



**3.2 AVONDALE RESEARCH STATION FEASIBILITY STUDY**

Alan Sattler, Chairman of the Avondale Discovery Farm Committee, reported that their members are awaiting the recommendations from the feasibility study ('Review of Operations') which was to be available for public comment in April 2005, but was postponed due to issues needing attention before it went to public comment.

**4. CONDOLENCES**

Nil

**5. APPLICATIONS FOR LEAVE OF ABSENCE**

Nil

**6. CONFIRMATION OF MINUTES AND BUSINESS ARISING**

**6.1 MINUTES OF THE COUNCIL MEETING HELD ON 16 AUGUST 2005**

**M2/0905 Moved Cr Leonhardt Seconded Cr Roberts  
That the Minutes of the Ordinary Meeting of Council held on 16  
August 2005, be confirmed.**

**CARRIED 9-0**

**6.2 MINUTES OF A SPECIAL MEETING OF COUNCIL TO DISCUSS THE  
2005/2006 DRAFT BUDGET HELD IN THE COUNCIL CHAMBERS  
ON TUESDAY 23 AUGUST 2005**

Appendix 1

**M3/0905 Moved Cr Foster Seconded Cr McLean  
That the Minutes of a Special Meeting of Council to discuss the  
2005/2006 Draft Budget on Tuesday 23 August 2005, be received.**

**CARRIED 9-0**

**6.3 MINUTES OF A SPECIAL MEETING OF COUNCIL TO ADOPT THE  
2005/2006 BUDGET HELD IN THE COUNCIL CHAMBERS ON  
THURSDAY 25 AUGUST 2005**

Appendix 2

**M4/0905 Moved Cr Leonhardt Seconded Cr Bailey  
That the Minutes of a Special Meeting of Council to Adopt the  
2005/2006 Budget, held on Thursday 25 August 2005, be received.  
CARRIED 9-0**

**BUSINESS ARISING**

**6.3.1 RECREATION FACILITIES**

**M5/0905 Moved Cr Foster Seconded Cr Roberts  
That the Development Services Committee meet with the Beverley  
Football Club to review the general usage/ownership conditions of  
various items and facilities at the Amenities Building and Oval.  
CARRIED 9-0**

Council adjourned for Lunch at 12noon

Council reconvened from Lunch at 1.20pm

Mr Frank Buise, Environmental Health Officer/Building Surveyor, entered Council Chambers at 1.20pm

**6.4 PRESIDENT'S REPORT**

Appendix 3

**M6/0905 Moved Cr Foster Seconded Cr Roberts  
That the President's Report be received.  
CARRIED 9-0**

**BUSINESS ARISING**

**6.4.1 BUDGET SUMMARY**

**M7/0905 Moved Cr Alexander Seconded Cr Leonhardt  
That Council's Budget Summary be advertised in the Beverley  
Blarney, including expenditure at the town dam water supply for  
use at the oval, and the costs associated with the airport.  
CARRIED 5-4**

**7. REPORTS OF COMMITTEES AND OFFICERS**

**7.1 TOWN PLANNING**

Nil

## 7.2 HEALTH AND BUILDING

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<b>ITEM NUMBER:</b>	<b>7.2.1</b>
<b>DATE:</b>	<b>9 September 2005</b>
<b>SUBJECT:</b>	<b>RELOCATED DWELLING</b>
<b>LOCATION:</b>	<b>Lot 394 Queen Street, Beverley</b>
<b>PROPONENT:</b>	<b>N. Carson</b>
<b>FILE REFERENCE:</b>	<b>QUE1 50010</b>
<b>AUTHOR:</b>	<b>Environmental Health Officer/Building Surveyor – Frank Buise</b>

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### BACKGROUND

The owner of this property has made application to the Council for permission to relocate a dwelling from Yealering Townsite (Shire Wickepin) to their property, Lot 349 Queen Street, Beverley.

The dwelling was inspected on 7 September 2005, at its location in Baxter Street, Yealering. It is a steel base transportable built by Ogilvy Homes some 20 years ago. It has asbestos external cladding and may have asbestos internal cladding. A sample of the internal cladding has been sent to Perth for analysis.

The applicant is aware of what is required should the Council approve the application. He is also aware of the \$5,000 cash bond.

