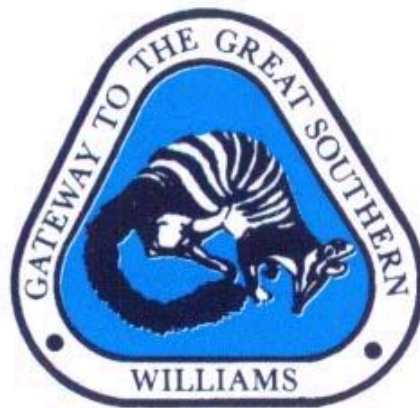


SHIRE OF WILLIAMS

***MINUTES OF THE ORDINARY MEETING HELD ON
WEDNESDAY 16TH SEPTEMBER 2015***



COUNCIL DIARY

WEDNESDAY 16TH SEPTEMBER 2015

1.00pm

Ordinary Meeting

1.15pm

Presentation by Butler Settineri (Auditors)

WEDNESDAY 21ST OCTOBER 2015

12.30pm

Councillor Swearing in Ceremony

1.00pm

Ordinary Meeting

5.30pm

Annual Electors Meeting



MINUTES – ORDINARY MEETING OF COUNCIL HELD 16TH SEPTEMBER 2015

TABLE OF CONTENTS

Item	Subject	Page
	NOTICE OF MEETING	4
	DISCLAIMER	5
1.0	Declaration of Opening / Announcement of Visitors	6
	The President declared the meeting open at 1.08 pm.....	6
2.0	Record of Attendance / Apologies / Leave of Absence (previously approved).....	6
3.0	Public Question Time	6
4.0	Petitions / Deputations / Presentations	6
5.0	Declarations of Interest	7
6.0	Confirmation of Minutes of Previous Meetings	7
6.1	Ordinary Council Meeting Held 19th August 2015	7
6.2	4WDL Meeting Held 8th September 2015.....	7
6.3	HWEDA Meeting Held 8th September 2015.....	8
7.0	Announcements by Presiding Member without discussion.....	8
8.0	Reports	8
8.1	Economic Development Officer's Report.....	9
8.1.1	4WDL Well Aged Housing Project.....	9
8.1.2	Williams Bowling Club/Shire of Williams CSRFF Application 2016/17	10
8.1.3	EDO Report Acceptance	12
8.2	Works Supervisor's Report	13
8.2.1	Maintenance Grading Activity	13
8.2.2	Road Maintenance Works	13
8.2.3	2015/16 Road Construction Program.....	14
8.2.4	Mechanical Report.....	15
8.2.5	Staff.....	16
8.2.6	Town and Facilities Report	16
8.2.7	Private Works	16
8.2.8	Works Supervisor Report Acceptance	16
8.3	Environmental Health / Building Surveyor's Report – Late Item	17
8.3.1	Development Application – Lot 3 (1463) Quindanning-Darkan Road, Williams	17
8.4	Chief Executive Officer's Report	19



MINUTES – ORDINARY MEETING OF COUNCIL HELD 16TH SEPTEMBER 2015

8.4.1	Chief Executive Officer’s General Report	19
8.4.2	Wandering Wheatbelt Wine Awards.....	20
8.4.3	Williams Repertory Club – BBQ and Glass Washer	22
8.4.4	Main Roads WA – Dedication of Railway Reserve.....	23
8.4.5	Williams Men’s Shed	25
8.4.6	WAPC – Application 152441 – Lot 352 Pinjarra-Williams Rd Quindanning	29
8.4.7	Annual Report and Annual Electors Meeting	33
8.5	Manager of Finance’s Report	35
8.5.1	Accounts for Payment	35
8.5.2	Financial Statements	36
8.6	Councillors’ Reports.....	37
9.0	Elected Members Motions of which Notice has been given.....	37
10.0	New Business of an Urgent Nature introduced by Decision of Meeting.....	37
10.1	Elected Members.....	37
10.2	Officers.....	37
11.0	Application for Leave of Absence.....	37
12.0	Information Session	37
13.0	Closure of Meeting	37

Separate Documents

1. Minutes
2. Appendices
3. Payment Listing
4. Financial Statements
5. Status Report
6. Info Statement



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 the next ordinary meeting of Council will be held in the Council Chambers at 1.00pm on Wednesday 16th September 2015.

Yours faithfully

Ryan Duff
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 declared the meeting open at 1.08 pm.

2.0 RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE

(PREVIOUSLY APPROVED)

Cr John Cowcher President

Cr David Earnshaw Deputy President (from 3.15pm)

Cr Greg Cavanagh

Cr Richard Johnstone

Cr Gilbert Medlen

Cr Natalie Major

Cr Jarrad Logie

Cr Moya Carne

Ryan Duff Chief Executive Officer

Cara Ryan Manager of Finance

Heidi Cowcher Economic Development Officer (1.53pm to 2.12pm)

Steve Friend Environ. Health Officer/Building Surveyor (2.27pm to 2.45pm)

Apologies

Cr Peter Paterson

3.0 PUBLIC QUESTION TIME

4.0 PETITIONS / DEPUTATIONS / PRESENTATIONS

The President welcomed Marius van der Merwe from Butlers Settineri at 1.18pm. Butler Settineri are the Council's appointed external auditor. Marius provided a brief presentation on the auditor's role within the local government sector and discussed the review of the Annual Financial Report.

Mr van der Merwe departed the meeting at 1.43pm.



5.0 DECLARATIONS OF INTEREST

DECLARATION OF INTEREST	
Name / Position	Greg Cavanagh / Councillor
Item No. / Subject	8.4.6 / WAPC Application 152441 – Lot 352 Pinjarra-Williams Rd, Quindanning
Type of Interest	Proximity Interest

6.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

6.1 ORDINARY COUNCIL MEETING HELD 19TH AUGUST 2015

Officer's Recommendation

That the Minutes of the Ordinary Meeting held on 19th August 2015, as previously circulated, be confirmed as a true and accurate record.

