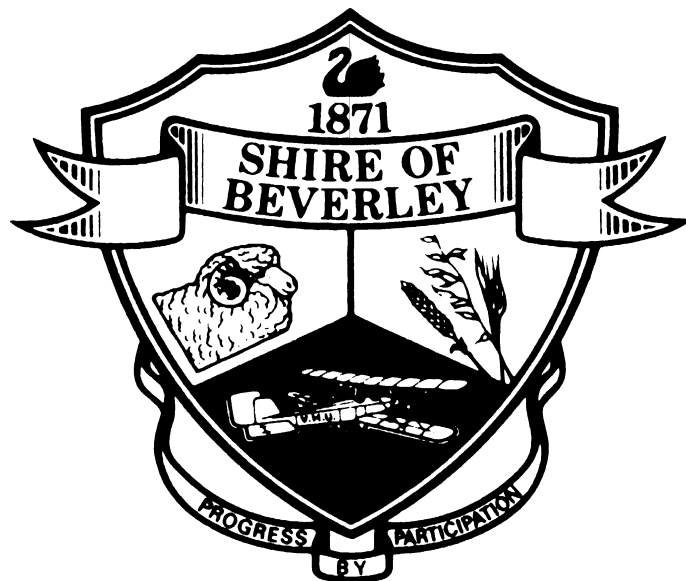


ORDINARY COUNCIL

MEETING

MINUTES



27 NOVEMBER 2012

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**MINUTES OF THE ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS ON TUESDAY 27 NOVEMBER 2012**

1. MEETING COMMENCEMENT

The President declared the meeting open at 2:00pm.

2. ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

Attendance

Cr DJ Ridgway	President	South Ward
Cr CJ Pepper	Deputy President	West Ward
Cr VK Fregon		South Ward
Cr DC White		South Ward
Cr BM Foster		West Ward
Cr LC Shaw		West Ward
Cr JD Alexander		North Ward
Cr P Gogol		North Ward
Cr KM Murray		North Ward
Mr SP Gollan	Chief Executive Officer	
Mr SK Marshall	Deputy Chief Executive Officer	
Mr SP Vincent	Manager of Works (from 3:00pm to 3:15pm)	

Visitors

Ms Deris Ford (to 2:10pm)
Ms Karen Watts (to 2:10pm)

Apologies

Nil

Leave of Absence

Nil

3. PUBLIC QUESTION TIME

**3.1 Development Application – Second Dwelling
– Lot 107 (51) Little Hill Road, Beverley (Item 9.1.1.4)**

Ms D Ford:

Was there any objection to the proposed construction of a second dwelling on Little Hill Road?

Councillors responded that there were no objections.

**3. PUBLIC QUESTION TIME
(Continued)**

**3.2 Development Application – Screening Measures & Landscaping
– Lot 92 (120) & Lot 93 (118) Lukin Street, Beverley (Item 9.1.1.5)**

Ms K Watts:

Was there any objection to erecting a screening fence at Lukin Street?

Councillors responded that there were no objections.

4. CONDOLENCES

EDWARDS Paul Spencer 14 November 2012

5. APPLICATIONS FOR LEAVE OF ABSENCE
Nil

6. DISCLOSURE OF INTERESTS

Cr Alexander declared an impartiality interest in the following items: -

Item 9.1.1.1 Proposed Road Closure – A section of Clulow Road East Beverley/Morbinning

Item 9.1.1.6 Subdivision Application – Lot 3071 Clulow Road, Morbinning

7. CONFIRMATION OF MINUTES AND BUSINESS ARISING

7.1 Minutes of the Ordinary Meeting of Council held in the Council Chambers on Tuesday 23 October 2012

COUNCIL RESOLUTION

M1/1112 Moved Cr Pepper Seconded Cr Gogol
That the Minutes of the Ordinary Meeting of Council held in the Council Chambers on Tuesday 23 October 2012, as printed, be confirmed.

CARRIED 9–0

BUSINESS ARISING
Nil

7.2 Minutes of the Audit and Administration Committee Meeting held in the Council Chambers on Friday 16 November 2012

Appendix 1

COUNCIL RESOLUTION

M2/1112 Moved Cr Pepper Seconded Cr Gogol
That the Minutes of the Audit and Administration Committee Meeting held in the Council Chambers on Friday 16 November 2012, as printed, be received, and the following recommendations endorsed with the addition of item 5 under the Audit Report & Annual Report 2011 / 2012 recommendation.

CARRIED 9-0

7.2.1 Audit Management Letter

COMMITTEE RECOMMENDATION/COUNCIL RESOLUTION

That Council: –

1. Receive the Management Report; and
2. Provide a copy of above report (item 5.1.1 of the above Committee Minutes) to the Shire Auditor, Gregory Froomes Wyllie.

7.2.2 Audit Report & Annual Report 2011 / 2012

COMMITTEE RECOMMENDATION/COUNCIL RESOLUTION

That Council: -

1. Receive the Independent Audit Report for the 2011 / 2012 financial year, prepared by Gregory Froomes Wyllie;
2. Accept the Shire of Beverley's Annual Report for 2011 / 2012;
3. Give local public notice of the availability of the 2011 / 2012 Annual Report; and
4. Hold the Annual General Meeting of Electors' in the Town Hall on Thursday 13 December 2012, commencing at 7:00pm.
5. In the opinion of the Councillors, the financial statements and accompanying notes give a true and fair view of the Shire of Beverley's financial position, comply with the applicable Australian Accounting Standards and there are reasonable grounds to believe that the Shire of Beverley will be able to pay its debts as they fall due.

BUSINESS ARISING

Nil

8. PRESIDENT AND COUNCILLOR REPORTS

8.1 PRESIDENT'S REPORT

De Lisle Street Industrial Project

A letter expressing extreme concern has been forward to Minister Grylls regarding the ongoing delay of the current De Lisle St light industrial development seeking the Ministers urgent assistance. Council first initiated the idea of an industrial precinct in the 1990's. Council has not been able to confidently advise when land will be available for this purpose and subsequently there have been many lost opportunities.

Avondale

A workshop held with interested and involved parties supportive of Avondale highlighted the educational aspect as a key priority initially for the property. There are many interlinked facets that could be developed to achieve a sustainable outcome for Avondale, however it is extremely apparent that without a capital injection to reverse the many years of infrastructure decline it will be difficult to move forward. The required capital has so far been elusive. The potential financial risk to the National Trust in retaining the property in its current format makes the situation regarding Avondale's future very fragile. An array of meetings and revisiting of the Masterplan are underway.

National Trust Award

The CEO and I attended the National Trust AGM on 7 November to receive an award on behalf of the Shire of Beverley for the Shire's relationship with the Trust regarding Avondale

Citizenship

A citizenship ceremony was held in the Council chambers for the Mlobane family on 6 November.

York Recreation and Convention Centre Official Opening

The CEO and I attended the official opening of the York Recreation and Convention Centre on 9 November at which the Hon Terry Waldron MLA officiated.

**8.1 PRESIDENT'S REPORT
(Continued)**

Teddy Bears Picnic!

At the invitation of pool manager Brad Miller, I attended the recent Teddy Bears picnic to assist with presentations and had the opportunity to thank everyone for their involvement and congratulate Brad and Mat from Contract Aquatic Services for the time they had put into the day and for the magnificent condition of the swimming pool and surrounds. As the pool is turning 50 it is rewarding to have such dedicated people involved in looking after this important community facility.

Beverley Harvest Festival at Avondale – Sunday 25 November 2012

Bruce Mann, Chairperson of the Avondale Farm Project Association, and I are hosting an informal afternoon tea for guests at the homestead 1.15pm – 2pm. The marketing and promotion for this year's event has been undertaken in a very professional manner.

WWW Seminar

The second Wild Women of the West Seminar organised by the Beverley Community Resource Centre was very popular, attracting a large crowd from Beverley, surrounding towns and Perth. Congratulations must go to the organising committee for their professionalism in what is becoming a regional event.

Thank Yous

Thank you to Shire Staff for the organisation of a very successful "Retirees Luncheon" and to Councillors for your attendance on the day to host our guests. I have since received comments thanking Council for providing this event. Some interesting stories certainly come out on the day!

Also, thank you to Steve and Councillors for patience over the last few months regarding the significant amount of time I have spent away from Beverley while my daughter completed her year 12 exams.

COUNCIL RESOLUTION

M3/1112 Moved Cr Fregon **Seconded Cr Pepper**
That the President's Report, be received.
CARRIED 9-0

8.2 COUNCILLOR REPORTS

8.2.1 Cr Pepper

Tabled three reports including:

1. *Avon Tourism Inc* Information;
2. Summary of the *Water Meeting held on 1 November 2012* in Beverley; and
3. Summary of the *Wheatbelt Development Commission Meeting held on 29 October 2012* in Northam.

8.2.2 Cr Murray

Provided a summary of the *Regional Road Group Meeting held in Narrogin on 7 November 2012*.

8.2.3 Cr Fregon

Provided a summary of the *Beverley Community Development Association Meeting Minutes from 13 November 2012*.

8.2.4 Cr Gogol

Provided a summary of the *Avondale Harvest Festival held on Sunday 25 November 2012*.

COUNCIL RESOLUTION

M4/1112 Moved Cr Fregon **Seconded Cr Pepper**
That the Councillor Reports, be received.
CARRIED 9–0

9. OFFICERS' REPORTS

9.1.1 TOWN PLANNING ITEMS

Cr Alexander declared an interest affecting impartiality.

SUBMISSION TO:	November Council Meeting 27 November 2012
AGENDA ITEM:	9.1.1.1
REPORT DATE:	31 October 2012
SUBJECT:	PROPOSED ROAD CLOSURE – A SECTION OF CLULOW ROAD, EAST BEVERLEY/MORBINNING
APPLICANTS:	Mr JD Alexander
FILE REFERENCE:	ADM 0315
AUTHOR:	Shire Planner – Stefan de Beer

Appendix 2

BACKGROUND

At its 28 August 2012 meeting Council resolved: –

“That Council resolve to close a section of Clulow Road, and to instruct the Shire Planner to proceed with the advertising for road closure pursuant to Section 58 of the Land Administration Act, 1997”

The proposed road closure has been advertised for 35 days in compliance with Section 58 of the *Land Administration Act 1997* and is being presented to Council for final consideration.

COMMENT

The proposed road closure was advertised for 35 days and the Shire received the following responses. A summary of the responses and staff comment are detailed below. Copies of the responses can be made available should Councillors so wish.

9.1.1 TOWN PLANNING ITEMS
ITEM 9.1.1.1
PROPOSED ROAD CLOSURE
– A SECTION OF CLULOW ROAD, BEVERLEY
(Continued)

Respondent	Property	Comments	Planner's Response
James Alexander Family Trust	Lot 1 & Lot 11298 Clulow Road	No Objection.	Noted.
Wayne Phillip Smith	Lot 5193 Clulow Road	No Objection.	Noted.
Western Power	-	No Objections. However there are overhead powerlines adjacent to the above closure, but no powerlines in the area of the road closure. Therefore, relevant Western Power policies should be considered when working in proximity of power lines.	Noted.
Telstra	-	No Objections. There are no records of Telstra plant within the proposed closure, but assets in the near vicinity. Duty of care to be taken if working in vicinity of plant, as per Telstra policies.	Noted.

Since there were no objections to the proposal it will be recommended the road closure proceed.

STATUTORY ENVIRONMENT

A request to the Minister to close a road must be made in compliance with section 58 of the *Land Administration Act 1997* and regulation 9 of the *Land Administration Regulations 1999*.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M5/1112 Moved Cr Gogol **Seconded Cr Murray**
That Council resolve to accept the Officer's comment on the advertising and request the Minister close the section of Clulow Road, East Beverley/Morbinning as detailed in the attached plan.
CARRIED 9-0

9.1.1 TOWN PLANNING ITEMS

SUBMISSION TO:	November Council Meeting 27 November 2012
AGENDA ITEM:	9.1.1.2
REPORT DATE:	16 November 2012
SUBJECT:	CONDITION 1 SUBDIVISION WAPC NO. 138365 – LOT 3 BREMNER ROAD, BEVERLEY
APPLICANTS:	Mr T McLean
OWNER:	Mr T McLean
FILE REFERENCE:	PL 138365
AUTHOR:	Shire Planner – Stefan de Beer

Appendix 3

BACKGROUND

On 29 May 2009, the Western Australian Planning Commission (WAPC) granted conditional approval for a ten lot subdivision at Pt. Lot 3 Bremner Road, Beverley. Of relevance Condition 1 stated: –

“Arrangements being made with the local government for the upgrading and/or construction of Langsford Street to the specification of the Local Government.”

At its 28 July 2009, Council considered a request by the applicant for clarification of the amount of contribution required to satisfy the condition. Council resolved that the condition would be satisfied by: –

- “1. Langsford Street to be extended from Dempster Street to 20 metres beyond northern boundary of Lot 1 and that it be constructed of gravel at the applicant’s cost only.*
- 2. The applicant is to contribute 50% of the cost of upgrading and sealing the constructed portion of Langsford Street.”*

Council at its 22 September 2009 meeting considered the matter further, following a recommendation from the Plant and Works Committee and resolved to rescind the previous motion and replace it with: –

“That Council request Mr T McLean to contribute \$20,000 towards the sealing of Langsford Street between Chipper and Courtney Street and for the construction of a gravel road between Dempster Street and new Lot 1 of his subdivision application No. 138356.”

9.1.1 TOWN PLANNING ITEMS

ITEM 9.1.1.2

CONDITION 1 SUBDIVISION WAPC NO. 138365

– LOT 3 BREMNER ROAD, BEVERLEY

(Continued)

On 2 March 2010, correspondence was received from Minter Ellison stating Mr T McLean considered the reduced amount of (\$20,000.00) was excessive and Council was requested to reconsider. The correspondent then threatened legal action if the Shire did not accede to the applicant's request within 35 days.

Council, at its meeting of 23 March 2010 resolved as follows regarding the matter: –

"That Council resolve: –

- 1) *To confirm the amount of \$20,000.00 is required to satisfy Condition 1 of subdivision WAPC No. 138365 at Pt Lot 3 Bremner Road, Beverley.*
- 2) *To instruct the Shire Planner to inform Minter Ellison of Council's decision."*

Mr McLean approached the Shire again in September 2012 with a request (attached hereto) to 'reconsider to go ahead at no cost' (sic).

COMMENT

In the Council Report mentioned above (dated 2 March 2010), the Shire Planner at the time argued against the initial request to do away with the Road Upgrade Contribution from Minter Ellison as follows: –

Costs

Council records do not indicate how the Plant and Works Committee calculated the recommended amount of contribution.

After consultation with the Shire Works Supervisor it has been determined the cost for construction and primary sealing of Langsford Street between Chipper and Courtney Streets is \$34,415.00. A final seal will be required to complete the works in one year's time at a further cost of \$17,850.00. Therefore the total cost for upgrading the subject section of road is \$52,265.00.

9.1.1

TOWN PLANNING ITEMS

ITEM 9.1.1.2

CONDITION 1 SUBDIVISION WAPC NO. 138365

– LOT 3 BREMNER ROAD, BEVERLEY

(Continued)

The cost of constructing the section of road from Dempster Street to proposed Lot 1 to a gravel standard, the sole purpose of which is to service proposed Lot 1, when built by the Shire as a private works is \$11,197. It should be noted the only beneficiary of this section of the road is the applicant and the purpose of the road is to allow the lot to be subdivided.

The constructed portion of Langsford Street is to be sealed under the 2009/10 works budget. The creation of an additional 10 lots on Langsford Street will substantially increase the amount of traffic using the street. Therefore it may be considered that as the applicant's subdivision partially creates the requirement for the upgrade, the applicant should provide a proportional contribution to the upgrade.

There will be 16 lots which have direct road frontage to the upgraded section of Langsford Street. Of these lots 56% (9) are to be created by the applicant. For ease of accounting it will be recommended the applicant's contribution be 50% of the cost of the upgrade of Langsford Street.

Minter Ellison Correspondence

In its correspondence Minter Ellison argue that Condition 1 should not be imposed since it fails on a validity test. It is argued this is due to not being imposed for a planning purpose. The condition was imposed due to amenity and access concerns created by the more than 100% increase in lots fronting the road. As such it may be argued the condition was imposed for valid planning purposes.

It was mentioned in the Minter Ellison correspondence that Council minutes state that prior to the proposed subdivision Council considered that the upgrading and sealing of Langsford Street was not needed or a priority. Under such circumstances it could then be considered the substantial increase in traffic emanating from the development is a trigger for the upgrade, thereby confirming the condition was imposed for a valid planning purpose.

9.1.1

TOWN PLANNING ITEMS

ITEM 9.1.1.2

CONDITION 1 SUBDIVISION WAPC NO. 138365

– LOT 3 BREMNER ROAD, BEVERLEY

(Continued)

It should be noted that the disputed condition was imposed by the WAPC. The Shires responsibility is to determine how the condition is to be satisfied. Any dispute relating to the imposition of the condition is between the applicant and the WAPC. However since the correspondence indicates that applicant considers the amount to be paid is excessive, then it appears the imposition of the condition is accepted by default. Should the applicant be arguing the condition should not be imposed, then it should also be argued that no money is payable.

Appropriate Contribution

Since the road from Dempster Street to proposed Lot 1 benefits only the applicant, it is therefore considered the road should be constructed at the applicant's cost only. Previously it has been argued that a 50% contribution to the upgrading of Langsford Street is appropriate, consequently a request from the Shire for the following amount is considered justified: –

<i>Dempster Street to proposed Lot 1</i>	<i>\$11,197.00</i>
<i>50% upgrade and primary seal of Langsford Street</i>	<i>\$17,307.50</i>
<i>50% final seal of Langsford Street</i>	<i>\$ 8,925.00</i>
Total	\$37,329.50

Under Council resolution M14/0909 requiring the applicant to contribute \$20,000.00, the Shire of Beverley ratepayers are subsidising the development by an amount of \$17,329.50. The only effect of this subsidy is to increase the profitability of the development. In the opinion of staff such a subsidy to an individual developer in the absence of a policy is questionable and any further subsidy from ratepayers would be inappropriate.

In terms of the above arguments, put forward by the then Shire Planner, as well as the subsequent previous Council Decisions on the matter, it is respectfully submitted that, even though the subject road had now been constructed, the relevance of the argument to have the developer contribute to the upgrade thereof, did not change.

9.1.1 TOWN PLANNING ITEMS

ITEM 9.1.1.2

CONDITION 1 SUBDIVISION WAPC NO. 138365

– LOT 3 BREMNER ROAD, BEVERLEY

(Continued)

As per the Council's *'Developer Contributions for Road and Footpath Upgrading Policy'*, the requirement for the required contribution to remain valid is reflected in the **Objectives** of the abovementioned policy which states as follows: –

- To provide a basis for seeking financial contributions to the upgrading of the road and footpath network as a result of the subdivision process.
- To provide a basis for seeking financial contributions to the upgrading of the road and footpath network as a result of development proposals.
- To ensure consistency in the recommendations made to the Western Australian Planning Commission on subdivision applications.
- To provide clear and consistent advice to the community on the Shire's expectations for road and footpath upgrading.

In terms of the above, it is deemed imperative that the abovementioned Policy be applied and implemented with consistency. It will therefore be recommended that the contribution as calculated on previous occasions be affirmed.

STATUTORY ENVIRONMENT

Condition 1 was imposed by the Western Australian Planning Commission under Section 143 of the Planning and Development Act 2005.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M6/1112

Moved Cr Gogol

Seconded Cr Fregon

That Council resolve: –

- To confirm the amount of \$20,000.00 is required to satisfy Condition 1 of subdivision WAPC No. 138365 at Pt Lot 3 Bremner Road, Beverley.
- To instruct the Shire Planner to inform the applicant of Council's decision.

