



24 MAY 2016

ORDINARY MEETING

MINUTES

CONTENTS

1. OPENING	1
2. ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE	1
2.1 Members Present.....	1
2.2 Staff In Attendance	1
2.3 Observers And Visitors	1
2.4 Apologies and Approved Leave of Absence	1
2.5 Condolences	1
3. DECLARATIONS OF INTEREST	1
3.1 Cr Shaw – Item 11.3 - Impartiality	1
4. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE	1
4.1 26 April 2016 Ordinary Council Meeting.....	1
5. PUBLIC QUESTION TIME	2
5.1 Mr David Denham	2
5.2 Mrs Elaine Hutchinson	2
5.3 Mr James Hutchinson	2
5.4 Mr Ted Strahan	3
5.5 Mr John English	3
6. APPLICATIONS FOR LEAVE OF ABSENCE	3
6.1 Cr Shaw – June 2016 – Approved	3
6.2 Cr Gogol – June 2016 – Approved.....	3
7. CONFIRMATION OF MINUTES	4
7.1 Minutes Of The Ordinary Council Meeting Held 26 April 2016.....	4
7.2 Minutes Of The Corporate Strategy Committee Meeting Held 11 May 2016 ...	5
8. TECHNICAL SERVICES	6
9. PLANNING SERVICES	7
9.1 Development Application: Rotational Outdoor Piggery 1846 Dale-Kokeby Road	7
9.2 Shire of Beverley Draft Local Planning Scheme No 3: Adoption for Advertising	28
9.3 Subdivision Application: Lots 3 & 57 Vincent St & Lots 5 & 58 Dawson St	42
9.4 Development Application: Outbuilding (Shed) 32 Dawson Street	46
9.5 Development Application: Outbuilding (Shed) – 92 (Lot 15) Hunt Road	53
10. BUILDING SERVICES & ENVIRONMENTAL HEALTH SERVICES	61
11. FINANCE	62
11.1 Monthly Financial Report	62
11.2 Accounts Paid by Authority	74
11.3 2016/17 Budget – Fees and Charges	85
11.4 2016/17 Budget – Capital Expenditure	112
12. ADMINISTRATION	119
12.1 Deed of Agreement – Dr A Adebayo (Beverley Medical Centre)	119
12.2 2016 WALGA AGM Voting Delegates.....	121
12.3 Reformation of a Larger Voluntary Grouping of Councils.....	123
12.4 Beverley Tourism Steering Committee – Business Plan and Framework	125
13. LATE ITEM	128
13.1 Transfer of Land for Non-Payment of Rates	128

14. NEW BUSINESS ARISING BY ORDER OF THE MEETING	133
15. CLOSURE	133

1. OPENING

The Chairperson declared the meeting open at 2:11pm

2. ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

2.1 Members Present

Cr DJ Ridgway President
Cr JD Alexander
Cr T Buckland
Cr DW Davis
Cr P Gogol
Cr LC Shaw
Cr DC White

2.2 Staff In Attendance

Mr SP Gollan Chief Executive Officer
Mr SK Marshall Deputy Chief Executive Officer
Mr BS de Beer Shire Planner (from 2:11pm to 3:47pm)
Mrs A Lewis Executive Assistant

2.3 Observers And Visitors

From 2:11pm to 2:35pm Mr David Denham, Mrs Elaine Hutchinson, Mr James Hutchinson, Mr Ted Strahan and Mr John English participated in public question time and stayed until the end of Planning Item 9.1

2.4 Apologies and Approved Leave of Absence

Cr KM Murray Deputy President
Cr DL Brown

2.5 Condolences

The Chief Executive Officer advised of the passing of former Councillor and Deputy Principal Mr Alan Hansen. The Shire offers its condolences to the family of Mr Hansen.

3. DECLARATIONS OF INTEREST

3.1 Cr Shaw – Item 11.3 - Impartiality

4. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

4.1 26 April 2016 Ordinary Council Meeting

1. Mrs Barb Pearce asked where Lot 50 was in relation to an objection that was received as she was unable to find it?

Answer: The Shire could not find any record of a Lot 50 on Hamersley Street. As mentioned in the Council Report, Shire Planner could also not determine the relevance of this lot to the development application at hand.

5. PUBLIC QUESTION TIME

5.1 Mr David Denham

Question in relation to Planning Item 9.1 (read by Cr Ridgway)

1. Has Council received any complaints regarding the smell or noise in the last 5 years in relation to my piggery application?

Answer: Shire Planner, Mr Stefan de Beer advised that yes the Council had received complaints in the form of emails and telephone calls in the last 5 years, however he could not specify the number of complaints.

5.2 Mrs Elaine Hutchinson

Question in relation to Planning Item 9.1

1. Who will monitor the implementation of the rotation system if the application is approved?

Answer: Mr Stefan de Beer advised that the Shire of Beverley will be responsible for ensuring the planning requirements are met.

2. The Community Amenity ratings state low vulnerability due to no complaints from the public in the last 5 years, how can this be when complaints have been submitted at least 5 times in 2014?

Answer: Mr Stefan de Beer advised that the statement regarding complaints in the applicants plan submitted was incorrect.

3. Do you consider 115 pigs to be in line with the DSE Stocking Rates Policy and can you explain this to me?

Answer: Mr Stefan de Beer advised he did not use the DSE Stocking Rate Policy and was guided by a soil analysis report which advised that the property was suitable to support a rotational piggery.

5.3 Mr James Hutchinson

Question in relation to Planning Item 9.1

1. Why didn't the applicant factor in the cost of an environmental management plan if he is serious about running a business?

Answer: Mr Stefan de Beer advised he could not speak on behalf of the applicant, but the cost of an environmental management plan would be prohibitively expensive compared to the extent of the proposed operations.

2. The Department of Water recommends a buffer zone of 30 metres, why has the applicant suggested a buffer zone of only 20 metres?

Answer: Mr Stefan de Beer advised that as per the applications, the pig exclusions zone shown on the maps to be re-vegetated with trees is 20m and then a 70m buffer.

5.4 Mr Ted Strahan

Question in relation to Planning Item 9.1

1. Is the provision of 30m sufficient buffer zone with 3 electric wires to discourage pigs not to escape through fences when they have previously done so before?

Answer: Mr Stefan de Beer suggested that perhaps additional measures to contain the pigs may be required.

5.5 Mr John English

Question in relation to Planning Item 9.1

1. Has anyone from the Shire and relevant Departments been to look at the property?

Answer: Mr Stefan de Beer advised he has been to the property, he was unaware if any State Departments had been to the property.

2. Did the Shire know that prior to Mr Denham owning the property, the property was used as a piggery which was closed down due to a swine fever outbreak?

Answer: The Shire was unaware of this claim.

6. APPLICATIONS FOR LEAVE OF ABSENCE

6.1 Cr Shaw – June 2016 – Approved

6.2 Cr Gogol – June 2016 – Approved

7. CONFIRMATION OF MINUTES

7.1 Minutes Of The Ordinary Council Meeting Held 26 April 2016

OFFICER'S RECOMMENDATION

That the Minutes of the Ordinary Council Meeting held Tuesday 26 April 2016 be confirmed.

BUSINESS ARISING

Item 11.4 - 10 Year Footpath Replacement Program

After the footpath inspection it was determined by Councillors that the priorities of the 10 year footpath program be amended as follows:

Amendment

That the 10 year Footpath Plan reflect total expenditure of \$1,000,000.00 with the following priorities to guide the allocation of this funding:

1. All path segments with a condition rating of 5 be dealt with first as these pose the highest risk to users;
2. Vincent Street footpaths be treated separately under the proposed Main Street Development project;
3. All asphalt path segments be investigated prior to being converted to in situ concrete;
4. All slab path segments be converted to in situ concrete as a priority;
5. Paths around the Hospital and Alex Miles lodge be renewed as a priority;
6. Footpaths that fall within the Heritage Trail be included as a priority;
7. Where likely to affect the future performance of the footpath, street trees be removed and not replaced (except for high traffic areas e.g. Hunt Rd and Forrest Street where visual amenity is consider necessary);
8. Following the achievement of the priorities above, areas not serviced by in situ concrete footpaths be looked at for future footpath construction with the goal of having a footpath accessible to one side of each town site street; and
9. A Budget of \$100,000 be allocated to annual renewal of and/or addition to the footpath network for a period of 10 years.

COUNCIL RESOLUTION

M1/0516

Moved Cr Gogol

Seconded Cr Buckland

That the Minutes of the Ordinary Council Meeting held Tuesday 26 April 2016 be confirmed.

CARRIED 7/0

7.2 Minutes Of The Corporate Strategy Committee Meeting Held 11 May 2016

OFFICER'S RECOMMENDATION

That the Minutes of the Corporate Strategy Committee Meeting held Wednesday 11 May 2016 be received.

(Under separate cover)

Please refer to items: 11.3 and 11.4

COUNCIL RESOLUTION

M2/0516

Moved Cr Gogol

Seconded Cr Shaw

That the Minutes of the Corporate Strategy Committee Meeting held Wednesday 11 May 2016 be received.

CARRIED 7/0

8. TECHNICAL SERVICES

Nil

9. PLANNING SERVICES

9.1 Development Application: Rotational Outdoor Piggery 1846 Dale-Kokeby Road

SUBMISSION TO: Ordinary Council Meeting 24 May 2016
REPORT DATE: 10 May 2016
APPLICANT: Mr David Denham
FILE REFERENCE: DAL 781
AUTHOR: B S de Beer, Shire Planner
ATTACHMENTS: Under Separate Cover - Application Letter; Environmental Management Plan; Locality Map; Buffer Distance Map & Overall Site Plan; and Supportive Documentation to the Objections

SUMMARY

An application has been received to develop a Rotational Outdoor Piggery at 1846 (lot 9032) Dale-Kokeby Road, Beverley. It will be recommended the application be approved with conditions.

BACKGROUND

1. The proposal

As described in the application documentation (attached hereto), the proposal is to develop a Rotational Outdoor Piggery on the abovementioned lot. The piggery is to have a total of 115 pigs (92.2 pig units) on the property.

A Rotational Outdoor Piggery is defined as a system in which pigs are kept outdoors in small paddocks that are used in rotation with a crop-pasture phase. During the stocked phase, the pigs are supplied with prepared feed, but can also forage. The crop-pasture phase is intended to remove nutrients deposited in manure from the pig phase by cutting and removing plant material from the area.

The applicant mentions that his application was completed with the assistance of the Department of Agriculture, Australian Pork Limited and Wheatbelt Natural Resource Management. It is mentioned that the piggery will be set up as a bio-secure piggery with all new animals and visitors requiring quarantine.

The applicant undertakes to install a new electric fence 300mm within the existing boundary fence to further enhance the bio-secure aspect of the piggery, and to ensure animals will not be able to venture away from the property.

Also shown on the site plan, the following structures/items will form part of the development of the Rotational Outdoor Piggery:

- Existing water tank;
- Pig exclusion zones;
- Pig areas: Year 1, 2, 3 and 4;
- Composting area.

The application documentation included an '*Environmental Management Plan*' that seems to have been done by the applicant himself. It is based on a template

provided by *Australian Pork Limited*, and endeavours to address the following aspects associated with the proposal:

- Contact details of the proponent;
- Environmental Outcomes;
- Land Use – Site and Surrounds;
- Piggery Description;
- Environmental Risk Assessment – vulnerability Ratings for soils, Groundwater, Surface water & Community Amenity;
- Design and Operational Risk Assessment – Nutrient Monitoring, Distribution of Manure Nutrients, Nutrient Loss Prevention, Paddock Rehabilitation, Mortalities Management and Odour Dust and Noise.

2. The subject site

The subject property is described as 1846 (Lot 9032) and is 40.465 Ha in extent, zoned '*Farming*', and contains a single dwelling and agricultural related outbuildings. Road access to the lot is from Dale-Kokeby Road – please refer to the attached Locality Map.

A soil analysis has been prepared for the subject lot by Mr Hugh Payne – the Soil Analysis Report is attached as part of the application documentation.

The soil sample locations are indicated on the enclosed site plan. The Soil Analysis Report mentions, amongst others, the following:

“The soil tests are consistent with land that has not been cropped for 15 years or that has not been previously run with pigs. In summary, the tests indicate the soil is deficient in major nutrients and that fertiliser applications are necessary to support optimal crop growth. Therefore the land can be considered suitable for a rotational outdoor piggery provided a nutrient management plan is developed for the site to ensure that nutrient levels in the soil are maintained at sustainable levels. This will involve the use of appropriate stocking rates during the pig phase followed by a rotation of cut and cart pastures and crops...”

“...Organic Carbon levels throughout the soil profile are low and would benefit from applications of animal manure.

“Based on information you have supplied but without carrying out a site inspection, it appears the land is suitable for a rotational outdoor piggery provided it is managed in accordance with the National Guidelines for Rotational Outdoor Piggeries with suitable monitoring protocols in place, and that all local regulatory requirements are met.”

3. Planning context

Shire of Beverley Town Planning Scheme No. 2

The site is zoned '*Farming*' in the Shire of Beverley Town Planning Scheme No. 2 (TPS 2). The proposed use of a Rotational Outdoor Piggery is regarded as an '*Intensive Agriculture*' land use in terms of Zoning Table 1 in TPS 2.

An '*Intensive Agriculture*' land use is defined as follows in TPS 2:

‘Means the use of land for the purpose of trade, commercial reward or gain, including such buildings and earthworks normally associated with the following-

...

'(e) the development of land for the keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production), and other livestock in feedlots;

...'

An *'Intensive Agriculture'* land use is an 'AA' use in the *'Farming'* Zone, in terms of the abovementioned Table 1 - Zoning table, which means that Council may, at its discretion, permit the use.

Shire of Beverley Local Planning Strategy

Section 7 (Economic Development), of the Shire of Beverley Local Planning Strategy reads as follows:

'The aims are to:

- *promote sustainable economic development and encourage local and regional employment opportunities;*
- *encourage and facilitate employment generating development which will contribute to the economic and social well-being of the district;*
- *support a diversification of businesses to strengthen employment opportunities; and*
- *increase the level of employment self-sufficiency within the district by providing appropriately zoned land for a variety of land uses and businesses and to maximise the location of the Brookton and Beverley townsites as a service centre with good access to surrounding rural areas, Perth and other areas.*

Strategy

The Council's strategy is to:

- *encourage the establishment of businesses in appropriate locations throughout the district provided relevant planning issues are addressed for the business (including addressing off-site impacts, appropriate servicing and environmental considerations);*
- *identify areas for potential rezoning; and*
- *support increased employment self-sufficiency within the district by:*
 - *providing appropriate opportunities for a variety of land uses and businesses;*
 - *maximising the range of appropriate uses in the town centre; and*
 - *supporting appropriate uses in non-urban areas which are compatible with environmental, conservation, agricultural and landscape values.*

Furthermore, Section 10 (Agriculture and Rural) of the Local Planning Strategy reads, amongst others, as follows:

The aims are to:

- *protect agricultural land for food production from incompatible non-rural development and land fragmentation;*

- *seek to preserve the productivity of agricultural and natural resources areas to maximise economic advantages to the district and ensure long-term food security;*
- *provide for a range of rural pursuits such as broad acre and diversified farming which are compatible with the capability of the land and which retain the rural character and amenity of the locality;*
- *retain farming land in large landholdings to support primary production and typically prevent creation of additional lots;*
- *seek suitable management of land at the interface between rural and townsites/rural living areas;*
- *protect rural land from incompatible uses by:*
 - *making land-use decisions for rural land that support existing and future primary production;*
 - *providing investment security for the existing and future primary production sector;*
 - *minimising land use conflicts that compromise agricultural land uses; and*
- *provide for intensive agricultural activities particularly where sustainable water resources exist and land management issues are appropriately addressed.*

Strategy

The Council's strategy is to:

- *protect productive agriculture land and support existing agriculture pursuits;*
- *provide for new forms of agricultural development and practices;*

Actions

The Council will:

- *encourage sustainable farming practices;*
- *support initiatives to enhance the productivity of agricultural areas through:*
 - *working to ensure that sufficient water supplies are made available to agriculture;*
 - *minimising the impact of agricultural practices and extraction or use of natural resources on the environment; and*
 - *encouraging the establishment of value-adding industries in appropriate locations to maximise economic advantages to the district;*
- *encourage landowners to adopt best practice for the agricultural activity, including in accordance with codes of practice (where available), to minimise environmental impacts and seek environmental repair; and*

10.2 General Agriculture Development and Use

Strategy

The Council's strategy is to:

- *support agricultural activities and uses;*
- *take into account the following in considering development proposals or a request for a scheme amendment:*

- *other elements of the Strategy including protecting environmental assets, servicing and landscape impact;*
- *provide adequate separation distance between potential conflicting land uses. The proposed development or use should contain all potentially conflicting effects within the property on which it is located;*
- *buffer distances to enable agricultural uses to continue to operate without undue restrictions. The buffers to agricultural land are accommodated within the site subject to the proposal and not within adjoining land;*
- *introduce management requirements that protect existing agricultural land uses;*
- *discourage development that may result in land or environmental degradation; and*
- *require memorials or notifications, as appropriate, to be lodged on titles to notify prospective purchasers of any potential land use conflict.*

4. Other Relevant Guidance Statements and Regulatory Mechanisms

Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses (Environmental Protection Authority, June 2005)

This Guidance Statement was developed by the EPA to provide advice to proponents, responsible authorities and stakeholders and the public about the minimum requirements for environmental management which the EPA would expect to be met when an Authority considers, amongst others, a development proposal.

The abovementioned Guidance Statement contains general guidance on separation/buffer distances between certain identified land uses (e.g. extensive piggeries) and affected receptors e.g. rural dwellings.

The relevant buffer/separation distance in this document in relation to extensive piggeries (Rotational Outdoor Piggeries) indicates the minimum generic separation distance for an extensive Piggery from a sensitive land use to be 1,000 meters.

Separation/Buffer Distances can be defined as the total linear distance between a source (e.g. a piggery), and a sensitive receptor (e.g. a Rural Dwelling).

In considering this application, an '*Extensive Piggery*' is taken to have the same meaning as '*Rotational Outdoor Piggery*'.

Shire of Beverley Health Local Law - Piggeries

The Shire of Beverley Health Local Law relating to piggeries requires a buffer distance/separation distance of 1,000 meters.

The Health Local Law mentions in *Division 6 Clause 5.6.2 (3)* that – '*Sites unable to satisfy the separation requirements may be approved at the discretion of Council, if Council is satisfied that approving the piggery will not give rise to a health nuisance.*'

National Environmental Guidelines for Rotational Outdoor Piggeries, 2013 (Australian Pork Limited)

The abovementioned guidelines from an Industry Body, *Australian Pork Limited*, provide prospective and existing operators of Rotational Outdoor Piggery systems

with information to size, site, design and manage Rotational Outdoor Piggeries in a way that protects community amenity and natural resources.

It mentions that Rotational Outdoor Piggeries pose different and sometimes higher environmental risk than conventional indoor piggeries if they are not carefully sited and managed. There may be increased risk of nutrient overloading in the soil and subsequent leaching or runoff of nutrients, soil structural decline through compaction, and soil erosion.

Separation distances in these guidelines between Rotational Outdoor Piggeries and Rural Dwellings are recommended to be 250 meters.

COMMENT

In considering this application Council should consider, amongst others, the following matters:

The Shire of Beverley Town Planning Scheme No. 2:

The Scheme Objectives in Clause 1.7 of the TPS 2:

- ‘...
b) to secure the amenity health and convenience of the Scheme Area and the residents thereof
...’

The subject site is located within the *Farming Zone* and hence the following apply:
The objectives of the *Farming Zone* include:

- ‘a) To protect the potential of agricultural land for primary production and to preserve the landscape and character of the rural areas.
b) To provide for a range of rural pursuits such as broadacre and diversified farming which are compatible with the capability of the land retain the rural character and amenity of the locality.
...’

Shire of Beverley Local Planning Strategy

From an Economic Development perspective and diversification of the farming industry the proposal is supported by the Local Planning Strategy.

Further interpretation of the proposal against the Local Planning Strategy suggests that the proposed use may be supported if adequate separation distances between potential conflicting land uses can be provided.

Separation/Buffer distances

As can be seen in the application documentation, the discussion of the various Guidance Statements above, and the locality map indicating the different separation distances, there are conflicting statements regarding the matter, and the way in which the proposed development are unable to meet some generic separation distances whilst complying with others.

Advice has been sought from the Department of Planning regarding the matter and the response given can be summarised as follows:

“Many animal premises are subject to environmental regulation, but others are not. Where animal premises are not subject to environmental regulation, planning decision makers may need to consider a broader range of environmental factors and resolve potential land use conflict.

WAPC policy is:

- (a) Animal premises are a rural land use, and are generally supported and encouraged on rural land;*
- (b) Animal premises that could limit existing or potential industrial land uses should not be located in State strategic industrial areas or generally within their buffers; and*
- (c) Expansion of existing animal premises may be supported where off-site impacts are mitigated or managed to achieve maintenance or reduction of impacts.*

In addition to environmental factors, planning decision-makers must consider the following factors in assessing proposals:

- (i) the staging of the proposal and ultimate design capacity;*
- (ii) the transport of animals to and from the site;*
- (iii) the handling and disposal of deceased or ‘retired’ animals on or off-site;*
- (iv) the transport, handling and/or disposal of animal feed and/or waste on or off-site;*
- (v) outdoor pens or roaming areas for animals; and*
- (vi) the potential impacts of operating hours.*

Preventing and managing impacts in land use planning

One of the key elements in achieving the objectives is ensuring that zones and sites are suitable for their intended purpose. As a result, at each stage of the planning framework, planning decision-makers need to consider the broad suitability of land uses and the ability to manage offsite impacts prior to determining whether the use of a buffer is necessary.

Avoiding land use conflict

Planning decision-makers shall take the following approach to avoid land use conflict:

- (a) where an existing land use that may generate impacts is broadly compatible with surrounding zones and land uses, a separation distance should be indicated in a local planning strategy so there is broad awareness of the land use;*
- (b) where a development is proposed for a land use that may generate offsite impacts, there should be application of the separation distances used in environmental policy and guidance, prescribed standards, accepted industry standards and/or Codes of Practice; followed by considering:
 - (i) whether the site is capable of accommodating the land use; and/or*
 - (ii) whether surrounding rural land can be used to meet the separation distances between the nearest sensitive land use and/or zone; and*
 - (iii) if clauses (i) and/or (ii) are met, a statutory buffer is not required.**
- (c) where a development is proposed for a land use that may generate offsite impacts and does not meet the standard outlined in (b) then more detailed consideration of offsite impacts will be required, in accordance with this policy;*
- (d) where a development is proposed that could be contemplated in the zone, and has been assessed as having unacceptable offsite impacts that cannot be further mitigated or managed, the proposal should be refused.*

Determining a buffer

Where detailed consideration of offsite impacts is required, determination of a buffer should, in addition to those matters required under a scheme, take the following into account:

- (a) *separation distances recommended in Environmental Protection Authority policy and guidance;*
- (b) *whether the design and/or operation of the proposal is in accordance with prescribed standards, accepted industry standards or Codes of Practice;*
- (c) *whether, prior to issuing an approval, any management plans associated with the proposal are capable of being implemented;*
- (d) *the existing or potential requirement for environmental licensing and/or works approval;*
- (e) *potential cumulative impacts;*
- (f) *whether modelling is required where impacts on sensitive land uses outside the property boundary are anticipated to exceed the parameters used in environmental policy, prescribed standards, accepted industry standards and/or Codes of Practice; and*
- (g) *odour modelling, when required, is to be undertaken in accordance with 'S Factor' methodology, or an agreed equivalent, by the proponent of the primary production or the proponent of the sensitive zone or land use.*

Planning approach for buffers

Where a buffer has been determined in accordance with the above and offsite impacts can be managed by planning controls, planning decision-makers should adopt the following approach as applicable:

- (a) *For a scheme review or amendment, apply a statutory buffer, to generally take the form of a special control area with related scheme provisions;*
- (b) *For a structure plan, designate buffers, noting that their statutory effect is limited to the extent to which the structure plan is consistent with the local planning scheme;*
- (c) *For a development application, the requirements of environmental policy and guidance, prescribed standards, accepted industry standards and/or Codes of Practice must be satisfied, as it is not possible to implement a statutory buffer through a development application. Where this cannot be satisfied, a scheme amendment may be required.*

Where the right to construct a single dwelling on rural land exists in a scheme, it cannot be extinguished over the entire site by a statutory buffer.

Planning approach for sensitive land uses in rural zones potentially affected by a rural land use

This policy seeks to limit the introduction of sensitive zones and land uses that may compromise existing and future primary production on rural land. In considering these zones and land uses, WAPC's position is that:

- (a) *Single dwellings on rural land are a sensitive land use;*
- (b) *Single dwellings and other sensitive land uses on rural land should be afforded a reasonable standard of rural amenity;*
- (c) *The extent of a sensitive land use on rural land is 100 metres from the perimeter of the use;*
- (d) *Where primary production sites require caretakers' dwellings for management or operational purposes, these dwellings should not be considered a sensitive land use, noting that occupational health and workplace safety requirements will apply;*
- (e) *Rural land uses are compatible with the preservation of rural character and amenity in rural zones;*
- (f) *Where single dwellings or other sensitive land uses are proposed in the vicinity of a primary production site of State significance, prospective purchasers can be advised of potential impacts by notifications on title."*

Conclusion

Given the deliberations above, and assessment of the application against the submissions and advice received, the application will be recommended for approval on the following grounds:

- The development proposal is for an intensive agricultural land use on a *Farming Zoned* lot, which is deemed to be appropriate in this zone;
- From the evidence submitted it is considered the subject land is suitable to accommodate the Rotational Outdoor Piggery at the scale proposed, on condition that appropriate management and monitoring arrangements are in place;
- The development proposal generally complies with the separation distances as described in the Industry Standard (*National Environmental Guidelines for Rotational Outdoor Piggeries – Australian Pork Limited*);
- The development proposal complies with the Shire of Beverley Local Planning Strategy in terms of encouraging diversified farming and economic activity;
- There are mechanisms available to address potential negative aspects of the development (through the imposition of appropriately framed conditions of planning approval and advice notes).

Public Consultation

Even though not required by the Shire of Beverley Town Planning Scheme No. 2 (TPS 2), selected neighbouring land owners considered to possibly be affected by the proposed development, as well as a number of State Departments were contacted for comment.

A total of 10 submissions were received, comprising of 4 objections. The schedule of submissions and the Shire's and Applicant's response are attached hereto. Should Councillors so request, copies of the individual submissions can be made available.

	Respondent	Property	Comment	Planner's / Applicant's Response (as indicated)
1	Department of Environment Regulation	-	<p>Rotational outdoor piggeries do not meet the definition of an intensive Piggery (Categories 2 or 69) as per Schedule 1 to the <i>Environmental Protection Regulations 1987</i>, which are defined as <i>premises on which pigs are fed, watered and housed in pens</i>. DER has no further comment in this regard.</p> <p>The proposal documentation also refers to composting, which may meet the definition of Category 67A – <i>Compost manufacturing and soil blending: premises on which organic material (excluding silage) or waste is stored pending processing, mixing, drying or composting to produce commercial quantities of compost or blended soils</i>. This category has a production or design capacity of more than 1,000 tonnes per year. If the design capacity of the proposed premises exceeds 1,000 tonnes per year, it will be considered a prescribed premises and, as such, be subject to the licensing provisions in Part V of the <i>Environmental Protection Act 1986</i> (EP Act).</p> <p>The EP Act requires a works approval to be obtained before constructing a prescribed premises and make it an offence to cause an emission or discharge, unless a licence (for operation) is held for the premises. If the applicant forms the view that the proposed facility is a prescribed premises and may give rise to emissions or discharges and therefore will be subject to section 53 of the EP Act, an application for a works approval should be submitted. Guidance can be obtained from DER's website.</p>	<p>Planner's Response: The submission is noted.</p> <p>It is not considered that the scale of the proposed development will result in the production of more than 1,000 tonnes of compost per year, which would trigger the requirement to be registered as a 'prescribed premises' in terms of Part V of the EP Act, and the requirement to obtain a works approval for the operations.</p> <p>An advice note will none the less be recommended to be included in the approval should Council resolve to approve the application.</p>
2	Environmental Protection Authority	-	<p>The EPA does not generally provide comment on planning applications. If you believe that this development will have a significant impact on the environment it can be formally referred to the EPA under section 38 of the <i>Environmental Protection Act 1986</i>. Information on what might be considered significant can be found on the EPA's website in the Referral Information Guide.</p>	<p>Planner's Response: The submission is noted.</p> <p>Please refer to the Planner's comment above. It is not considered that the scale of the proposed development will result in the production of more than 1,000 tonnes of compost per year, which</p>

			<p>The Office of the EPA notes in this instance that the proposed rotational outdoor piggery may require a Works Approval or licence and a clearing permit under Part V of the <i>Environmental Protection Act 1986</i> (EP Act). This part of the EP Act is administered by the Department of Environmental Regulation (DER).</p>	<p>would trigger the requirement to be registered as a 'prescribed premises' in terms of Part V of the EP Act, and the requirement to obtain a works approval for the operations.</p>
3	Department of Health	-	<p>The Department of Health provides the following comment:</p> <ol style="list-style-type: none"> 1. Health Act Requirements The development is to comply with the provisions of the Health Act 1911 (particularly Offensive Trade requirements), related regulations, local laws and guidelines. 2. Public Health Impacts The proponents should provide details of the following: <ol style="list-style-type: none"> a) A management or operational plan including methods of addressing environmental impacts. b) Method of treatment, handling and disposal of waste bedding (straw with faeces and urine) being applied to land without some treatment. The waste material should be composted in accordance with Department of Agriculture and Food WA and/or Department of Environment Regulation requirements. c) Handling and disposal of dead pigs. <p>A Pest Management Plan should be adopted to ensure that pests are controlled, the use of pesticides are minimised, with minimal risk to public health.</p>	<p>Planner's Response: The submission is noted.</p> <p>If Council should resolve to approve this application an advice note will be recommended to be recorded to advise compliance with all relevant written laws.</p> <p>A self-compiled Environmental Management Plan formed part of the application documentation addressing the aspects as mentioned in the Department of Health's submission.</p> <p>The application documentation did not include a Pest Management Plan although this could be addressed through the imposition of an appropriately framed Condition of Planning Approval.</p>
4	Department of Water	-	<p>The proposed development is not within a proclaimed groundwater area and there are no surface water constraints on the site. As such, a licence is not required from the Department of Water. The proponent will need to obtain a licence from the Department of Environment Regulation, as they are the regulatory authority in this regard.</p>	<p>Planner's Response: The submission is noted.</p>
5	Department of Agriculture and food	-	<p>The Department of Agriculture and Food, WA (the Department)</p>	<p>Applicant's Response:</p>

			<p>is committed to growing Western Australia's world class agriculture and food industries through excellence and innovation. A key role of the Department is the support of economic development of the animal industries in Western Australia.</p> <p>While the Department has no objection to the proposal in principle, there are some critical elements missing from the application which prevents the opportunity to make an informed and supportive response. Some of the application also seems to infer that this may be a retrospective application? If so, this is not stated on the cover letter. It is recommended that the Shire seeks further information from the proponent on some of the items presented below before further approval is granted.</p> <ol style="list-style-type: none"> 1. It is acknowledged that the proponent has consulted with the Department's Senior Livestock Development Officer, Hugh Payne who specialises in Pork Industry development in Western Australia. The Department's response is in relation to the suitability of the soil for pig effluent management, based only on analysis presented from CSBP. There has been no site inspection or comparison of soil analysis to soil types distributed across the property. 2. While it is acknowledged that the proponent has undertaken an Environmental Risk Assessment for the proposed piggery development, it should be noted that this is a self-assessment exercise. The proponent appears not to have engaged any industry specialists to confirm the assessment. This is an important step that provides rigour to the assessment and planning process. 	<p>The property is 40ha in area. The plan of the proposed piggery provided indicates the location of 10 soil sample sites. The soil type across the site is mainly sandy. Given the relatively small area of the piggery and the lack of diversity in soil types, a comparison of soil analysis to soil types will be of little value.</p> <p>Engaging an industry specialist defeats the purpose of the self-assessment process developed by Australian Pork Ltd (National Environmental Guidelines for Rotational Outdoor Piggeries, 2013) which is intended to afford small-scale producers a low-cost method of describing the environmental risks associated with the proposal. I have received a quotation of \$15,000 for a professional environmental management plan which is disproportionate to the environmental risk and the value of the proposed business.</p>
--	--	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