Council Town Planning Scheme Policy No 9 (Relocated Second-Hand Buildings) section 4.1 states;

*Applications for the relocation of second hand buildings on property within the Shire of Beverley require Council planning approval prior to a Building Licence being issued and relocation taking place. All applications for the relocation of second-hand buildings will be assessed against this policy prior to a decision being made under the provisions of the Scheme.*

*In determining the application, Council may:*

*Approve the application;  
Approve the application with conditions; or  
Refuse the application.*

Section 5.3 states;

*When giving consideration to an application for planning consent, Council shall give consideration to:*

*The building in its relocated position being rendered visually acceptable by the use of verandahs, screening and/or landscaping; and*



## 7.2 HEALTH AND BUILDING

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<b>ITEM NUMBER:</b>	<b>7.2.2</b>
<b>DATE:</b>	<b>9 September 2005</b>
<b>SUBJECT:</b>	<b>CHANGE OF CLASSIFICATION</b>
<b>LOCATION:</b>	<b>Lot 65 Kokendin Road, Beverley</b>
<b>PROPONENT:</b>	<b>Sunspec Holdings Pty Ltd</b>
<b>FILE REFERENCE:</b>	<b>KOK2 1543</b>
<b>AUTHOR:</b>	<b>Environmental Health Officer/Building Surveyor – Frank Buise</b>

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### BACKGROUND

An application has been received from the owners of this property to use it as a dwelling. An inspection of the property on 31 May 2005 revealed that the shed had been converted to a dwelling, with the necessary sanitary fixtures.

Further, part of the shed had been converted into a commercial processing facility for olives. This conversion has no Health approval. As well, the facility adjoins the dwelling and needs to be fire rated. There are no records in the office for the fit out of the shed to a dwelling.

Council will need to approve the conversion of the shed to a dwelling as well as what action should be taken for the illegal works.

Section 144 of the Health Act requires Council to approve the conversion of the old church into a dwelling. Section 144 of the Health Act 1911 states;

*No person shall convert into or adapt or use as a dwelling any building not originally constructed or erected as a dwelling-house, and no person shall let, or lease, or sublet, or sublease, or otherwise permit, whether for any consideration or gratuitously, the use of, the building as a dwelling, without having first obtained the consent of the local government of the district in which the building is situated, and complied (in the case conditional consent is given) with such conditions as the local government has seen fit to impose.*

### COMMENT

Section 144 requires Council to approve the conversion of the shed to a dwelling. Council has previously approved similar applications. The proposal will need to be certified by a Structural Engineer to ensure the integrity of the external walls and ceiling is strengthened to take the extra loading of the gyprock.











## 7.4 FINANCE

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**AGENDA REFERENCE:** 7.4.3  
**DATE:** 15 September 2005  
**SUBJECT:** INVESTMENT OF SURPLUS FUNDS  
**FILE REFERENCE:** FM008  
**AUTHOR:** Deputy Chief Executive Officer – Stephen Gollan

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### BACKGROUND

Council has at present surplus funds that have been invested in line with Council's policy.

### COMMENT

Listed below are surplus funds that have been invested during the month of August with Esanda Investments.

▪ Office Equipment Reserve	\$ 17,727.00
▪ Annual Leave Reserve	\$ 89,369.00
▪ Building Reserve	\$ 340,480.00
▪ Leave and Gratuity Reserve	\$ 17,215.00
▪ Plant Reserve	\$ 485,007.00
▪ Recreation Ground Reserve	\$ 209,810.00
▪ Bush Fire Fighters Reserve	\$ 56,463.00
▪ Avon River Development Reserve	\$ 23,684.00
▪ Community Bus Reserve	\$ 17,051.00
▪ Cropping Committee Reserve	\$ 63,910.00

The Investment terms are as follows:

Certificate#	Term	Interest Rate	Amount	Expires
1708604013	2 Months	5.60%	\$1,320,716.00	22/11/05

**M15/0905**      **Moved Cr Foster**      **Seconded Cr Szczecinski**  
**That the investment report for the month of August 2005 be**  
**received.**      **CARRIED 9-0**

## 7.5 ADMINISTRATION

Nil

**8. INFORMATION BULLETIN**

**8.1 CHIEF EXECUTIVE OFFICER**

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**ITEM NUMBER:** 8.1.1  
**DATE:** 14 September 2005  
**SUBJECT:** BEVERLEY MEDICAL PRACTICE  
**FILE REFERENCE:**  
**AUTHOR:** Chief Executive Officer – Keith Byers

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**BACKGROUND**

Since Councillor Schilling's last report concerning the announcement by Doctor Gogna that he would be leaving the Medical Practice on the 25 November 2005, both Doctors' Thavarasan and Gamage have also indicated that they too will not be continuing in Beverley.

At the time of writing, the President and myself have arranged an appointment with the Western Australian Centre for Remote and Rural Medicine in an endeavour to fill the vacancies with suitable Medical Practitioners. It is our intention to speak with the Australian Medical Association and possibly the Rivers Medical Service in the next few days.

