13 Cottrell Street, Dowerin, commencing at 4.00pm.

The purpose of this meeting is to consider and determine the Development Application submitted by CBH Group for additional Bulkheads, and a Development Application submitted by Mr C Meakins for a Transport Depot.

Darrel Hudson
SHIRE PRESIDENT
21 September 2026

DISCLAIMER

Statements or decisions made at this meeting should not be relied or acted on by an applicant or any other person until they have received written notification from the Shire. Notice of all approvals, including planning and building approvals, will be given to applicants in writing. The Shire of Dowerin expressly disclaims liability for any loss or damages suffered by a person who relies or acts on statements or decisions made at a Council or Committee meeting before receiving written notification from the Shire.

The advice and information contained herein is given by and to Council without liability or responsibility for its accuracy. Before placing any reliance on this advice or information, a written inquiry should be made to Council giving entire reasons for seeking the advice or information and how it is proposed to be used.

It should be noted that the Attachment hyperlinks may not be functional from this document when sourced from the Shire of Dowerin's website. Attachment copies follow on from the end of the agenda.

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Shire of Dowerin Special Council Meeting 4:00pm Thursday 24 September 2026

1. Official Opening

The President welcomes those in attendance and declares the meeting open at 4:00pm. At the opening of the meeting, Councillors and staff will acknowledge the passing of Ray 'Scruffy' Bruce and Frank Bridle with one minutes silence.

2. Record of Attendance / Apologies / Leave of Absence

Councillors:

Cr DP Hudson	President
Cr RI Trepp	Deputy President
Cr JA Graffin	
Cr CJ Meakins	
Cr JC Sewell	

Staff

Ms M Barthakur	Chief Executive Officer
Ms K Rose	Manager of Governance and Community Services

Members of the Public:

Apologies:

Cr AR Jones

Approved Leave of Absence:

3. Public Question Time

4. Disclosure of Interest

Councillors are to complete a Disclosure of Interest Form for each item they are required to disclose an interest in. The Form should be given to the Presiding Member before the meeting commences. After the meeting, the Form is to be provided to the Manager of Governance and Community Services for inclusion in the Disclosures Register.

5.2 Cr CJ Meakins – Financial

5. OFFICER'S REPORTS – GOVERNANCE AND COMPLIANCE

5.1 Development Application - Lot 25 Goomalling-Wyalkatchem Road, DOWERIN

Governance & Compliance

Date:	17 September 2026
Location:	CBH Group Dowerin Facility on Lot 25 (DP 425195) Goomalling - Wyalkatchem Road.
Responsible Officer:	Julian Goldacre, Environmental Health Officer & Regulatory Advisor
Author:	Julian Goldacre, Environmental Health Officer & Regulatory Advisor
Legislation:	<i>Planning and Development Act 2005</i>
Sharepoint Reference:	
Disclosure of Interest:	Nil.
Attachments:	Attachment 5.1A - DA2026/11 and Supporting Information Attachment 5.1B – SHAWMAC Stormwater Management Plan

Purpose of Report



Executive Decision



Legislative Requirement

Summary

The Co-operative Bulk Handling Ltd 'Group' lodged a Development Approval application for three open storage bulkheads, associated vehicular access and general drainage (open drains, culverts, drainage basins) at its terminal in Dowerin. Each bulkhead measures 1.8m x 35m x 205m with a capacity of 26,855 tonnes each. They are of a lower specification for storage than the permanent type of bulkhead storage thus have a gravel or dirt base course serviced by Drive Over Grids. These extra bulkheads will be able to hold onsite the anticipated large harvest of 2026.

Accompanying this application is a covering letter describing the need and justification for the proposal, an authorised development application form, a site plan, technical drawings of a bulkhead design, and an amended drainage plan. The land is on Lot 25, Goomalling – Wyalkatchem Road and is owned and operated by Co-operative Bulk Handling Ltd 'Group'.

Three statutory Advice Notes have been provided in the Council Resolution.

Background

On the 6 August 2026 the Shire of Dowerin administration received a development application by email from the Lead - Planning and Approvals at Co-operative Bulk Handling Ltd 'Group' (CBH) titled "Additions to Existing Grain Handling Facility - Development Application - Lot 25 on Deposited Plan 425195, Dowerin" with supporting information (the CBH – DA2026/11), (Attachment A).

The subject Lot 25 is over 102 hectares in area and is already substantially developed as a grain receival and storage facility. The land is zoned 'Rural' in the Shire of Dowerin Local Planning Scheme No. 2 and provides for primary production uses in the Rural zone as a 'P' use meaning a use 'Permitted' providing the use complies with the relevant development standards, requirements of the Scheme, and conditions applied.