			<p>3. While soil analysis was completed, there is no indication where the samples were collected – this is not indicated on the site plan or aerial photograph. There is also no map or illustration that provides information on the distribution of soil resources and land capability assessment for nutrient management, physical features and location of natural drainage.</p> <p>4. There is no indication in the application or associated documents supplied that the proponent has referred to the National Environmental Guidelines for Rotational Outdoor Piggeries (prepared by Australian Pork Limited, 2013). This guideline is very comprehensive and highlights standards that should be adhered to for stocking density, rotational stock management, nutrient / effluent management, separation and buffer distances, etc.</p> <p>5. While it is acknowledged that consultation with adjacent neighbours suggests no objection to the proposal (and the site plan identifies adjacent vacant residences), there is no indication of possible surrounding sensitive land uses. Based on the Environmental Protection Authority (EPA) separation and buffer distance guidelines, the minimum buffer for an Offensive Industry (piggery or other) is a minimum of 1,000m from the boundary fence.</p>	<p>The site plan provided clearly indicates ten soil sampling sites dispersed throughout the pig areas.</p> <p><i>The sampling was carried out according to Australian Pork's Fact Sheet Soil Monitoring for Rotational Outdoor Piggeries which recommends "collecting samples from areas that are expected to be nutrient-rich (i.e. between the shelters and the feeding area) provides the best guide to the environmental risk. ...if a piggery uses eight adjacent rectangular paddocks at a time this would constitute a block of paddocks. For each block of paddocks compile a composite soil sample from soil from at least ten holes distributed across the nutrient-rich land areas."</i></p> <p>My environmental management plan is based on the National Environmental Guidelines for Rotational Outdoor Piggeries and the piggery will be operated according to these guidelines.</p> <p>The most appropriate separation distance to rural dwellings is 250m as recommended in the National Environmental Guidelines for Rotational Outdoor Piggeries which is evidence based.</p> <p>The 1,000m separation distance listed in the EPA guidelines are generic and not intended to be absolute separation distances (see Section 3 of the Guidelines). Rather they are default distances for use in the absence of site specific technical studies. The EPA guidelines also state that "a sound site-specific technical analysis is generally</p>
--	--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

			<p>6. The Environmental Risk Assessment discusses very briefly ground water resources from the prospect of potential impact, but there is little or no comment on potential impact on surface drainage. There is also no discussion on assurance of suitable stock water resource - volume or quality.</p>	<p><i>found to provide the most appropriate guide to the separation distance that should be maintained between an industry or industrial estate and sensitive land use". The EPA guidelines also recognise that some industry codes and guidelines may contain more detailed information on buffers that may be relevant to the achievement of an acceptable environmental outcome. However, the National Environmental Guidelines for Rotational Outdoor Piggeries state that it is not necessary to calculate site-specific separation distances for rotational outdoor piggeries because these piggeries pose a low chance of causing a substantial odour impact provided they are managed to sustainable nutrient loading rate criteria. Instead the guidelines recommend a minimum fixed separation distance of 250m from a rural dwelling (section 8.2, p23 National Environmental Guidelines for Rotational Outdoor Piggeries, 2013).</i></p> <p>There are no surface drainage courses on the property, therefore no impact on surface drainage is anticipated. The 20m wide vegetative strip around the perimeter of the piggery will prevent surface run-off leaving the property and protect the waterway in the adjacent property to the southeast of my property.</p> <p>The property has a 15,000L water tank (see plan). Estimated water use is 700-1,000 L per day depending on season. The water is suitable for stock use.</p> <p>[Planner's Response]: If Council should resolve to approve this application it will be recommended that this aspect be addressed through the imposition of appropriately framed Conditions of Planning Approval.</p>
--	--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

			<p>7. Animal disposal / carcass management: While there is some indication on the site plan regarding a composting facility, there is no indication on the plan regarding the proximity of the site or the animal disposal composting pit to any natural drainage, nor any plans for diversion drainage if required.</p>	<p>There are no natural drainage courses on the property so no diversion drainage is required around the composting area.</p> <p>Groundwater monitoring will however be recommended to be made a condition of planning approval.</p>
6	Stephen Davies	1907 Dale-Kokeby Road, Beverley	<p>No Objection to the proposal.</p>	<p>Planner's Response: The submission is noted.</p>
7	Edwin Strahan	1877 Dale-Kokeby Road, Beverley	<p>Objection to the proposal.</p> <p>I cannot give David Denham permission to have a pig farm on his property for the simple reason that he says one thing but means another. He has had pigs next door to us for many years but they always find their way onto every ones property nearby.</p>	<p>Planner's Response: The submission is noted.</p> <p>If Council should resolve to approve this application it will be recommended that this aspect be addressed through the imposition of appropriately framed Conditions of Planning Approval.</p>
8	Terry Finnigan	1783 Dale-Kokeby Road, Beverley	<p>Objection to the proposal.</p> <p>I would not enjoy having the smell of pigs at my property which I've only recently purchased (2 years) across the road from above property. I've seen how the animals and property mentioned for the piggery are looked after now. So I can't imagine a piggery will be looked after any better (which would lead to smell) especially in sand. I was a pig slaughterman for 5 years so I'm aware of how bad they can smell if not kept clean.</p>	<p>Planner's Response: The submission is noted.</p> <p>It is considered that this aspect of the development proposal may be mitigated and addressed by strict adherence to the Environmental Management Plan and appropriately framed Conditions of Planning Approval.</p>
9	John J English	8989 Dale-Kokeby Road, Beverley	<p>Objection to the proposal.</p> <p>I strongly object to this proposal of any sort of piggery on 1846 or any other property as this block years ago had an outbreak of swine fever before present owner David Denham was in occupying this property. David, as you would know has a very poor record of looking after any stock including pigs. I had to fix a new fence between his and myself. He agreed to pay his halve but after I finished this fence he</p>	<p>Planner's Response: The submission is noted.</p> <p>Some of the concerns raised respectfully goes beyond the scope of this application.</p> <p>The installation of proper electric and other fencing is indeed an important aspect of the proposal and this will be made a Condition of Planning Approval</p>

			<p>refused to pay a cent for ½ of \$1,000.</p> <p>David Denham says he will install an electric fence. He has been saying this for years. A lot of the time he had pigs running without proper permission – the pigs were half the time running on my place as well as Jim Hutchinson’s place. And all the other neighbours. I will be notifying local member for Avon about this proposal. I know all people around David Denham are strongly against this submitting proposal.</p> <p>He has a very poor track record of feeding and caring for animals. His cattle are half the time wondering the roads in search of feed. In my opinion he should not be allowed to own animals. Enclosed is copy of areas where pigs should only be kept outdoors. Avon valley area is too hot most of the year for open running of pigs.</p>	<p>should Council consider to approve the application.</p>
10	Jim & Elaine Hutchinson	100 Carrs Road Beverley	<p>Objection to the proposal.</p> <p>We emphatically object to this development application for a rotational outdoor piggery. We own and occupy lot 6341 (100) Carrs Road which backs onto lot 9032 (1846) Dale-Kokeby Road, Beverley and have grave concerns over the suitability of this lot to sustain the rotational outdoor piggery that Mr Denham is proposing. The National Environmental Guidelines by Australia Pork Limited recommend coverage of 100% pasture with the removal of pigs once pasture coverage is down to 40%. Mr Denham’s lot has little to NO coverage to start with.</p> <p>We have experienced 2 years of pig activity (unlicensed and unregistered) and have repeatedly reported Mr Denham’s pigs invading our property and causing destruction of our paddock in a very short space of time. This lot slopes down to ours and we are very concerned that the run off will leach into the drains and eventually run into the Avon River – see Mr Denham’s chart which states that groundwater resources are considered vulnerable.</p>	<p>Planner’s Response: The submission is noted.</p> <p>From site visits conducted by the Shire Planner, there are indeed concerns regarding the existing pasture coverage on the subject property.</p> <p>To address this aspect of the development, should Council consider to approve the application, it will be recommended that a Condition of Planning Approval be imposed to allow for the establishment of suitable pasture coverage on the subject paddocks prior to establishment of the Rotational Outdoor Piggery. This condition, in addition to the establishment of a 20m vegetation buffer should address concerns in relating to possible leaching and run-off unto neighbouring land. As recorded above, it should be noted that the Department of Water indicated that ‘<i>The proposed development is not within a proclaimed groundwater area and there are no surface water constraints on the site</i>’.</p>

		<p>We also have concerns for the welfare of the pigs with regards to increasing, extended summer temperatures and cold winter temperatures which exceed the guidelines recommended by Australian Pork (see map of recommended areas for rotational piggeries).</p> <p>When the pigs were present on his property we noticed a huge increase in the fly population which could have been due to the horrendous, offensive odours that we had to tolerate. It was so disgusting at one point that we tried to contact Dee Ridgway (Shire President) to come and experience the odour first hand, but we couldn't reach her.</p> <p>Are the pigs going to be added to the already over stocked paddocks, i.e. over 50 goats, approximately 20 cows, sheep, alpacas and poultry or is he removing these? Mr Denham stated on his application form that there has been NO community objections or complaints in the last 5 years whereas we know for a fact that there has been neighbours other than ourselves who objected AND complained to his application for a free range piggery in 2014. He also states that the fencing will be improved, we have tried for 9 years to enlist his help to upgrade / replace the existing boundary fence between our properties but to no avail, we have recently upgraded it ourselves to try and prevent his animals from straying onto our paddocks.</p> <p>We would appreciate a viewing of Mr Denham's actual Management Plan as the information we have been supplied with does not set out specifics. He mentions protecting community amenity through good paddock, bedding and wallow management to prevent odours and dust becoming an issue, if his means of rubbish disposal is an example – big open pit and when it is windy all his rubbish blows over our fence and we are continually picking it up as we don't want our property to look like his, then we don't think good management will happen.</p>	<p>The concern is noted although the Australian Pork Limited Guidelines do indicate that Rotational Outdoor Piggeries:- <i>"can operate in other climates with good design and management."</i></p> <p>The concern is noted. It is considered that this aspect of the development proposal may be mitigated and addressed by strict adherence to the Environmental Management Plan and appropriately framed Conditions of Planning Approval.</p> <p>The concern is noted. To address this aspect of the development, should Council consider to approve the application, it will be recommended that a Condition of Planning Approval be imposed to align stock numbers with the guidelines of the Department of Agriculture and Food WA, taking site specific conditions into consideration, and proportionally reducing the number of stock if required, prior to establishment of the Rotational Outdoor Piggery.</p> <p>To address this aspect of the development, should Council consider to approve the application, it will be recommended that a Condition of Planning Approval be imposed to require ongoing and strict adherence to the Environmental Management Plan and suitable advice notes, with appropriate checks and balances to address concerns and complaints.</p>
--	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

			<p>We are really concerned that if his application is approved that the pigs would be here to stay – not to be rotated with crops as stated and who would monitor this?</p> <p>We strongly urge you to inspect the proposed site to determine the suitability of this lot for yourself. Thank you for giving us the opportunity to comment on this proposal. We moved to Beverley for a quiet, tree change lifestyle, not to be burdened by inconsiderate neighbours.</p> <p><i>Please also refer to the attachments (photos and document) submitted by this responded and attached to this report under separate cover.</i></p>	
--	--	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

STATUTORY ENVIRONMENT

The application may be approved under the Shire of Beverley's Town Planning Scheme No. 2.

FINANCIAL IMPLICATIONS

There are no financial implications relative to this application.

STRATEGIC IMPLICATIONS

There are no strategic implications relative to this application.

POLICY IMPLICATIONS

There are no policy implications relative to this application.

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION

That Council resolve to grant planning approval for a Rotational Outdoor Piggery at 1846 (Lot 9032) Dale-Kokeby 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.
3. The piggery shall be managed, where practicable and applicable, in accordance with the Australian Pork Limited National Guidelines for Rotational Outdoor Piggeries.
4. Prior to establishment of the piggery the submitted Environmental Management Plan shall be refined to provide operational clarity on the following matters, to the satisfaction of the Shire Planner:
 - Methods and frequency of Soil Nutrient monitoring;
 - Paddock Rehabilitation;
 - Mortalities Management;
 - Groundwater monitoring;
 - Odour, Dust, Noise, Fly & Vermin management;
 - Complaints management and proposed mitigation/corrective measures;
5. Prior to establishment of the piggery the subject paddocks shall be cropped to establish basic vegetation/pasture cover, to the satisfaction of the Shire Planner.

6. Prior to establishment of the piggery a vegetated strip of trees / landscaping barrier shall be planted within the perimeter Pig Exclusion Zone as shown on the application site plan, to the satisfaction of the Shire Planner.
7. Prior to establishment of the piggery proof shall be submitted of a suitable water supply for the operations, to the satisfaction of the Shire Planner.
8. Prior to establishment of the piggery the total number of livestock on the subject site are to be checked and aligned with the recommended stocking rates of the Department of Agriculture and Food of Western Australia, and reduced proportionally if required.
9. Prior to establishment of the piggery the following fencing shall be established, and maintained, as proposed by the applicant:
 - Fencing within the pig areas: Electric fence star pickets with three strands electric;
 - Property Boundary Fencing: Electric fencing 300mm offset inside of property boundary – star picket three strands electric.
10. Suitably visible and spaced warning signs shall be displayed on the electric fencing informing of such, to the satisfaction of the Shire Planner.
11. Commercial visiting hours to the piggery shall only be between 7am to 5pm Mondays to Saturdays.
12. The total number of pigs shall be limited to a maximum of 115 as presented in the submitted Environmental Management Plan.

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 that a licence is required from the Department of Environment Regulation if composting volumes exceed 1,000 tonnes per year.
3. The applicant is advised that where in the opinion of Council the livestock keeping is causing adverse environmental, health or amenity impacts, the Council may by written notice (giving clear reasons) require the owner of the land to:
 - (a) take action to temporarily or permanently reduce the number of stock kept on the land; or
 - (b) remove all the stock from the land either temporarily or permanently; or
 - (c) rectify the adverse impacts of the livestock keeping.

COUNCIL RESOLUTION

M3/0516

Moved Cr Alexander

Seconded Cr Buckland

That the item lay on the table until the June 2016 Ordinary Council Meeting.

CARRIED 7/0

Reason: to allow Councillors to visit the site and be provided with further information from the Department of Water in relation to the buffer zone.

2:35pm – Mr David Denham, Mrs Elaine Hutchinson, Mr James Hutchinson, Mr Ted Strahan and Mr John English left the meeting and did not return.

9.2 Shire of Beverley Draft Local Planning Scheme No 3: Adoption for Advertising

SUBMISSION TO: Ordinary Council Meeting 26 May 2016
REPORT DATE: 18 May 2016
APPLICANT: Shire of Beverley
FILE REFERENCE: LUP 004
AUTHOR: B S de Beer, Shire Planner
ATTACHMENTS: Draft Scheme Text (Under separate cover), Draft Scheme Zoning Maps

SUMMARY

A draft Town Planning Scheme and Zoning mapping have been prepared and workshopped with Council during 2014-2015. Council is requested to adopt the Shire of Beverley draft Local Planning Scheme No 3 in order to progress it to the next level. It will be recommended Council adopt the Draft Local Planning Scheme.

BACKGROUND

At the April 2016 Ordinary Council Meeting Council resolved to lay this item on the table to allow more consideration time.

In accordance with the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015*, a local authority is required to review its Local Planning Scheme within six months of the five year anniversary of the date the Scheme is approved. To support the preparation of a new Local Planning Scheme, the Town Planning Regulations require the preparation of a Local Planning Strategy (LPS).

The Town Planning Regulations Section 11(2) set out that: -

“A Local Planning Strategy must: -

- (a) set out the long-term planning directions for the local government; and
- (b) apply any State or regional planning policy that is relevant to the strategy; and
- (c) provide the rationale for any zoning or classification of land under the local planning scheme.”

To facilitate the new Scheme and Strategy Council at its 23 December 2008 meeting resolved: -

- “1. *To initiate Local Planning Scheme No. 3 encompassing all land contained within the Shire boundaries. The proposed Local Planning Scheme No. 3 is to replace the Shire of Beverley’s Town Planning Scheme No. 2.*
2. *The purpose of the proposed scheme is to modernise the statutory planning controls within the Shire of Beverley, reflect current best practice with regard to land use planning and provide guidance for the future development of the Shire.*

3. *The Shire Planner is to forward appropriate documentation to the Western Australian Planning Commission.*
4. *The Shire Planner, through the Chief Executive Officer, is granted delegated authority in all matters pertaining to the preparation of a Local Planning Strategy, to be presented to Council in support of the proposed Local Planning Scheme No. 3.*

In compliance with Part 4 of Council's resolution a Local Planning Strategy (LPS) was compiled, adopted, and endorsed by the Western Australian Planning Commission on 25 March 2014.

COMMENT

The Shire of Beverley's Town Planning Scheme No. 2 (TPS 2) has been in operation since 1993 without review (Gazettal date: 26 April 1993).

Since TPS 2 was gazetted the *Planning and Development Act 2005* and the Model Scheme Text have been introduced. The most recent Gazettal of the *Planning and Development (Local Planning Schemes) Regulations 2015*, introduced revised Model Provisions for Local Planning Schemes, updated Land Use Definitions and Deemed Provisions.

The Model Provisions for Local Planning Schemes has been designed to provide a uniform base for Local Planning Schemes and includes updated provisions which are absent in TPS 2. With regard to TPS 2, the Scheme has had to be amended to incorporate some of the basic provisions, such as delegated authority, contained in the Model Scheme Text. It may be considered therefore, that the current TPS 2 does not reflect best practice where Land Use Planning is concerned.

The introduction of a new Local Planning Scheme would also provide the opportunity for public consultation. Determining the current vision and planning aspirations of the community will aid in creating a Planning Scheme that is considered relevant by citizens and provides appropriate direction for future development.

Given the change in the Planning environment, the perceived inadequacies of TPS 2 and the opportunity to engage the community in the planning process, it will be recommended that Local Planning Scheme No. 3 be initiated to replace Town Planning Scheme No. 2.

The successful completion of the Local Planning Strategy paved the way for the draft Local Planning Scheme No. 3.

In preparation of the Shire of Beverley Draft Local Planning Scheme No. 3 a number of workshops were held with Council, with the assistance of the Department of Planning. During these workshops the new Draft Scheme Text and the Zoning Maps were discussed in detail. The Draft Local Planning Scheme Text and Zoning Maps presented as attachments to this report are based on the feedback obtained during the workshops.

Important aspects of the Shire of Beverley Draft Local Planning Scheme No.3 and Zoning Mapping are nonetheless highlighted as follows:

- The Scheme Text are based on the Model Provisions for Local Planning Schemes in the *Planning and Development (Local Planning Schemes) Regulations 2015*;
- The Zoning Maps and the colour notations denoting the different Zones are based on the RGB colour coding in the *Planning and Development (Local Planning Schemes) Regulations 2015*;
- The Land Use Terms used in the Scheme are based on the general definitions in Part 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
- The following *Special Control Areas* are introduced into the Scheme:
 1. Avon River Flood Prone Area;
 2. Public Drinking Water Source Protection Areas;
 3. Basic Raw Materials Area;
 4. Wastewater Infrastructure Buffer Areas;
- Introduction of development standards for parking requirements and dimensions for parking bays for an array of land uses;
- Removal of the 'Rural Townsite' zone and introduction of the 'Rural Smallholding' zone;
- Changing the 'Farming' zone to the 'Rural' zone as per the Model Provisions for Local Planning Schemes;
- Changing the 'Town Centre' zone to the 'Commercial' zone as per the Model Provisions for Local Planning Schemes;
- Introduction of *additional land use and development classes* in the Zoning Table;

Also and in particular, the following zone changes should be noted:

- Lot 3001 Forrest Street, proposed to be zoned from the present zoning of 'Reserve', to partly 'Light Industry' and 'General Industry' as shown on Zoning Map 5;
- The Light Industrial Lot development on De Lisle Street to be zoned 'General Industry' from the present 'Light Industry';
- Proposing a zoning of 'Light Industry' on a part of 18 (lot 4) Hunt Road;
- Adding 'Additional Uses' A1 to A3 on map 5, and A4 on map 4 for additional land uses as described on page 14 – 16 in the Draft Scheme Text Document;
- An increase in density to Residential R40 for the areas shown on zoning map 4 & 5;
- An increase in density to Residential R5 for the areas shown on zoning map 5;
- A density of R40 attached to the new 'Commercial' Zoned area (previously 'Town Centre' zone);
- Rezoning all lots within the Mawson Townsite with a present zoning of 'Rural Townsite' to 'Rural';

STATUTORY ENVIRONMENT

In accordance with the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015*, a local authority is required to review its Local Planning Scheme and prepare an accompanying Local

Planning Strategy for endorsement by the Western Australian Planning Commission (WAPC).

CONSULTATION

It will be recommended that Council request the WAPC to approve the Draft Local Planning Scheme for advertising. When this request is favourably received, the Shire will perform substantial public consultation with interested and affected parties, Government Departments and relevant Service Providers, as per the legal requirements of the *Planning and Development Act 2005*, and the *Planning and Development (Local Planning Schemes) Regulations 2015*.

FINANCIAL IMPLICATIONS

The Shire will be responsible for the costs associated with the public consultation exercise to be had, i.e. mail-out costs, newspaper advertisements, public consultation meetings, etc.

STRATEGIC IMPLICATIONS

There are no strategic implications relative to this application.

POLICY IMPLICATIONS

Post Gazettal of the new Local Planning Scheme No.3 certain Town Planning Policies might require modifications to align them with the new Scheme. This will be dealt with at the appropriate time.

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION

That Council;

1. Pursuant to Section 72 of the Planning and Development Act 2005 resolves to adopt the draft Shire of Beverley Local Planning Scheme No. 3, without modification, for advertising;
2. Forward the draft Scheme to the Environmental Protection Authority, pursuant to Section 81 of the Planning and Development Act 2005; and
3. Forward the draft Scheme to the Western Australian Planning Commission, pursuant to Section 21(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, requesting the Scheme be examined prior to being advertised; and
4. Resolve that the Shire Planner, through the Chief Executive Officer, be granted delegated authority in all matters pertaining to the preparation and advertising of the Local Planning Scheme No. 3 upon receiving advice from WAPC to advertise the Scheme.

COUNCIL RESOLUTION

M4/0516

Moved Cr Gogol

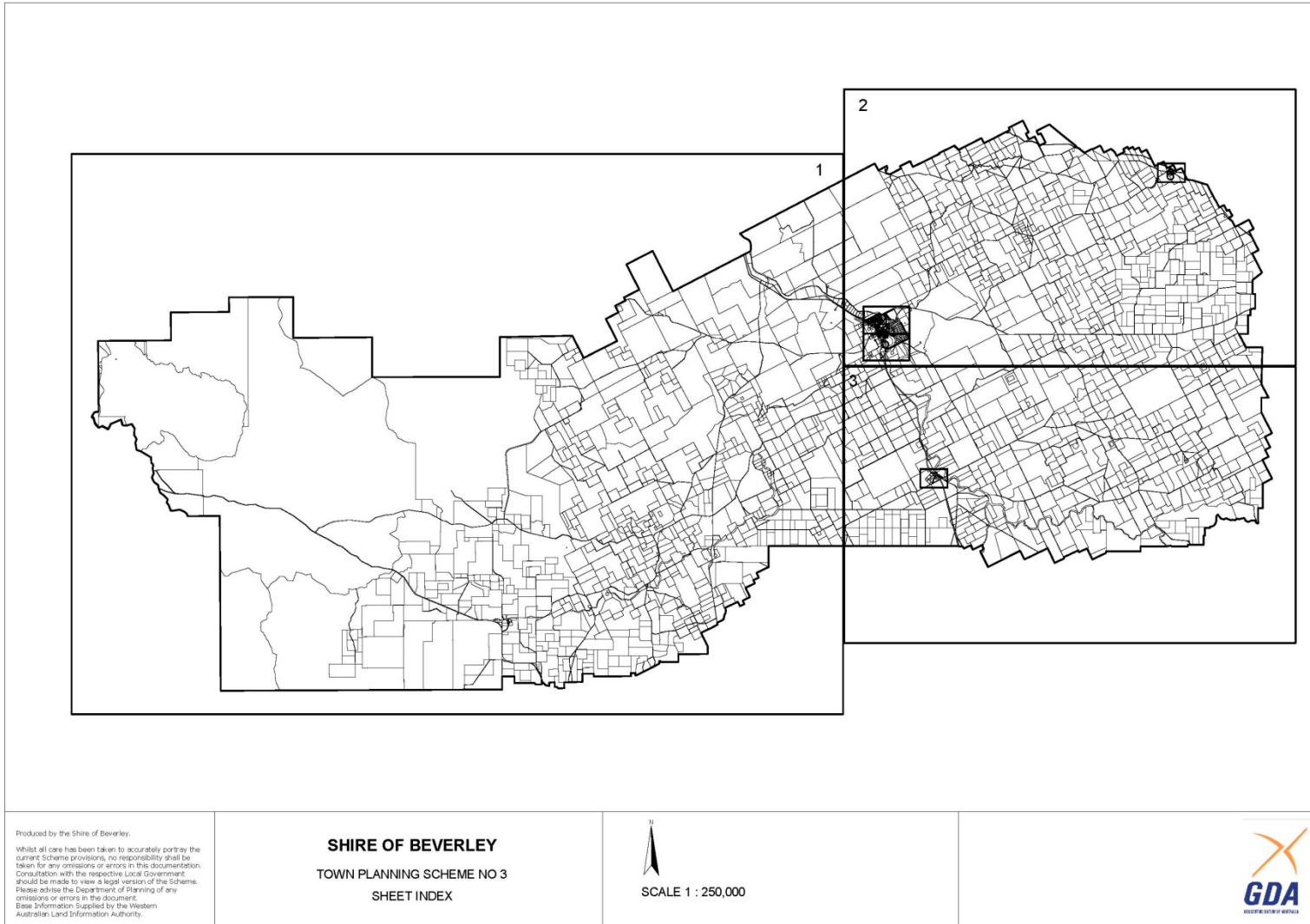
Seconded Cr Buckland

That Council lay the item on the table until the June Ordinary Council Meeting.

CARRIED 7/0

Reason: to allow for further investigation into the requirements of road construction in relation to subdivisions.


Attachment 9.2



Attachment 9.2

LEGEND

LOCAL SCHEME RESERVES


	ENVIRONMENTAL CONSERVATION		PUBLIC OPEN SPACE
	PUBLIC PURPOSES		STATE FOREST
	RAILWAYS		PRIMARY DISTRIBUTOR ROAD
			DISTRICT DISTRIBUTOR ROAD

ZONES

	RESIDENTIAL		COMMERCIAL
	RURAL RESIDENTIAL		LIGHT INDUSTRY
	RURAL SMALLHOLDING		GENERAL INDUSTRY
	RURAL		

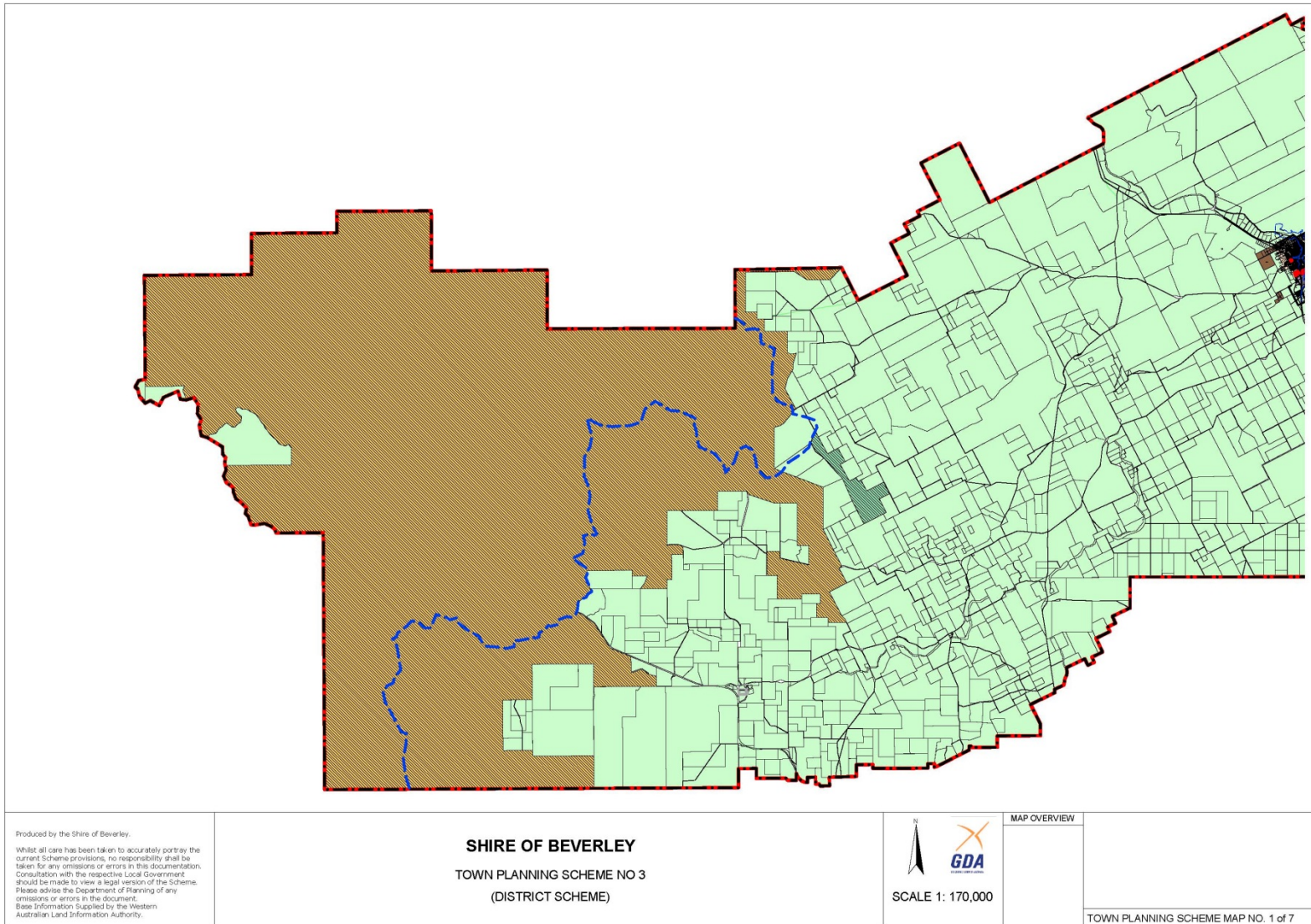
OTHER

	R CODES		ADDITIONAL USES
	NO ZONE		

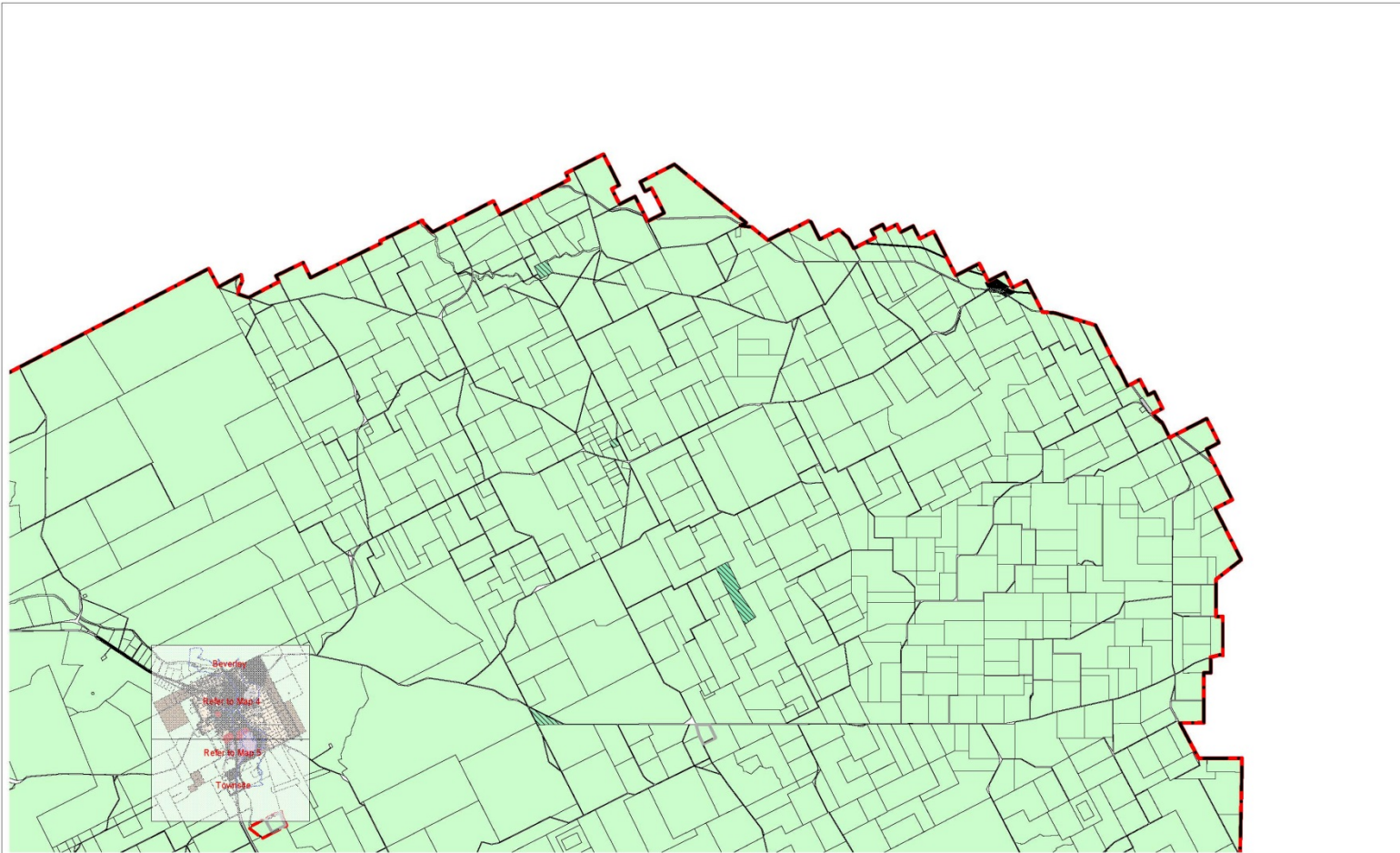
	SCHEME BOUNDARY
	LOCAL GOVERNMENT BOUNDARY
	TOWN SITE - LAND ACT
	AVON RIVER FLOOD PRONE AREA SPECIAL CONTROL AREA
	PUBLIC DRINKING WATER SOURCE PROTECTION AREA SPECIAL CONTROL AREA
	BASIC RAW MATERIALS AREA SPECIAL CONTROL AREA
	WASTEWATER INFRASTRUCTURE BUFFER AREA SPECIAL CONTROL AREA

SHIRE OF BEVERLEY
LOCAL PLANNING SCHEME NO. 3
(DISTRICT SCHEME)

Attachment 9.2



Attachment 9.2



Produced by the Shire of Beverley.

