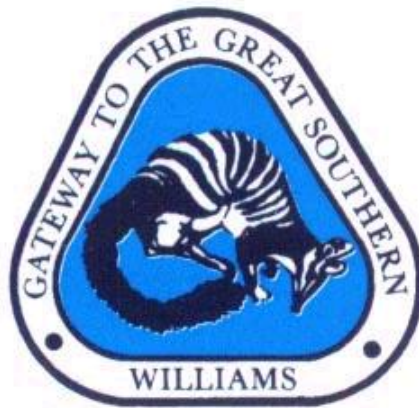


SHIRE OF WILLIAMS

***MINUTES - SPECIAL MEETING OF COUNCIL HELD
WEDNESDAY 24TH AUGUST 2016***



COUNCIL DIARY

WEDNESDAY 24TH AUGUST 2016

4.00pm

Special Meeting

WEDNESDAY 21ST SEPTEMBER 2016

1.00pm

Ordinary Meeting

MINUTES – SPECIAL MEETING OF COUNCIL HELD 24TH AUGUST 2016



TABLE OF CONTENTS

Item	Subject	Page
	NOTICE OF MEETING	3
	DISCLAIMER	4
1.0	Declaration of Opening / Announcement of Visitors	5
2.0	Record of Attendance / Apologies / Leave of Absence (previously approved).....	5
3.0	Public Question Time	5
4.0	Petitions / Deputations / Presentations	5
5.0	Declarations of Interest	5
6.0	Announcements by Presiding Member without discussion.....	7
7.0	Reports	7
7.1	Chief Executive Officer's Report	8
7.1.1	Proposed Rural Industry (bulkheads and associated access) on Lot 15 Albany Highway and Lot 17 Playle Road Williams	9
7.1.2	Proposed Trade Supplies (Lime Sand Storage and Sales) on Lot 15 Albany Highway Williams ..	15
8.0	Elected Members Motions of which Notice has been given	23
9.0	New Business of an Urgent Nature introduced by Decision of Meeting	23
9.1	Elected Members	23
9.2	Officers	23
10.0	Application for Leave of Absence	23
11.0	Information Session	23
12.0	Closure of Meeting.....	23

Separate Documents

1. Appendices



SHIRE OF WILLIAMS

BROOKING STREET, WILLIAMS, WESTERN AUSTRALIA.

OFFICE HOURS: MONDAY TO FRIDAY: 8.30 a.m. to 5.00 p.m.

TELEPHONE (08) 9885 1005 FACSIMILE (08) 9885 1020 EMAIL shire@williams.wa.gov.au

All communications to be addressed to the Chief Executive Officer, P.O. Box 96, Williams, W.A. 6391.

Your Ref:

Our Ref:

NOTICE OF MEETING

You are respectfully advised that a Special Meeting of Council will be held in the Council Chambers at 4:00pm on Wednesday 24th August 2016.

Yours faithfully

Geoff McKeown
Chief Executive Officer



DISCLAIMER

No responsibility whatsoever is implied or accepted by the Shire of Williams for any act, omission or statement or intimation occurring during Council or Committee meetings. The Shire of Williams disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council or Committee meetings. Any person or legal entity who acts or fails to act in reliance upon any statement, act or omission made in a Council or Committee meeting does so at that person's or legal entity's own risk.

In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a licence, any statement or intimation of approval made by a member or officer of the Shire of Williams during the course of any meeting is not intended to be and is not to be taken as notice of approval from the Shire of Williams. The Shire of Williams warns that anyone who has any application lodged with the Shire of Williams must obtain and should only rely on written confirmation of the outcome of the application, and any conditions attaching to the decision made by the Shire of Williams in respect of the application.



AGENDA

1.0 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The President, Cr John Cowcher declared the meeting open at 4.07 pm.

2.0 RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE

(PREVIOUSLY APPROVED)

Cr John Cowcher President
Cr Greg Cavanagh Deputy President
Cr David Earnshaw
Cr Natalie Major
Cr Jarrad Logie
Cr Moya Carne (left at 4.15pm)
Cr Gilbert Medlen

Geoff McKeown Chief Executive Officer

Apologies

Cr Richard Johnstone
Cr Peter Paterson

3.0 PUBLIC QUESTION TIME

4.0 PETITIONS / DEPUTATIONS / PRESENTATIONS

5.0 DECLARATIONS OF INTEREST

DECLARATION OF INTEREST	
Name / Position	Greg Cavanagh / Deputy President
Item No. / Subject	7.1.1 / Proposed Rural Industry (bulkheads and associated access) on Lot 15 Albany Hwy and Lot 17 Playle Rd
Type of Interest	Impartiality