Council Resolution

Major/Cavanagh

That the Minutes of the Ordinary Meeting held on 19th August 2015, as previously circulated, be confirmed as a true and accurate record.

**Carried 7/0
Resolution 66/16**

6.2 4WDL MEETING HELD 8TH SEPTEMBER 2015

Officer's Recommendation

That the Minutes of the 4WDL Meeting held on 8th September 2015, as previously circulated, be received.

Council Resolution

Major/Medlen

That the Minutes of the 4WDL Meeting held on 8th September 2015, as previously circulated, be received.

**Carried 7/0
Resolution 67/16**



6.3 HWEDA MEETING HELD 8TH SEPTEMBER 2015

Officer's Recommendation

That the Minutes of the HWEDA Meeting held on 8th September 2015, as previously circulated, be received.

Council Resolution

Cavanagh/Johnstone

That the Minutes of the HWEDA Meeting held on 8th September 2015, as previously circulated, be received.

**Carried 7/0
Resolution 68/16**

7.0 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

8.0 REPORTS



8.1 ECONOMIC DEVELOPMENT OFFICER'S REPORT

The Economic Development Officer Heidi Cowcher attended the meeting at 1.53pm to discuss her report.

8.1.1 4WDL WELL AGED HOUSING PROJECT

File Reference	EDO Files	
Statutory Reference	N/A	
Author & Date	Heidi Cowcher	9 th September 2015

Background

The Shire of Williams, as lead agency on behalf of the 4WDL/Kent Regional Group, has secured to date the following funding:

- CLGF Regional Funding 2011/12 (complete construction of 10 units)
 - \$1,972,409 (all funding has been expended)
- R4R Regional Community Services Funding (construction of 14 units)
 - \$5,023,646 (\$541,673 remaining to spend)
- CLGF Regional Funding 2012/13 (construction of 7 units)
 - \$1,972,409 (\$282,580 remaining to spend)

Additional funding has been sought to construct a further 14 units across the 7 shires under the Southern Investment Initiative (State). The application is for \$5,023,648. On 31st July, Minister Mia Davies announced that the Shire of Williams had been successful in securing this funding, which will see the completion of the project.

Comment

The 2011/12 CLGFR allocation of \$1,972,409 (plus interest) has all been expended as at 30th September 2014. The Final Report and Acquittal was completed and signed by the Shire Auditors on 7th May 2015 and submitted to the Department for their review.

The RCSF funding has had an extension for the completion of expenditure granted to **30th September 2015**, with the final report and acquittal to be submitted by 31st December 2015. Once units are complete, the Shire of Williams will conduct an independent inspection of the units across the project area to ensure compliance with Universal Access Design principles as per the FAA. Unit inspections have been completed in West Arthur. Final inspections are still outstanding for Lake Grace (Newdegate units) and Dumbleyung. Annual auditors reported was submitted to DRD on 31st August 2015.

Update on RCSF expenditure:

Shire	Funds allocated	Remaining	% complete	Units to be built
West Arthur	\$415,100	\$1836	99.56%	2 (practical completion achieved)
Williams	\$715,000	\$13,451	98.13%	2 (complete)
Wagin	\$688,130	\$0	100%	2 (complete)
Dumbleyung	\$664,400	\$263,707	60.56%	2 (under construction)
Lake Grace	\$978,930	\$182,553	81.47%	3 (1 completed in LG, 2 under construction in Newdegate)
Woodanilling	\$707,600	\$0	100%	2 (complete)
Kent	\$854,486	\$42,716	95.03%	2 (complete) Remaining funding to be reallocated to Williams
TOTAL	\$5,023,646 + interest	\$503,457 interest	inc 90.04%	



The 2012/13 CLGFR funding (\$1,972,409 to construct 7 units) is due for completion **11th February 2016**. The final report will be required to be completed by 11th May 2016. The Annual audited report was submitted to DRD on 31st August 2015.

Update on 2012/13 expenditure:

Shire	Funds allocated	Remaining	Units to be built
West Arthur	\$608,082.25	\$19,425	2 (under construction)
Williams	\$183,162.25	\$1907	1 (complete)
Lake Grace	\$538,082.25	\$96,946	2 (under construction)
Woodanilling	\$643,082.25	\$164,302	2 (under construction)
TOTAL	\$1,972,409 (+ interest)	\$282,580 (inc interest)	

SII Funding

The funding was officially announced by Mia Davies in Merredin on Friday 31st July. The regional project has secured \$5,023,648 to construct 14 units over the project area. This will see the completion of the 45 units that were identified at the commencement of the project in 2009. At completion the project will have secured over \$15m in funding and constructed 45 units across 7 local governments.

Financial Implications

Nil for 2015/16.

Voting Requirements

Simple Majority

Officers Recommendation

For information only.

8.1.2 WILLIAMS BOWLING CLUB/SHIRE OF WILLIAMS CSRFF APPLICATION 2016/17

File Reference	EDO Files	
Statutory Reference	N/A	
Author & Date	Heidi Cowcher	9 th September 2015

Background

The Williams Bowling Club is proposing the construction of a 7 rink synthetic surface to replace one of the grass greens. The Club had previously considered this in 2009 and Council supported the club at the time by submitting an application to CSRFF but unfortunately it was not successful at the time.

Comment

The Williams Bowling Club have sought quotes from two reputable synthetic surface installers to support the funding request.