CBH is forecasting again an increase in grain production for the 2026 harvest and is now planning to increase capacity at this facility for the forecast larger crops sooner than originally contemplated. The proposed bulkheads are presented as TBH11, THB12 & TBH13 (the BHs). These new open storage bulkheads will reduce Harvest Essential Moves (HEMs), decreasing truck traffic on and around CBH sites during harvest. This allows grain to be held on-site and out-turned later in the year when the road network has more capacity.

One matter that needed attention was regarding Storm Water Management (SWM) for which no updated document was received. For the previous application for Stage 2 of 2 (Council Resolution 1307 dated April 2026; hereafter 'Resolution 1307') a SMP was prepared by SHAWMAC. The CBH - DA will see that the BHs will be built over a drainage basin that formed part of the Stage 2 of 2 approved proposal for SWM. The EHO-RA consulted with the CBH Officer and SHAWMAC representative to have this matter resolved to compensate for the removal of the basin, and some clarifications.

The development is estimated to cost \$1,200,000.00 and be completed by November 2026.

FIGURE 1 - LOCATION PLAN LOT 25, GOOMALLING - WYALKATCHEM ROAD

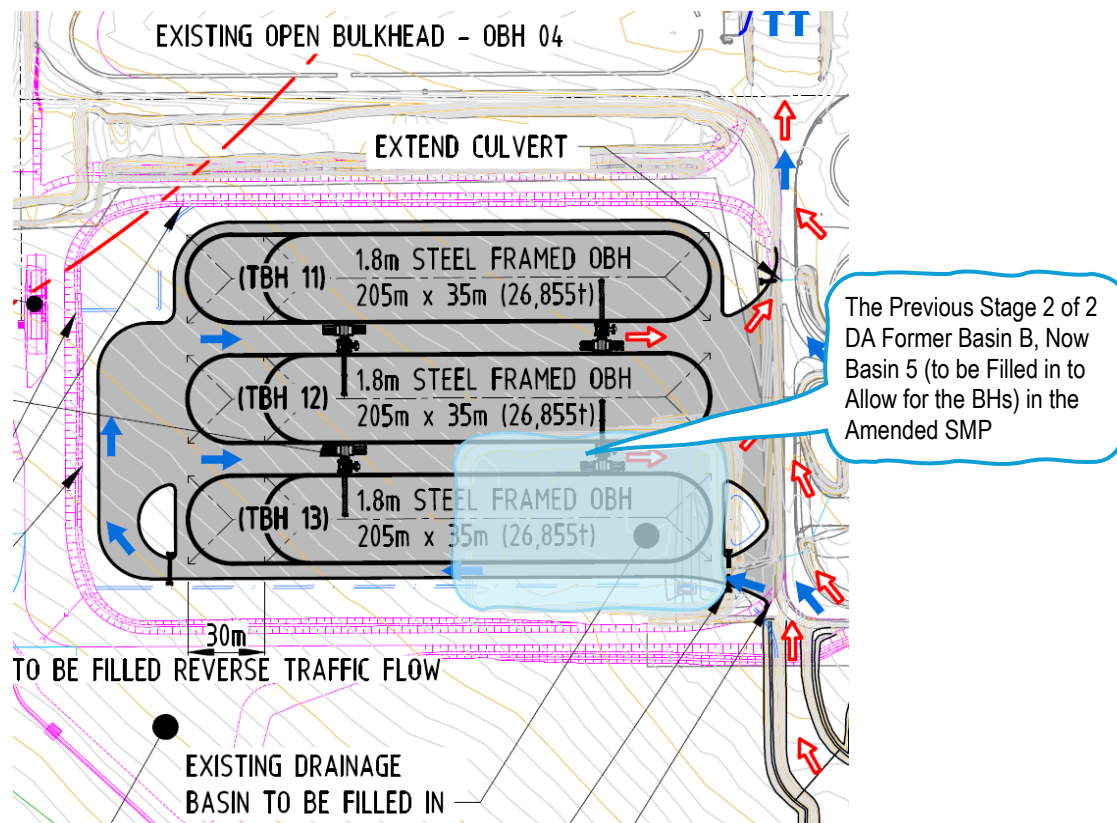


Note: From Google Maps, 2026

The details of the CBH - DA proposal include the following:

- **CBH - DA Bulkheads Proposal** - to construct three open storage bulkheads listed as TBH11, TBH12, and TBH13 with a lower specification than permanent bulkhead storage thus having only a gravel or dirt basecourse and serviced with Drive Over Grids (DOGs), see Figure 2.

