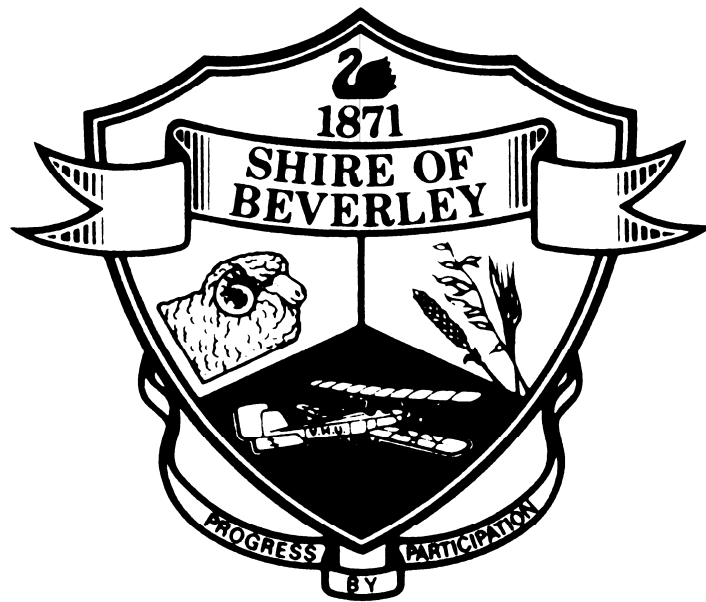


ORDINARY COUNCIL

MEETING

MINUTES



22 FEBRUARY 2011

MINUTES - CONTENTS
22 FEBRUARY 2011

ITEM NO	SUBJECT		PAGE
1	MEETING COMMENCEMENT		1
2	ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE		1
3	PUBLIC QUESTION TIME - Nil		1
4	CONDOLENCES: FW Garwood; OJ Howard		1
5	APPLICATIONS FOR LEAVE OF ABSENCE - Nil		2
6	CONFIRMATION OF MINUTES AND BUSINESS ARISING		2 - 3
6.1	Minutes of the Council Meeting held on Tuesday 21 December 2010		2
	Business Arising - Nil		
6.2	Minutes of the Annual Electors' Meeting held on Tuesday 8 February 2011	<i>Appendix 1</i>	2
	Business Arising - Nil		
6.3	Minutes of the Town Entry Statement Committee Meeting held on Wednesday 9 February 2011	<i>Appendix 2</i>	3
	Business Arising - Nil		
7	PRESIDENT AND COUNCILLOR REPORTS		3 - 6
7.1	PRESIDENT'S REPORT:		3 - 6
	Regional Transition Group; Storm; Integrated Planning and Reporting; Recreation Feasibility Report; Railway Station Cultural Precinct Management Plan; Platform Theatre Gala Opening.		
7.2	COUNCILLOR REPORTS:		6
	Cr Murray: Australia Day Celebrations at the Beverley Swimming Pool. Cr Gogol: Avondale.		
8	OFFICERS' REPORTS		
8.1.1	TOWN PLANNING ITEMS		7 - 25
8.1.1.1	Development Application - Bed and Breakfast - 6587 (Lot 200) Great Southern Highway, Beverley	<i>Appendix 3</i>	7 - 11
8.1.1.2	Reconsideration of Condition of Approval - Intensive Agriculture & Four Grouped Dwellings - 405 (Lot 1) Sheahan Road, Dale	<i>Appendix 4</i>	12 - 15
8.1.1.3	Subdivision Application - Two Lot Subdivision - Lot 145 Maitland Road, Beverley	<i>Appendix 5</i>	16 - 20
8.1.1.4	Scheme Amendment Initiation - R25 Green Title Development		21 - 22
8.1.1.5	Development Application - Outbuilding - Lot 50 Rogers Road, Dale	<i>Appendix 6</i>	23 - 25
8.1.2	INFORMATION BULLETIN REPORT - SHIRE PLANNER		26
8.2.1	HEALTH & BUILDING SERVICES ITEMS - Nil		26
8.2.2	INFORMATION BULLETIN REPORT - HEALTH & BUILDING SERVICES:		26 - 27
8.2.2.1	General		26
8.2.2.2	Health Services Report - January/February 2011		26
8.2.2.3	Building Licenses Issued		26 - 27
8.2.2.4	Repairs/Maintenance Officer's Report		27
8.3.1	PLANT, WORKS, RECREATION AND TOURISM ITEMS		28 - 30
8.3.1.1	Plant Purchase - Skid Steer Loader		28 - 29
8.3.1.2	Crossover - Mr K Bird	<i>Appendix 7</i>	30

MINUTES - CONTENTS
22 FEBRUARY 2011

ITEM NO	SUBJECT		PAGE
8.3.2	INFORMATION BULLETIN REPORT - WORKS SUPERVISOR		31 - 32
8.3.2.1	GENERAL - PLANT AND WORKS		31
8.3.2.1.1	Oval		31
8.3.2.1.2	Storm Damage		31
8.3.2.2	CONSTRUCTION		31 - 32
8.3.2.2.1	Reseals		31
8.3.2.2.2	Dale Kokeby Road		32
8.3.2.2.3	York-Williams Road		32
8.3.2.2.4	Talbot West Road		32
8.3.2.2.5	Depot Yard		32
8.4.1	FINANCE ITEMS		33 - 37
8.4.1.1	Schedule of Accounts for the months of December 2010 and January 2011	<i>Appendix 8</i>	33
8.4.1.2	Financial Statement for the period ending 31 December 2010 and 31 January 2011		33
8.4.1.3	Investment of Surplus Funds for the month of December 2010		34 - 35
8.4.1.4	Investment of Surplus Funds for the month of January 2011		36 - 37
8.5.1	ADMINISTRATION ITEMS		38 - 40
8.5.1.1	Forward Capital Works Plan	<i>Appendix 9</i>	38
8.5.1.2	Dry Season Assistance Scheme - Community Grants		39
8.5.1.3	Lease of Horse and Pony Club Facilities		40
8.5.2	INFORMATION BULLETIN REPORT - CHIEF EXECUTIVE OFFICER:		41 - 42
8.5.2.1	Recreation Ground Oval - Hire		41
8.5.2.2	Beveley Lot 3001 - Reserve Adjacent to CBH		41
8.5.2.3	Beverley Caravan Park - Ablution Block		41
8.5.2.4	WALGA Central Zone Meeting		42
8.6.1	COUNCILLOR ITEMS		42
8.6.1.1	Management Structure for Platform Theatre		42
9	INFORMATION BULLETIN REPORT - PARTS ONE, TWO AND THREE - GENERAL SECTIONS		43
10	TABLED CORRESPONDENCE		43
11	OTHER BUSINESS		44
11.1	Development Services Committee Meeting		44
11.2	Crossover Policy		44
12	CLOSURE		44

**MINUTES OF THE ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS ON TUESDAY 22 FEBRUARY 2011**

1. COMMENCEMENT

The President declared the meeting open at 10:05am.

2. ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

Attendance

Cr DJ Ridgway	President	South Ward
Cr LC Shaw	Deputy President	West Ward
Cr BM Foster		West Ward
Cr CJ Pepper		West Ward
Cr JD Alexander		North Ward
Cr P Gogol		North Ward
Cr KM Murray		North Ward
Mr KL Byers	Chief Executive Officer	
Mr SP Gollan	Deputy Chief Executive Officer	
Mrs SC Collins	Senior Administration Officer	

Apologies

Cr C Egberts	South Ward
Cr MG Roberts	South Ward

Leave of Absence

Nil

3. PUBLIC QUESTION TIME

Nil

4. CONDOLENCES

GARWOOD	Frederick William (Fred)	30 January 2011
HOWARD	Olive Jann (Jann)	11 February 2011

6.3 Minutes of the Town Entry Statement Committee Meeting held in the Council Chambers on Wednesday 9 February 2011

Appendix 2

COUNCIL RESOLUTION

**M3/0211 Moved Cr Foster Seconded Cr Pepper
That the Minutes of the Town Entry Statement Committee Meeting held in the Council Chambers on Wednesday 9 February 2011, as printed, be received.**

CARRIED 7-0

BUSINESS ARISING

Nil

7. PRESIDENT AND COUNCILLOR REPORTS

7.1 PRESIDENT'S REPORT

Regional Transition Group

- Dominic Carbone and Associates have been endorsed by the Board of the South East Avon Regional Transition Group (SEARTG) to prepare the Regional Business Plan. Included in the team are Darren Long and Helen Hardcastle.
- Four firms were approached to provide a quotation for preparation of the plan, however only one quote was received, with current workloads and the complexity of developing a plan for such a large group of Councils cited as being problematic for participation.
- Dominic Carbone and Associates have already been working closely with all RTG partners in various capacities.
- A request was made at the Annual Electors' Meeting for a community information session relating to the structural reform process being participated in by the Shire of Beverley. Community consultation is to be undertaken as part of developing the draft Regional Business Plan.
- Following the next RTG meeting on 3 March 2011, there will be an Update Forum for all Councillors from each of the RTG partners at Greenhills.

7. PRESIDENT AND COUNCILLOR REPORTS
ITEM 7.1
PRESIDENT'S REPORT
(Continued)

Storm

The unprecedented and sudden severe storm on Saturday 29 January 2011, has caused havoc to businesses, private property and infrastructure around the district and it is anticipated the clean-up and repair work will be ongoing for many months to come, if not for the rest of the year.

In the immediate aftermath of the storm Shire staff worked long hours to ensure road access, as did many rural landowners. Community members assisted those unfortunate to have had roof damage, with two families requiring temporary housing.

The expectations by some as to what they felt should have been provided by way of emergency assistance, and communication of what was on offer in York has seen some criticism unfairly directed toward the Shire.

A LEMC debrief is planned.

Integrated Planning and Reporting

The Deputy Chief Executive Officer, the Shire President and the Deputy Shire President attended an information session in Corrigin on the Integrated Planning and Reporting Framework that is being introduced as part of the State Government's Local Government Reform Program. The financial planning work that has been undertaken by the Shire of Beverley over the last two years with the assistance of Dominic Carbone & Associates is clearly on the right track to assist with the development of a Corporate Business Plan and the strategic planning work to be undertaken this year will be used to develop a Strategic Community Plan.

Recreation Feasibility Report

Mark Casserly from CCS Strategic made a presentation to Councillors and community group representatives on Thursday 10 February 2011, utilising the new screen and projector in the Town Hall. The proposal was well received and the submission made to the Department of Sport and Recreation (DSR) for funding assistance supported. The urgency now is to identify the outcome of the Amenities Building roof damage, as many groups will be requiring the use of a community building on the oval with the commencement of winter sports.

7. PRESIDENT AND COUNCILLOR REPORTS
ITEM 7.1
PRESIDENT'S REPORT
Recreation Feasibility Report
(Continued)

The Community Sporting Recreation Facilities Fund (CSRFF) Small Grants is now open. This grant was identified in the Recreation Feasibility Review as an opportunity to obtain assistance for relocation and upgrade of the multipurpose courts. **Is Council prepared to support an application by providing a funding commitment toward this component of the Recreation Redevelopment Project?**

COUNCIL RESOLUTION

M4/0211 Moved Cr Alexander **Seconded Cr Gogol**
That Council advise the Beverley Netball Club that it will support them by making an application for a grant in the second round of the CSRFF small grants.

CARRIED 7-0

At 10:55am Cr Alexander left the Chambers.

Railway Station Cultural Precinct Management Plan

A management plan, including policies and procedures, is urgently required for the Railway Station Cultural Precinct. This is needed to identify roles and responsibilities, usage, overhead costs, long term maintenance, reporting, community expectations and process to guide future development.

The ongoing and increasing demands being placed on Local Government due to structural reform, regional transition group participation, regulatory reporting requirements, community expectations of senior staff and the recent storm event has rendered it almost impossible to allocate time to get the process underway.

**7. PRESIDENT AND COUNCILLOR REPORTS
ITEM 7.1
PRESIDENT'S REPORT
(Continued)**

Platform Theatre Gala Opening

The Gala Opening of the Platform Theatre is to be held on Saturday 19 March 2011, at which the Hon Brendon Grylls MLA, Minister for Regional Development will officiate. This event is being co-ordinated by the Beverley Art Gallery Society.

COUNCIL RESOLUTION

**M5/0211 Moved Cr Foster Seconded Cr Murray
That the President's Report, be received. CARRIED 6-0**

7.2 COUNCILLOR REPORTS

Cr Murray

Australia Day Celebrations at the Beverley Swimming Pool

Cr Murray advised he had attended the Australia Day Celebrations at the Pool, which was a very successful event and very well attended. The Lions Club are to be commended on organising the event.

Cr Gogol

Avondale

Cr Gogol provided information on the Avondale Farm Project Association Committee Meeting.

At 11:05am Cr Alexander returned to the meeting.

COUNCIL RESOLUTION

**M6/0211 Moved Cr Shaw Seconded Cr Foster
That the Councillor Reports, be received. CARRIED 7-0**

At 11:10am Mr Peter Wright, Shire Planner, entered the Chambers and joined the meeting.

At 11:11am Cr Pepper left the Chambers.

8. OFFICERS' REPORTS

8.1.1 TOWN PLANNING ITEMS

SUBMISSION TO:	February Council Meeting 22 February 2011
AGENDA ITEM:	8.1.1.1
REPORT DATE:	11 January 2011
SUBJECT:	DEVELOPMENT APPLICATION – BED AND BREAKFAST – 6587 (LOT 200) GREAT SOUTHERN HIGHWAY, BEVERLEY
APPLICANTS:	D Barrett-Lennard & R De Gruchy
FILE REFERENCE:	GRE1587
AUTHOR:	Shire Planner – Peter Wright

Appendix 3

BACKGROUND

An application has been received to operate a Bed and Breakfast accommodation at 6587 (Lot 200) Great Southern Highway, Beverley. It is proposed to use the existing homestead on the site. No construction is proposed. The maximum number of guests is proposed to be 8, although it is estimated the average number of guests will be 2 for approximately 30 nights per year.

The subject site is zoned Farming, approximately 27.6ha in area, adjacent to the Avon River and has an existing single dwelling with ancillary outbuildings. Access is via Great Southern Highway.

COMMENT

The land use "Bed & Breakfast" is a use not listed under the Shire of Beverley's Town Planning Scheme No. 2 (TPS 2) Table 1 – Zoning Table, and cannot be reasonably determined as falling within the interpretation of one of the existing uses. Therefore the provisions contained in Clause 3.2.5 of TPS 2 must be followed.

Under Clause 3.2.5 of TPS 2 prior to determining the application, Council must determine by absolute majority that the proposed use may be consistent with the objectives and purposes of the zone. Should Council consider the proposal is consistent with the objectives and purposes of the zone then after advertising Council may, at its discretion, permit the use.

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.1
DEVELOPMENT APPLICATION
- BED AND BREAKFAST
- 6587 (LOT 200) GREAT SOUTHERN HIGHWAY, BEVERLEY
(Continued)

Planning intent for the zone

TPS 2 states Council will support applications in a Farming zone that service the travelling public or tourists. It is the opinion of staff that the land use Bed & Breakfast complies with the intent of the TPS 2 provision for the zone. Therefore it will be recommended Council determine by absolute majority that the proposal is consistent with the objectives and purposes of the zone.