Evergreen Synthetic Grass

Evergreen Ultra Plus Bowling Green	\$202,858 (excl GST)
Evergreen Dry Max Pro Bowling Green	\$196,768 (excl GST)

Tiger Turf

New SuperGreen Conversion from Grass	\$190,000 (excl GST)
--------------------------------------	----------------------

The Williams Bowling Club committee has considered the quotes and compared the options of 7 rinks versus 10 rink proposal and have endorsed the quote from Evergreen (Ultra Plus Bowling Green) for a 7 rink construction. The application to CSRFF would then total \$67,619. The balance of the cost would be \$10,000 in-kind from the Shire of Williams; \$40,000 cash from Williams Bowling Club and the balance a self-supporting loan.

Financial Implications

At Council's meeting in July, Council committed an in-kind contribution of up to \$10,000. Council also confirmed that it would take out a self-supporting loan on behalf of the Bowling Club for an amount to be determined once the funding outcome is known.

Voting Requirements

Simple Majority

Officers Recommendation

That Council submits an application to the Department of Sport and Recreation's Community Sport and Recreation Facilities Fund for \$67,619 being 1/3 contribution to the total project cost of \$202,858 (excl GST).

Council Resolution

Johnstone/Cavanagh

That Council submits an application to the Department of Sport and Recreation's Community Sport and Recreation Facilities Fund for \$67,619 being 1/3 contribution to the total project cost of \$202,858 (excl GST).

**Carried 7/0
Resolution 69/16**



8.1.3 EDO REPORT ACCEPTANCE

Voting Requirements

Simple Majority

Officers Recommendation

That the EDO's report as presented be received.

Council Resolution

Medlen/Logie

That the EDO's report as presented be received.

**Carried 7/0
Resolution 70/16**

**Heidi Cowcher
Economic Development Officer
9th September 2015**

Ms Cowcher left the meeting at 2.12pm.



8.2 WORKS SUPERVISOR'S REPORT

File Reference **12.15.36**
Statutory Reference N/A
Author & Date Tony Kett 9th September 2015

8.2.1 MAINTENANCE GRADING ACTIVITY

Road Name	Length Graded (kms)
Pingelly Rd	8.1
Patches on York- Williams Rd	2.0
Culbin-Boraning Rd	17.7
Culbin South Rd	2.4
Hurley Rd	13.8
Congelin-Narrogin Rd	6.1
Total Length for the Month	50.1 km

8.2.2 ROAD MAINTENANCE WORKS

- Patching



8.2.3 2015/16 ROAD CONSTRUCTION PROGRAM

Road Construction Program 2015-16								
Road No	Road Name (Road Length)	Description of Work	Start SLK	End SLK	Total	Start Date	Finish Date	Comments
128	Williams Darkan Rd	Repair failed sections				Jul-15	Jul-15	Drainage dug, seal at later date
8	Tarwonga Dardadine (21.50km)	Clear, widen & gravel sheet to 9m	5.00	12.50	7.50	Jul-15	Aug-15	Gravel sheeting complete. Minor tree trimming continuing
31	Extracts Rd (12.25km)	Tree trimming and repair failed section	Various slks			Aug-15	Sep-15	Repaired failed section. Doing some tree trimming.
10	Pingelly Rd (8.01km)	Seal to 7m	0.00	0.50	0.50	Sep-15	Nov-15	
1	York-Williams Rd (19.50km)	Seal previous sections	12.20	19.50	7.30	Sep-15	Nov-15	
67	Brooking Street	Footpath	0	0.27	0.27	Oct-15	Nov-15	
68	Growse St	Footpath	0	0.32	0.32	Oct-15	Nov-15	Trees removed.
	Road to be decided	Reseal	0.00	6.00	6.00	Nov-15	Nov-15	
11	Marradong Rd (11.45km)	Repair drainage and reconstruct failed sections	Various slks		1.00	Nov-15	Nov-15	
75	Cornwall Tce	Re-align intersection	0.50	5.31	4.81	Dec-15	Dec-15	
25	Cowcher Rd	Repair culvert running surface				Jan-16	Jan-16	
15	Glenfield (13.63km)	7m seal	0.50	5.31	4.81	Jan-16	Mar-16	
12	Zilko Rd (19.31km)	Widen & gravel sheet to 9m	13.00	14.50	1.50	Mar-16	Apr-16	
12	Zilko Rd (19.31km)	Tree trimming	Various slks			Mar-16	Apr-16	
2	Darkan Quindanning (30.3)	Tree trimming - south end 14.7km	Various slks			Apr-15	May-15	