DECLARATION OF INTEREST	
Name / Position	Gilbert Medlen / Councillor
Item No. / Subject	7.1.1 / Proposed Rural Industry (bulkheads and associated access) on Lot 15 Albany Hwy and Lot 17 Playle Rd
Type of Interest	Indirect Financial

DECLARATION OF INTEREST	
Name / Position	Moya Carne / Councillor
Item No. / Subject	7.1.1 / Proposed Rural Industry (bulkheads and associated access) on Lot 15 Albany Hwy and Lot 17 Playle Rd
Type of Interest	Proximity and Indirect Financial

DECLARATION OF INTEREST	
Name / Position	David Earnshaw / Councillor
Item No. / Subject	7.1.1 / Proposed Rural Industry (bulkheads and associated access) on Lot 15 Albany Hwy and Lot 17 Playle Rd
Type of Interest	Indirect Financial

DECLARATION OF INTEREST	
Name / Position	Greg Cavanagh / Councillor
Item No. / Subject	7.1.2 / Proposed Trade Supplies (Lime Sand Storage and Sales) on Lot 15 Albany Hwy
Type of Interest	Impartiality



DECLARATION OF INTEREST	
Name / Position	Moya Carne / Councillor
Item No. / Subject	7.1.2 / Proposed Trade Supplies (Lime Sand Storage and Sales) on Lot 15 Albany Hwy
Type of Interest	Proximity and Indirect Financial

DECLARATION OF INTEREST	
Name / Position	Gilbert Medlen / Councillor
Item No. / Subject	7.1.2 / Proposed Trade Supplies (Lime Sand Storage and Sales) on Lot 15 Albany Hwy
Type of Interest	Impartiality

DECLARATION OF INTEREST	
Name / Position	Jarrad Logie / Councillor
Item No. / Subject	7.1.2 / Proposed Trade Supplies (Lime Sand Storage and Sales) on Lot 15 Albany Hwy
Type of Interest	Financial Interest

DECLARATION OF INTEREST	
Name / Position	David Earnshaw / Councillor
Item No. / Subject	7.1.2 / Proposed Trade Supplies (Lime Sand Storage and Sales) on Lot 15 Albany Hwy
Type of Interest	Indirect Financial

6.0 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

7.0 REPORTS



7.1 CHIEF EXECUTIVE OFFICER'S REPORT

Cr David Earnshaw, Cr Gilbert Medlen, Cr Moya Carne and Cr Greg Cavanagh declared interests in the following item 7.1.1– Proposed Rural Industry (bulkheads and associated access) on Lot 15 Albany Highway and Lot 17 Playle Road Williams.

Cr Earnshaw and Cr Medlen declared an indirect financial interest on the basis that, if approved, it may result in an indirect financial gain or benefit.

Cr Moya Carne declared an indirect financial interest on the basis that, if approved, it may result in an indirect financial gain or benefit and a proximity interest as a property owner adjacent to the proposed development.

Cr Greg Cavanagh declared an impartiality interest as a share/debenture holder of Co-operative Bulk Handling Limited.

The Chief Executive Officer advised that as a result of the declarations received prior to the meeting, an application had been made to the Minister for Local Government for approval under section 5.69(3)(a) of the Local Government Act 1995 for sufficient elected members to be present to form a quorum to allow the matter to be discussed. As a result of that request correspondence had been received from the Department of Local Government and Communities confirming that Cr Gilbert Medlen is approved to fully participate in the discussion and decision making relating to the item.

A copy of the authority letter was given to Cr Medlen.

The Chief Executive Officer further advised Cr Richard Johnstone and Cr Peter Paterson had submitted declarations of interest in advance of this meeting and their detail was provided in the application to the Minister. Cr Johnstone and Cr Paterson recorded an apology for this meeting.

Cr Carne and Cr Earnshaw left the meeting at 4.15pm.



7.1.1 PROPOSED RURAL INDUSTRY (BULKHEADS AND ASSOCIATED ACCESS) ON LOT 15 ALBANY HIGHWAY AND LOT 17 PLAYLE ROAD WILLIAMS

File Reference	10.60.15
Statutory Reference	Shire of Williams Town Planning Scheme No 2
Author & Date	Liz Bushby, Gray & Lewis Landuse Planners: 14 July 2016
Attachment	Submission from Kelvin Hawtin, Lot 18 Albany Highway

Background

Co-Operative Bulk Handling (CBH) has an established operation on Lot 15 Albany Highway, Williams.