Advertising

In compliance with Clause 7.6.2 of TPS 2 the proposal was advertised for a period of 21 days. A total of 1 submission was received comprising of a no objection. A summary of the submission and officer's response is detailed in the table below: -

	J Barrett-Lennard PO Box 24 Beverley WA 6304	Annadale 1740 Great Southern Highway, Beverley
1	No Objection to Proposal	Noted
2	Considers the proposal to be an asset to the district.	The proposal is likely to add to the economic development and diversity in the area.

The only response to the advertising supported the application, indicating there were no community concerns relating to the proposal.

Due to the proximity of Great Southern Highway, in addition to advertising to surrounding landowners comment was requested from Main Roads WA. In response Main Roads stated they had no objection to the proposal.

Amenity

The only known potential external impact is disturbance to visual amenity from possible signage. To mitigate the possibility of negative impact on visual amenity, should Council approve the application, it will be recommended signage is the subject of a separate approval, as a condition of approval.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.1

DEVELOPMENT APPLICATION

- **BED AND BREAKFAST**
 - **6587 (LOT 200) GREAT SOUTHERN HIGHWAY, BEVERLEY**
- (Continued)**

Access and Parking

The minor number of potential guests accessing the property is not considered to create any traffic management concerns. To ensure safe and adequate parking, should Council approve the application, it will be recommended parking opportunities equal to the maximum possible number of guests, are supplied as a condition of approval.

Safety

In the unlikely event of a fire guest safety is paramount. Having smoke alarms in every bedroom and hallway or corridor associated with a bedroom will aid in safety. To further assist in emergency evacuation a system of lighting should be installed which is activated by the smoke alarm and consists of a light installed within the smoke alarm or lighting located in the corridor, hallway or area served by the smoke alarm. Should Council approve the application, it will be recommended smoke alarms and lighting be installed as a condition of approval.

The Proposal

The proposed land use will not restrict agricultural viability within the lot or locality. As a new land use that services the travelling public and tourists, the proposal is considered to aid in economic diversity within the Shire and promote economic development. Given the lack of negative impacts and the potential positive economic stimulus for the Shire, it will be recommended the application be approved.

STATUTORY ENVIRONMENT

Provided Council determines by absolute majority that the proposal complies with the purposes and objectives of the Farming zone, the application complies with the Shire of Beverley's Town Planning Scheme No. 2.

8.1.1 TOWN PLANNING ITEMS

ITEM 8.1.1.1

DEVELOPMENT APPLICATION

- **BED AND BREAKFAST**
 - **6587 (LOT 200) GREAT SOUTHERN HIGHWAY, BEVERLEY**
- (Continued)**

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M7/0211 Moved Cr Foster **Seconded Cr Shaw**
That Council determine by absolute majority the land use Bed and Breakfast is consistent with the objectives and purposes of the Farming zone.

That Council grant Planning Approval for Bed and Breakfast accommodation at 6587 (Lot 200) Great Southern Highway, Beverley, subject to the following conditions and advice notes: -

Conditions: -

1. If the development, the subject of this approval, is not **SUBSTANTIALLY COMMENCED** within a period of 2 years from the date of this approval being granted, the approval shall lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the responsible authority having first been sought and obtained.
2. Development shall be carried out only in accordance with the terms of the application as approved herein and any approved plan endorsed by Council's Shire Planner.
3. A maximum of 8 adult guests being accommodated at any one time.
4. A minimum of 8 all weather parking spaces associated with the dwelling being available for guest parking at all times.
5. Any signage associated with the Bed and Breakfast business must be approved in writing by the Local Government, prior to erection.
6. Smoke alarms being fitted in every bedroom and hallway or corridor associated with a bedroom.

8.1.1 TOWN PLANNING ITEMS

ITEM 8.1.1.1

DEVELOPMENT APPLICATION

- **BED AND BREAKFAST**
 - **6587 (LOT 200) GREAT SOUTHERN HIGHWAY, BEVERLEY**
- (Continued)**

7. **Lighting which is activated by the smoke alarm being installed within the smoke alarm or located in the corridor, hallway or areas served by the smoke alarm, to the satisfaction of the Local Government.**

Advice Notes: -

1. **Nothing in the approval or these conditions shall excuse compliance with all relevant written laws in the commencement and carrying out of the development.**
2. **Should any form of structural change be proposed, including alteration of internal walls, the applicant is advised a building licence will be required prior to commencement of any building works.**

CARRIED 6-0

8.1.1 TOWN PLANNING ITEMS

SUBMISSION TO:	February Council Meeting 22 February 2011
AGENDA ITEM:	8.1.1.2
REPORT DATE:	1 February 2011
SUBJECT:	RECONSIDERATION OF CONDITION OF APPROVAL – INTENSIVE AGRICULTURE & FOUR GROUPED DWELLINGS – 405 (LOT 1) SHEAHAN ROAD, DALE
APPLICANTS:	PJM Contractors
FILE REFERENCE:	SHE 51158
AUTHOR:	Shire Planner – Peter Wright

Appendix 4

BACKGROUND

At its 26 October 2010 meeting Council granted conditional Development Approval for Intensive Agriculture & Four Grouped Dwellings at 405 (Lot 1) Sheahan Road, Dale. Of relevance Condition 5 of the approval stated: -

“All dwellings are to be located in a maximum 5 hectare building envelope.”

At its 23 November 2010 meeting Council considered a request from the applicant to remove Condition 5. Council resolved: -

“That Council resolve to affirm Condition 5 of the Development Approval for Intensive Agriculture & Four Grouped Dwellings at 405 (Lot 1) Sheahan Road, Dale, granted on 26 October 2010 and instruct the Shire Planner to inform the applicant that the request to remove the condition is refused.”

The applicant is requesting Council vary Condition 5 to allow one of the dwellings to be separate from the building envelope. The applicant is proposing an elongated building envelope for the remaining three dwellings.

The subject site is zoned Farming, approximately 177ha in area, undulating, contains a substantial amount of remnant vegetation, is traversed by a waterway and has an existing outbuilding. Access is via Sheahan Road.

8.1.1 TOWN PLANNING ITEMS

ITEM 8.1.1.2

RECONSIDERATION OF CONDITION OF APPROVAL

- **INTENSIVE AGRICULTURE & FOUR GROUPED DWELLINGS**
- **405 (LOT 1) SHEAHAN ROAD, DALE**

(Continued)

COMMENT

The applicant is requesting the variation to provide accommodation adjacent to a proposed tree nursery. The site of the nursery has been selected to provide a buffer between the nursery and the main orchard. The buffer is to assist in disease control (Witches Broom) and pathogens. It is assumed the dwelling is desired to provide convenient access for workers.

The applicant also states a dwelling in this location will assist in deterring theft, criminal damage and assist in vermin control. No explanation has been provided for the elongation of the building envelope for the remaining three dwellings.

There may be some farm management advantage to locating workers adjacent to the nursery due to convenience. However it is unclear why theft and criminal damage are of such a concern that a residence is required adjacent to the nursery. In the opinion of staff vermin control may be conducted without workers living next to the nursery.

It should be noted concern about criminal activity, and vermin control, were among the reasons cited by the applicant previously for requesting the removal of Condition 5. Council, at its 23 November 2010 meeting determined such concerns were insufficient justification for isolating the dwellings.

Condition 5 was imposed to prevent the existence of dwellings being used as a trigger for subdivision. It was also considered the clustering of dwellings would minimise the danger from bushfire by allowing joint fire management and provide opportunities for social interaction amongst the workers.