CARRIED 9–0

9.1.1 TOWN PLANNING ITEMS

SUBMISSION TO:	November Council Meeting 27 November 2012
AGENDA ITEM:	9.1.1.3
REPORT DATE:	20 November 2012
SUBJECT:	PROPOSED DEDICATION AS PUBLIC ROAD – LOTS 52 & 54 ON PLAN 294, AND PART LOT 51 ON PLAN 292 (DESCRIBED AS LOT 508), BEVERLEY
APPLICANTS:	Shire of Beverley
FILE REFERENCE:	PL 140218
AUTHOR:	Shire Planner – Stefan de Beer

Appendix 4

BACKGROUND

As part of the Beverley Recreational Ground Development, the Water Corporation indicated that they would require Short Street & Wright Street (indicated on the attached plan), to be dedicated as Public Roads. The relevant land parcels describing Short & Wright Streets are described as Part Lot 51, Lot 52 & Lot 54 – all in private ownership.

The *Land Administration Act, 1997* requires Council to resolve to formally request the Minister of Regional Development; Land, to dedicate the relevant land parcels as public roads.

COMMENT

As part of the Beverley Recreational Ground Development, a subdivision application had been lodged on the Shire's behalf by Bill Scanlan Surveys during 2012. As part of the negotiations that the firm had with various role-players, the Water Corporation advised that they would require the relevant roads be dedicated as Public Roads.

To progress the development it was requested that three land portions, in private ownership (Lots 52 & 54 on plan 294, and part of Lot 51 on plan 292) be dedicated as Public Roads. The titles of the subject land parcels are attached to this report. Kindly refer to the attached contextual locality map for reference.

Dedication of the three land parcels as public roads is seen as confirming an existing situation, and progressing towards meeting requirements of role players in the Beverley Recreational Ground development.

Irrespective of the fact that the three subject land parcels are in private ownership, it is submitted that given the specific circumstances of ownership (owners deceased more than a century ago), as well as the current enabling legislation, the Minister may still be successfully requested to dedicate the subject land as public roads.

9.1.1 TOWN PLANNING ITEMS

ITEM 9.1.1.3

PROPOSED DEDICATION AS PUBLIC ROAD

- LOTS 52 & 54 ON PLAN 294, AND
PART LOT 51 ON PLAN 292 (DESCRIBED AS LOT 508),
BEVERLEY

BEVERLEY

(Continued)

STATUTORY ENVIRONMENT

Road Dedications are dealt with in terms of Section 56 of the *Land Administration Act, 1997 and Regulations 1999*.

Consultation that Shire planner had with the Department of Regional Development; Land, indicated that the Shire should utilise Section 56(1)(c) of the *Land Administration Act, 1997* (LAA), to dedicate the subject land as roads.

Section 56(1)(a) of the LAA reads as follows: –

“If in the district of a Local Government land comprises a private road of which the public has had uninterrupted use for a period of not less than 10 years, and that land is described in a plan of survey, sketch plan or document, the local government may request the Minister to dedicate that land as a road.”

OFFICER’S RECOMMENDATION/COUNCIL RESOLUTION

M7/1112

Moved Cr Pepper

Seconded Cr Foster

That Council hereby confirm that the subject land being part Lot 51, Lot 52 & Lot 54, describing the land on which sections of Short Street and Wright Street are located, had been used uninterrupted by the public for more than 10 years, and further resolve to: –

1. Concur to Lot 52 (Volume 2742 Folio 827 on Plan 294), Lot 54 (Volume 2742 Folio 828 on Plan 294), and part Lot 51 (Volume 2742 Folio 825 on plan 292 – described as Lot 508), being sections of Short Street & Wright Street, Beverley, being dedicated as Public Road under Section 56 of the *Land Administration Act, 1997*; and
2. In accordance with the Regulations, prepare and deliver the request for the dedication of the subject lots as public road to the Minister for consideration.

CARRIED 9–0

9.1.1 TOWN PLANNING ITEMS

SUBMISSION TO:	November Council Meeting 27 November 2012
AGENDA ITEM:	9.1.1.4
REPORT DATE:	19 November 2012
SUBJECT:	DEVELOPMENT APPLICATION – SECOND DWELLING – LOT 107 (51) LITTLE HILL ROAD, BEVERLEY
APPLICANTS:	Mr Martin Ford
FILE REFERENCE:	LIT 50080
AUTHOR:	Shire Planner – Stefan de Beer

Appendix 5

BACKGROUND

It is proposed to construct a second dwelling for farm management purposes on Lot 107 (51) Little Hill Road. The subject site is approximately 53.8 ha in area, zoned Farming, and contains existing buildings.

Apart from the proposal for a second dwelling for farm management purposes, a deviation from Shire of Beverley Town Planning Scheme No. 2 (TPS 2) *Table 2 – Suite Requirements – Minimum Setbacks from Boundaries*, will be required.

COMMENT

The proposal for a second dwelling for farm management purposes is consistent with section 3.5.2 of TPS 2 which states as follows: –

“Within the Farming Zone, the Council will not generally support the erection of more than one single dwelling per lot. Council may support additional dwellings in cases where it is clearly demonstrated that the development is required for farm management purposes, the siting of the development is to Council’s satisfaction and the total number of dwellings on the lot does not exceed four (4).”

The submission from the applicant indicates that the additional residence will be utilised for the purposes of accommodating a farm manager.

The proposed siting of the dwelling is beyond the parameters as prescribed by Table 2 in TPS 2. The required setback distance from the street boundary is 35 metres, whilst a setback of 20 metres is proposed.

9.1.1

TOWN PLANNING ITEMS

ITEM 9.1.1.4

DEVELOPMENT APPLICATION

– SECOND DWELLING

– LOT 107 (51) LITTLE HILL ROAD, BEVERLEY

(Continued)

Given the site specific topographic traits of the lot, the proposed siting of the second dwelling will not, in the opinion of Shire staff, be detrimental to the amenity of the area. The siting is such that according to the applicant, it will be barely visible from neighbouring properties. In this regard, the neighbours were consulted and have submitted no objection to the proposal (letters attached hereto).

It is considered that the reduced street setback as proposed will not have any negative implications or affect the character and amenity of the surrounds.

STATUTORY ENVIRONMENT

Variation required from Shire of Beverley Town Planning Scheme No. 2 (TPS 2) *Table 2 – Site Requirements – Minimum Setbacks from Boundaries.*

OFFICER’S RECOMMENDATION/COUNCIL RESOLUTION

M8/1112

Moved Cr Fregon

Seconded Cr Gogol

That Council resolve to grant development approval for a second dwelling on Lot 107 (51) Little Hill Road, 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, prepared by the applicant and endorsed by Council’s Shire Planner.**

9.1.1

TOWN PLANNING ITEMS

ITEM 9.1.1.4

DEVELOPMENT APPLICATION

– SECOND DWELLING

– LOT 107 (51) LITTLE HILL ROAD, BEVERLEY

(Continued)

- 3. As the Water Corporation reticulated sewer is not available, the premises are to be connected to an approved wastewater treatment system, which complies with the requirements of the Treatment of Sewage and Disposal of Effluent and Liquid Waste Regulations. The approved system is not to be used for disposal of industrial liquid waste or other non-ablution wastes (refer to Advice Note 3).**
- 4. A domestic water storage tank or other approved potable water supply and storage facility is to be established with the dwelling, prior to occupation.**
- 5. 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).**
- 6. The dwelling shall have a minimum 4 metre firebreak on all sides.**

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 permit is required prior to commencement of any building works.**
- 3. With regard to Condition 3, an application is to be submitted to the Council's Environmental Health Section in conjunction with the Building Permit application.**
- 4. With regard to Condition 5, 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 9–0

9.1.1 TOWN PLANNING ITEMS

SUBMISSION TO:	November Council Meeting 27 November 2012
AGENDA ITEM:	9.1.1.5
REPORT DATE:	20 November 2012
SUBJECT:	DEVELOPMENT APPLICATION – SCREENING MEASURES & LANDSCAPING – LOT 92 (120) & LOT 93 (118) LUKIN STREET, BEVERLEY
APPLICANTS:	Mr Simon Alexander Swan & Ms Karen Lee Watts
FILE REFERENCE:	LUK 268
AUTHOR:	Shire Planner – Stefan de Beer

Appendix 6

BACKGROUND

During the Council Briefing Forum of the 28 August 2012 Council meeting, the Shire Planner was requested to investigate the general compliance with the Shire of Beverley Town Planning Scheme No. 2 (TPS 2) of the subject land being Lot 92 & Lot 93 Lukin Street. The Shire Planner suggested to the owners that screening measures be implemented to lessen the visual impact of the land use from Vincent Street. This application was henceforth submitted to propose such measures.

The subject site is zoned 'Residential R2.5' in terms of TPS 2. Various items are being stored on the site for personal use, inclusive of vehicles being restored as a hobby. The land use is deemed to comply with the intent of the zone.

COMMENT

To lessen the visual impact from Vincent Street, it is proposed to screen off the subject site by means of a 2 metre high Colourbond Fence in an Olive Green colour scheme, as well as proposed landscaped screening in the form of tree plantings within the subject site itself. It is considered that these measures will go a long way in achieving an acceptable screening measure.

Furthermore, the tree species proposed for the landscaping include the Jeffersred Autumn Blaze Maple (*acer x freemanii*), and Manchurian Pear (*pyrus ussuriensis*), that would both achieve sufficient foliage bulk and density, when matured, to achieve the desired screening effect.

Apart from the screening effect that the proposal will achieve, benefits for the subject land include improved privacy and a buffer against noise and general activity on Vincent Street.

9.1.1 TOWN PLANNING ITEMS

ITEM 9.1.1.5

DEVELOPMENT APPLICATION

– SCREENING MEASURES & LANDSCAPING

– LOT 92 (120) & LOT 93 (118) LUKIN STREET, BEVERLEY

(Continued)

STATUTORY ENVIRONMENT

Shire of Beverley Town Planning Scheme No. 2 (TPS 2).

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M9/1112

Moved Cr Foster

Seconded Cr Gogol

That Council resolve to grant development approval for screening measures and landscaping on Lot 92 (120) & Lot 93 (118) Lukin Street, 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, prepared by the applicant and endorsed by Council's Shire Planner.**
- 3. The colour scheme and cladding of the fence shall be to the satisfaction of the Shire.**

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 permit may be required prior to commencement of any building works.**

CARRIED 9–0

9.1.1 TOWN PLANNING ITEM

Cr Alexander declared an interest affecting impartiality.

SUBMISSION TO:	November Council Meeting 27 November 2012
AGENDA ITEM:	9.1.1.6
REPORT DATE:	21 November 2012
SUBJECT:	SUBDIVISION APPLICATION – LOT 3071 et al, CLULOW ROAD, MORBINNING
APPLICANTS:	AJ Marsh Pty Ltd
FILE REFERENCE:	PL 147020
AUTHOR:	Shire Planner – Stefan de Beer

Appendix 7

BACKGROUND

An application has been received to subdivide lots 1, 3071, 5193, 6453, 8628, 11298 & 21259, Clulow Road, Morbinning.

The properties are zoned 'Farming' and contains agricultural related infrastructure and land uses.

COMMENT

(Kindly consider this section by referring to the attached Locality Map and Subdivision Plan.)

The proposal is to rationalize cadastral boundaries by the creation of seven new lots from the original seven parent lots, as shown on the attached subdivision plan.

The proposal will not affect the land use or present zoning and is deemed to be in pace with the prescriptions of the *Shire of Beverley Town Planning Scheme No. 2* and *WAPC Development Control Policy 3.4 – Subdivision of Rural Land*. The envisaged subdivision will result in a more practical geometric-cadastral layout of the land which will affirm the present *De Facto* situation.

STATUTORY ENVIRONMENT

Subdivision is determined by the Western Australian Planning Commission in compliance with state policies and the Shire of Beverley's planning framework. Council's recommendation is considered when determining the application.

9.1.1 TOWN PLANNING ITEMS

ITEM 9.1.1.6

SUBDIVISION APPLICATION

– LOT 3071 et al, CLULOW ROAD, MORBINNING

(Continued)

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M10/1112 Moved Cr Gogol

Seconded Cr Shaw

That Council resolve to recommend to the Western Australian Planning Commission that application WAPC No. 147020 for the subdivision of lots 1, 3071, 5193, 6453, 8628, 11298 & 21259, Clulow Road, Morbinning, be approved subject to the following advice note: –

Advice Note: –

- 1. The Commission's approval should not be construed as an approval for development on any of the lots proposed.**

CARRIED 9–0

9.1.2 SHIRE PLANNER'S REPORT
Nil.

9.2.1 BUILDING SERVICES ITEMS
Nil.

9.2.2 BUILDING SERVICES REPORT

9.2.2.1 BUILDING LICENSES ISSUED

Building licenses issued up to 20 November 2012: –

Lic No: 14 2012/2013
No: Lot 31 (1) Seabrook Street
Beverley
Building: Residence & Shed
Value: \$123,000.00

Lic No: 15 2012/2013
No: 14 Brockman Street
Beverley
Building: Residential Extension
Value: \$50,000.00

Lic No: 16 2012/2013
No: 49 Forrest Street
Beverley
Building: Garage
Value: \$4,500.00

Lic No: 17 2012/2013
No: Lot 808 Bally Bally
County Peak Road
Beverley
Building: Residential Extension
Value: \$60,000.00

Lic No: 18 2012/2013
No: Lot 81 Cannon Hill Road
Beverley
Building: Patio
Value: \$12,500.00

Lic No: 19 2012/2013
No: 7700 Great Southern
Highway
Beverley
Building: Patio
Value: \$5,990.00

Lic No: 20 2012/2013
No: 11 Railway Street
Beverley
Building: New Home
Value: \$70,000.00

Lic No: 21 2012/2013
No: 42 Smith Street
Beverley
Building: Patio
Value: \$12,380.00

Council noted the Information provided in the Building Services Report.

9.3.1 PLANT, WORKS, RECREATION AND TOURISM ITEMS
Nil.

Items 9.4.1.1, 9.4.1.2 and 9.4.1.3 were considered out of order by decision of the meeting.

At 3:00pm Mr Steve Vincent, Works Supervisor joined the meeting.

9.3.2 WORKS SUPERVISOR'S REPORT

9.3.2.1 GENERAL – WORKS

9.3.2.1.1 Town, Parks and Gardens

Work has been carried out on the reticulation at the Oval. Some of the sprinklers near the new building have been relocated and readjusted.

Maintenance around the grounds at Avondale has been done, in preparation for the Harvest festival.

Cleaning up dead trees and grass around the town streets is continuing, which includes Chipper and Brooking Streets.

9.3.2.1.2 McDonald Road

The creek crossing has been repaired after erosion caused over the winter months. A new pipe has been installed, and the crossing raised with gravel.

9.3.2.1.3 Morbining Fire Shed

A sand pad has been prepared for a new water tank.

9.3.2.1.4 Rubbish Tip

A hole has been dug next to the Drum Muster compound and the plastics that are not suitable for recycling have been buried. The remaining plastics will be carted to Perth.

9.3.2.1.5 Plant Report

The Grader Ute BE 000 has been replaced.

The Tip Loader is no longer losing water and operating a lot better since the head has been replaced. It still requires work on the radiator. Further investigations are being carried out to replace the four cores. This is estimated to be around \$1,000.00.

**9.3.2 WORKS SUPERVISOR'S REPORT
(Continued)**

9.3.2.2 CONSTRUCTION

9.3.2.2.1 Mawson Road

There was an 80 metre section on the recent widening that had to be reworked. Prior to this section been sealed we received 17mm of rain, which managed to penetrate between the existing seal and the new work. Once this section was excavated an old tree stump was discovered and had to be removed.

9.3.2.2.2 Westdale Road

There may be a patch on the recent works that may require further attention.

9.3.2.2.3 Greenhills South Road

The last 1.8km has been prepared for bitumen and will be sealed on Wednesday 21 November.

9.3.2.2.4 Potts Road

The intersection of the Mawson Road and approximately 500 metres has been prepared for bitumen and will be sealed on Wednesday 21 October.

9.3.2.2.5 Yenyening Lakes Road

It is anticipated that once the works on and around Mawson Road are completed that the 300 metre section east of Bridge 3207 will be sealed prior to Christmas.

9.3.2.2.6 Doctors Carpark

To be sealed in conjunction with Yenyening Lakes Road bitumen works. Contractors with smaller equipment will have to be used or we may need to hire equipment.

9.4.1 FINANCE ITEMS

Item 9.4.1.3 was considered out of order prior to Item 9.3.2.

SUBMISSION TO:	October Council Meeting 27 October 2012
AGENDA ITEM:	9.4.1.3
REPORT DATE:	22 November 2012
SUBJECT:	INVESTMENT OF SURPLUS FUNDS FOR THE MONTH OF OCTOBER 2012
FILE REFERENCE:	ADM 0096
AUTHOR:	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 October 2012 with the ANZ Bank.

RESERVE	INVESTMENT	TOTAL	ACCT #	TERM	RATE	EXPIRY
Building	\$ 228,281.00					
Plant	\$ 75,655.00					
Long Service Leave	\$ 100,000.00					
Annual Leave	\$ 130,460.00					
Recreation Ground	\$ 306,510.00					
Bush Fire Fighters	\$ 101,270.00					
Avon River Development	\$ 20,354.00					
Community Bus	\$ 28,513.00					
Cropping Committee	\$ 277,925.00					
Road Construction	\$ 220,432.00	\$ 1,489,400.00	9701-42341	2 Months	5.00%	19/11/12
Municipal Fund	\$ 905,977.00	\$ 905,977.00	9701-41875	2 Months	5.00%	19/11/12
Municipal Fund	\$ 900,000.00	\$ 900,000.00	9701-40813	2 Months	5.00%	19/11/12
Municipal Fund	\$ 700,000.00	\$ 700,000.00	9994-70381	94 Days	4.75%	28/01/13
Municipal Fund	\$ 1,000,000.00	\$ 1,000,000.00	9994-72002	94 Days	4.75%	28/01/13

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M13/1112 Moved Cr Foster **Seconded Cr Shaw**
That the Investment Report for the month of October 2012 be received.

CARRIED 9-0

9.5.1 ADMINISTRATION ITEMS

SUBMISSION TO:	November Council Meeting 27 November 2012
AGENDA ITEM:	9.5.1.1
REPORT DATE:	20 November 2012
SUBJECT:	AGED CARE PLANNING
FILE REFERENCE:	ADM 0311
AUTHOR:	Chief Executive Officer – Stephen Gollan

Appendix 9

SUMMARY

Council to consider participation in the Whole of Region Aged Care Planning for the Wheatbelt.

BACKGROUND

The Wheatbelt Development Commission has extended an invitation to participate in the Whole of Region Aged Care Planning for the Wheatbelt. The project has been made possible with the support of the WA Country Health Service's Southern Inland Health Initiative (SIHI). The project is based on the highly successful Aged Care Planning process undertaken across 11 Shires in the Central Eastern Wheatbelt (WEROC and NEWROC formed the Central East Aged Care Alliance).

This Whole of Region Planning initiative is as a direct consequence of the identification of Aged Care as a Whole of Region priority in our Country Local Government Regional Planning Workshops over the last three years.

The Commission is requesting groups of local governments (to date, it has been ROC groups, but the Commission is flexible about this) commit to the project and agree to invest in terms of: –

- Project oversight by way of participating in sub-regional steering groups; and
- Financial support: \$5,000.00 per Shire.

9.5.1 ADMINISTRATION ITEMS
ITEM 9.5.1.1
AGED CARE PLANNING
(Continued)

This will provide each Shire with a detailed Aged Care profile, as well as the opportunity to participate in developing Aged Care solutions to meet the community needs. These needs will help identify within the sub-region, the scope of services, governance and infrastructure for achieving well aged communities.

The Commission has nearly completed the Central East Aged Care Alliance Planning process, and has received commitment from Avon Regional Organisation of Councils (AROC) to begin the process with their group.

The tender process for this initiative is currently being advertised.

COMMENT

Council had commissioned Verso Consulting Pty Ltd to produce an Aged Care Plan for Beverley which was completed in May 2012.

Council may wish to provide this to the Wheatbelt Development Commission as their contribution towards the Whole of Region Aged Care Planning project.

If this is the case there will be no requirement to provide financial support.

VOTING REQUIREMENT

Simple Majority.