Whilst all care has been taken to accurately portray the current Scheme provisions, no responsibility shall be taken for any omissions or errors in this documentation. Consultation with the respective Local Government should be made to view a legal version of the Scheme. Please advise the Department of Planning of any omissions or errors in the document. Base Information Supplied by the Western Australian Land Information Authority.

SHIRE OF BEVERLEY
TOWN PLANNING SCHEME NO 3
(DISTRICT SCHEME)

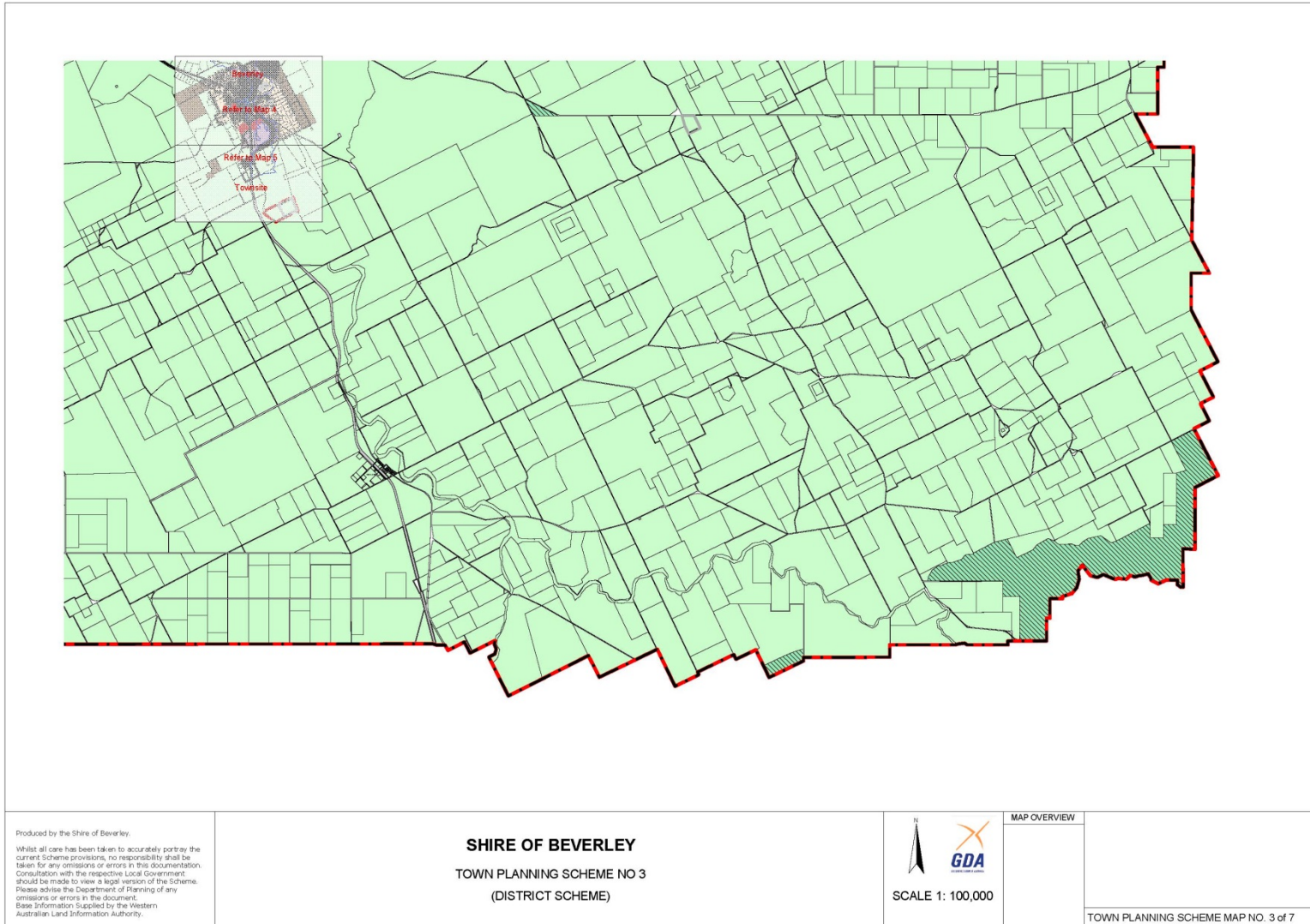


SCALE 1: 100,000

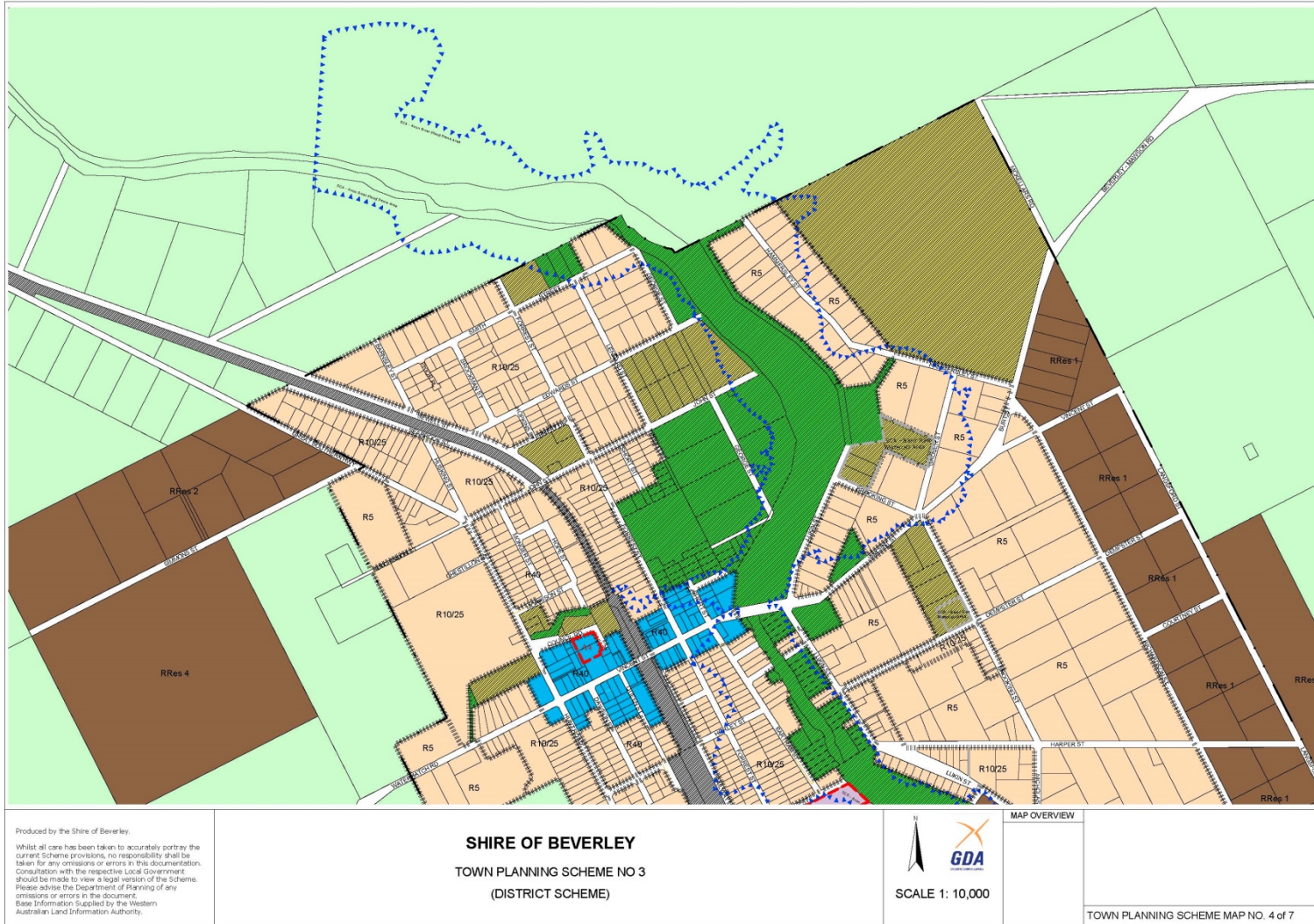
MAP OVERVIEW

TOWN PLANNING SCHEME MAP NO. 2 of 7

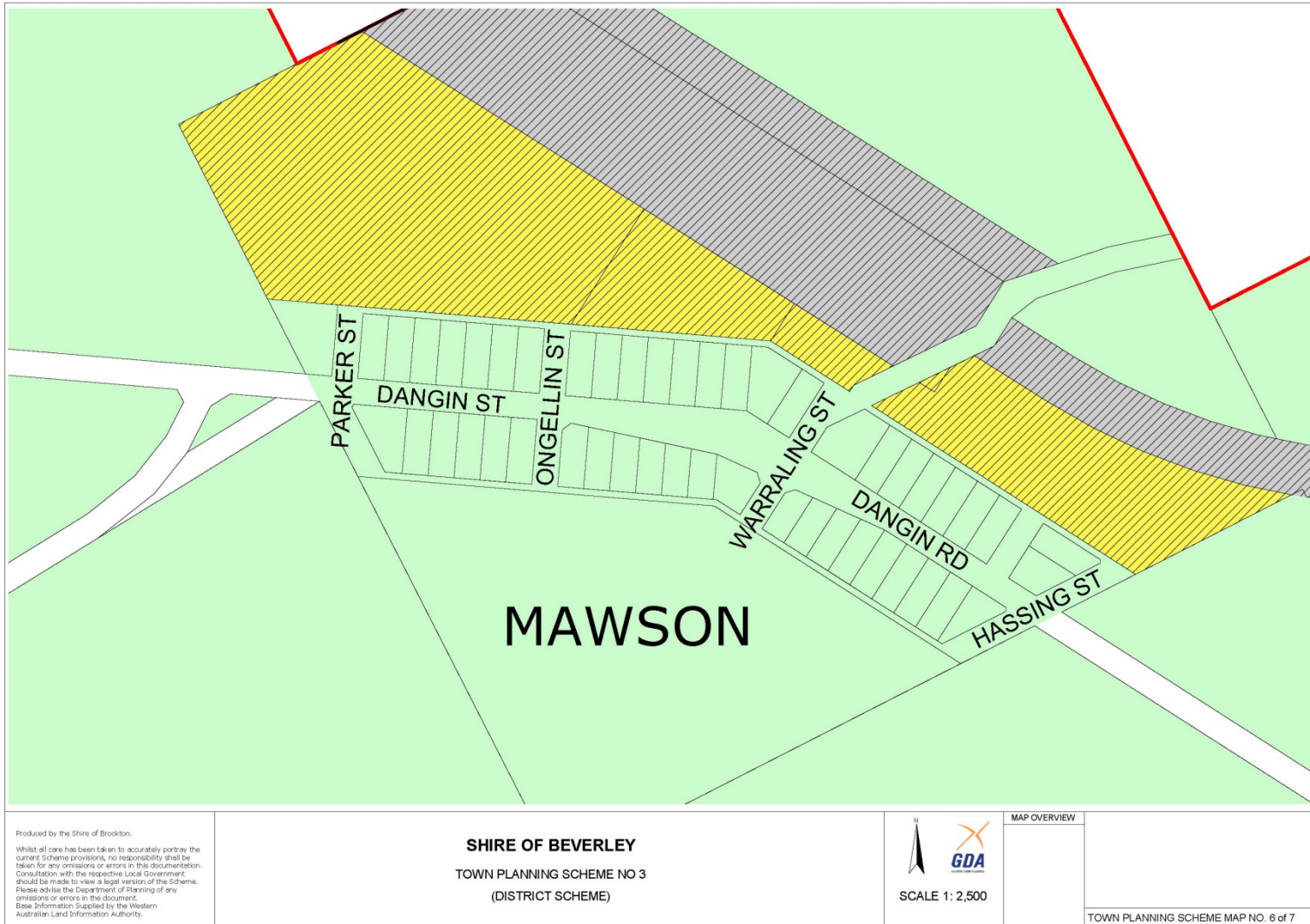
Attachment 9.2



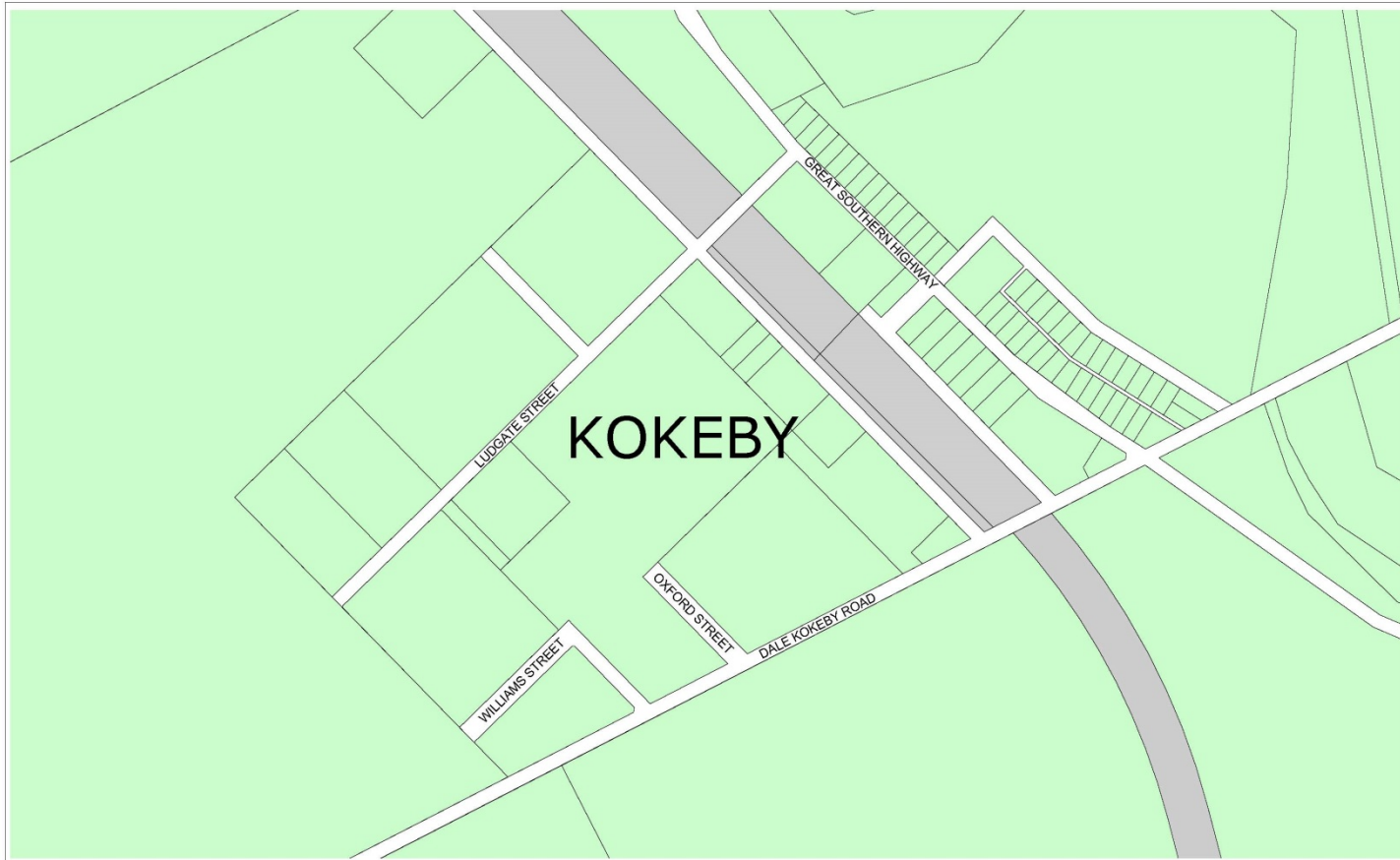
Attachment 9.2



Attachment 9.2



Attachment 9.2



Produced by the Shire of Beverley.
Whilst all care has been taken to accurately portray the current Scheme provisions, no responsibility shall be taken for any omissions or errors in this documentation. Consultation with the respective Local Government should be made to view a legal version of the Scheme. Please advise the Department of Planning of any omissions or errors in the document. Base Information Supplied by the Western Australian Land Information Authority.

SHIRE OF BEVERLEY
TOWN PLANNING SCHEME NO 3
(DISTRICT SCHEME)



MAP OVERVIEW

TOWN PLANNING SCHEME MAP NO. 7 of 7

9.3 Subdivision Application: Lots 3 & 57 Vincent St & Lots 5 & 58 Dawson St

SUBMISSION TO: Ordinary Council Meeting 24 May 2016
REPORT DATE: 18 May 2016
APPLICANT: Shire of Beverley through BCE Surveying
FILE REFERENCE: PL 153666
AUTHOR: B S de Beer, Shire Planner
ATTACHMENTS: Locality Map and Site Subdivision Plan

SUMMARY

An application for subdivision had been received from BCE Surveying for the subdivision and amalgamation of Lots 3 & 57 Vincent Street & Lots 5 & 58 Dawson Street, Beverley. The application will be recommended for approval.

BACKGROUND

An application has been received from the Western Australian Planning Commission (WAPC) to subdivide and amalgamate the subject lots in order to create 2 resultant lots of which one is earmarked for the development of the proposed Beverley Cornerstone Multi- Purpose Community Centre.

The subject lots had recently been rezoned (Scheme Amendment 23) to 'Town Centre', with a Density Code of R40.

COMMENT

The subdivision and amalgamation exercise had been initiated by the Shire in order to create a cadastral entity of suitable dimensions to be developed as the Beverley Cornerstone Project and will thus be recommended for approval.

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.

FINANCIAL IMPLICATIONS

Council will be required to arrange and finance connection to electrical and water/sewer services.

STRATEGIC IMPLICATIONS

There are no strategic implications relative to this application.

POLICY IMPLICATIONS

There are no policy implications relative to this application.

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION

That Council resolve to recommend to the Western Australian Planning Commission that application WAPC No. 153666 for the subdivision of Lots 3 & 57 Vincent Street & Lots 5 & 58 Dawson Street, Beverley, be approved subject to the following conditions and advice notes:

Conditions

1. Suitable arrangements being made with the local government for the provision of vehicular crossovers to service the lots created.
2. Suitable arrangements being made with services providers for the provision of water and electricity to the lots.

Advice Notes

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

COUNCIL RESOLUTION

M6/0516

Moved Cr Shaw

Seconded Cr Davis

That Council resolve to recommend to the Western Australian Planning Commission that application WAPC No. 153666 for the subdivision of Lots 3 & 57 Vincent Street & Lots 5 & 58 Dawson Street, Beverley, be approved subject to the following conditions and advice notes:

Conditions

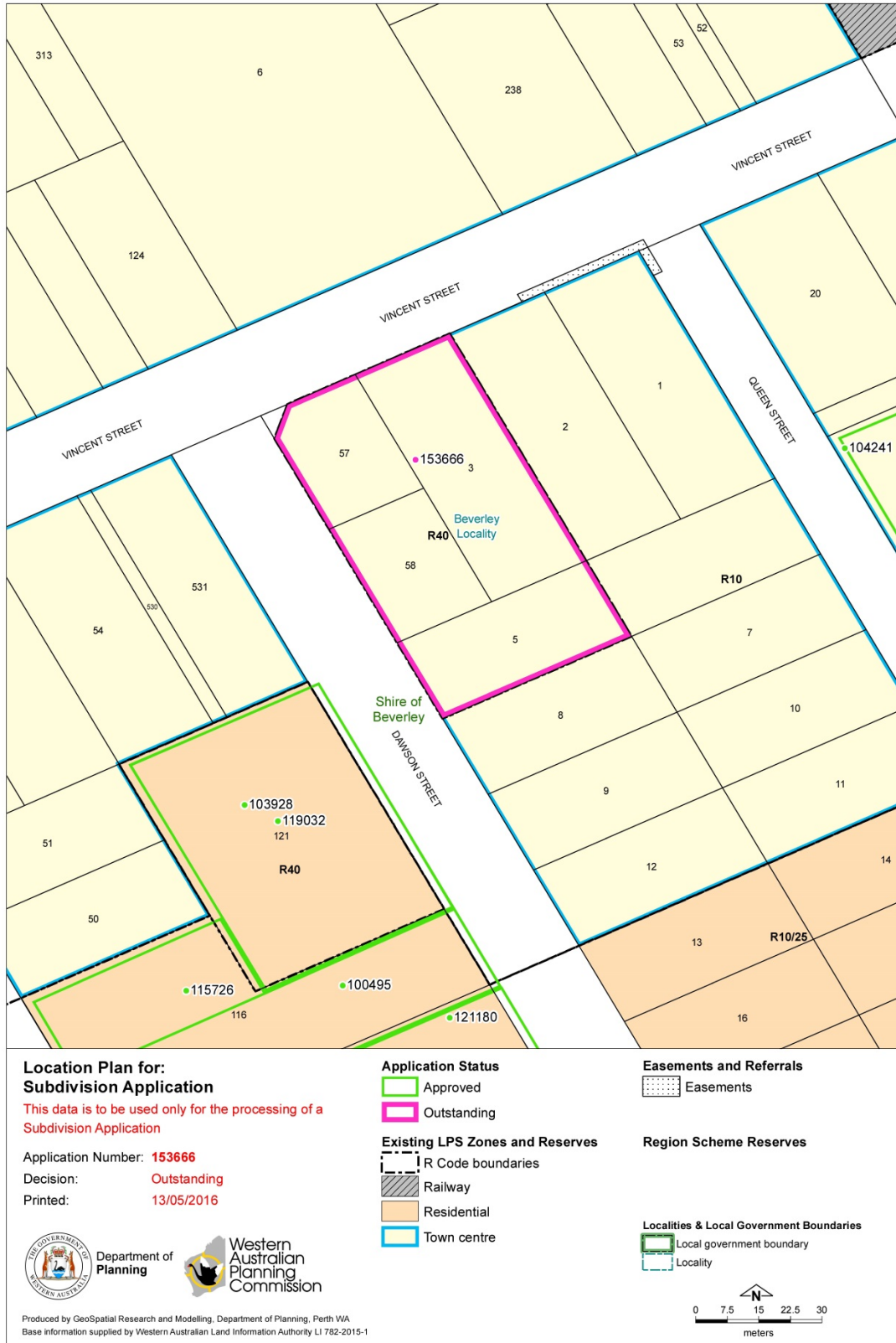
1. **Suitable arrangements being made with the local government for the provision of vehicular crossovers to service the lots created.**
2. **Suitable arrangements being made with services providers for the provision of water and electricity to the lots.**

Advice Notes

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

CARRIED 7/0

Attachment 9.3



Attachment 9.3



9.4 Development Application: Outbuilding (Shed) 32 Dawson Street

SUBMISSION TO: Ordinary Council Meeting 24 May 2016
REPORT DATE: 18 May 2016
APPLICANT: Mr David Allan Bell
FILE REFERENCE: DAW 823
AUTHOR: B S de Beer, Shire Planner
ATTACHMENTS: Locality Map, Site Plan and Elevation Sketches

SUMMARY

An application has been received to construct an Outbuilding (Shed), in extent 90 m² at 32 (Lot 24) Dawson Street, Beverley. It will be recommended the application be approved.

BACKGROUND

The subject site is located at no. 32 (Lot 24) Dawson Street, Beverley, is 860 m² in extent and zoned Residential R 10/25. It contains an existing dwelling and outbuilding.

In terms of the Shire's Outbuilding Policy, the maximum individual area of an outbuilding on a property in this zone is to be 75 m², whereas the proposed outbuilding will be 90 m² (please refer to the attachments).

The proposed outbuilding is also proposed to be built up to the cadastral boundary with the neighbouring 34 (Lot 21) Dawson Street – i.e. a zero meter setback.

COMMENT

When considering the proposed increased area of the development proposal beyond the parameters as set by the Outbuilding Policy, Shire planner is of the opinion that the following aspects of the development should be taken into consideration:

- a) The specific siting of the Outbuilding on the property;
- b) The general character of the immediate area;

It is the opinion that the proposed siting of the Outbuilding at the subject property is such that it will not have any negative impact on the amenity of the surrounding area.

The proposed outbuilding, although slightly bigger than an existing outbuilding on the lot, will be a replacement of the existing said outbuilding. The applicant has also obtained written consent from the neighbour to build up to the boundary. It is considered that the proposed development will be in pace with the character of the area.

It is also considered a better planning outcome to have sufficient under-roof storage available on a property as opposed to storage of items outside which could potentially negatively affect the amenity of an area.

Given the above site specific considerations it is not anticipated that the granting of Planning Approval for this application will create an undesirable precedent.

The proposal complies with other aspects of the outbuilding policy.

CONSULTATION

Consultation was had by the applicant with the affected neighbouring landowner.

STATUTORY ENVIRONMENT

The application may be approved under the Shire of Beverley's Town Planning Scheme No. 2.

FINANCIAL IMPLICATIONS

There are no financial implications relative to this application.

STRATEGIC IMPLICATIONS

There are no strategic implications relative to this application.

POLICY IMPLICATIONS

There are no policy implications relative to this application.

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council resolve to grant planning approval for an Outbuilding (Shed) at 32 (Lot 24) Dawson 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. Cladding for the proposed development is to be Colorbond or similar approved material, in a colour which is in harmony with the area.
4. The outbuilding shall not be used for human habitation, commercial or industrial purposes.

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.

COUNCIL RESOLUTION

M7/0516

Moved Cr Buckland

Seconded Cr Shaw

That Council resolve to grant planning approval for an Outbuilding (Shed) at 32 (Lot 24) Dawson 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. Cladding for the proposed development is to be Colorbond or similar approved material, in a colour which is in harmony with the area.**
- 4. The outbuilding shall not be used for human habitation, commercial or industrial purposes.**

Advice Notes:

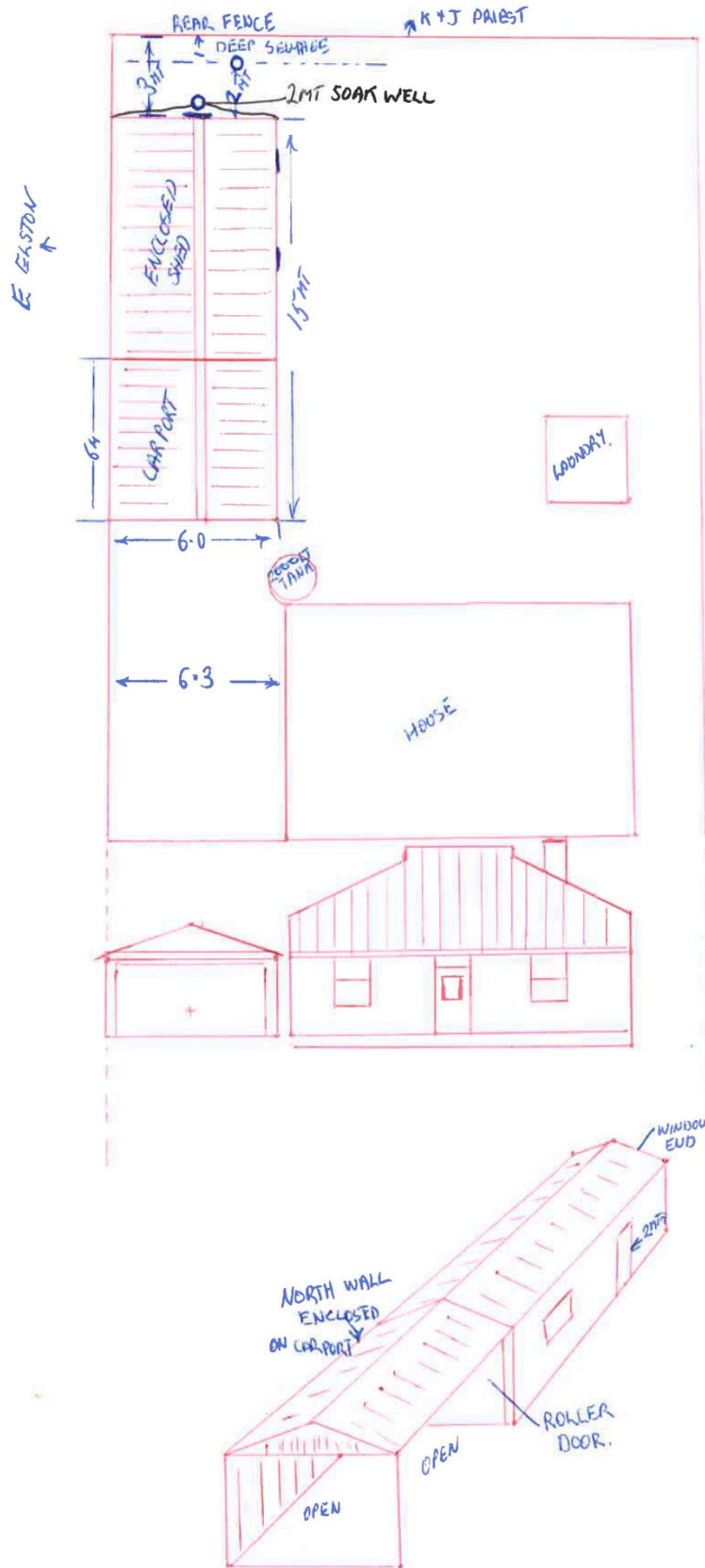
- 1. Nothing in the approval or these conditions shall excuse compliance with all relevant written laws in the commencement and carrying out of the development.**
- 2. The applicant is advised a building permit is required prior to commencement of any building works.**

CARRIED 7/0

Attachment 9.4



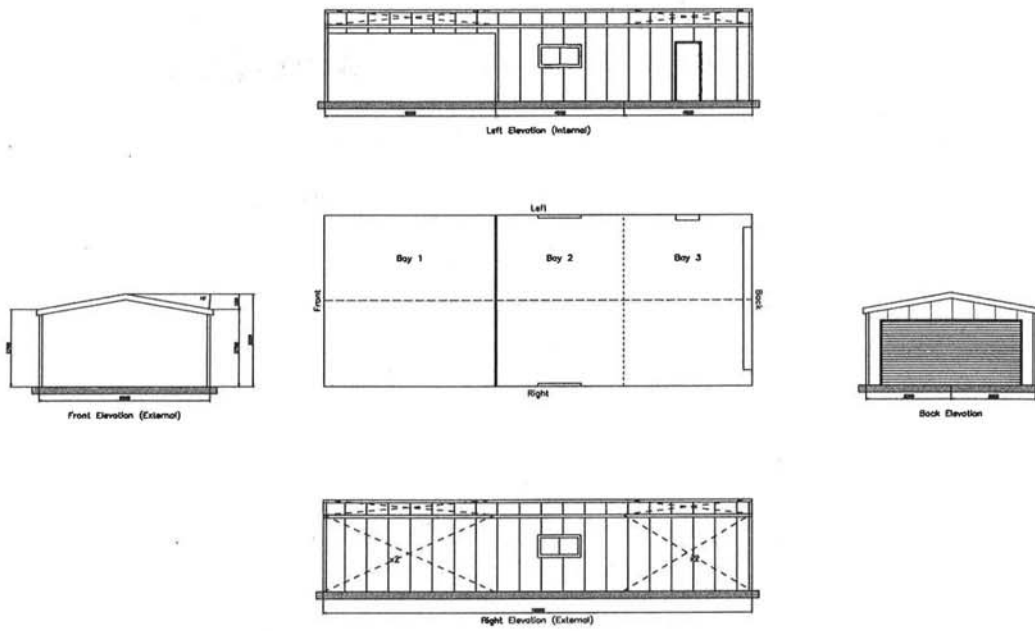
Attachment 9.4



32 DAWSON ST

DAVID BELL
PO BOX 84
BEVERLEY
NOB 0927886466.