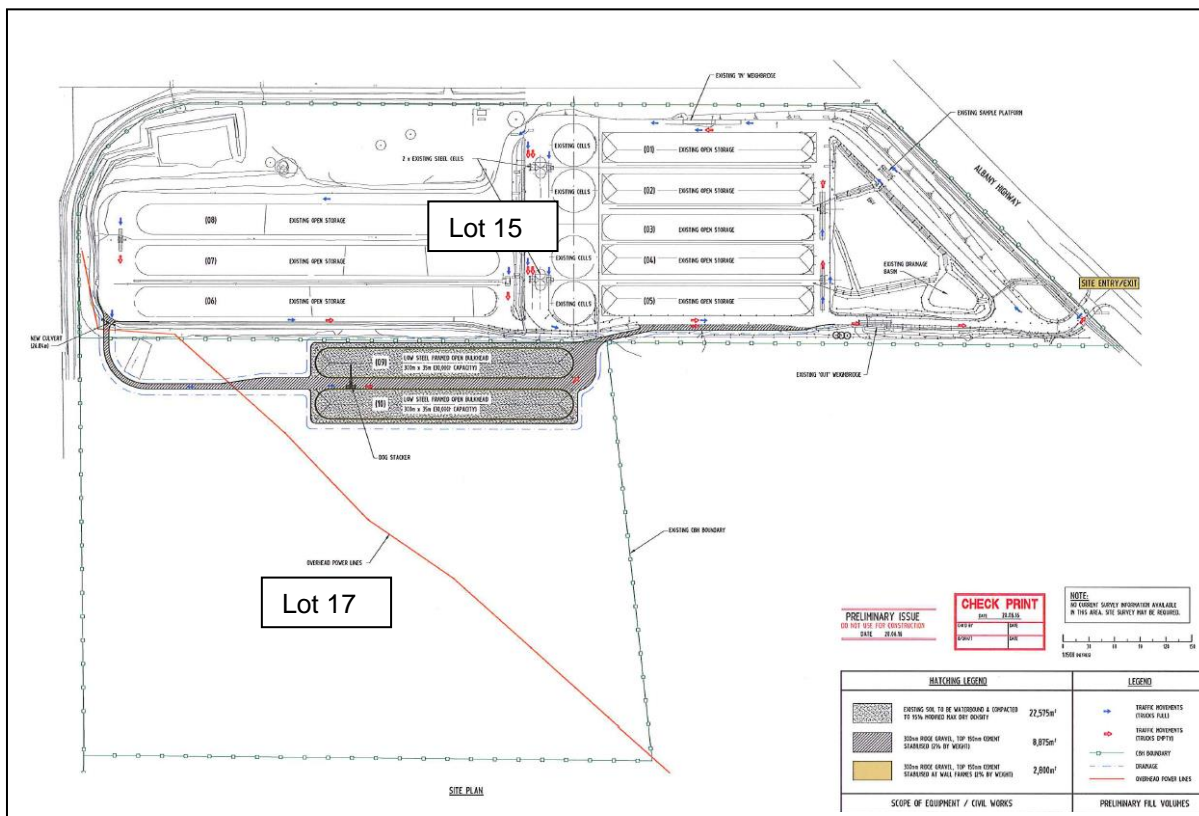


Comment

➤ Description of Application

An application has been lodged by CBH to develop two open bulkheads on Lot 17 Playle Road in Williams. The bulkheads will have capacity to accommodate an additional 60,000 tonnes of grain storage.

Lot 17 is located to the immediate south of the existing CBH facility on adjacent Lot 15. All vehicular access will be from the existing crossovers to Lot 15 from Albany Highway. Access from Lot 15 will be extended into Lot 17.



➤ Zoning

Lot 15 and 17 are zoned 'Rural' under the Shire of Williams Town Planning Scheme No 2 ('the Scheme'). The Scheme does not list any specific objectives for the Rural zone.

➤ Landuse definitions / Permissibility

The landuse is construed as a 'rural industry' defined in the Scheme as '*means an industry handling, treating, processing or packing primary products grown, reared or produced in the locality, and a workshop servicing plant and equipment used for rural purposes in the locality.*'

A 'Rural Industry' is listed as an 'AA' use in the Rural zone under 'Table 1 – Zoning Table' of the Scheme. The 'AA' symbol means that the Council may, at its discretion, permit the use.



The proposed development is simply an extension to the existing CBH rural industry which was approved by the Shire in 2002.

➤ **Consultation**

The application was referred to Main Roads WA as the new development continues to rely on existing access to and from Albany Highway (which falls under Main Roads' jurisdiction).

Main Roads WA has confirmed *'they have determined from the information provided that the proposed development will not have an adverse impact on the MRWA network and therefore advises no objection to the proposal'*.