OFFICER'S RECOMMENDATION

That Council: –

1. Participate in the Wheatbelt Development Commission's Whole of Region Aged Care Planning for the Wheatbelt.
2. Forward a copy of the Shire of Beverley's Aged Care Plan 2012 to the Wheatbelt Development Commission.

9.5.1 ADMINISTRATION ITEMS
ITEM 9.5.1.1
AGED CARE PLANNING
(Continued)

COUNCIL RESOLUTION

M15/1112 Moved Cr Fregon Seconded Cr White
That Council: –

- 1. Participate in the Wheatbelt Development Commission's Whole of Region Aged Care Planning for the Wheatbelt.**
- 2. Forward a copy of the Shire of Beverley's Aged Care Plan 2012 to the Wheatbelt Development Commission.**
- 3. Communicate to the Wheatbelt Development Commission that Council has concerns over consultants conducting a proper analysis of existing Aged Care facilities in the region to ensure current facilities are utilised to their full potential and to minimise additional new capital expenditure.**

CARRIED 9–0

9.5.1 ADMINISTRATION ITEMS

SUBMISSION TO:	November Council Meeting 27 November 2012
AGENDA ITEM:	9.5.1.2
REPORT DATE:	21 November 2012
SUBJECT:	TELSTRA LEASE – DALE HALL – LOT 50 WESTDALE ROAD, DALE
FILE REFERENCE:	WES 1639
AUTHOR:	Chief Executive Officer – Stephen Gollan

Appendix 10

BACKGROUND

Telstra Corporation has held a peppercorn (\$20.00 per annum) Lease over Dale Hall at Lot 50 Westdale Road, since 30 June 1994. The original Lease was for a period of ten years with the option of two five year extensions. Both extensions were granted, the most recent on 1 May 2009.

The current extended Lease is due to expire on 30 April 2014.

Telstra is looking to renew the peppercorn Lease for a further ten years with two five year extensions.

COMMENT

Effort has been made by staff to determine whether it would be worth pursuing a more commercial arrangement and whether a greater contribution to legal fees (for the review of the Lease document) was warranted.

From the investigation, it has been determined that any pursuit of trying to receive higher rent would be uneconomical and that the proposed contribution to legal fees (\$750.00) by Telstra would be adequate.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M16/1112 Moved Cr Shaw **Seconded Cr Pepper**
That Council: –

- 1. Complete the Notice of Acceptance of Lease Renewal from Telstra; and**
- 2. Execute, under seal by the Shire President and Chief Executive Officer, the revised Lease Agreement for the Dale Hall at Lot 50 Westdale Road and returned it to Telstra's nominated solicitor within 28 days.**

CARRIED 9–0

9.5.1 ADMINISTRATION ITEMS

SUBMISSION TO:	November Council Meeting 27 November 2012
AGENDA ITEM:	9.5.1.3
REPORT DATE:	22 November 2012
SUBJECT:	DELEGATIONS
FILE REFERENCE:	ADM 0332
AUTHOR:	Chief Executive Officer – Stephen Gollan

BACKGROUND

Section 5.42 of the Local Government Act gives Council the power to delegate to the Chief Executive Officer the exercise of its powers or the discharge of any of the duties except those referred to in section 5.43.

Section 5.46 of the Local Government Act requires delegations made to the Chief Executive Officer be reviewed by the delegate at least once every financial year.

COMMENT

The current delegations were reviewed/approved by Council at the December 2011 Ordinary Meeting.

RECOMMENDATION/COUNCIL RESOLUTION

M17/1112 Moved Cr Foster **Seconded Cr Pepper**
That Council approve of the following list of delegations to the Chief Executive Officer: –

- **Use of Common Seal on appropriate documents.**
- **Invite tenders in accordance with budget.**
- **Approve / refuse building applications. (Includes relocated / second-hand houses in accordance with Council Policy).**
- **Authority to appoint and dismiss staff in accordance with the Act and appropriate Awards.**
- **Review salaries of all employees.**
- **Approve attendance at conferences, seminars and staff training.**
- **Authorise annual leave and unpaid study leave.**
- **Discretion to pay for un-accumulated sick leave and attendance at funerals, each case being judged upon its merits.**
- **Imposition of Harvest Bans.**
- **Alteration of Restricted and Prohibited Burning periods, after consultation with Chief Fire Control Officer.**
- **Approve roadside clearing and / or burning.**
- **Recommend extra mass permits for vehicles in line with Council Policy.**

9.5.1 ADMINISTRATION ITEMS
ITEM 9.5.1.3
DELEGATIONS
(Continued)

- Approve staff use of plant.
- Approve private works.
- Approve applications for payment of rates by arrangement.
- Issuing of Council purchase orders.
- Destroy old accounting books and records in accordance with legislative requirements.
- Issue permits for the sale and consumption of liquor on Council property.
- Act and serve orders relating to hygiene, noise abatement, repair of dwellings and the declaration of buildings being deemed unfit for human habitation in accordance with the Health Act.
- Issue infringement notices relating to Bush Fire Act, Litter Act and Dog Act.
- Undertake legal action necessary to recover unpaid infringement notices, rates and debtors accounts.
- Install firebreaks on private property where the owner has failed to comply with requirements under the Bush Fire Act.
- Permit variations to firebreak order upon request from landowners.
- Sign strata titles in accordance with the Strata Titles Act.
- Issue permits for street stalls.
- Speak on behalf of and represent the views of the Council of the Shire of Beverley to the media and other third parties as appropriate.
- Represent Council in the Court of Competent Jurisdiction for breaches of the Australian Building Codes, Health Act, Local Government Act, Bush Fires Act, Litter Act and Dog Act.
- Attend to all matters, which relate to the Town Planning Function of the Shire of Beverley and to sign all correspondence, planning consents and clearances, which relate to the same.
- To make payments by Cheque or Electronic Fund Transfer (EFT) from the Municipal and Trust Funds subject to the following conditions: –
 1. That an EFT payments relating to payroll be authorised by at least two officers, with one authorising officer, being either the Chief Executive Officer or Deputy Chief Executive Officer.
 2. That EFT payments other that payroll, be authorised by two officers, with at least one being a signatory to Council cheques.

9.5.1 ADMINISTRATION ITEMS

ITEM 9.5.1.3

DELEGATIONS

(Continued)

- **To invest money held in the Municipal or Trust funds, not required by the Shire for immediate use, to a term deposit.**
- **Authority and power to consider applications received for financial assistance and make recommendations to Council.**
- **Issue notices under Section 3.25 of the Local Government Act 1995 with all notices issued being referred to Council at the ensuing meeting for endorsement.**
- **Approve the write off of any balances under \$75.00, either debit or credit.**

CARRIED 9-0

9.5.1 ADMINISTRATION ITEMS

SUBMISSION TO:	November Council Meeting 27 November 2012
AGENDA ITEM:	9.5.1.4
REPORT DATE:	14 November 2012
SUBJECT:	DECOMMISSIONED CENTRAL FIRE TENDER VEHICLE
FILE REFERENCE:	ADM 0333
AUTHOR:	Chief Executive Officer – Stephen Gollan

SUMMARY

Seeking Council's permission to dispose of the 1983 Isuzu Fire Truck (BE4806).

BACKGROUND

The Shire of Beverley through the Department of Fire and Emergency Services (formerly FESA) ESL Capital grant program was commissioned with a new Central Bush Fire appliance which replaced the existing town bush fire vehicle.

Upon receiving this new fire tender the Shire of Beverley would retain and decommission the existing fire unit with the understanding between DFES and the Shire of Beverley that it is only to be used for water cartage on the fire ground.

With fire units and water in the district being limited, the decommissioned fire unit has been housed and operating within the Talbot region of the Shire attending to any emergencies as they occur. The Talbot brigade has an understanding that the appliance would not leave the region and would not be used for any other purpose other than as a water cartage unit as it was not insured or registered to be a fire fighting appliance.

COMMENT

The Community Emergency Services Manager is of the view that the Shire of Beverley should tender the sale of this decommissioned fire unit.

With the decommissioned Central Fire unit only being registered and insured as a water cartage vehicle under the Shire of Beverley insurance limits its ability to assist at an emergency, should it be required, if we were to use this as a fire fighting vehicle in an emergency and an accident were to occur on the fire ground, or a volunteer was injured, insurance would not cover them.

9.5.1

ADMINISTRATION ITEMS

ITEM 9.5.1.4

DECOMMISSIONED CENTRAL FIRE TENDER VEHICLE

(Continued)

The old Central fire unit requires extensive maintenance. The unit is requiring a new tray, due to large portions of the existing tray being rusted out. With the vehicle's tray having so much rust, it is unsafe for anyone to operate the pump or to fill from the tray. The vehicle also requires a replacement set of hoses, as most of them are damaged or leaking. Due to the age and condition of this vehicle it would not be viable for the Shire of Beverley to repair and retain this vehicle within the Shire's vehicle inventory.

There has been interest from local members of the farming community to purchase this vehicle for use as a private firefighting appliance; the endorsement for the sale of this vehicle would take the responsibility for insurance and maintenance from the Shire and enable this vehicle to be used as a private fire unit, greatly improving the available resources at a fire or emergency should it occur.

Section 3.58(2) of the *Local Government Act 1995* provides that: –

A local government can only dispose of property to: –

- (a) the highest bidder at public auction; or
- (b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M18/1112

Moved Cr Pepper

Seconded Cr Fregon

That Council call tenders for the outright purchase of the 1983 Isuzu Fire Truck (BE4806), in the December edition of the Beverley Blarney, with the closing date for tenders being 14 December 2012.

CARRIED 9–0

9.5.2 CHIEF EXECUTIVE OFFICER'S REPORT

9.5.2.1 Beverley Recreation and Function Centre

Construction of the new building is progressing well.

At the time of writing this report, the footings and pad have been poured. Badge Constructions has advised that the steel will be on site next week. Presently all works that have been carried out are within their timeframes.

Badge has estimated that the construction of the building will be completed by 17 May 2013.

9.5.2.2 Central Country Zone Meeting – Friday 30 November 2012

The next meeting of the Central Country Zone will be held via Teleconference details are shown below: –

Meeting Date: Friday 30 November 2012

Meeting Commences: 9:00am

9.5.2.3 Old School Building

I have had several meetings with Brian Adcroft (ADC Projects), and Chas Cornforth (Structural Engineer), regarding the condition of the Old School Building.

Comments made during the meeting related to injecting resins in order to raise and re-level the floor and building.

Two representatives from Uretek Ground Engineering visited the building on 21 November 2012, in order to provide a quotation to carry out the remedial works.

I have asked Brian Adcroft to provide a report, so that it can be discussed by Council.

9.5.2.4 Child Health Centre Building

I have had a meeting with Brian Adcroft (ADC Projects), and Chas Cornforth (Structural Engineer), regarding the condition of the Child Health Centre building.

The meeting was instigated due to the amount of cracking that has appeared in the building over the past twelve months.

Uretek Ground Engineering visited the building on 21 November 2012 in order to provide a quotation to carry out the remedial works.

I have asked Brian Adcroft to provide a report to Council.

**9.5.2 CHIEF EXECUTIVE OFFICER'S REPORT
(Continued)**

9.5.2.5 Youth Grant

Council has been successful in obtaining a small grant of \$735.00 from the Department for Communities to conduct a Beverley Art Project.

This grant is to be used to run an Art Program for the Youth. An Art Program was run earlier in the year, and this was very successful. Speaking to Lyn Kay (Youth Officer), it is envisaged that the program will be run in the New Year.

9.5.2.6 Staff Matters

Deputy Chief Executive Officer

Simon Marshall commenced work with the Shire of Beverley on Monday 5 November 2012.

Simon has fitted in well and will be a great asset to the Shire.

Administration Officer

Clare Moulton is due to go on 6 months maternity leave commencing on 3 December 2012.

Michelle Edwards has been offered a 6 month contract to fill the role vacated by Clare. Michelle will be required to complete a week's Licensing Training in Perth. This is scheduled for January 2013.

9.5.2.7 Independent Living Units

A second Home Open Day occurred on Wednesday 14 November 2012. The Deputy Chief Executive Officer, Simon Marshall and I attended the afternoon, which had two people view the units.

Both showed interest in purchasing a Unit, subject to them selling their current properties.

Further advertising has occurred in the York Chronicle, and the Brookton Telegraph, and we are also running an advert in the Australian Seniors' Publication.

**9.5.2 CHIEF EXECUTIVE OFFICER'S REPORT
(Continued)**

9.5.2.8 Seniors' Luncheon

The Seniors' Luncheon was held on Tuesday 30 October 2012.

68 seniors attended the Luncheon. Comments I received at the event were all positive and in particular to the decision of Council to withdraw from the Regional Transition Group (RTG) and thankfulness for Council hosting the Luncheon.

My thanks are extended to Ali Lewis, who arranged the Luncheon and to the School Choir, who performed.

9.5.2.9 Cat Act

An application has been submitted for funding from the Cat Act Implementation Grant Program 2012 / 2013.

The application was submitted by the Shire of York, on behalf of the Shires of Beverley, Cunderdin, Kellerberrin, Quairading and Tammin, seeking funding for Cat Management Facilities and Miscellaneous costs. Funding requested is \$144,000.00, and each Council's contribution towards the Grant is \$1,000.00.

9.5.2.10 Recycling Trial

An 18 month kerbside recycling pickup trial has been arranged with the current refuse management contractor, Avon Waste.

The recycling bins have been ordered and are due for delivery by 21 December 2012. The first kerbside collection will be on 4 January 2013 (then every fortnight thereafter).

An information sheet will be included in the December 2012 issue of The Beverley Blarney. This will include information on items that can and cannot be recycled. Avon Waste will also include this information sheet and a collection calendar with each new bin delivered.

This initiative should significantly decrease the amount of waste making its way to the refuse site and in turn increase the life of the site.

9.5.2.11 Netball Courts

Tenders will be called for the construction of new netball courts adjacent to the Recreation and Function Centre development at the Recreation ground.

Council noted the Information provided in the Chief Executive Officer's Report.

10. INFORMATION BULLETIN – PARTS ONE AND TWO

Council noted the November 2012 Information Bulletin – Parts One and Two.

11. TABLED CORRESPONDENCE

- NATIONAL TRUST OF AUSTRALIA (WA)
 - Annual Report 2012
- REGIONAL DEVELOPMENT AUSTRALIA WHEATBELT WA
 - Annual Report 2012
- CBH GROUP
 - Revitalising Rail the Cooperative Way
 - Introducing Our New Rail Fleet
- FIRE AUSTRALIA
 - Spring Magazine
- RURAL HEALTH WEST
 - Spring Rural Health Matters
- NEIGHBOURHOOD WATCH AUSTRALASIA INC.
 - Journal
- AUSTRALIAN LOCAL GOVERNMENT
 - Infrastructure Year Book 2012
 - Environmental Year Book 2012
- WALGA
 - State Council Agenda – December
- DEPARTMENT OF LOCAL GOVERNMENT
 - Report of the inquiry into the City of Canning
- WA COMMUNITY RESOURCE NETWORK
 - CRC Network News – November
- MAIN ROADS WA
 - Annual Report 2012

12. OTHER BUSINESS

Nil

13. CLOSURE

There being no further business the meeting closed at 4.48pm.

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

Presiding Member

Date 18 December 2012

APPENDIX LIST

27 NOVEMBER 2012

		Commencement Page of Appendix Item
Appendix 1	Item 6.2 – Minutes of the Audit and Administration Committee Meeting held on 16 November 2012	1
Appendix 2	Item 8.1.1.1 – Proposed Road Closure – A Section of Clulow Road, East Beverley/ Morbinning	8
Appendix 3	Item 8.1.1.2 – Condition 1 Subdivision WAPC No. 138365 – Lot 3 Bremner Road, Beverley	10
Appendix 4	Item 8.1.1.3 – Proposed Dedication as Public Road – Lots 52 & 54 on Plan 294, and Part Lot 51 on Plan 292 (Described as Lot 508), Beverley	13
Appendix 5	Item 8.1.1.4 – Development Application – Second Dwelling – Lot 107 (51) Little Hill Road, Beverley	22
Appendix 6	Item 8.1.1.5 – Development Application – Screening Measures & Landscaping – Lot 92 (120) & Lot 93 (118) Lukin Street, Beverley	29
Appendix 7	Item 8.1.1.6 – Subdivision Application – Lot 3071 et al, Clulow Road, Morbinning	36
Appendix 8	Item 8.4.1.1 – Schedule of Accounts for the month of October 2012	38
Appendix 9	Item 8.5.1.1 – Aged Care Planning	47
Appendix 10	Item 8.5.1.2 – Telstra Lease – Dale Hall – Lot 50 Westdale Road, Dale	49



**MINUTES OF THE AUDIT AND ADMINISTRATION COMMITTEE MEETING
HELD IN THE COUNCIL CHAMBERS ON FRIDAY 16 NOVEMBER 2012**

1. MEETING COMMENCEMENT

The Chairperson declared the meeting opened at 2:02pm.

2. ATTENDANCE AND APOLOGIES

Attendance

Cr DJ Ridgway	Chairperson
Cr KM Murray	(from 2:14pm)
Cr CJ Pepper	
Cr DC White	
Mr SP Gollan	Chief Executive Officer
Mr SK Marshall	Deputy Chief Executive Officer

Apologies

Cr LC Shaw

Observer

Cr BM Foster

3. DECLARATION OF INTERESTS

Nil

1

1

APP: 1 PAGE 1/7

4. **CONFIRMATION OF MINUTES OF PREVIOUS MEETING
HELD FRIDAY 22 MAY 2012**

MAA01/1112

Moved Cr White

Seconded Cr Pepper

That the Minutes of the Audit and Administration Committee Meeting held on Friday 22 May 2012, be confirmed.

CARRIED 3-0

5. **REPORTS, MATTERS ARISING (AND UPDATE)**

Cr Murray joined the meeting at 2:14pm.

5.1 Audit Item

➤ ITEM 5.1.1 – AUDIT MANAGEMENT LETTER

SUBMISSION TO:	Audit and Administration Committee Meeting
AGENDA ITEM:	5.1.1
REPORT DATE:	07 November 2012
SUBJECT:	AUDIT MANAGEMENT LETTER
FILE REFERENCE:	ADM 0047
AUTHOR:	Chief Executive Officer – Stephen Gollan

BACKGROUND

As Council would be aware, each year we are audited by an Independent Auditor. The Auditor then presents Council with an Audit Report and Management Report.

COMMENT

Council's Auditor, Gregory Froomes Wyllie, has audited the Shire's Annual Financial Statements for the year ended 30 June 2012.

Management Letter

There were three matters raised by the Auditor in the management letter, namely:

2

2

APP: 1 PAGE 2/7

**ITEM 5.1.1 – AUDIT MANAGEMENT LETTER
(Continued)**

Depreciation and Overhead Allocations

We recommend that procedures employed by the Shire to charge out depreciation and overhead expenditure to jobs be reviewed. The method used should be a means of allocating these costs to all jobs on a reasonably accurate and equitable basis to ensure that the cost directed to a job properly reflect the resources employed on that job.

Response: It is proposed to undertake the review of depreciation rates and plant operation cost allocations in December 2012.

Budget Process

We encourage the Shire to embrace the budget process. The rates raised by the shire are to some extent a tax and there is in place a wealth of legislative requirements to safeguard the interests of stakeholders in the process of raising rates. An example is the "10% rule" and we have attached an extract of the relevant legislation.

Response: Auditors Comments Noted.

Signing Off of Annual Financial Statements

The signing off of the annual financial statements is a responsibility of the Chief Executive Officer and again we enclose an extract of the legislation.

Response: Auditors Comment Noted.