Attachment 9.4



Attachment 9.4

Mrs Celsa W Elston
34 Dawson Street
BEVERLEY 6304

The Building Inspector
SHIRE OF BEVERLEY
VINCENT ST
BEVERLEY 6304

26th APRIL 2016

Dear Sir,

I am writing to you on behalf of Mr David Bell, of 32 PAWSON STREET. BEVERLEY.

Mr Bell is proposing to erect a garage on his property. He would like to erect the garage on our common boundary, this I agree to, as I see no reason it does not form part of the boundary fence. The only stipulation is the wall facing my property is Eucalyptus Green

Yours Sincerely

A.W Elston

R.C & A.W ELSTON

3:44pm – Executive Assistant, Alison Lewis left the meeting.

9.5 Development Application: Outbuilding (Shed) – 92 (Lot 15) Hunt Road

SUBMISSION TO: Ordinary Council 24 May 2016
REPORT DATE: 18 May 2016
APPLICANT: Mr Jeffrey & Mrs Beverley Hoey
FILE REFERENCE: HUN 1077
AUTHOR: B S de Beer, Shire Planner
ATTACHMENTS: Application Letter, Lot Titles, Locality Map and Site Plan

SUMMARY

An application has been received to construct an Outbuilding (Shed) and Lean-to, in extent 90 m² and 30 m² respectively at 92 (Lot 15) Hunt Road, Beverley. It will be recommended the application be approved.

BACKGROUND

The subject site is located at no. 92 (Lot 15) Hunt Road, Beverley, is 809 m² in extent and zoned Residential R 10/25. It is vacant at present.

In terms of the Shire's Outbuilding Policy, the construction of an outbuilding is not permitted in this zone prior to commencement of construction of a residence. The maximum individual area of an outbuilding on a property in this zone is also to be no more than 75 m², whereas the proposed outbuilding will be 90 m², and the adjacent Lean-to 30 m² (please refer to the attachments).

COMMENT

The subject property, 92 (Lot 15) Hunt Road, Beverley, is on the same title as 92 (Lot 2) Hunt Road (copy of title and diagram attached to this report). For this reason it is not deemed inappropriate to depart from the Outbuilding Policy to permit such outbuilding development (prior to the construction of a residence, as the policy requires), as a result of the proposed development being associated with the existing dwelling on Lot 2.

When considering the proposed increased area and bulk of the development proposal beyond the parameters as set by the Outbuilding Policy, Shire planner is of the opinion that the following aspects of the development should be taken into consideration:

- a) The specific siting of the Outbuilding on the property;
- b) The general character of the immediate area;
- c) The size of the subject property.

It is the opinion that the proposed siting of the Outbuilding at the subject property is such that it will not have any negative impact on the amenity of the surrounding area.

It is considered that the proposed development will be in pace with the character of the area. It is also considered a better planning outcome to have sufficient under-roof storage available on a property as opposed to storage of items outside which could potentially negatively affect the amenity of an area. Given the above site

specific considerations it is not anticipated that the granting of Planning Approval for this application will create an undesirable precedent.

CONSULTATION

Consultation was not deemed necessary.

STATUTORY ENVIRONMENT

The application may be approved under the Shire of Beverley's Town Planning Scheme No. 2.

FINANCIAL IMPLICATIONS

There are no financial implications relative to this application.

STRATEGIC IMPLICATIONS

There are no strategic implications relative to this application.

POLICY IMPLICATIONS

There are no policy implications relative to this application.

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council resolve to grant planning approval for an Outbuilding (Shed) and Lean-to at 92 (Lot 15) Hunt 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.
3. Cladding for the proposed development is to be Colorbond or similar approved material, in a colour which is in harmony with the area.
4. The outbuilding shall not be used for human habitation, commercial or industrial purposes.

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.

COUNCIL RESOLUTION

M8/0516

Moved Cr Gogol

Seconded Cr Buckland

That Council resolve to grant planning approval for an Outbuilding (Shed) and Lean-to at 92 (Lot 15) Hunt 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.**
- 3. Cladding for the proposed development is to be Colorbond or similar approved material, in a colour which is in harmony with the area.**
- 4. The outbuilding shall not be used for human habitation, commercial or industrial purposes.**

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.**

CARRIED 7/0

3:47pm – Executive Assistant, Alison Lewis returned to the meeting.

3:47pm – Shire Planner, Stefan de Beer left the meeting and did not return.

Attachment 9.5

PO Box 446
BEVERLEY WA 6304

4 May 2016



Chief Executive Officer
Shire of Beverley
Vincent Street
BEVERLEY WA 6304

ATTENTION: Mr Stefan de Beer – Shire Planner

Dear Stefan,

**Application for Planning Approval
Erection of oversize shed and attached open sided lean-to
92 Hunt Road Beverley**

Please find an application for Planning Approval for the erection of an oversize shed and attached lean-to on our property 92 Hunt Road, Beverley.

The requirement for the shed size of 10m x 9m with height to eaves being 4m, ridge height 4.529m and roof pitch of 10deg is to:

- house our full height caravan; which
 - ❖ has an overall length of 27ft;
 - ❖ requires an opening height of 3.3m; and
- to allow some storage area.

To the northern side of the shed we wish to add a 10m x 3m open sided lean-to to enable us to park our vehicles.

The shed will be steel framed and colourbond at an estimated cost of \$24,000 excluding earthworks.

As No 92 Hunt Road is a multi-title lot consisting of lots 2 and 15 Hunt Road, basically giving us a 40m frontage, we've attached a copy of the Certificate of Title.

We request that Council give favourable consideration to our application.

Yours sincerely,

Jeffrey & Beverley Hoey

Attachment 9.5

REGISTERED NUMBER N/A	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 27/5/2015

WESTERN AUSTRALIA

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1993

VOLUME 1464 FOLIO 103

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



THIS IS A MULTI-LOT TITLE

LAND DESCRIPTION:

LOT 15 ON PLAN 86
LOT 2 ON DEPOSITED PLAN 222079

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

KEITH WALTER HARWOOD
MARGARET JEAN HARWOOD
BOTH OF PO BOX 533, SCARBOROUGH
AS JOINT TENANTS

(T G911509) REGISTERED 25 SEPTEMBER 1998

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

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE. SEE VOLUME 1464 FOLIO 103. AS TO LOT 2 ON DP 222079 ONLY
2. 1724639 EASEMENT TO WATER CORPORATION FOR SEWERAGE PURPOSES - SEE INSTRUMENT 1724639 AND DEPOSITED PLAN 37043. AS TO PORTION ONLY, AS TO LOT 2 ON DP 222079 ONLY REGISTERED 10.12.2003.

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.
Let as described in the land description may be a lot or location.


END OF CERTIFICATE OF TITLE

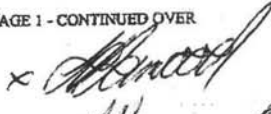
STATEMENTS:

The statements set out below are not intended to be used should they be relied on as substitutes for inspection of the land and the relevant documents or for legal, surveying or other professional advice.

SKETCH OF LAND: 1464-103 (2/DP222079), 1464-103 (15/P86).
PREVIOUS TITLE: 1005-949.
PROPERTY STREET ADDRESS: 92 HUNT RD, BEVERLEY (2/DP222079).
92 HUNT RD, BEVERLEY (15/P86).

END OF PAGE 1 - CONTINUED OVER

X 
X Beverley Hoey

X 
X M. Harwood

LANDGATE COPY OF ORIGINAL NOT TO SCALE Wed Jan 20 08:40:04 2016 JOB 49924941

Landgate
www.landgate.wa.gov.au

Attachment 9.5

ORIGINAL - NOT TO BE REMOVED FROM OFFICE OF T

CT 1464 0103 F

Application B321087 WESTERN AUSTRALIA 1464 103
Volume 1005 Folio 949

CERTIFICATE OF TITLE
UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

DATED 15th April, 1977

Lumbrough
REGISTRAR OF TITLES

ESTATE AND LAND REFERRED TO
Estate in fee simple in portion of Beverley Suburban Lot 2 including Lot 15 on Plan 86, delineated and coloured green on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)
~~William Thomas Shookler, Bachelor and Sylvia Jean Shookler, Married Woman, both of Beverley, as joint tenants~~

SECOND SCHEDULE (continued overleaf)
NIL
Lumbrough
REGISTRAR OF TITLES

THIRD SCHEDULE

SCALE 1:1250
TOTAL AREA 28,300sq

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

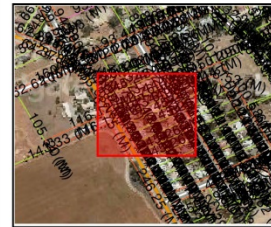
LANDGATE COPY OF ORIGINAL NOT TO SCALE Wed Jan 20 08:40:04 2016 JOB 49924941

Landgate
www.landgate.wa.gov.au

Attachment 9.5

Locality Map 92 (lot 15) Hunt Road

Created 18 May 2016



Scale: 1:850

Description

Proposed Outbuilding

Map Projection: GDA 94 (Lat/Long)

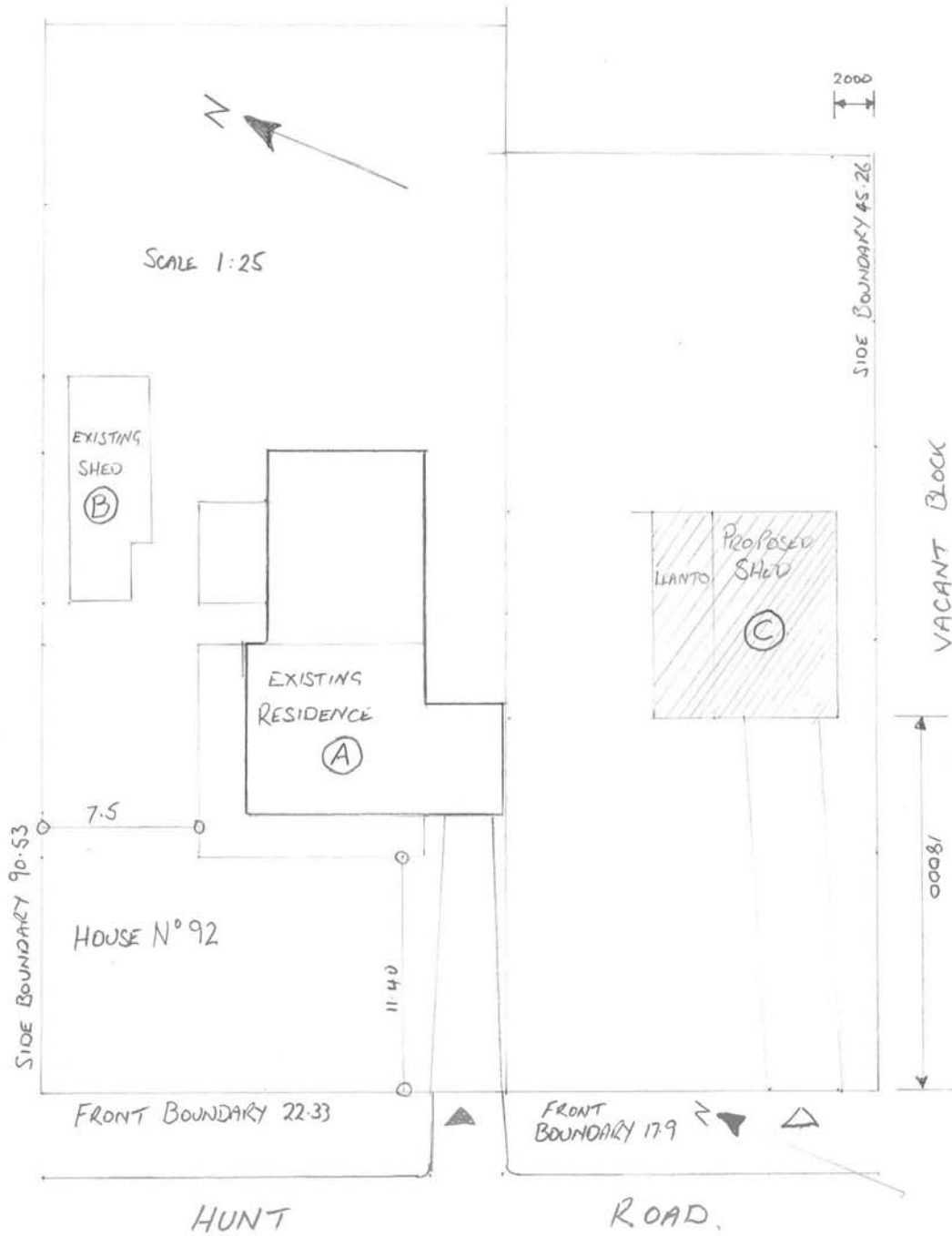
Datum: Geocentric Datum of Australia 1994

1 Midland Square
Midland WA 6056
(08) 9273 7341
customerservice@landgate.wa.gov.au
www.landgate.wa.gov.au



© Western Australian Land Information Authority 2007

Attachment 9.5



- (A) EXISTING RESIDENCE
- (B) EXISTING SHED
- (C) PROPOSED SHED WITH LEANTO CASHAWAN
- ▲ VEHICULAR ENTRY
- △ PROPOSED NEW DRIVEWAY FOR CASHAWAN

10. BUILDING SERVICES & ENVIRONMENTAL HEALTH SERVICES

Nil

11. FINANCE

11.1 Monthly Financial Report

SUBMISSION TO: Ordinary Council Meeting 24 May 2016
REPORT DATE: 18 May 2016
APPLICANT: N/A
FILE REFERENCE: N/A
AUTHOR: S K Marshall, Deputy Chief Executive Officer
ATTACHMENTS: April 2016 Financial Reports

SUMMARY

Council to consider accepting the financial reports for the period ending 30 April 2016.

BACKGROUND

There is a statutory requirement that the Local Government is to prepare, each month, a statement of financial activity reporting on sources and applications of its funds and to present the statement to Council.

Council adopted a budget variance reporting parameter of 10% on budgeted items of \$10,000 or greater at the July 2015 Ordinary Meeting, item 11.4

COMMENT

The monthly financial report for the period ending 30 April 2016 has been provided and includes:

- Financial Activity Statement;
- Statement of Net Current Assets;
- Statement of Financial Position; and
- Supplementary information, including;
 - Road Maintenance Report; and
 - Investment of Surplus Funds Report.

STATUTORY ENVIRONMENT

Section 6.4(1) of the *Local Government Act* provides that a local government is to prepare an annual financial report for the preceding financial year and such other financial reports as are prescribed.

Regulation 34 of the *Local Government (Financial Management) Regulations* requires a Statement of Financial Activity to be prepared each month which is to contain the following details:

- (a) annual budget estimates;
- (b) budget estimates to the end of the month;
- (c) actual amount of expenditure and revenue;
- (d) material variances between comparable amounts in (b) and (c) above; and
- (e) the net current assets at the end of the month to which the statement relates (i.e. surplus / (deficit) position).

The Statement is to be accompanied by:

- (a) explanation of the composition of net current assets, less committed assets and restricted assets;
- (b) explanation of the material variances; and
- (c) such other information considered relevant by the local government.

FINANCIAL IMPLICATIONS

All revenue and expenditure, unless disclosed in the notes to material variances, are as per the 2015/16 Budget.

STRATEGIC IMPLICATIONS

Nil

POLICY IMPLICATIONS

N/A

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION

That the monthly financial report for the month of April 2016 be accepted and material variances be noted.

COUNCIL RESOLUTION

M9/0516

Moved Cr Shaw

Seconded Cr Gogol

That the monthly financial report for the month of April 2016 be accepted and material variances be noted.

CARRIED 7/0

**SHIRE OF BEVERLEY
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDING
30 April 2016**

Description	Budget 2015/16	YTD Budget 2015/16	YTD Actual 2015/16	YTD Variance	Notes To Material Variances
Operating Revenue					
General Purpose Funding	3,051,715.00	2,938,466.00	2,973,374.52	34,908.52	Rates raised \$10,814, Penalty Interest \$16,098 and Rates Admin Fee received \$4,360 greater than anticipated. Rates discount \$3,349 lower than anticipated YTD.
Governance	13,110.00	13,110.00	35,456.12	22,346.12	Golf Day Sponsorship received to be offset by expenditure.
Law, Order & Public Safety	127,314.00	127,314.00	288,278.10	160,964.10	BRMP Officer funding received \$143,614 unbudgeted to be offset by expenditure and CESM expense recoup \$16,751 greater than anticipated YTD. ESL Grant (\$3,918) less than anticipated YTD. Animal Control income \$4,513 greater than anticipated YTD.
Health	100.00	0.00	557.59	557.59	
Education & Welfare	0.00	0.00	0.00	0.00	
Housing	93,654.00	80,664.00	83,799.43	3,135.43	
Community Amenities	255,110.00	226,925.00	238,992.13	12,067.13	Charges Sullage Dumping \$4,500, Town Planning Fees \$1,720, Grave Digging \$4,093 and Niche Wall Charges \$2,214 greater than anticipated.
Recreation & Culture	3,047,806.00	3,046,369.00	137,683.02	(2,908,685.98)	Beverley Cornerstone Project Grant Funding (\$2,920,000) will not be received this FY.
Transport	1,388,186.00	1,269,225.00	1,211,551.57	(57,673.43)	Roads To Recovery Funding to be claimed.
Economic Activities	81,900.00	75,882.00	83,044.98	7,162.98	Caravan Park revenue \$4,322 and Building Fees \$3,432 greater than anticipated YTD.
Other Property & Services	43,100.00	31,735.00	39,213.14	7,478.14	Profit from Private Works \$3,368, Fuel rebate \$2,050 and Sale of Scrap \$1,303 greater than anticipated YTD.
Total Operating Revenue	8,101,995.00	7,809,690.00	5,091,950.60	(2,717,739.40)	
Operating Expenditure					
General Purpose Funding	(197,858.00)	(115,130.00)	(122,750.79)	(7,620.79)	
Governance	(465,578.00)	(359,980.00)	(360,974.38)	(94.38)	
Law, Order & Public Safety	(220,430.00)	(188,837.00)	(216,205.96)	(27,368.96)	BRMP Officer expenses unbudgeted - funded by DFES.
Health	(148,009.00)	(84,248.00)	(70,770.46)	13,477.54	EHO contract expense \$1,361, Medical Practice \$4,041, Doctor's Residence \$3,970 and Infant Health Building \$1,950 maintenance costs lower than anticipated YTD.
Education & Welfare	(79,228.00)	(44,200.00)	(39,043.18)	5,156.82	
Housing	(324,475.00)	(221,433.00)	(171,111.02)	50,321.98	Housing Maintenance costs and Depreciation charge lower than anticipated YTD.
Community Amenities	(522,657.00)	(354,220.00)	(362,993.10)	(8,773.10)	
Recreation & Culture	(1,125,460.00)	(882,182.00)	(774,515.10)	107,666.90	Halls \$12,261, Parks & Gardens \$36,495, Recreation Ground \$17,739, Recreation Centre \$8,522, Swimming Pool \$8,920, Old School (CRC) \$3,912 maintenance expenses lower than anticipated YTD. Library Salaries & Super \$5,467 and Loss on Plant disposal \$3,300 lower than anticipated YTD.
Transport	(1,640,955.00)	(1,492,332.00)	(1,496,050.38)	(3,718.38)	
Economic Activities	(379,943.00)	(241,016.00)	(528,337.81)	(287,321.81)	Loss on disposal of Industrial Land unbudgeted (\$308,999).
Other Property & Services	(15,275.00)	(33,667.00)	45,551.76	79,218.76	PWOH and POC expenses to be allocated.
Total Operating Expenditure	(5,119,868.00)	(4,017,245.00)	(4,097,200.42)	(79,955.42)	
Net Operating	2,982,127.00	3,792,445.00	994,750.18	(2,797,694.82)	
Capital Income					
Self-Supporting Loan - Principal Repayment	12,765.00	6,285.53	6,285.53	0.00	
Proceeds from Sale of Assets	216,000.00	180,000.00	178,826.27	(1,173.73)	
Total Capital Income	228,765.00	186,285.53	185,111.80	(1,173.73)	

**SHIRE OF BEVERLEY
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDING
30 April 2016**

Description	Budget 2015/16	YTD Budget 2015/16	YTD Actual 2015/16	YTD Variance	Notes To Material Variances
Capital Expenditure					
Land and Buildings	(4,530,000.00)	(4,530,000.00)	(238,226.81)	4,291,773.19	Cornerstone Project \$3,987,786, Town Hall Roof replacement \$73,729, Station Art Gallery Stabilisation \$84,268, Hunt Rd Village Unit Refurbishment \$14,947, Admin Office Fit Out \$36,060, Industrial Development \$100,000 and Entry Statement \$7,895 expenditure under budget.
Plant and Equipment	(613,500.00)	(485,700.00)	(529,506.42)	(43,806.42)	Replacement Road Counter (\$4,345), Portable Traffic Lights (RTR Project) (\$9,959) and Variable Message Signs (RTR Project) (\$53,998) purchased unbudgeted. Backhoe replacement \$7,810 and CEO Vehicle replacement \$6,648 costs lower than anticipated.
Office Furniture and Equipment	(73,500.00)	(69,500.00)	(24,753.08)	44,746.92	Town Hall Stage Curtain \$19,695, Medical Equipment \$10,000, Christmas Decorations \$8,265, and PC Replacement \$3,068 expenditure lower than anticipated.
Road Construction	(1,657,601.00)	(1,487,430.00)	(1,080,268.99)	407,161.01	Morbining Rd \$69,721, Yenyening Lakes Rd \$27,987, Lennard Rd \$47,756, York Williams Rd \$19,156, Mandiakon Rd \$17,048 and Ski Rd \$53,423 expenditure lower than anticipated YTD. Dale Kokeby and Edison Mill Rd Reseals \$102,083 savings - funded by RTR,
Other Infrastructure	(438,151.00)	(228,500.00)	(173,494.31)	55,005.69	Dongadilling Bridge \$30,218 and Walk Trail \$25,000 (no funding received) lower than anticipated YTD.
Land Under Control	0.00	0.00	0.00	0.00	
Loans - Principal Repayments	(66,633.00)	(33,070.67)	(33,070.67)	0.00	
Total Capital Expenditure	(7,379,385.00)	(6,834,200.67)	(2,079,320.28)	4,754,880.39	
Net Capital	(7,150,620.00)	(6,647,915.14)	(1,894,208.48)	4,753,706.66	
Adjustments					
Depreciation Written Back	1,221,816.00	1,018,180.00	1,176,061.66	157,881.66	Infrastructure depreciation rates revised following 2014/15 valuation report.
Movement in Leave Reserve Cash Balance	0.00	0.00	3,336.97	3,336.97	Interest earned on Leave Reserves.
Movement in Non-Current Loan Repayments	0.00	0.00	0.00	0.00	
Movement in Non-Current SSL Income	0.00	0.00	0.00	0.00	
Movement in Non-Current LSL Provision	0.00	0.00	0.00	0.00	
(Profit)/Loss on Disposal of Assets Written Back	19,300.00	16,083.33	325,249.61	309,166.28	Loss on disposal of Industrial Land unbudgeted (\$308,999).
Rounding	0.00	0.00	0.00	0.00	
Add Funding From					
Transfer (To)/From Reserves	299,382.00	0.00	(25,141.10)	(25,141.10)	Interest earned on Reserve Funds.
New Loan Funds	970,000.00	0.00	0.00	0.00	
Opening Surplus/(Deficit)	1,657,995.00	1,657,995.00	1,548,647.75	(109,347.25)	IT Vision implementation expense brought to account in 2014/15 (\$98,026) & 2014/15 Deferred Pensioner rates movement from current to non-current assets (\$11,321.25) brought to account affecting 2014/15 closing balance .
Total Adjustments	4,168,493.00	2,692,258.33	3,028,154.89	335,896.56	
CLOSING SURPLUS/(DEFICIT)	0.00	(163,211.81)	2,128,696.59	2,291,908.40	

SHIRE OF BEVERLEY STATEMENT OF NET CURRENT ASSETS FOR THE PERIOD ENDING 30 April 2016	
Description	YTD Actual 2015/16
Current Assets	
Cash at Bank	49,923.65
Cash - Unrestricted Investments	2,055,782.48
Cash - Restricted Reserves	1,835,816.54
Cash on Hand	300.00
Accounts Receivable	477,394.99
Self-Supporting Loan - Current	6,479.12
Inventory - Fuel	5,448.50
Total Current Assets	4,431,145.28
Current Liabilities	
Accounts Payable	(344,000.77)
Loan Liability - Current	(33,561.10)
Annual Leave Liability - Current	(190,129.69)
Long Service Leave Liability - Current	(169,690.04)
Total Current Liabilities	(737,381.60)
Adjustments	
Less Restricted Reserves	(1,835,816.54)
Less Self-Supporting Loan Income	(6,479.12)
Add Leave Reserves - Cash Backed	243,667.47
Add Loan Principal Expense	33,561.10
Total Adjustments	(1,565,067.09)
NET CURRENT ASSETS	2,128,696.59

**SHIRE OF BEVERLEY
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDING
30 April 2016**

Description	Actual 2014/15	YTD Actual 2015/16	Movement
Current Assets			
Cash and Cash Equivalents	3,476,096.95	3,941,822.67	465,725.72
Accounts Receivable	416,530.78	477,394.99	60,864.21
Self-Supporting Loan - Current	12,764.65	6,479.12	(6,285.53)
Inventory	9,588.89	5,448.50	(4,140.39)
Total Current Assets	3,914,981.27	4,431,145.28	516,164.01
Current Liabilities			
Accounts Payable	(423,404.20)	(344,000.77)	79,403.43
Loan Liability - Current	(66,631.77)	(33,561.10)	33,070.67
Annual Leave Liability - Current	(190,129.69)	(190,129.69)	0.00
Long Service Leave Liability - Current	(169,690.04)	(169,690.04)	0.00
Total Current Liabilities	(849,855.70)	(737,381.60)	112,474.10
Non-Current Assets			
Non-Current Debtors	83,328.02	83,328.02	0.00
Land and Buildings	18,513,678.21	18,124,291.83	(389,386.38)
Plant and Equipment	1,813,878.53	2,008,302.45	194,423.92
Furniture and Equipment	172,530.41	164,999.14	(7,531.27)
Infrastructure	46,753,025.24	47,321,631.04	568,605.80
Self-Supporting Loan - Non Current	102,099.41	102,099.41	0.00
Total Non-Current Assets	67,438,539.82	67,804,651.89	366,112.07
Non-Current Liabilities			
Loan Liability - Non Current	(1,005,118.12)	(1,005,118.12)	0.00
Annual Leave - Non Current	0.00	0.00	0.00
Long Service Leave Liability - Non Current	(20,234.37)	(20,234.37)	0.00
Total Non-Current Liabilities	(1,025,352.49)	(1,025,352.49)	0.00
Net Assets	69,478,312.90	70,473,063.08	994,750.18
Equity			
Accumulated Surplus	(46,307,619.52)	(47,277,228.60)	(969,609.08)
Reserves - Cash Backed	(1,810,675.44)	(1,835,816.54)	(25,141.10)
Reserve - Revaluations	(21,360,017.94)	(21,360,017.94)	0.00
Total Equity	(69,478,312.90)	(70,473,063.08)	(994,750.18)

**SHIRE OF BEVERLEY
ROAD MAINTENANCE REPORT
FOR THE PERIOD ENDING
30 April 2016**

Job #	Job Description	YTD Actual 2015/16
	Rural Road Maintenance	
RR001	Aikens Rd (RoadID: 51) (Maintenance)	1,974.83
RR002	Athol Rd (RoadID: 26) (Maintenance)	1,412.26
RR003	Avoca Rd (RoadID: 98) (Maintenance)	134.38
RR004	Balkuling Rd (RoadID: 32) (Maintenance)	2,231.66
RR005	Balkuling North Rd (RoadID: 177) (Maintenance)	559.49
RR006	Bally-Bally Countypeak Rd (RoadID: 25) (Maintenance)	3,155.87
RR007	Bally-Bally Rd (RoadID: 9) (Maintenance)	3,645.75
RR008	Barrington Rd (RoadID: 13) (Maintenance)	6,737.28
RR009	Batemans Rd (RoadID: 78) (Maintenance)	347.17
RR010	Batys Rd (RoadID: 60) (Maintenance)	871.42
RR011	Bellrock Rd (RoadID: 158) (Maintenance)	0.00
RR012	Bennetts Rd (RoadID: 91) (Maintenance)	2,123.46
RR013	Beringer Rd (RoadID: 29) (Maintenance)	1,884.63
RR014	Bethany Rd (RoadID: 148) (Maintenance)	1,428.70
RR015	Billabong Rd (RoadID: 179) (Maintenance)	0.00
RR016	Blackburn Rd (RoadID: 46) (Maintenance)	898.39
RR017	Bremner Rd (RoadID: 6) (Maintenance)	1,996.61
RR018	Buckinghams Rd (RoadID: 94) (Maintenance)	2,023.30
RR019	Bushhill Road (RoadID: 183) (Maintenance)	780.42
RR020	Butchers Rd (RoadID: 20) (Maintenance)	7,548.90
RR021	Cannon Hill Rd (RoadID: 176) (Maintenance)	374.68
RR022	Carrs Rd (RoadID: 47) (Maintenance)	0.00
RR023	Cattle Station Road (RoadID: 181) (Maintenance)	1,018.70
RR024	Caudle Rd (RoadID: 140) (Maintenance)	64.24
RR025	Chocolate Hills Rd (RoadID: 138) (Maintenance)	0.00
RR026	Clulows Rd (RoadID: 16) (Maintenance)	3,062.51
RR027	Collins Rd (RoadID: 66) (Maintenance)	1,210.57
RR028	Cookes Rd (RoadID: 61) (Maintenance)	2,030.12
RR029	Corberding Rd (RoadID: 43) (Maintenance)	5,844.68
RR030	County Peak Rd (RoadID: 96) (Maintenance)	184.49
RR031	Dale Kokeby Rd (RoadID: 10) (Maintenance)	2,956.60
RR032	Dalebin North Rd (RoadID: 24) (Maintenance)	33,562.33
RR033	Deep Pool Rd (RoadID: 82) (Maintenance)	4,545.17
RR034	Dobaderry Rd (RoadID: 102) (Maintenance)	5,762.72
RR035	Dongadilling Rd (RoadID: 18) (Maintenance)	5,320.46
RR036	Drapers Rd (RoadID: 79) (Maintenance)	438.86
RR037	East Lynne Rd (RoadID: 52) (Maintenance)	1,144.38
RR038	Edison Mill Rd (RoadID: 5) (Maintenance)	65,281.85
RR039	Ewert Rd (RoadID: 27) (Maintenance)	2,868.39