Although the preferred option is to have the practice managed by an incoming Doctor, it appears at the moment, a more likely scenario that Council will need to be the Manager, employing Doctor(s) and associated staff. These issues will need to be negotiated and agreed to by Council.

**M16/0905 Moved Cr Alexander Seconded Cr Roberts**  
**That a Sub-Committee comprising: Cr J Schilling, Cr N McLean, Cr B Foster, Cr V Szczecinski and the Chief Executive Officer, be formed to discuss recruiting matters prior to recommendations being presented to Council.**

**CARRIED 9-0**

**M17/0905 Moved Cr Szczecinski Seconded Cr Bailey**  
**That Council support the endorsement of the Chief Executive Officer, to request the AMA (Australian Medical Association) to recruit Doctors for the Beverly Medical Practice.**

**CARRIED 9-0**

**M18/0905 Moved Cr Alexander Seconded Cr Leonhardt**  
**That the Chief Executive Officer place advertisements twice in the Weekend West Australian newspaper and once in The Australian newspaper advertising for Doctors for the Beverley Medical Practice.**

**CARRIED 9-0**



**8. INFORMATION BULLETIN**

**8.1 CHIEF EXECUTIVE OFFICER**

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**ITEM NUMBER:** 8.1.3  
**DATE:** 14 September 2005  
**SUBJECT:** STREET LIGHT COUNCIL DRIVE  
**FILE REFERENCE:**  
**AUTHOR:** Chief Executive Officer – Keith Byers

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**BACKGROUND**

Council may recall Mr John Starling requesting a street light be installed on the last power pole in Council Drive.

Western Power has advised that the old scheme, whereby the cost of the light was included with the monthly tariff, has been abolished. The up-front cost of the light is now to be \$1165.00 inclusive of GST.

**M20/0905 Moved Cr Foster Seconded Cr Szczecinski**  
**That the Chief Executive Officer write to Western Power strongly objecting to the policy of requesting Councils to pay large sums of upfront money for the installation of street light as opposed to levying costs through monthly tariffs.**

**CARRIED 9-0**



**8. INFORMATION BULLETIN**

**8.1 CHIEF EXECUTIVE OFFICER**

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**ITEM NUMBER: 8.1.5**  
**DATE: 20 September 2005**  
**SUBJECT: BEVERLEY ART GALLERY COMMITTEE**  
**FILE REFERENCE:**  
**AUTHOR: Chief Executive Officer – Keith Byers**

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**BACKGROUND**

A letter was received from the Beverley Art Gallery requesting a show of interest from Council for their proposed amphitheatre proposal, presented to Council at the August 2005 Council Meeting. A request was also made for a representative from Council to be part of the Art Committee.

**M22/0905 Moved Cr Alexander Seconded Cr Foster**  
**That the Beverley Art Gallery Committee be advised that although Council support in principal the amphitheatre proposal, it does not have the capacity to promote this most worthwhile project at this stage, but strongly encourages the Committee to apply for any grant funding that might be available and write to local group seeking their support.**

**CARRIED 9-0**

**9. TABLED CORRESPONDENCE**

Nil

**10. OTHER BUSINESS**

**10.1 CENTRAL COUNTRY ZONE BOWLING DAY**

**That Council offer the Beverley Bowling Club for the proposed Central Country Zone Bowling Day in March/April 2006.**

Mr Wayne Ashworth, Maintenance Supervisor, entered Council Chambers at 3.50pm

**10.2 RAILWAY WORK PROGRESS**

Mr Wayne Ashworth reported to Council the progress being made to the Beverley Railway Station, with painting almost complete, windows and security mesh fitted. It is estimated, weather permitting, that the completion date will be by the end of October. The suggestion was made to investigate the cost of security cameras.

**M23/0905 Moved Cr McLean Seconded Cr Roberts  
That Council place an advertisement in the Beverley Blarney publication for expressions of interest for a live-in 'Caretaker' for the Beverley Railway Station.**

**CARRIED 9-0**

Mr Wayne Ashworth, Maintenance Supervisor, left Council Chambers at 4.05pm

**10.3 PROPOSAL FOR YENYENING LAKES**

During Council's morning forum, Mr Harvey Morrell presented a proposal for the management and future plans of Yenyening Lakes. The proposal outlined:

- Establishing a ski lake.
- Dredging material and depositing into nearby lake.
- Constructing gates at the watercourse entry to control flushing and filling of the lake.
- Establish a bore in the Yilgarn aquifer to keep the lake full.
- Constructing an overflow mechanism to take saline water from the bottom of the lake.