COMMITTEE RECOMMENDATION

MAA02/1112

Moved Cr White

Seconded Cr Murray

That it be recommended to Council that: -

- 1) That the Management Report be received; and**
- 2) The Shire Auditor, Gregory Froomes Wyllie be provided a copy of this report.**

CARRIED 4-0

3

3

APP: 1 PAGE 3/7

5. **REPORTS, MATTERS ARISING (AND UPDATE)**
(Continued)

5.1 **Audit Item**

➤ **ITEM 5.1.2 – Annual Report 2011 / 2012**

SUBMISSION TO:	Audit and Administration Committee Meeting
AGENDA ITEM:	5.1.2
REPORT DATE:	07 November 2012
SUBJECT:	AUDIT REPORT & ANNUAL REPORT 2011 / 2012
FILE REFERENCE:	ADM 0047
AUTHOR:	Chief Executive Officer – Stephen Gollan

BACKGROUND

As Council would be aware, each year we are audited by an independent Auditor. The Auditor then presents Council with an Audit Report and Management Report. The Audit Report is then included in the Annual Report.

COMMENT

Audit Report

Councils Auditor, Gregory Froomes Wyllie, has audited the Shire's annual financial statements for the year ended 30 June 2012 and has provided the Shire with an Audit Report.

A copy of the Audit Report is included on the last page of the Annual Report.

The contents of the report should be considered by the Audit Committee and the Committee's comments noted.

The Audit Report will form part of Council's 2011 / 2012 Annual Report.

Annual Report

The 2011 / 2012 Annual Report has been prepared and is enclosed for comment and adoption.

Section 5.53, 5.54 and 5.55 of the Local Government Act states as follows:

4

4

APP: 1 PAGE 4/7

**ITEM 5.1.2 – AUDIT REPORT & ANNUAL REPORT 2011 / 2012
(Continued)**

5.53. Annual reports

- (1) The local government is to prepare an annual report for each financial year.
- (2) The annual report is to contain —
 - (a) a report from the mayor or president; and
 - (b) a report from the Chief Executive Officer; and
 - [(c), (d) deleted]*
 - (e) an overview of the plan for the future of the district made in accordance with section 5.56, including major initiatives that are proposed to commence or to continue in the next financial year; and
 - (f) the financial report for the financial year; and
 - (g) such information as may be prescribed in relation to the payments made to employees; and
 - (h) the auditor's report for the financial year; and
 - (ha) a matter on which a report must be made under section 29(2) of the *Disability Services Act 1993*; and
 - (hb) details of entries made under section 5.121 during the financial year in the register of complaints, including —
 - (i) the number of complaints recorded in the register of complaints; and
 - (ii) how the recorded complaints were dealt with; and
 - (iii) any other details that the regulations may require;and
 - (i) such other information as may be prescribed.

[Section 5.53 amended by No. 44 of 1999 s. 28(3); No. 49 of 2004 s. 42(4) and (5); No. 1 of 2007 s. 6.]

5.54. Acceptance of annual reports

- (1) Subject to subsection (2), the annual report for a financial year is to be accepted* by the local government no later than 31 December after that financial year.

** Absolute majority required.*

6. **OTHER BUSINESS**

Nil

7. **NEXT MEETING**

Date and Time to be advised.

8. **CLOSURE**

There being no further business, the Chairperson closed the meeting at 3:00pm.

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

Presiding Member

Date

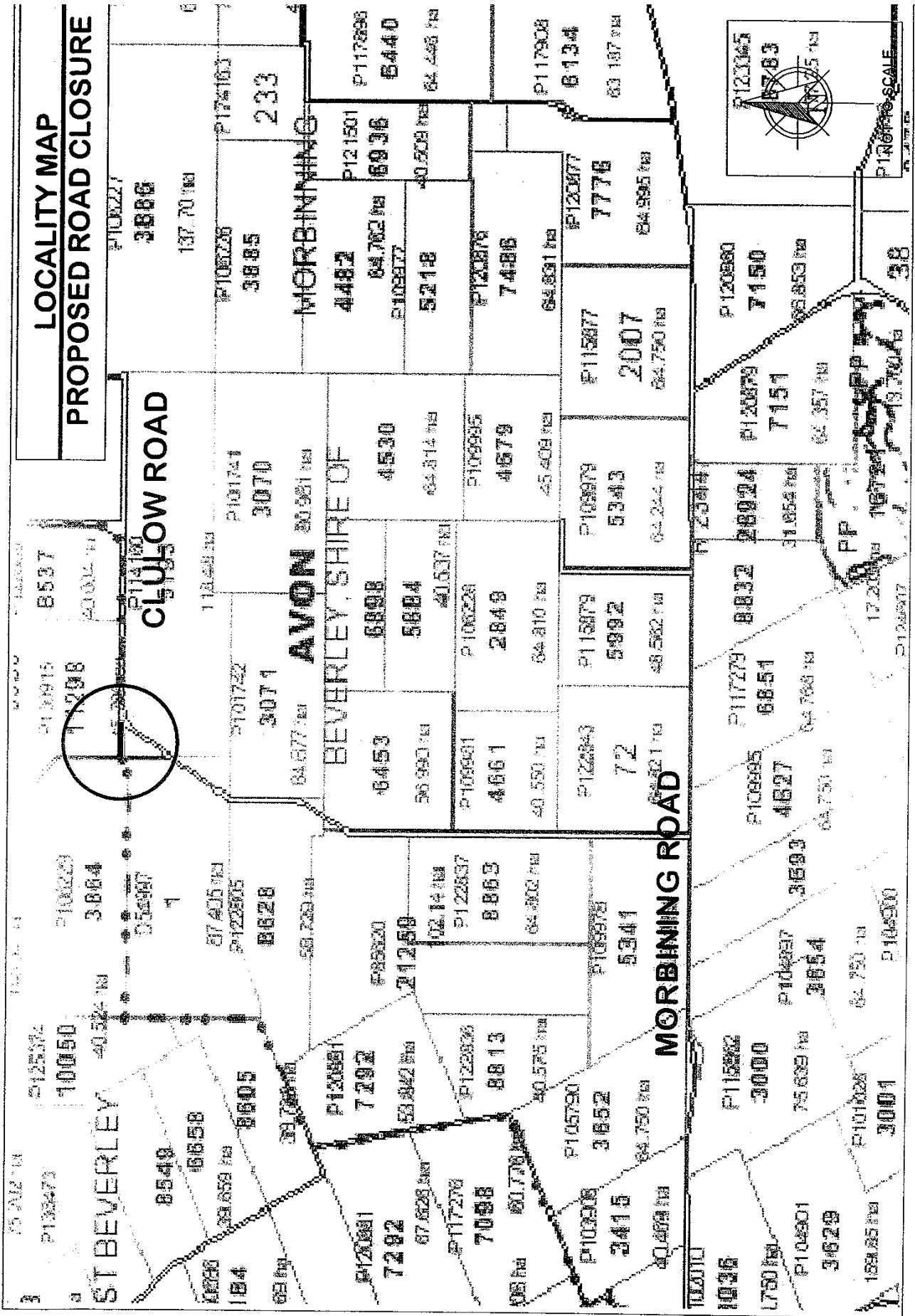
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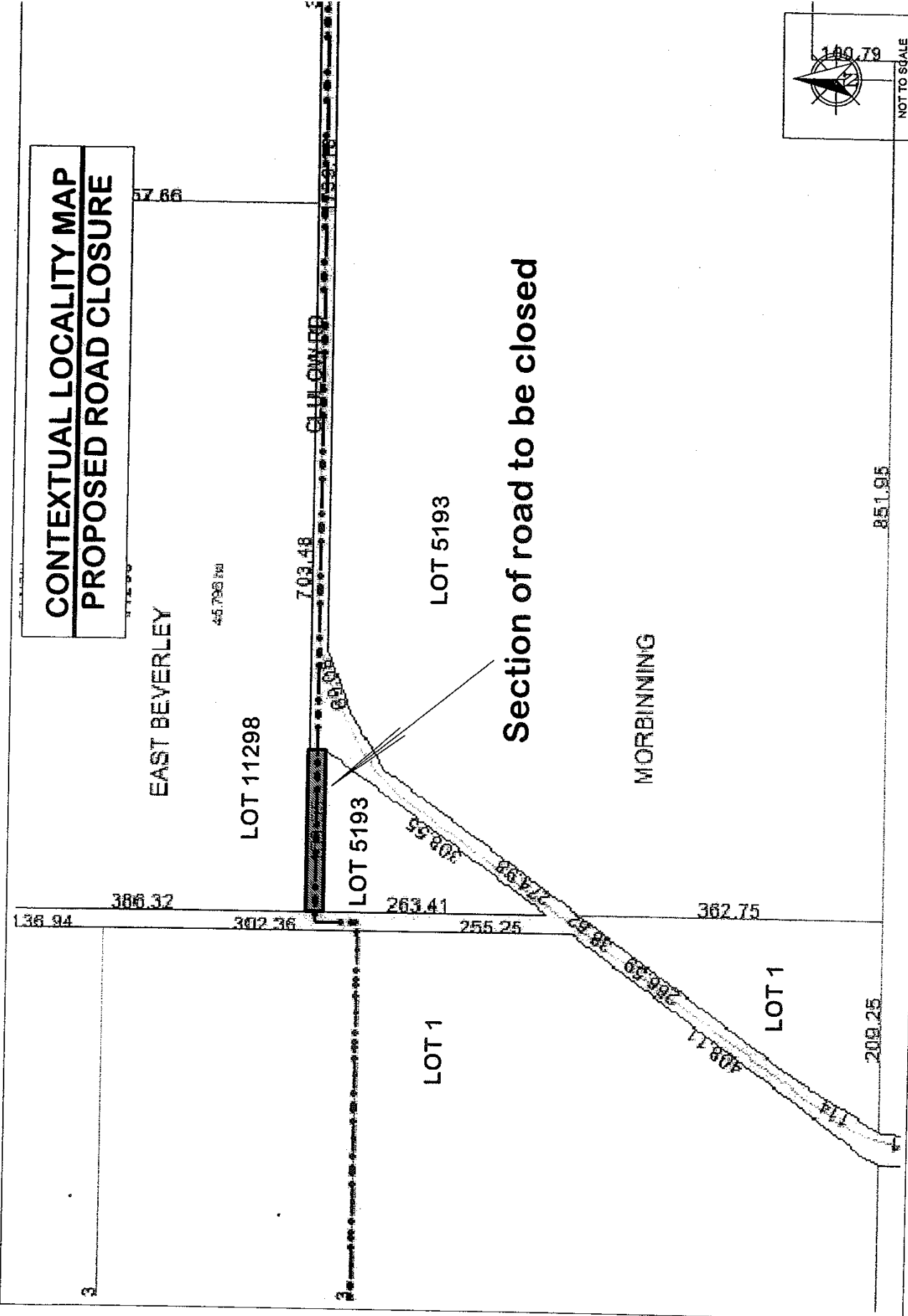
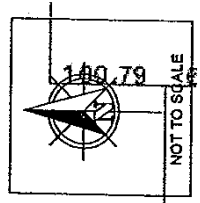
APP: 1 PAGE 7/7

LOCALITY MAP

PROPOSED ROAD CLOSURE



**CONTEXTUAL LOCALITY MAP
PROPOSED ROAD CLOSURE**



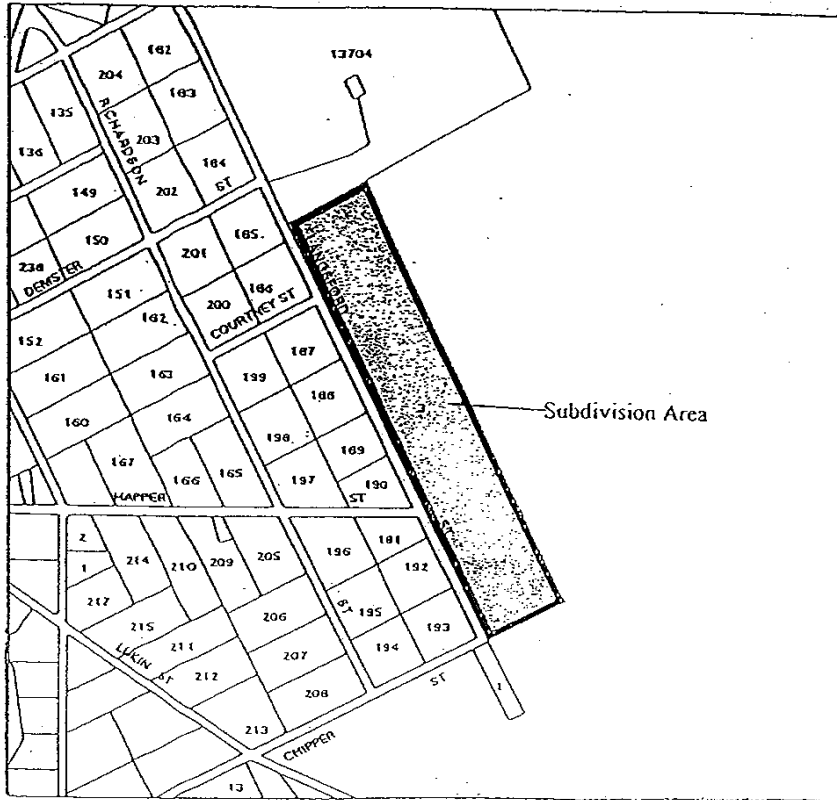
Re. Longsford St.

H. Schilling

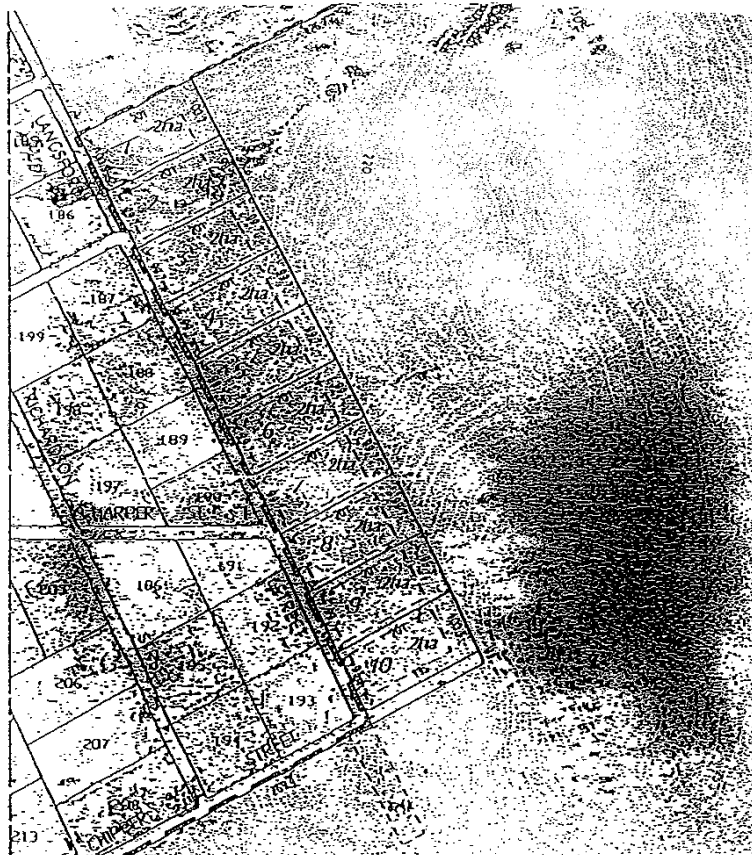
- 1) Shire President asked me if any land available to split to increase population
- 2) Come up with Longsford St (10 Blocks) & subdivided into 2 ha lot at huge expense
- 3) Local Gov't put a clause in we have to pay ^{to} ~~exp~~ bitumen road.
- 4) Already on budget for roadworks. 10 houses, 10 cars 4 exits on Longsfordth no big deal
- 5) McLean family supports shire - District
 - a) water from Dams for roads
 - b) Dirt & rocks for roads
 - c) 2 km road ^{taken} off Farrow access to lakes
 - d) remove fallen trees etc many times.
 - e) shop locally ^{worker}
 - f) sports backed with ^{work} ~~work~~ kind etc.
 - g) Find gravel for works.
- 6) Some people get work done at shire others wait.
- 7) Our family find it unAustralian & not fair.
- 8) ~~It~~ ~~work~~ or live & take is Australian

9) ~~McLean family~~
we like get along in District but
lot of people think it is unfair ~~to~~^{us} being
Targeted.

10) A Reconsideration is asked for to
go ahead at no cost so the District
can increase population ~~and~~
~~services~~ + help locals & sports clubs.

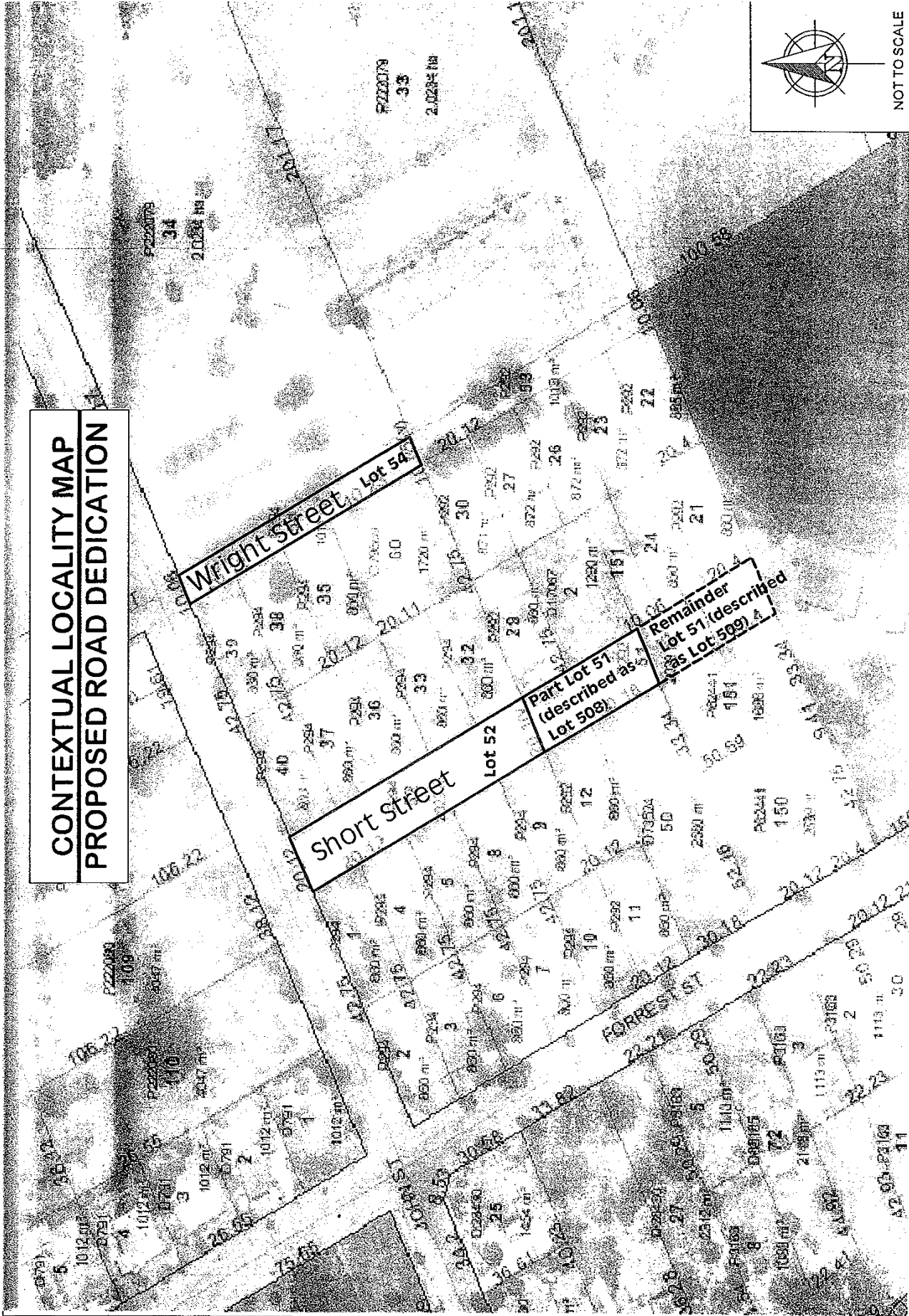
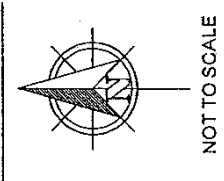