**SHIRE OF BEVERLEY
ROAD MAINTENANCE REPORT
FOR THE PERIOD ENDING
30 April 2016**

Job #	Job Description	YTD Actual 2015/16
RR040	Fergusons Rd (RoadID: 64) (Maintenance)	270.19
RR041	Fishers Rd (RoadID: 75) (Maintenance)	495.55
RR042	Glencoe Rd (RoadID: 33) (Maintenance)	3,123.84
RR043	Gors Rd (RoadID: 30) (Maintenance)	462.24
RR044	Greenhills South Rd (RoadID: 36) (Maintenance)	1,278.10
RR045	Heals Rd (RoadID: 95) (Maintenance)	268.78
RR046	Hills Rd (RoadID: 76) (Maintenance)	1,441.36
RR047	Hobbs Rd (RoadID: 40) (Maintenance)	19,327.93
RR048	Jacksons Rd (RoadID: 57) (Maintenance)	0.00
RR049	Jacobs Well Rd (RoadID: 15) (Maintenance)	8,539.08
RR050	Jas Rd (Maintenance)	0.00
RR051	Johnsons Rd (RoadID: 73) (Maintenance)	134.38
RR052	Jones Rd (RoadID: 48) (Maintenance)	279.23
RR053	K1 Rd (RoadID: 85) (Maintenance)	1,386.35
RR054	Kennedys Rd (RoadID: 92) (Maintenance)	381.61
RR055	Kevills Rd (RoadID: 69) (Maintenance)	0.00
RR056	Kieara Rd (RoadID: 55) (Maintenance)	1,670.40
RR057	Kilpatricks Rd (RoadID: 74) (Maintenance)	625.99
RR058	Kokeby East Rd (RoadID: 4) (Maintenance)	1,671.91
RR059	Kokendin Rd (RoadID: 11) (Maintenance)	23,834.94
RR060	Lennard Rd (RoadID: 58) (Maintenance)	4,123.99
RR061	Little Hill Rd (RoadID: 180) (Maintenance)	776.29
RR062	Luptons Rd (RoadID: 22) (Maintenance)	13,443.89
RR063	Maitland Rd (RoadID: 39) (Maintenance)	8,348.15
RR064	Mandiakon Rd (RoadID: 87) (Maintenance)	1,406.55
RR065	Manns Rd (RoadID: 59) (Maintenance)	2,024.73
RR066	Manuels Rd (RoadID: 37) (Maintenance)	0.00
RR067	Mawson Rd (RoadID: 100) (Maintenance)	5,830.42
RR068	Mawson North Rd (RoadID: 167) (Maintenance)	112.66
RR069	Mcdonalds Rd (RoadID: 54) (Maintenance)	2,822.34
RR070	Mckellars Rd (RoadID: 93) (Maintenance)	91.85
RR071	Mclean Rd (RoadID: 84) (Maintenance)	0.00
RR072	Millers Rd (RoadID: 49) (Maintenance)	427.35
RR073	Mills Rd (RoadID: 80) (Maintenance)	247.23
RR074	Morbinning Rd (RoadID: 1) (Maintenance)	6,406.16
RR075	Murrays Rd (RoadID: 71) (Maintenance)	1,214.64
RR076	Negus Rd (RoadID: 50) (Maintenance)	405.28
RR077	Northbourne Rd (RoadID: 28) (Maintenance)	4,035.72
RR078	Oakdale Rd (RoadID: 17) (Maintenance)	1,315.24
RR079	Patten Rd (RoadID: 53) (Maintenance)	2,099.05

**SHIRE OF BEVERLEY
ROAD MAINTENANCE REPORT
FOR THE PERIOD ENDING
30 April 2016**

Job #	Job Description	YTD Actual 2015/16
RR080	Petchells Rd (RoadID: 38) (Maintenance)	335.97
RR081	Piccadilly Rd (RoadID: 70) (Maintenance)	537.56
RR082	Pike Rd (RoadID: 45) (Maintenance)	783.65
RR083	Potts Rd (RoadID: 14) (Maintenance)	7,649.44
RR084	Qualandary Rd (RoadID: 19) (Maintenance)	1,443.34
RR085	Rickeys Rd (RoadID: 35) (Maintenance)	3,988.60
RR086	Rickeys Siding Rd (RoadID: 137) (Maintenance)	2,087.94
RR087	Rifle Range Rd (RoadID: 56) (Maintenance)	378.44
RR088	Rigoll Rd (RoadID: 157) (Maintenance)	337.72
RR089	Rogers Rd (RoadID: 62) (Maintenance)	247.23
RR090	Rossi Rd (RoadID: 156) (Maintenance)	89.52
RR091	Rumble Rd (Maintenance)	223.28
RR092	Schillings Rd (RoadID: 65) (Maintenance)	3,328.95
RR093	Shaw Rd (RoadID: 184) (Maintenance)	0.00
RR094	Sheahans Rd (RoadID: 90) (Maintenance)	450.50
RR095	Simmons Rd (RoadID: 101) (Maintenance)	1,332.48
RR096	Sims Rd (RoadID: 155) (Maintenance)	1,040.71
RR097	Ski Rd (RoadID: 83) (Maintenance)	0.00
RR098	Smith Rd (RoadID: 72) (Maintenance)	4,376.46
RR099	Southern Branch Rd (RoadID: 41) (Maintenance)	916.91
RR100	Spavens Rd (RoadID: 44) (Maintenance)	19,258.34
RR101	Springhill Rd (RoadID: 23) (Maintenance)	6,678.90
RR102	Steve Edwards Drv (RoadID: 173) (Maintenance)	0.00
RR103	St Jacks Rd (RoadID: 34) (Maintenance)	650.93
RR104	Talbot West Rd (RoadID: 12) (Maintenance)	6,444.73
RR105	Thomas Rd (RoadID: 31) (Maintenance)	1,864.20
RR106	Top Beverley York Rd (RoadID: 8) (Maintenance)	8,281.44
RR107	Turner Gully Rd (RoadID: 169) (Maintenance)	627.14
RR108	Vallentine Rd (RoadID: 21) (Maintenance)	5,849.14
RR109	Walgy Rd (RoadID: 42) (Maintenance)	3,486.89
RR110	Walkers Rd (RoadID: 86) (Maintenance)	0.00
RR111	Wansbrough Rd (RoadID: 77) (Maintenance)	669.83
RR112	Warradale Rd (RoadID: 67) (Maintenance)	514.31
RR113	Waterhatch Rd (RoadID: 2) (Maintenance)	14,594.25
RR114	Westdale Rd (RoadID: 166) (Maintenance)	11,737.57
RR115	Williamsons Rd (RoadID: 63) (Maintenance)	325.05
RR116	Woods Rd (RoadID: 68) (Maintenance)	986.64
RR117	Woonderlin Rd (RoadID: 175) (Maintenance)	66.14
RR118	Wyalgima Rd (RoadID: 154) (Maintenance)	134.38
RR119	Yenyening Lakes Rd (RoadID: 7) (Maintenance)	8,764.14

**SHIRE OF BEVERLEY
ROAD MAINTENANCE REPORT
FOR THE PERIOD ENDING
30 April 2016**

Job #	Job Description	YTD Actual 2015/16
RR120	York-Williams Rd (RoadID: 3) (Maintenance)	13,139.37
RR121	Young Rd (RoadID: 81) (Maintenance)	0.00
RR888	Tree Lopping - Rural Roads (Maintenance)	6,417.35
RR999	Rural Roads Various (Maintenance)	36,820.15
Sub Total	Rural Road Maintenance	472,608.28
	Town Street Maintenance	
TS001	Barnsley St (RoadID: 162) (Maintenance)	704.21
TS002	Bartram St (RoadID: 114) (Maintenance)	1,605.48
TS003	Brockman St (RoadID: 129) (Maintenance)	437.62
TS004	Brooking St (RoadID: 122) (Maintenance)	199.77
TS005	Broun St (RoadID: 144) (Maintenance)	0.00
TS006	Chestillion Ct (RoadID: 139) (Maintenance)	0.00
TS007	Chipper St (RoadID: 126) (Maintenance)	134.88
TS008	Council Rd (RoadID: 149) (Maintenance)	4,136.59
TS009	Courtney St (RoadID: 153) (Maintenance)	0.00
TS010	Dawson St (RoadID: 106) (Maintenance)	239.03
TS011	Delisle St (RoadID: 120) (Maintenance)	204.69
TS012	Dempster St (RoadID: 111) (Maintenance)	1,215.03
TS013	Duffield St (RoadID: 160) (Maintenance)	285.64
TS014	Edward St (RoadID: 107) (Maintenance)	397.95
TS015	Elizabeth St (RoadID: 131) (Maintenance)	42.85
TS016	Ernest Drv (RoadID: 135) (Maintenance)	0.00
TS017	Forrest St (RoadID: 103) (Maintenance)	9,273.51
TS018	George St North (RoadID: 161) (Maintenance)	0.00
TS019	George St South (RoadID: 145) (Maintenance)	0.00
TS020	Grigson St (RoadID: 172) (Maintenance)	2,117.56
TS021	Hamersley St (RoadID: 130) (Maintenance)	391.58
TS022	Harper St (RoadID: 109) (Maintenance)	619.25
TS023	Hope St (RoadID: 115) (Maintenance)	3,412.97
TS024	Hopkin St (RoadID: 128) (Maintenance)	0.00
TS025	Horley St (RoadID: 127) (Maintenance)	0.00
TS026	Hunt Rd (Maintenance)	3,571.17
TS027	Husking St (RoadID: 117) (Maintenance)	100.63
TS028	Hutchinson St (RoadID: 168) (Maintenance)	0.00
TS029	John St (RoadID: 105) (Maintenance)	2,929.64
TS030	Langsford St (RoadID: 152) (Maintenance)	0.00
TS031	Lennard St (RoadID: 113) (Maintenance)	503.47
TS032	Ludgate St (RoadID: 143) (Maintenance)	103.40

SHIRE OF BEVERLEY ROAD MAINTENANCE REPORT FOR THE PERIOD ENDING 30 April 2016		
Job #	Job Description	YTD Actual 2015/16
TS033	Lukin St (RoadID: 104) (Maintenance)	2,790.37
TS034	McNeil St (RoadID: 141) (Maintenance)	134.38
TS035	Monger St (RoadID: 116) (Maintenance)	42.24
TS036	Morrison St (RoadID: 112) (Maintenance)	0.00
TS037	Nicholas St (RoadID: 123) (Maintenance)	4,105.05
TS038	Prior Pl (RoadID: 174) (Maintenance)	0.00
TS039	Queen St (RoadID: 110) (Maintenance)	6,728.20
TS040	Railway Pde (RoadID: 147) (Maintenance)	0.00
TS041	Railway St (RoadID: 146) (Maintenance)	218.26
TS042	Richardson St (RoadID: 124) (Maintenance)	174.12
TS043	Seabrook St (RoadID: 118) (Maintenance)	243.47
TS044	Sewell St (RoadID: 119) (Maintenance)	0.00
TS045	Shed St (RoadID: 136) (Maintenance)	91.26
TS046	Short St (RoadID: 121) (Maintenance)	0.00
TS047	Smith St (RoadID: 108) (Maintenance)	847.77
TS048	Taylor St (RoadID: 165) (Maintenance)	0.00
TS049	Vincent St (RoadID: 125) (Maintenance)	7,487.38
TS050	Wright St (RoadID: 150) (Maintenance)	44.18
TS051	Great Southern Hwy (Maintenance)	0.00
TS888	Tree Lopping - Town Streets (Maintenance)	5,161.20
TS999	Town Streets Various (Maintenance)	18,214.30
Sub Total	Town Streets Maintenance	78,909.10
Total	Road Maintenance	551,517.38

SHIRE OF BEVERLEY						
INVESTMENT OF SURPLUS FUNDS						
AS AT 30 April 2016						
Account #	Account Name	Amount Invested (\$)	Total	Term	Interest Rate	Maturation
9701-42341	Reserve Funds ANZ					
	Long Service Leave	95,134.89				
	Office Equipment	10,138.85				
	Airfield Emergency	35,741.48				
	Plant	56,732.76				
	Bush Fire Fighters	115,298.88				
	Building	354,186.04				
	Recreation Ground	359,109.92				
	Cropping Committee	298,337.87				
	Avon River Development	23,174.38				
	Annual Leave	148,532.58				
	Community Bus	37,766.38				
	Road Construction	301,662.51	1,835,816.54	6 mths	3.00%	24/06/2016
2902-40204	Online Saver ANZ	452,056.31	452,056.31	Ongoing	1.30%	Ongoing
1737040	Term Deposit Bendigo	203,726.17	203,726.17	5 mths	2.75%	8/06/2016
9747-48106	Term Deposit ANZ	400,000.00	400,000.00	124 days	2.75%	11/05/2016
9748-47787	Term Deposit ANZ	400,000.00	400,000.00	3 mths	3.00%	11/07/2016
9754 35231	Term Deposit ANZ	600,000.00	600,000.00	3 mths	3.00%	9/06/2016
	Total		3,891,599.02			

Note: Investment 9747-48106 which matured on 11/5/2016 was transferred in full to Councils operating account.

11.2 Accounts Paid by Authority

SUBMISSION TO: Ordinary Council Meeting 24 May 2016
REPORT DATE: 18 May 2016
APPLICANT: N/A
FILE REFERENCE: N/A
AUTHOR: S K Marshall, Deputy Chief Executive Officer
ATTACHMENTS: March 2016 – List of Accounts

SUMMARY

Council to consider authorising the payment of accounts.

BACKGROUND

The following list represents accounts paid by authority for the month of April 2016.

COMMENT

Unless otherwise identified, all payments have been made in accordance with Council's 2015/16 Budget.

STATUTORY ENVIRONMENT

Regulation 12 of the Local Government (Financial Management) Regulations provides that:

- (1) A payment may only be made from the municipal fund or the trust fund —
 - (a) if the local government has delegated to the CEO the exercise of its power to make payments from those funds — by the CEO; or
 - (b) otherwise, if the payment is authorised in advance by a resolution of the council.
- (2) The council must not authorise a payment from those funds until a list prepared under regulation 13(2) containing details of the accounts to be paid has been presented to the council.

Regulation 13 of the Local Government (Financial Management) Regulations provides that:

- (1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —
 - (a) the payee's name;
 - (b) the amount of the payment;
 - (c) the date of the payment; and
 - (d) sufficient information to identify the transaction.
- (2) A list of accounts for approval to be paid is to be prepared each month showing —
 - (a) for each account which requires council authorisation in that month —
 - (i) the payee's name;
 - (ii) the amount of the payment; and
 - (iii) sufficient information to identify the transaction;and
 - (b) the date of the meeting of the Council to which the list is to be presented.
- (3) A list prepared under sub regulation (1) or (2) is to be —

- (a) presented to the Council at the next ordinary meeting of the council after the list is prepared; and
- (b) recorded in the minutes of that meeting.

FINANCIAL IMPLICATIONS

Unless otherwise identified, all payments have been made in accordance with Council's 2015/16 Budget.

STRATEGIC IMPLICATIONS

Nil

POLICY IMPLICATIONS

Authority to Purchase – All acquisitions should be in accordance with budget provisions or to a maximum specified cost.

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION

That the List of Accounts as presented, be received:

APRIL 2016:

(1) Municipal Fund – Account 016-540 259 838 056

Cheque vouchers

06 April 16	1435-1435	(1)	\$ 2,945.05	(authorised by CEO S Gollan and DCEO S Marshall)
11 April 16	1436-1437	(1)	\$ 5,109.67	(authorised by CEO S Gollan and DCEO S Marshall)
19 April 16	1438-1439	(2)	\$ 39,347.37	(authorised by CEO S Gollan and DCEO S Marshall)
21 April 16	1440-1440	(1)	\$ 1,067.05	(authorised by CEO S Gollan and DCEO S Marshall)
27 April 16	1441-1441	(1)	\$ 450.00	(authorised by CEO S Gollan and Cr T Buckland)

Total of cheque vouchers for April 2016 incl \$ 48,919.14 previously paid.

EFT vouchers

06 April 16	EFT 978-987	(10)	\$ 20,457.57	(authorised by CEO S Gollan and DCEO S Marshall)
07 April 16	1-41 (41)		\$ 51,883.41	(authorised by CEO S Gollan and DCEO S Marshall)
11 April 16	EFT 989-1006	(18)	\$ 77,983.85	(authorised by CEO S Gollan and DCEO S Marshall)
14 April 16	EFT 1007-1010	(4)	\$ 5,244.43	(authorised by CEO S Gollan and DCEO S Marshall)
19 April 16	EFT 1013-1029	(17)	\$ 20,342.43	(authorised by CEO S Gollan and DCEO S Marshall)
21 April 16	EFT 1030-1032	(3)	\$ 309.20	(authorised by CEO S Gollan and DCEO S Marshall)
21 April 16	1-42	(42)	\$ 50,702.42	(authorised by CEO S Gollan and DCEO S Marshall)
27 April 16	EFT 1033-1050	(18)	\$ 337,988.33	(authorised by CEO S Gollan and Cr T Buckland)

Total of EFT vouchers for April 2016 incl \$ 564,911.64 previously paid.

(2) Trust Fund – Account 016-259 838 128

Cheque vouchers

06 April 16	1482-1482	(1)	\$ 50.00	(authorised by CEO S Gollan and DCEO S Marshall)
-------------	-----------	-----	----------	--------------------------------------------------

Total of cheque vouchers for April 2016 incl \$ 50.00 previously paid.

EFT vouchers

06 April 16	EFT 988-988	(1)	\$ 200.00	(authorised by CEO S Gollan and DCEO S Marshall)
14 April 16	EFT 1012-1012	(1)	\$ 200.00	(authorised by CEO S Gollan and DCEO S Marshall)

Total of EFT vouchers for April 2016 incl \$ 400.00 previously paid.

(3) **Direct Debit** Payments totalling \$ 90,981.24 previously paid.

(4) **Credit Card** Payments totalling \$ 915.38 previously paid.

COUNCIL RESOLUTION

M10/0516

Moved Cr Alexander

Seconded Cr Davis

That the List of Accounts as presented, be received:

APRIL 2016:

(1) Municipal Fund – Account 016-540 259 838 056

Cheque vouchers

06 April 16	1435-1435	(1)	\$	2,945.05	(authorised by CEO S Gollan and DCEO S Marshall)
11 April 16	1436-1437	(1)	\$	5,109.67	(authorised by CEO S Gollan and DCEO S Marshall)
19 April 16	1438-1439	(2)	\$	39,347.37	(authorised by CEO S Gollan and DCEO S Marshall)
21 April 16	1440-1440	(1)	\$	1,067.05	(authorised by CEO S Gollan and DCEO S Marshall)
27 April 16	1441-1441	(1)	\$	450.00	(authorised by CEO S Gollan and Cr T Buckland)

Total of cheque vouchers for April 2016 incl \$ 48,919.14 previously paid.

EFT vouchers

06 April 16	EFT 978-987	(10)	\$	20,457.57	(authorised by CEO S Gollan and DCEO S Marshall)
07 April 16	1-41 (41)		\$	51,883.41	(authorised by CEO S Gollan and DCEO S Marshall)
11 April 16	EFT 989-1006	(18)	\$	77,983.85	(authorised by CEO S Gollan and DCEO S Marshall)
14 April 16	EFT 1007-1010	(4)	\$	5,244.43	(authorised by CEO S Gollan and DCEO S Marshall)
19 April 16	EFT 1013-1029	(17)	\$	20,342.43	(authorised by CEO S Gollan and DCEO S Marshall)
21 April 16	EFT 1030-1032	(3)	\$	309.20	(authorised by CEO S Gollan and DCEO S Marshall)
21 April 16	1-42	(42)	\$	50,702.42	(authorised by CEO S Gollan and DCEO S Marshall)
27 April 16	EFT 1033-1050	(18)	\$	337,988.33	(authorised by CEO S Gollan and Cr T Buckland)

Total of EFT vouchers for April 2016 incl \$ 564,911.64 previously paid.

(2) Trust Fund – Account 016-259 838 128

Cheque vouchers

06 April 16	1482-1482	(1)	\$	50.00	(authorised by CEO S Gollan and DCEO S Marshall)
-------------	-----------	-----	----	-------	--------------------------------------------------

Total of cheque vouchers for April 2016 incl \$ 50.00 previously paid.

EFT vouchers

06 April 16	EFT 988-988	(1)	\$	200.00	(authorised by CEO S Gollan and DCEO S Marshall)
14 April 16	EFT 1012-1012	(1)	\$	200.00	(authorised by CEO S Gollan and DCEO S Marshall)

Total of EFT vouchers for April 2016 incl \$ 400.00 previously paid.

(3) Direct Debit Payments totalling \$ 90,981.24 previously paid.

(4) Credit Card Payments totalling \$ 915.38 previously paid.

CARRIED 7/0

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
EFT Pymt	EFT 978	06-Apr-2016	Amalgamated Asphalt Services	Rural Roads: Premix Asphalt	(478.50)	
EFT Pymt	EFT 979	06-Apr-2016	Asset Infrastructure Management P/L	2014/15 Transport Network Valuation; RAMM Works Configuration	(1,584.00)	
EFT Pymt	EFT 980	06-Apr-2016	BDF - Beverley Dome Fuel & Hire	4006 L Diesel @ \$1.0135/L inc	(4,060.08)	
EFT Pymt	EFT 981	06-Apr-2016	BSL - Building Commission	Mar 16 Collections x 2	(147.54)	
EFT Pymt	EFT 982	06-Apr-2016	Beverley Newsagency	March 16: Purchases	(45.70)	
EFT Pymt	EFT 983	06-Apr-2016	CAS - Contract Aquatic Services	5 of 5 Install of Contract Management for 15/16 swim year	(13,398.00)	
EFT Pymt	EFT 984	06-Apr-2016	CTF - Construction Training Fund (BCTIF)	Mar 16 BCTIF Collections x 1	(131.75)	
EFT Pymt	EFT 985	06-Apr-2016	Michael Wilson	2016-04 Apr: Photocopying & delivery of the Blarney	(250.00)	
EFT Pymt	EFT 986	06-Apr-2016	Robyn Anne Smith	Gym Key Bond Refund	(30.00)	
EFT Pymt	EFT 987	06-Apr-2016	Snap Osborne Park	Business Cards: MOW, CESM, BRMPC & Cr Brown	(332.00)	(20,457.57)
EFT Pymt	EFT 989	11-Apr-2016	.id (Informed Decisions)	Beverley Cornerstone Project: Cost Benefit Analysis	(5,500.00)	
EFT Pymt	EFT 990	11-Apr-2016	Avon Trading Co	Mar 16 Hardware Purchases	(1,245.73)	
EFT Pymt	EFT 991	11-Apr-2016	Beverley Supermarket & Liquor (IGA)	Mar 2016 Purchases	(550.30)	
EFT Pymt	EFT 992	11-Apr-2016	Budget Rent a Car (Busby Investments)	BRMP Officer Vehicle Hire: Feb - Mar 16	(2,853.00)	
EFT Pymt	EFT 993	11-Apr-2016	Clare Gail Moulton	Rates refund for assessment A1191 15 Smith St Beverley 6304	(372.54)	
EFT Pymt	EFT 994	11-Apr-2016	Country Copiers Northam	Copy Charges - iR8295: 04 Feb - 17 Mar 16	(459.31)	
EFT Pymt	EFT 995	11-Apr-2016	Covs	Plant and Workshop: Parts	(99.00)	
EFT Pymt	EFT 996	11-Apr-2016	Fulton Hogan Industries	Rural Roads: Ezy Street Bulk Bag	(990.00)	
EFT Pymt	EFT 997	11-Apr-2016	Gosnells Roofing (5 Foot High Enterprises Pty Ltd)	Various supplies	(328.90)	
EFT Pymt	EFT 998	11-Apr-2016	Hitachi Construction Machinery - ABN 62 000 080 179	BE036 (PLDR03): Service	(2,407.04)	
EFT Pymt	EFT 999	11-Apr-2016	Joondalup Resort	Conference Accommodation - 2016 Finance Professionals Conference: DCEO S Marshall	(350.00)	
EFT Pymt	EFT 1000	11-Apr-2016	Kimberley Leonard Boulton	Record Archiving, Onsite Working - 5-6 Mar16: 2 days	(1,320.00)	

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
EFT Pymt	EFT 1001	11-Apr-2016	LGIS Risk Management	15/16 Regional Risk Coordination Program - 2nd Instalment	(3,923.70)	
EFT Pymt	EFT 1002	11-Apr-2016	LGRCEU - Loc Gov Racing & Cem Emp Union	Payroll deductions	(41.00)	
EFT Pymt	EFT 1003	11-Apr-2016	Merit Lining Systems Pty Ltd	Lining Works for Storm Water Dams	(31,493.18)	
EFT Pymt	EFT 1004	11-Apr-2016	Pump Care Pty Ltd	Storm Water Dam Project: Pumps & Associated Equipment	(20,517.00)	
EFT Pymt	EFT 1005	11-Apr-2016	Shire of Brookton	2016-02 Feb Town Planning Scheme - Stefan de Beer	(4,656.27)	
EFT Pymt	EFT 1006	11-Apr-2016	State Library of WA (LISWA)	Inter Library Loans: 2015/16 Freight Recoup	(876.88)	(77,983.85)
EFT Pymt	EFT 1007	14-Apr-2016	Avon Express	Freight Charges: Mar 16	(176.00)	
EFT Pymt	EFT 1008	14-Apr-2016	Avon Waste	1,941 Bin Collection FE 01 Apr 16 inc Recycling Bins & 1 x Recycling Collection	(4,523.48)	
EFT Pymt	EFT 1009	14-Apr-2016	Beverley Steel Fabrication (Hydraboom)	Diesel Generator: Parts	(148.95)	
EFT Pymt	EFT 1010	14-Apr-2016	Great Eastern Country Zone of WALGA	Wheatbelt Conference: 07 Apr 16: S Gollan CEO & CR D Ridgway	(396.00)	(5,244.43)
EFT Pymt	EFT 1013	19-Apr-2016	AITS Specialists P/L	2016-03 Mar Fuel Tax Credits	(297.33)	
EFT Pymt	EFT 1014	19-Apr-2016	BDF - Beverley Dome Fuel & Hire	4006 L Diesel @ \$0.9931/L inc	(3,978.36)	
EFT Pymt	EFT 1015	19-Apr-2016	BOC Limited	2016-03 Mar: Cylinder Rental	(30.08)	
EFT Pymt	EFT 1016	19-Apr-2016	Game On Contracting	Truck Hire to Cart Gypsum	(454.33)	
EFT Pymt	EFT 1017	19-Apr-2016	Glenda Ferris	Catering for WALGA Training 31 Mar & 01 Apr	(943.00)	
EFT Pymt	EFT 1018	19-Apr-2016	Isweep Town & Country	Town Street Sweeping: Mar 16	(1,930.50)	
EFT Pymt	EFT 1019	19-Apr-2016	Landgate	Valuation Fees (Rural UV Interim Shd): 12 Dec 15 - 04 Mar 16	(225.82)	
EFT Pymt	EFT 1020	19-Apr-2016	Netregistry Pty Ltd	Renewal of Domain Name beverley.wa.gov.au	(47.85)	
EFT Pymt	EFT 1021	19-Apr-2016	PCS - Perfect Computer Solutions	Computer Support: Shire & Medical 07 Apr 16	(212.50)	
EFT Pymt	EFT 1022	19-Apr-2016	R Munns Engineering Consulting Services	Consulting Work on Storm Water Harvesting Project	(5,653.47)	

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
EFT Pymt	EFT 1023	19-Apr-2016	RH & DW Morrell	Hunt Road Village Grounds: Spraying	(69.97)	
EFT Pymt	EFT 1024	19-Apr-2016	Rent A Fence Pty Ld	Re-Hire of Temporary Mesh Fence for Construction of Storm Water Holding Dams	(1,787.50)	
EFT Pymt	EFT 1025	19-Apr-2016	Testel Australia P/L	Shire: Elect Equip Safety Check - 22 Mar 16	(3,390.20)	
EFT Pymt	EFT 1026	19-Apr-2016	The Lifting Company (TLC)	Depot: Tie Downs and Chains	(188.10)	
EFT Pymt	EFT 1027	19-Apr-2016	Toll Ipec P/L (Courier Aust)	Freight Charges: 04 & 06 Apr 16	(31.55)	
EFT Pymt	EFT 1028	19-Apr-2016	WA Contract Ranger Services	Ranger Services:15 Mar - 29 Mar 16	(1,051.87)	
EFT Pymt	EFT 1029	19-Apr-2016	WALGA - WA Loc Gov Assoc	Meeting Procedures & Debating Course (26 Feb 16): Dep Pres K Murray	(50.00)	(20,342.43)
EFT Pymt	EFT 1030	21-Apr-2016	LGRCEU - Loc Gov Racing & Cem Emp Union	Payroll deductions	(41.00)	
EFT Pymt	EFT 1031	21-Apr-2016	Richard Desmond Smith	Rates refund for assessment A51634 LOT 5366 KOKEBY EAST RD BALLY BALLY 6304	(202.78)	
EFT Pymt	EFT 1032	21-Apr-2016	Valery Joan Seeber	Expenses: IT Vision Training: 11 -13 Apr 16	(65.42)	(309.20)
EFT Pymt	EFT 1033	27-Apr-2016	AMPAC Debt Recovery	March 2016 Rates Debt Recovery	(2,246.80)	
EFT Pymt	EFT 1034	27-Apr-2016	ASB Marketing P/L	Polo Shire of Beverley" Shirts for Staff and Councillors	(470.25)	
EFT Pymt	EFT 1035	27-Apr-2016	Archivewise	2016-03 Mar Storage of Archives - 131 boxes	(56.19)	
EFT Pymt	EFT 1036	27-Apr-2016	Avon Waste	1,944 Bin Collection FE 15 Apr 16 inc Recycling Bins & 1 x Recycling Collection	(4,530.22)	
EFT Pymt	EFT 1037	27-Apr-2016	BT Equipment P/L ta Tutt Bryant Equipment	BE033 (PROL03): Purchase of New Bomag Vibe Roller (including trade in)	(113,850.00)	
EFT Pymt	EFT 1038	27-Apr-2016	Beverley CRC (Community Resource Centre)	2016-04 Apr: Blarney Compilation for Production	(863.00)	
EFT Pymt	EFT 1039	27-Apr-2016	Beverley Gas & Plumbing	Rec Centre: Changerooms: Supply and Install Hose Taps	(708.46)	
EFT Pymt	EFT 1040	27-Apr-2016	Beverley Netball Club Inc	Kidsport Funding: Reimbursement of Kidsport Vouchers x 2	(250.00)	
EFT Pymt	EFT 1041	27-Apr-2016	Beverley Tyre Service	2016-03: Tyre Service	(745.00)	
EFT Pymt	EFT 1042	27-Apr-2016	Bitutek P/L	Various Roads: Supply and Spray Bitumen	(209,998.53)	