It is open to Council to determine that isolating one dwelling and having an elongated building envelope is required for farm management purposes. Alternatively Council may determine clustering of the dwellings is the best form of development.

8.1.1 TOWN PLANNING ITEMS

ITEM 8.1.1.2

RECONSIDERATION OF CONDITION OF APPROVAL

- **INTENSIVE AGRICULTURE & FOUR GROUPED DWELLINGS**
- **405 (LOT 1) SHEAHAN ROAD, DALE**

(Continued)

With regard to the isolated dwelling, it is unclear why the tree nursery would be at greater risk of theft, criminal damage or vermin attack than any other type of rural activity. Locating the dwelling adjacent to the nursery may provide some convenience, but access would be via a long driveway connected to an unconstructed road that traverses a stream. No justification has been provided as to why the workers could not travel the short distance to the nursery on a daily basis. The matter of fire risk for an isolated dwelling would also have to be considered given the nearby remnant vegetation. Therefore it will be recommended the condition be maintained.

No justification or explanation has been provided for the elongated building envelope. The proposed configuration separates the dwellings as far as possible within the strict interpretation of Condition 5. The intention of Condition 5 was for the dwellings to be clustered. Clustering the dwellings provides joint fire management and social interaction opportunities, less infrastructure, is required for driveways and electricity provision and sustainability is improved by creating a smaller ecological footprint. Therefore it will be recommended Council resolve that the building envelope is to be of a shape that promotes the clustering of the dwellings.

STATUTORY ENVIRONMENT

Under Clause 3.6.2(ii) of the Shire of Beverley's Town Planning Scheme No. 2, Council will generally not support the construction of more than one dwelling on a Farming zoned lot unless it can be clearly demonstrated the additional dwellings are required for farm management purposes. When additional dwellings are approved the siting is at the discretion of Council.

At 11:23am Cr Pepper returned to the meeting.

8.1.1 TOWN PLANNING ITEMS

ITEM 8.1.1.2

RECONSIDERATION OF CONDITION OF APPROVAL

- **INTENSIVE AGRICULTURE & FOUR GROUPED DWELLINGS**
- **405 (LOT 1) SHEAHAN ROAD, DALE**

(Continued)

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M8/0211 Moved Cr Gogol Seconded Cr Murray
That Council resolve to refuse the request to vary Condition 5 of the Development Approval for Intensive Agriculture & Four Grouped Dwellings at 405 (Lot 1) Sheahan Road, Dale, granted on 26 October 2010 and instruct the Shire Planner to inform the applicant that the building envelope is to be of a shape that promotes the clustering of the dwellings.

CARRIED 4-3

8.1.1 TOWN PLANNING ITEMS

SUBMISSION TO:	February Council Meeting 22 February 2011
AGENDA ITEM:	8.1.1.3
REPORT DATE:	21 January 2011
SUBJECT:	SUBDIVISION APPLICATION – TWO LOT SUBDIVISION – LOT 145 MAITLAND ROAD, BEVERLEY
APPLICANTS:	A J Marsh Pty Ltd
FILE REFERENCE:	PL143540
AUTHOR:	Shire Planner – Peter Wright

Appendix 5

BACKGROUND

An application has been received to subdivide Lot 145 Maitland Road, Beverley, for the purpose of creating a Homestead Lot. It is proposed to excise an approximately 20ha area containing an existing single dwelling from the lot.

Homestead lots are created for the express purpose of allowing the continued occupation of surplus dwellings on farms.

The subject site is zoned Farming, approximately 121.4ha in area, undulating, contains a single dwelling and has infrastructure associated with an existing approved piggery. Access is via Maitland Road.

COMMENT

The proposal will create a 20ha lot with a single dwelling and a separate approximately 101ha lot with an approved intensive agricultural (piggery) activity. The infrastructure associated with the intensive agriculture remains on site and the applicant has not indicated the activity will cease. Given that the applicant is proposing a homestead lot and not arguing the 20ha will be a component of any rural activity, upon subdivision the single dwelling would be regarded as a sensitive land use (residential).

Intensive agriculture (Piggery) considerations

Under the Environmental Protection Agency (EPA) Bulletin 4416 "Environmental Guidelines for New and Existing Piggeries", the minimum separation distance from isolated rural dwellings and any form of piggery is 300m. The distance between the piggery buildings and the dwelling is between 100m – 130m.

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.3
SUBDIVISION APPLICATION
- TWO LOT SUBDIVISION
- LOT 145 MAITLAND ROAD, BEVERLEY
(Continued)

On 21 May 2002 Council granted approval for the establishment of a piggery with a maximum of 300 adult pigs on the subject site. The matter of a sensitive land use (proximity of a dwelling) was considered by Council. However it was determined that since the dwelling formed a component of the piggery application, it was acceptable.

Council, on 21 September 2004 approved an expansion of the piggery to 2,000 standard pig units. The applicant's Environmental Management Plan submitted in support of the application, demonstrated the EPA buffer for isolated rural dwellings was insufficient and should have been 377m. Of note the application was advertised to surrounding landowners and objections relating to odour were raised from landowners a substantial distance from the development.

The application was referred to the Department of Agriculture and Food WA (DAFWA). The Department's response stated that the EPA in 2005 produced guidelines for buffers between sensitive land uses and industrial uses. The new guidelines stated that the separation distance should be 1,000m. Regardless of which standard is used the necessary separation distance cannot be achieved.

A further consideration is the welfare of the pigs. Without a dwelling attached to the approved operation, any person associated with the management of the pigs would have to live offsite. The only alternative would be the construction of a new dwelling which would be contrary to the purpose of creating a homestead lot.

Should the subdivision proceed, the dwelling will be separate from the piggery but within the buffer area. Council only approved the location of the dwelling within the buffer area because it was a component of the approved land use. The proposal cannot comply with EPA guidelines or the recommended buffer distance submitted by the applicant. Additionally, there would be no onsite management of an intensive agricultural pursuit. Therefore it will be recommended the application be recommended for refusal.

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.3
SUBDIVISION APPLICATION
- TWO LOT SUBDIVISION
- LOT 145 MAITLAND ROAD, BEVERLEY
(Continued)

It should be noted that Condition “g)” of the 21 May 2002 approval required the applicant to provide landscaping between the piggery and Maitland Road. Condition 7 of the 21 September 2004 approval required the applicant to plant a belt of trees along the boundary with Maitland Road. A site inspection demonstrates neither of the conditions have been complied with. Therefore it will be recommended compliance action is commenced.

Homestead Lots

The Shire of Beverley’s Town Planning Scheme No. 2 (TPS 2) does not have provisions to create homestead lots. As such homestead lots cannot be supported. Lots with a minimum area of 20ha may be supported if it can be demonstrated they are needed for intensive agricultural proposals. The proposal to subdivide Lot 145 removes the dwelling associated with an intensive agricultural activity, thereby adversely affecting the agricultural viability of the development. Under Clause 3.6.2 of TPS 2 Council may only support subdivision to a minimum lot size of 20 hectares if it can be demonstrated the proposal will not adversely affect the use of the land for agricultural purposes in the area.

Under Western Australian Planning Commission Development Control Policy 3.4, homestead lots are created to allow an existing house to continue to be occupied in an area with a declining or relatively static population. The house would need to be surplus to the requirements of the farm. Anecdotal evidence indicates the population in the area is increasing and with no other form of dwelling on site, the dwelling is considered an essential component of the approved land use. It is the opinion of staff the creation of a homestead lot would remain unsupportable regardless of whether there were appropriate provisions in TPS 2.