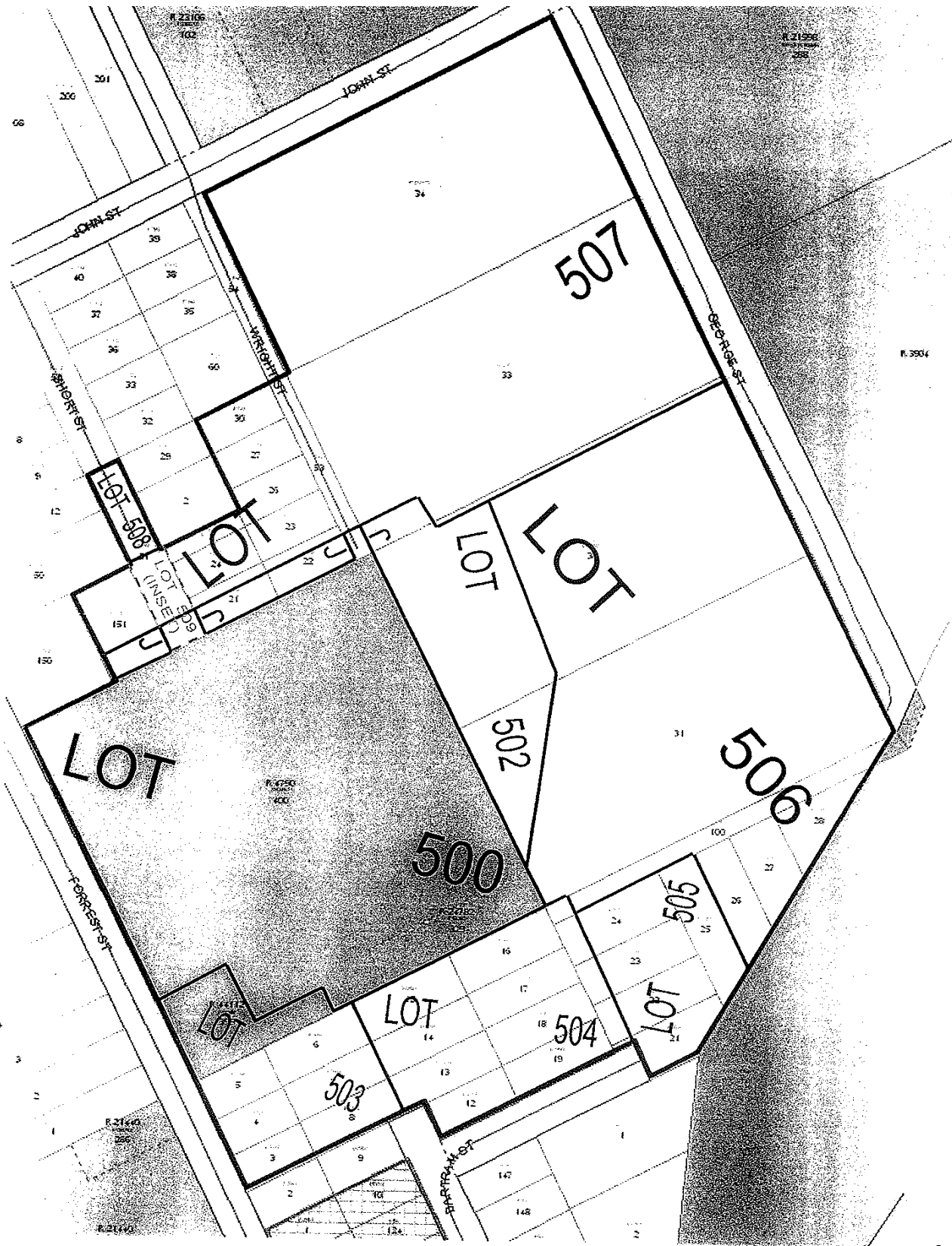
LOCATION PLAN



PLAN OF SUBDIVISION

**CONTEXTUAL LOCALITY MAP
PROPOSED ROAD DEDICATION**





C:\Users\lirxb50\AppData\Local\Microsoft\Windows\Temporary Internet
Files\Content.Outlook\6P871Q10\Job_101251 - Beverley Recreation Precinct - Beverley - 00600-2009



REGISTER NUMBER 51/P292	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 2742 FOLIO 825

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.


REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 51 ON PLAN 292

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

JOHN WESLEY BATEMAN
LEWIS LINDSAY BATEMAN
BOTH OF FREMANTLE

AS EXECUTORS OF THE WILL OF JOHN WESLEY BATEMAN WHO DIED ON 17/5/1907 WITH LEAVE BEING RESERVED FOR MARY BATEMAN TO COME IN AND PROVE

(A A335/1908) REGISTERED 8 MAY 1908

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

- 1. *EASEMENT BURDEN FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE PLAN 292

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: P292 [SHEET 1].
PREVIOUS TITLE: 11-368.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA: SHIRE OF BEVERLEY.

NOTE 1: L308218 LAND IS COLOURED BROWN AND SHOWN AS SHORT STREET ON PLAN 292
NOTE 2: NO DUPLICATE ISSUED

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WESTERN





AUSTRALIA

REGISTER NUMBER 52/P294	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2742** FOLIO **827**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.


REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 52 ON PLAN 294

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

CHARLES HORLEY OF YORK

AS ADMINISTRATOR OF THE ESTATE OF HENRY JAMES HORLEY WHO DIED ON 17/11/1899 LIMITED HOWEVER UNTIL ONE OF DORIS CONSTANCE HORLEY, DORIS EVELTN HORLEY AND ELLA MAY HORLEY ATTAIN THE AGE OF 21 YEARS

(XA L293869) REGISTERED 22 APRIL 2010

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. *C14/1885 CAVEAT BY UNION BANK OF AUSTRALIA LTD LODGED 1.1.1885.
2. *M108/1891 MORTGAGE TO UNION BANK OF AUSTRALIA LTD REGISTERED 4.5.1891.
3. *C355/1898 CAVEAT BY JOHN BATEMAN LODGED 20.4.1898.
4. *M237/1907 MORTGAGE TO JOHN BATEMAN OF UNKNOWN REGISTERED 28.2.1907.
5. *EASEMENT BURDEN FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE PLAN 294

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: P294 [SHEET 1].
PREVIOUS TITLE: 11-316.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA: SHIRE OF BEVERLEY.

NOTE 1: L308711 LOT 52 IS COLOURED BROWN ON PLAN 294 AND SHOWN AS SHORT STREET
NOTE 2: NO DUPLICATE ISSUED

LANDGATE COPY OF ORIGINAL NOT TO SCALE Fri Nov 16 12:06:36 2012 JOB 40503509

REGISTER NUMBER 54/P294	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2742** FOLIO **328**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.


REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 54 ON PLAN 294

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

CHARLES HORLEY OF YORK
AS ADMINISTRATOR OF THE ESTATE OF HENRY JAMES HORLEY WHO DIED ON 17/11/1899 LIMITED
HOWEVER UNTIL ONE OF DORIS CONSTANCE HORLEY, DORIS EVELTN HORLEY AND ELLA MAY HORLEY
ATTAIN THE AGE OF 21 YEARS

(XA L293869) REGISTERED 22 APRIL 2010

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. *C14/1885 CAVEAT BY UNION BANK OF AUSTRALIA LTD LODGED 1.1.1885.
2. *M108/1891 MORTGAGE TO UNION BANK OF AUSTRALIA REGISTERED 4.5.1891.
3. *C355/1898 CAVEAT BY JOHN BATEMAN LODGED 20.4.1898.
4. *M237/1907 MORTGAGE TO JOHN BATEMAN OF UNKNOWN REGISTERED 28.2.1907.
5. *EASEMENT BURDEN FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE PLAN 294

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: P294 [SHEET 1].
PREVIOUS TITLE: 11-316.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA: SHIRE OF BEVERLEY.

NOTE 1: L308712 LOT 54 IS COLOURED BROWN ON PLAN 294 AND SHOWN AS WRIGHT STREET
NOTE 2: NO DUPLICATE ISSUED

LANDGATE COPY OF ORIGINAL NOT TO SCALE Fri Nov 16 12:06:36 2012 JOB 40503509

P292

<u>Lot Number</u>	<u>Part Register Number</u>	<u>Section Sheet Number</u>	<u>Lot Number</u>	<u>Part Register Number</u>	<u>Section Sheet Number</u>
11	1173/585	1	12	1116/190	1
21	2735/367	1	23	2735/367	1
23	2735/367	1	24	2735/367	1
26	2219/536	1	27	2219/536	1
29	2219/535	1	30	2219/536	1
51	2742/825	1	53	2742/826	1

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PLAN 294



BEVERLEY SUB LOT 38

SCALE 1:1000
INDEX PLAN BAKEWELL 2000 36.09
C/T 11-316 36.08
F.B. 3259

P 000294 F 01



STREET		STREET		STREET		STREET	
42.75	2012	42.75	2012	42.75	2012	42.75	2012
860 m ²	2	860 m ²	1	860 m ²	40	860 m ²	39
860 m ²	3	860 m ²	4	860 m ²	37	860 m ²	38
860 m ²	6	860 m ²	5	860 m ²	36	860 m ²	35
860 m ²	7	860 m ²	8	860 m ²	33	860 m ²	34
860 m ²	10	860 m ²	9	860 m ²	32	860 m ²	31
42.75	2012	42.75	2012	42.75	2012	42.75	2012
JOHN STREET		SHORT STREET		WRIGHT STREET		STREET	
42.75		42.75		42.75		42.75	
2012		2012		2012		2012	
DIA		DIA		DIA		DIA	
17067		17067		17067		17067	
F.B. 13676		F.B. 13676		F.B. 13676		F.B. 13676	
PLAN 292		PLAN 292		PLAN 292		PLAN 292	
2012		2012		2012		2012	

Land Parcel Identifier amended -
Regulation 6 of Transfer of Land
(Survey) Regulations 1995
COT. 4775-2000-01
Date: 11/09/2012

PLAN 294

LANDGATE COPY OF ORIGINAL NOT TO SCALE Fri Nov 16 12:06:36 2012 JOB 40503509

P294

<u>Lot Number</u>	<u>Part Register Number</u>	<u>Section Sheet Number</u>	<u>Lot Number</u>	<u>Part Register Number</u>	<u>Section Sheet Number</u>
1	1123/854	1	2	1180/26	1
3	1180/26	1	4	1123/854	1
5	1180/25	1	6	1180/26	1
7	1285/260	1	8	1608/689	1
9	1588/877	1	10	1282/51	1
32	1871/773	1	33	1871/774	1
35	1395/919	1	36	1395/920	1
37	1393/793	1	38	1393/792	1
39	1675/787	1	40	1678/997	1
52	2742/827	1	54	2742/828	1

LANDGATE COPY OF ORIGINAL NOT TO SCALE Fri Nov 16 12:06:36 2012 JOB 40503509

16th November 2012

Cattle Station Hill

51 Little Hill Road

Beverley WA 6304

Dear Stephan,

We wish obtain approval to erect accommodation for a farm manager on our property.

Clause 3.5.2

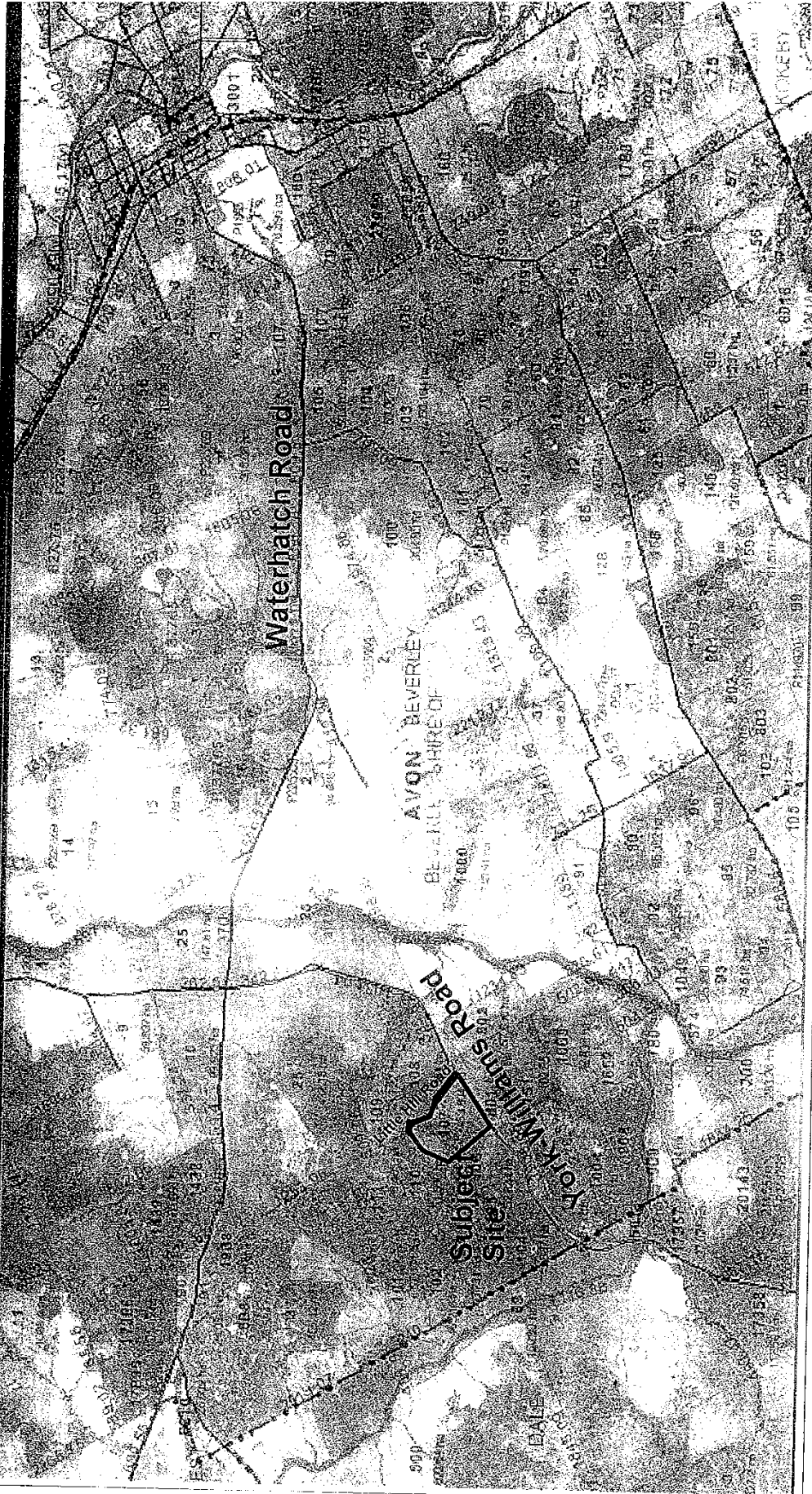
As Martin still works in Perth, we are finding it necessary to acquire extra accommodation, when the need arises for extra help on the property.

Sincerely,

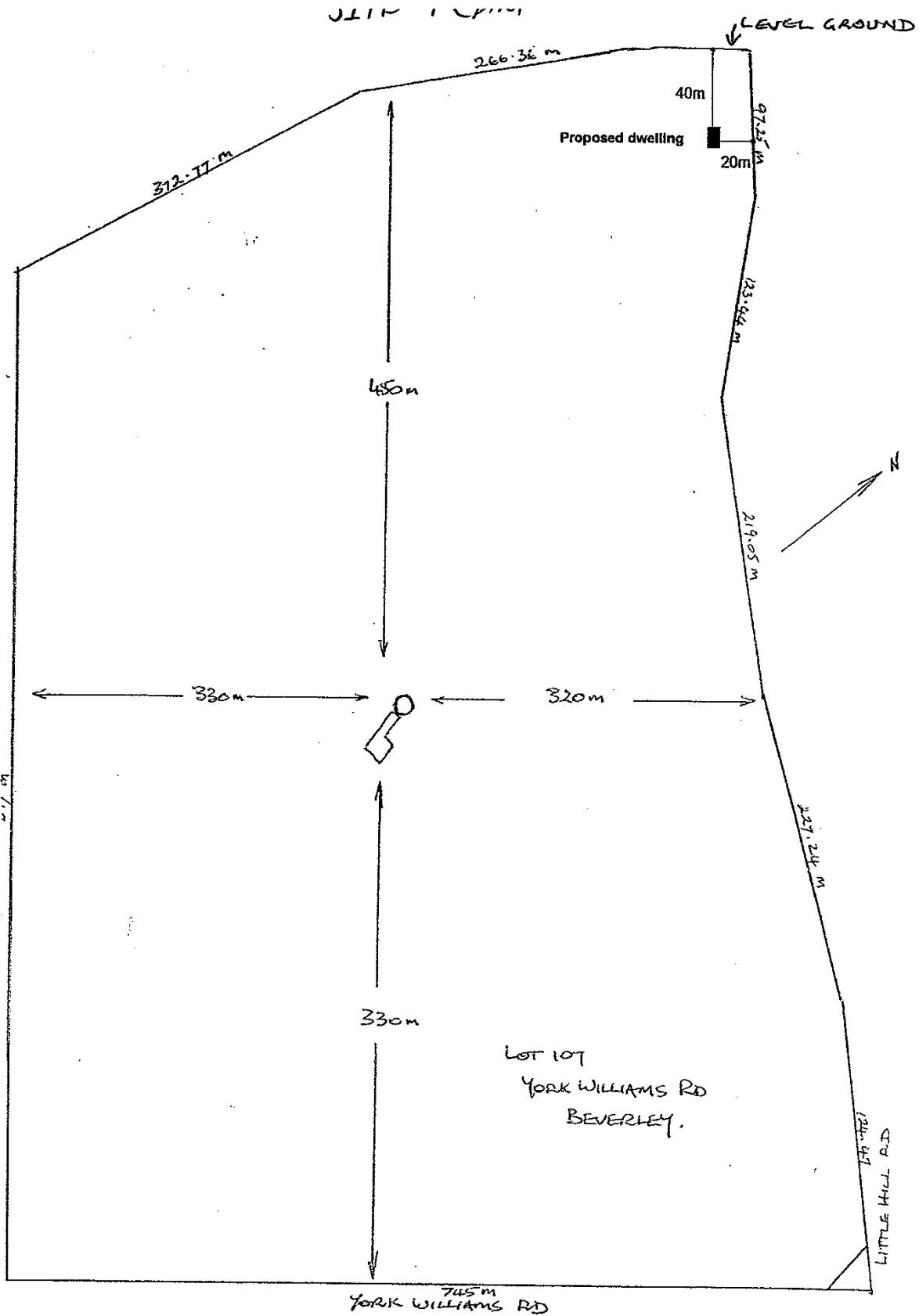
Deris and Martin Ford

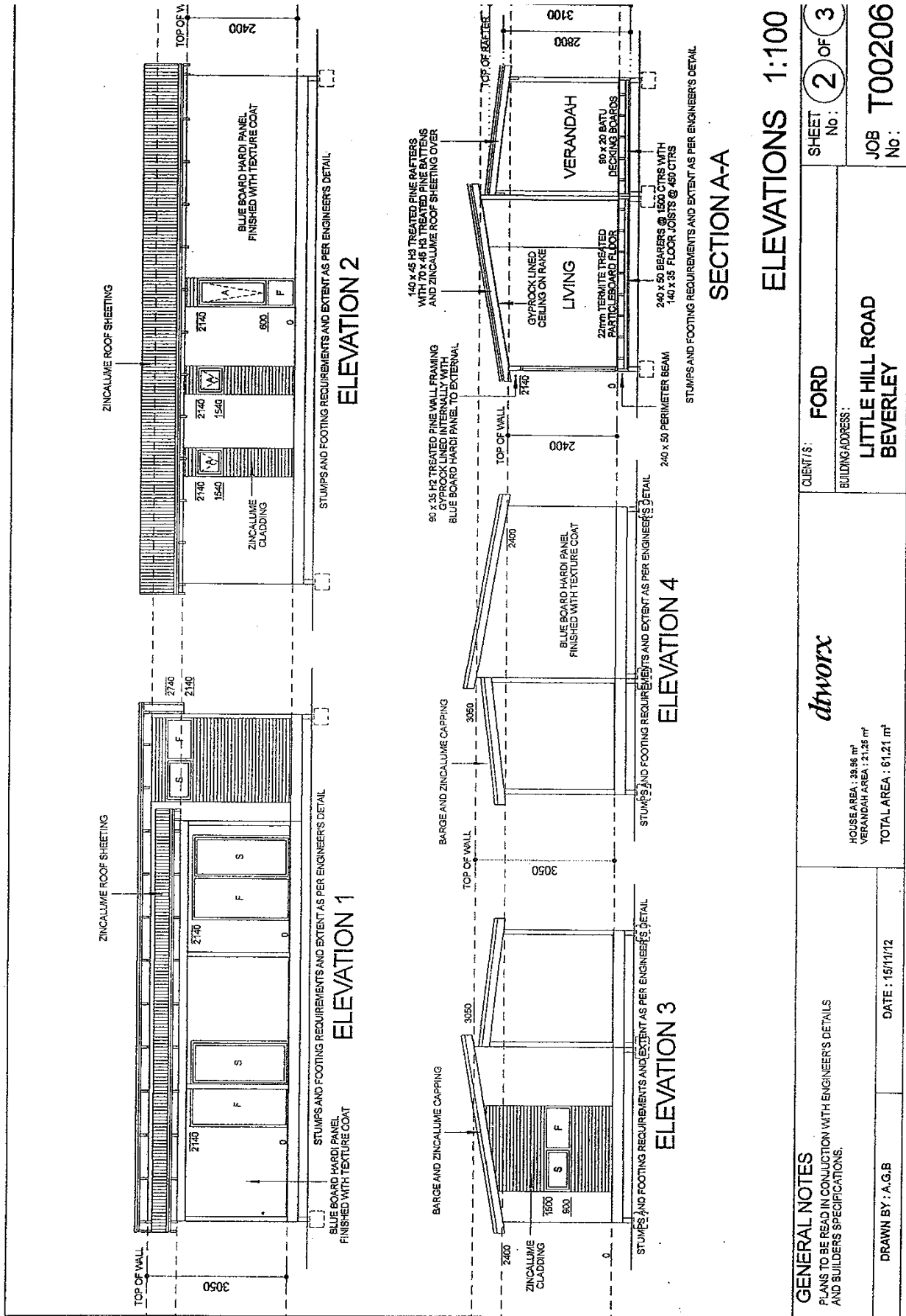
A handwritten signature in black ink, appearing to read 'D Ford', with a large, stylized flourish underneath.