8.2.4 MECHANICAL REPORT

Plant Description		Driver	Date Purchased	Hours/Kms July 2015	Works Completed this month
Ford FG G6E Sedan WL 16	Light Vehicles	Cara Ryan	July 2011	132,931km	
Toyota Kluger 16 WL		Ryan Duff	10 Sep 14	28,759 km	Serviced
Holden Rodeo Dual Cab Utility WL5499		Maintenance	5-Nov-04	223,966 km	
Isuzu D-Max WL 19		Tony Kett	9 –Sep 14	28,500 km	
Kia 2 Tonne Truck WL 5414		Jeff Cowan	9-Oct-07	129,600 km	Serviced
Holden Rodeo Crew Cab Utility WL842		Andrew Wood	15-Nov-06	285,069 km	
Holden Rodeo Single Cab Utility WL 826		James Lenehan	20-Nov-06	104,128 km	
Mitsubishi Triton Single Cab Utility WL 430		Stewart Cowcher	22-Sep-99	224,716 km	Weld up tray on chassis
Multipac Multi-Tyre Road Roller WL49	Construction Equipment	Ray Scobie	21-Oct-04	5,802 hr	New tubes in front tyres
Vibromax Roller WL 126			29-Sep-04	3,802 hr	
Caterpillar 12M Grader WL61		Richard Hewitt	Dec 2011	3,289 hr	Serviced. New bearings for free roller.
Caterpillar 12m Grader WL361		Andrew Wood	20-Oct-06	767.6 hr	
721E Case Loader WL 5639		Roger Gillett	May 2012	4,160hr	
Volvo EC210BLC Excavator WL 499		Phil Reed	18-Jul-07	5,827hr	
John Deere 315SE4 Backhoe WL 745		Trevor Palframan	17-Sep-01	2,354 hr	Repair seals on two rams.
John Deere MFWD Tractor WL 767		Works	21-Oct-97	9,551 hr	
Toro Reelmaster SP mower WL5502	Works	Aug-09	796 hr		
Kubota Generator	Parks & Gardens	Refuse Site		2,570 hr	
Toro Z597 Ride on Mower WL 731		Jeff Cowan	1-Oct-06	1,628 hr	
Toro Z400 Kholer Ride on Mower WL5302		Jeff Cowan	8-Aug-05	552 hr	
Honda TRX Four Wheel M/Cycle WL 429		Jeff Cowan	20-Mar-00	1,332 hr	
Toyota DA115 Tip Truck (Water Truck) WL 595		James Lenehan	24-Aug-94	233,800 km	
Isuzu FVZ1400 Tip Truck WL 093	Trucks & Trailers		31-Dec-03	273,335 km	New clutch plate.
Mercedes Benz Actross Prime Mover WL91		Phil Reed	21-Dec-05	269,079 km	Serviced.



Isuzu Giga CXZ Tip Truck WL 128		Justin Murdock	10-Dec-08	180,424km	
Isuzu NPR 300 Truck WL 016		Ray Scobie	21-Jan-13	50,313 km	
SFM Side Tipping Trailer WL 3730		Works	21-Dec-05	115,400 km	
Howard Porter Low Loader WL ITIF 238		Works	31-Aug-07	113,500km	
Howard Porter Pig Trailer WL3792		Justin Murdock	10-Dec-08	122,300 km	Repaired tipping ram.

8.2.5 STAFF

- Advertised for a new plant operator. Appointed David Munday.

8.2.6 TOWN AND FACILITIES REPORT

- Trees taken out for footpaths

8.2.7 PRIVATE WORKS

- Nil to report

8.2.8 WORKS SUPERVISOR REPORT ACCEPTANCE

Voting Requirements

Simple Majority Required

Officers Recommendation

That the Works Supervisor’s Report as tabled be received.

Council Resolution

Major/Medlen

That the Works Supervisor’s Report as tabled be received.

**Carried 7/0
Resolution 71/16**



LATE ITEMS

Council Resolution

Logie/Major

That the following late items be accepted for discussion.

**Carried 7/0
Resolution 72/16**

8.3 ENVIRONMENTAL HEALTH / BUILDING SURVEYOR'S REPORT – LATE ITEM

The Environmental Health/Building Surveyor Mr Steve Friend entered the meeting at 2.27pm to discuss his report.

8.3.1 DEVELOPMENT APPLICATION – LOT 3 (1463) QUINDANNING-DARKAN ROAD, WILLIAMS

File Reference	10.60.15
Statutory Reference	Shire of Williams Town Planning Scheme
Author & Date	Steve Friend 16 th September 2015
Attachments	Appendix 1 – Development Application Appendix 2 – House Plans

Background

The Shire has received a request to approve a second dwelling at Lot 3 (1463) Quindanning-Darkan Road, Williams.

Comment

The Shire has received a Development Application (DA) from the owner of Lot 3 (1463) Quindanning-Darkan Road to be able to erect a second dwelling on the property.

As the applicant already has a dwelling on the property, and there is no intention of demolishing the existing one, the new dwelling has to be considered as a *Grouped Dwelling* i.e. two or more dwellings on the one property.

The Table to the Town Planning Scheme shows *Grouped Dwelling* in the Rural Zone as an AA use, that is a use **not** permitted without Council approval.

The property is 77.43 ha in size.

The applicant has advised that the existing dwelling is to be used for his mother to live in when she visits, which apparently occurs for 3-6 months of the year.



The original dwelling was approved in August 2010 and is a rather small donga type dwelling of two bedrooms, one either end, and a kitchen and bathroom facilities in the middle. The overall dimensions are 14m x 4m.

The proposed second dwelling is proposed to be far larger and consists of 5 bedrooms and two bathrooms.

The two dwellings will be built on top of a hill, well away from the road and within 100m of each other.

The Shire has previously approved *Grouped Dwellings* in the Rural Zone on a number of occasions previously, the last occasion being the August 2015 meeting.

Council is required to determine if a second dwelling in this location is appropriate, and won't require extra services to be provided by the Shire to facilitate the proposal.

The Shire receives no extra income from rates when there is a second dwelling on a Rural property.

In almost all instances, the erection of a second dwelling causes no inconvenience to neighbours and does not tax Council resources.

Officer's Recommendation

That Council grants approval to the owner of Lot 3 (1463) Quindanning-Darkan Road Williams to construct a second dwelling (Grouped Housing) on the property subject to the issue of a Building Permit.

Council Resolution

Carne/Medlen

That Council grants approval to the owner of Lot 3 (1463) Quindanning-Darkan Road Williams to construct a second dwelling (Grouped Housing) on the property subject to the issue of a Building Permit.

**Carried 7/0
Resolution 73/16**

Mr Friend left the meeting at 2.45pm.



8.4 CHIEF EXECUTIVE OFFICER'S REPORT

8.4.1 CHIEF EXECUTIVE OFFICER'S GENERAL REPORT

File Reference	4.1.20
Statutory Reference	N/A
Author & Date	Ryan Duff 9 th September 2015

Background

The Chief Executive Officer General Report provides Council with an update on the activities of the CEO and other matters that do not necessarily require a decision of Council.