FIGURE 2 – EXTRACT FROM CBH - DA SITE PLAN



Note: Amended from DRG No. 361-ENG-CI-DCO-0028, (2026), and as presented in full in Attachment A.

Traffic Management

No document received. Thus, stated as part of the CBH - DA as to remain unchanged noting that the previous development application for Stage 2 of 2 of Resolution 1307 included a Traffic Management Statement by SHAWMAC. Consequently, vehicular access roads to and around the grain receipt and storage facilities connected to existing internal roads whilst will need some realignment predominately remain the same. Furthermore, traffic volumes by in-loading to the CBH site is driven by local production regardless of the outcome of the development. The BHs proposed will reduce HEMs.

Noise & Dust Management

No document/s received. Thus, stated as part of the CBH - DA to ensure equipment, traffic, and construction noise at neighbouring properties comply with the Environmental Protection (Noise) Regulations 1997. Noise and dust are monitored regularly across sites and mitigated if limits are exceeded. Furthermore, the previous application for Stage 2 of 2 Resolution 1307 included a CBH owned and operated 'Dust Management Plan, Dowerin Grain Storage' for the whole site. Given this construction development component that plan will suffice in its operational capacity for this CBH - DA. Also, for Stage 2 of 2 consultants Herring Storage Acoustics provided a 'Environmental Noise Assessment' document that will more than suffice for the CBH - DA proposal for noise management.

Stormwater Management Plan (SMP)

No updated document received. The letter accompanying the CBH - DA states that the proposed works will include general drainage (open drains, culverts, drainage basins) although no updated drainage and retention plan was provided. Although CBH provided a drainage assessment on the previous DA application for Stage 2 of 2 of Resolution 1307, the BHs proposed will be built over a drainage basin that was part of the Stage 2 of 2 approval and was missed by the CBH planning team. The EHO-RA Officer corrected this with CBH and the drainage consultant SHAWMAC; the received comments have been superimposed as a note in Attachment B on page 2 to ensure propriety of the drainage plan for this CBH - DA2026/11 and the former approvals for Stage 2 of 2 of 2 Resolution 1307 moving forward.

The facility is not impacted by Bushfire Prone Mapping and therefore does not require a Bushfire Management Plan.

Comment

CBH provides a valuable service to the Dowerin Shire district rural producers. The CBH site has a long operational history as far back as 2011. Therefore, the matters of traffic movements, dust, noise and stormwater management would already have been identified by the Shire of Dowerin and/or the Co-operative Bulk Handling Group. This is taken to empirically attest to the CBH company duty of care to its neighbours and clients to ensure good governance of their operations onsite. Additionally, the plans provided during the approvals of the Stage 2 of 2 Resolution 1307 will be more than capable of managing the construction and use phases of the BHs.

Moreover, the BHs proposed for additional holding capacity of 80,565 tonnes is expected to better manage and co-ordinate and/or reduce out-loading vehicle movement requirements till quieter times, and during harvest in-loading activities thus further mitigating traffic, dust and noise impacts.

The matter of the provided amended SMP in Attachment B has been reviewed and addresses the removal of the water basin to make way for the BHs. Also, it will now stand in place for the formally approved Stage 2 of 2 of Resolution 1307 as the amended document for the CBH site.

Consultation

Manisha Barthakur, Chief Executive Officer

Timothy Roberts, Lead - Planning and Approvals - Co-operative Bulk Handling Ltd

Ryan Needham, Manager, Civil - SHAWMAC.

Policy Implications

Shire of Dowerin Local Planning Strategy 2013.

Statutory Implications

Shire of Dowerin Local Planning Scheme No. 2

Planning and Development (Local Planning Schemes) Regulations 2015.

Strategic Implications

Strategic Community Plan

Community Priority: Our Economy

Objective: *Prioritise key economic drivers*

Outcome: 2.3

Reference: 2.3

Asset Management Plan

Nil

Long Term Financial Plan

Nil

Risk Implications

Risk Profiling Theme	Failure to fulfil statutory regulations or compliance requirements
Risk Category	Compliance
Risk Description	Unsubstantiated, localised low impact on community trust, low profile or no media item
Consequence Rating	Minor (2)
Likelihood Rating	Unlikely (2)
Risk Matrix Rating	Low (4)
Key Controls (in place)	Compliance requirements with approval and conditions.
Action (Treatment)	Observations and direct communications with the CBH Group lead staff.
Risk Rating (after treatment)	Effective

Financial Implications

A planning application fee remitted to the Shire of Dowerin by CBH of \$3,499.00.