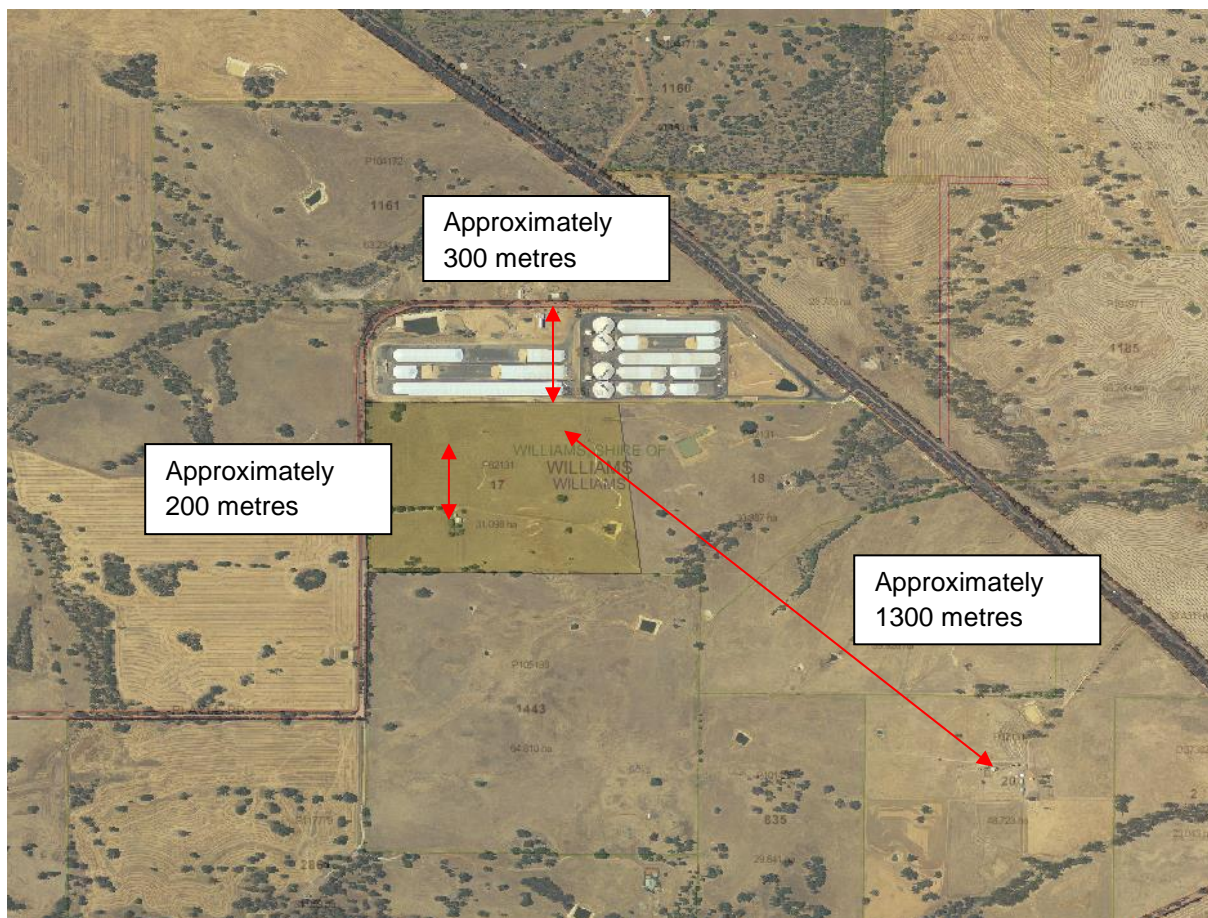
The application has been advertised for public comment, with letters being sent to nearby and adjacent landowners. The closing date for submissions was Thursday, 11th August. By the closing date one submission was received from Mr Kelvin Hawtin who owns Lot 18 Albany Highway. A copy of his submission is attached for information.

➤ **Landuse compatibility and EPA 'Guidance for the assessment of environmental factors – separation distances between Industrial and Sensitive Landuses'.**

Under EPA guidelines a 500 metre generic buffer is recommended to any grain elevator. The Guidelines do not define 'elevators'.

The 500 metre buffer does not strictly apply however Gray & Lewis would recommend that Council have regard for normal planning considerations such as dust, noise, and landuse compatibility.

A desktop assessment (based on aerial) has been undertaken however it is difficult to distinguish between outbuildings and dwellings.



Outside of Lots 15 and 17, it appears there is one dwelling to the north within 500 metres of the proposed development. However the dwelling is separated from the new development by the existing CBH facility.

The proposed development is simply an extension of the existing landuse, however it is recommended that a condition be imposed requiring lodgement of a Dust Management Plan, and a Water Management Plan to address issues of surface water runoff from the CBH property.

Policy Requirements

Not applicable

Legislative Requirements

Planning and Development (Local Planning Schemes) Amendment Regulations 2015

The Regulations include ‘deemed provisions’ which automatically apply to the Shire, without the need to amend the Shires Scheme.

Regulation 67 of the deemed provisions outlines ‘*matters to be considered by Council*’ including but not limited to orderly and proper planning, the compatibility of the development with its setting including the relationship to development on adjoining land, the amenity of the locality,



the adequacy of proposed means of access to and from the site, the amount of traffic to be generated by the development, and any submission received.