Comment

The CEO General Report is provided to Council as a separate document.

Financial implications

Nil.

Voting Requirements

Simple Majority

Officer's Recommendation

That the Chief Executive Officer's General Report for September 2015 be received by Council.

Council Resolution

Medlen/Logie

That the Chief Executive Officer's General Report for September 2015 be received by Council.

Carried 7/0
Resolution 74/16

Cr Earnshaw entered the meeting at 3.15pm

Afternoon Tea

Council adjourned for afternoon tea at 3.17pm and resumed the meeting at 3.44pm.



8.4.2 WANDERING WHEATBELT WINE AWARDS

File Reference	4.11.60
Statutory Reference	N/A
Author & Date	R.N. Duff 7 th September 2015

Background

Correspondence received from the Wandering Wheatbelt Wine Awards Committee:

It is that time of year again!

Planning is in full swing for the 11th consecutive Wandering Wheatbelt Wine aWard's (WWWaW). This is a Black Tie, 5 Course Regional Dinner and wine show. The event will be held on Saturday 31st October 2015.

We write seeking your company's financial sponsorship for this year's event. It would be an ideal opportunity to promote your business at this gala evening.

The Wheatbelt Midwest Wine Show is open to vineyards situated within the Wheatbelt and Mid West, area. The grapes grown throughout this warm, dry region produce unique style wines. Wines produced from the Peel Wine Region are entered in the Peel Boutique Wine Show. Wines produced from within the Murrumbidgee Country Region are entered in the Murrumbidgee Country Trophy.

The West Australian Alternative Variety Wine Show is aimed at Western Australian producers of alternative variety grapes. This attracts entries from all over the state.

The wines are judged by a professional team of nationally recognised judges and wine professionals.

The event is a fantastic opportunity to showcase the great wine, food and unique produce from the Wheatbelt area.

The evening commences with sparkling wine and canapés on arrival. Each course is complimented with the previous year's award winning wines, and entertainment includes live music, guest speakers and the wine show trophies presented to the awardees during the evening.

In accordance with the Responsible Service of Alcohol, and to promote safe driving practices, we organise transport from Narrogin, Pingelly, Boddington and Williams both to and from the venue.

The WWWaW is a not for profit organisation, run by a volunteer committee. The kitchen and wait staff for the evening are all volunteers with only the professional Chef being paid for his services. Local community groups set up the venue and clean up after the event.

There are two categories of sponsorship in which you may wish to participate. These are:

GOLD	\$1,000.00	Receives two 2015 Awards Dinner Tickets
SILVER	\$ 500.00	Receives one 2015 Awards Dinner Ticket



In recognition of your sponsorship, your logo and/or banner will be displayed on the evening, as well as on the WWWaW Facebook page, the WWWaW webpage, the dinner menu on the evening, all promotional flyers and all promotional media for a period of twelve months.

Sponsors may also wish to donate a trophy for an additional \$150.00.

Comment

For Council consideration

Financial Implications

As listed above and any sponsorship is at the discretion of Council.

Voting Requirements

Simple Majority

Officer's Recommendation

For Council consideration

Council Resolution

Major/Johnstone

That Council provide Silver Sponsorship of \$500 to the Wandering Wheatbelt Wine Awards for the 2015 event.

**Carried 6/2
Resolution 75/16**



8.4.3 WILLIAMS REPERTORY CLUB – BBQ AND GLASS WASHER

File Reference	11.10.35
Statutory Reference	N/A
Author & Date	Ryan Duff 7 th September 2015

Background

The Williams Repertory Club has made contact with the Chief Executive Officer to discuss two proposals:

1. Installation of a glass washer in the Hall Bar
2. Installation of a BBQ in the Hall Park

Comment

Glass Washer

In March 2014 Council granted permission to the Repertory Club to install a glass washer in the Hall Bar and Council agreed to cover the costs of installation. The Repertory Club have now got quotes for a glass washer and will proceed with the purchase. The glass washer will cost \$3000 ex GST.

Hall Park BBQ

The Repertory Club have requested that a BBQ be installed at the Hall Park for their purposes and Community use and are prepared to contribute \$1,500 towards the cost. A push button electric BBQ is approximately \$3,020 based on previous quotations sought by the Shire.

It's expected to cost further \$1,000 to complete the installation of an electric BBQ in the Hall Park bringing the cost to \$4,020. Council's contribution of \$2,520 could be taken from the funds in the Shire Trust Fund which have been set aside for Public Open Space Facilities.



Park Pro T-Style Pedestal BBQ



Financial implications

As discussed above as no amount has been included in the 2015-16 budget.

Voting Requirements

Simple Majority

Officer's Recommendation

That Council proceed with the installation of the glass washer and electric BBQ as proposed by the Williams Repertory Club with additional funds required for the BBQ coming from the Shire of Williams Trust Fund.

Council Resolution

Major/Johnstone

That Council proceed with the installation of the glass washer and electric BBQ as proposed by the Williams Repertory Club with additional funds required for the BBQ coming from the Shire of Williams Trust Fund.

**Carried 5/3
Resolution 76/16**

8.4.4 MAIN ROADS WA – DEDICATION OF RAILWAY RESERVE

File Reference	12.15.33
Statutory Reference	N/A
Author & Date	Ryan Duff 7 th September 2015

Background

Correspondence received from Main Roads Property Management Branch:

"In dedicating the initial section of Narrogin Road from Albany Highway to Glenfield Road, a small triangular section of railway land remained undedicated (area of 517m² on Plan 1460-138).

In order to dedicate this remaining section, it was also decided to formalise our road requirement for Narrogin Road through the railway corridor as detailed on Plan 1460-138 (attached).