Undesirable Precedent

The creation of a residential lot in Maitland Road would set an undesirable precedent. The location is zoned Farming and is identified in the District Rural Strategy as an agricultural area. Approval of the subdivision application would provide a precedent for ad hoc subdivision and fragmentation of viable agricultural land.

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.3
SUBDIVISION APPLICATION
- TWO LOT SUBDIVISION
- LOT 145 MAITLAND ROAD, BEVERLEY
(Continued)

There are no facilities or services appropriate to rural residential development and the location is remote from the nearest town (Beverley). Unplanned rural residential development in the Farming zone is contrary to the Shire of Beverley's District Rural Strategy, which identifies land close to the townsite of Beverley as the most appropriate. As such the creation of a residential lot in a Farming zone is contrary to orderly and proper planning.

STATUTORY ENVIRONMENT

The creation of Homestead lots cannot be supported under the Shire of Beverley's Town Planning Scheme No. 2. The Western Australian Planning Commission determines all subdivision applications under the Planning and Development Act 2005.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

- M9/0211 Moved Cr Shaw** **Seconded Cr Murray**
- a) That Council resolve to recommend to the Western Australian Planning Commission to refuse the application for a two lot subdivision, WAPC No. 143540, at Lot 145 Maitland Road, Beverley, for the following reasons: -
1. The subdivision would cause a sensitive land use (the dwelling) to be located within the piggery buffer contrary to the Environmental Protection Agency's Guidelines.
 2. The dwelling forms a component of the approved intensive agricultural land use and should not be separated.
 3. Approval of the application would adversely impact on agricultural viability in the area.
 4. The Shire of Beverley's Town Planning Scheme No. 2 has no provisions to allow the creation of Homestead Lots.

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.3
SUBDIVISION APPLICATION
- TWO LOT SUBDIVISION
- LOT 145 MAITLAND ROAD, BEVERLEY
(Continued)

5. The population of the area is increasing therefore the application is inconsistent with Development Control Policy 3.4.
 6. Subdivision is not required to allow the continued occupation of the dwelling as stipulated under Development Control Policy 3.4
 7. Approval of the application would set an undesirable precedent in the area.
 8. The proposal is contrary to orderly and proper planning.
- b) That Council resolve to instruct the Shire Planner to commence action to ensure compliance with Condition “g)” of the planning approval granted 21 May 2002 and Condition 7 of the planning approval granted 21 September 2004.

CARRIED 7-0

8.1.1 TOWN PLANNING ITEMS

SUBMISSION TO:	February Council Meeting 22 February 2011
AGENDA ITEM:	8.1.1.4
REPORT DATE:	11 February 2011
SUBJECT:	SCHEME AMENDMENT INITIATION – R25 GREEN TITLE DEVELOPMENT
FILE REFERENCE:	LUP010 19
AUTHOR:	Shire Planner – Peter Wright

BACKGROUND

An anomaly has been identified in the Shire of Beverley's Town Planning Scheme No. 2 (TPS 2).

Under Clause 4.12 of TPS 2 if a lot is zoned Residential R10 and connected to sewerage, the lot may be developed to an R25 density for Grouped Dwellings. There is no provision for single dwelling development to the Residential R25 density. Therefore only strata title development can occur.

It is proposed to create a split density zoning for the Residential R10 zone allowing development and subdivision to the R25 density where sewerage is available.

COMMENT

In a Planning context there is little difference between single dwellings and grouped dwellings at the Residential R25 density. Therefore Clause 4.12 is seen to restrict development potential unnecessarily.

Allowing the creation of green title lots at the R25 density is considered to make such proposals more attractive. This in turn will aid in the continuing development of Beverley. Encouraging higher density will provide housing options that are currently in limited supply in Beverley, as well as enhancing sustainability through reducing the carbon footprint of individual lots.

Allowing green title development to the Residential R25 density will produce no known additional negative impacts and is considered to provide development opportunities that currently do not exist. Therefore it will be recommended TPS 2 is amended.

STATUTORY ENVIRONMENT

Scheme amendments are made under the Planning and Development Act 2005 in compliance with Town Planning Regulations 1967 (as amended).

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.4
SCHEME AMENDMENT INITIATION
- R25 GREEN TITLE DEVELOPMENT
(Continued)

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M10/0211 Moved Cr Pepper Seconded Cr Foster
That Council initiate an Amendment to Town Planning Scheme No.
2 for the purpose of: -

- a) Allowing single dwelling residential development at the Residential R25 density in a Residential R10 zone where sewerage is available, and**
- b) Amending the Scheme Map accordingly.**

That Council direct the Shire Planner to: -

- 1. Forward the documentation to the Environmental Protection Authority for assessment and the WAPC for information.**
- 2. If no objection is received from the Environmental Protection Authority, advertise the amendment in compliance with the Town Planning Regulations 1967 (as amended).**

CARRIED 7-0

8.1.1 TOWN PLANNING ITEMS

SUBMISSION TO:	February Council Meeting 22 February 2011
AGENDA ITEM:	8.1.1.5
REPORT DATE:	15 February 2011
SUBJECT:	DEVELOPMENT APPLICATION – OUTBUILDING – LOT 50 ROGERS ROAD, DALE
APPLICANTS:	P & S Fox
FILE REFERENCE:	ROG 1305
AUTHOR:	Shire Planner – Peter Wright

Appendix 6

BACKGROUND

An application has been received to construct an outbuilding at Lot 50 Rogers Road, Dale. The application is being referred to Council in compliance with Clause 7.8 of Council's Outbuilding Policy.

The subject site is zoned Farming, approximately 19.5ha in area, vacant and is mostly cleared. Access is via Rogers Road.

COMMENT

Clause 7.8 of Council's Outbuilding Policy requires Planning Approval for all outbuildings in the Farming zone where the applicant does not own, or is in the process of constructing a dwelling within the Shire of Beverley. Other than the applicant not owning a dwelling within the Shire of Beverley, the application complies with all Shire Town Planning Scheme requirements and Council's policy.

The proposed setbacks to boundaries comply with Shire of Beverley requirements. However the setbacks only meet the minimal requirement of 15 metres on the northern boundary. There may be some confusion in relation to location of the boundary on the ground, due to the presence of a road reserve. Should Council approve the application it will be recommended the setback is a condition of approval and an advice note is added to inform the applicant of the road reserve.

Due to the location of the outbuilding there is unlikely to be any external impact. The outbuilding is setback 140m from the road and partially screened by existing vegetation. The closest neighbouring dwelling is approximately 600m.

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.5
DEVELOPMENT APPLICATION
- OUTBUILDING
- LOT 50 ROGERS ROAD, DALE
(Continued)

The proposed use of the shed is considered consistent with the use of the property for farming purposes. The applicant has stated the outbuilding is required to store machinery that is to be used for the maintenance of the property as well as material to be used for the construction of a future dwelling. Without the outbuilding the applicant may have difficulty adequately accessing machinery to be used for firebreaks, weed control and other farm maintenance activities. Therefore it will be recommended the application is approved.

STATUTORY ENVIRONMENT

The application complies with the Shire of Beverley's Town Planning Scheme No. 2 and with the exception of the variation discussed above complies with Council's Outbuilding Policy.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M11/0211 Moved Cr Pepper **Seconded Cr Gogol**
That Council grant Planning Approval for the construction of an outbuilding at Lot 50 Rogers Road, Dale, subject to the following conditions and advice notes: -

Conditions: -

- 1. If the development, the subject of this approval, is not SUBSTANTIALLY COMMENCED within a period of 2 years from the date of this approval being granted, the approval shall lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the responsible authority having first been sought and obtained.**
- 2. Development shall be carried out only in accordance with the terms of the application as approved herein and any approved plan, prepared by the applicant and endorsed by Council's Shire Planner.**

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.5
DEVELOPMENT APPLICATION
- OUTBUILDING
- LOT 50 ROGERS ROAD, DALE
(Continued)

3. The outbuilding shall not be used for: -
 - Commercial purposes, unless as a component of a rural pursuit;
 - Human habitation; and
 - Industrial purposes.
4. The outbuilding shall have a minimum 4 metre firebreak on all sides.
5. The outbuilding shall be setback a minimum 15 metres from the northern boundary (see Advice Note 3).
6. The applicant shall only remove those trees and/or clear native vegetation as required for the construction of the building and any associated access (see Advice Note 4).