Regulation 64 (3) outlines that the local government may advertise an application for 14 days.

Shire of Williams Town Planning Scheme No 2 – discussed in the body of this report.

Strategic Implications

There are no known strategic implications associated with this proposal.

Sustainability Implications

➤ **Environment**

There are no known significant environmental implications associated with this proposal.

➤ **Economic**

There are no known significant economic implications associated with this proposal.

➤ **Social**

There are no known significant social implications associated with this proposal.

Financial Implications

The Shire pays consultancy fees to Gray & Lewis Landuse Planners for advice.

Voting Requirements

Simple Majority

Consultant Planner's Recommendation

That Council:

1. Approve the application lodged by Co-Operative Bulk Handling (CBH) for a Rural Industry (bulkheads and internal access) on Lot 15 Albany Highway and Lot 17 Playle Road, Williams subject to the following conditions:
 - (i) The operation is to be conducted in accordance with a Dust Management Plan and Water Management Plan to be lodged to the Shire for separate written approval by the Shire Chief Executive Officer.
 - (ii) All development shall be in accordance with the approved plans (Drawing No 2016-551-0070A & S-056-A0000) unless otherwise approved in writing by the Chief Executive Officer.
 - (iii) All truck and heavy vehicular access (ingress and egress) associated with the Rural Industry shall be via the existing crossover to Albany Highway as shown on the approved plan.
 - (iv) The internal access road within Lot 15 shall be extended and constructed to a trafficable standard to accommodate truck movements into Lot 17 in accordance with the approved plans.



- (v) The development approved is to substantially commence within 2 years after the date of the planning consent issued in writing by the Shire. The approval lapses if the development is not substantially commenced before expiry of the nominated two year period.
- 2. The following footnotes to be included as advice to the applicant:
 - (a) In regards to Condition (iii) no access for vehicles associated with the operation of CBH are permitted to egress or enter from Playle Road. Only vehicles associated with the existing dwelling and farming activities on Lot 17 can utilize the existing driveway to Playle Road for access.
- 3. Note that Main Roads WA has no objection to the proposed development.

Councils Resolution

Cavanagh/Major

That Council:

- 1. Approve the application lodged by Co-Operative Bulk Handling (CBH) for a Rural Industry (bulkheads and internal access) on Lot 15 Albany Highway and Lot 17 Playle Road, Williams subject to the following conditions:
 - (i) The operation is to be conducted in accordance with a Dust Management Plan and Water Management Plan to be lodged to the Shire for separate written approval by the Shire Chief Executive Officer.
 - (ii) All development shall be in accordance with the approved plans (Drawing No 2016-551-0070A & S-056-A0000) unless otherwise approved in writing by the Chief Executive Officer.
 - (iii) All truck and heavy vehicular access (ingress and egress) associated with the Rural Industry shall be via the existing crossover to Albany Highway as shown on the approved plan.
 - (iv) The internal access road within Lot 15 shall be extended and constructed to a trafficable standard to accommodate truck movements into Lot 17 in accordance with the approved plans.
 - (v) The development approved is to substantially commence within 2 years after the date of the planning consent issued in writing by the Shire. The approval lapses if the development is not substantially commenced before expiry of the nominated two year period.
- 2. The following footnotes to be included as advice to the applicant:
 - (a) In regards to Condition (iii) no access for vehicles associated with the operation of CBH are permitted to egress or enter from Playle Road. Only vehicles associated with the existing dwelling and farming activities on Lot 17 can utilize the existing driveway to Playle Road for access.
- 3. Note that Main Roads WA has no objection to the proposed development.

**Carried 5/0
Resolution 49/17**



MINUTES – SPECIAL MEETING OF COUNCIL HELD 24TH AUGUST 2016

Cr David Earnshaw, Cr Jarrad Logie, Cr Gilbert Medlen, Cr Moya Carne and Cr Greg Cavanagh declared interests in the following item 7.1.2 Proposed Trade Supplies (Lime Sand Storage and Sales) on Lot 15 Albany Hwy, Williams.

Cr Earnshaw declared an indirect financial interest on the basis that, if approved, it may result in an indirect financial gain or benefit.

Cr Carne declared an indirect financial interest on the basis that, if approved, it may result in an indirect financial gain or benefit and a proximity interest as a property owner adjacent to the proposed development.

Cr Cavanagh and Cr Medlen declared an impartiality interest as a share/debenture holder of Co-operative Bulk Handling Limited.

Cr Logie declared a financial interest on the basis that, if approved, it may result in a financial gain or loss.