APPENDIX 1

PTA has agreed to the excision of the land from their railway corridor and it would be appreciated if you could arrange a Council resolution supporting the excision of the land from the railway reserve as shown on Plan 1460-1368 and its' dedication pursuant to sec 56 of the LAA 1997 (a Dept. of Lands procedural requirement). I've also attached a copy of Deposited Plan 405626 which depicts the survey of the land required for road widening.



The Commissioner of Main Roads will indemnify the Council and the Minister for Lands against any claims or costs arising from this dedication action.

I appreciate your assistance with this matter.

Comment

Nil.

Financial implications

Nil.

Voting Requirements

Simple Majority

Officer's Recommendation

That the Shire of Williams supports the excision of the land from the railway reserve as shown on Plan 1460-1368 and its' dedication pursuant to sec 56 of the Land Administration Act 1997.

Council Resolution

Medlen/Earnshaw

That the Shire of Williams supports the excision of the land from the railway reserve as shown on Plan 1460-1368 and its' dedication pursuant to sec 56 of the Land Administration Act 1997.

**Carried 8/0
Resolution 77/16**



8.4.5 WILLIAMS MEN'S SHED

File Reference	11.40.10
Statutory Reference	N/A
Author & Date	R.N. Duff 12 th August 2015

Background

On the 23rd February 2015 a community meeting was held to discuss the level of interest in establishing a Men's Shed in Williams.

The meeting was well attended with 16 local men turning up, plus CRC Co-ordinator, CEO and representatives from the Men's Shed Association. Former local, George Klug also came representing the Mosman Park Men's Shed.

The meeting was keen to investigate the possibility of starting a Men's Shed, and a steering committee was formed with 7 men elected. Lawrence Rose was elected as the inaugural Chair.

The steering committee under the guidance of the Men's Shed Association has set up the organisation's constitution and investigated possible locations. Representatives of the Williams Men's Shed attended the July Council meeting and are now looking for premises to house their group. They have looked and researched other Men's Sheds within the Wheatbelt and all of the sheds visited have had assistance from their local Council, whether it be sourcing the land/building or funding. They advised the Men's Sheds that were visited varied in size, use and members. "The Men's Shed is whatever the members want to make it". The men are looking for a location that has good accessibility, can house a 20m x 10m shed and most importantly centrally located in town.

The men are seeking assistance from Council to source land, premises and to provide assistance to source funding.

At the August 2015 Council meeting the following resolution was made

Council Resolution

Paterson/Johnstone

That Council supports the establishment of the Williams Men's Shed and requests that the Chief Executive Officer undertakes further investigations on a suitable location for the shed in consultation with the Williams Men's Shed and reports these findings to Council.

Carried 9/0
Resolution 58/16

Comment

An informal discussion has been had with the Men's Shed Representatives and the various sites discussed. The Men's Shed believes the best location for the development of new Men's shed in Williams would be at the Sports Ground. On the image below the fence shown is 38m long and distance from the fence to the pavilion in 34m. The area shown in blue below represents a shed

20m x 10m and when placed in this location would not affect the Williams Trots, slightly affects the Williams Expo Shearing site and provides easy access from the sealed carpark.

Site 4 – Recreation Ground



Land tenure – Freehold – Shire of Williams
Power – No meter, power at the Pavilion
Water – No meter, water at the Pavilion
Sewerage – Yes, connect into pump station





Financial Implications

There are various funding sources that are available for the set-up of a Men's Shed and there are many examples across the State where projects have been funded. In developing a project the below expenditure areas would need to be considered:

Land – In kind (Undefined value)

Services

Earthworks

Shed Construction

Shed Fit-out

Landscaping and Parking

Voting Requirements

Simple Majority

Officer's Recommendation

That the Shire of Williams supports the establishment of the Williams Men's Shed at the Sport and Recreation Ground and in doing so:

1. Agrees to provide land on the north side of the pavilion.
2. Investigates the power supply capacity of the pavilion site.
3. Consults with the various community groups who use the site.
4. Supports a funding application being made for the establishment of a Men's Shed.



Council Resolution

Medlen/Logie

That the Shire of Williams supports the establishment of the Williams Men's Shed at the Sport and Recreation Ground and in doing so:

1. Agrees to provide land between the bowling club and tennis club.
2. Investigates the power supply capacity of the site.
3. Consults with the various community groups who use the site.
4. Supports a funding application being made for the establishment of a Men's Shed.

**Carried 8/0
Resolution 78/16**

Cr Cavanagh declared a proximity interest for the following item 8.4.6 – WAPC – Application 152441 – Lot 352 Pinjarra- Williams Rd, Quindanning and left the meeting at 4.17pm.

8.4.6 WAPC – APPLICATION 152441 – LOT 352 PINJARRA-WILLIAMS RD QUINDANNING

File Reference	10.64.20
Statutory Reference	Town Planning and Development Act 2015
Author & Date	R.N. Duff 10 th September 2015

Background

Correspondence received from the Western Australian Planning Commission:

"The Western Australian Planning Commission has received an application for planning approval as detailed below. Plans and documentation relating to the proposal are attached. The Commission intends to determine this application within 90 days from the date of lodgement.

Please provide any information, comment or recommended conditions pertinent to this application by the 30th September 2015 being 42 days from the date of this letter. The Commission will not determine the application until the expiry of this time unless all responses have been received from referral agencies. If your response cannot be provided within that period, please provide an interim reply advising of the reasons for the delay and the date by which a completed response will be made or if you have no comments to offer.