LOCALITY MAP
LOT 107 (51) LITTLE HILL ROAD, BEVERLEY



NOT TO SCALE

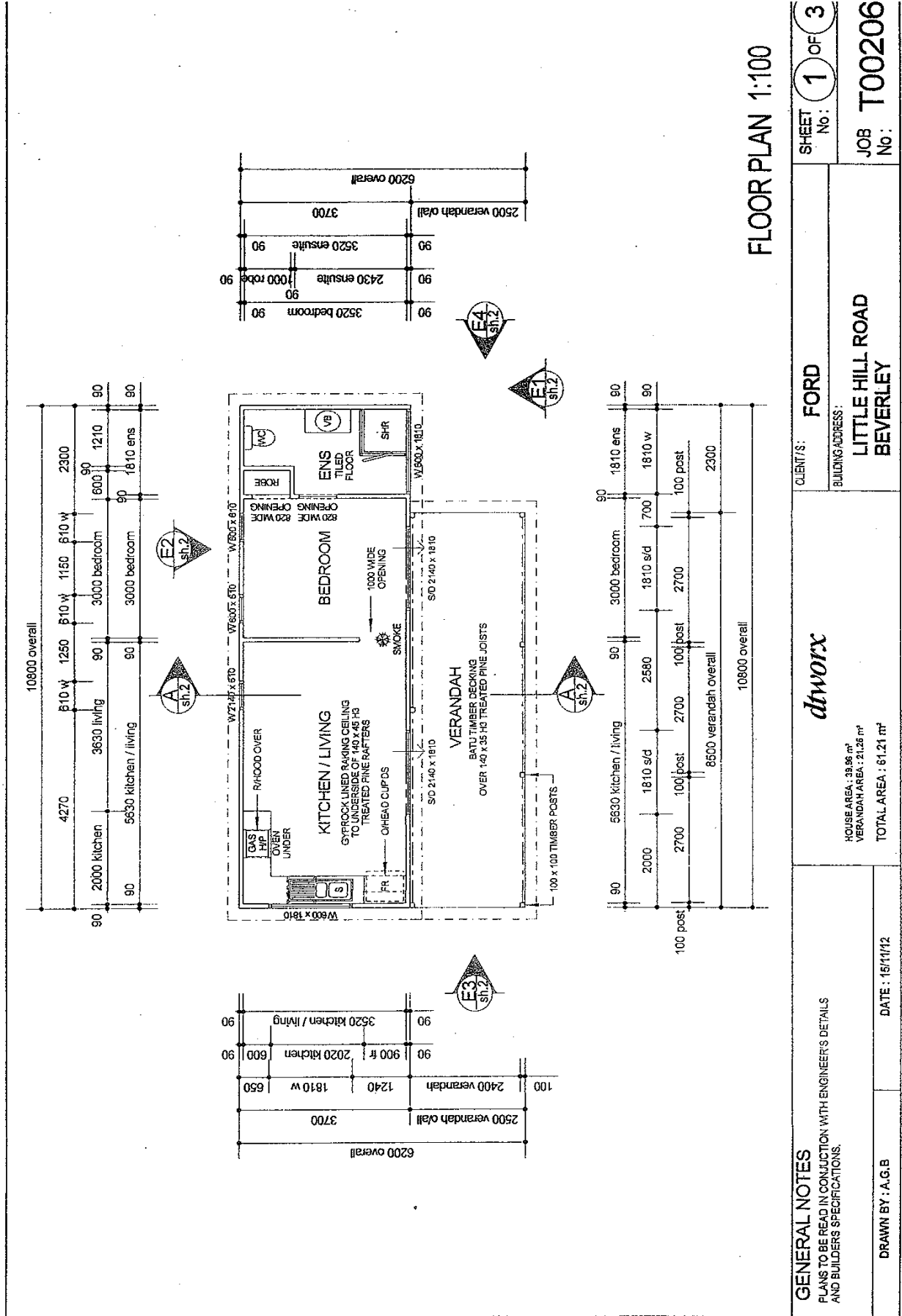




SECTION A-A

ELEVATIONS 1:100

GENERAL NOTES PLANS TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS AND BUILDERS SPECIFICATIONS.	CLIENTS: FORD	SHEET No: 2 OF 3
	BUILDING ADDRESS: LITTLE HILL ROAD BEVERLEY	JOB No: T00206
HOUSE AREA : 33.56 m ² VERANDAH AREA : 21.25 m ² TOTAL AREA : 54.81 m ²	DRAWN BY : A.G.B. DATE : 15/11/12	



Deris Martin Ford

From: Marlene Willson [mwillson@pvenergy.com.au]
Sent: Tuesday, 13 November 2012 3:17 PM
To: martinderis@bigpond.com
Subject: Farm Managers' Accommodation

Dear Martin & Deris,

We would be more than happy to approve of you erecting the above on your property, adjacent to our front boundary, as discussed. The Unit is very attractive and we think the spot you have chosen is lovely.

All the very best,

Kindest regards,

John & Marlene Willson
Lot 110, Little Hill Road
Beverley WA 6304
Ph: (08) 646 77 263 Mob: 0429 105 867
www.pvenergy.com.au

 Please consider the environment before printing my email

Deris Martin Ford

From: dan.zoe@bigpond.com
Sent: Thursday, 15 November 2012 11:53 AM
To: Deris & Martin Ford
Subject: Re: accommodation

Hi Deris,

Just replying to say that Dan and I are more than happy for you to put in place the farm managers accommodation unit. If you need a formal letter for the shire, let me know and I will write something for them.

Thanks,
Zoe

From: Deris & Martin Ford
Sent: Tuesday, November 13, 2012 3:43 PM
To: dan.zoe@bigpond.com
Subject: FW: [SABC_Grapevine] Forced landing.

Hi Guys,

This is where John landed last week. One lucky chap!!

As mentioned to Dan, we are hoping you may send us a quick email saying you are happy for us to erect accommodation for a Farm Manager.

Thanks again Dan for looking at the mower.

Cheers,
Deris

Also I wish to advise the council, that as soon as the complain was brought to our attention, Simon + I acted by purchasing 98 established tree's and gear needed to erect a suitable fence.

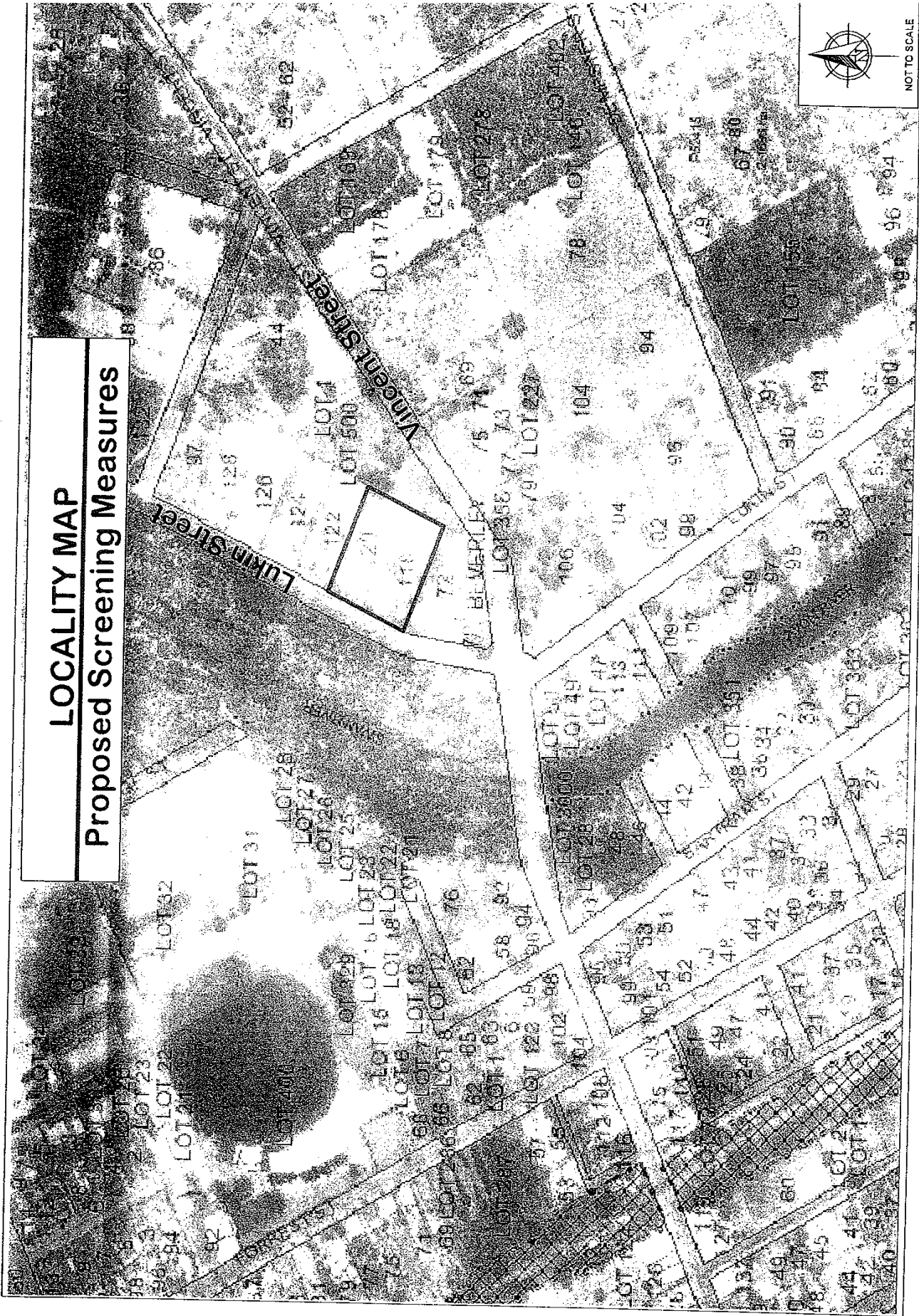
Unless approval is given to day, the tree's will not ~~survive~~ live the hot Beverley summer, if they are not planted within 2 weeks.

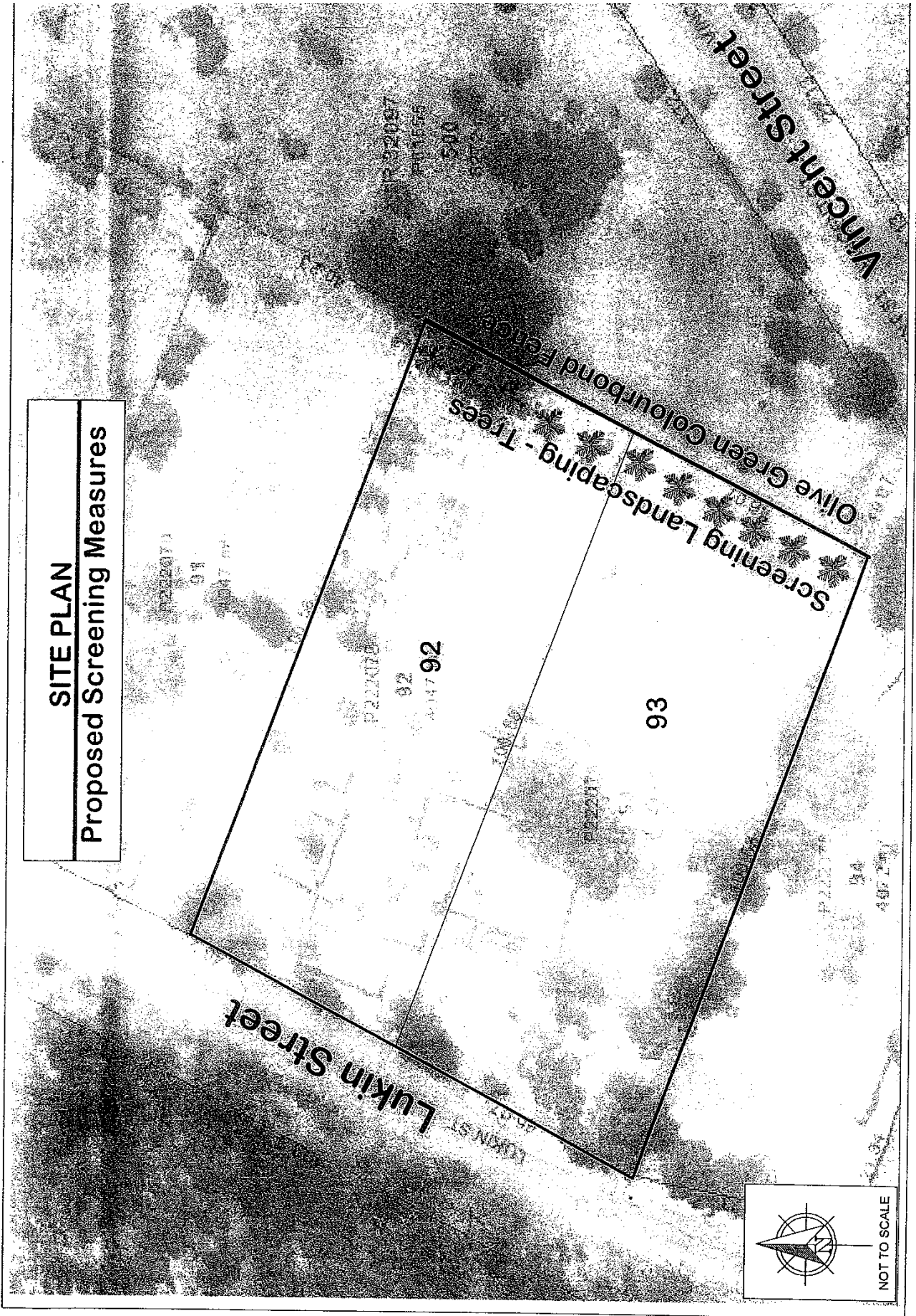
The tree's cannot be planted until the fence is up, to protect them from the east winds.

Regards
Kane White

LOCALITY MAP

Proposed Screening Measures





Acer x freemanii 'Jeffersred' Autumn Blaze®

- Family:** Aceraceae.
- Landscape value:** This well structured and very adaptable tree features some of the best autumn foliage colourings of the hybrid red maples, but is most useful as a medium to large shade tree for car parks, amenity areas around buildings, medium to large properties and for street, avenue or park plantings.
- Height:** 13 metre(s)
- Width:** 10 metre(s)
- Growth rate:** Moderate.
- Habit:** Oval to rounded with a straight central leader. Dense and uniform.
- Foliage:** Deeply lobed, rich green leaves, changing to intense red in early autumn.
- Flowers:** Insignificant. Small red flowers. Female.
- Fruit:** Virtually seedless in Australian conditions. Green winged samara if produced.
- Bark:** Thin. Dark greyish-brown. Becoming furrowed with age.
- Tolerances:** Wide range of soil and climatic conditions including relatively wet sites and moderate air pollution. Heat, low levels of drought and cold conditions.
- Comments:** A selection from a cross between A. rubrum and A. saccharinum, this tree is now widely planted in Australia, where it combines the best attributes of its parents. Prefers full sun for best growth and colour development. One of Fleming's Lipstick Tree range.



Click on the image to enlarge it



This cultivar has been evaluated on the Austep website
Click for details

[Back to List](#)

All tree sizes are an estimate of the tree dimensions at 20 years.

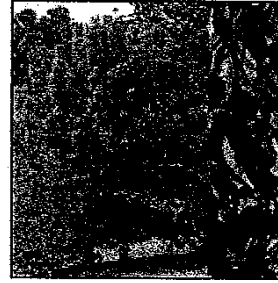


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***Pyrus ussuriensis* - Manchurian Pear**

- Family:** Rosaceae.
- Landscape value:** A well known medium-sized tree that flowers very early in spring and has bright autumn leaf colour that is held well on the branches. *Pyrus ussuriensis* is suitable for many landscapes, including parks and large gardens.
- Height:** 9 metre(s)
- Width:** 7 metre(s)
- Growth rate:** Moderate.
- Habit:** Dense, rounded. Pyramidal when young.
- Foliage:** Glossy, dark green rounded leaves turning to varying autumn tones of plum-red, scarlet and gold. Foliage is held on the tree well into late autumn.
- Flowers:** White flowers to 3 cm across in early spring are pale pink in bud. One of the first ornamental pears to flower in spring.
- Fruit:** Inedible, greenish-yellow, globose pomes up to 3 cm in diameter.
- Bark:** The young branches are purplish-brown.
- Tolerances:** Adaptable to a variety of conditions including moderate drought, air pollution and exposure. May struggle in very warm regions and in compacted soils.
- Comments:** Is steadily being superseded by new introductions of ornamental pear that are superior in growth habit, structural stability and form. Best in full sun.