Voting Requirements



Simple Majority



Absolute Majority

Officer's Recommendation - 5.1

That Council, by Simple Majority, in accordance with *Shire of Dowerin Local Planning Scheme No. 2*, and *Planning and Development (Local Planning Schemes) Regulations 2015*:

Approves the Co-operative Bulk Handling Ltd 'Group' Development Application DA2026/11 for the construction of three new low specification open storage bulkheads listed as TBH11, THB12 & TBH13 with dimensions of 1.8m x 35m x 205m with the capacity of 26,855 tonnes each, and the associated vehicular access, general drainage (open drains, culverts, drainage basins) at the CBH site located at Lot 25 Goomalling - Wyalkatchem Road, Dowerin; and subject to the following one condition.

1. The Co-operative Bulk Handling Ltd 'Group' endorses this amended SHAWMAC Stormwater Management Plan 2608011-SWMP-001 for this development application to usurp the former development approval presented for Stage 2 of 2 SHAWMAC Stormwater Management Plan 2510005-REP-001 by Council Resolution 1307 dated April 2026.

And with the following three advice notes:

Note 1: If the development the subject of this approval is not substantially commenced within a period of 4 years, or another period specified in the approval after the date of the determination, the approval will lapse and be of no further effect.

Note 2: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.

Note 3: If an applicant or owner is aggrieved by this determination the Council respectfully requests in the first instance that any grievance is first discussed with the Shire of Dowerin administration to find a mutually agreeable resolution to any such grievance and also recognises should that option fail to come to a resolution that 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.

5.2 Development Application - Lot 9250 Metcalf Street, DOWERIN

Governance & Compliance

Date:	18 September 2026
Location:	Nº 17, on Lot 9250 (DP225127) Metcalf Street, Dowerin
Responsible Officer:	Julian Goldacre, Environmental Health Officer & Regulatory Advisor
Author:	Julian Goldacre, Environmental Health Officer & Regulatory Advisor
Legislation:	<i>Planning and Development (Local Planning Schemes) Regulations 2015, & Shire of Dowerin Local Planning Scheme Nº 2</i>
Sharepoint Reference:	
Disclosure of Interest:	Cr CJ Meakins - Financial
Attachments:	Attachment 5.2A - DA2026/12 and Supporting Information Attachment 5.2B - Schedule of Submissions Received for DA2026/12.

Purpose of Report



Executive Decision



Legislative Requirement

Summary

Council to approve planning application DA2026/12 for a Transport Depot on 13.89 hectares of Lot 9250 Metcalf Street, Dowerin. The proposal includes a compacted gravel hard stand, a 2.2m perimeter security fence with barbed topper, and a 10m wide truck access gate off Dowerin-Kalannie Road. One Condition, and five Advice Notes are also provided.

Background

A Mr Chris Meakins (the Applicant) has for some time investigated land uses of the property located at Lot 9250 Metcalf Street, Dowerin with the intent to encourage businesses to Dowerin. Consequently, on the 4th of September 2026 by email a development application DA2026/12 (Meakins DA2026/12) was received for the proposed use and works to establish a 'Transport Depot' (**Attachment A**).

A 'Transport Depot' use is a 'D' for Discretionary land use for the subject land zoned Rural under the Shire of Dowerin Local Planning Scheme No. 2 (the Scheme) and thus requires the Council to deliberate such proposals in a most informed way. Given the scale of the proposal, and that Mr Chris Meakins is a Shire of Dowerin Councillor, and for full transparency purposes the initiative was taken with the Chief Executive Officer endorsement to advertise the Meakins DA2026/12 application.

Advertising commenced on the 7th of September concluding on the 22nd of September 2026 close of administration business hours.

The **Attachment A** shows the proposed area within Lot 9250 for the use and works for the Transport Depot (the Site Area) which encompasses an area of 138,868m² or 13.89 Hectares. Furthermore, the Transport Depot will have works associated with the land use comprising of:

- i. A hard stand area along the Dowerin-Kalannie Road and alongside the existing entrance off Metcalf Street described by the Applicant to be of compacted gravel base,
- ii. A full perimeter security fence of standard chain mesh along the described blue perimeter line (**Attachment A** diagram) at a height of 2.2 meters with a barbed topper, and
- iii. A 10 meter wide access and egress gate approximately 250m north from Metcalf Street within the fence line off the Dowerin-Kalannie Road to accommodate low loaders to access the site from the existing 8-Tyre Per Axle (8TPA) Low Loader Network Routes one to six, and that will facilitate full road sightlines for trucks using the gate.

Figure 1 shows the diagram of the proposal.

Figure 1: Proposed Land Use Area for the Transport Depot.



Note: Adapted from Attachment A - DA2026/12 Planning Development Application and Diagram of Proposal.