Referral agencies are to use the Model Subdivision Conditions Schedule (October 2012) in providing a recommendation to the Commission. Non-standard conditions are discouraged, however, if a non-standard condition is recommended additional information will need to be provided to justify the condition. The condition will need to be assessed for consistency against the validity test for conditions. A copy of the Model Subdivision Conditions Schedule can be accessed: www.planning.wa.gov.au



Send responses via email to referrals@planning.wa.gov.au. Always quote reference number "152441" when responding.

This proposal has also been referred to the following organisations for their comments: Department Of Mines And Petroleum, Department Of Parks And Wildlife, Main Roads W A, Wa Tourism Commission, Water Corporation, Western Power and LG As Above."

APPLICATION DETAILS

Application Type	Subdivision	Application No	152441
Applicant(s)	Urban And Rural Perspectives		
Owner(s)	Byron Augustus Cowcher		
Locality	Lot No 352 Pinjarra-Williams Road Quindanning		
Lot No(s).	352	Purpose	Special Rural,Rural
Location		Local Gov. Zoning	
Volume/Folio No.	2752/589	Local Government	As Above
Plan/Diagram No.	Dp 250660/352	Tax Sheet	
Centroid Coordinates	mE mN		
Other Factors			

Comment

At its ordinary meeting held on 3 July 2015 the Shire of Williams conditionally approved a Caravan Park development on a 10.48ha portion of Lot 352 Pinjarra-Williams Road, Quindanning. The landowner is currently progressing with tasks to satisfy conditions of that approval, including consulting civil engineers and landscape architects for preparation of the required detailed engineering drawings and detailed landscape plans.

Under the terms of the plans prepared and submitted in support of this subdivision application (see Appendix 2 - Plan of Proposed Subdivision) the following is proposed:

1. Creation of one (1) lot of approximately 50.65 hectares for continued broad acre farming purposes.
2. Creation of one (1) lot of approximately 10.84 hectares to facilitate the Council approved tourist accommodation development.
3. The broad acre farming lot will continue to have road frontage to Church Road to the south, Pinjarra–Williams Road to the west and Zilko Road to the north.
4. The tourist accommodation lot will have frontage to Church Road to the south and Pinjarra-Williams Road to the west, however the primary access frontage will be to Pinjarra-Williams Road with emergency access only permitted to and from Church Road.

The full application, plans and supporting information is attached at **APPENDIX 2**.

Under Clause 4.7 (3) (a) of the Shire of Williams Town Planning Scheme No 2 there is a general presumption against subdivision of rural land. The Clause outlines circumstances where subdivision can be supported (eg for specific uses such as recreation facilities and public utilities or the lots are required for the establishment of uses ancillary to the rural use).



The WAPC DC3.4 Policy has some allowance for *'New lots for existing or proposed land uses such as recreation facilities, public utilities, rehabilitation of degraded land, extractive industries, or uses necessary to the rural use of the land such as abattoirs and processing works (including buffers), may be created through subdivision. Where appropriate the WAPC may preclude sensitive land uses on the new lot(s).'*

There is scope for the Shire to recommend approval for the subdivision to proceed based on the existing planning approval issued for the tourist accommodation. The CEO has queried URP on the subdivision and sought justification for the subdivision given there is still a large number of conditions to be met before the Caravan Park is developed. The response from the applicants Planner is below:

"I refer to your email below to Steve Pandevski of this office who is currently away on annual leave hence this response from me.

Byron is seeking the WAPC's approval to excise the land comprising the proposed new caravan park to assist his financing of the project. Rather than mortgage the entire farming lot, the preference is to subdivide and mortgage the land comprising the caravan park site only to secure the finance needed to enable the project to move forward.

Rest assured Byron is fully committed to the project's implementation however as I'm sure you can appreciate financing it is a major consideration which needs to be structured in a manner that suits both his and his bank's needs. Without a suitable finance package there is a very real risk the project will not proceed as planned.

Please also note there is significant scope under section 6.2 of the WAPC's Development Control Policy No.DC3.4 entitled 'Subdivision of Rural Land' for the WAPC to grant approval to subdivision of the land as proposed now that the Shire's planning approval has been secured. There is nothing premature or untoward about the subdivision proposal at all and is a matter that has previously been raised with the Department of Planning's Wheatbelt Team to identify any potential issues of concern, of which there were very few raised aside from the need to ensure planning approval from the Shire is in place.

Subdivision of the land as proposed is critical to the project's future implementation and it's on this basis that we were instructed by our client to prepare and lodge the application with the WAPC. We're hopeful the Williams Shire Council can see and appreciate the merits of the project in the short term future and will support subdivision of the land as proposed to enable the development to move forward. Without the Shire's support the WAPC may refuse the application which means no finance and no development."

A telephone conversation with the applicant has also confirmed the planners' advice and it was reiterated that he is fully committed to the development.



The Western Australian Planning Commission is also likely to scrutinise this application given their comment on visual amenity during the Planning approval process. Ultimately the WAPC will make the final decision of the subdivision application.

Financial Implications

Nil.

Voting Requirements

Simple Majority

Officer's Recommendation

That Council advises the Western Australian Planning Commission that it either:

1. Supports the subdivision of Lot 352 Pinjarra-Williams Rd to facilitate the development of the proposed Caravan Park Development;
2. Does not support the subdivision of Lot 352 Pinjarra-Williams Rd at this point in time as it believes the Caravan Park Development is not suitably progressed but would support the subdivision upon the completion of certain milestones (to be advised) in the development of the proposed Caravan Park;
3. Does not support the subdivision of Lot 352 Pinjarra-Williams Rd under Clause 4.7 (3) (a) of the Shire of Williams Town Planning Scheme No 2 as there is a general presumption against subdivision of rural land.

Council Resolution

Medlen/Major

That Council advises the Western Australian Planning Commission that it:

1. Does not support the subdivision of Lot 352 Pinjarra-Williams Rd at this point in time as it believes the Caravan Park Development is not suitably progressed, but would reconsider the subdivision upon the completion of the development of the proposed Caravan Park.