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
EFT Pymt	EFT 1043	27-Apr-2016	Cr Denise Jo Ridgway	Travel Claim: Jan - Mar 2016	(321.80)	
EFT Pymt	EFT 1044	27-Apr-2016	Garrards Pty Ltd	Mosquito Control: Chemicals	(501.03)	
EFT Pymt	EFT 1045	27-Apr-2016	JR & A Hersey P/L	Various Supplies	(448.65)	
EFT Pymt	EFT 1046	27-Apr-2016	McLeods Barristers and Solicitors	Legal Advice: BORMSA Licence	(675.96)	
EFT Pymt	EFT 1047	27-Apr-2016	Repeat Plastics (WA) (Replas)	Information Bay: Kimberley Seat	(672.45)	
EFT Pymt	EFT 1048	27-Apr-2016	S & S Morrell	Airfield - spraying of weeds	(658.89)	
EFT Pymt	EFT 1049	27-Apr-2016	Total Packaging (WA) Pty Ltd	Vincent St Gardens and Oval: Dog Poo Bags and Brackets	(220.00)	
EFT Pymt	EFT 1050	27-Apr-2016	WA Contract Ranger Services	Ranger Services: 07 - 14 April 16	(771.10)	(337,988.33)
Cheque #	1435	06-Apr-2016	Synergy	Swim Pool: 08 Feb - 20 Mar 16	(2,945.05)	
Cheque #	1436	11-Apr-2016	Synergy	Street Lights: 25 Feb - 24 Mar 16	(2,164.60)	
Cheque #	1437	11-Apr-2016	Telstra	2016-04 Apr Telephone Accounts	(2,945.07)	
Cheque #	1438	19-Apr-2016	ATO - Australian Tax Office	MAR 2016 BAS Obligation (inc FBT instalment)	(23,077.00)	
Cheque #	1439	19-Apr-2016	Water Corporation	Water Acct	(16,270.37)	
Cheque #	1440	21-Apr-2016	Synergy	Power Acct	(1,067.05)	
Cheque #	1441	27-Apr-2016	Canning Bridge Auto Lodge	Accommodation re IT Vision Training - V Seeber (11 - 14 Apr 16)	(450.00)	(48,919.14)
Direct Debit	DD 508.1	05-Apr-2016	ClickSuper	Superwrap - Personal Super Plan	(744.03)	
Direct Debit	DD 508.2	05-Apr-2016	ClickSuper	WA Super	(7,141.62)	
Direct Debit	DD 508.3	05-Apr-2016	ClickSuper	Kinetic Super	(141.49)	
Direct Debit	DD 508.4	05-Apr-2016	ClickSuper	Colonial First State Super (Corrigan Justin)	(293.57)	
Direct Debit	DD 508.5	05-Apr-2016	ClickSuper	Australian Super	(179.39)	(8,500.10)
Direct Debit	DD 543.1	19-Apr-2016	ClickSuper	Superwrap - Personal Super Plan	(928.55)	

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
Direct Debit	DD 543.2	19-Apr-2016	ClickSuper	WA Super	(7,164.32)	
Direct Debit	DD 543.3	19-Apr-2016	ClickSuper	Kinetic Super	(141.49)	
Direct Debit	DD 543.4	19-Apr-2016	ClickSuper	Colonial First State Super (Corrigan Justin)	(293.57)	
Direct Debit	DD 543.5	19-Apr-2016	ClickSuper	Australian Super	(178.06)	(8,705.99)
Direct Debit	8	01-Apr-2016	6 - Westnet Payments	Westnet Payments	(66.00)	(66.00)
Direct Debit	8	01-Apr-2016	7 - CBA Merchant Fee	CBA Merchant Fee	(150.33)	(150.33)
Direct Debit	8	04-Apr-2016	8 - ANZ Transactive Fee	ANZ Transactive Fee	(234.61)	(234.61)
Direct Debit	8	04-Apr-2016	7 - CBA Merchant Fee	CBA Merchant Fee - POS FEE	(25.74)	(25.74)
Direct Debit	8	29-Apr-2016	9 - Vodafone Messaging	Vodafone Messaging	(495.44)	(495.44)
Direct Debit	8	01-Apr-2016	3 - Payments for DOT	Payments for DOT	(1,825.05)	
Direct Debit	8	04-Apr-2016	3 - Payments for DOT	Payments for DOT	(489.50)	
Direct Debit	8	05-Apr-2016	3 - Payments for DOT	Payments for DOT	(2,732.25)	
Direct Debit	8	06-Apr-2016	3 - Payments for DOT	Payments for DOT	(3,162.45)	
Direct Debit	8	07-Apr-2016	3 - Payments for DOT	Payments for DOT	(26,090.35)	
Direct Debit	8	08-Apr-2016	3 - Payments for DOT	Payments for DOT	(1,954.25)	
Direct Debit	8	11-Apr-2016	3 - Payments for DOT	Payments for DOT	(7,403.20)	
Direct Debit	8	12-Apr-2016	3 - Payments for DOT	Payments for DOT	(1,768.95)	
Direct Debit	8	13-Apr-2016	3 - Payments for DOT	Payments for DOT	(1,515.55)	
Direct Debit	8	14-Apr-2016	3 - Payments for DOT	Payments for DOT	(2,776.25)	
Direct Debit	8	15-Apr-2016	3 - Payments for DOT	Payments for DOT	(3,381.80)	

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
Direct Debit	8	18-Apr-2016	3 - Payments for DOT	Payments for DOT	(1,915.15)	
Direct Debit	8	19-Apr-2016	3 - Payments for DOT	Payments for DOT	(2,210.05)	
Direct Debit	8	20-Apr-2016	3 - Payments for DOT	Payments for DOT	(2,202.75)	
Direct Debit	8	21-Apr-2016	3 - Payments for DOT	Payments for DOT	(889.60)	
Direct Debit	8	22-Apr-2016	3 - Payments for DOT	Payments for DOT	(824.25)	
Direct Debit	8	26-Apr-2016	3 - Payments for DOT	Payments for DOT	(1,235.55)	
Direct Debit	8	27-Apr-2016	3 - Payments for DOT	Payments for DOT	(2,505.10)	
Direct Debit	8	28-Apr-2016	3 - Payments for DOT	Payments for DOT	(4,575.60)	
Direct Debit	8	29-Apr-2016	3 - Payments for DOT	Payments for DOT	(2,430.00)	(71,887.65)
Direct Debit	EFT 1011	12-Apr-2016	Credit Card - Shire of Beverley	Various Purchases	(915.38)	(915.38)
PAYMENTS RAISED IN CURRENT MONTH					(602,226.19)	(602,226.19)
WAGES & SALARIES						
EFT Pymt		07-Apr-2016	Wages & Salaries	FE - 05 Apr 2016	(51,883.41)	
EFT Pymt		21-Apr-2016	Wages & Salaries	FE - 19 Apr 2016	(50,702.42)	
WAGES & SALARIES					(102,585.83)	(102,585.83)
UNPRESENTED PAYMENTS for CURRENT BANK STATEMENT						
Cheque #	1441	27-Apr-2016	Canning Bridge Auto Lodge	Accommodation re IT Vision Training - V Seeber (11 - 14 Apr 16)	450	
UNPRESENTED PAYMENTS for CURRENT BANK STATEMENT					450.00	450.00

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
PAYMENTS PRESENTED IN CURRENT BANK # RELATING to PRIOR MONTHS' TRANSACTIONS						
PAYMENTS PRESENTED IN CURRENT BANK # RELATING to PRIOR MONTHS' TRANSACTIONS					0.00	0.00
TRANSFERS to TRUST						
Transfer		08-Apr-2016	Trust	Bond incorrectly banked	(200.00)	
TRANSFERS to TRUST					(200.00)	(200.00)
OTHER AMENDMENTS/GENERAL JOURNALS						
OTHER AMENDMENTS/GENERAL JOURNALS					0.00	0.00
INVESTMENTS						
Transfer		13-Apr-2016	Online Saver	Funds Tfr for Investment	(600,000.00)	
INVESTMENTS					(600,000.00)	(600,000.00)
TOTAL EXPENDITURE for MUNICIPAL ACCOUNT						(1,304,562.02)
CREDIT CARD PAYMENT SUMMARY for CURRENT BANK STATEMENT						
Credit Card		15-Mar-2016	Flexiglass	BE020 (PUTE07): Replacement Glass for Canopy	554.90	
Credit Card		22-Mar-2016	Shire of Beverley: DoT	Plate Change for Purchase of New Vibe Roller BE033 (PROL03)	53.20	
Credit Card		16-Mar-2016	Blue Dog Training	White Card Training: B Treasure	80.00	
Credit Card		16-Mar-2016	Spot LLC	Duress Alarm Subscription Plan (annual) for BRMPC	227.28	
CREDIT CARD PAYMENT SUMMARY for CURRENT BANK STATEMENT					915.38	
TRUST ACCOUNT DETAILS						

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS	
PAYMENTS RAISED IN CURRENT MONTH							
EFT Pymt	EFT 988	06-Apr-2016	Brett Shaw	Cleaning Bond Amenities Hire Easter	(200.00)		
EFT Pymt	EFT 1012	14-Apr-2016	WAFF WA Farmers Federation	Cleaning Bond Refund Amenities Hire 09 2014	(200.00)		
Cheque #	1482	06-Apr-2016	Ann Hockey	Gym Key Bond Refund	(50.00)		
					PAYMENTS RAISED IN CURRENT MONTH	(450.00)	(450.00)
PAYMENTS UNPRESENTED IN CURRENT BANK #							
					PAYMENTS UNPRESENTED IN CURRENT BANK #	0.00	0.00
PAYMENTS PRESENTED IN CURRENT BANK # RELATING to PRIOR MONTHS' TRANSACTIONS							
					PAYMENTS PRESENTED IN CURRENT BANK # RELATING to PRIOR MONTHS' TRANSACTIONS	0.00	0.00
OTHER AMENDMENTS/GENERAL JOURNALS							
					OTHER AMENDMENTS/GENERAL JOURNALS	0.00	0.00
					TOTAL EXPENDITURE for TRUST ACCOUNT	0.00	(450.00)
TOTAL EXPENDITURE as reconciled to the April 2016 BANK STATEMENTS							
					Municipal Account Expenditure	(1,304,562.02)	
					Trust Account Expenditure	(450.00)	
					TOTAL EXPENDITURE for April 2016	(1,305,012.02)	(1,305,012.02)

4:00pm – Cr Shaw declared an interest of Impartiality in regards to the Beverley Hospital Auxiliary letter of request within the Fees and Charges Item 11.3 as Mrs Shaw is the President of the Beverley Hospital Auxiliary.

11.3 2016/17 Budget – Fees and Charges

SUBMISSION TO: Ordinary Council Meeting 24 May 2016
REPORT DATE: 18 May 2016
APPLICANT: N/A
FILE REFERENCE: ADM 0275
AUTHOR: SK Marshall, Deputy Chief Executive Officer
ATTACHMENTS: Draft 2016/17 Fees and Charges

SUMMARY

Council to consider including Fees and Charges schedule for the 2016/17 financial year in the Draft 2016/17 Budget.

BACKGROUND

The Shire of Beverley's Schedule of Fees and Charges is reviewed annually and forms part of Council's Annual Budget.

COMMENT

At the Corporate Strategy Committee Meeting 11 May 2016, it was agreed to apply a blanket increase of 3% (unless specified in a separate agreement). Attachment 1 shows the full draft 2016/17 Schedule of Fees and Charges for consideration as agreed at the Corporate Strategy meeting.

There have been several amendments to the Fees and Charges schedule for 2016/17:

- Removal of Beverley Station Arts Artist In Residence - Dawson St Accommodation Charge (no longer being utilised by the Group);
- Specified Child age range for Swimming Pool fees as being 17 Years and under for clarity;
- Addition of Community Healthy Lifestyle Package (combined discounted Adult 12 Month Gym membership and Swimming Pool season pass);
- Update of Swimming Pool season pass fees (see Attachment 2 for new structure justification);
- Reduction in the Beverley Hospital Auxiliary rent from \$50 per week to \$10 per week;
- No change to Caravan Park Fees;
- Increase in Hunt Road Village Charges from \$121 per week to \$130 per week; and
- Increase in the septic waste charges from \$55 to \$60 per 2,000L (Beverley waste) and from \$110 to \$120 per 2,000L for waste that comes from outside of Beverley.

Some agreed fees are increased annually by CPI. These increases have been applied. (See Attachment 3)

Statutory charges (for Dogs/Cats, Building and Planning) may change when the State and Federal Budgets are released. If changes do occur, the schedule will be updated accordingly.

A letter (see Attachment 4) had been received from the Beverley Hospital Auxiliary Inc requesting Council reconsider the \$50 per week charged to the Group for use of the Lesser Hall facilities where the Group operates the Beverley Opportunity Shop. At the Corporate Strategy Committee Meeting 11 May 2016, it was agreed to decrease the Beverley Hospital Auxiliary Rent to \$10 per week. This decision forms part of the Committee's Recommendation.

All non-statutory fees and charges are rounded to the nearest whole dollar.

STATUTORY ENVIRONMENT

Section 6.16 of the *Local Government Act* provides that:

- (1) a local government may impose (by absolute majority) and recover a fee or charge for any goods or service it provides or proposes to provide, other than a service for which a service charge is imposed.
- (2) A fee or charge may be imposed for the following
 - a. Providing the use of, or allowing admission to, any property or facility wholly or partly owned, controlled, managed or maintained by the local government
 - b. Supplying a service or carrying out work at the request of a person
 - c. Subject to section 5.94, providing information from local government records;
 - d. Receiving an application for approval, granting an approval, making an inspection and issuing a licence, permit, authorization or certificate;
 - e. Supplying goods;
 - f. Such other service as may be prescribed.
- (3) Fees and charges are to be imposed when adopting the annual budget but may be –
 - a. Imposed (by absolute majority) during a financial year; and
 - b. Amended (by absolute majority) from time to time during a financial year.

Section 6.17 further provides:

- (1) In determining the amount of a fee or charge for a service or for goods a local government is required to take into consideration the following factors –
 - a. The cost to the local government of providing the service or goods;
 - b. The importance of the service or goods to the community; and
 - c. The price at which the service or goods could be provided by an alternative provider.
- (2) A high fee or charge or additional fee or charge may be imposed for an expedited service or supply of goods if it is requested that the service or goods be provided urgently.
- (3) The basis for determining a fee or charge is not to be limited to the cost of providing the service or goods other than a service –
 - a. Under section 5.96;
 - b. Under section 6.16 (2) (d); or

- c. Prescribed under section 6.16 (2) (f), where the regulation prescribing the service also specifies that such a limit is to apply to the fee or charge for the service
- (4) Regulations may –
- a. Prohibit the imposition of a fee or charge in prescribed circumstances; or
 - b. Limit the amount of a fee or charge in prescribed circumstances.

Regulation 2 of the *Local Government (Financial Management) Regulations* (2) provides that the CEO is to –

- (a) ensure that the resources of the local government are effectively and efficiently managed;
- (b) assist the council to undertake reviews of fees and charges regularly (and not less than once in every financial year); and

Section 6.19 of the *Local Government Act* provides that if a local government wishes to impose any fees or charges under this Subdivision after the annual budget has been adopted it must, before introducing the fees or charges, give local public notice of –

- (a) its intention to do so; and
- (b) the date from which it is proposed the fees or charges will be imposed.

Section 41 of the *Health Act* provides that every local government may from time to time, as occasion may require, make and levy as aforesaid and cause to be collected an annual rate for the purpose of providing for the proper performance of all or any of the services mentioned in section 112, and the maintenance of any sewerage works constructed by the local government under Part IV. Such annual rate shall not exceed –

- (a) 12 cents in the dollar on the gross rental value; or
- (b) where the system of valuation on the basis of the unimproved value is adopted, 3 cents in the dollar on the unimproved value of the land in fee simple, provided that the local government may direct that the minimum annual amount payable in respect of any one separate tenement shall not be less than \$1.

Provided also, that where any land in the district is not connected with any sewer, and a septic tank or other sewerage system approved by the local government is installed and used upon such land by the owner or occupier thereof for the collection, removal, and disposal of nightsoil, urine, and liquid wastes upon such land, the local government may by an entry in the rate record exempt such land from assessment of the annual rate made and levied under this section, and, in lieu of such annual rate, may, in respect of such land, make an annual charge under and in accordance with section 106 for the removal of refuse from such land.

Section 112 of the *Health Act* provides that:

- (1) A local government may, and when the Executive Director, Public Health so requires, shall undertake or contract for the efficient execution of the following works within its district, or any specified part of its district:
 - (a) The removal of house and trade refuse and other rubbish from premises.
 - (b) The supply of disinfectants for the prevention or control of disease, and pesticides for the destruction of pests.

- (c) The cleansing of sanitary conveniences and drains.
 - (d) The collection and disposal of sewage.
 - (e) The cleaning and watering of streets.
 - (f) The providing, in proper and suitable places, of receptacles for the temporary deposit of refuse and rubbish collected under this section.
 - (g) The providing of suitable places, buildings, and appliances for the disposal of refuse, rubbish and sewage.
 - (ga) The construction and installation of plant for the disposal of refuse, rubbish and sewage.
 - (h) The collection and disposal of the carcasses of dead animals, provided that it shall not be lawful to deposit nightsoil in any place where it will be a nuisance or injurious or dangerous to health.
- (2) Any local government which has undertaken or contracted for the efficient execution of any such work as aforesaid within its district or any part thereof may by local law prohibit any person executing or undertaking the execution of any of the work undertaken or contracted for within the district or within such part thereof as aforesaid, as the case may be, so long as the local government or its contractor executes or continues the execution of the work or is prepared and willing to execute or continue the execution of the work.
- (3) After the end of the year 1934 no nightsoil collected in one district shall be deposited in any other district, except with the consent of the local government of such other district, or of the Executive Director, Public Health.

Section 30 of the *Residential Tenancies Act* provides that:

- (1) Subject to this section, the rent payable under a residential tenancy agreement may be increased by the owner by notice in writing to the tenant specifying the amount of the increased rent and the day as from which the increased rent becomes payable, being a day —
- (a) not less than 60 days after the day on which the notice is given; and
 - (b) not less than 6 months after the day on which the tenancy commenced, or, if the rent has been increased under this section, the day on which it was last so increased, but otherwise the rent shall not increase or be increased.
- (2) The right of the owner to increase rent in accordance with subsection (1) —
- (a) is not exercisable in relation to an agreement that creates a tenancy for a fixed term during the currency of that term unless the agreement provides that the rent may increase or be increased; and
 - (b) in any case, may be excluded or limited by agreement between the owner and the tenant.
- (3) A notice of increase of rent that has been given in accordance with this section and that has not been withdrawn by the owner varies the residential tenancy agreement to the effect that the increased rent specified in the notice is payable under the agreement as from the day specified in the notice.

Section 66 of the *Waste Avoidance and Resource Recovery Act 2007* (Local government may impose waste collection rate) provides:

- (1) A local government may impose on rateable land within its district, and cause to be collected, an annual rate for the purpose of providing for the proper performance of all or any of the waste services it provides.
- (2) The annual rate must not exceed —

- (a) 12 cents in the dollar on the gross rental value; or
 - (b) where the system of valuation on the basis of the unimproved value is adopted, 3 cents in the dollar on the unimproved value of the land in fee simple.
- (3) The provisions of the *Local Government Act 1995* relating to the making, payment and recovery of general rates apply with respect to rates referred to in subsection (1).

FINANCIAL IMPLICATIONS

Draft 2016/17 Budget

STRATEGIC IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

COMMITTEE'S RECOMMENDATION

The Corporate Strategy Committee recommend to Council that;

1. the Beverley Hospital Auxiliary be charged rent of ten dollars (\$10.00) per week
2. the draft 2016/17 Fees and Charges Schedule be adopted and included in the draft 2016/17 Budget.

COUNCIL RESOLUTION

M11/0516

Moved Cr Davis

Seconded Cr White

The Corporate Strategy Committee recommend to Council that;

- 1. the Beverley Hospital Auxiliary be charged rent of ten dollars (\$10.00) per week; and**
- 2. the draft 2016/17 Fees and Charges Schedule be adopted and included in the draft 2016/17 Budget.**

CARRIED 7/0

11.3 - Attachment 1 Schedule of Fees and Charges

SHIRE OF BEVERLEY 2016/17 SCHEDULE OF FEES AND CHARGES EFFECTIVE FROM 1 JULY 2016						
Description	Charge 2015/16	Charge 2016/17	Frequency	GST Exempt	Increase \$	Information/Conditions
SPORTING CLUBS/COMMUNITY ORGANISATIONS						
Football Club	3,356.00	3,457.00	per year		↑ 101.00	Oval, Function Centre and Changerooms
Netball Clubs (Beverley Netball Club & Redbacks Netball Club)	516.00	531.00	per year		↑ 15.00	Courts, Function Centre and Changerooms
Cricket Club	516.00	531.00	per year		↑ 15.00	Oval, Function Centre and Changerooms
Hockey Club	516.00	531.00	per year		↑ 15.00	Oval, Function Centre and Changerooms
Horse and Pony Club (Annual Fee)	113.00	114.00	per year		↑ 1.00	Annual CPI Review as per Licence Agreement. Oval <u>NOT</u> included. Club provide own cleaner.
Horse and Pony Club (Extra Events)	172.00	177.00	per event		↑ 5.00	Includes Main Oval - Function Centre hire extra.
Tennis Club	570.00	587.00	per year		↑ 17.00	Club provide own cleaner/ Ablutions Only
Ladies Badminton Club	37.00	38.00	per booking (AM/PM/Eve)		↑ 1.00	Times must be allocated AM (Morning) PM (Afternoon) or Evening (Night)
Boot Scooting	37.00	38.00	per booking (AM/PM/Eve)		↑ 1.00	
Ballet Group	37.00	38.00	per booking (AM/PM/Eve)		↑ 1.00	
Soaring Society	4,000.00	4,052.00	per year		↑ 52.00	Annual CPI Review and Billed July as per Lease Agreement.
Soaring Society - Hangar Fees	100.00	103.00	per glider/year		↑ 3.00	Fixed Fee - billed July as per Lease Agreement.
Tractor Pull	277.00	285.00	per event		↑ 8.00	
Beverley Districts Motor Cycle Club (Ulinga Park)	1,071.00	1,085.00	per year		↑ 14.00	Annual CPI Review as per Lease Agreement.
Ladies Hospital Auxiliary - Op Shop (Lesser Hall)	50.00	10.00	per week		↓ -40.00	
Beverley Station Arts (Licence Fee)	101.00	102.00	per year		↑ 1.00	Annual CPI Review as per Licence Agreement.
Beverley Station Arts (Artist In Residence - Dawson St Accommodation)	50.00	0.00	per week		↓ -50.00	Temporary arrangement.
Beverley Off Road Motor Sports Association (BORMSA)	2,000.00	2,000.00	per year		↑ 0.00	Fixed Lease.
Telstra (Mobile Tower Lease)	1,000.00	1,000.00	per year		↑ 0.00	Fixed Lease.

SHIRE OF BEVERLEY
2016/17 SCHEDULE OF FEES AND CHARGES
EFFECTIVE FROM 1 JULY 2016

Description	Charge 2015/16	Charge 2016/17	Frequency	GST Exempt	Increase \$	Information/Conditions	
ROAD MAINTENANCE CHARGES							
Austral Brick	12,991.00	13,381.00	per year		↑ 390.00	Road Maintenance Contribution	
HALL - includes use of kitchen							
Main Hall	130.00	134.00	per day		↑ 4.00	Tables, Chairs, Crockery & Cutlery <u>not</u> to be removed from Hall	
Lesser Hall	92.00	95.00	per day		↑ 3.00		
Full Complex	200.00	206.00	per day		↑ 6.00		
Community Meeting Room	FREE	FREE			↑ 0.00		Front room adjacent to Hall Foyer.
Key Bond	50.00	50.00	per key	✓	↑ 0.00		Clubs pay one Bond per Season.
Function/Cleaning Bond	150.00	150.00	per event	✓	↑ 0.00	Function Application required. Clubs pay one Bond per Season.	
Bally Bally Hall	50.00	52.00	per day		↑ 2.00	Cleaning responsibility of Hirer.	
Morbinning Hall	50.00	52.00	per day		↑ 2.00	Cleaning responsibility of Hirer.	
EQUIPMENT RENTALS							
Chairs	1.00	1.00	per chair		↑ 0.00	Orange plastic chairs only.	
Marquee/Tent (Old)	55.00	57.00	per day		↑ 2.00		
Marquee/Tent (New)	108.00	111.00	per day		↑ 3.00		
RECREATION GROUND							
Oval Hire (Day)	173.00	178.00	per day		↑ 5.00	APPLICATION MUST BE SUBMITTED and is SUBJECT TO APPROVAL	
Oval Hire (Night)	242.00	249.00	per night		↑ 7.00	APPLICATION MUST BE SUBMITTED and is SUBJECT TO APPROVAL	
Exhibition Shed	70.00	72.00	per day		↑ 2.00	Beverley Agricultural Society Exempt.	
Ram Shed	70.00	72.00	per day		↑ 2.00	Beverley Agricultural Society Exempt.	
Poultry Shed	70.00	72.00	per day		↑ 2.00	Beverley Agricultural Society Exempt.	
Camping Overflow (Per Van)	28.00	28.00	per day		↑ 0.00	Including Power.	

SHIRE OF BEVERLEY
2016/17 SCHEDULE OF FEES AND CHARGES
EFFECTIVE FROM 1 JULY 2016

Description	Charge 2015/16	Charge 2016/17	Frequency	GST Exempt	Increase \$	Information/Conditions
FUNCTION & RECREATION CENTRE						
Functions	130.00	134.00	per day		↑ 4.00	Tables, Chairs, Crockery & Cutlery <u>not</u> to be removed from Centre BARBECUE use included in Function Centre hire fee.
Meetings	43.00	44.00	per event		↑ 1.00	Use of meeting room only.
Key Bond	50.00	50.00	per key	✓	↑ 0.00	Clubs pay one Bond per Season.
Function/Cleaning Bond	150.00	150.00	per event	✓	↑ 0.00	Function Application required. Clubs pay one Bond per Season.
COMMUNITY BUS						
Fee Includes Fuel Charges Etc	1.55	1.55	per km		↑ 0.00	24 seats inc driver, 50% subsidy for school aged children (Local Children Only)
CARAVAN PARK - Power Charges INCLUDED						
Powered - Van/RV Site	28.00	28.00	per day		↑ 0.00	Charge includes use of ablutions for maximum of 2 Persons (Age 5+)
Unpowered - Van/RV Site	11.00	11.00	per day		↑ 0.00	Charge includes use of ablutions for maximum of 2 Persons (Age 5+)
Powered - Campsite	16.00	16.00	per day		↑ 0.00	Charge includes use of ablutions for maximum of 2 Persons (Age 5+)
Unpowered - Campsite	11.00	11.00	per day		↑ 0.00	Charge includes use of ablutions for maximum of 2 Persons (Age 5+)
Additional Person/s (Age 5+ Years)	5.00	5.00	each per day		↑ 0.00	
Children 5 Years Or Under	FREE	FREE			↑ 0.00	
Showers	5.00	5.00	each per shower use		↑ 0.00	
Extended Stay Site (First 28 Days)	168.00	168.00	per week		↑ 0.00	Maximum of 2 Persons (Age 5+) (1-28 days) [140.91 + 14.09 GST]
Extended Stay Site (29+ Days)	168.00	168.00	per week	5% GST	↑ 0.00	Maximum of 2 Persons (Age 5+) 12 Weeks Max - Permission Required [146.92+8.08 GST]
GYM MEMBERSHIP						
13-18 Yr Olds	81.00	83.00	6 months		↑ 2.00	WRITTEN PERMISSION REQUIRED FROM PARENT/GUARDIAN
13-18 Yr Olds	135.00	139.00	12 months		↑ 4.00	WRITTEN PERMISSION REQUIRED FROM PARENT/GUARDIAN
Over 18 Yrs Old	163.00	168.00	6 months		↑ 5.00	

SHIRE OF BEVERLEY
2016/17 SCHEDULE OF FEES AND CHARGES
EFFECTIVE FROM 1 JULY 2016

Description	Charge 2015/16	Charge 2016/17	Frequency	GST Exempt	Increase \$	Information/Conditions
Over 18 Yrs Old	271.00	279.00	12 months		↑ 8.00	
Senior/Pensioner	81.00	83.00	6 months		↑ 2.00	
Senior/Pensioner	135.00	139.00	12 months		↑ 4.00	
30 Day Trial	43.00	44.00			↑ 1.00	Must be 18 years old or older
Key Bond	50.00	50.00	per key	✓	↑ 0.00	Bond returned via Cheque/EFT payment only.
SWIMMING POOL						
Adult	3.00	3.00	per entry		↑ 0.00	
Child (17 years and under)	1.00	1.00	per entry		↑ 0.00	
Spectator	1.00	1.00	per entry		↑ 0.00	
Season Ticket - Adult	86.00	102.00	per season		↑ 16.00	
Season Ticket - Pensioner/Senior	65.00	76.50	per season		↑ 11.50	
Season Ticket - Child (17 years and under)	55.00	34.00	per season		↓ -21.00	
Season Ticket - Family	195.00	240.00	per season		↑ 45.00	Two Adults and Two Children Maximum.
Pensioner Adult Single						
COMMUNITY HEALTHY LIFESTYLE PACKAGE						
Combined 12 Month Gym Membership and Pool Season Pass (Adult)	0.00	343.00	per year		↑ 343.00	10% Saving
Combined 12 Month Gym Membership and Pool Season Pass (Senior)	0.00	194.00	per year		↑ 194.00	10% Saving
HUNT ROAD VILLAGE						
Rental Charge	121.00	130.00	per week	✓	↑ 9.00	
INDEPENDENT LIVING UNITS						
Management Fee	66.00	66.00	per week	✓	↑ 0.00	As per ILU Contract.
BLARNEY ADVERTISING						
Size A ~ 122 X 180mm	86.00	89.00	per advert		↑ 3.00	

SHIRE OF BEVERLEY
2016/17 SCHEDULE OF FEES AND CHARGES
EFFECTIVE FROM 1 JULY 2016

Description	Charge 2015/16	Charge 2016/17	Frequency	GST Exempt	Increase \$	Information/Conditions
Size B ~ 122 X 89mm	43.00	44.00	per advert		↑ 1.00	
Size C ~ 60 X 89mm	26.00	27.00	per advert		↑ 1.00	
Size D ~ 5 Lines*	8.00	8.00	per advert		↑ 0.00	*MUST BE PAID IN ADVANCE
Size E ~ 3 Lines*	5.00	5.00	per advert		↑ 0.00	*MUST BE PAID IN ADVANCE
Size F ~ 122 X 135mm	65.00	67.00	per advert		↑ 2.00	
Size G ~ Full Page	165.00	170.00	per advert		↑ 5.00	
Trading Post	0.00	3.00	per advert		↑ 3.00	Trading Post Format - 120 Characters Maximum
12 Months Size A	866.00	890.00	per year		↑ 26.00	12 Editions (Buy 12, pay for 10 months)
12 Months Size B	433.00	440.00	per year		↑ 13.00	12 Editions (Buy 12, pay for 10 months)
12 Months Size C	259.00	270.00	per year		↑ 8.00	12 Editions (Buy 12, pay for 10 months)
12 Months Size F	650.00	670.00	per year		↑ 20.00	12 Editions (Buy 12, pay for 10 months)
COPYING						
Single Copy (1-19 Sheets)	0.40	0.40	per sheet		↑ 0.00	Library Photocopier - Black & White Only.
Bulk Copy (20+ Sheets)	0.30	0.30	per sheet		↑ 0.00	Library Photocopier - Black & White Only.
History Of Beverley Book	20.00	20.00	per copy		↑ 0.00	
History Of Beverley Book - Posted	35.00	35.00	per copy		↑ 0.00	
LIBRARY						
Library - Replacement Card	7.00	7.00	per card		↑ 0.00	
Library - Lost Books - Admin Fee	16.00	20.00	per investigation		↑ 4.00	Replacement Books to be charged at Cost.
MAP CHARGES						
District Map - 1000 X 700mm	32.00	32.00	per copy		↑ 0.00	
District Map - 3 Pages (A3)	11.00	11.00	per copy		↑ 0.00	
District Map - 1 Page (A3)	5.00	5.00	per copy		↑ 0.00	

SHIRE OF BEVERLEY
2016/17 SCHEDULE OF FEES AND CHARGES
EFFECTIVE FROM 1 JULY 2016

Description	Charge 2015/16	Charge 2016/17	Frequency	GST Exempt	Increase \$	Information/Conditions
FACSIMILE FEES						
In Aust 1st Page	7.00	7.00	per page		↑ 0.00	
In Aust Additional Pages	3.00	3.00	per page		↑ 0.00	
O/Seas 1st Page	15.00	15.00	per page		↑ 0.00	
O/Seas Additional Pages	6.00	6.00	per page		↑ 0.00	
Receival	3.00	3.00	per page		↑ 0.00	
FREEDOM OF INFORMATION						
Personal Information About Applicant	No charge	No charge				<i>Freedom of Information Regulations 1993</i> Copies as per copying fees.
FOI - NON PERSONAL INFORMATION						
Application Fee	30.00	30.00	per application	✓		Disadvantaged applicants/pension card - 25% discount.
Time Dealing With Applicant	30.00	30.00	per hour	✓		
Access Time	30.00	30.00	per hour	✓		Supervised by staff.
Duplication Of Information			Actual cost + GST			
Delivery, Packing Or Postage			Actual cost + GST			
Deposits - Advance Deposit			75% of estimated cost			
ACCOUNT ENQUIRIES						
Rate Account Enquiry	167.00	172.00	per enquiry	✓	↑ 5.00	
Title Search	61.00	63.00	per enquiry		↑ 2.00	
Rate Book (Printed Or Electronic)	139.00	143.00	per copy		↑ 4.00	
RUBBISH/RECYCLING						
Refuse Collection	183.00	184.00	per refuse bin/year	✓	↑ 1.00	Annual March Quarter Perth CPI increase as per agreement.
Recycling Collection	82.00	83.00	per recycle bin/year	✓	↑ 1.00	Annual March Quarter Perth CPI increase as per agreement.