Click on the image to enlarge it



This cultivar has been evaluated on the Austep website
Click for details

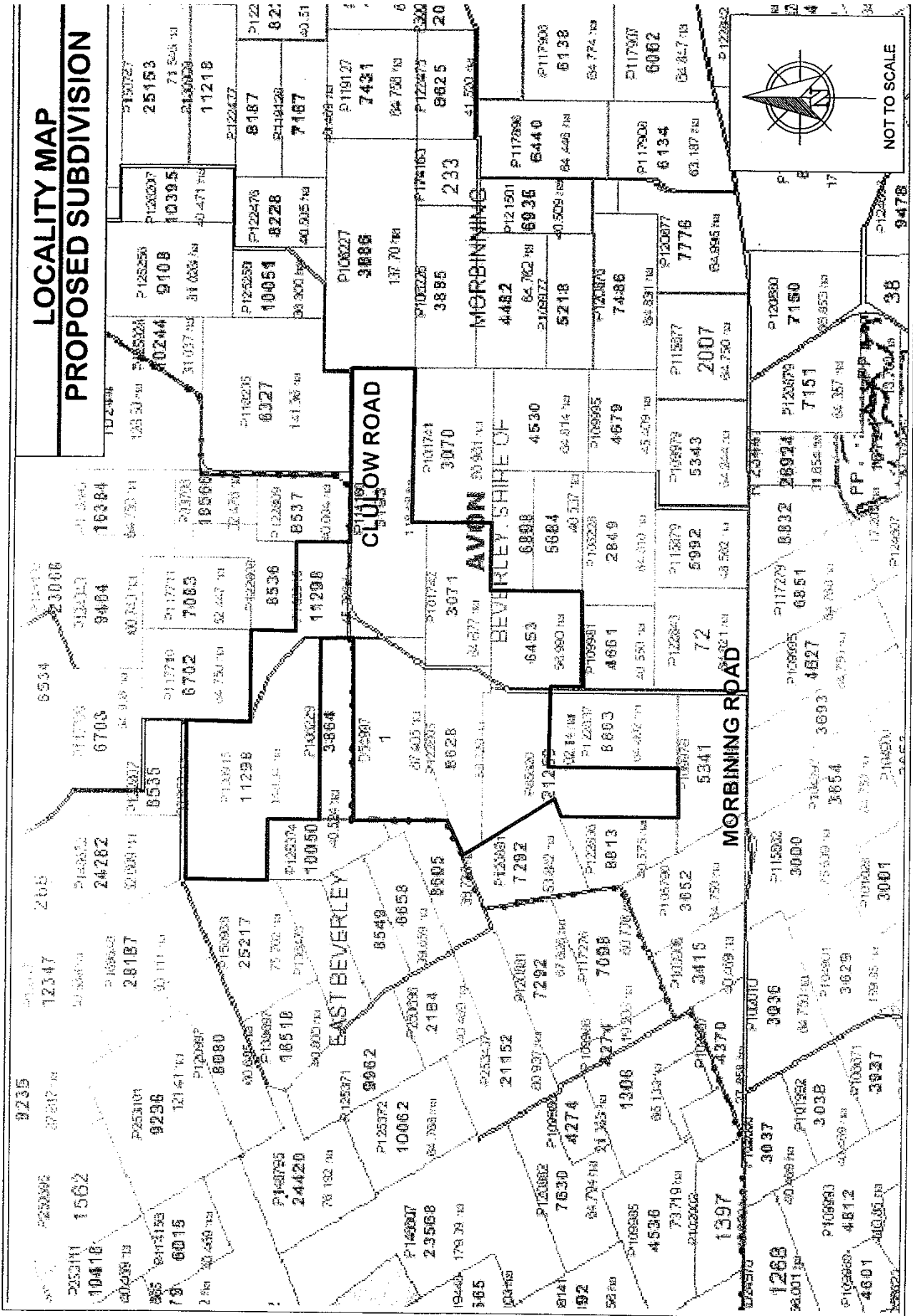
[Back to List](#)

All tree sizes are an estimate of the tree dimensions at 20 years.

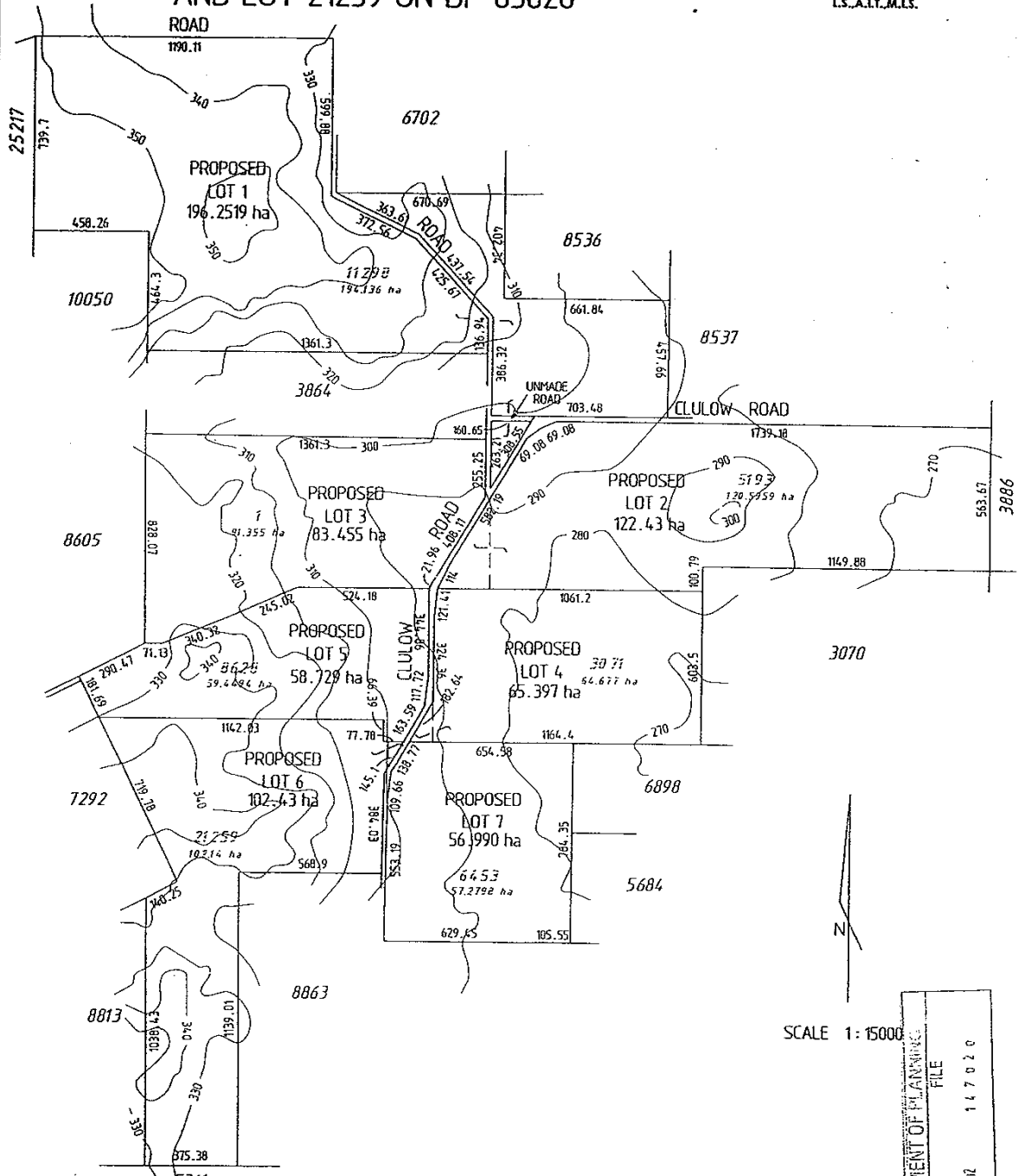


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**PROPOSED RATIONALIZATION OF BOUNDARIES
 LOT ON 1 ON D54997, LOT 3071 ON DP101742
 LOT 5193 ON DP114160, LOT 6453 ON DP115878,
 LOT 8628 ON DP 122805, LOT 11298 ON DP130915
 AND LOT 21259 ON DP 85620**



DATE : 21/8/2012
 CONTOUR INTERVAL : 10 METRES
 DATUM : AHD
 NOTE : ALL DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY

SCALE 1 : 15000



DEPARTMENT OF PLANNING	FILE
DATE	117020
	12 NOV 2012

25 Wheatley Street GOSNELLS WA 6110 Post Office Box 355 GOSNELLS WA 6990
 Mobile : 0438 582 441 A.Marsh (Residence) 9398 7881 Email : aj.marsh@westnet.com.au

doc-fs ref 1208-41

SHIRE OF BEVERLEY
CHEQUE DETAIL - Municipal and Trust Accounts - October 2012

TYPE	NUM	DATE	PAYEE	DETAILS		TOTALS
				AMT PAID	TOTALS	
Liability Chq		11/10/2012	ACCOUNTANTS SUPER		SUPER CONTRIB: FE 10 OCT 12	0.00
Liability Chq		11/10/2012	AGEST - AUST GVT EMP SUPER TRUST		SUPER CONTRIB: FE 10 OCT 12	0.00
Liability Chq		11/10/2012	BT FIN GP-LEONHARDT Scott		SUPER CONTRIB: FE 10 OCT 12	0.00
Liability Chq		11/10/2012	COLONIAL FIRST STATE-CORRIGAN Justin		SUPER CONTRIB: FE 10 OCT 12	0.00
Liability Chq		11/10/2012	COLONIAL FIRST STATE-MOULTON Clare		SUPER CONTRIB: FE 10 OCT 12	0.00
Liability Chq		11/10/2012	CSRF - CATHOLIC SUPER & RETIREMENT F		SUPER CONTRIB: FE 10 OCT 12	0.00
Liability Chq		11/10/2012	DOMINION SUPERANNUATION MASTER		SUPER CONTRIB: FE 10 OCT 12	0.00
Liability Chq		11/10/2012	SHIRE OF BEVERLEY		2012:10 OCT SAL DEDUCTIONS (10 OCT): RATES	0.00
Liability Chq		11/10/2012	SUPERWRAP - PERSONAL SUPER PLAN		SUPER CONTRIB: FE 10 OCT 12	0.00
Liability Chq		11/10/2012	WALGSP - SUPER		SUPER CONTRIB: FE 10 OCT 12	0.00
EFT Pymt		12/10/2012	ACCOUNTANTS SUPER		SUPER CONTRIB: FE 10 OCT 12	0.00
EFT Pymt		12/10/2012	ADC PROJECTS		SUPER CONTRIB: FE 10 OCT 12	0.00
EFT Pymt		12/10/2012	ADVANCED AUTO LOGIC P/L		NEW SPORTING COMPLEX: BADGE CONSTRUCTIONS CONTRACT	-64.21
EFT Pymt		12/10/2012	AG IMPLEMENTS NORTHAMMERREDIN		VARIOUS OILS & SOLVENTS	-8,581.65
EFT Pymt		12/10/2012	AGEST - AUST GVT EMP SUPER TRUST		BE030 (BH02): HYDRAULIC FITTINGS	-794.00
EFT Pymt		12/10/2012	AUST POST		SUPER CONTRIB: FE 10 OCT 12	-175.16
EFT Pymt		12/10/2012	AVON TRADING		SEP 2012 POSTAGE	-151.20
EFT Pymt		12/10/2012	BAILEYS FERTILISERS		SEP 2012 HARDWARE SUPPLIES	-919.22
EFT Pymt		12/10/2012	BDH - BEV DOME HIRE		RECREATION GRD: FERTILISER	-1,297.42
EFT Pymt		12/10/2012	BEV BOWLING CLUB		DIESEL: 7,900 L	-1,344.75
EFT Pymt		12/10/2012	BEV COUNTRY KITCHEN		POWER USE re NETBALL COURTS: 12 JAN - 29 AUG 12	-11,400.49
EFT Pymt		12/10/2012	BEV CRC (TELECENTRE)		COUNCIL MEETING: 25 SEP 2012	-130.51
EFT Pymt		12/10/2012	BEV ELECT SERVICES (SMITH K)		COLOUR P/COPING: BITUMEN TENDER & PLANNING APPLICATIONS	-216.00
EFT Pymt		12/10/2012	BEV FARM SERVICES		VARIOUS ELECTRICAL UPGRADES	-10.00
EFT Pymt		12/10/2012			NOXIOUS WEEDS - RURAL: CHEMICAL	-16,304.20
						-298.65

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SHIRE OF BEVERLEY
CHEQUE DETAIL - Municipal and Trust Accounts - October 2012

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
EFT Pymt		12/10/2012	BEV CAS & PLUMBING	VARIOUS PLUMBING WORKS		
EFT Pymt		12/10/2012	BEV IGA	SEP 12 PURCHASES	-1,776.90	
EFT Pymt		12/10/2012	BEV NEWS - Barry & Pauline	SEP 12 PURCHASES	-230.27	
EFT Pymt		12/10/2012	BEV STEEL FABRICATION	PARTS: BE029 (GRD05), BE037 (TRK06), CHRISTMAS DECORATIONS	-2,647.95	
EFT Pymt		12/10/2012	BLECHY'S TYRE & BATTERY	AUG - SEP 12 TYRE MAINTENANCE	-127.57	
EFT Pymt		12/10/2012	BOC LIMITED	SEP 2012: CYLINDER RENTAL	-6,521.90	
EFT Pymt		12/10/2012	BT FIN GP-LEONHARDT Scott	SUPER CONTRIB: FE 10 OCT 12	-61.99	
EFT Pymt		12/10/2012	CAS - CONTRACT AQUATIC SERVICES	CHEMICALS, OFF SEASON TURNOVERS, PAINTING PLANT ROOM	-167.90	
EFT Pymt		12/10/2012	COLONIAL FIRST STATE-CORRIGAN Justin	SUPER CONTRIB: FE 10 OCT 12	-7,601.00	
EFT Pymt		12/10/2012	COLONIAL FIRST STATE-MOULTON Clfre	SUPER CONTRIB: FE 10 OCT 12	-270.03	
EFT Pymt		12/10/2012	COOTE MOTORS	BE003 (GRD01): PARTS	-77.77	
EFT Pymt		12/10/2012	COURIER AUSTRALIA/TOLL IPEC	FREIGHT CHARGES: 25 SEP - 02 OCT 12	-313.37	
EFT Pymt		12/10/2012	CSRF - CATHOLIC SUPER & RETIREMENT	SUPER CONTRIB: FE 10 OCT 12	-60.80	
EFT Pymt		12/10/2012	DOMINION SUPERANNUATION MASTER	SUPER CONTRIB: FE 10 OCT 12	-109.00	
EFT Pymt		12/10/2012	EASTERN HILLS SAWS & MOWERS	ASSET COMBINATION UNIT & FIELD TRIMMER	-81.35	
EFT Pymt		12/10/2012	EASTWELL Debbie	BEV YOUTH GRP: DISCO 21 SEP 12	-2,108.00	
EFT Pymt		12/10/2012	ELECTRO-COOL WA	DEPOT: LUNCHROOM ICE MAKER	-300.00	
EFT Pymt		12/10/2012	FULTON HOGAN INDUSTRIES	SPEC GRANT RRC - VINCENT ST1: EZSTREET BULK BAG	-2,690.60	
EFT Pymt		12/10/2012	HAINES NORTON	2012-08 AUG BAS - PREP & LODGEMENT	-550.00	
EFT Pymt		12/10/2012	LANDGATE (VGO)	VALUATION FEES: 04 AUG 10 12 SEP 12	-467.50	
EFT Pymt		12/10/2012	LGIS LIABILITY	12/13 PUBLIC LIABILITY INSURANCE - 2 of 2 INSTAL	-119.30	
EFT Pymt		12/10/2012	LGIS WORKCARE	12/13 WORKERS COMP INSURANCE - 2 of 2 INSTAL	-12,880.05	
EFT Pymt		12/10/2012	LGISWA	12/13 PROPERTY INSURANCE 2 of 2 INSTAL	-25,634.76	
EFT Pymt		12/10/2012	LnC HYDRAULICS	REC GROUNDS: CLAIM 4 - HYDRAULICS DESIGN & DOCS:SEWER EXTENSION	-37,273.14	
					-3,035.00	

CHQ LISTINGS 2012-2013.xlsx - OCT 12

SHIRE OF BEVERLEY
CHEQUE DETAIL - Municipal and Trust Accounts - October 2012

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
EFT Pymt		12/10/2012	MCLEODS BARRISTERS & SOLICITORS	REC GRD DEVELOP: WITHDRAWL OF TENDERER		
EFT Pymt		12/10/2012	MORRELL RH & DW (SCOTT)	AERODROME: WEED SPRAYING	-1,881.59	
EFT Pymt		12/10/2012	OFFICEWORKS	PR: SHIRE OF BEV PENS (for the 2012 BEV SHOW)	-790.96	
EFT Pymt		12/10/2012	ORICA/SPECTRUM	2012-09 SEP CHLORINE CYLINDER RENTAL (ORICA)	-489.84	
EFT Pymt		12/10/2012	RADIOWEST BROADCASTERS P/L	2012-09 SEP: INTERVIEW "AROUND THE TOWN" INTERVIEW	-75.24	
EFT Pymt		12/10/2012	SHIRE OF BROOKTON	2012-09 SEP TOWN PLANNING SCHEME	-55.00	
EFT Pymt		12/10/2012	STAR TRACK EXPRESS (NITEROAD)	FREIGHT CHARGES	-5,366.79	
EFT Pymt		12/10/2012	SUPERWRAP - PERSONAL SUPER PLAN	SUPER CONTRIB: FE 10 OCT 12	-127.46	
EFT Pymt		12/10/2012	TUDDENHAM Patricia	E-WASTE PROCESSING: 10 TONNE	-692.32	
EFT Pymt		12/10/2012	UNIQUE STROKES WA	DRS RESIDENCE (58 JOHN ST): INTERIOR PAINTING	-4,000.00	
EFT Pymt		12/10/2012	WALGSP - SUPER	SUPER CONTRIB: FE 10 OCT 12	-7,240.00	
EFT Pymt		12/10/2012	WILSON Dorothy	2012-10 OCT BLARNEY ISSUE	-5,115.25	
Direct Debit		18/10/2012	3 MESSAGING	3 MESSAGING: 2012-09 SEP: 0 TXT MSGS	-250.00	-172,868.06
Liability Chq		25/10/2012	ACCOUNTANTS SUPER	SUPER CONTRIB: FE 24 OCT 12	-82.50	-82.50
Liability Chq		25/10/2012	AGEST - AUST GVT EMP SUPER TRUST	SUPER CONTRIB: FE 24 OCT 12	0.00	0.00
Liability Chq		25/10/2012	ATO - AUSTRALIAN TAX OFFICE	2012-09 SEP PAYG TAX	0.00	0.00
Liability Chq		25/10/2012	BT FIN GP-LEONHARDT Scott	SUPER CONTRIB: FE 24 OCT 12	0.00	0.00
Liability Chq		25/10/2012	COLONIAL FIRST STATE-CORRIGAN Justin	SUPER CONTRIB: FE 24 OCT 12	0.00	0.00
Liability Chq		25/10/2012	COLONIAL FIRST STATE-MOULTON Clare	SUPER CONTRIB: FE 24 OCT 12	0.00	0.00
Liability Chq		25/10/2012	CSRF - CATHOLIC SUPER & RETIREMENT	3 SUPER CONTRIB: FE 24 OCT 12	0.00	0.00
Liability Chq		25/10/2012	DOMINION SUPERANNUATION MASTER	SUPER CONTRIB: FE 24 OCT 12	0.00	0.00
Liability Chq		25/10/2012	LGRCEU	2012-10 OCT UNION FEES	0.00	0.00
Liability Chq		25/10/2012	SHIRE OF BEVERLEY	2012-10 OCT SAL DEDUCTIONS (24 OCT): RATES	0.00	0.00
Liability Chq		25/10/2012	SUPERWRAP - PERSONAL SUPER PLAN	SUPER CONTRIB: FE 24 OCT 12	0.00	0.00

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SHIRE OF BEVERLEY
CHEQUE DETAIL - Municipal and Trust Accounts - October 2012