**Carried 7/0
Resolution 79/16**

Council notes the following advice to the applicant:

Council would be willing to re-visit the request for a subdivision on the basis that a staged development plan is submitted to Council, surrounding the planning conditions, with the resolve that subdivision will be granted once the agreed stage is met.

Cr Cavanagh returned to the meeting at 4.39pm.



8.4.7 ANNUAL REPORT AND ANNUAL ELECTORS MEETING

File Reference	4.1.20
Statutory Reference	N/A
Author & Date	R.N. Duff 9 th September 2015
Attachments	Appendix 3 – 2014-15 Annual Report

Background

A local government must prepare an Annual Report each financial year. The Annual Report includes:

- The President's report & CEO's report
- Compliance statements/reports relating to the Plan for the Future, National Competition Policy, Disability Services Plan and Records Keeping Plan
- Financial Statements & Auditor's report

Statutory Reference

Local Government Act 1995 s5.54 – 5.55 &

The Local Government Act 1995: Section 5.53 states a local government must prepare an annual report and details the items that should be included.

- Section 5.54 specifies that the Annual Report must be accepted by the local government no later than 31 December after the financial year or if the Auditor's report is not available by this date no later than 2 months after the Auditor's report becomes available.
- Section 5.55 requires the CEO to give local public notice of the availability of the annual report as soon as practicable after the report has been accepted.
- Section 5.27 - Electors' general meetings

- (1) A general meeting of the electors of a district is to be held once every financial year.
- (2) A general meeting is to be held on a day selected by the local government but not more than 56 days after the local government accepts the annual report for the previous financial year.
- (3) The matters to be discussed at general electors' meetings are to be those prescribed.

Comment

In order to have an Electors' meeting which is relevant to the financial year in which it is being discussed it is recommended that the Electors meeting be held after the October Council meeting.

The 2014/15 Annual Report is attached at **APPENDIX 3**.

Financial Implications

Nil.



Voting Requirements

Absolute Majority

Officer's Recommendation

1. That Council adopt the Annual Report for the year ended 30th June 2015.
2. That Council schedule the 2014/2015 Annual Electors Meeting for 6.00pm on the 21st October 2015.

Council Resolution

Carne/Johnstone

1. That Council adopt the Annual Report for the year ended 30th June 2015.
2. That Council schedule the 2014/2015 Annual Electors Meeting for 6.00pm on the 21st October 2015.

**Carried 8/0
Resolution 80/16**



8.5 MANAGER OF FINANCE'S REPORT

8.5.1 ACCOUNTS FOR PAYMENT

File Reference	4.23.15	
Statutory Reference	N/A	
Author & Date	Cara Ryan	9 th September 2015

Background

That the Chief Executive Officer be authorised to make payments from Councils Municipal Fund, Trust and Reserve Accounts to a maximum of \$100,000 for payment of:

- Refunds of overpayment, deposits and bonds.
- Postage
- Salaries and Wages
- Petty cash recoup
- Payment of creditors where a discount or penalty applies
- Council vehicle licenses
- Special emergency payments as authorised
- Loan Repayments
- Police Licensing, receipts.
- Credit Card purchases up to \$5,000 for items contained in the Budget
- Progress payments for tender contracts

Comment

The list of account for payment is a separate attachment to this agenda.

Financial Implications

As listed in the recommendation below.

Voting Requirements

Simple Majority

Officers Recommendation

That Municipal Fund cheques 104432 - 104434, BPAY, EFT Transfers and Direct Debits totalling \$666,413.68, CLGF Regional Funding EFT transfers totalling \$232,235.63 approved for payment by the Chief Executive Officer be endorsed and that Municipal Fund cheques 104435 - 104444 totalling \$4,731.74 and Municipal Fund EFT Transfers totalling \$151,340.52 be approved for payment.



Council Resolution

Earnshaw/Major

That Municipal Fund cheques 104432 - 104434, BPAY, EFT Transfers and Direct Debits totalling \$666,413.68, CLGF Regional Funding EFT transfers totalling \$232,235.63 approved for payment by the Chief Executive Officer be endorsed and that Municipal Fund cheques 104435 - 104444 totalling \$4,731.74 and Municipal Fund EFT Transfers totalling \$151,340.52 be approved for payment.

**Carried 8/0
Resolution 81/16**

8.5.2 FINANCIAL STATEMENTS

File Reference	4.23.15	
Statutory Reference	N/A	
Author & Date	Cara Ryan	9 th September 2015

Background

A statement of financial activity must be produced monthly and presented to Council. In accordance with the Local Government Act 1995, a statement of financial activity must be presented to each Council meeting, including a comparison to the budget and variance from it. It must also include explanations of any variances.

Statutory Implications

Local Government (Financial Management) Regulations 1996, reg 34.

Comment

The financial statements are a separate attachment to this agenda.

Financial Implications

As disclosed in the financial statements.

Voting Requirements

Simple Majority

Officers Recommendation

That the financial statements presented for the period ending 31st August 2015 be received.

Council Resolution

Cavanagh/Earnshaw

That the financial statements presented for the period ending 31st August 2015 be received.

**Carried 8/0
Resolution 82/16**



8.6 COUNCILLORS' REPORTS

Cr Cavanagh attended and discussed the Hotham Williams Economic Alliance (HWEDA) meeting held on the 8th September 2015.

9.0 ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN.

10.0 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING.

10.1 ELECTED MEMBERS.

10.2 OFFICERS.

11.0 APPLICATION FOR LEAVE OF ABSENCE

12.0 INFORMATION SESSION

13.0 CLOSURE OF MEETING

The President declared the meeting closed at 5.26pm.