The land is sloped as a percentage of 2.80% which is considered in the Planning profession for slopes 3.0% and less to be very mild and easily negotiable for walking, cycling, and importantly vehicle transit. The Site Area is zoned Rural although has not been cropped for some time given the Applicants desire to develop the land. Also, is located directly north of the Dowerin townsite boundary thus making the Site Area desirable land for development to attract businesses to town, and townsite boundary expansion should that ever be a consideration into the future.

The closest sensitive premises (the Sensitive Premises) is located on Lot 1 off Metcalf Street at a distance from the east boundary of the Meakins DA2026/12 proposal of 667m.

The Applicant during the planning development process has engaged fully in good will through the pre-development process with the Shire of Dowerin administration and associated professionals. This has provided the opportunity to assist the Applicant through the process and thus avoid matters being rushed to an outcome where issues could be revealed that would cause delays and maybe undue costs and the like. This is testament to the importance of applicants seeking development of land to meet with the Shire of Dowerin administration in the first instance to be able to discuss and outline the proposal and work through the planning processes and information to ensure a proper development outcome.

Comment

The scale of the area for DA2026/12 is quite substantial and should this proposal endeavour become substantially utilised relative matters for consideration are:

- i. Slow moving 8TPA Low Loader Network Routes one to six type trucks and trailers accessing and exiting the Site Area, and thus causing matters that can require management such as 'Trucks Entering' signage on the Dowerin-Kalannie Road and Metcalf Street access ways,
- ii. Dust related issues caused by trucks and trailers moving around the Site Area,
- iii. Noise related issues caused by trucks engines starting up and shutting down and related noise activities not limited to air hose venting and the like, and trailers moving around the Site Area,
- iv. Lighting issues caused by truck and trailer lighting fixtures which on some vehicles can be at 'carnival' lighting levels, as well as exceptionally bright lighting required for safe night periods of driving,
- v. Floodlighting being installed to provide a level of illumination for, but not limited to, safety and security purposes (noting this is not in the DA2026/12 and will require a planning development application and will be listed as an Advice Note), and
- vi. Truck and trailer wash down activities in the event this is provided (noting this is not in the DA2026/12 and is a matter related to a separate statute being the Shire of Koorda Health Local Laws 1998 (as amended) for 'liquid refuse' disposal in unsewered locations and will be listed as an Advice Note).

Whilst such matters have not been identified by the Applicant in DA2026/12 it would be prudent for Council to consider types and levels of control and management activities to ensure that in the event if one or more of the above points is activated there is a control to manage such matter/s recommended as follows for consideration:

Recommended Condition & Advice Notes

First, **Point i.** Road Signage. To notify traffic using the Dowerin-Kalannie Road and Metcalf Street with signage informing road users of possible truck and trailer movements onto and off the Site Area by installation of appropriate road signages at the direction and required number of and positioning by the Shire of Dowerin Manager of Infrastructure and Projects, and that such installations deemed required will be at cost to the Applicant of DA2026/12.

Second, **Point ii.** Dust Mitigation. An Advice Note. Dust in this instance and context is compliance managed through another statute being the clauses 5.1.3 of the *Shire of Dowerin Health Local Laws 1998* (as amended). Notwithstanding, the Sensitive Premises is located 667m away east of the east boundary of DA2026/12 and is outside the minimum setback distances required by the Western Australian Environmental Protection Agency minimum distance of 500m thus an extra 167m buffer. Therefore, it is recommended that the Applicant through an Advice Note is encouraged to create a Dust Mitigation Management Strategy in the first instance to state how dust generation by truck and trailer movements will be managed to mitigate affects so as not to become a nuisance.

Third, **Point iii.** Noise Mitigation. An Advice Note. Noise in this instance and context is compliance managed through another statute being the *Environmental Protection (Noise) Regulations 1997*. Notwithstanding, the Sensitive Premises is located 667m away east of the east boundary of DA2026/12 and is outside the minimum setback distances required by the Western Australian Environmental Protection Agency minimum distance of 500m thus an extra 167m buffer. Therefore, it is recommended that the Applicant through an Advice Note is encouraged to create a Noise Mitigation Management Strategy in the first instance to state how noise generation by truck and trailer movements will be managed to mitigate affects so as not to become a nuisance.