Advice Notes: -

1. Nothing in the approval or these conditions shall excuse compliance with all relevant written laws in the commencement and carrying out of the development.
2. The applicant is advised a building licence is required prior to commencement of any building works.
3. With regard to Condition 5, the applicant is advised of the existence of an unconstructed road reserve adjacent to the relevant northern boundary. The setback for the outbuilding must be from the boundary of the lot with the road reserve.
4. With regard to Condition 6, the applicant is advised approval may be required from the Department of Environment and Conservation prior to the removal of trees and/or clearing of vegetation.

CARRIED 7-0

8.1.2 INFORMATION BULLETIN REPORT – SHIRE PLANNER

The Shire Planner had provided an Information Bulletin Report under separate cover.

COUNCIL RESOLUTION

M12/0211 Moved Cr Foster **Seconded Cr Gogol**
That the Shire Planner’s Information Bulletin Report, be received.
CARRIED 7-0

At 11:49am Cr Alexander left the Chambers.

At 11:50am Mr Peter Wright, Shire Planner, left the meeting.

At 11:55am Cr Alexander returned to the Chambers.

8.2.1 HEALTH & BUILDING SERVICES ITEMS

Nil.

8.2.2 INFORMATION BULLETIN REPORT – HEALTH & BUILDING SERVICES

8.2.2.1 GENERAL

General correspondence, duties and communications for Environmental Health Officer / Building Services.

8.2.2.2 HEALTH SERVICES REPORT – JANUARY – FEBRUARY 2011

The Environmental Health Officer had provided the Health Services Monthly Report for January – February 2011.

8.2.2.3 BUILDING LICENSES ISSUED

Building licenses issued up to 11 February 2011: -

Lic No: 34 10/11
No: L17 (45) John St
Beverley
Building: Front Fence
Value: \$2,500

Lic No: 35 10/11
No: 93 Lukin St
Beverley
Building: Shed
Value: \$4,800

8.2.2 INFORMATION BULLETIN REPORT – HEALTH & BUILDING SERVICES
ITEM 8.2.2.3 BUILDING LICENSES ISSUED
(Continued)

Lic No: 36 10/11
No: L1270 Bennett Rd
Beverley
Building: Garage
Value: \$10,000

Lic No: 38 10/11
No: 77 Waterhatch Rd
Beverley
Building: Garage
Value: \$10,000

Lic No: 40 10/11
No: 47 (L121) Dawson St
Beverley
Building: 2 x Residences
Value: \$640,440

Lic No: 37 10/11
No: L62 Westdale Rd
Beverley
Building: Shed
Value: \$10,000

Lic No: 39 10/11
No: 102 Hutchinson St
Beverley
Building: Shed
Value: \$17,040

Lic No: 41 10/11
No: L127 Brooking St
Beverley
Building: New Residence
Value: \$216,526

8.2.2.4 REPAIRS/MAINTENANCE OFFICER'S REPORT

The Shire Maintenance Officer had provided a Repairs/Maintenance Report.

COUNCIL RESOLUTION

M13/0211 Moved Cr Foster **Seconded Cr Gogol**
That the Health & Building Services Information Bulletin Report, be received.

CARRIED 7-0

At 12:01am Mr Steve Vincent, Works Supervisor, entered the Chambers and jointed the meeting.

8.3.1 PLANT, WORKS, RECREATION AND TOURISM ITEMS

SUBMISSION TO:	February Council Meeting 22 February 2011
AGENDA ITEM:	8.3.1.1
REPORT DATE:	16 February 2011
SUBJECT:	PLANT PURCHASE – SKID STEER LOADER
FILE REFERENCE:	PE 001
AUTHOR:	Works Supervisor – Steve Vincent

BACKGROUND

There are provisions in the budget to change over the Cat Skid Steer Loader BE 038, for a change over to Council of \$30,000.

COMMENT

The following quotes have been received: -

SUPPLIERS	MACHINE / MODEL	NET PRICE	TRADE VALUE	CHANGE OVER EX GST	Engine horsepower
WestTrac	Cat 216B2	42,330	12,000	30,330	49hp
Clark Equipment	Bobcat S130	36,200	11,818	24,382	49
BT Equipment	Mustang 2044	38,000	15,000	23,000	49.5
BT Equipment	Mustang 2041	36,000	15,000	21,000	43
Earth West	Hyundai HSL650-7	39,466	14,000	25,466	44
McIntosh and Son	Case 410	38,700	12,000	26,700	60

Comments on the machines quoted: -

- Cat 216B2 - very capable, most expensive
- ✓Bobcat S130 - very capable, popular brand, good oil flow
- ✓Mustang 2044 - very capable, check control configurations
- Mustang 2041 - low in horse power
- Hyundai HSL650-7 - low in horse power
- ✓Case 410 - very capable, extra hp and oil flow for attachments

8.3.1 PLANT, WORKS, RECREATION AND TOURISM ITEMS
ITEM 8.3.1.1
PLANT PURCHASE – SKID STEER
(Continued)

COUNCIL RESOLUTION

M14/0211 Moved Cr Gogol Seconded Cr Murray
That Council purchase a Case 410 Skid Steer Loader from
McIntosh and Son at a cost of \$38,700.00 (GST Exclusive).
CARRIED 7-0

8.3.1 PLANT, WORKS, RECREATION AND TOURISM ITEMS

SUBMISSION TO:	February Council Meeting 22 February 2011
AGENDA ITEM:	8.3.1.2
REPORT DATE:	16 February 2011
SUBJECT:	CROSSOVER – MR K BIRD
FILE REFERENCE:	WO LAN 152
AUTHOR:	Works Supervisor – Steve Vincent

Appendix 7

BACKGROUND

Mr Bird has requested that we install a crossover with a pipe at his property on Langsford Street.

COMMENT

I have requested that he pay his 50% contribution before any work commences. (Mr Bird is only prepared to pay a 10% deposit).

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M15/0211 Moved Cr Pepper **Seconded Cr Gogol**
Council advise Mr Bird that his contribution will need to be paid in full before any work commences, or he engage a private contractor to install his crossover to Council's standard.
CARRIED 7-0

At 12:13pm the Works Supervisor, left the meeting.

At 12:15pm Michelle Bauer, Health Services Manager, Beverley District Hospital addressed Council in regard to health services.

At 12:25pm the meeting adjourned for lunch and reconvened at 1:40pm with the Works Supervisor in attendance.

8.3.2 INFORMATION BULLETIN REPORT – WORKS SUPERVISOR

8.3.2.1 GENERAL – PLANT AND WORKS

8.3.2.1.1 Oval

The reticulation controller had to be replaced after a lightning strike in January. The turf held up well over the week waiting for the replacement.

The oval has been verti mowed in two directions by Council staff and fertilised.

Sprinkler repairs have been carried out and an additional sprinkler has been installed to better cover a dry area.

8.3.2.1.2 Storm Damage

There was a great response by Council staff on the weekend of the storm. Our major roads were opened that night and almost all roads were open after three days.

The town clean-up is well underway with a contractor due to start mulching the remaining trees on 17 February 2011.