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
Liability Chq						
EFT Pymt	25/10/2012	WALGSP - SUPER	SUPER CONTRIB: FE 24 OCT 12		0.00	
EFT Pymt	26/10/2012	ACCOUNTANTS SUPER	SUPER CONTRIB: FE 24 OCT 12		-64.21	
EFT Pymt	26/10/2012	AGEST - AUST GVT EMP SUPER TRUST	SUPER CONTRIB: FE 24 OCT 12		-189.00	
EFT Pymt	26/10/2012	AITS	2012-09 SEPT FUEL TAX CREDITS		-271.48	
EFT Pymt	26/10/2012	AUSSIE IT	VARIOUS TONERS		-967.90	
EFT Pymt	26/10/2012	AVON VALLEY FLYSCREENS	BLINDS - TOWN HALL DOORS & U2 RETIREMENT VILLAGE		-781.00	
EFT Pymt	26/10/2012	AVON WASTE	2524 BIN COLLECTS ME 19 OCT 12 - @ \$1.69 per BIN, GST INC & RECYCLING BINS		-4,546.04	
EFT Pymt	26/10/2012	BEV ELECT SERVICES (SMITH K)	VARIOUS ELECTRICAL WORKS		-3,343.45	
EFT Pymt	26/10/2012	BORAL CONSTRUCTION MATERIALS	SPEC GRANT RRG - VINCENT ST: ASPHALT		-990.00	
EFT Pymt	26/10/2012	BOULTON Kirm	RECORDED MANAGEMENT ASSISTANCE		-786.50	
EFT Pymt	26/10/2012	BT FIN GP-LEONHARDT Scott	SUPER CONTRIB: FE 24 OCT 12		-164.75	
EFT Pymt	26/10/2012	COLONIAL FIRST STATE-CORRIGAN Justin	SUPER CONTRIB: FE 24 OCT 2012		-270.03	
EFT Pymt	26/10/2012	COLONIAL FIRST STATE-MOULTON Clare	SUPER CONTRIB: FE 24 OCT 12		-93.92	
EFT Pymt	26/10/2012	COUNTRY COPIERS NORTHAM	READING: 31 AUG - 25 SEP 12 & KYOCERA FS1320D PRINTER		-966.84	
EFT Pymt	26/10/2012	COURIER AUSTRALIA/TOLL IPEC	FREIGHT CHARGES: 17 SEP 12		-94.24	
EFT Pymt	26/10/2012	CSRF - CATHOLIC SUPER & RETIREMENT F	SUPER CONTRIB: FE 24 OCT 12		-109.00	
EFT Pymt	26/10/2012	DARREN LONG CONSULTING	FORWARD CAPITAL WORKS PLAN: REVIEW and UPDATE		-8,250.00	
EFT Pymt	26/10/2012	DOMINION SUPERANNUATION MASTER	SUPER CONTRIB: FE 24 OCT 12		-124.43	
EFT Pymt	26/10/2012	FESA - FIRE & EMERGENCY SERVICES AUT	12/13 SHIRE ESL CHARGES		-2,172.64	
EFT Pymt	26/10/2012	KLEENHEAT GAS (WESFARMERS KLEENH CHILD HEALTH BLC:	12/13 GAS CYL RENTAL		-56.00	
EFT Pymt	26/10/2012	LGRCEU	2012-10 OCT UNION FEES		-77.60	
EFT Pymt	26/10/2012	QUICK CORP AUST	OCT 12 STATIONERY ORDER		-195.29	
EFT Pymt	26/10/2012	ROCLA PIPELINE PRODUCTS	SPEC GRANT RRG: MAWSON RD: PIPING		-2,498.32	
EFT Pymt	26/10/2012	STATE LIBRARY OF WA (LISWA)	11 x GIFT BOOKS for THE BETTER BEGINNINGS YR 12/13		-60.50	

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SHIRE OF BEVERLEY
CHEQUE DETAIL - Municipal and Trust Accounts - October 2012

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
EFT Pymt		26/10/2012	SUPERWRAP - PERSONAL SUPER PLAN	SUPER CONTRIB: FE 24 OCT 12	-692.32	
EFT Pymt		26/10/2012	THE GARDEN ENVIRONMENT	FLORA: VINCENT ST PARKS & GDNS & ILU	-482.15	
EFT Pymt		26/10/2012	TOTAL EDEN	SWIMMING POOL: RETICULATION	-444.00	
EFT Pymt		26/10/2012	VISUAL INSPIRATIONS	CHRISTMAS DECS: 144M TINSEL	-2,374.94	
EFT Pymt		26/10/2012	WALGA - WA LOCAL GOVERNMENT ASSO ADVERTISING: VARIOUS		-3,629.09	
EFT Pymt		26/10/2012	WALGSP - SUPER	SUPER CONTRIB: FE 24 OCT 12	-4,951.70	-39,587.34
Direct Debit		31/10/2012	CBA - MERCHANT BANKING	SEP 2012 ACCESS FEE	-44.32	-44.32
Direct Debit		31/10/2012	CBA - MERCHANT BANKING	SEP 2012 TRANSACTION FEES	-531.62	-531.62
Direct Debit		31/10/2012	WESTNET PTY LTD	OCT 2012 INTERNET ACCESS	-66.00	-66.00
Direct Debit		31/10/2012	ANZ- TRANSACTIVE (ONLINE BANKING)	SEP 2012 FEES	-139.90	-139.90
Direct Debit		31/10/2012	DPI - LICENSING SERVICES	SEP/OCT 12 LICENSING PAYMENTS	-53,847.15	-53,847.15
Cheque #	1006	12/10/2012	TELSTRA	2012-10 OCT TELEPHONE ACCOUNTS	-1,385.26	-1,385.26
Cheque #	1007	18/10/2012	ATO - AUSTRALIAN TAX OFFICE	2012-09 SEP BAS RETURN	-52,066.00	-52,066.00
Gen Jrlml	2261	04/10/2012		ADJ re ASS 1251 (RBO REC 25762) CHQ PYMT AMT CONFLICTION (WORDS)FIGU	-8.00	-8.00
Gen Jrlml	2266	15/10/2012		SEP 12 # - CREDIT CARD	-3,510.40	-3,510.40
Gen Jrlml	2279	31/10/2012		2012-10 OCT INTEREST	0.00	0.00
WAGES & SALARIES					-324,136.55	-324,136.55
PAYMENTS RAISED IN CURRENT MONTH						
EFT Pymt		11/10/2012	WAGES & SALARIES	FE - 10 OCT 2012	-48,237.99	
EFT Pymt		25/10/2012	WAGES & SALARIES	FE - 24 OCT 2012	-48,435.56	
WAGES & SALARIES					-96,673.55	-96,673.55

CHQ LISTINGS 2012-2013.xlsx - OCT 12

SHIRE OF BEVERLEY
CHEQUE DETAIL - Municipal and Trust Accounts - October 2012

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
TRANSFERS to TRUST						
Gen Jnl	2268	17/10/2012	SHIRE OF BEVERLEY	TRF of RV BOND to TRUST for U2 - BILL WANSBROUGH	-400.00	
				TRANSFERS to TRUST	-400.00	-400.00
UNPRESENTED PAYMENTS for CURRENT BANK STATEMENT						
				UNPRESENTED PAYMENTS for CURRENT BANK STATEMENT	0.00	0.00
PAYMENTS PRESENTED IN CURRENT BANK # RELATING to PRIOR MONTHS' TRANSACTIONS						
Cheque #	1001	25/09/2012	FREGON Vicky	11/12 CR YEAR REMUNERATION: APR-SEP 2012 (2 of 2 PYMTS)	-2,000.00	
Cheque #	1002	25/09/2012	PEPPER Chris	11/12 CR YEAR REMUNERATION: APR-SEP 2012 (2 of 2 PYMTS)	-2,562.50	
Cheque #	1005	28/09/2012	SYNERGY	L78 WATERHATCH RD, COUNCIL DAM: 18 JUL to 03 SEP 12	-303.40	
				PAYMENTS PRESENTED IN CURRENT BANK # RELATING to PRIOR MONTHS' TRANSACTIONS	-4,865.90	-4,865.90
OTHER AMENDMENTS/GENERAL JOURNALS						
				OTHER AMENDMENTS/GENERAL JOURNALS	0.00	0.00
INVESTMENTS						
Transfer		26/10/2012		INVEST 05 - SHORT TERM INVESTMENT	-700,000.00	
Transfer		26/10/2012		INVEST 04 - SHORT TERM INVESTMENT	-1,000,000.00	
				INVESTMENTS	-1,700,000.00	-1,700,000.00
				TOTAL EXPENDITURE for MUNICIPAL ACCOUNT		-2,126,076.00

SHIRE OF BEVERLEY
CHEQUE DETAIL - Municipal and Trust Accounts - October 2012

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
CREDIT CARD PAYMENT SUMMARY for CURRENT BANK STATEMENT						
Bill Pmt -CCard		09/08/2012	SYNERGY	STREET LIGHTS: 25 JUN 12 - 24 JUL 12	2,078.10	
Bill Pmt -CCard		29/08/2012	WESTERN POWER	NEW SPORTS COMPLEX: BYPASS DESIGN FEE	1,500.00	
Gen Jrn	2252	29/09/2012	JAWS	CR BAL INCORRECT PART BEING ISSUED AND THEN REPLACED.	-158.40	
Bill Pmt -CCard		21/09/2012	CALTEX MUNDARING	BEV1 (BUS01): 58.931L DIESE	90.70	
CREDIT CARD PAYMENT SUMMARY for CURRENT BANK STATEMENT					3,510.40	

CHEQUE DETAIL - Municipal and Trust Accounts - October 2012

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
TRUST ACCOUNT DETAILS						
PAYMENTS RAISED IN CURRENT MONTH						
Cheque #	1442	12/10/2012	WATTS Karen	GYM KEY BOND REFUND; WATTS Karen	-30.00	
					PAYMENTS RAISED IN CURRENT MONTH	-30.00
					PAYMENTS UNPRESENTED IN CURRENT BANK #	0.00
					PAYMENTS UNPRESENTED IN CURRENT MONTH	-30.00
PAYMENTS PRESENTED IN CURRENT BANK # RELATING TO PRIOR MONTHS' TRANSACTIONS						
					PAYMENTS UNPRESENTED IN CURRENT BANK #	0.00
					PAYMENTS PRESENTED IN CURRENT BANK # RELATING TO PRIOR MONTHS' TRANSACTIONS	0.00
OTHER AMENDMENTS/GENERAL JOURNALS						
Gen Jnl	46	9/10/2012	Shire of Beverley	A00615 - BROWN Darryl: TFR of CURRENT BALANCE (ADV RATE PYMTS) as at:	-30.00	
Gen Jnl	46	9/10/2012	Shire of Beverley	A00154 - SLEER Colleen: TFR of CURRENT BALANCE (ADV RATE PYMTS) as at	-40.00	
Gen Jnl	46	9/10/2012	Shire of Beverley	A00322 - THOMPSON WA & GD: TFR of CURRENT BALANCE (ADV RATE PYMT:)	-25.00	
Gen Jnl	46	9/10/2012	Shire of Beverley	A00303 - SHELLY Sandra M: TFR of CURRENT BALANCE (ADV RATE PYMTS) :	-20.00	
Gen Jnl	46	9/10/2012	Shire of Beverley	A00615 - BROWN Darryl: TFR of CURRENT BALANCE (ADV RATE PYMTS) as at :	-30.00	-145.00
Gen Jnl	47	9/10/2012	Shire of Beverley	TFR to MUNI re INCORRECT DEP BANKED on 05 OCT 12. MUNI ACCT DEP 03 C	-21,127.41	-21,127.41
Gen Jnl	48	9/10/2012	Shire of Beverley	TFR to MUNI re INCORRECT DEP BANKED on 05 OCT 12. MUNI ACCT DEP 04 C	-29,616.40	-29,616.40
Gen Jnl	49	15/10/2012	Shire of Beverley	A00154 - SLEER Colleen: TFR of CURRENT BALANCE (ADV RATE PYMTS) as at	-40.00	
Gen Jnl	49	15/10/2012	Shire of Beverley	A00615 - BROWN Darryl: TFR of CURRENT BALANCE (ADV RATE PYMTS) as at	-30.00	
Gen Jnl	49	15/10/2012	Shire of Beverley	A00938 - HANCOCK Colin: TFR of CURRENT BALANCE (ADV RATE PYMTS) as a	-50.00	
Gen Jnl	50	23/10/2012	Shire of Beverley	A00615 - BROWN Darryl: TFR of CURRENT BALANCE (ADV RATE PYMTS) as at	-30.00	
Gen Jnl	51	29/10/2012	Shire of Beverley	A00615 - BROWN Darryl: TFR of CURRENT BALANCE (ADV RATE PYMTS) as at :	-30.00	-180.00
					OTHER AMENDMENTS/GENERAL JOURNALS	-51,068.81
					TOTAL EXPENDITURE for TRUST ACCOUNT	-51,098.81

SHIRE OF BEVERLEY
CHEQUE DETAIL - Municipal and Trust Accounts - October 2012

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
TOTAL EXPENDITURE as reconciled to the OCTOBER 2012 BANK STATEMENTS						
				Municipal Account Expenditure	-2,126,076.00	
				Trust Account Expenditure	-51,098.81	
TOTAL EXPENDITURE for OCTOBER 2012					-2,177,174.81	

CHQ LISTINGS 2012-2013.xlsx - OCT 12



Whole of Wheatbelt Aged Care Planning

The Wheatbelt Integrated Aged Support and Care Solution/s project (WIASCS) is an extension of the current Central East Aged Care Regional Solution/s project. The WIASCS project will develop an integrated aged care plan for the entire Wheatbelt, beginning with the Avon Region Organisation of Councils (AROC). It is a project that has evolved directly from the Country Local Government Planning fora over the last three years, where you have identified aged care as a priority regional issue.

Background:

During the 2011 Country Local Government Fund and Sub-regional Planning process, North East Wheatbelt and Wheatbelt East Region Organisation of Councils (NEWROC and WEROC) agreed to undertake Aged Care planning for the Central Eastern Wheatbelt. These 11 Local Government Authorities (LGA's) were keen to engage in a proactive process that resulted in:

- Identifying aged care service, accommodation and governance models for a highly disbursed population setting;
- Building on the assets that existed in communities; and
- Solutions that guided sound investment in the Southern Inland Health Initiative (SIHI), especially stream 3 – Primary Health Demonstration Program, and stream 4 – Residential Aged and Dementia Investment Program.
- Services that enable locals to age 'in place' as outlined in the new National Aged Care Package Reform.

The Central East Aged Care Alliance was born. At a meeting in Merredin on the 31st of January 2012, the member councils agreed to a financial contribution of \$5,000 per LGA, with a further contribution coming from the Country Local Government Fund as part of the administration fund provided to the Wheatbelt Development Commission.

On behalf of the Alliance members, RDA Wheatbelt ran a tender process, and the successful applicant was Melbourne based Verso Consulting. The consultants have prepared draft reports for each community and an aggregate sub regional report. These reports have been presented to Alliance and feedback is being collected. The final report is due in November 2012.

Local governments in the Avon Region Organisation of Councils (AROC) made a formal request to undertake the planning process and committed funding to the process.

Current Status:

WA Country Health Service's Southern Inland Health Initiative (SIHI) has confirmed its support and financial commitment to the WIASCS.

WDC has developed a tender document to engage an external consultant to undertake the WIASCS, with applications opening on Wednesday 3rd of October 2012.

The tender process will be undertaken with the assistance of Department of Finance.

Once applications for the tender close, WDC, SIHI and the Department of Finance will undergo the assessment process to appoint an external consultant, informing key stakeholders as required.

Local government 'buy in'

As raised with you during the CLGF Regional Planning Fora, the Wheatbelt Development Commission is seeking support from groups of local governments to commit to this planning process. The support will include:

- Representation on group project steering groups;
- Financial commitment of \$5,000 per local government. We are aware that some local governments have recently undertaken detailed aged care planning by an external consultant. These local governments can contribute this information in lieu of this payment.

What do local governments get for their contribution?

Each participating local government will get an individual report of their Aged Care profile needs.

Each group of councils, or sub region will have an aggregate plan than identifies a range of models. These sub regional plans will be aggregated to a whole of Wheatbelt Integrated Aged Support and Care Plan.

Conclusion

The power of this proposed integrated planning process is that it is:

- Community driven
- Evidence based
- Aligned to state and federal reform initiatives
- Involving all key stakeholders – local, state, federal agencies and community providers

The process to date has been held in high regard at a state and federal level, and already significant benefits have flowed to the region.

Call to Action

If your group of councils wish to be involved, or you require further information, please contact:

Chelsea Gellard

Wheatbelt Development Commission | Wheatbelt South
State Government Offices, Park Street | PO Box 258 | Narrogin WA 6312
P: 08 9881 5888 | F: 08 9881 3363 | M: 0488 120 476
E: chelsea.gellard@wheatbelt.wa.gov.au



**JONES LANG
LASALLE.**

Jones Lang LaSalle (VIC) Pty. Limited
A.B.N. 28 004 582 423
c/o Telstra Property
Telstra Corporation Limited
Level 34, 242 Exhibition Street, Melbourne VIC 3000
tel +61 3 8647 9780 fax +61 3 9639 1653

25th June 2012

Stephen Gollan
PO Box 20
Beverley
WA 6304

Email: s.gollan@beverley.wa.gov.au

Dear Mr Gollan,

**PROPOSED TELSTRA CORPORATION LTD LEASE FROM
LESSOR: BEVERLEY ROAD BOARD OF BEVERLEY
PREMISES: LOT 50 WESTDALE ROAD
DALE
WA 6304
SITE REF: DALE HALL DRS (31229000)**

We confirm that Jones Lang LaSalle acts for, and advises, Telstra Corporation Limited ("Telstra") with respect to their real estate holdings. In that capacity, we write in regard to Telstra's Telecommunications facility located at the above property and set out Telstra's lease proposal for your clients' consideration:

Lessor(s): The Shire of Beverley

Carrier: Telstra Corporation Limited (ACN 051 775 556) ("Telstra").

Land: Lot 50 on Diagram 11441 in Certificate of Title Volume 1068 Folio 25

Premises: Telstra telecommunications facility erected on that part of the premises as shown cross-hatched on the plan in Schedule A. Approx 5867m2.

Purpose and Permitted Use: To operate and maintain telecommunications facilities.

Term: Ten years plus two further terms of five years each, commencing 1st May 2014.

Rent Payments: At the rate of \$20.00 per annum gross + GST, paid annually in advance if demanded. (Total rent incl. GST = \$22.00 pa)

Outgoings: All statutory outgoings to be borne by the lessor, electricity and phone charges to be borne by the lessee.

Rent Reviews: Not applicable.

Termination: If Telstra ceases to provide any telecommunications facility upon the land and vacates the land during the Term, Telstra may terminate its



JONES LANG
LASALLE

lease at any time by giving six (6) months notice in writing. Any rent paid in advance will be refundable to Telstra.

- Lease Format:** Telstra wishes to document its presence by using its own current standard document for telecommunication sites.
- Confidentiality:** Details of these negotiations and of any agreements reached between the parties are not to be disclosed to any other party without the prior written consent of Telstra.
- Approvals:** This proposal is subject to Telstra receiving all necessary approvals from relevant Authorities **and** to the writer receiving approval from Telstra's Delegated Officer.
- Legal Fees:** The lessee will contribute \$750 towards the lessor's reasonable legal costs.

The above terms are subject to Telstra final approval.

To accept this lease proposal on behalf of your client would you please sign where indicated and return a copy to our office (by email) marked to the attention of the writer.

Upon receipt of your acceptance, we will arrange to prepare the lease documentation for your review and execution as a matter of priority.

If you have any queries, please contact me at your convenience.

Yours Sincerely,

JONES LANG LASALLE

Richard Ferguson
Leasing Assistant
Tel: 03 8647 9780
Email: richard.ferguson@team.telstra.com

Page 2 of 4



NOTICE OF ACCEPTANCE OF LEASE RENEWAL

Site Name: DALE HALL DRS (31229000)

1. I / we agree to the above lease proposal as issued by Jones Lang LaSalle on 25th June 2012.
2. I / we acknowledge that Telstra may now prepare and send a standard current lease document
3. I / we agree that the lease documents will be signed and returned to Telstra's nominated solicitor within 28 days of receipt.
4. I / we provide contact details for our Solicitor (if any) below.

Signature:	Signature:
Full Name:	Full Name:
Position:	Position:
Date:	Date:
Witness Signature:	Witness Signature:
Full name of Witness:	Full name of Witness:
Address of Witness:	Address of Witness:
Date:	Date:

Solicitor's name & address

SCHEDULE A - LEASE PLAN - DALE HALL DRS (31229000)