Fourth, **Point iv.** Vehicle Lighting. An Advice Note. Vehicle lighting of this nature and known as light spill on the Site Area in this instance and context is compliance managed through another statute being the *Local Government Act 1995* Schedule 3.1 Notices. Notwithstanding, the Sensitive Premises is located 667m away east of the east boundary of DA2026/12 and is outside the minimum setback distances required by the Western Australian Environmental Protection Agency minimum distance of 500m thus an extra 167m buffer. Therefore, it is recommended that the Applicant through an Advice Note is encouraged to create a Vehicle Lighting Spill Mitigation Management Strategy in the first instance to state how light emissions by truck and trailer movements will be managed to mitigate affects so as not to become a nuisance.

Fifth, **Point v.** Light Spill. An Advice Note: This matter will be an Advice Note as the DA2026/12 does not provide in the development proposed that lighting towers or the like which could cause light spill for but not limited to safety and security will be installed. Light spill of this nature on the Site Area in this instance and context is compliance managed through another statute being the *Local Government Act 1995* Schedule 3.1 Notices. Notwithstanding, such a proposed development will require a development application to Council as will meet the description of 'development' in Section 4. Terms Used in the Planning and *Development Act 2005* on the Site Area should such lighting towers or the like be proposed.

Six, **Point vi.** An Advice Note: This matter will be an Advice Note as the DA2026/12 does not provide in the development proposed that truck and trailer wash down activities will be provided. The Scheme clause 4.7.3 requires that in the absence of a reticulated sewer access point (the Lot is unsewered by a reticulated system), this development will be restricted to 'dry industry' type (i.e. industries predicted to generate wastewater for disposal on-site of a daily rate of less than 540 litres per 1000m²). This requirement means that should washdown of trucks and trailers (liquid refuse) occur then such wastewater is restricted to the Lot and disposed of through a on-site disposal system. Solutions exist such as onsite septic tank/s and specialised disposal drains for consideration on application to the Shire administration. Additionally, any washdown liquid refuse must remain on the Lot pursuant to clauses 4.1.2(a) & (b) of the *Shire of Dowerin Health Local Laws 1998* (as amended), unless transported offsite by an approved liquid refuse disposal service to an approved location for final disposal.

The above Advice Notes for Strategies to deal with the matters raised puts the onus on the Applicant for DA2026/12 to be mindful of potential issues that could arise should this large area for development as a Transport Depot cause nuisances. In the first instance the Strategies will outline how the Applicant will manage the dealings of any related nuisances raised for the Site Area use as a Transport Depot for the purpose of mitigating and resolving the matter before it is presented to the Shire of Dowerin as a complaint. This is an important matter given prevention and mitigation directly by the Applicant and/or operator is the preferred outcome. Also, in this DA2026/12 instance and context the compliances are managed through statutes that are not a planning statute namely being the *Shire of Dowerin Health Local Laws 1998* (as amended) and the *Local Government Act 1995* and are administered by the Shire of Dowerin through the civility of the State Parliament of Western Australia. The matter related to road signage is applicable as a condition as is a form or advertising for road uses awareness.

Shire of Dowerin Local Planning Strategy

The 2013 dated Shire of Dowerin Local Planning Strategy (the Strategy) identifies that...

“The Council will further examine the use of the land located immediately north of the Dowerin Field Days site for future general, light or service industries.” (page 10).

and furthermore

“Examples of this demand include a local road transport contractor who has been trying to expand his business in the past five years. He needs more land for the larger truck combinations that they are now able to use the road system. As a stop gap they are using one of the Field Day parking areas.” (page 9).

This would have been arrived at through the public advertising of the Strategy then in draft form.

This clearly reveals that development uses and works for the Site Area were a consideration of the Council in this period during the development of the Strategy.

Advertising Responses

As of the 18 September 2026 at 1410Hrs, nil submissions have been received thus the Schedule of Submissions (Attachment B) is noted as ‘nil submissions’. Notwithstanding, given the closing date and time for submissions is 22 September 2026 at 4.00PM, this can and will be adjusted should a submission/s be made.

Consultation

Manisha Barthakur, Chief Executive Officer

Chris Meakins, DA2026/12 Applicant,

Paul Bashall, PlanWest Planning Consultant,

Felicity Morris, Manager Governance and Procurement, WALGA.

Policy Implications

Shire of Dowerin Local Planning Strategy (2013).

Statutory Implications

Shire of Dowerin Local Planning Scheme No 2,

Planning and Development Act 2005,

Planning and Development (Local Planning Schemes) Regulations 2015,

Shire of Dowerin Health Local Laws 1998 (as amended), and

Local Government Act 1995.