The rural road trees will be cleared by using a combination of contractors, local farmers and Council staff on the weekends.

RESOLVED that the Works Supervisor put a notice in the Blarney in regard to clearing timber from road reserves.

8.3.2.2 CONSTRUCTION

8.3.2.2.1 Reseals

Boral have completed this year's reseal programme. They have been very efficient and carried out a high standard of work.

**8.3.2 INFORMATION BULLETIN REPORT – WORKS SUPERVISOR
ITEM 8.3.2.2
CONSTRUCTION
(Continued)**

8.3.2.2.2 Dale Kokeby Road

The bitumen seal has been laid from Great Southern Highway for three hundred metres past the Kokeby Bin.

COUNCIL RESOLUTION

**M16/0211 Moved Cr Alexander Seconded Cr Gogol
That Council write a letter to CBH advising them of the damage their trucks caused to the Dale Kokeby Road, which is estimated at \$1,000.00, and that Council would appreciate more advanced notice in future of truck movements in the vicinity of CBH bins.
CARRIED 7-0**

8.3.2.2.3 York-Williams Road

Work has begun with the clearing and gravel sheeting past Little Hill Road. Work is also being carried out on the existing gravel from Waterhatch Road.

8.3.2.2.4 Talbot West Road

When contractors are available the section of road near the York boundary will be repaired. This should be carried out while our equipment is nearby on the York-Williams Road.

8.3.2.2.5 Depot Yard

The Depot yard has been laid with asphalt.

COUNCIL RESOLUTION

**M17/0211 Moved Cr Pepper Seconded Cr Gogol
That the Works Supervisor's Information Bulletin Report, be received.
CARRIED 7-0**

At 2pm the Works Supervisor, left the meeting.

8.4.1 FINANCE ITEMS

SUBMISSION TO:	February Council Meeting 22 February 2011
AGENDA ITEM:	8.4.1.3
REPORT DATE:	14 February 2011
SUBJECT:	INVESTMENT OF SURPLUS FUNDS FOR THE MONTH OF DECEMBER 2010
FILE REFERENCE:	FM 008
AUTHOR:	Deputy Chief Executive Officer – Stephen Gollan

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 December 2010 with the ANZ Bank.

RESERVE	INVESTMENT	TOTAL	ACCT #	TERM	RATE	EXPIRY
Building	\$ 903,736.00	\$ 903,736.00	9899-36483	5 Months	6.00%	22/12/10
Plant	\$ 295,154.00	\$ 295,154.00	9899-36301	2 Months	5.35%	22/12/10
Annual Leave	\$ 112,997.00					
Recreation Ground	\$ 265,262.00	\$ 378,259.00	9899-36459	5 Months	6.00%	22/12/10
Office Equipment	\$ 23,688.00					
Bush Fire Fighters	\$ 90,984.00					
Avon River Development	\$ 18,259.00					
Community Bus	\$ 24,144.00					
Cropping Committee	\$ 151,571.00					
Road Construction	\$ 198,109.00	\$ 506,755.00	9899-36504	5 Months	6.00%	22/12/10
	\$2,083,904.00	\$2,083,904.00				
Municipal Fund	\$ 600,000.00	\$ 600,000.00	9963-20476	2 Months	5.35%	25/12/10
Municipal Fund	\$ 500,000.00	\$ 500,000.00	9963-05321	4 Months	5.80%	22/02/10
Municipal Fund	\$ 700,000.00	\$ 700,000.00	9963-05751	6 Months	6.20%	22/04/10
	\$1,800,000.00	\$1,800,000.00				

8.4.1 FINANCE ITEMS
ITEM 8.4.1.3
INVESTMENT OF SURPLUS FUNDS FOR THE MONTH OF
DECEMBER 2010
(Continued)

At 2:30pm Cr Alexander left the Chambers.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M20/0211 Moved Cr Pepper **Seconded Cr Foster**
That the Investment Report for the month of December 2010, be
received.

CARRIED 6-0

8.4.1 FINANCE ITEMS

SUBMISSION TO:	February Council Meeting 22 February 2011
AGENDA ITEM:	8.4.1.4
REPORT DATE:	14 February 2011
SUBJECT:	INVESTMENT OF SURPLUS FUNDS FOR THE MONTH OF JANUARY 2011
FILE REFERENCE:	FM 008
AUTHOR:	Deputy Chief Executive Officer – Stephen Gollan

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 January 2011 with the ANZ Bank.

RESERVE	INVESTMENT	TOTAL	ACCT #	TERM	RATE	EXPIRY
Building	\$ 926,862.00	\$ 926,862.00	9899-36483	4 Months	5.90%	06/05/11
Plant	\$ 302,052.00	\$ 302,052.00	9899-36301	3 Months	5.80%	06/04/11
Annual Leave	\$ 120,619.00					
Recreation Ground	\$ 283,252.00	\$ 403,871.00	9899-36459	4 Months	5.90%	06/05/11
Office Equipment	\$ 24,296.00					
Bush Fire Fighters	\$ 93,314.00					
Avon River Development	\$ 18,737.00					
Community Bus	\$ 24,775.00					
Cropping Committee	\$ 155,452.00					
Road Construction	\$ 203,148.00	\$ 519,722.00	9899-36504	4 Months	5.90%	06/05/11
	\$2,152,507.00	\$2,152,507.00				
Municipal Fund	\$ 500,000.00	\$ 500,000.00	9963-05321	4 Months	5.80%	22/02/11
Municipal Fund	\$ 700,000.00	\$ 700,000.00	9963-05751	6 Months	6.20%	22/04/11
	\$1,200,000.00	\$1,200,000.00				

8.4.1 FINANCE ITEMS
ITEM 8.4.1.4
INVESTMENT OF SURPLUS FUNDS FOR THE MONTH OF
JANUARY 2011
(Continued)

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M21/0211 Moved Cr Foster **Seconded Cr Pepper**
That the Investment Report for the month of January 2011, be
received.

CARRIED 6-0

At 2:32pm Cr Alexander returned to the meeting.

8.5.1 ADMINISTRATION ITEMS

SUBMISSION TO:	February Council Meeting 22 February 2011
AGENDA ITEM:	8.5.1.1
REPORT DATE:	15 February 2011
SUBJECT:	FORWARD CAPITAL WORKS PLAN
FILE REFERENCE:	FM 001
AUTHOR:	Chief Executive Officer – Keith Byers

BACKGROUND

The Department of Regional Development and Lands has requested all regional Councils to prepare and adopt a Forward Capital Works Plan as a requirement for future Royalties for Regions funding.

The Department further provided funding of \$35,000.00 to cover the costs of the project, which enabled Council to contract the services of Dominic Carbone and Associates to undertake the necessary works.

COMMENT

The four year Forward Capital Works Plan is designed to support infrastructure planning and priorities and establish capacity to meet costs. It also aims to provide a high degree of certainty to the community for new projects.

The Plan has been developed as a balance budget system. It will assist in future budget preparation and the development of sustainable and achievable strategic plans and also underpin business and asset management planning for local governments undergoing structural reform.

The draft Forward Capital Works Plan, was provided under separate cover, and identifies those issues that were discussed at the Council workshop held on 24 January 2011.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M22/0211 **Moved Cr Foster** **Seconded Cr Pepper**
That Council endorse and adopt the Shire of Beverley Forward Capital Works Plan.