The Chief Executive Officer advised that as a result of the declarations received prior to the meeting, an application had been made to the Minister for Local Government for approval under section 5.69(3)(a) of the Local Government Act 1995 for sufficient elected members to be present to form a quorum to allow the matter to be discussed. As a result of that request correspondence had been received from the Department of Local Government and Communities confirming that Cr David Earnshaw is approved to fully participate in the discussion and decision making relating to the item.

The Chief Executive Officer further advised Cr Richard Johnstone and Cr Peter Paterson had submitted declarations of interest in advance of this meeting and their detail was provided in the application to the Minister. Cr Johnstone and Cr Paterson recorded an apology for this meeting.

Cr Logie left the meeting at 4.38pm and Cr Earnshaw returned to the meeting at 4.38pm.

A copy of the authority letter was given to Cr Earnshaw.

7.1.2 PROPOSED TRADE SUPPLIES (LIME SAND STORAGE AND SALES) ON LOT 15 ALBANY HIGHWAY WILLIAMS

File Reference	10.60.15
Statutory Reference	Shire of Williams Town Planning Scheme No 2
Author & Date	Liz Bushby, Gray & Lewis Landuse Planners: 3 August 2016
Attachment	Nil

Background:

Co-Operative Bulk Handling (CBH) has an established operation on Lot 15 Albany Highway, Williams.



CBH has advised that earlier this year they participated in a trial with growers in the Narrakine area by stockpiling lime sands available for sale. CBH advises the aim was to explore back loading opportunities in conjunction with out loading of grain from the site to the metro area.

For 12 weeks between January and April this year, CBH's contracted transport operators out loaded grain from the Narrakine grain receival site to the Kwinana Port Terminal and Metro Grain Centre in Forrestfield. CBH advises that approximately 16,500 tonnes of lime sand was back loaded from the Lancelin pit of Aglime of Australia, a registered member of the Lime Industry of WA, and an area known for its quality product.

CBH has advised that:

- Truck numbers did not increase during the trial and equated to approximately 290 trucks averaging about 24 trucks a week or 5 trucks per day.
- The net average capacity of trucks from the Narrakine grain receival site is 57 tonnes as Albany Highway is rated RAV Tandem Drive Network 4 – Level 1 AMMS/CWMMS only from Perth.
- The trial was successful in reducing freight rates and growers who purchased lime sand indicated they would again in the future.
- 10,000 to 15,000 tonnes of lime sand was available during the trial.

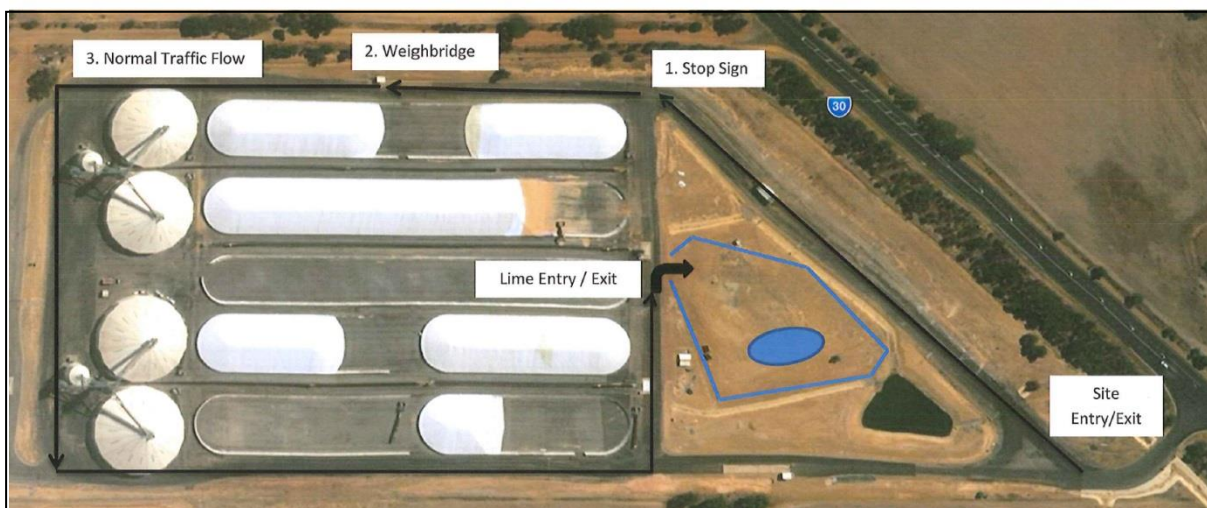
- Whilst growers support was strong, CBH advises that a number of local transport operators were concerned at the prospect of losing key lime sand carting business.
- CBH advises that they have addressed this issue at an information session held in June 2016 with growers and transport operators.