Strategic Implications

Strategic Community Plan

Community Priority: Our Economy

Objective: Prioritise key economic drivers

Outcome: 2.3

Reference: 2.3

Asset Management Plan

Nil

Long Term Financial Plan

Nil

Risk Implications

Risk Profiling Theme	Failure to fulfil statutory regulations or compliance requirements
Risk Category	Compliance
Risk Description	Unsubstantiated, localised low impact on community trust, low profile or no media item
Consequence Rating	Minor (2)
Likelihood Rating	Unlikely (2)
Risk Matrix Rating	Low (4)
Key Controls (in place)	Compliance requirements with approval and conditions. Statutory enforcement actions.
Action (Treatment)	Observations and direct communications with the Applicant.
Risk Rating (after treatment)	Adequate

Financial Implications

Development application fee of \$640.00.

Voting Requirements



Simple Majority



Absolute Majority

Officer's Recommendation – 5.2

That Council, by Simple Majority, in accordance with *Planning and Development Act 2005*:

Approve the planning development application DA2026/12 for the use of a 'Transport Depot' on part of Lot 9250 Metcalf Street, Dowerin as presented in the diagram presented for this Agenda of an area 138,868m² or 13.89 Hectares, and inclusive of the works components inclusive of:

- a) A hard stand area along the Dowerin-Kalannie Road and alongside the existing entrance off Metcalf Street of a compacted gravel base construction,
- b) A full perimeter security fence to be of standard chain mesh along the as presented in the diagram described blue perimeter line, and to be at a height of 2.2 meters with a barbed top, and
- c) A 10 meter wide access and egress gate approximately 250m north from Metcalf Street within the fence line off the Dowerin-Kalannie Road to be suitable for trucks and trailers.

And with the following one Condition, and five Advice Notes:

Condition 1

To notify traffic using the Dowerin-Kalannie Road and Metcalf Street with signage informing road users of possible truck and trailer movements onto and off the Lot 9250 DA2026/12 Site Area by installation of appropriate road signages at the direction and required number of and positioning by the Shire of Dowerin Manager of Infrastructure and Projects, and that such installations deemed required will be at cost to the Applicant of DA2026/12.

Advice Note 1

To recommended and encourage the Applicant to create a Dust Mitigation Management Strategy to state how dust generation by truck and trailer movements will be managed to mitigate affects so as not to become a nuisance.

Advice Note 2

To recommended and encourage the Applicant to create a Noise Mitigation Management Strategy to state how noise generation by truck and trailer movements will be managed to mitigate affects so as not to become a nuisance.

Advice Note 3

To recommended and encourage the Applicant to create a Vehicle Lighting Spill Mitigation Management Strategy to state how light emissions by truck and trailer movements will be managed to mitigate affects so as not to become a nuisance.

Advice Note 4

The Scheme clause 4.7.3 requires that in the absence of a reticulated sewer access point (the Lot 9250 is unsewered by a reticulated system), this DA2026/12 development will be restricted to 'dry industry' type (i.e. industries predicted to generate wastewater for disposal on-site of a daily rate of less than 540 litres per 1000m²). This requirement means that should washdown of trucks and trailers (liquid refuse) occur then such wastewater is restricted to the Lot and disposed of through an on-site disposal system. Solutions exist such as onsite septic tank/s and specialised disposal drains for consideration on application to the Shire of Dowerin administration. Additionally, any washdown liquid refuse must remain on the Lot pursuant to clauses 4.1.2(a) & (b) of the *Shire of Dowerin Health Local Laws 1998* (as amended), unless transported offsite by an approved liquid refuse disposal service to an approved location for final disposal. and

Advice Note 5

Notwithstanding the DA2026/12 does not provide in this development that lighting towers or the like which could cause light spill for but not limited to safety and security will be installed on the Site Area Lot 9250. Nevertheless, such a proposed development for such lighting towers and the like will require a separate development application to Council as will meet the description of 'development' in Section 4. Terms Used in the *Planning and Development Act 2005*. The Applicant is invited to discuss such a possible future development with the Shire of Dowerin administration in the first instance.

5.3 Request for Rates Exemption – CEACA Limited

Corporate & Community Services

Date:	17 September 2026
Location:	N/A
Responsible Officer:	Megan Shirt, Acting Manager of Corporate Services
Author:	Manisha Barthakur, Chief Executive Officer
Legislation:	<i>Local Government Act 1995;</i> <i>Local Government (Financial Management) Regulations 1996</i>
Sharepoint Reference:	Nil
Disclosure of Interest:	Nil
Attachments:	<u>Attachment 5.3A – Letter of Request from CEACA Ltd.</u> <u>Attachment 5.3B – CEACA Constitution</u> <u>Attachment 5.3C – Proof of Registration (Charity)</u>

Purpose of Report



Executive Decision



Legislative Requirement

Summary

The purpose of this report is to consider CEACA Limited's request for a rates exemption for Lot 1 on Deposited Plan 87136, 15 Anderson Street, Dowerin.