CARRIED 7-0

8.5.1 ADMINISTRATION ITEMS

SUBMISSION TO:	February Council Meeting 22 February 2011
AGENDA ITEM:	8.5.1.2
REPORT DATE:	15 February 2011
SUBJECT:	DRY SEASON ASSISTANCE SCHEME – COMMUNITY GRANTS
FILE REFERENCE:	GS 002
AUTHOR:	Chief Executive Officer – Keith Byers

BACKGROUND

In response to the drought conditions experienced in 2010, the Minister for Agriculture and Food initiated a number of financial assistance packages, which included offering all regional local governments \$20,000.00 to fund events for the purpose of uplifting moral.

In utilising the funds offered by the Minister, Council invited submissions from individuals/organisations wishing to organise functions. Applications closed on 14 February 2011.

COMMENT

Council has already allocated \$5,000.00 to both the Beverley Art Gallery Society and Kerry Brindle for the purpose of the opening of the Platform Theatre and for children's entertainment at Easter in the first instance and for the running of a concert to aid flood victims in Carnarvon in the second.

Applications have now been received from the Beverley Agricultural Society for \$3,500 to assist with the operational costs of the Beverley Show and from Avondale Farm Project Association for an undisclosed sum for the Harvest Festival.

Although the intent of the grants was to run "one-off" events to uplift community spirits, Council has not received further requests.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M23/0211 **Moved Cr Foster** **Seconded Cr Gogol**
That Council grant \$3,500.00 to the Beverley Agricultural Society and \$3,500.00 to the Avondale Farm Project Association from the Dry Season Assistance Community Grant to help with the operation of the Beverley Show and the Avondale Harvest Festival, respectively.

CARRIED 7-0

8.5.1 ADMINISTRATION ITEMS

SUBMISSION TO:	February Council Meeting 22 February 2011
AGENDA ITEM:	8.5.1.3
REPORT DATE:	15 February 2011
SUBJECT:	LEASE OF HORSE AND PONY CLUB FACILITIES
FILE REFERENCE:	GEO 1529
AUTHOR:	Chief Executive Officer – Keith Byers

BACKGROUND

The Beverley Horse and Pony Club was formed in 1965 and since that date have occupied the current facilities at the Recreation Ground. The lease for the usage of the area has been on a year to year basis at a rental of \$100.00 per annum.

COMMENT

The Club has written to Council seeking a more permanent arrangement securing tenure of the present facilities at the Recreation Ground.

The basis for their concern is the pending amalgamation with other RTG members and the uncertainty in regard to usage in the future. The Club has also indicated that a 10 year lease would be an incentive to improve infrastructure and obtain grants.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M24/0211 Moved Cr Foster **Seconded Cr Gogol**
That Council offer the Beverley Horse and Pony Club a 10 year lease for the use of the portion of Recreation Ground currently being utilised at an annual rental of \$100.00 per annum, adjusted each year in line with the CPI and that the Club be responsible for the cost of preparing the lease document and survey.
CARRIED 7-0

8.5.2 INFORMATION BULLETIN REPORT – CHIEF EXECUTIVE OFFICER

The Chief Executive Officer had provided an Information Bulletin Report under separate cover.

8.5.2.1 Recreation Ground Oval – Hire

Council has received correspondence from the Beverley Football Club advising that their Grand Final event, which occurs every 7 years, falls on Sunday 18 September 2011 and that they are aware that the Beverley Horse and Pony Club have booked the oval on this weekend for the Prince Phillip Games.

COUNCIL RESOLUTION

M25/0211 Moved Cr Foster **Seconded Cr Gogol**
That Council write to the Beverley Football Club and the State Pony Club advising them of the situation and that as the booking has already been made and confirmed for the Prince Phillip Games through the Beverley Horse and Pony Club, Council will have to hold this booking.

CARRIED 4-3

8.5.2.2 Beverley Lot 3001 – Reserve Adjacent to CBH

The Minister for Lands, Hon Brendon Grylls, has indicated his support for Council to purchase the abovementioned reserve for the purpose of industrial or residential development. Council has received correspondence offering the reserve for sale at a cost of \$350,000.00.

RESOLVED that this matter be held over until the March Ordinary Meeting of Council.

8.5.2.3 Beverley Caravan Park - Ablution Block

The Chief Executive Officer advised that Mr David Vaughan is preparing a submission on behalf of Council for an Ablution Block to be located at the Beverley Railway Station under the Accessible Communities initiative.

**8.5.2 INFORMATION BULLETIN REPORT – CHIEF EXECUTIVE OFFICER
(Continued)**

8.5.2.4 WALGA Central Zone Meeting

The next meeting of the Central Zone meeting will be held on 25 March 2011.

COUNCIL RESOLUTION

M26/0211 Moved Cr Foster **Seconded Cr Gogol**
That the Chief Executive Officer’s Information Bulletin Report, be received.

CARRIED 7-0

8.6.1 COUNCILLOR ITEMS

SUBMISSION TO:	February Council Meeting 22 February 2011
AGENDA ITEM:	8.6.1.1
REPORT DATE:	14 February 2011
SUBJECT:	MANAGEMENT STRUCTURE FOR PLATFORM THEATRE
AUTHOR:	Councillor LC Shaw

BACKGROUND

There is a need for a management plan to be prepared to suit the Shire and the Beverley Art Gallery Society for the Platform Theatre.

COMMENT

As there are too many items to cover in this Agenda Item, I suggest that Council form a Committee of the Shire to liaise with the ‘BAGS’ Committee so that a management structure can be agreed upon.

COUNCIL RESOLUTION

M27/0211 Moved Cr Alexander **Seconded Cr Gogol**
That Council form a Shire Committee to meet and then liaise with the ‘BAGS’ Committee to agree on a management structure for the Platform Theatre/Railway Station complex.

CARRIED 7-0

**9. INFORMATION BULLETIN – PARTS ONE, TWO AND THREE
– GENERAL SECTIONS**

The February Information Bulletin was provided under separate cover.

COUNCIL RESOLUTION

M28/0211 Moved Cr Foster **Seconded Cr Gogol**
That the February Information Bulletin, be received.
CARRIED 7-0

10. TABLED CORRESPONDENCE

- SOUTH EAST AVON REGIONAL TRANSITION GROUP
 - Regional Business Plan Proposal (Expression of Interest)
- CELEBRATE WA
 - WA Citizen of the Year Awards
- WALGA
 - Western Councillor – January 2011
- SEAVROC/SMRC
 - Waste Treatment
- HERITAGE COUNCIL
 - Heritage Matters – Summer Edition 2010/11
- DISABILITY SERVICES COMMISSION
 - The Bush Telegraph – January 2011
- NEIGHBOURHOOD WATCH AUSTRALASIA INC.
 - Journal – December 2010
- DEPARTMENT OF LOCAL GOVERNMENT
 - Update - December 2010
- DOMINIC CARBONE AND ASSOCIATES
 - Shire of Tammin Forward Capital Works Plan
- DEPARTMENT OF AGRICULTURE
 - Network News – Summer 2010
- DEPARTMENT OF HEALTH
 - Network News – Summer 2010
- WA COUNTRY HEALTH SERVICE
 - The Country Link Newsletter – Summer 2010
- LOCAL GOVERNMENT MANAGERS AUSTRALIA
 - Statewide - Summer 2010

11. OTHER BUSINESS

11.1 Development Services Committee Meeting

Council agreed to hold a Development Services Committee meeting on Wednesday 9 March 2011 commencing at 9:00am.

11.2 Crossover Policy

COUNCIL RESOLUTION

**M29/0211 Moved Cr Gogol Seconded Cr Foster
That Council develop a Policy that all contributions required for
the construction of Crossovers be paid in advance by the
developer or applicant before any work will commence.
CARRIED 7-0**

12. CLOSURE

There being no further business the meeting closed at 4:18pm.

I hereby certify these Minutes as being confirmed in accordance with Section 5.22 of the Local Government Act 1995.

Presiding Member

Date