SHIRE OF BEVERLEY
2016/17 SCHEDULE OF FEES AND CHARGES
EFFECTIVE FROM 1 JULY 2016

Description	Charge 2015/16	Charge 2016/17	Frequency	GST Exempt	Increase \$	Information/Conditions
CAT LICENSE						Cat Act 2011
1. Annual registration of a cat, unless concessional fees are applicable.	20.00	20.00	per year	✓		
2. Concessional registration fee-						
a) Three Year Registration Period	42.50	42.50		✓		
b) Three Year Registration Period - Pensioner	21.25	21.25		✓		Full Concession Card required
c) Lifetime registration period	100.00	100.00		✓		
c) Lifetime registration period - Pensioner	50.00	50.00		✓		Full Concession Card required
d) Registration after 31 May in any year, for that registration year.	50% of fee payable otherwise.	50% of fee payable otherwise.		✓		
3. Annual application for approval or renewal to breed cats (per cat).	100.00	100.00		✓		
CAT TRAP						
Cat Trap Hire	15.00	15.00	per day		↑ 0.00	Hire fees to be paid in advance
Cat Trap Bond	50.00	50.00	per hire	✓	↑ 0.00	Bond returned via Cheque payment
DOG LICENSE						Dog Act 1976
Dog - Male Or Female	50.00	50.00	1 year	✓	↑ 0.00	
Dog - Male Or Female	120.00	120.00	3 years	✓	↑ 0.00	
Dog - Male Or Female	250.00	250.00	Lifetime	✓	↑ 0.00	
Pension Rate: Dog - Male Or Female	25.00	25.00	1 year	✓	↑ 0.00	Full Concession Card required
Pension Rate: Dog - Male Or Female	60.00	60.00	3 years	✓	↑ 0.00	Full Concession Card required
Pension Rate: Dog - Male Or Female	125.00	125.00	Lifetime	✓	↑ 0.00	Full Concession & Certificate Of Sterilisation required
Pension Rate: Sterilised Dog Or Bitch	10.00	10.00	1 year	✓	↑ 0.00	Full Concession & Certificate Of Sterilisation required
Pension Rate: Sterilised Dog Or Bitch	21.25	21.25	3 years	✓	↑ 0.00	Full Concession & Certificate Of Sterilisation required
Pension Rate: Sterilised Dog Or Bitch	50.00	50.00	Lifetime	✓		
Sheep Dog	25% of fee otherwise payable	25% of fee otherwise payable	1 year	✓		
Sheep Dog	25% of fee otherwise payable	25% of fee otherwise payable	3 years	✓		

SHIRE OF BEVERLEY
2016/17 SCHEDULE OF FEES AND CHARGES
EFFECTIVE FROM 1 JULY 2016

Description	Charge 2015/16	Charge 2016/17	Frequency	GST Exempt	Increase \$	Information/Conditions
Sheep Dog	25% of fee otherwise payable	25% of fee otherwise payable	Lifetime	✓		
Sterilised Dog Or Bitch	20.00	20.00	1 year	✓	↑ 0.00	Certificate of Sterilisation required
Sterilised Dog Or Bitch	42.50	42.50	3 years	✓	↑ 0.00	Certificate of Sterilisation required
Sterilised Dog Or Bitch	100.00	100.00	Lifetime	✓	↑ 0.00	Certificate of Sterilisation required
Bulk Dog Registration	200.00	200.00		✓	↑ 0.00	For approved kennel establishments only. Fee payable per establishment.
DOG IMPOUNDING FEES						
Impound Fee	65.00	67.00	per impounding		↑ 2.00	
Sustenance	12.00	12.00	per day		↑ 0.00	
DOG PENALTIES/INFRINGEMENTS						
						Dog Act 1976
1. Unregistered Dog	100.00	100.00		✓	↑ 0.00	Double penalty for Dangerous Dog
2. Failure to give notice of new owner	40.00	40.00		✓	↑ 0.00	
3. Keeping more than the prescribed number of dogs	100.00	100.00		✓	↑ 0.00	
4. Breach of kennel establishment licence	200.00	200.00		✓	↑ 0.00	
5. Dog in public place without collar or registration tag	50.00	50.00		✓	↑ 0.00	Double penalty for Dangerous Dog
6. Owners name and address not on collar	50.00	50.00		✓	↑ 0.00	Double penalty for Dangerous Dog
7. Dog not held by a leash in certain public places	100.00	100.00		✓	↑ 0.00	Double penalty for Dangerous Dog
8. Failure to control a dog in exercise areas and rural areas	100.00	100.00		✓	↑ 0.00	Double penalty for Dangerous Dog
9. Greyhound not muzzled	200.00	200.00		✓	↑ 0.00	
10. Dog in place without consent	100.00	100.00		✓	↑ 0.00	Double penalty for Dangerous Dog
11. Dangerous dog not muzzled	250.00	250.00		✓	↑ 0.00	
12. Dangerous dog not on leash in exercise area	200.00	200.00		✓	↑ 0.00	
13. Dangerous dog not under continuous supervision	200.00	200.00		✓	↑ 0.00	
14. Dangerous dog in specifically prohibited area	200.00	200.00		✓	↑ 0.00	
15. Dangerous dog enclosure requirement not complied with	200.00	200.00		✓	↑ 0.00	

SHIRE OF BEVERLEY
2016/17 SCHEDULE OF FEES AND CHARGES
EFFECTIVE FROM 1 JULY 2016

Description	Charge 2015/16	Charge 2016/17	Frequency	GST Exempt	Increase \$	Information/Conditions
16. Dangerous dog not wearing specified collar	200.00	200.00		✓	↑ 0.00	
17. Dangerous dog signs not displayed	200.00	200.00		✓	↑ 0.00	
18. Local Government not advised of dangerous dog attack	200.00	200.00		✓	↑ 0.00	
19. Local Government not advised of missing dangerous dog	200.00	200.00		✓	↑ 0.00	
20. Local Government not advised of dangerous dog ownership change	200.00	200.00		✓	↑ 0.00	
21. Local Government not advised of dangerous dog location change	200.00	200.00		✓	↑ 0.00	
22. Failure to take steps against parasites	50.00	50.00		✓	↑ 0.00	
23. Dog causing nuisance	100.00	100.00		✓	↑ 0.00	Double penalty for Dangerous Dog
24. Failure to produce document issued under Dog Act 1976	100.00	100.00		✓	↑ 0.00	
25. Failure of alleged offender to give name and address.	100.00	100.00		✓	↑ 0.00	
PRIVATE WORKS						
Back Hoe With Post Hole Digger	167.00	172.00	per hour		↑ 5.00	With Shire Operator Only
Backhoe	167.00	172.00	per hour		↑ 5.00	With Shire Operator Only
Bobcat With Broom	123.00	127.00	per hour		↑ 4.00	With Shire Operator Only
Cherry Picker With Chainsaw	288.00	297.00	per hour		↑ 9.00	With 2 Shire Operators & Truck
Grader (BE001, BE003)	188.00	194.00	per hour		↑ 6.00	With Shire Operator Only
Loader (BE004, BE036)	177.00	182.00	per hour		↑ 5.00	With Shire Operator Only
Roller - Rubber Tyre (BE033)	167.00	172.00	per hour		↑ 5.00	With Shire Operator Only
Roller - Vibrator (BE033)	167.00	172.00	per hour		↑ 5.00	With Shire Operator Only
Slasher (BE008)	154.00	159.00	per hour		↑ 5.00	With Shire Operator Only
Tractor (BE023)	133.00	137.00	per hour		↑ 4.00	With Shire Operator Only
Tractor Ford (BE014)	133.00	137.00	per hour		↑ 4.00	With Shire Operator Only
Truck Light (BE015, BE028)	100.00	103.00	per hour		↑ 3.00	With Shire Operator Only
Truck Tandem (BE010, BE012, BE013)	128.00	132.00	per hour		↑ 4.00	With Shire Operator Only

SHIRE OF BEVERLEY
2016/17 SCHEDULE OF FEES AND CHARGES
EFFECTIVE FROM 1 JULY 2016

Description	Charge 2015/16	Charge 2016/17	Frequency	GST Exempt	Increase \$	Information/Conditions
LABOUR						
Engineering Consultation	163.00	168.00	per hour		↑ 5.00	Minimum Charge = One Hour
Works Staff	76.00	78.00	per hour		↑ 2.00	Minimum Charge = One Hour
BUILDING MATERIALS						
						SUPPLY RESTRICTIONS OF MATERIALS:
Gravel	40.00	41.00	per m ³		↑ 1.00	PICK UP - MIN. of 1m³ (During Tip Opening Hours Only)
Gravel - Truck Load	205.00	211.00	per truck load		↑ 6.00	DELIVERED - MIN. of 2m³
Metal - All Sizes	76.00	78.00	per m ³		↑ 2.00	CARTAGE extra
Metal - Truck Load	595.00	613.00	per truck load		↑ 18.00	Tandem truck carries ~ 8m ³ or 12 tonne
Metal Dust	40.00	41.00	per m ³		↑ 1.00	Loader Bucket = ~ 2 m ³
Metal Dust - Truck Load	205.00	211.00	per truck load		↑ 6.00	
Sand Filling	40.00	41.00	per m ³		↑ 1.00	
Sand Filling - Truck Load	182.00	187.00	per truck load		↑ 5.00	
Sweepings - When Available	38.00	39.00	per m ³		↑ 1.00	
Sweepings - Truck Load	298.00	307.00	per m ³		↑ 9.00	
CARTAGE						
Per Load - Cartage Both Ways	3.00	3.00	per km		↑ 0.00	Eg: Client is 20kms out, 40kms cartage is charged
TELSTRA/WATER CORP REINSTATEMENTS						
Bitumen & Concrete	400.00	412.00	per m ²		↑ 12.00	
Gravel	400.00	412.00	per m ²		↑ 12.00	
CROSS OVERS (RURAL) - Gravel Only						Payment to be made in Advance
300mm pipe	1,786.00	1,840.00	per pipe		↑ 54.00	50% subsidy for 1st crossover on the property
375mm pipe	PRICE ON APPLICATION	PRICE ON APPLICATION				
450mm pipe	PRICE ON APPLICATION	PRICE ON APPLICATION				

SHIRE OF BEVERLEY
2016/17 SCHEDULE OF FEES AND CHARGES
EFFECTIVE FROM 1 JULY 2016

Description	Charge 2015/16	Charge 2016/17	Frequency	GST Exempt	Increase \$	Information/Conditions
CROSS OVERS (TOWN SITE) - Concrete						Payment to be made in Advance
Per square metre	60.00	62.00	per m ²		↑ 2.00	50% Subsidy for 1st Crossover of the property
STANDPIPES						
Per 1,000L (1kL)	3.10	3.10	per kL	✓	↑ 0.00	Charges billed monthly * First \$1 GST exempt, \$2 GST inclusive.
PUBLIC CEMETERIES / NICHE WALLS						
Plot - Land 2.44m (L) X 1.52m (W) X 1.80m (D)	47.00	48.00			↑ 1.00	On application of Grant of Right of Burial
Plot - Land 2.44m (L) X 3.05m (W) X 1.80m (D)	71.00	73.00			↑ 2.00	
Plot - Land 2.44m (L) X 4.57m (W) X 1.80m (D)	71.00	73.00			↑ 2.00	
Grave - Ordinary	959.00	988.00			↑ 29.00	On application of Order of Burial
Grave - Child (7 & Under)	480.00	494.00			↑ 14.00	
Excess Of 1.8m, Per Every 300mm	180.00	185.00			↑ 5.00	
Reopening Of Grave - Ordinary	959.00	988.00			↑ 29.00	
Reopening Of Grave - Child (7 & Under)	480.00	494.00			↑ 14.00	
Extra Charge Of Interment - Outside Usual Hours	84.00	87.00			↑ 3.00	Not in usual hours as prescribed by By-law 17 (per hour)
Erect Headstone	12.00	12.00		✓	↑ 0.00	PERMISSION and/or KERBING
Grave Number Plate	19.00	20.00			↑ 1.00	
Attendance When Required By Grantee	36.00	37.00			↑ 1.00	
Standard Grave - Land	47.00	48.00			↑ 1.00	
Standard Grave - Grave to 1.80m	959.00	988.00			↑ 29.00	
Standard Grave - Plate No.	19.00	20.00			↑ 1.00	
Standard Grave - Burial Charge	1,025.00	1,056.00			↑ 31.00	
Standard Grave - Overtime Fee	719.00	741.00			↑ 22.00	Estimation only

SHIRE OF BEVERLEY
2016/17 SCHEDULE OF FEES AND CHARGES
EFFECTIVE FROM 1 JULY 2016

Description	Charge 2015/16	Charge 2016/17	Frequency	GST Exempt	Increase \$	Information/Conditions
Interment Of Ashes In Grave Plot	120.00	124.00			↑ 4.00	
NICHE WALLS						
Niche Wall Single	60.00	62.00			↑ 2.00	Not including cost of PLAQUE / TABLET or FITTING
Niche Wall Double	90.00	93.00			↑ 3.00	Not including cost of PLAQUE / TABLET or FITTING
Installation Fee (Minimum)	60.00	62.00	per hour		↑ 2.00	
Urn Container	13.00	13.00			↑ 0.00	
Vases	68.00	70.00			↑ 2.00	Cost on application
RESERVATIONS OF GRAVE PLOTS / NICHE WALLS						
Grave Reservation - Initial	84.00	87.00	per site		↑ 3.00	
Niche Wall Single Reservation - Initial	84.00	87.00	per site		↑ 3.00	
Niche Wall Double Reservation - Initial	168.00	173.00	per site		↑ 5.00	
Reservation - Renewal Every 5 Years	12.00	12.00	per site		↑ 0.00	APPLICABLE TO BOTH GRAVES & NICHE WALL RESERVATIONS
REFUSE SITE FEES						
Asbestos Burial	108.00	111.00	per m ³		↑ 3.00	Minimum \$50 charge.
Asbestos Burial	Large quantities					Price based on per m ³ rate plus machine hire.
Building Rubble	27.00	28.00	per tonne		↑ 1.00	
Car Bodies	27.00	28.00	per car		↑ 1.00	
Concrete, Rock, Gravel, Sand Or Like	27.00	28.00	per tonne		↑ 1.00	
Fencing Wire	7.00	7.00	per m ³		↑ 0.00	
Putrescible Waste Organic Commercial	7.00	7.00	per m ³		↑ 0.00	
Rubbish Bag (Wool Bale)	7.00	7.00	per bag		↑ 0.00	
Bin 240L Domestic Waste Or 200L Drum Equivalent	3.00	3.00	per bin		↑ 0.00	
Septic Tank Waste	55.00	60.00	per 2,000L		↑ 5.00	per 2,000L or part thereof.
Septic Tank Waste (Outside of Beverley)	110.00	120.00	per 2,000L		↑ 10.00	per 2,000L or part thereof - Double Rate.

SHIRE OF BEVERLEY
2016/17 SCHEDULE OF FEES AND CHARGES
EFFECTIVE FROM 1 JULY 2016

Description	Charge 2015/16	Charge 2016/17	Frequency	GST Exempt	Increase \$	Information/Conditions
Trailer 6X4, Car, Ute Mixed Load	14.00	14.00	per load		↑ 0.00	
Trailer Tandem Axle Up To 2.5m In Length	27.00	28.00	per load		↑ 1.00	
BUILDING FEES						Building Act 2011
Building Inspection	150.00	150.00	per Inspection	✓		
Septic Tank Application (Health Act 1911)	226.00	226.00	per Application	✓		
BCITF Levy	0.2% of total construction value for all works valued over \$20,000.00			✓		
Building Services Levy (BSL)						
Building Permit						
- \$45,000 or Less	61.65	61.65	per Application	✓		
- Over \$45,000	0.137% of the value of work		per Application	✓		
Demolition Permit						
- \$45,000 or Less	61.65	61.65	per Application	✓		
- Over \$45,000	0.137% of the value of work		per Application	✓		
Occupancy Permit or Building Approval Certificate for approved building work under s47, 49, 50 or 52 of the <i>Building Act</i> .						
- \$45,000 or Less	61.65	61.65	per Application	✓		
- Over \$45,000	61.65	61.65	per Application	✓		
Occupancy Permit or Building Approval Certificate for approved building work under s51 of the <i>Building Act</i> .						
- \$45,000 or Less	91.00	91.00	per Application	✓		
- Over \$45,000	0.18% of the value of work		per Application	✓		
Occupancy Permit or Building Approval Certificate for <u>unauthorised</u> building work under s51 of the <i>Building Act</i> .						
- \$45,000 or Less	123.30	123.30	per Application	✓		
- Over \$45,000	0.274% of the value of work		per Application	✓		
Occupancy Permit under s46 of the <i>Building Act</i> .						

SHIRE OF BEVERLEY
2016/17 SCHEDULE OF FEES AND CHARGES
EFFECTIVE FROM 1 JULY 2016

Description	Charge 2015/16	Charge 2016/17	Frequency	GST Exempt	Increase \$	Information/Conditions
- \$45,000 or Less	No Levy	No Levy				
- Over \$45,000	No Levy	No Levy				
Modification of Occupancy Permit for additional use of building on temporary basis under s48 of the <i>Building Act</i> .						
- \$45,000 or Less	No Levy	No Levy				
- Over \$45,000	No Levy	No Levy				
Building/Demolition Permits						
1. Certified application for building permit-						
a) for building work for a Class 1 or Class 10 building or incidental structure.	0.19% of the estimated value of building as determined by the relevant permit authority, but not less than \$95.			✓		
b) for building work for a Class 2 to Class 9 building or incidental structure.	0.09% of the estimated value of building as determined by the relevant permit authority, but not less than \$95.			✓		
2. Uncertified application for a building permit	0.32% of the estimated value of the building as determined by the relevant permit authority, but not less than \$95.			✓		
3. Application for a demolition permit -						
a) for demolition work in respect of a Class 1 or Class 10 building or incidental structure.	95.00	95.00		✓		
b) for demolition work in respect of a Class 2 to Class 9 building.	\$95 for each storey of the building.			✓		
4. Application to extend the time which a building or demolition permit has effect.	95.00	95.00		✓		
5. Application for an occupancy permit for a completed building.	95.00	95.00		✓		
6. Application for a temporary occupancy permit for an incomplete building.	95.00	95.00		✓		
7. Application for modification of an occupancy permit for additional use of a building on a temporary basis.	95.00	95.00		✓		
8. Application for modification of an occupancy permit for additional use of a building on a temporary basis.	95.00	95.00		✓		
9. Application for a replacement occupancy permit for permanent change of the building's use/classification.	95.00	95.00		✓		

SHIRE OF BEVERLEY
2016/17 SCHEDULE OF FEES AND CHARGES
EFFECTIVE FROM 1 JULY 2016

Description	Charge 2015/16	Charge 2016/17	Frequency	GST Exempt	Increase \$	Information/Conditions
10. Application for an occupancy permit or building approval certificate for registration of strata scheme/plan of resubdivision.	10.50 104.65	10.50 104.65		✓		
11. Application for an occupancy permit for a building in respect of which unauthorised work has been done.	95.00	95.00		✓		
12. Application for a building approval certificate for a building in respect of which unauthorised work has been done.	95.00	95.00		✓		
13. Application to replace an occupancy permit for an existing building.	95.00	95.00		✓		
14. Application for a building approval certificate for an existing building where unauthorised work has not been done.	95.00	95.00		✓		
15. Application to extend the time during which an occupancy permit or building approval certificate has effect.	95.00	95.00		✓		
16. Application as defined in Regulation 31 (for each building standard in respect of which a declaration is sought).	2,100.00	2,100.00		✓		
17. Inspection of pool enclosures.	57.45	57.45		✓		Regulation 53.
18 Local government approval of battery powered smoke alarms	174.40	174.40		✓		Regulation 61.
TOWN PLANNING FEES						<i>Planning and Development Regulations 2009 (Part 7 Local Government Planning Charges)</i>
1. Determining a development application (other than for an extractive industry) where the development has not commenced or been carried out and the estimated cost of the development is-						
(a) not more than \$50,000	147.00	147.00		✓	↑ 0.00	
(b) more than \$50,000 but not more than \$500,000	0.32% of the estimated cost of development			✓		
(c) more than \$500,000 but not more than \$2.5 million	\$1,700 + 0.257% for every \$1 in excess of \$500,000			✓		
(d) more than \$2.5 million but not more than \$5 million	\$7,161 + 0.206% for every \$1 in excess of \$2.5 million			✓		
(e) more than \$5 million but not more than \$21.5 million	\$12,633 + 0.123% for every \$1 in excess of \$5 million			✓		

SHIRE OF BEVERLEY
2016/17 SCHEDULE OF FEES AND CHARGES
EFFECTIVE FROM 1 JULY 2016

Description	Charge 2015/16	Charge 2016/17	Frequency	GST Exempt	Increase \$	Information/Conditions
(f) more than \$21.5 million	34,196.00	34,196.00		✓	↑ 0.00	
2. Determining a development application (other than for an extractive industry) where the development has commenced or been carried out	The fee in item 1 plus, by way of penalty, twice that fee.			✓		
3. Determining a development application for an extractive industry where the development has not commenced or been carried out	739.00	739.00		✓	↑ 0.00	
4. Determining a development application for an extractive industry where the development has commenced or been carried out	The fee in item 3 plus, by way of penalty, twice that fee			✓		
5. Providing a subdivision clearance for						
(a) not more than 5 lots	73.00	73.00	per Lot	✓	↑ 0.00	
(b) more than 5 lots but not more than 195 lots	\$73 per lot for the first 5 lots and then \$35 per lot			✓		
(c) more than 195 lots	7,393.00	7,393.00		✓	↑ 0.00	
6. Determining an initial application for approval of a home occupation where the home occupation has not commenced.	222.00	222.00		✓	↑ 0.00	
7. Determining an initial application for approval of a home occupation where the home occupation has commenced.	The fee in item 6 plus, by way of penalty, twice that fee			✓		
8. Determining an application for the renewal of an approval of a home occupation where the application is made before the approval expires.	73.00	73.00		✓	↑ 0.00	
9. Determining an application for the renewal of an approval of home occupation where the application is made after the approval has expired.	The fee in item 8 plus, by way of penalty, twice that fee			✓		
10. Determining an application for a change of use or for an alteration or extension or change of a non-conforming use to which item 1 does not apply, where the change or the alteration, extension or change has not commenced or been carried out.	295.00	295.00		✓	↑ 0.00	

SHIRE OF BEVERLEY
2016/17 SCHEDULE OF FEES AND CHARGES
EFFECTIVE FROM 1 JULY 2016

Description	Charge 2015/16	Charge 2016/17	Frequency	GST Exempt	Increase \$	Information/Conditions
11. Determining an application for change of use or for alteration or extension or change of a non-conforming use to which item 2 does not apply, where the change or the alteration, extension or change has commenced or been carried out.	The fee in item 10 plus, by way of penalty, twice that fee.			✓		
12. Providing a zoning certificate.	73.00	73.00		✓	↑ 0.00	
13. Replying to a property settlement questionnaire.	73.00	73.00		✓	↑ 0.00	
14. Providing written planning advice.	73.00	73.00		✓	↑ 0.00	
15. Scheme Amendments - initiated outside of Council						
Shire Planner	88.00	88.00	per hour		↑ 0.00	
Administration Officer	30.20	30.20	per hour		↑ 0.00	
16. Structure Plans - initiated outside of Council						
Shire Planner	88.00	88.00	per hour		↑ 0.00	
Administration Officer	30.20	30.20	per hour		↑ 0.00	
PLANNING ADVERTISING AND NOTIFICATION COSTS						
Applicant to pay	Borne by applicant					
DEVELOPMENT APPLICATIONS						<i>Planning and Development (DAP) Amendment Regulations 2013</i>
1. A DAP application where the estimated cost of development is-						
a) not less than \$3 million and less than \$7 million	3,503.00	3,503.00		✓	↑ 0.00	
b) not less than \$7 million and less than \$10 million	5,409.00	5,409.00		✓	↑ 0.00	
c) not less than \$10 million and less than \$12.5 million	5,885.00	5,885.00		✓	↑ 0.00	
d) not less than \$12.5 million and less than \$15 million	6,053.00	6,053.00		✓	↑ 0.00	
e) not less than \$15 million and less than \$17.5 million	6,221.00	6,221.00		✓	↑ 0.00	
f) not less than \$17.5 million and less than \$20 million	6,390.00	6,390.00		✓	↑ 0.00	
g) not less than \$20 million or more	6,557.00	6,557.00		✓	↑ 0.00	

SHIRE OF BEVERLEY
2016/17 SCHEDULE OF FEES AND CHARGES
EFFECTIVE FROM 1 JULY 2016

Description	Charge 2015/16	Charge 2016/17	Frequency	GST Exempt	Increase \$	Information/Conditions
2. An application under Reg.17	150.00	150.00		✓	↑ 0.00	
ROAD CLOSURE PROCESSING FEE						
Charge	250.00	250.00	per application		↑ 0.00	

Attachment 2 – Swimming Pool

SHIRE OF BEVERLEY
SWIMMING POOL SEASON PASS CHARGE ANALYSIS

	15/16 Season Pass \$ Charge	Season Pass \$ Cost /Day	15/16 Single Entry \$ Charge /Day	Season Pass \$ Saving /Day	Season Pass \$ Saving /Season
Adult	86.00	0.67	3.00	2.33	300.57
Senior*	65.00	0.50	2.25	1.75	225.75
Child	55.00	0.43	1.00	0.57	73.53
Family (2 x Adult 2 x Child)	195.00	1.51	8.00	6.49	837.21

	Current Season Pass Paid Entries /Season	Proposed Paid Entries /Season	Proposed 2016/17 \$ Charge	Proposed 2016/17 \$ Increase
Adult	29	34	102.00	16.00
Senior*	29	34	76.50	11.50
Child	55	34	34.00	-21.00
Family (Max. 2 x Adult 2 x Child)	24	30	240.00	45.00
Average Entries Required	34.25			

NOTE: 150 Days in Season
21 Closed Days (Tuesdays Approx.)
129 Open Days (Approx.)

* Seniors are currently charged the same for single entry as Adult i.e. \$3. \$2.25 entry fee is based on % of Senior Season Pass versus Adult Season Pass i.e. ~25% discount.

Attachment 3



Consumer Price Index, March 2016

Key Facts

Capital Cities

Perth

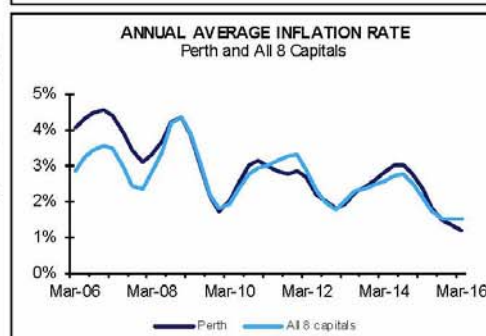
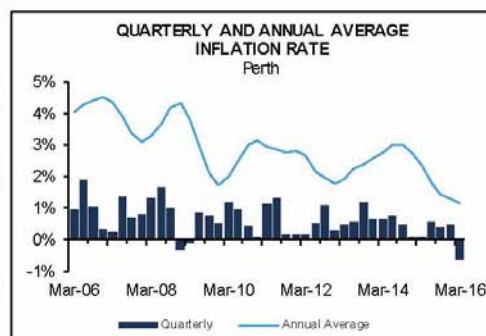
Perth's Consumer Price Index decreased by 0.6% over the quarter, and rose by 1.1% in annual average terms to March 2016. In year-ended terms¹, Perth's CPI increased by 0.7%.

- The main detractor from Perth's quarterly CPI was 'housing', which detracted 0.33 percentage points from growth.
- The main contributors to quarterly growth in Perth's CPI were 'health', which contributed 0.10 percentage points, and 'education' which contributed 0.10 percentage points.

Australia

Nationally, the Consumer Price Index fell by 0.2% over the quarter and increased by 1.5% in annual average terms to March 2016. In year-ended terms, the national CPI grew by 1.3%.

- The main component that detracted from national growth was 'transport' (-0.28 percentage points).
- The main contributors to national quarterly growth were 'education' (0.12 percentage points) and 'health' (0.11 percentage points).
- In annual average terms to March, the largest increase in CPI by capital city was 1.8% in Sydney. The smallest increase was 0.2% in Darwin.



**INFLATION RATES BY CITY
March 2016**

	%Change	
	Quarter	Annual Average
Sydney	-0.2%	1.8%
Melbourne	-0.1%	1.5%
Brisbane	0.0%	1.6%
Adelaide	-0.3%	1.0%
Perth	-0.6%	1.1%
Hobart	-0.2%	1.2%
Darwin	-0.9%	0.2%
Canberra	0.2%	0.7%
All 8 capitals	-0.2%	1.5%

¹ Year-ended growth (which compares the latest quarter of data to the same quarter a year earlier) is also reported for comparison with figures quoted in the media and financial markets (which are often in year-ended terms).

Data sourced from Australian Bureau of Statistics Cat. 6401.0 *Consumer Price Index, Australia*
Department of Treasury, 140 William Street, Perth WA 6000. Tel: (08) 6551 2455

Attachment 3

INFLATION RATES BY CATEGORY March 2016

	Perth		All 8 Capitals	
	% Change		% Change	
	Quarter	Annual Average	Quarter	Annual Average
Food/non-alcoholic beverages	0.2%	0.2%	-0.2%	0.5%
Alcohol/tobacco	0.6%	6.8%	0.9%	5.5%
Clothing/footwear	-3.4%	-0.3%	-2.6%	-0.6%
Housing	-1.5%	0.7%	0.3%	2.3%
Furnishings/household contents	-0.7%	1.6%	-0.4%	1.7%
Health	1.8%	4.2%	1.9%	4.7%
Transport	-2.2%	-1.6%	-2.5%	-1.7%
Communication	-1.6%	-5.0%	-1.5%	-5.0%
Recreation/culture	-1.1%	0.8%	-1.0%	1.0%
Education	2.9%	4.1%	3.1%	4.9%
Insurance/Finance	0.8%	1.6%	0.6%	2.0%
All groups	-0.6%	1.1%	-0.2%	1.5%

Categories

Price Changes

- Between the December and March quarters, the largest increase in prices by category in Perth was 2.9% for 'education'. The largest decrease was 3.4% for 'clothing and footwear'.
- In annual average terms to March 2016, the largest increase in prices in Perth was 6.8% for 'alcohol and tobacco'. The largest fall was 5.0% for communication.
- Across all eight capital cities, the largest quarterly rise in prices by category was 3.1% for 'education'. The largest decrease was 2.6% for 'clothing and footwear'.
- In annual average terms to March 2016, the largest rise in prices by category across all eight capital cities was 5.5% for 'alcohol and tobacco'. The largest decrease nationally was 5.0% for 'communication'.