Background

The Shire of Dowerin became a member of the Central East Accommodation and Care Alliance (CEACA) in recognition of the significant shortage of suitable and seniors housing within Dowerin and across the Wheatbelt, particularly for seniors, people living with disability and low-income earners.

CEACA operates as a regional community housing model in partnership with its member local governments. The model has historically combined local government support, including access to suitable land and local project support, with State and Federal funding to develop community housing across participating Wheatbelt communities. CEACA manages the resulting housing portfolio, with rental income contributing towards the ongoing management and maintenance of the properties and supporting the sustainability of the regional housing model.

Following Dowerin joining CEACA, the Shire participated in CEACA's regional funding application for additional housing. As part of its commitment to the project and in response to the ongoing housing shortage within the district, Council supported the provision of suitable Shire-owned land at 15 Anderson Street, Dowerin for the development at no cost to CEACA.

The subsequent CEACA Expansion Project successfully secured State and Federal Government funding for 54 new modular social homes across 17 Wheatbelt sites, including four dwellings in Dowerin. The Dowerin dwellings form part of the broader regional community housing initiative and will provide additional affordable, fit-for-purpose housing designed for elderly community members within the district.

Council has therefore been involved in and supportive of the project from its early stages through CEACA membership, participation in the regional funding application, provision of the project land and subsequent planning approval for the four dwellings.

CEACA Limited has now been established as the Special Purpose Vehicle through which the expansion project will be delivered. CEACA Limited has subsequently requested that the Dowerin property be treated as non-rateable on the basis that it will be used exclusively for charitable purposes.

Comment

CEACA Limited is a registered charity established to provide and manage social and affordable housing for people in need. The Dowerin development forms part of the CEACA Expansion Project, delivering 54 two-bedroom social homes for seniors across 17 Wheatbelt sites, including four homes in Dowerin, designed to support older residents to remain in their communities and age in place.

Given the intended use of the Anderson Street property as seniors' social housing, together with CEACA Limited's charitable status and constitutional objects, Administration considers the land use consistent with the charitable-purpose exemption under section 6.26(2)(g) of the *Local Government Act 1995*.

Consultation

CEACA Management Committee and Administration Team

Shire of Dowerin voting delegates for CEACA

Shire of Dowerin Council

Manisha Barthakur, Chief Executive Officer

Megan Shirt, Acting Manager Corporate Services

Policy Implications

Nil

Statutory Implications

Local Government Act 1995

Section 6.26(2)(g) – land used exclusively for charitable purposes is not rateable.

Strategic Implications

Strategic Community Plan

Community Priority: Our Community

Objective: *We care for and support seniors*

Outcome: Continue to be a member of CEACA and advocate for external funding for housing

Reference: 1.4b

Asset Management Plan

Nil

Long Term Financial Plan

The exemption will mean the property does not generate general rate revenue while it remains eligible to be treated as non-rateable. The exemption should be reviewed if the ownership or use of the property changes.

Risk Implications

Risk Profiling Theme	Failure to fulfil statutory regulations or compliance requirements
Risk Category	Compliance
Risk Description	Short term non-compliance but with significant regulatory requirements imposed
Consequence Rating	Moderate (3)
Likelihood Rating	Possible (3)
Risk Matrix Rating	Moderate (9)
Key Controls (in place)	Governance Calendar; supporting documentation and review of property use
Action (Treatment)	Review the exemption if ownership or use changes
Risk Rating (after treatment)	Adequate

Financial Implications

The property will not generate general rate revenue for any period during which it is determined to be non-rateable. The exact annual value will depend on the applicable valuation and adopted rate in the dollar.

Voting Requirements



Simple Majority



Absolute Majority

Officer's Recommendation – 5.3

That Council, by Absolute Majority, in accordance with Section 6.26(2)(g) of the Local Government Act 1995:

1. Notes the request from CEACA Limited dated 16 September 2026 for a rates exemption for Lot 1 on Deposited Plan 87136, 15 Anderson Street, Dowerin.
2. Determines, pursuant to section 6.26(2)(g) of the Local Government Act 1995, that Lot 1 on Deposited Plan 87136, 15 Anderson Street, Dowerin is non-rateable while it is used exclusively for the charitable purpose of providing and managing social and affordable housing.
3. Authorises the Chief Executive Officer to apply the exemption through the Shire's rates assessment process and to review the property's rateable status if its ownership or use materially changes.
4. Notes that CEACA Limited is to advise the Shire of any material change to the ownership or use of the property.

6. Closure

The President thanked those in attendance and closed the meeting at X:XXpm