Comment:

➤ **Description of Application**

The application entails the following:

- For 10-12 weeks between August and September, CBH contracted transport operators will out load grain from the Narrakine grain receival site to Kwinana Port Terminal and Metro Grain Centre in Forrestfield and return from Lancelin with approximately 2,000 to 3,000 tonnes per week to build a stockpile of 10,000 to 15,000 tonnes of lime sand.
- The lime sand will be stockpiled approximately 3-4 metres high and has 5 to 6% moisture content.
- CBH staff load trucks from the stockpile by front end loader during daylight hours Monday to Friday, and if required on a Saturday.
- CBH has advised that a key difference from the trial is that local transport operators can cart lime sand to farms for growers on request. This option will be assessed by CBH on a case by case basis.
- Transport operators who deliver lime sand for CBH registered growers do not need to be registered or contracted to CBH.
- The stockpile of lime sand will be on the eastern portion of Lot 15. All access to the stockpile will be via internal roads – refer aerial below (provided by CBH).



A copy of CBH's supporting letter and site plan are included as Attachment 1.

CBH has also provided some photographs from the trial which assist to explain the extent of activities:



Loading from stockpile area



Delivery of stockpile area





Loader pushing stockpile

➤ **Zoning**

Lot 15 is zoned 'Rural' under the Shire of Williams Town Planning Scheme No 2 ('the Scheme'). The Scheme does not list any specific objectives for the Rural zone.

➤ **Landuse definitions / Permissibility**

Part of the planning assessment involves determining which is the 'best fit' landuse definition for 'stockpiling and sale of lime sand'. The landuse does not comfortably fit within existing definitions in the Shire's Scheme.

Gray & Lewis recommends the landuse be construed as 'trade supplies' defined in the Schedule 6, Part 1 of the *Planning and Development (Local Planning Schemes) Regulations 2015* as :

*'means premises **used to sell** by wholesale or **retail**, or to hire, assemble or manufacture **any materials**, tools, equipment, machinery or other goods used **for the following purposes** including goods which may be assembled or manufactured off the premises –*

- a) automotive repairs and servicing*
- b) **building** including repair and maintenance*
- c) industry*
- d) **landscape gardening***
- e) provision of medical services*
- f) **primary production***
- g) use by government departments or agencies, including local government.'*

Although CBH intends to sell lime sand to growers involved in primary production, the product itself can also be used in the building industry or for landscape gardening.

The landuse of 'trade supplies' is not listed in 'Table 1 – Zoning Table' in the Scheme.

There are two options available to Council in considering a 'use not listed' under Clause 4.3.2 of the Scheme as follows:

Option 1 – Determine the use is not consistent with the objectives and purposes of the Rural zone and is therefore not permitted.

Option 2 - Determine by absolute majority that the proposed use may be consistent with the objectives and purpose of the zone and thereafter follow the advertising procedures of Clause 2.6 in considering an application for planning consent.

A technical difficulty arises because the Scheme does not specify any objectives for the Rural zone, therefore an assessment of consistency with objectives specified by the Scheme cannot be carried out.



In this unusual circumstance Gray & Lewis recommends a common sense approach is to consider the overarching purpose of the Rural zone which is essentially to cater for farming, extensive agriculture and general agricultural activities.

Council may also have regard for relevant objectives outlined in the Western Australian Planning Commission 'State Planning Policy 2.5 – Landuse Planning for Rural areas' as listed below:

- a) To protect rural land from incompatible uses by:
 - i) requiring comprehensive planning for rural areas;
 - ii) making land use decisions for rural land that support existing and future primary production and protection of priority agricultural land, particularly for the production of food; and
 - iii) providing investment security for the existing and future primary production sector.
- b) To promote regional development through provision of ongoing economic opportunities on rural land.
- c) To promote sustainable settlement in, and adjacent to, existing urban areas.
- d) To protect and improve environmental and landscape assets.
- e) To minimise land use conflicts.

It is recommended that Council pursue Option 2. The proposed stockpiling and sale of lime sand is ancillary to the primary use of Lot 15 by CBH for a 'rural industry'.

➤ **Consultation**

The application was referred to Main Roads WA as the new development continues to rely on existing access to and from Albany Highway (which falls under Main Roads jurisdiction).

Main Roads WA had not responded at the time of preparing this report.

The application has been advertised for public comment with letters being sent to nearby and adjacent landowners. At the time of writing this report no submission had been received. . The closing date for submissions was Friday, 12th August 2016.

➤ **Traffic and truck movements**

Based on the trial already conducted by CBH earlier this year, it is anticipated that the majority of lime sand deliveries will be conducted by trucks already accessing the lot for delivery of grain.

There is potential for some increase in traffic if customers seek to contract their own transport company to pick up lime sand from Lot 15, however this is not considered to be an impediment to the proposal.

CBH has provided in internal turnaround area for trucks picking up lime sand and will be using existing crossovers from Albany Highway.



➤ **Dust mitigation**

CBH has given a commitment to undertake dust mitigation measures including:

- Covering the stockpile with tarps during dry or windy weather; and
- Spraying the stockpile with stormwater from dams on site.

Notwithstanding the above it is recommended that a condition be imposed requiring lodgement of a Dust Management Plan.

Policy Requirements

Not applicable.

Legislative Requirements

Planning and Development (Local Planning Schemes) Regulations 2015

The Regulations include 'deemed provisions' which automatically apply to the Shire, without the need to amend the Shire's Scheme.

Regulation 67 of the deemed provisions outlines '*matters to be considered by Council*' including but not limited to orderly and proper planning, the compatibility of the development with its setting including the relationship to development on adjoining land, the amenity of the locality, the adequacy of proposed means of access to and from the site, the amount of traffic to be generated by the development, and any submission received.

Regulation 64 (3) outlines that the local government may advertise an application for 14 days.

Shire of Williams Town Planning Scheme No 2 – discussed in the body of this report.

Strategic Implications

There are no known strategic implications associated with this proposal.

Sustainability Implications

➤ **Environment**

There are no known significant environmental implications associated with this proposal.

➤ **Economic**

There are no known significant economic implications associated with this proposal.

➤ **Social**

There are no known significant social implications associated with this proposal.

Financial Implications

The Shire pays consultancy fees to Gray & Lewis Landuse Planners for advice.

Voting Requirements

Absolute Majority Required



Staff (Consultant Planner) Recommendation

That Council:

1. Determine by absolute majority that the proposed use of 'trade supplies' may be consistent with the objectives and purpose of the Rural zone and thereafter follow the advertising procedures of Clause 2.6 in considering an application for planning consent.
2. Note that advertising in accordance with Clause 2.6 of the Shire of Williams Town Planning Scheme No 2 has been completed, and no public submissions have been received during the submission period.
3. Approve the application lodged by Co-Operative Bulk Handling (CBH) for 'Trade Supplies (stockpiling and sale of lime sand) on Lot 15 Albany Highway, Williams subject to the following conditions:
 - (i) The operation is to be conducted in accordance with a Dust Management Plan to be lodged to the Shire for separate written approval by the Shire Chief Executive Officer.
 - (ii) All development shall be in accordance with the approved plans (Drawing No 2016-551-0050 – Revision A) unless otherwise approved in writing by the Chief Executive Officer.
 - (iii) All truck and heavy vehicular access (ingress and egress) associated with the 'Trade Supplies' shall be via the existing crossover to Albany Highway as shown on the approved plan.
 - (iv) The internal access roads within Lot 15 shall be maintained to a trafficable standard to accommodate truck movements to and around the stockpile area.
 - (v) This approval is limited to the storage, stockpiling and sale of lime sand only.
 - (vi) The development approved is to substantially commence within 2 years after the date of the planning consent issued in writing by the Shire. The approval lapses if the development is not substantially commenced before expiry of the nominated two year period.

Council Resolution

Earnshaw/Medlen

That Council:

1. Determine by absolute majority that the proposed use of 'trade supplies' may be consistent with the objectives and purpose of the Rural zone and thereafter follow the advertising procedures of Clause 2.6 in considering an application for planning consent.
2. Note that advertising in accordance with Clause 2.6 of the Shire of Williams Town Planning Scheme No 2 has been completed, and no public submissions have been received during the submission period.
3. Approve the application lodged by Co-Operative Bulk Handling (CBH) for 'Trade Supplies (stockpiling and sale of lime sand) on Lot 15 Albany Highway, Williams subject to the following conditions:
 - (i) The operation is to be conducted in accordance with a Dust Management Plan to be lodged to the Shire for separate written approval by the Shire Chief Executive Officer.



- (ii) All development shall be in accordance with the approved plans (Drawing No 2016-551-0050 – Revision A) unless otherwise approved in writing by the Chief Executive Officer.
- (iii) All truck and heavy vehicular access (ingress and egress) associated with the 'Trade Supplies' shall be via the existing crossover to Albany Highway as shown on the approved plan.
- (iv) The internal access roads within Lot 15 shall be maintained to a trafficable standard to accommodate truck movements to and around the stockpile area.
- (v) This approval is limited to the storage, stockpiling and sale of lime sand only.
- (vi) The development approved is to substantially commence within 2 years after the date of the planning consent issued in writing by the Shire. The approval lapses if the development is not substantially commenced before expiry of the nominated two year period.

**Carried by Absolute Majority 5/0
Resolution 50/17**

Cr Logie returned to the meeting at 5.03pm

8.0 ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

9.0 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING

9.1 ELECTED MEMBERS

9.2 OFFICERS

10.0 APPLICATION FOR LEAVE OF ABSENCE

11.0 INFORMATION SESSION

12.0 CLOSURE OF MEETING

There being no further business for discussion the President declared the meeting closed at 5.06pm.