Underlying Inflation

- Both the Australian Bureau of Statistics and the Reserve Bank of Australia produce estimates of underlying national inflation that attempt to strip out items whose prices tend to be volatile, and the effects of abnormal price movements.
- The Australian Bureau of Statistics' index of prices 'excluding volatile items' increased by 2.0% in annual average terms and by 0.2% over the quarter to March 2016.
- The Reserve Bank of Australia's estimate of trimmed mean inflation was 0.2% over the quarter and 1.7% on an annual basis in the March quarter.
- The Bank's weighted median inflation estimate was 0.1% for the quarter and 1.4% annualised.

ANALYTICAL SERIES March 2016

	% Change	
	Quarter	Annual Average
Excl. housing/insurance	-0.4%	1.2%
Excl. volatile items	0.2%	2.0%
Market goods/services	-0.2%	1.3%
Tradables	-1.4%	0.2%
Non-tradables	0.4%	2.3%
RBA trimmed mean	0.2%	1.7%
RBA weighted median	0.1%	1.4%

Note: The RBA weighted median is in year-ended terms

Attachment 4

THE BEVERLEY HOSPITAL AUXILIARY

PO Box 98
BEVERLEY WA 6304

26th April 2016

Mr Stephan Gollan
CEO
Beverley Shire Council
PO Box 20
BEVERLEY WA 6304

Dear Mr Gollan

Re: Weekly rent for Opportunity Shop payable to Shire by Beverley Hospital Auxiliary Inc.

On behalf of the committee of the Beverley Hospital Auxiliary, I wish to request that Councillors reconsider their decision made in 2014, to enforce the weekly rent payment of \$50 per week for the use of the Town Hall room currently occupied by The Opportunity Shop.

On previous occasions, we have presented in writing and in person, our case for this exemption to be applied. We remind you that

- we are a Charitable organization whose funds raised are given entirely to the Health Services in Beverley to remain in this town,
- other organizations occupying Shire Buildings are not required to make payments of this amount to the Shire,
- our weekly takings are not proportionate to the fee charged.

We are aware that a Council Budget Meeting is approaching and, in view of the fact that the issue is still of serious concern to ourselves and to many community members, we urge the Council to reconsider the matter and withdraw the enforcement of the rent. \$2 500 per annum is of miniscule proportion to the Council's budget but significantly beneficial to the patients of the Beverley Hospital and the residents of the Frail and Aged Lodge.

Please circulate this request to each Councillor for their consideration.

Yours sincerely

[Mrs] Sandy Shaw
President
Beverley Hospital Auxiliary

11.4 2016/17 Budget – Capital Expenditure

SUBMISSION TO: Ordinary Council Meeting 24 May 2016
REPORT DATE: 18 May 2016
APPLICANT: N/A
FILE REFERENCE: ADM
AUTHOR: SK Marshall, Deputy Chief Executive Officer
ATTACHMENTS: Draft 2016/17 Capital Expenditure Schedule

SUMMARY

Council to consider incorporating the Draft 2016/17 Capital Expenditure Schedule in to the Draft 2016/17 Budget.

BACKGROUND

Council has adopted several long term capital expenditure plans throughout the 2015/16 financial year including: 10 Year Road Program, 10 Year Footpath Program and 10 Year Plant Replacement Program. Further, Council has committed to the Beverley Cornerstone Community Centre Project and the BBP Aged Housing Project.

Estimated expenditure for the 2016/17 financial year from these commitments, long term plans and other identified areas are reflected in the attached Capital Expenditure Schedule.

COMMENT

Proposed summarised net capital expenditure across the four expenditure categories are as follows:

Expenditure Category	Net Budget \$
Infrastructure	1,193,413
Land & Buildings	503,785
Plant & Equipment	289,000
Furniture & Equipment	55,000
TOTAL	2,041,198

Detailed project costs and applicable funding is included in Attachment 1.

Some costs are presented as estimates only. If Council agrees to the included projects, firm quotes will be sort for 2016/17 Budget inclusion which may alter to final capital expenditure total.

Once the complete draft 2016/17 Budget has been formulated, Council will have a further opportunity to add or remove capital projects depending on funding position.

STATUTORY ENVIRONMENT

N/A

FINANCIAL IMPLICATIONS

Draft 2016/17 Budget

STRATEGIC IMPLICATIONS

Strategic Community Plan

POLICY IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

COMMITTEE'S RECOMMENDATION

That the draft 2016/17 Capital Expenditure Schedule be included in the draft 2016/17 Budget.

COUNCIL RESOLUTION

M12/0516

Moved Cr Shaw

Seconded Cr Davis

That the draft 2016/17 Capital Expenditure Schedule be included in the draft 2016/17 Budget.

CARRIED 7/0

Note: Walk Trails to be included with Grant Funding

Attachment 11.4 Draft 2016/17 Capital Expenditure Schedule

SHIRE OF BEVERLEY LAND & BUILDING CAPITAL PROGRAMME BUDGET 2016/17											
JOB #	Description	Type	Labour	PWOH	POC	Materials & Contracts	Cap Ex Total	Funding Account #	Funding Description	Funding \$	Council Expense Total
LB1601	Beverley Cornerstone Community Centre	New				4,000,000	4,000,000	110152	NSRF Grant	(1,900,000)	0
								110152	LotteryWest Grant	(745,000)	
								110152	CRC Capital Grant	(275,000)	
									Reserve Funds	(260,000)	
									New Loan	(820,000)	
LB1701	BBP Aged Housing (Year 1) - 6 Units Dawson Street	New				2,030,000	2,030,000	090254	R4R Grant	(1,649,915)	380,085
LB1702	Old School Building Roof Resheet	Renewal				60,000	60,000				60,000
LB1703	Old Court House Roof Resheet	Renewal				35,000	35,000				35,000
LB1704	Hunt Road Village Unit Refurbishment	Renewal				15,000	15,000				15,000
LB1706	Recreation Ground - Carpark Lighting	New				6,000	6,000				6,000
LB1707	Avon River Park - Electric BBQ	Renewal				7,700	7,700				7,700
LB1708	Spectator Seating Shade - Swimming Pool	Renewal				15,000	15,000	110253	DSR SRP Grant	(15,000)	0
LB1709	Capital Renewal - Swimming Pool	Renewal				17,000	17,000	110253	DSR SRP Grant	(17,000)	0
TOTAL			0	0	0	6,185,700	6,185,700			(5,681,915)	503,785

Attachment 11.4 Draft 2016/17 Capital Expenditure Schedule

SHIRE OF BEVERLEY PLANT & EQUIPMENT CAPITAL PROGRAMME BUDGET 2016/17											
JOB #	Description	Type	Labour	PWOH	POC	Materials & Contracts	Cap Ex Total	Funding Account #	Funding Description	Funding \$	Council Expense Total
VP1701	BE1 Holden Caprice - CEO Vehicle	Renewal				46,000	46,000	040222	Proceeds from Sale (Trade-In)	(42,000)	4,000
VP1702	BE1 Holden Caprice - CEO Vehicle	Renewal				46,000	46,000	040222	Proceeds from Sale (Trade-In)	(42,000)	4,000
VP1703	BEV0 Holden SV6 Wagon - DCEO Vehicle	Renewal				40,000	40,000	140322	Proceeds from Sale (Trade-In)	(31,000)	9,000
VP1704	BE464 Holden Evoke Sedan - Doc Vehicle	Renewal				32,000	32,000	140322	Proceeds from Sale (Trade-In)	(23,000)	9,000
VP1705	BE020 Colorado Crewcab 4x4 - MOW Vehicle	Renewal				40,000	40,000	140322	Proceeds from Sale (Trade-In)	(31,000)	9,000
VP1706	BE035 Holden Colorado LX 4x2 Utility - Mtce Grader	Renewal				32,000	32,000	140322	Proceeds from Sale (Trade-In)	(23,000)	9,000
VP1707	BE029 John Deere 670G Grader	Renewal				345,000	345,000	140322	Proceeds from Sale (Trade-In)	(100,000)	245,000
VP1708	CCTV - Main Street	New				25,000	25,000				
TOTAL			0	0	0	606,000	606,000	0	0	(292,000)	289,000

Attachment 11.4 Draft 2016/17 Capital Expenditure Schedule

SHIRE OF BEVERLEY FURNITURE & EQUIPMENT CAPITAL PROGRAMME BUDGET 2016/17											
JOB #	Description	Type	Labour	PWOH	POC	Materials & Contracts	Cap Ex Total	Funding Account #	Funding Description	Funding \$	Council Expense Total
OF1701	Computer Equipment Renewal - Admin Centre	Renewal				5,000	5,000				5,000
OF1702	Medical Equipment/Office Hardware - Med Centre	New				10,000	10,000				10,000
OF1703	Industrial Electric Oven, Cooktop & Exhaust - Town Hall	Renewal				15,000	15,000				15,000
OF1704	Gym Equipment - Gym	Renewal				24,000	24,000	110353	SCP Grant	(12,000)	12,000
OF1705	Wood Heater - Barnsley St	Renewal				3,000	3,000				3,000
OF1706	Christmas Decorations - Admin Centre	New				10,000	10,000				10,000
TOTAL			0	0	0	67,000	67,000	0	0	(12,000)	55,000

Attachment 11.4 Draft 2016/17 Capital Expenditure Schedule

**SHIRE OF BEVERLEY
INFRASTRUCTURE CONSTRUCTION & MAINTENANCE PROGRAMME
BUDGET 2016/17**

Account/Job #	Description	Page #	Type	Labour	PWOH	POC	Materials & Contracts	Cap Ex Total	Funding Account #	Funding Description	Funding \$	Council Expense Total
	Regional Road Group											
RRG1701	Westdale Road - Reconstruct & Widen (SLK: 22.70-24.65)	1	Upgrade	22,472	19,101	48,790	152,002	242,365	120251	Grant - MRWA - RRG	(338,810)	169,405
RRG1702	Westdale Road - Reconstruct & Widen (SLK: 0.85-2.45)	2	Upgrade	11,398	9,688	22,470	84,279	127,835				
RRG1703	Westdale Road - 2nd Seal (SLK: 6.60-8.25)	3	Renewal	622	529	1,225	50,820	53,196				
RRG1704	Westdale Road - 2nd Seal (SLK: 39.00-41.66)	4	Renewal	622	529	1,225	82,443	84,819				
	Roads To Recovery											
RTR1701	York Williams Road - Construct & Seal (SLK: 23.71-27.90)	5	Upgrade	19,809	16,838	39,998	93,688	170,333	120253	Grant - Roads To Recovery	(712,909)	0
RTR1702	York Williams Road - 2nd Seal (SLK: 15.50-22.75)	6	Renewal	622	529	1,225	219,505	221,881				
RTR1703	Top Beverley Road - Widen Culverts & Clearing	7	Upgrade	32,899	27,964	69,118	175,220	305,201				
RTR1704	Grigson Street - Construct & Seal	8	Upgrade	2,290	1,946	4,417	6,841	15,494				
	Municipal Funded											
MUN1701	Morbining Road - Reconstruct Shoulders (SLK: 9.00-11.50)	9	Renewal	11,074	9,413	23,247	6,563	50,297	120250	Grant - MRWA - Direct Grant	(99,200)	295,770
MUN1702	Morbining Road - Reseal (SLK: 6.60-9.00)	10	Renewal	0	0	0	38,400	38,400	120254	LGGC Grant - Roads	(207,517)	
MUN1703	Nicholas Street - Construct & Seal	11	Upgrade	5,276	4,484	9,772	35,190	54,722				
MUN1704	Nicholas Street - Reconstruct & Seal	12	Renewal	2,937	2,496	5,530	39,717	50,680				
MUN1705	Railway Street - Construct & Seal (SLK: 0.29-0.61)	13	Upgrade	6,520	5,542	12,383	28,636	53,081				
MUN1706	Deep Pool Road - Gravel Sheet	14	Renewal	7,889	6,706	16,982	12,806	44,383				
MUN1707	Mandiakon Road - Gravel Sheet	15	Renewal	5,475	4,654	12,523	7,657	30,309				
MUN1708	Barrington Road - Gravel Sheet (SLK: 6.36-7.76)	16	Renewal	4,231	3,596	9,079	9,276	26,182				
MUN1709	Barrington Road - Gravel Sheet (SLK: 0.00-2.85)	17	Renewal	8,212	6,981	17,486	18,550	51,229				
MUN1710	Contract - Gravel Sheet	18	Renewal	0	0	0	200,050	200,050				
MUN1711	Barnsley Street - Seal	19	Upgrade	348	296	658	1,852	3,154				
	Bridge Construction											
BC1701	York Williams Road - Bridge# 3201	20	Renewal	5,425	4,611	13,524	193,440	217,000	120255	Grant - LGGC Special - Bridges	(217,000)	0
BC1702	Bremner Road - Bridge# 4739	20	Renewal	5,041	4,285	13,524	180,440	203,290	120255	Grant - LGGC Special - Bridges	(203,290)	
	Footpath Construction											
FC1701	Footpath Renewal - General	21	Renewal	0	0	0	100,050	100,050				100,050
	Drainage Construction											
	Nil											

**SHIRE OF BEVERLEY
INFRASTRUCTURE CONSTRUCTION & MAINTENANCE PROGRAMME
BUDGET 2016/17**

Account/Job #	Description	Page #	Type	Labour	PWOH	POC	Materials & Contracts	Cap Ex Total	Funding Account #	Funding Description	Funding \$	Council Expense Total
	Maintenance											
RR999	Rural Road Maintenance	22	Mtce	117,984	100,287	191,100	65,000	474,371				628,188
TS999	Town Street Maintenance	23	Mtce	6,973	5,927	3,962	15,000	31,862				
120201	Bridge Maintenance	24	Mtce	6,973	5,927	3,962	0	16,862				
120202	Footpath Maintenance	25	Mtce	6,973	5,927	3,962	0	16,862				
100400	Drainage Maintenance	26	Mtce	6,973	5,927	3,962	0	16,862				
140304	Plant & Equipment Maintenance	27	Mtce	38,578	32,791	0	0	71,369				
TOTAL				337,616	286,974	530,124	1,817,425	2,972,139			(1,778,726)	1,193,413

12. ADMINISTRATION

12.1 Deed of Agreement – Dr A Adebayo (Beverley Medical Centre)

SUBMISSION TO: Ordinary Council Meeting 24 May 2016
REPORT DATE: 17 May 2016
APPLICANT: Dr A Adebayo
FILE REFERENCE: ADM 0144
AUTHOR: S P Gollan, Chief Executive Officer
ATTACHMENTS: Confidential Deed of Agreement – Under Separate Cover

SUMMARY

Council to consider signing the Deed of Agreement with Dr Aderemi Adebayo for services at the Beverley Medical Centre.

BACKGROUND

The previous Deed of Agreement expired on 15 November 2015. Council indicated at the 24 November Council Meeting that it was willing to enter into another agreement with Dr Adebayo for further five (5) years.

COMMENT

The Chief Executive Officer met with Dr Adebayo on Tuesday 1 December to discuss the agreement and clarify arrangements that involve the Beverley Health Service (Beverley Hospital).

No changes to the agreement were requested from either party.

At the 15 December 2015 Ordinary Council Meeting a new draft agreement was presented to Council. Council lay the item on the table to clarify the ownership of the medical records.

A further meeting with Dr Remi confirmed that the patient notes belong to the Beverley Practice, not to contracting General Practitioner. This has now been written into the agreement, which is provided under separate cover.

The new draft agreement is valid for a further five (5) years.

STATUTORY ENVIRONMENT

N/A

FINANCIAL IMPLICATIONS

The Shire will continue to provide maintenance and required inventory for the Medical Centre, a Doctors residence and vehicle as per 2015/16 Budget.

STRATEGIC IMPLICATIONS

Community Needs for Services and Facilities are met – Ensure access to services and facilities as needs change within the community – Advocate for local access to health services.

POLICY IMPLICATIONS

N/A

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION

That Council authorise the Shire President and Chief Executive Officer to sign the five year Deed of Agreement with Dr Aderemi Adebayo.

COUNCIL RESOLUTION

M13/0516

Moved Cr Buckland

Seconded Cr Gogol

That Council authorise the Shire President and Chief Executive Officer to sign the five year Deed of Agreement with Dr Aderemi Adebayo.

CARRIED 7/0

Note: The Agreement to include that the Doctor's vehicle is to be changed at the discretion of Council.

12.2 2016 WALGA AGM Voting Delegates

SUBMISSION TO: Ordinary Council Meeting 24 May 2016
REPORT DATE: 17 May 2016
APPLICANT: Shire of Beverley
FILE REFERENCE: ADM 0283
AUTHOR: S P Gollan, Chief Executive Officer
ATTACHMENTS: Nil

SUMMARY

Council is to select two (2) voting delegates for the WA Local Government Association AGM on Wednesday 3 August 2016.

BACKGROUND

The Western Australian Local Government Association (WALGA) have advised that their Annual General Meeting will be held prior to the commencement of the Local Government Convention on Wednesday 3 August 2016 at the Perth Convention and Exhibition Centre, followed by the Trade Exhibition and Convention Welcome Reception that evening.

COMMENT

Council is entitled to be represented by two (2) voting delegates. If Council is seeking to exercise their voting entitlements, registration for the two voting delegates must be forwarded to the Association by Monday 4 July 2016. In past years Council has nominated the President and the Deputy President, however any member of Council may be nominated.

Motions for the WA Local Government Association AGM must be received by close of business Monday 8 June 2016.

STATUTORY ENVIRONMENT

Pursuant to the WALGA Constitution, all Member Councils are entitled to be represented by two (2) voting delegates.

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Council Leadership – be accountable and make informed decisions within our resource and government structures.

POLICY IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION

That Council elect two members as voting delegates for the 2016 WA Local Government Association Annual General Meeting.

COUNCIL RESOLUTION

M14/0516

Moved Cr White

Seconded Cr Shaw

That Cr Ridgway and Cr Gogol be appointed as voting delegates for the 2016 WA Local Government Association Annual General Meeting.

CARRIED 7/0

12.3 Reformation of a Larger Voluntary Grouping of Councils

SUBMISSION TO: Ordinary Council Meeting 24 May 2016
REPORT DATE: 17 May 2016
APPLICANT: Shire of Quairading
FILE REFERENCE: ADM 0035
AUTHOR: SP Gollan, Chief Executive Officer
ATTACHMENTS: Letter of Request

SUMMARY

Council to consider the reformation of a larger voluntary of Councils including Beverley, Brookton, Bruce Rock, Corrigin, Cunderdin, Kellerberrin, Tammin and York.

BACKGROUND

A memo from Shire of Quairading Chief Executive Officer, Graeme Fardon was received requesting Council consider the merits of reforming a voluntary grouping of Councils. As stated in the memo Quairading Council are of the opinion that changes to funding models available to Local Governments are based on larger infrastructure projects and competitive bidding process which leaves small and individual councils at a disadvantage.

The Shire of Beverley was involved in the South East Avon Voluntary Regional Organisation of Councils (SEAVROC) with Quairading, York, Cunderdin and Brookton from July 2006 to August 2010 and South East Avon Regional Transitional Group (SEATRG) from August 2010 to September 2012 with Cunderdin, Quairading, Tammin and York.

The SEATRG was formed in August 2010 for the purpose of analysing and considering a local government merger with member shires. After exhaustive and extensive research within a Business Plan and community consultation, Council voted unanimously to withdraw from SEATRG in August 2012.

COMMENT

The Shire of Quairading request seeking Council's initial thoughts on the concept is in line with certain funding agencies that now prefer funding a grouping of Council's to that of a single Council.

Presently I feel that Council is progressing well and does not need to be involved in this grouping, but should keep an open mind to the possibility of working in Larger Voluntary Grouping of Council's in the future should the need arise.

If Council would like to explore the forming of a larger Voluntary Grouping of Council's we should evaluate our ability in relation to time, to attend extra meetings that will occur as we have a number of projects on the go and there may be a need for additional meetings to assist with developing these.

Council is working closely with the Shire's of Brookton and Pingelly to advance Aged Care within each shire and have formed the BBP Aged Care Alliance.

STATUTORY ENVIRONMENT

N/A

FINANCIAL IMPLICATIONS

Previously Council committed funds to SEAVROC and SEATRG. For consideration.

STRATEGIC IMPLICATIONS

5.1 Sustainable Governance: Manage Resources Effectively
Participate in regional resource sharing as
appropriate and affordable.

POLICY IMPLICATIONS

N/A

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION

That Council advise the Shire of Quairading that it respectively declines their invitation to discuss the possible forming of a Larger Voluntary Grouping of Councils.

COUNCIL RESOLUTION

M15/0516

Moved Cr Gogol

Seconded Cr Alexander

That Council advise the Shire of Quairading that, at this time, it respectively declines their invitation to discuss the possible forming of a Larger Voluntary Grouping of Councils.

CARRIED 7/0

4:30pm – Chief Executive Officer, Stephen Gollan left the meeting.

4:31pm – Chief Executive Officer Stephen Gollan returned to the meeting, along with Community Development Officer, Kathryn McLean and Rates Officer, Natalie Ashworth.

12.4 Beverley Tourism Steering Committee – Business Plan and Framework

SUBMISSION TO: Ordinary Council Meeting 24 May 2016
REPORT DATE: 18 May 2016
APPLICANT: Shire of Beverley
FILE REFERENCE: ADM 0469
AUTHOR: K McLean, Community Development Officer
ATTACHMENTS: Draft Beverley Tourism Plan (under separate cover)
Draft Beverley Tourism Framework (under separate cover)

SUMMARY

Council is to consider the Draft Beverley Tourism Plan and Draft Beverley Tourism Framework.

BACKGROUND

Prior to 2014 tourism in Beverley was overseen by the Beverley Community Development Association Inc in consultation with and financial support from the Shire of Beverley and a database of members comprising of mainly local business owners. Over time the achievements of this community group ranged from organisation of events, distributing Beverley merchandise, promotion and advertising, managing the Aeronautical Museum and providing customer service to visitors through the Beverley Visitor Information Centre.

In 2014, the volunteer Association was dissolved due to a lack of volunteers and onerous record keeping. A Memorandum of Understanding was signed by the Shire of Beverley and the Beverley Community Resource Centre (CRC) to provide for the current and future direction of the Beverley Information Centre and Tourism Services. The Memorandum includes an understanding to plan, develop, progress and evaluate tourism initiatives and activities. Through this process it became obvious that a coordinated and strategic approach to tourism planning was necessary to achieve sustainable outcomes, and it was proposed to form a community steering committee to investigate how this could be done.

In March 2015, guided by Terms of Reference agreed to by the Shire Council, the Beverley Tourism Steering Committee was established with the aim of informing the future direction of tourism in Beverley.

COMMENT

The Beverley Tourism Plan and supporting Strategic Framework have been developed to:

- facilitate decision making by Council;
- support economic growth;
- provide direction for tourism stakeholders;
- encourage community collaboration;
- enable integrated planning and review processes;
- support the achievement of a standard level of sustainable, quality products, services and experiences.

STATUTORY ENVIRONMENT

N/A

FINANCIAL IMPLICATIONS

2016/2017 Budget

ITEM	BUDGET	SOURCE OF FUNDS	DETAILS	FREQUENCY
Tourism Project Officer	\$25,000	Shire of Beverley	Wages including wages overheads	Annual
Tourism Project Officer Expenses	\$10,000	Shire of Beverley	Volunteer training, travel, consultation, advisory group expenses, conference, pilot program expenses, advertising	Annual
Avon Tourism Inc	\$5,000	Shire of Beverley	Membership includes some advertising	Annual
CRC Tourism Support	\$5,000 - \$10,000	Shire of Beverley	Visitor Information Centre expenses including overheads, advertising & merchandise	Annual
TOTAL ONGOING	\$45,000 - \$50,000	Shire of Beverley		
Brand Development	\$10,000	Shire of Beverley	Brand development, marketing and communications plan	2016-2017
Brand Launch	\$4,000	Shire of Beverley	Food & drink x 500 people Merchandise Advertising	2016-2017
TOTAL 2016-2017	\$14,000	Shire of Beverley		

STRATEGIC IMPLICATIONS

Economic development – the economy will thrive through diversified business and opportunities for employment. Visitors will enjoy day trips, will be welcomed, and will wish to visit often. Facilitate and promote Beverley as a tourist destination. Council leadership – foster community participation and collaboration by supporting volunteers and encouraging community involvement

POLICY IMPLICATIONS

N/A

VOTING REQUIREMENTS

Absolute Majority

OFFICER'S RECOMMENDATION

That Council:

1. receive the DRAFT Beverley Tourism Plan and DRAFT Beverley Tourism Framework;
2. include an allocation of \$35,000 in the 2016/2017 budget for Tourism Project Officer and Tourism Project Officer expenses; and
3. include an allocation of \$14,000 in the 2016/2017 budget for Brand Development and Brand Launch.

COUNCIL RESOLUTION

M16/0516

Moved Cr Buckland

Seconded Cr White

That Council:

1. receive the DRAFT Beverley Tourism Plan and DRAFT Beverley Tourism Framework;
2. include an allocation of \$35,000 in the 2016/2017 budget for Tourism Project Officer and Tourism Project Officer expenses; and
3. include an allocation of \$14,000 in the 2016/2017 budget for Brand Development and Brand Launch.

CARRIED BY ABSOLUTE MAJORITY 7/0

4:54pm – Community Development Officer, Kathryn McLean left the meeting and did not return.

13. LATE ITEM

13.1 Transfer of Land for Non-Payment of Rates

SUBMISSION TO: Ordinary Council Meeting 24 May 2016
REPORT DATE: 23 May 2016
APPLICANT: N/A
FILE REFERENCE: ADM 0439
AUTHOR: S K Marshall, Deputy Chief Executive Officer
ATTACHMENTS: Lot Map

SUMMARY

Council to consider the continued initiation of the transfer of land for non-payment of rates as allowed under section 6.68 (2) (b) of the *Local Government Act 1995*.

BACKGROUND

Outstanding rates are continually reviewed by staff in line with Councils rate recovery policy.

Under the *Local Government Act 1995*, local governments have the power to sell land in order to recover outstanding rates on property where those rates have not been paid for a minimum period of three years.

COMMENT

Staff have identified one property that meets the criteria for transfer of land for non-payment of rates:

Assess #	Address	Description	Owner	Rates Outstanding
1410	L39 Great Southern Highway	Vacant Land	Manuka BILICH	\$27,202.34
			Total	\$27,202.34

Numerous attempts have been made to contact the owner of the abovementioned property, as this property's owner is listed as living in New Zealand we have had considerable trouble finding him. A recent Skip Trace has produced the following – "We believe the subject is in New Zealand however we cannot provide an address, phone number or any current work details for him."

It is believed that reasonable attempts have been made to contact the owner eg. Several letters have been sent and we also sent a Rate Notice every year (none of which have been returned to sender).

In the process of sending this property to the Debt Collection Agency they have advised that the previous Resolution M11/0416, 26 April 2016 needed more expansion as to up to date information regarding the skip trace results.

STATUTORY ENVIRONMENT

The following sections of the *Local Government Act 1995* provide for the actions to be taken for the sale or transfer of land for non-payment of rates:

6.64. Actions to be taken

- (1) If any rates or service charges which are due to a local government in respect of any rateable land have been unpaid for at least 3 years the local government may, in accordance with the appropriate provisions of this Subdivision take possession of the land and hold the land as against a person having an estate or interest in the land and —
 - (a) from time to time lease the land; or
 - (b) sell the land; or
 - (c) cause the land to be transferred to the Crown; or
 - (d) cause the land to be transferred to itself.
- (2) On taking possession of any land under this section, the local government is to give to the owner of the land such notification as is prescribed and then to affix on a conspicuous part of the land a notice, in the form or substantially in the form prescribed.
- (3) Where payment of rates or service charges imposed in respect of any land is in arrears the local government has an interest in the land in respect of which it may lodge a caveat to preclude dealings in respect of the land, and may withdraw caveats so lodged by it.

6.68. Exercise of power to sell land

- (1) Subject to subsection (2), a local government is not to exercise its power under section 6.64(1)(b) (in this Subdivision and Schedule 6.3 referred to as the *power of sale*) in relation to any land unless, within the period of 3 years prior to the exercise of the power of sale, the local government has at least once attempted under section 6.56 to recover money due to it.
- (2) A local government is not required to attempt under section 6.56 to recover money due to it before exercising the power of sale where the local government —
 - (a) has a reasonable belief that the cost of the proceedings under that section will equal or exceed the value of the land; or
 - (b) having made reasonable efforts to locate the owner of the property is unable to do so.
- (3A) A local government is to ensure that a decision to exercise a power of sale without having, within the period of 3 years prior to the exercise of the power of sale, attempted under section 6.56 to recover the money due to it and the reasons for the decision are recorded in the minutes of the meeting at which the decision was made.
- (3) Schedule 6.3 has effect in relation to the exercise of the power of sale.

6.69. Right to pay rates, service charges and costs, and stay proceedings

- (1) Up to 7 days prior to the time of the actual sale of any land for non-payment of rates or service charges a person having an estate or interest in the land may pay the rates or service charges and the costs and expenses incurred to that time in proceedings relating to the proposed sale.

- (2) At any time after the 7 days referred to in subsection (1) but prior to the time of the actual sale of any land the local government may, upon such terms and conditions as are agreed between the parties, accept payment of the outstanding rates or service charges.
- (3) On payment being made under subsection (1) or (2) the proceedings relating to the proposed sale are stayed and the local government is required to make such notifications and take such measures as are prescribed in relation to the payment and the cancellation of the proposed sale.

6.71. Power to transfer land to Crown or to local government

- (1) If under this Subdivision land is offered for sale but at the expiration of 12 months a contract for the sale of the land has not been entered into by the local government, it may by transfer, where the land is subject to the provisions of the *Transfer of Land Act 1893*, and by deed, where the land is not subject to the provisions of that Act, transfer or convey the estate in fee simple in the land to —
 - (a) the Crown in right of the State; or
 - (b) the local government.
- (2) When a local government exercises the power referred to in subsection (1)(a) in relation to any land all encumbrances affecting the land are, by virtue of this section of no further force or effect against that land and the Registrar of Titles or the Registrar of Deeds and Transfers, as the case requires, is to give effect to this section.
- (3) When exercising the power referred to in subsection (1)(b) the local government is required to pay the sum secured by, or payable under, a mortgage, lease, tenancy, encumbrance or charge in favour of the Crown in right of the State or a department, agency, or instrumentality of the Crown in right of the State.

FINANCIAL IMPLICATIONS

Process should remain cost neutral as all associated costs with sale of land for non-payment of rates are recoverable under the Act.

STRATEGIC IMPLICATIONS

Nil

POLICY IMPLICATIONS

Policy Manual – AF006 Rates Recovery

VOTING REQUIREMENTS

Absolute Majority

OFFICER'S RECOMMENDATION DAVIS / SHAW 7/0

That the transfer of land for non-payment of rates as per section 6.64 of the *Local Government Act 1995* on the basis that reasonable efforts to locate the owner of the property have been made and having been unable to do so as per section 6.68 (2)(b) of the *Local Government Act 1995* be initiated for the property, Lot 39 Great Southern Highway to recover a total \$27,202.34 plus associated sale costs.

COUNCIL RESOLUTION

M17/0516

Moved Cr Davis

Seconded Cr Shaw

That the transfer of land for non-payment of rates as per section 6.64 of the *Local Government Act 1995* on the basis that reasonable efforts to locate the owner of the property have been made and having been unable to do so as per section 6.68 (2)(b) of the *Local Government Act 1995* be initiated for the property, Lot 39 Great Southern Highway to recover a total \$27,202.34 plus associated sale costs.

CARRIED BY ABSOLUTE MAJORITY 7/0

4:56pm – Rates Officer, Natalie Ashworth left the meeting and did not return.

14. NEW BUSINESS ARISING BY ORDER OF THE MEETING

Nil

15. CLOSURE

The Chairman declared the meeting closed at 4:57pm.

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

PRESIDING MEMBER:

DATE: