



SHIRE OF BEVERLEY NOTICE OF MEETING

Notice is hereby given that the next Ordinary Meeting of Council will be held in the Council Chambers, 136 Vincent Street Beverley, on Wednesday 24 July 2024. If attending the meeting, please arrive at 2:50pm to register your attendance.

Program

3.00pm – 5.00pm Ordinary Meeting

A handwritten signature in black ink, appearing to be 'S. Gollan', written over a horizontal line.

Stephen Gollan
Chief Executive Officer

19 July 2024

DISCLAIMER

The recommendations contained in the Agenda are subject to confirmation by Council. The Shire of Beverley warns that anyone who has any application lodged with Council must obtain and should only rely on written confirmation of the outcomes of the application following the Council meeting, and any conditions attaching to the decision made by the Council in respect of the application. No responsibility whatsoever is implied or accepted by the Shire of Beverley for any act, omission or statement or intimation occurring during a Council meeting.



24 July 2024

ORDINARY MEETING

AGENDA

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1. OPENING

The Presiding Member to declare the meeting open.

The Shire of Beverley acknowledge the Traditional Owners of the land on which we meet, the Ballardong People. We pay our respects to Elders past and present.

2. ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

2.1 Members

Cr DC White	Shire President
Cr DL Brown	
Cr DW Davis	
Cr CJ Lawlor	
Cr SW Martin	
Cr AFC Sattler	

2.2 Staff

Mr SP Gollan	Chief Executive Officer
Mr SK Marshall	Deputy Chief Executive Officer
Mr SP Vincent	Manager of Works
Mr BS de Beer	Manager of Planning and Development Services
Mrs A Lewis	Executive Assistant

2.3 Observers and Visitors

2.4 Apologies and Approved Leave of Absence

Cr DJ Ridgway	Deputy President	Approved Leave of Absence
Cr JR Maxwell		Apologies

2.5 Applications for Leave of Absence

3. DECLARATIONS OF INTEREST

4. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Ordinary Council Meeting 26 June 2024, Catherine Sofoulis

Question 3: Of the 3000 copies of the Visitors guide, what is the record of how many booklets go where and could the East End Gallery please be included in the regular entities who receive the booklets, rather than having to beg at the Shire?

Response provided:

Visitor Booklet Edition dispersal

	(to-date)				
	2018 Edition	19/20 Edition	2021/22 Edition	2023-25 Edition	Intended Distribution%
Beverley Visitor Centre	540	400	480	300	25%
Other Visitor Centres	750	600	900	960	40%
Caravan & Camp Expo	120	250	0	180	10%
Bev Show, Shire, business, Info Packs, mailouts etc	300	200	700	120	15%
East End Gallery	260	537	340	447*	10%
	1970	1987	2420	2007	
Number ordered	2000	2000	2500	3000	100%

* Note these are not 100% accurate as boxes and copies of booklets are often handed out without being recorded.

East End Gallery % 13% 27% 14% 15%

As can be seen in the above analysis the East End Gallery has been included in the regular entities of the distribution of the booklet and is well above any other advertiser's allocation (between 5 and 20 copies) and above that of the Visitor Centre which is open 6 days a week.

The intention of the publication is to be used as a marketing tool to encourage visitation to Beverley by strategically placing publications throughout the Avon Valley, Pathways to Wave Rock, the Perth Hills and other neighbours and in selected Perth centres.

The publication has several other purposes including attracting visitors, providing essential information, promoting local business, building brand identity and supporting the regional economy.

The publication is made available at events including the Caravan & Camping Show to effectively reach a broad audience and maximise our impact and investment in our marketing efforts.

We fully understand your reasons for wanting more booklets and very much appreciate your eagerness to promote Beverley but at this stage, your allocation has been exhausted. The Shire needs to ensure there are enough copies to meet the other allocations well into 2025. We strongly suggest promoting the online version and vetting which tourists you distribute them to.

5. PUBLIC QUESTION TIME

6. CONDOLENCES

The Shire of Beverley flew the flag at half-mast, as a mark of respect to:

WILLIAMS
WARE

Margaret Ann
Frank

06 July 2024
09 July 2024

7. CONFIRMATION OF MINUTES

7.1 Minutes of The Ordinary Council Meeting Held 26 June 2024

OFFICER'S RECOMMENDATION

That the Minutes of the Ordinary Council Meeting held Wednesday 26 June 2024 be confirmed with the following amendment:

M1/0624 – The name Cr Ridgway be amended to Cr Lawlor, for the motion to read:

That Council approve leave of absence to Cr Lawlor for the 28 August 2024 Ordinary Council Meeting.

7.2 Minutes of the Corporate Strategy Committee Meeting Held 18 July 2024

OFFICER'S RECOMMENDATION

That the Minutes of the Corporate Strategy Committee Meeting held Thursday 18 July 2024 be received.

Please refer to agenda items: 11.3, 11.4, 11.5 and 11.6.

8. TECHNICAL SERVICES

Nil

9. PLANNING SERVICES

9.1 South West Native Title Settlement: Land Base Consultation – Land List 257

Submission To:	Ordinary Council Meeting 24 July 2024
Report Date:	2 July 2024
Applicant:	Department of Planning, Lands & Heritage
File Reference:	ADM 0011
Author and Position:	Stefan de Beer, Manager of Planning
Previously Before Council:	N/A
Disclosure(s) Of Interest:	None
Attachments:	Land List Matrix with proposed Referee (Shire) Comments & Application for Exploration Licence.

SUMMARY

A request for comments has been received from the *Department of Planning, Lands and Heritage* (DPLH) regarding the transfer of land associated with the South West Native Title Settlement (Settlement). Staff comments have been provided which requires Council's consideration.

BACKGROUND

The following is an extract from an email received from Braidy Allen, Senior State Land Officer at the DPLH:

Request for Comment – Proposed Transfer of Land under the South West Native Title Settlement

The South West Native Title Settlement (Settlement) is a landmark native title agreement reached between the State Government (State) and the six Noongar Agreement Groups. The six requisite Indigenous Land Use Agreements (ILUAs) were conclusively registered, leading to the Settlement commencing on 25 February 2021 after some years of delay. The Settlement recognises the Agreement Groups as the Traditional Owners of the south west of Western Australia, while resolving native title in exchange for a negotiated package of benefits.

A key negotiated benefit is the delivery of a 320,000 hectare Noongar Land Estate, in accordance with the Noongar Land Base Strategy ([Annexure J to the ILUAs](#)). The Noongar Land Estate will contain up to 300,000 hectares of land transferred in reserve or leasehold, and up to 20,000 hectares of land transferred in freehold. The Landholding Body for all land transferred is the Noongar Boodja Land Sub Pty Ltd, which will hold and manage the land in the Noongar Land Estate in consultation with the soon to be established Noongar Regional Corporations. All land will be used and managed in line with Noongar cultural, social and economic aspirations for the benefit of generations to come.

Over the next five years, the Department of Planning, Lands and Heritage (Department) will progress selected land parcels through to transfer under the

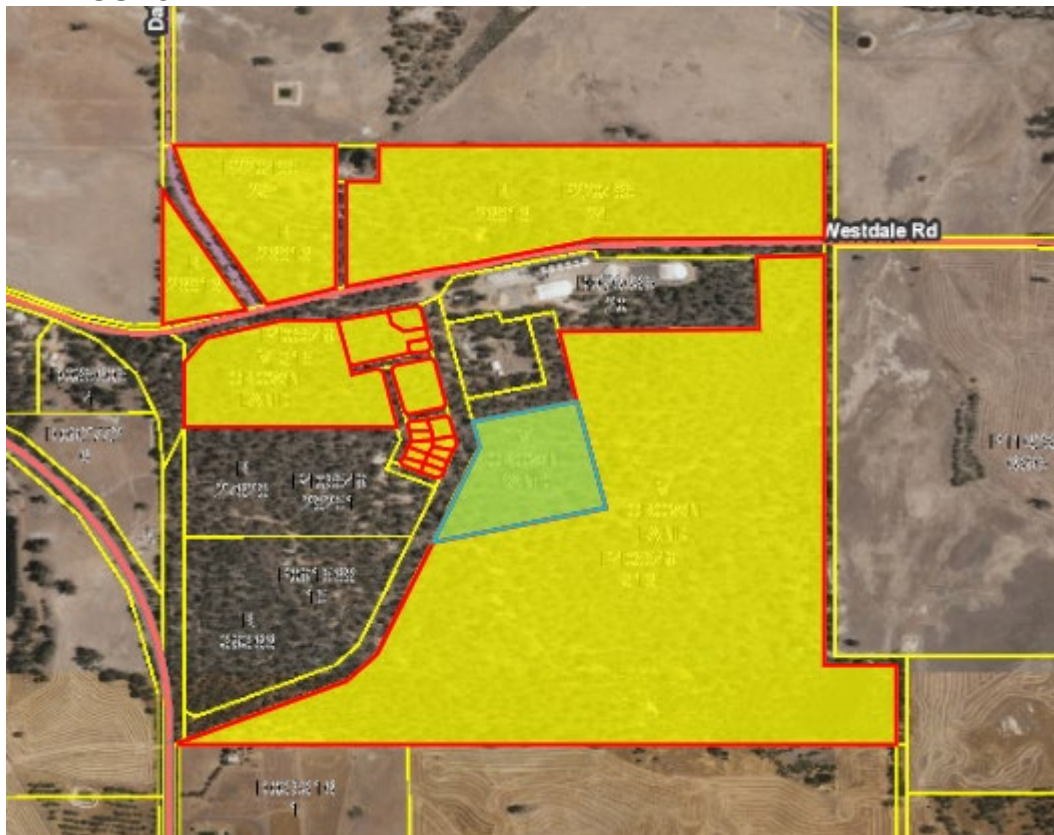
Settlement, subject to all necessary consultation and approvals with stakeholders. Land eligible for inclusion in the Noongar Land Estate includes:

- unallocated Crown land;*
- unmanaged reserves;*
- land owned or held by the Aboriginal Lands Trust / Aboriginal Affairs Planning Authority; and*
- land owned or held by State agencies or Local Government Authorities, at the discretion of the State agency or Local Government Authority.*

A key part of the process being followed by the Department involves the referral of land under consideration for inclusion in the Noongar Land Estate to relevant State agencies and Local Government Authorities. To that end, please find attached a spreadsheet comprising of land parcels identified for possible transfer. It would be appreciated if you could provide comments on each of the land parcels directly into the column labelled 'Referee Comments' in relation to the following:

- 1. Is the Shire supportive of the transfer of this land to the Noongar People under the Settlement?*
- 2. Does the Shire have any interest in the land?*
- 3. Does the Shire have existing or planned infrastructure within the land parcel that requires protection? If yes, please provide details and advise if access to this infrastructure will need to be maintained.*
- 4. Is the land parcel subject to any mandatory connection to services?*
- 5. Are any future proposals for the land identified? Please provide detail of what is proposed and in what timeframe?*
- 6. Are there any future proposals for adjoining land that may affect the land identified in the spreadsheet? If so, in what timeframe?*
- 7. Please advise of any proposed planning scheme amendments that may affect the zoning of this land at a State or Local government level. If a scheme amendment is to occur, what is the change proposed and when will it come into effect?*
- 8. Please advise of any known land management issues such as site contamination, hazards, debris or rubbish dumping, unauthorised land use and environmental considerations (such as inundation or similar site constraints).*
- 9. Please provide any additional comments on the proposed transfer of this land as part of the Settlement.*

THE SUBJECT LAND:



COMMENT

Shire Planner assessed the land portions and have provided comments in the attached matrix for Council to consider. The Shire of Beverley Local Planning Strategy was taken into consideration when commenting on the potential to develop any portion of land proposed to be included in the land transfer.

Council to note the following:

- Responses in the '*Referee Comments*' cell in the matrix followed the convention required above, i.e. questions 1 – 9.

CONSULTATION

No consultation was deemed required as consultation is being done by the DPLH.

STATUTORY ENVIRONMENT

South West Native Title Settlement (Settlement) Agreement;
Shire of Beverley Local Planning Strategy;
Shire of Beverley Local Planning Scheme No. 3;
Land Administration Act, 1997.

FINANCIAL IMPLICATIONS

There are no financial implications relative to this application.

STRATEGIC IMPLICATIONS

Strategic Pillar: 4. Civic Leadership
Strategic Priorities: 4.3 Responsible Planning

POLICY IMPLICATIONS

There are no policy implications relative to this application.

RISK IMPLICATIONS

It is considered that the proposal has insignificant risks.

Consequence Likelihood	Insignificant	Minor	Moderate	Major	Catastrophic
Almost Certain	Medium (5)	High (10)	High (15)	Severe (20)	Severe (25)
Likely	Low (4)	Medium (8)	High (12)	High (16)	Severe (20)
Possible	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.




VOTING REQUIREMENTS




Simple Majority




OFFICER'S RECOMMENDATION




That Council resolve to endorse the Referee Comments provided in the accompanying spreadsheet matrix and instruct the Shire Planner to communicate this to the *Department of Planning, Lands and Heritage*.

Referral ID
11747





PIN	Lot Number	Survey Number	Locality	Suburb	Townsite	LGA	Region	CLT	Reserve N Area (Ha)	Part Pin	Referee Comment	Selected Tenure	Locality Map - not to scale
468192	12	DP211216	WESTDALE	WESTDALE	BEVERLEY(S)	Wheatbelt	LR3003/474	6.08	FALSE	<ol style="list-style-type: none"> 1. Shire is supportive of transfer of land 2. Shire has no legal interest in land 3. No existing or planned Shire infrastructure 4. No mandatory requirement for connection to services 5. Present Zoning is Rural. Earmarked for General Agriculture in Local Planning Strategy. No specific long term proposals. 6. Adjoining Land Zoning is Rural. No specific long term proposals 7. No immediate proposed planning scheme amendments 8. Bushfire Prone Area. Native Vegetation. 9. Lot part of a Mining Exploration proposal as received from DMIR. 	ReserveWithPowerToLease		
468207	1	DP211216	WESTDALE	WESTDALE	BEVERLEY(S)	Wheatbelt	LR3003/463	1.19	FALSE	<ol style="list-style-type: none"> 1. Shire is supportive of transfer of land 2. Shire has no legal interest in land 3. No existing or planned Shire infrastructure 4. No mandatory requirement for connection to services 5. Present Zoning is Rural. Earmarked for General Agriculture in Local Planning Strategy. No specific long term proposals. 6. Adjoining Land Zoning is Rural. No specific long term proposals 7. No immediate proposed planning scheme amendments 8. Bushfire Prone Area. Native Vegetation. 9. Lot part of a Mining Exploration proposal as received from DMIR. 	ReserveWithPowerToLease		
468208	13	DP211216	WESTDALE	WESTDALE	BEVERLEY(S)	Wheatbelt	LR3003/475	0.28	FALSE	<ol style="list-style-type: none"> 1. Shire is not supportive of transfer of land 2. Shire has no legal interest in land 3. No existing or planned Shire infrastructure 4. No mandatory requirement for connection to services 5. Present Zoning is Rural. Earmarked as General Agriculture in Local Planning Strategy 6. No proposals for adjoining land 7. No proposed planning scheme amendments 8. Bushfire Prone Area/Native Vegetation 9. Not suitable for residential development - small lot with no services, setback limitations pursuant to Local Planning Scheme. Road access limitations - unconstructed road reserves. Furthermore, the Local Planning Strategy discourages the spread of fragmented urban and rural living areas and settlements in the district. Lot part of a Mining Exploration proposal as received from DMIR. 	ReserveWithPowerToLease		

PIN	Lot Number	Survey Number	Locality	Suburb	Townsite	LGA	Region	CLT	Reserve N Area (Ha)	Part Pin	Referee Comment	Selected Tenure	Locality Map - not to scale
468209			WESTDALE	WESTDALE	BEVERLEY(S)	Wheatbelt			0.85	FALSE	<ol style="list-style-type: none"> Shire is not supportive of transfer of land Shire has no legal interest in land No existing or planned Shire infrastructure No mandatory requirement for connection to services Present Zoning is Rural. Earmarked as General Agriculture in Local Planning Strategy No proposals for adjoining land No proposed planning scheme amendments Bushfire Prone Area/Native Vegetation Not suitable for residential development - small lot with no services, setback limitations pursuant to Local Planning Scheme. Road access limitations - unconstructed road reserves. Furthermore, the Local Planning Strategy discourages the spread of fragmented urban and rural living areas and settlements in the district. Lot part of a Mining Exploration proposal as received from DMIR. 	ReserveWithPowerToLease	
468210	7 DP211216		WESTDALE	WESTDALE	BEVERLEY(S)	Wheatbelt	LR3003/469		0.08	FALSE	<ol style="list-style-type: none"> Shire is not supportive of transfer of land Shire has no legal interest in land No existing or planned Shire infrastructure No mandatory requirement for connection to services Present Zoning is Rural. Earmarked as General Agriculture in Local Planning Strategy No proposals for adjoining land No proposed planning scheme amendments Bushfire Prone Area/Native Vegetation Not suitable for residential development - small lot with no services, setback limitations pursuant to Local Planning Scheme. Road access limitations - unconstructed road reserves. Furthermore, the Local Planning Strategy discourages the spread of fragmented urban and rural living areas and settlements in the district. Lot part of a Mining Exploration proposal as received from DMIR. 	ReserveWithPowerToLease	
468211	8 DP211216		WESTDALE	WESTDALE	BEVERLEY(S)	Wheatbelt	LR3003/470		0.08	FALSE	<ol style="list-style-type: none"> Shire is not supportive of transfer of land Shire has no legal interest in land No existing or planned Shire infrastructure No mandatory requirement for connection to services Present Zoning is Rural. Earmarked as General Agriculture in Local Planning Strategy No proposals for adjoining land No proposed planning scheme amendments Bushfire Prone Area/Native Vegetation Not suitable for residential development - small lot with no services, setback limitations pursuant to Local Planning Scheme. Road access limitations - unconstructed road reserves. Furthermore, the Local Planning Strategy discourages the spread of fragmented urban and rural living areas and settlements in the district. Lot part of a Mining Exploration proposal as received from DMIR. 	ReserveWithPowerToLease	

PIN	Lot Number	Survey Number	Locality	Suburb	Townsite	LGA	Region	CLT	Reserve N Area (Ha)	Part Pin	Referee Comment	Selected Tenure	Locality Map - not to scale
468212	11	DP211216	WESTDALE	WESTDALE	BEVERLEY(S)	Wheatbelt	LR3003/473	0.09	FALSE	<ol style="list-style-type: none"> 1. Shire is not supportive of transfer of land 2. Shire has no legal interest in land 3. No existing or planned Shire infrastructure 4. No mandatory requirement for connection to services 5. Present Zoning is Rural. Earmarked as General Agriculture in Local Planning Strategy 6. No proposals for adjoining land 7. No proposed planning scheme amendments 8. Bushfire Prone Area/Native Vegetation 9. Not suitable for residential development - small lot with no services, setback limitations pursuant to Local Planning Scheme. Road access limitations - unconstructed road reserves. Furthermore, the Local Planning Strategy discourages the spread of fragmented urban and rural living areas and settlements in the district. Lot part of a Mining Exploration proposal as received from DMIR. 	ReserveWithPowerToLease		
468213	20	DP185495	WESTDALE	WESTDALE	BEVERLEY(S)	Wheatbelt	LR3003/476	0.1	FALSE	<ol style="list-style-type: none"> 1. Shire is not supportive of transfer of land 2. Shire has no legal interest in land 3. No existing or planned Shire infrastructure 4. No mandatory requirement for connection to services 5. Present Zoning is Rural. Earmarked as General Agriculture in Local Planning Strategy 6. No proposals for adjoining land 7. No proposed planning scheme amendments 8. Bushfire Prone Area/Native Vegetation 9. Not suitable for residential development - small lot with no services, setback limitations pursuant to Local Planning Scheme. Road access limitations - unconstructed road reserves. Furthermore, the Local Planning Strategy discourages the spread of fragmented urban and rural living areas and settlements in the district. Lot part of a Mining Exploration proposal as received from DMIR. 	ReserveWithPowerToLease		
468214	9	DP211216	WESTDALE	WESTDALE	BEVERLEY(S)	Wheatbelt	LR3003/471	0.1	FALSE	<ol style="list-style-type: none"> 1. Shire is not supportive of transfer of land 2. Shire has no legal interest in land 3. No existing or planned Shire infrastructure 4. No mandatory requirement for connection to services 5. Present Zoning is Rural. Earmarked as General Agriculture in Local Planning Strategy 6. No proposals for adjoining land 7. No proposed planning scheme amendments 8. Bushfire Prone Area/Native Vegetation 9. Not suitable for residential development - small lot with no services, setback limitations pursuant to Local Planning Scheme. Road access limitations - unconstructed road reserves. Furthermore, the Local Planning Strategy discourages the spread of fragmented urban and rural living areas and settlements in the district. Lot part of a Mining Exploration proposal as received from DMIR. 	ReserveWithPowerToLease		

PIN	Lot Number	Survey Number	Locality	Suburb	Townsite	LGA	Region	CLT	Reserve N Area (Ha)	Part Pin	Referee Comment	Selected Tenure	Locality Map - <i>not to scale</i>
468215	10	DP211216	WESTDALE	WESTDALE	BEVERLEY(S)	Wheatbelt	LR3003/472	0.09	FALSE	<ol style="list-style-type: none"> Shire is not supportive of transfer of land Shire has no legal interest in land No existing or planned Shire infrastructure No mandatory requirement for connection to services Present Zoning is Rural. Earmarked as General Agriculture in Local Planning Strategy No proposals for adjoining land No proposed planning scheme amendments Bushfire Prone Area/Native Vegetation Not suitable for residential development - small lot with no services, setback limitations pursuant to Local Planning Scheme. Road access limitations - unconstructed road reserves. Furthermore, the Local Planning Strategy discourages the spread of fragmented urban and rural living areas and settlements in the district. Lot part of a Mining Exploration proposal as received from DMIR. 	ReserveWithPowerToLease		
468216	6	DP211216	WESTDALE	WESTDALE	BEVERLEY(S)	Wheatbelt	LR3003/468	0.08	FALSE	<ol style="list-style-type: none"> Shire is not supportive of transfer of land Shire has no legal interest in land No existing or planned Shire infrastructure No mandatory requirement for connection to services Present Zoning is Rural. Earmarked as General Agriculture in Local Planning Strategy No proposals for adjoining land No proposed planning scheme amendments Bushfire Prone Area/Native Vegetation Not suitable for residential development - small lot with no services, setback limitations pursuant to Local Planning Scheme. Road access limitations - unconstructed road reserves. Furthermore, the Local Planning Strategy discourages the spread of fragmented urban and rural living areas and settlements in the district. Lot part of a Mining Exploration proposal as received from DMIR. 	ReserveWithPowerToLease		
468217	5	DP211216	WESTDALE	WESTDALE	BEVERLEY(S)	Wheatbelt	LR3003/467	0.08	FALSE	<ol style="list-style-type: none"> Shire is not supportive of transfer of land Shire has no legal interest in land No existing or planned Shire infrastructure No mandatory requirement for connection to services Present Zoning is Rural. Earmarked as General Agriculture in Local Planning Strategy No proposals for adjoining land No proposed planning scheme amendments Bushfire Prone Area/Native Vegetation Not suitable for residential development - small lot with no services, setback limitations pursuant to Local Planning Scheme. Road access limitations - unconstructed road reserves. Furthermore, the Local Planning Strategy discourages the spread of fragmented urban and rural living areas and settlements in the district. Lot part of a Mining Exploration proposal as received from DMIR. 	ReserveWithPowerToLease		

PIN	Lot Number	Survey Number	Locality	Suburb	Townsite	LGA	Region	CLT	Reserve N Area (Ha)	Part Pin	Referee Comment	Selected Tenure	Locality Map - not to scale
468218	2	DP211216	WESTDALE	WESTDALE	BEVERLEY(S)	Wheatbelt	LR3003/464	0.19	FALSE	<ol style="list-style-type: none"> 1. Shire is not supportive of transfer of land 2. Shire has no legal interest in land 3. No existing or planned Shire infrastructure 4. No mandatory requirement for connection to services 5. Present Zoning is Rural. Earmarked as General Agriculture in Local Planning Strategy 6. No proposals for adjoining land 7. No proposed planning scheme amendments 8. Bushfire Prone Area/Native Vegetation 9. Not suitable for residential development - small lot with no services, setback limitations pursuant to Local Planning Scheme. Road access limitations - unconstructed road reserves. Furthermore, the Local Planning Strategy discourages the spread of fragmented urban and rural living areas and settlements in the district. Lot part of a Mining Exploration proposal as received from DMIR. 	ReserveWithPowerToLease		
468219	4	DP211216	WESTDALE	WESTDALE	BEVERLEY(S)	Wheatbelt	LR3003/466	0.09	FALSE	<ol style="list-style-type: none"> 1. Shire is not supportive of transfer of land 2. Shire has no legal interest in land 3. No existing or planned Shire infrastructure 4. No mandatory requirement for connection to services 5. Present Zoning is Rural. Earmarked as General Agriculture in Local Planning Strategy 6. No proposals for adjoining land 7. No proposed planning scheme amendments 8. Bushfire Prone Area/Native Vegetation 9. Not suitable for residential development - small lot with no services, setback limitations pursuant to Local Planning Scheme. Road access limitations - unconstructed road reserves. Furthermore, the Local Planning Strategy discourages the spread of fragmented urban and rural living areas and settlements in the district. Lot part of a Mining Exploration proposal as received from DMIR. 	ReserveWithPowerToLease		
468220	3	DP211216	WESTDALE	WESTDALE	BEVERLEY(S)	Wheatbelt	LR3003/465	0.1	FALSE	<ol style="list-style-type: none"> 1. Shire is not supportive of transfer of land 2. Shire has no legal interest in land 3. No existing or planned Shire infrastructure 4. No mandatory requirement for connection to services 5. Present Zoning is Rural. Earmarked as General Agriculture in Local Planning Strategy 6. No proposals for adjoining land 7. No proposed planning scheme amendments 8. Bushfire Prone Area/Native Vegetation 9. Not suitable for residential development - small lot with no services, setback limitations pursuant to Local Planning Scheme. Road access limitations - unconstructed road reserves. Furthermore, the Local Planning Strategy discourages the spread of fragmented urban and rural living areas and settlements in the district. Lot part of a Mining Exploration proposal as received from DMIR. 	ReserveWithPowerToLease		

PIN	Lot Number	Survey Number	Locality	Suburb	Townsite	LGA	Region	CLT	Reserve N Area (Ha)	Part Pin	Referee Comment	Selected Tenure	Locality Map - not to scale
1296404	24	DP220485	WESTDALE	WESTDALE	BEVERLEY(S)	Wheatbelt	LR3115/3: R 26816	20.2	FALSE	<ol style="list-style-type: none"> 1. Shire is supportive of transfer of land 2. Shire has no legal interest in land 3. No existing or planned Shire infrastructure 4. No mandatory requirement for connection to services 5. Present Zoning is Rural. Earmarked for General Agriculture in Local Planning Strategy. No specific long term proposals. 6. Adjoining Land Zoning is Rural. No specific long term proposals 7. No immediate proposed planning scheme amendments 8. Bushfire Prone Area. Native Vegetation. 9. Lot part of a Mining Exploration proposal as received from DMIR. 	ReserveWithPowerToLease		
1296405	23	DP220485	WESTDALE	WESTDALE	BEVERLEY(S)	Wheatbelt	LR3115/3: R 26816	7.67	FALSE	<p>CAMPING & CARAVAN PARK</p> <ol style="list-style-type: none"> 1. Shire is supportive of transfer of land 2. Shire has no legal interest in land 3. No existing or planned Shire infrastructure 4. No mandatory requirement for connection to services 5. Present Zoning is Rural. Earmarked for General Agriculture in Local Planning Strategy. No specific long term proposals. 6. Adjoining Land Zoning is Rural. No specific long term proposals 7. No immediate proposed planning scheme amendments 8. Bushfire Prone Area. Native Vegetation. 9. Lot part of a Mining Exploration proposal as received from DMIR. 	ReserveWithPowerToLease		
1296406	22	DP220485	WESTDALE	WESTDALE	BEVERLEY(S)	Wheatbelt	LR3115/3: R 26816	2.26	FALSE	<p>CAMPING & CARAVAN PARK</p> <ol style="list-style-type: none"> 1. Shire is supportive of transfer of land 2. Shire has no legal interest in land 3. No existing or planned Shire infrastructure 4. No mandatory requirement for connection to services 5. Present Zoning is Rural. Earmarked for General Agriculture in Local Planning Strategy. No specific long term proposals. 6. Adjoining Land Zoning is Rural. No specific long term proposals 7. No immediate proposed planning scheme amendments 8. Bushfire Prone Area. Native Vegetation. 9. Lot part of a Mining Exploration proposal as received from DMIR. 	ReserveWithPowerToLease		
12192775	315	DP405549	WESTDALE	WESTDALE	BEVERLEY(S)	Wheatbelt	LR3025/740	7.4	FALSE	<p>CAMPING & CARAVAN PARK</p> <ol style="list-style-type: none"> 1. Shire is supportive of transfer of land 2. Shire has no legal interest in land 3. No existing or planned Shire infrastructure 4. No mandatory requirement for connection to services 5. Present Zoning is Rural. Earmarked for General Agriculture in Local Planning Strategy. No specific long term proposals. 6. Adjoining Land Zoning is Rural. No specific long term proposals 7. No immediate proposed planning scheme amendments 8. Bushfire Prone Area. Native Vegetation. 9. Lot part of a Mining Exploration proposal as received from DMIR. 	ReserveWithPowerToLease		



Our ref FM:E70/5941
Enquiries F. Mitchell
(08)92223741
f.aye.mitchell@dmirs.wa.gov.au

BY EMAIL: admin@beverley.wa.gov.au

Chief Executive Officer
Shire of Beverley
PO Box 20
BEVERLEY WA 6304

Dear Sir/Madam,

**APPLICATION FOR EXPLORATION LICENCE 70/5941
BY MICHAEL RON VAN DONGEN
SITUATED ON WESTDALE TOWNSITE BOUNDARY AND DAMSITE RESERVE
26543, CAMPING AND CARAVAN PARK RESERVE 26816, GRAVEL RESERVE
27628, RUBBISH DISPOSAL SITE RESERVE AND BEVERLEY WESTDALE ROAD
RESERVE**

Under Sections 23 to 26 of the *Mining Act 1978* (the Act) mining may be carried out on certain classes of land with the written consent of the Hon Minister for Mines and Petroleum.

In respect to townsites, the Minister for Mines and Petroleum is to first consult and obtain the recommendation of the local municipality and the Minister for Lands before he can grant consent to mine.

The Minister for Mines and Petroleum has therefore directed that I commence the consultation process and obtain your Council's comments and recommendation with regard to the impact of the application on the reserve listed above.

Should your response be favourable, could you please advise if you agree to have the following endorsement and condition imposed upon the above tenement.

Endorsement: The grant of this lease does not include any private land referred to in Section 29(2) of the Act except that below 30 metres from the natural surface of the land.

Condition: Access to the surface of land within **Beverley** Townsite for mining purposes being subject to the approval of the local Authority or relevant reserve vestees, and mining activities within the first 100 metres below the surface of the land being limited to such exploration activities as may be approved by the Executive Director, Resource and Environmental Compliance, Department of Mines, Industry Regulation and Safety.



I have enclosed a copy and plan of the application for this purpose.

Your reply in due course would be appreciated please.

Yours sincerely

Faye Mitchell

Faye Mitchell
Project Officer
Resource Tenure Division
18 October 2022

Form 21

WESTERN AUSTRALIA
Mining Act 1978
(Secs. 41, 58, 70C, 74, 86, 91, Reg. 64)

APPLICATION FOR MINING TENEMENT

(a) Type of tenement	(a) Exploration Licence		No. E 70/5941
(b) Time & Date marked out (where applicable)	(b) a.m./p.m. / /	(c) SOUTH WEST	
(c) Mineral Field			
For each applicant:	(d) and (e) VAN DONGEN, Michael Ron 47 DULWICH ST, BECKENHAM, WA, 6107		(f) Shares 100
(d) Full Name and ACN/ABN			
(e) Address			
(f) No. of shares			
(g) Total No. of shares			(g) Total 100
DESCRIPTION OF GROUND APPLIED FOR: (For Exploration Licences see Note 1. For other Licences see Note 2. For all Licences see Note 3.)	(h) Westdale (i) (j) This application affects Private Property. Details of Private Property Affected: Sub-surface rights only are applied for where this application encroaches private property The application has the following general land exclusions: R26543, R26816, R27628 and R39366 .		
(h) Locality			
(i) Datum Peg			
(j) Boundaries			
(k) Area (ha or km ²)	(k) 1 BL		
(l) Signature of applicant or agent (if agent state full name and address)	(l) Darren M. McAulay PO BOX 5010 (CENTREPOINT), MIDLAND, WA, 6056		Date: 20/10/2021

OFFICIAL USE

A NOTICE OF OBJECTION may be lodged at any mining registrar's office on or before the 24th day of November 2021 (See Note 4).

Where an objection to this application is lodged the hearing will take place on a date to be set.

Received at	12:59:35	on	20 October	2021	with fees of
Application	\$414.00				
Rent	\$406.00				
TOTAL	\$820.00				
Receipt No:	17889610503				

Mining Registrar

NOTES

Note 1: EXPLORATION LICENCE

- (i) Attachments 1 and 2 form part of every application for an exploration licence and must be lodged with this form in lieu of (h), (i), (j) and (k) above.
- (ii) An application for an Exploration Licence shall be accompanied by a statement specifying method of exploration, details of the proposed work programme, estimated cost of exploration and technical and financial ability of the applicant(s).

Note 2: PROSPECTING/MISCELLANEOUS LICENCE AND MINING/GENERAL PURPOSE LEASE

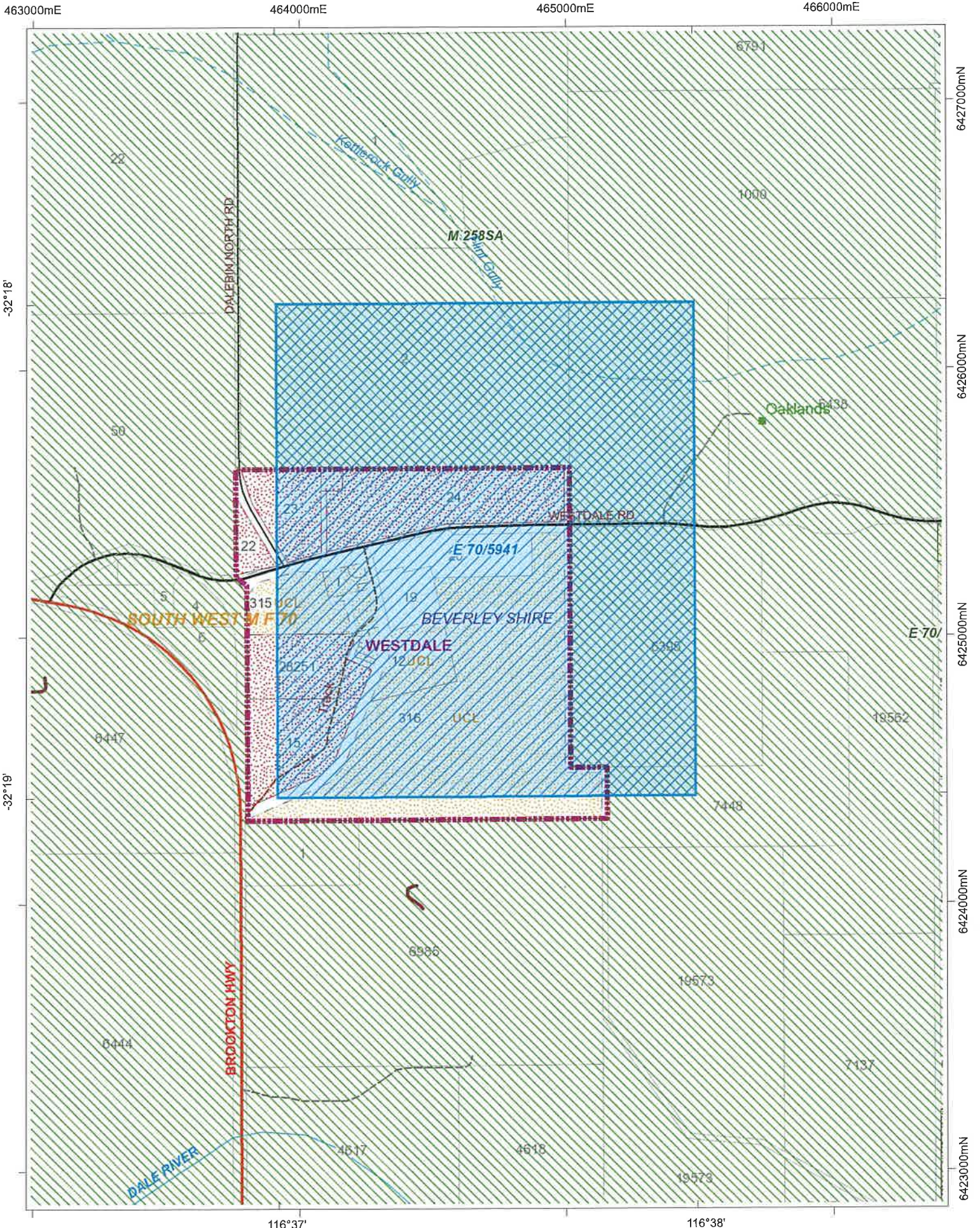
- (i) This application form shall be accompanied by a map on which are clearly delineated the boundaries of the area applied for.

Note 3: GROUND AVAILABILITY

- (i) The onus is on the applicant to ensure that ground is available to be marked out and/or applied for.
- (ii) The following action should be taken to ascertain ground availability:
 - (a) public plan search; (b) register search; (c) ground inspection.

Note 4: ALL APPLICATIONS OVER PRIVATE LAND

The period for lodgement of an objection is within 21 days of service of this notice, or the date noted above for lodging objections, whichever is the longer period.



Departmental Use Only

Scale: 1:18,056



9.2 Subdivision Application WAPC: Lots 5533, 6257 and 10064 Fergusons Road, Westdale

Submission To:	Ordinary Council Meeting 24 July 2024
Report Date:	4 July 2024
Applicant:	RM Surveys (Owner: Nukering Pty Ltd)
File Reference:	PL 200452
Author and Position:	Stefan de Beer, Manager of Planning
Previously Before Council:	No
Disclosure(s) Of Interest:	None
Attachments:	Subdivision Plan and Application Documentation

SUMMARY

An application had been referred for comment to the Shire by the Western Australian Planning Commission (submitted by RM Surveys) for the subdivision of Lots 5533, 6257 & 10064 Ferguson Road, Westdale. The application will be recommended for approval.

BACKGROUND

An application has been received from the Western Australian Planning Commission (WAPC) to realign boundaries as per the attached sketch plans. The subject lots are Zoned '*Rural*' and is used for broad acre farming.

The proposal is to rationalise the boundaries of 3 parent lots to create 2 resultant lots, as per the attached subdivision sketch plan.

COMMENT

The subdivision proposal (proposed boundary rationalisation) accords with the aims of the Shire of Beverley Local Planning Strategy and the Shire of Beverley Local Planning Scheme No. 3.

STATUTORY ENVIRONMENT

Subdivision and amalgamation are 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

There are no financial implications relative to this application.

STRATEGIC IMPLICATIONS

Strategic Pillar: 4. Civic Leadership
Strategic Priorities: 4.3 Responsible Planning

POLICY IMPLICATIONS

There are no policy implications relative to this application.

RISK IMPLICATIONS

It is considered that the proposal has insignificant risks.

Consequence Likelihood	Insignificant	Minor	Moderate	Major	Catastrophic
Almost Certain	Medium (5)	High (10)	High (15)	Severe (20)	Severe (25)
Likely	Low (4)	Medium (8)	High (12)	High (16)	Severe (20)
Possible	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

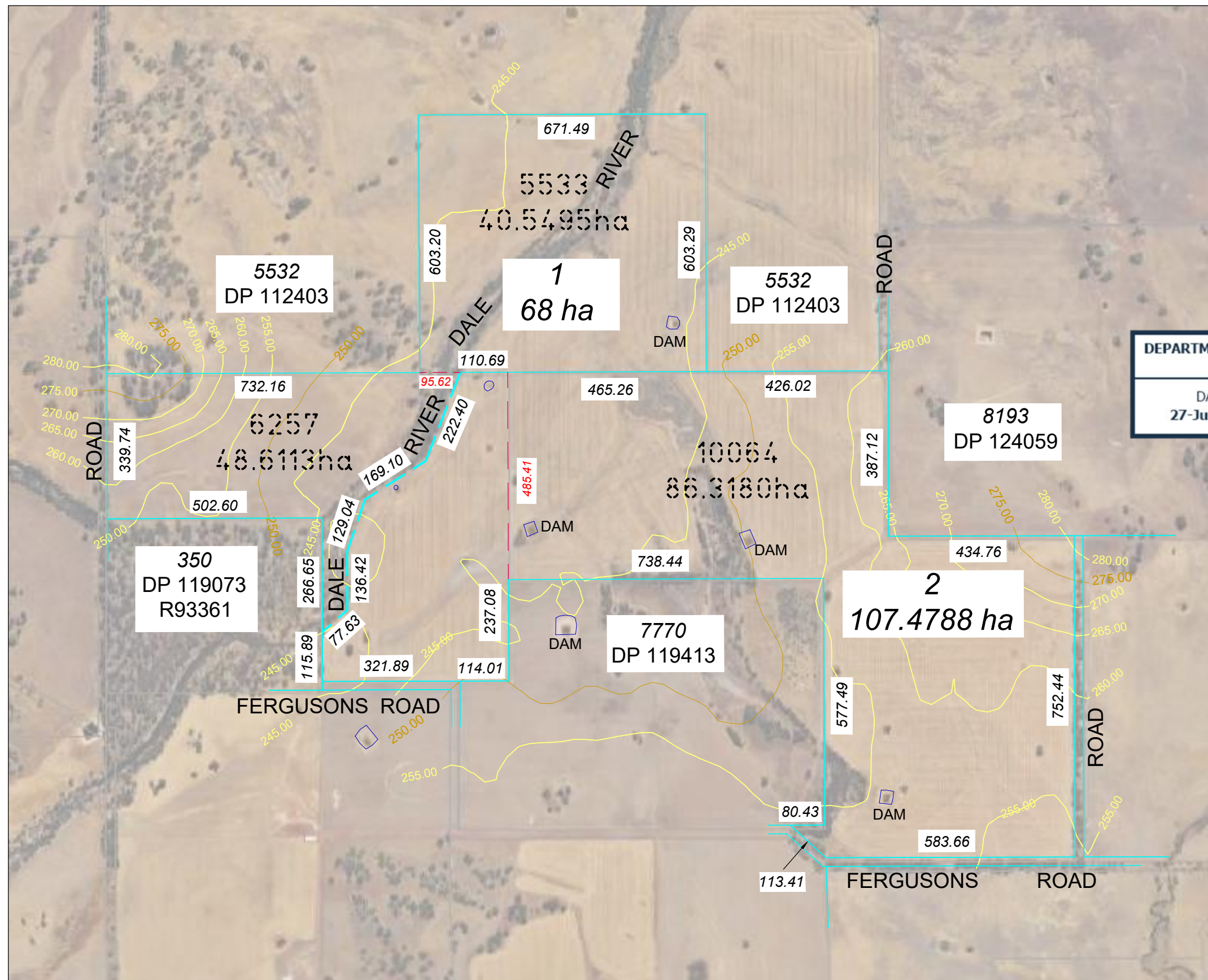
Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION

That Council resolve to recommend to the Western Australian Planning Commission that application WAPC No. 200452 for the subdivision of Lots 5533, 6257 & 10064 Ferguson Road, Westdale Beverley, be approved.



Existing Lots	Area (ha)
5533	40.5495
6257	48.6113
10064	86.318
	175.4788
Proposed Lots	Area (ha)
1	68
2	107.4788
Total	175.4788

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE: 27-Jun-2024 FILE: 200452

NOTE: ALL AREAS AND DIMENSIONS SHOWN ARE SUBJECT TO FINAL SURVEY.

SUBSURFACE UTILITY INFORMATION			
PRESENT ON THIS DRAWING	METHOD OF LOCATION	CLASSIFICATION OF SUBSURFACE UTILITY INFORMATION AS 8488-2013	POTENTIAL RISK OF UTILITY DAMAGE
✓	DBYD PLANS OR UNKNOWN SOURCE	QUALITY "D" H & V UNKNOWN	HIGH
	VISUAL UTILITY IDENTIFICATION (VISIBLE FITS SURVEYED)	QUALITY "C" H=500mm V=500mm	HIGH
	UTILITIES LOCATED AND MARKED (ELECTROGRAPH)	QUALITY "B" H=300mm V=500mm	MEDIUM
	UTILITIES POTHOLED, TRACE-SURVEYED OR SURVEYED AT INSTALLATION	QUALITY "A" H=50mm V=50mm	LOW

NOTE: THIS DRAWING DOES NOT SHOW ALL SUBSURFACE UTILITIES. CURRENT DIAL BEFORE YOU DIG (DBYD) INFORMATION SHOULD BE OBTAINED AND DUE DILIGENCE EXERCISED BEFORE COMMENCING ANY EXCAVATION WORKS.

LINE TYPES	
	EXISTING BOUNDARY
	PROPOSED BOUNDARY
	SUPERSEDED BOUNDARY
	DAM
	CONTOUR MAJOR
	CONTOUR MINOR

PHONE: 08 9457 7900 EMAIL: INFO@RMSURVEYS.COM.AU WEBSITE: RMSURVEYS.COM.AU

Endorsed by:

SCALE 1:10000
ALL DISTANCES IN METRES

PAPER SIZE **A3**

SURVEYOR AK	VERTICAL DATUM AHD
SURVEY DATE 17/04/2024	HORIZONTAL DATUM MGA2020

THIS DRAWING IS COPYRIGHT. THE USE OR COPYING OF THIS DRAWING IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF RM SURVEYS CONSTITUTES A COPYRIGHT INFRINGEMENT.

CLIENT: NUKERING PASTORAL Co

REV	DESCRIPTION	DRN	CKD	APP	DATE
0	INITIAL ISSUE	TL	AK	AK	19/04/2024

APPLICATION FOR SUBDIVISION

LOTS 5533 on DP 112402, 6257 on DP 119411, 10064 on DP 126025
FERGUSONS ROAD, WESTDALE, SHIRE OF BEVERLEY

JOB No. NUKE-FERG	DRAWING No. NUKE-FERG-DW-001	REV 0
----------------------	---------------------------------	----------



10 June 2024
Our ref: NUKE-FERG

Planning Support Officer
WA Planning Commission
140 William Street, Perth WA 6000

Dear Sir/Madam,

PROPOSED BOUNDARY RATIONALISATION of:
Lots 5533 on DP 112402, 6257 on DP 119411 & 10064 on DP 126025

This application is for Property Rationalisation of the above mentioned Lots / Subdivision per Development Control Policy 3.4 section 6.3 to improve land management.

RE: Fire assessment

I would like to apply for exemption from the requirement to supply a Bush Fire Attack Level (BAL) assessment as per State Planning Policy 3.7.

In accordance with the criteria for exemption under Planning Bulletin 111/2016 s.5, and as per clause 2.6 of the Guidelines for Planning in Bushfire Prone Areas (v.1.4) the proposed subdivision:

- Will not result in intensification or development of land use
- Will not result in increased occupancy by employees, or increased bushfire risk as the land use will continue as broadacre farming

RE: Site-and-soil evaluation (SSE)

The established dwelling is occupied and has an existing septic tank system, I understand the SSE is primarily intended for new/proposed septic facilities – please correct me if I am mistaken.

I would like to request this proposal to be classified as ‘low risk’, per section 2.1 (page 2) of attached POL-Government_Sewerage_Policy_2019_FAQ_1 , therefore removing the requirement (if reclassified) for an SSE at application stage.

low risk proposals where the WAPC, in consultation with the local government and relevant referral agencies, is satisfied that the minimum site requirements for on-site sewage (refer to section 5.2 of the policy) will be met.

PHONE:
08 9457 7900

MAILING ADDRESS:
PO BOX 832 WILLETTON WA 6955

EMAIL:
INFO@RMSURVEYS.COM.AU

FAX:
08 9457 7922

STREET ADDRESS:
25 AUGUSTA ST WILLETTON WA 6155

WEBSITE:
RMSURVEYS.COM.AU



The site conditions/location meets the conditions set out in Section 5 and Schedule 2 of: POL-Government_Sewerage_Policy_2019_September:

- Site is zoned rural
- Site is surrounded by farmland, higher density development is excluded per the homestead lot policy (*no future dwellings*)
- No dwelling's on any of the lots and land is not subject to flooding.

I understand that this classification is applied at the discretion of the decision maker. Thank you for your assistance, and please contact me if you require any further information.

Yours sincerely,

Andrew Kalotay

LICENSED SURVEYOR

B.Sc in Surv & Map, MWAIS

MOBILE

0439 382 649

EMAIL

andrew.kalotay@rmsurveys.com.au

9.3 Development Application – Rural Home Business – Lot 1270 on DP248757, Bennet Road, Beverley

Submission To:	Ordinary Council Meeting 23 July 2024
Report Date:	5 July 2024
Applicant:	AR Baxter
File Reference:	BEN 617
Author and Position:	Stefan de Beer, Manager of Planning
Previously Before Council:	No
Disclosure(s) Of Interest:	Applicant is a Shire of Beverley Employee
Attachments:	Locality Map, Application Letter, Site Plan and House Plan

SUMMARY

An application has been received to operate a Rural Home Business from Lot 1270 on DP248757 Bennet Road, Beverley. It will be recommended the application be approved.

BACKGROUND

The subject land is located at Lot 1270 on DP248757 Bennet Road, Zoned *Rural* pursuant to the *Shire of Beverley Local Planning Scheme No. 3 (LPS3)* is 14.5148 hectares in extent and contains a single house and outbuildings.

The applicant submitted the following justification for the proposal:

I am seeking approval for an Agricultural Vermin Control Business. I operate an Agricultural Pest Control Company, consisting of feral animal control, professional kangaroo shooter, wildlife management and dispersal also undertaking sick and injured livestock (euthanasia). I have a DBCA Licence for Fauna Taking (Commercial Products) Licence, No RS2300045.

This Business is all conducted off site Lot 1270 Bennet Road Dale. I am applying for a Corporate License from WAPOL. This requires Shire approval for a Firearm Storage Facility for Firearms associated with the Business.

COMMENT

The proposal is considered to be a *Rural Home Business* pursuant to *Shire of Beverley Local Planning Scheme No. 3 (LPS3)*.

Pursuant to Table 3 – Zoning Table in LPS3, a *Rural Home Business* is a discretionary land use in the *Rural* Zone meaning that the use is not permitted unless the local government has exercised its discretion by granting development approval.

A *Rural Home Business* is defined as follows in LPS3:

means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or occupation if the carrying out of the business, service or occupation —

(a) does not involve employing more than 2 people who are not members of the occupier's household; and

- (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
- (c) does not occupy an area greater than 200 m²; and
- (d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and
- (e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
- (f) does not involve the presence, use or calling of more than 3 vehicles at any one time or of a vehicle of more than 30 tonnes gross weight.

The proposal is considered to fit within the above definition, is a low impact development proposal, is deemed to be in pace with the *Shire of Beverley Local Planning Strategy* and *LPS3* and will therefore be recommended for approval.

CONSULTATION

Consultation was not considered required.

STATUTORY ENVIRONMENT

The application may be approved under the Shire of Beverley's Local Planning Scheme No. 3.

FINANCIAL IMPLICATIONS

There are no financial implications relative to this application.

STRATEGIC IMPLICATIONS

Strategic Pillar: 1. Economy
 Strategic Pillar: 4. Civic Leadership
 Strategic Priorities: 1.5 Local business growth
 Strategic Priorities: 4.3 Responsible Planning

POLICY IMPLICATIONS

There are no policy implications relative to this application.

RISK IMPLICATIONS

It is considered that the proposal has insignificant risks.

Consequence Likelihood	Insignificant	Minor	Moderate	Major	Catastrophic
Almost Certain	Medium (5)	High (10)	High (15)	Severe (20)	Severe (25)
Likely	Low (4)	Medium (8)	High (12)	High (16)	Severe (20)
Possible	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION

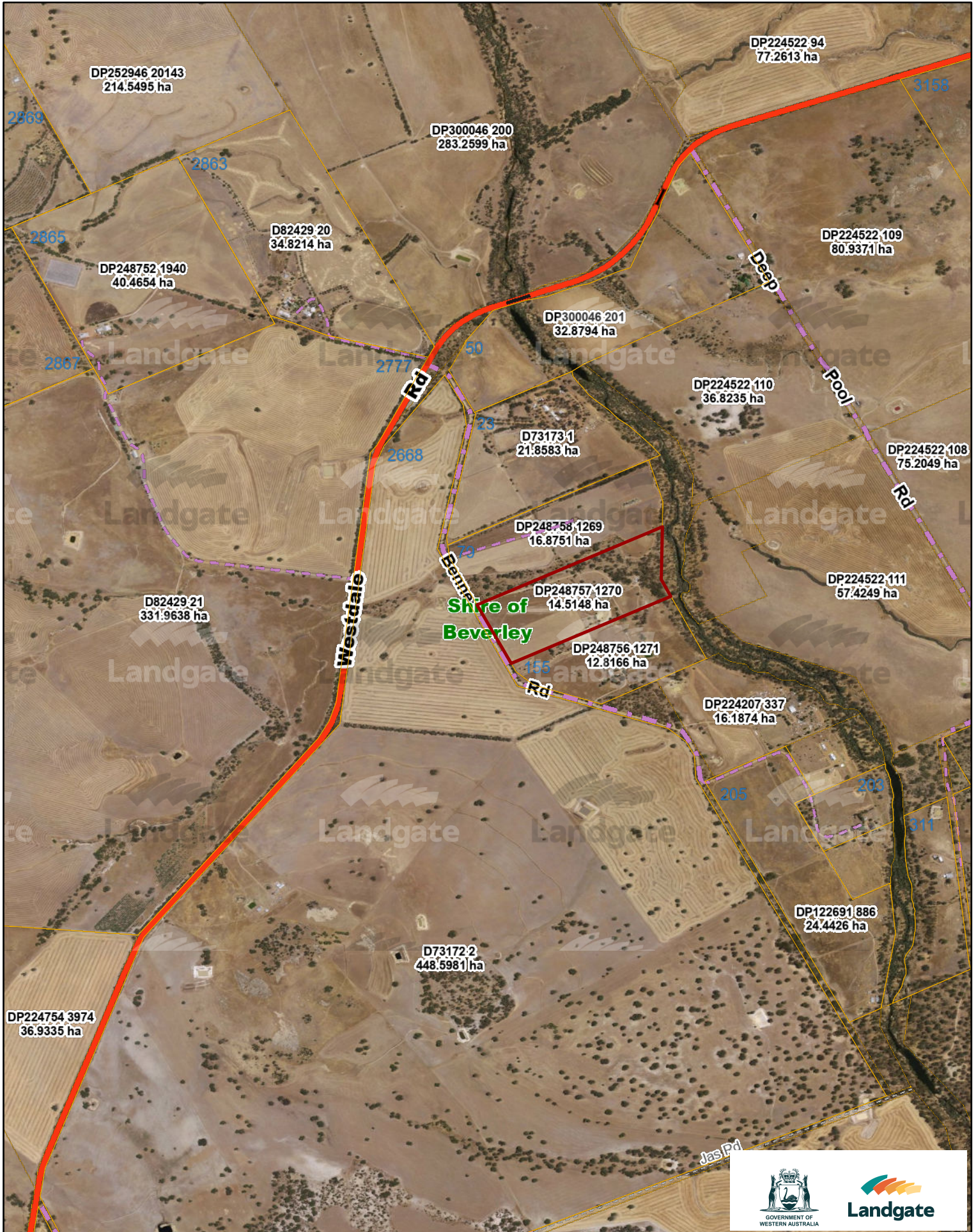
That Council resolve to grant planning approval for a Rural Home Business at Lot 1270 on DP248757 Bennet Road, Beverley subject to the following conditions and advice notes:

Conditions:

1. 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.

Advice Notes:

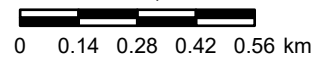
- Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
- Note 2: Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.
- Note 3: Nothing in the approval or these conditions shall excuse compliance with all relevant written laws in the commencement and carrying out of the development.
- Note 4: If an applicant is aggrieved by this decision there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.



Created: 5 July 2024 from Map Viewer Plus: <https://map-viewer-plus.app.landgate.wa.gov.au>

1:18,056

Author:



WHEATBELT VERMIN CONTROL

To Whom it May Concern

I am seeking approval for an Agricultural Vermin Control Business
To Operate from Premises at
: Lot 1270 Bennets Road Dale WA 6304

I OPERATE AN AGRICULTURE PEST CONTROL COMPANY , CONSISTING OF FERAL ANIMAL CONTROL , PROFESSIONAL KANGAROO SHOOTER , WILDLIFE MANAGEMENT AND DISPERSAL ALSO UNDERTAKING SICK AND INJURED LIVESTOCK EUTHENASIA I have a DBCA Licence for Fauna Taking (Commercial Products) Licence , No RS2300045

This Business is all conducted off site
Lot 1270 Bennets Road Dale

I am applying for a Corporate License from WAPOL this requires Shire approval for a Firearm Storage Facility for Firearms associated with the Business

This is a Firearm Safe Located at Lot 1270 Bennets Road Dale 6304
I already have the Firearms stored in a safe at this address on another Licence

From WAPOL Corporate Licence Application

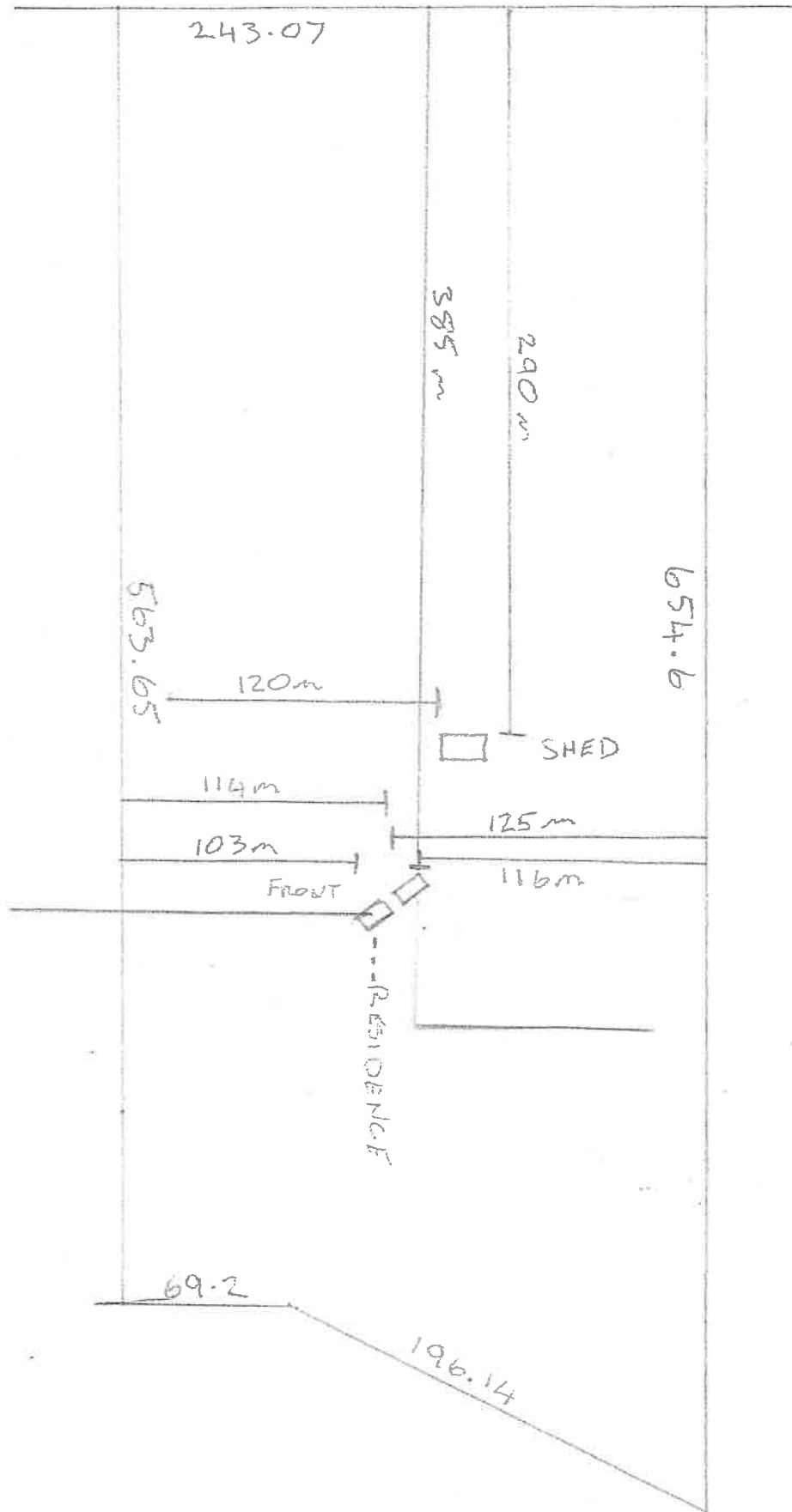
Local Government Authority Approval (Shire Approval) - Applicants must provide a letter (email is sufficient) from their local Government Authority that contains a notation to the effect that they have no objection to firearms being stored at the premises in question OR if a Firearms Dealer, Repairer or Manufacturer, that they have no objection to the applicant trading, repairing or manufacturing firearms at those premises

Regards
Aaron Baxter

LOT 1270

BENNET ROAD

DALE WA 6304



PROPOSED
BUSINESS
PREMISES

9.4 Development Application – Rural Pursuit (Keeping of sheep) & Outbuilding – 63 (Lot 81) Dempster Street, Beverley

Submission To:	Ordinary Council Meeting 24 July 2024
Report Date:	8 July 2024
Applicant:	CJ & EI Hunt
File Reference:	DEM 51162
Author and Position:	Stefan de Beer, Manager of Planning
Previously Before Council:	No
Disclosure(s) Of Interest:	None
Attachments:	Application Letter, Locality Map, Site Plan, Shed Plan

SUMMARY

Council has received an Application for Planning Approval for a *Rural Pursuit* (the keeping of 3 sheep) and an Outbuilding (12m X 6m skillion roof open shed) on 63 (Lot 81) Dempster Street, Beverley. It will be recommended the application be approved.

BACKGROUND

The subject property is 9,647 m² in extent, dual zoned *Residential R10/25* and *Residential R5* in terms of the *Shire of Beverley Local Planning Scheme No. 3* (LPS3), and). It contains a single house and three Outbuildings (existing Outbuildings in extent 75m², 16m² and 100m² respectively). The Shire of Beverley Council resolved to approve above additional outbuildings at its meeting of 24 August 2021.

In addition to the application for the keeping of sheep (being a Rural Pursuit) the applicants also propose to construct an additional Colorbond Outbuilding (skillion roof open shed) in extent 12m x 6m = 36 m².

The proposal for the skillion open roof shed requires departure from the Shire's Outbuilding Policy on the following matter:

- The maximum total area of all outbuildings in the *Residential R5* zone is 100 m² as per the Policy. The combined total of the existing Outbuildings and the proposed Outbuilding will be 227 m².

Below is an extract from the applicant's submission:

'We are applying to construct a 12m by 6m by 3m high storage Colorbond Shed to keep our tractor and implements, slasher and plough, and also some hay bales.

We would also like to keep a couple of sheep on the property, the fences have been upgraded already for this if successful.

We are finding it increasingly harder to mow our block and keep it tidy. Our front fence will be upgraded soon, and we can let the sheep have more area to graze as well.'

COMMENT

A *Rural Pursuit/Hobby Farm* is defined as follows in LPS3:

means any premises, other than premises used for agriculture — extensive or agriculture — intensive, that are used by an occupier of the premises to carry out

any of the following activities if carrying out of the activity does not involve permanently employing a person who is not a member of the occupier's household —

- (a) the rearing, agistment, stabling or training of animals;*
- (b) the keeping of bees;*
- (c) the sale of produce grown solely on the premises.*

Clause 42 (1) and (2) in LPS3 (rural pursuit/hobby farm) determines as follows:

- (1) Notwithstanding anything contained in the Zoning Table (Table 3), the local government may grant development approval for a 'rural pursuit/hobby farm' use within Residential zoned land with a density code of R2, R2.5 and R5.*
- (2) In considering an application for development approval for a 'rural pursuit/hobby farm' use, the local government shall have due regard to any livestock stocking rates of the local government and State department responsible for agriculture, and any other relevant matter as listed in clause 67 of the deemed provisions.*

Stocking Rates Policy:

The purpose of Council's *Stocking Rates Policy* is to provide a guide for the assessment and determination of applications for Planning Approval involving the keeping of livestock on, amongst others, *Residential R5* zoned properties. It is not the intention of the policy to be applied rigidly, but that each application be examined on its merits, with the objectives and intent of the policy the key for assessment.

The main objectives of the *Stocking Rates Policy* directives are to:

- Ensure that livestock keeping is undertaken in a sustainable manner;
- Ensure that the keeping of livestock does not have a significant negative impact on the natural environment;
- Ensure that the keeping of livestock does not impact detrimentally on the health and/or amenity of adjoining land owners.

Base Stocking Rate:

Council's *Stocking Rate Policy* provides for the calculation of the Dry Sheep Equivalent (DSE) for any particular property which is proposed to be used for the keeping of livestock. From this calculation a determination can be made as to how many animals (stock) of a particular type can be accommodated.

Even though the applicant did not provide a calculated DSE for his property, Shire Planner calculated the DSE for the subject property to be approximately **3 DSE** using the following formula:

Base Stocking Rate⁽¹⁾ X usable area⁽²⁾ = **3 DSE**

(i.e. 5DSE X 0.6 ha)

Where ⁽¹⁾: The Base Stocking Rate for the Shire of Beverley, as per the Policy, is 5 DSE.

And ⁽²⁾: The usable area was calculated by estimating the area, as submitted by the applicant, where the sheep will be kept, as depicted in the accompanying site plan.

Using the animal equivalents table in the Shire's *Stocking Rates Policy* it can be seen that the subject site does yield a sufficient DSE to be able to accommodate 3 sheep.

Property Management Plan:

Seeing that 3 sheep can be accommodated on the subject land as per the Stockings Rates Policy Guidelines a Property Management Plan is not considered to be required.

Additional skillion roof open shed:

When considering the proposed departure 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:

- The specific siting of the Outbuilding on the property;
- The general character of the immediate area;
- The proposed use of the Outbuilding;
- 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 visual impact on the surrounding area. The existing landscaping and position of the existing outbuildings and single house will effectively screen the development from the street so as to mitigate any perceived negative visual impact that the proposed development might have. It is considered that the proposed development will be in pace with the character of the area.

The applicant also submitted that the new shed and the items to be kept therein will be used in conjunction with the proposed *Rural Pursuit* land use hereby being applied for on the subject property only (i.e. not off site).

It is 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 visual amenity of an area.

CONSULTATION

The application was advertised to all immediate surrounding neighbours. The following submissions were received as detailed in the table below.

No.	Name	Respondent Address	Summary of Submission	Planner's Comment
1	Wayne Ashworth	27 Brooking Street Beverley	No objection to proposal.	Noted.
2	Robyn Cashmore	19 Brooking Street Beverley	No objection to proposal. I have no problem with this plan.	Noted.
3	Robyn Cashmore on behalf of Simon Cashmore	17 Brooking Street Beverley	No objection to proposal. Simon has no objection.	Noted.
4	CE Gan	Lot 159 Brooking Street Beverley	No objection to proposal. Strongly support this.	Noted.

STATUTORY ENVIRONMENT

The application may be approved under the Shire of Beverley's Local Planning Scheme No. 3.

FINANCIAL IMPLICATIONS

There are no financial implications relative to this application.

STRATEGIC IMPLICATIONS

Strategic Pillar: 4. Civic Leadership
Strategic Priorities: 4.3 Responsible planning

POLICY IMPLICATIONS

There are no policy implications relative to this application.

RISK IMPLICATIONS

It is considered that the proposal has insignificant risks.

Consequence Likelihood	Insignificant	Minor	Moderate	Major	Catastrophic
Almost Certain	Medium (5)	High (10)	High (15)	Severe (20)	Severe (25)
Likely	Low (4)	Medium (8)	High (12)	High (16)	Severe (20)
Possible	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION

That Council resolve to grant planning approval for a Rural Pursuit (keeping of 3 sheep) and an Outbuilding at 63 (Lot 81) Dempster Street, Beverley, subject to the following conditions and advice notes:

Conditions:

1. The agistment area shall be appropriately fenced as per the Stocking Rates Policy to the satisfaction of the Shire Planner.
2. The number and type of animal shall be limited to three (3) sheep only.
3. The Rural Pursuit shall be carried out in accordance with the requirements of the Council's Stocking Rates Policy in so far as Property Management is concerned.
4. Every part of the subject site used for the Rural Pursuit land use must be maintained in a hygienic and clean condition, free from odour, flies and vermin.

5. Measures shall be taken to prevent, as far as practicable, stormwater run-off and manure spillage unto neighbouring properties.
6. The Outbuilding shall not be used for Human Habitation, Commercial or Industrial purposes.

Advice Notes:

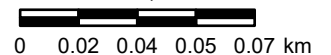
- Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
- Note 2: Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.
- Note 3: Nothing in the approval or these conditions shall excuse compliance with all relevant written laws in the commencement and carrying out of the development.
- Note 4: The applicant is advised a building permit is required prior to commencement of any building works.
- Note 5: The carrying on of the development must not cause a dust nuisance to neighbours. Where appropriate and practicable such measures as installation of sprinklers, use of water tanks, mulching or other land management systems should be installed or implemented to prevent or control dust nuisance, and such measures shall be installed or implemented within the time and in the manner directed by the Shire's Environmental Health Officer if it is considered that a dust nuisance exists.
- Note 6: 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.
- Note 7: If an applicant is aggrieved by this decision there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.



Created: 24 June 2024 from Map Viewer Plus: <https://map-viewer-plus.app.landgate.wa.gov.au>

1:2,257

Author:



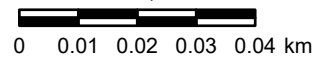
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1:1,128

Author:



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To Beverley Council,

We are applying to construct a 12mtr by 6mtr by 3mtr high. storage Colorbond shed to keep our tractor and implements, slasher and plough, and also some hay bales.

We would also like to keep a couple of sheep on the property, the fences have been upgraded already for this if successful.

As we are getting old we are finding it increasingly harder to mow our block and keep it tidy. I have a bad back and the back of the block is now very rough from the corella's digging deep holes everywhere.

I can still slash and plough our boundary as I've done since we've lived in Beverley.

Our front fence will be upgraded soon, and we can then let the sheep have more area to graze as well.

We enjoy and love living in Beverley and a few changes for us will let us live here for many years to come.

Hoping you will consider this application and find in our favour.

Regards

Cliff & Ethel Hunt

0431 682 230

L7108

4,860.659 METERS

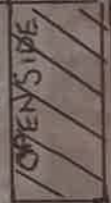
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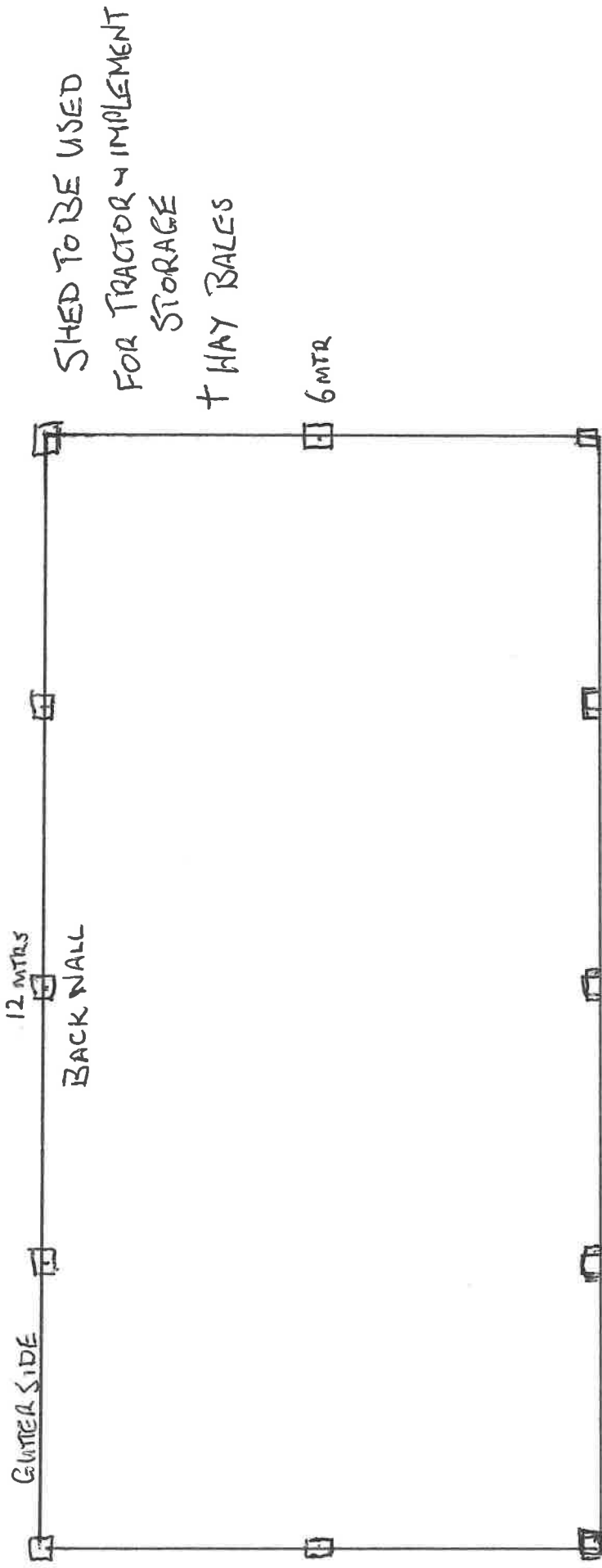
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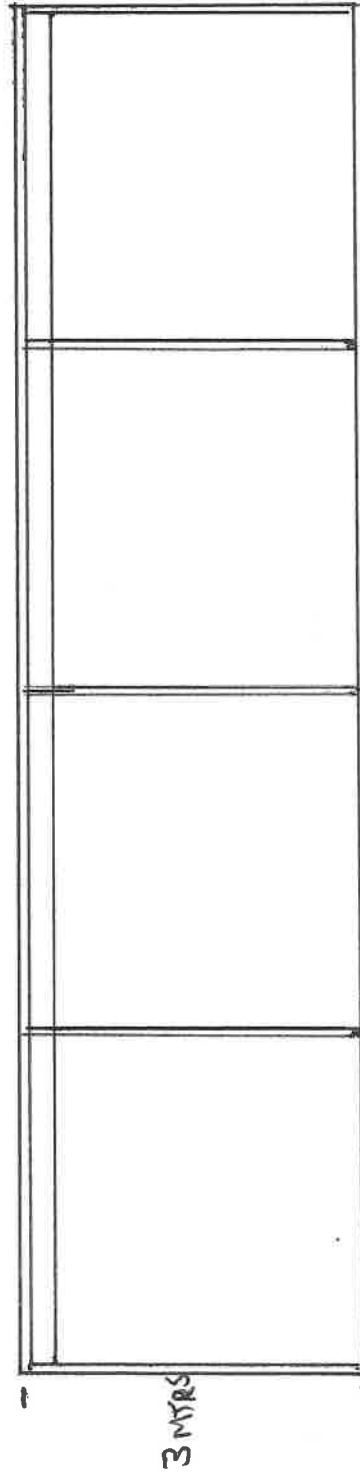
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82.8





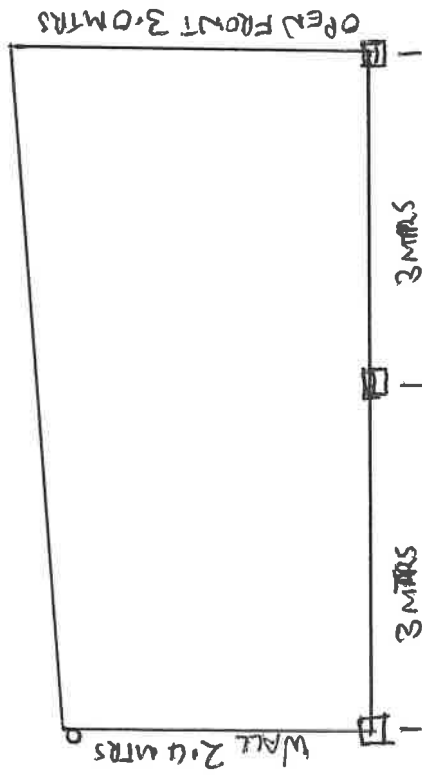
SHED TO BE USED
FOR TRACTOR & IMPLEMENT
STORAGE
+ HAY BALES



WALLS COLORBOND BASALT
ROOF SHALE GREY



SCALE 1:50M : 1MTR



9.5 Development Application – Proposed Restaurant/Café, Shop and Signage – 106 (Lot 423) Vincent Street, and Car Park – 108 (Lot 123) Vincent St Beverley

Submission To:	Ordinary Council Meeting 24 July 2024
Report Date:	15 July 2024
Applicant:	WA Commercial Kitchens (Owner: CE Gan)
File Reference:	VIN 2155
Author and Position:	Stefan de Beer, Manager of Planning
Previously Before Council:	No
Disclosure(s) Of Interest:	None
Attachments:	Locality Maps, Internal Shop Layout, Signage Proposal, Carpark Layout, Heritage Survey Place

SUMMARY

An application was received to establish a Café & Kitchen, Shop and associated signage at 106 (Lot 423) Vincent Street, and a Car Park at 108 (Lot 123) Vincent Street. It will be recommended the application be approved.

BACKGROUND

The location is at the corner of Vincent and Forrest Streets. The first subject site, 106 (Lot 423) Vincent Street, is Zoned '*Rural Townsite*' in terms of the *Shire of Beverley Local Planning Scheme No. 3* (LPS 3), contains an existing building (recorded on the *Heritage List* in the *Local Heritage Survey - Number 28*), and is 1,079m² in extent.

The second subject site, 108 (Lot 123) Vincent Street is Zoned '*Rural Townsite*' in terms of the *Shire of Beverley Local Planning Scheme No. 3* (LPS 3), contains an existing carpark, and is 809m² in extent.

The applicant submitted the attached justification in support of the application.

COMMENT

The existing *de facto* land use (i.e. factual rather than legal) on 108 (Lot 123) Vincent Street of a *Car Park* is a '*D*' use in the *Rural Townsite Zone* pursuant to Zoning Table 3 in LPS 3.

'*Car Park*' is defined as follows in LPS 3:

Means premises used primarily for parking vehicles whether open to the public or not but does not include –

- (a) Any part of a public road used for parking or for a taxi rank; or*
- (b) Any premises in which cars are displayed for sale.*

A '*D*' use means that the use is not permitted unless the local government has exercised its discretion by granting development approval.

This application then, in so far as 108 (Lot 123) Vincent Street is concerned, is endeavouring to formalise a long-standing arrangement relating to public carparking.

The proposed land uses on 106 (Lot 423) Vincent Street of a *Restaurant/Café* and *Shop/Store* are 'P' uses in the *Rural Townsite Zone* pursuant to Zoning Table 3 in LPS 3.

'*Restaurant/Café*' is defined as follows in LPS 3:

Means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licensed under the Liquor Control Act 1988.

'*Shop*' is defined as follows in LPS 3:

Means premises other than a bulky goods showroom, a liquor store – large or a liquor store – small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services.

A 'P' use means that the use is permitted if it complies with any relevant development standards and requirements of LPS 3. The proposal is presented to Council as it requires a variation pursuant to Clause 30(1) in LPS3 – *additional site and development requirements*, in so far as onsite parking is concerned.

Clause 40(1) of LPS 3 reads as follows:

In considering an application for development approval for the development and use of land for a purpose specified in Table 6, the Local Government shall require arrangements for the provision of car parking spaces not less than the number specified in Table 6.

Table 6 in LPS 3 deals with the number of onsite car parking spaces required to be provided for different land uses. For a *Restaurant/Cafe* Land use the number of required parking spaces are 1 per 4 persons.

For a *Shop* the parking requirements is 1 parking space per 20m² gross leasable area.

The calculated required carparking spaces are:

Restaurant – 20 patrons:	5 parking bays
Shop – gross leasable area – 318m ² :	16 parking bays

Total required: 21 parking bays

There is limited opportunity to provide such number of onsite parking spaces on the subject property as a result of amongst others the following:

- The unique placement of the building on the property, the building site coverage, and the front façade being right on the front property boundary;
- The façade taking up the entire front boundary length;
- Providing onsite parking in the limited space available at the rear of the property is regarded as being impractical, with access only from Anzac Lane.

Clause 40(5) of LPS3 determines that:

Where car parking spaces are required to be provided in accordance with this Scheme, the local government may grant a cash payment in lieu of the provision of some or all of those car parking spaces.

The last mentioned remains the prerogative of Council to exercise but for the sake of encouraging high quality private investment in a prominent location within the main street that is regarded to be beneficial to the community and visiting tourists, Shire Planner submits that the cash payment in lieu of provision of parking spaces not be required.

As submitted by the applicant in the documentation supplied, there are carparking bays available on the lot adjacent 106 (lot 423) Vincent Street – being 108 (Lot 123) Vincent Street, also in the ownership of the applicant. As shown in the carparking layout submitted approx. 27 carparking bays can be provided, inclusive of 2 ACROD bays. There are also a number of on-street parking bays available on Vincent Street in close proximity to the subject property, as well as unmarked parking bays on Forrest Street.

Clause 30(2) of LPS3 reads as follows:

The local government may approve an application for a development approval that does not comply with an additional site and development requirement.

Shire Planner would recommend that the application be approved and that Council should exercise its ability to vary site and development requirements pursuant to Clause 30(2) in so far as on site vehicle parking is concerned, and afford development approval generally for the following reasons:

- There is evidence of ample off-site parking available adjacent the application property;
- The proposed establishment will augment the limited restaurant/cafe options available to residents and tourists;
- It will be unique in combining a shop with a Food Business;
- The proposal supports the narrative of activating the Mainstreet, a key deliverable of the Vincent Street - Streetscape Project;
- This application is also to formalise the existing car parking arrangements at 108 (lot 123) Vincent Street.

The proposed Signage is regarded as being in pace with the character of the setting in terms of its dimensions, site location, contents & message.

As no changes to the façade of the building is proposed, it is not considered that the proposal will negatively impact the Cultural Heritage Values of the place and is supported from this perspective.

CONSULTATION

Consultation was had with the Shire's Environmental Health Officer and Building Surveyor. The outcome of the consultation is included within the proposed Advice Notes.

STATUTORY ENVIRONMENT

The application may be considered under the Shire of Beverley's Local Planning Scheme No. 3.

FINANCIAL IMPLICATIONS

There are no financial implications relative to this application.

STRATEGIC IMPLICATIONS

Strategic Pillar: 1. Economy
 Strategic Priorities: 1.5 Local Business Growth
 1.6 Locals can participate in the workforce
 Strategic Pillar: 2. Community
 Strategic Priorities: 2.2 Preservation and protection of local heritage

POLICY IMPLICATIONS

There are no policy implications relative to this application.

RISK IMPLICATIONS

It is considered that the proposal has insignificant risks.

Consequence	Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood					
Almost Certain	Medium (5)	High (10)	High (15)	Severe (20)	Severe (25)
Likely	Low (4)	Medium (8)	High (12)	High (16)	Severe (20)
Possible	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION

That Council resolve to grant planning approval for a Restaurant/Café, Shop and Signage at 106 (Lot 423) Vincent Street, and a Car Park at 108 (Lot 123) Vincent Street, subject to the following conditions and advice notes:

Conditions:

1. 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 the Manager: Planning & Development Services.
2. Any proposed Portable Signage shall only be displayed during operating hours of the business.

Advice Notes:

Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.

Note 2: Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.

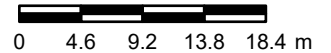
- Note 3: Nothing in the approval or these conditions shall excuse compliance with all relevant written laws in the commencement and carrying out of the development.
- Note 4: The applicant is advised to obtain sufficient public liability insurance in relation to the use of 108 (lot 123) Vincent Street for Public Carparking.
- Note 5: The applicant is advised a building permit is required where applicable, prior to any building work commencing.
- Note 6: The applicant is advised that registration of the Food Business under the *Food Act 2008* will be required by the Shire prior to commencement of trading.
- Note 7: The applicant is advised that food provision and kitchen/food service areas will need to comply with the *Food Act 2008*.
- Note 8: The applicant is advised that Building Requirements and the change of use will need to be certified by a Private Certifier, whom will issue a Certificate of Design Compliance (CDC), prior to any Building Permit being issued. Particular attention should be paid to emergency egress, fire safety items/equipment and access for people with disabilities if required.
- Note 9: The applicant is advised that Watercorp should be contacted for any Grease Trap or Trade Waste requirements, where applicable.
- Note 10: If an applicant is aggrieved by this decision there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.



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Author:

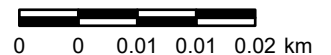




Created: 11 July 2024 from Map Viewer Plus: <https://map-viewer-plus.app.landgate.wa.gov.au>


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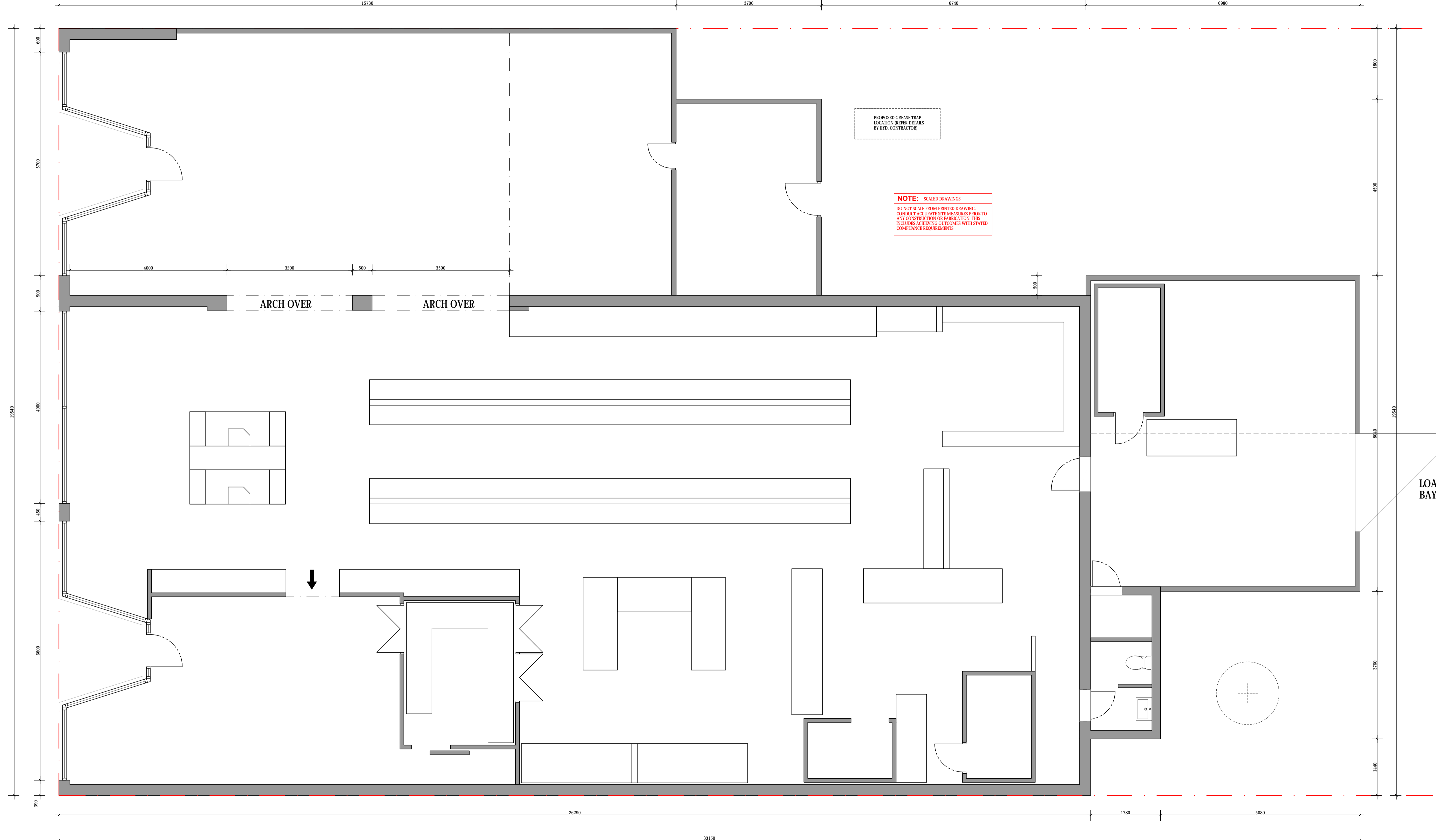


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LEGEND

EXISTING WALLS 

NEW PARTITION WALLS 



PROPOSED GREASE TRAP
LOCATION (REFER DETAILS
BY ITO, CONTRACTOR)



NOTE: SCALED DRAWINGS
DO NOT SCALE FROM PRINTED DRAWING.
CONDUCT ACCURATE SITE MEASURES PRIOR TO
ANY CONSTRUCTION OR FABRICATION. THIS
INCLUDES ACHIEVING OUTCOMES WITH STATED
COMPLIANCE REQUIREMENTS

- NOTE: DEVELOPMENT COMPLIANCE**
ELECTRICAL SERVICES TO BE PROVIDED IN ACCORDANCE WITH NCC 2019 - AMENDMENT 1 AND RELEVANT AUSTRALIAN STANDARDS (INCLUDING, BUT NOT LIMITED TO AS 1670, AS/NZS 1868, AS 2283.1, AS/NZS 3000, AS 3780 AND PART 10)
- NOTE: DEVELOPMENT COMPLIANCE**
MECHANICAL SERVICES TO BE PROVIDED IN ACCORDANCE WITH NCC 2019 - AMENDMENT 1 AND RELEVANT AUSTRALIAN STANDARDS (INCLUDING, BUT NOT LIMITED TO AS 1668, AS/NZS 3666.1 AND PART 10)
- NOTE: DEVELOPMENT COMPLIANCE**
KITCHEN EXHAUST HOOD TO BE PROVIDED IN ACCORDANCE WITH F4.12 AND AS/NZS1668.1 AND 1668.2
- NOTE: DEVELOPMENT COMPLIANCE**
FIRE SPRINKLERS TO COMPLY WITH AS 2118
- NOTE: DEVELOPMENT COMPLIANCE**
EMERGENCY LIGHTING AND EXIT SIGNS IN ACCORDANCE WITH AS 2293
- NOTE: DEVELOPMENT COMPLIANCE**
SMOKE DETECTION AND ALARM SYSTEM IN ACCORDANCE WITH AS 1670.1
- NOTE: DEVELOPMENT COMPLIANCE**
ARTIFICIAL LIGHTING TO COMPLY WITH PART AS 1886.1 AND AS/NZS 1886.2.4
- NOTE: DEVELOPMENT COMPLIANCE**
DISABLED ACCESS, CIRCULATION ZONES, CLEARANCES, FITTINGS, FINISHES, AND SIGNAGE SHALL COMPLY WITH AS1428.1-2009
- NOTE: DEVELOPMENT COMPLIANCE**
COOL ROOM DESIGNED IN ACCORDANCE WITH CL 2 OF THE NCC 2019 AND RELEVANT AUSTRALIAN STANDARDS
- NOTE: DEVELOPMENT COMPLIANCE**
CERAMIC FLOOR AND WALL TILES TO BE EPOXY GROUTED AND BE LAID TO COMPLY WITH AS 3558.1
- NOTE: DEVELOPMENT COMPLIANCE**
FLOOR DRAINS AND WASTE TO BE EVENLY GRADED (MIN 1:100 FALLS TO WASTE POINTS)
- NOTE: DEVELOPMENT COMPLIANCE**
GLAZING SHALL BE IN ACCORDANCE WITH AS 1788-2008 AND HAVE MANUFACTURER WHERE REQUIRED IN ACCORDANCE WITH AS 1428.1-2009 CLAUSE 6
- NOTE: DEVELOPMENT COMPLIANCE**
FIRE HOSE REEL TO COMPLY WITH AS 2441
- NOTE: DEVELOPMENT COMPLIANCE**
BEER AND POST MIX GAS STORAGE AND EQUIPMENT INSTALLATION TO COMPLY WITH AS5034-2005
- NOTE: DEVELOPMENT COMPLIANCE**
FIRE EXTINGUISHER, FIRE BLANKET SELECTION, LOCATION AND ACCESS TO BE INSTALLED IN ACCORDANCE WITH NCC CLAUSE E1.6 & AS2444
- NOTE: DEVELOPMENT COMPLIANCE**
OPERATION, CONSTRUCTION AND FIT OUT OF FOOD PREMISES TO COMPLY WITH AUSTRALIA NEW ZEALAND FOOD STANDARDS CODE 3.2.3
- NOTE: DEVELOPMENT COMPLIANCE**
ALL FLOOR/WALL/CILING LININGS WILL ACHIEVE COMPLIANCE WITH CL 10 OF THE NCC 2019 - AMENDMENT 1
- NOTE: DEVELOPMENT COMPLIANCE**
HYDRAULIC SERVICES TO BE PROVIDED IN ACCORDANCE WITH NCC 2019 - AMENDMENT 1, COUNCIL REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS (INCLUDING, BUT NOT LIMITED TO, AS/NZS 3500.3 AND PART 17.2)
- NOTE: DEVELOPMENT COMPLIANCE**
ANY PENETRATION OF A FIRE RATED ELEMENT TO BE PROTECTED IN ACCORDANCE WITH CL 10 OF THE NCC, AS4077.1 AND AS1500.4. A PENETRATION REGISTER WILL NEED TO BE PROVIDED AT COMPLETION OF WORKS

VINCENT ST

LOADING BAY

FORREST ST

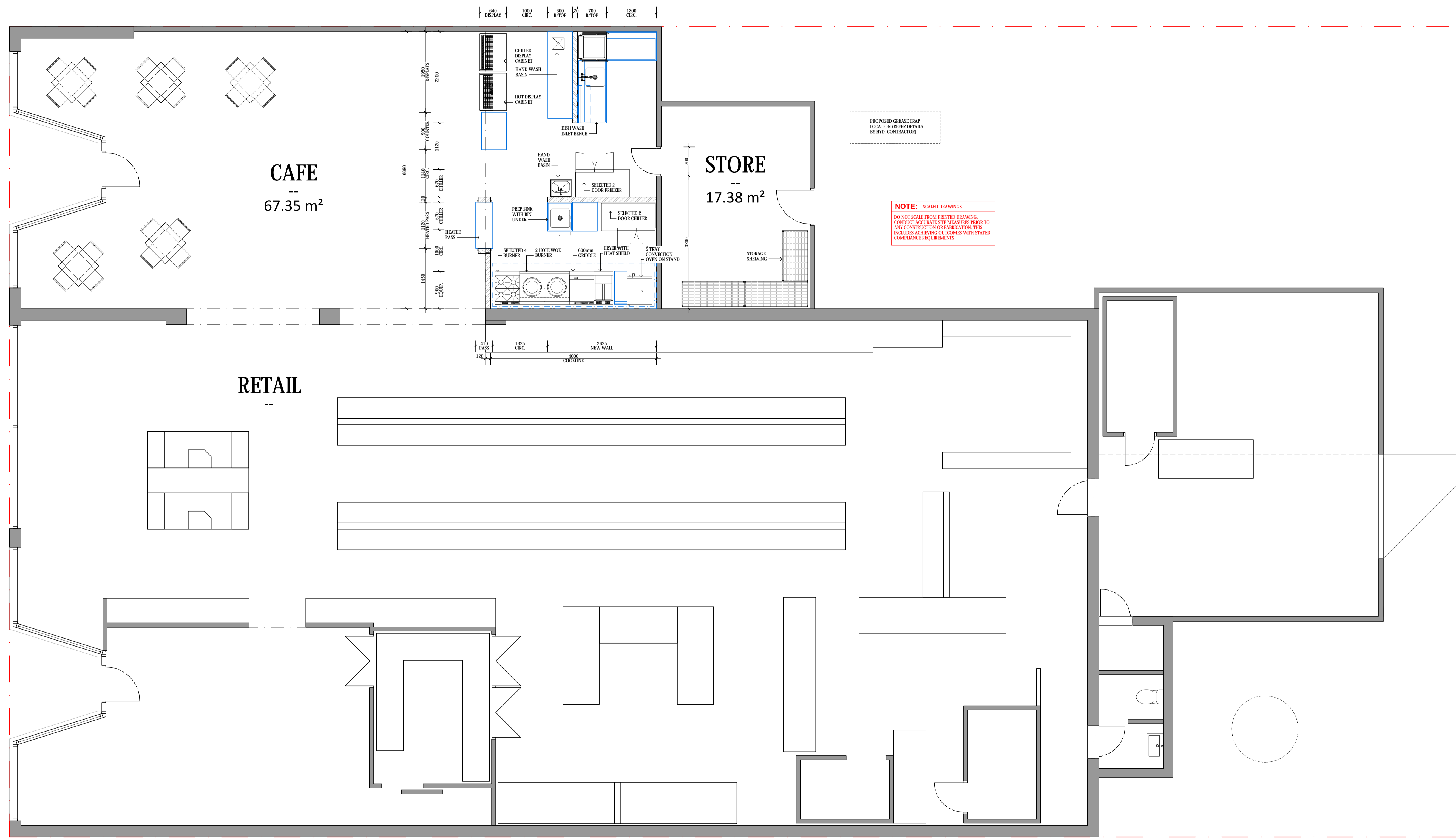
 **FLOOR PLAN**  **SCALE 1:50**

VENUELINE food service and venue design	PROJECT TITLE / CLIENT	BEVERLEY GENERAL STORE 106 Vincent St, Beverley WA 6304	CAD REF:	V123.069
	DRAWING TITLE	FLOOR PLAN	SCALE	1:50
	REV. BY	ISSUED FOR APPROVAL	DRAWING No.	REVISION
		ISSUED FOR COMMENTS AND REVIEW	SK - 01	A
	REV. BY	REVISION DESCRIPTION	ISSUE DATE	27.06.2024

LEGEND

EXISTING WALLS

NEW PARTITION WALLS



PROPOSED GREASE TRAP
LOCATION (REFER DETAILS
BY BIDD. CONTRACTOR)

NOTE: SCALED DRAWINGS
DO NOT SCALE FROM PRINTED DRAWING.
CONDUCT ACCURATE SITE MEASURES PRIOR TO
ANY CONSTRUCTION OR FABRICATION. THIS
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COMPLIANCE REQUIREMENTS

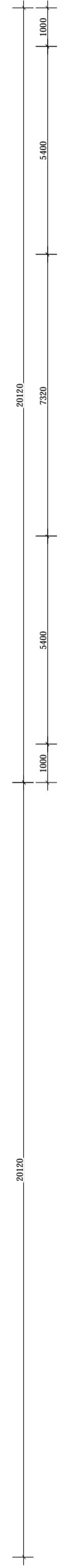
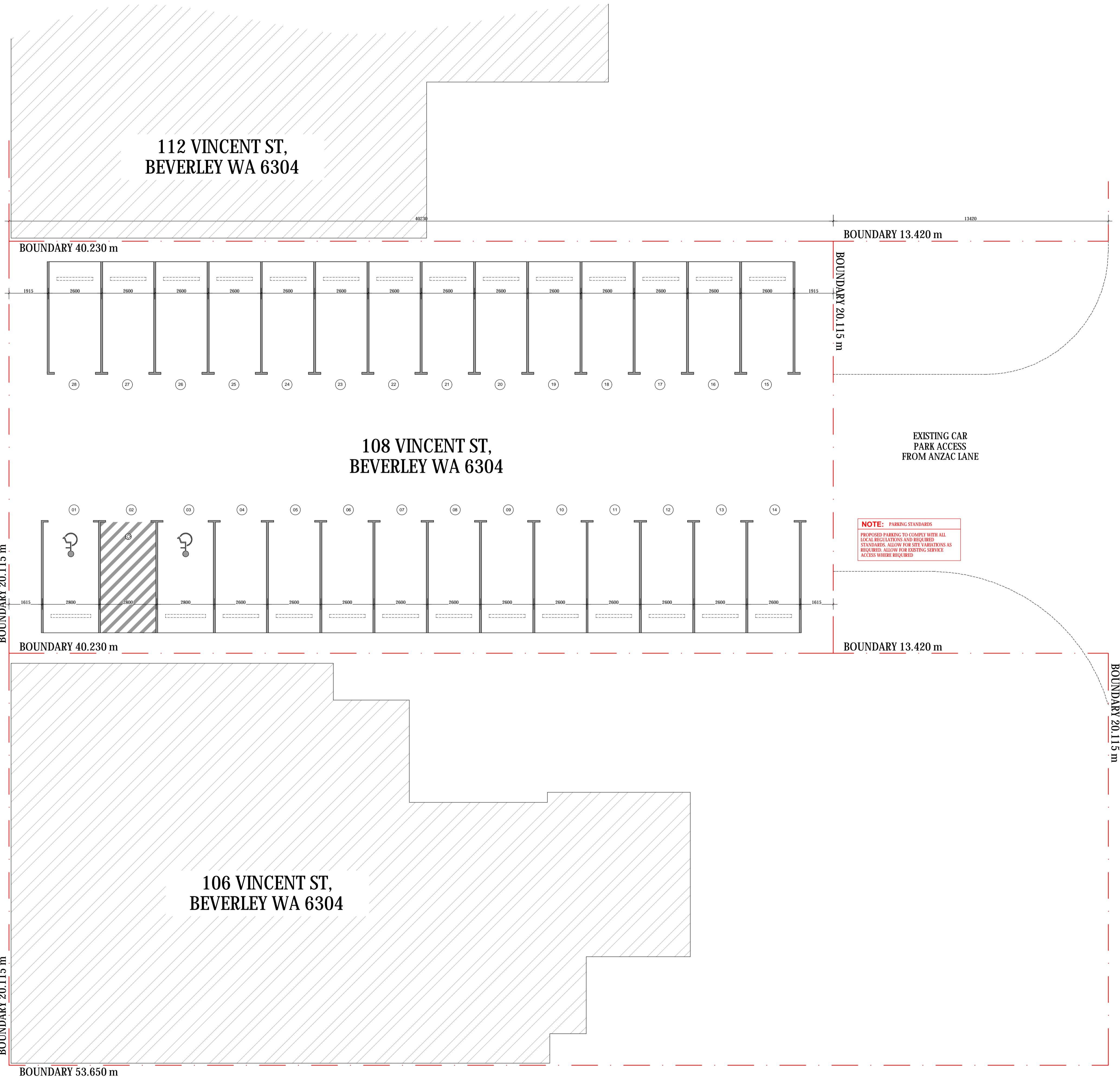
- NOTE:** DEVELOPMENT COMPLIANCE
ELECTRICAL SERVICES TO BE PROVIDED IN ACCORDANCE WITH NCC 2019 - AMENDMENT 1 AND RELEVANT AUSTRALIAN STANDARDS (INCLUDING, BUT NOT LIMITED TO AS 1670, AS/NZS 1868, AS 2283.1, AS/NZS 3000, AS 3788 AND PART 30)
- NOTE:** DEVELOPMENT COMPLIANCE
MECHANICAL SERVICES TO BE PROVIDED IN ACCORDANCE WITH NCC 2019 - AMENDMENT 1 AND RELEVANT AUSTRALIAN STANDARDS (INCLUDING, BUT NOT LIMITED TO AS 1668, AS/NZS 3966.1 AND PART 15)
- NOTE:** DEVELOPMENT COMPLIANCE
KITCHEN EXHAUST HOOD TO BE PROVIDED IN ACCORDANCE WITH F4.12 AND AS/NZS1668.1 AND 1668.2
- NOTE:** DEVELOPMENT COMPLIANCE
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SMOKE DETECTION AND ALARM SYSTEM IN ACCORDANCE WITH AS 1670.1
- NOTE:** DEVELOPMENT COMPLIANCE
ARTIFICIAL LIGHTING TO COMPLY WITH PART AS 1886.1 AND AS/NZS 1686.2.4
- NOTE:** DEVELOPMENT COMPLIANCE
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- NOTE:** DEVELOPMENT COMPLIANCE
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FLOOR DRAINS AND WASTE TO BE EVENLY GRADED (MIN 1:100 FALLS TO WASTE POINTS)
- NOTE:** DEVELOPMENT COMPLIANCE
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FIRE HOSE REEL TO COMPLY WITH AS 2441
- NOTE:** DEVELOPMENT COMPLIANCE
BEER AND POST MIX GAS STORAGE AND EQUIPMENT INSTALLATION TO COMPLY WITH AS5634-2005
- NOTE:** DEVELOPMENT COMPLIANCE
FIRE EXTINGUISHER, FIRE BLANKET SELECTION, LOCATION AND ACCESS TO BE INSTALLED IN ACCORDANCE WITH NCC CLAUSE E1.6 & AS5444
- NOTE:** DEVELOPMENT COMPLIANCE
OPERATION, CONSTRUCTION AND FIT OUT OF FOOD PREMISES TO COMPLY WITH AUSTRALIA NEW ZEALAND FOOD STANDARDS CODE 3.2.3
- NOTE:** DEVELOPMENT COMPLIANCE
ALL FLOOR/WALL/CILING FINISHES WILL ACHIEVE COMPLIANCE WITH CL 10 OF THE NCC 2019 - AMENDMENT 1
- NOTE:** DEVELOPMENT COMPLIANCE
HYDRAULIC SERVICES TO BE PROVIDED IN ACCORDANCE WITH NCC 2019 - AMENDMENT 1, COUNCIL REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS (INCLUDING, BUT NOT LIMITED TO, AS/NZS 3500.3 AND PART 17.2)
- NOTE:** DEVELOPMENT COMPLIANCE
ANY PENETRATION OF A FIRE RATED ELEMENT TO BE PROTECTED IN ACCORDANCE WITH CL 10 OF THE NCC, AS4077.1 AND AS1530.4. A PENETRATION REGISTER WILL NEED TO BE PROVIDED AT COMPLETION OF WORKS

FLOOR PLAN
SCALE 1:50

VENUELINE food service and venue design	PROJECT TITLE / CLIENT	BEVERLEY GENERAL STORE 106 Vincent St, Beverley WA 6304	CAD REF:	V123.069
	DRAWING TITLE	CONCEPT LAYOUT - CAFE	SCALE	1:50
	REV. BY	REVISION DESCRIPTION	DRAWING No.	REVISION
	A	ISSUED FOR COMMENTS AND REVIEW	SK - 02	D
	REV. BY	REVISION DESCRIPTION	ISSUE DATE	27.06.2024

VINCENT ST

ANZAC LANE



FORREST ST

<p>food service and venue design</p>	PROJECT TITLE / CLIENT	BEVERLEY GENERAL STORE	CAD REF:	Y223.009
	DRAWING TITLE	106 Vincent St, Beverley WA 6304	SCALE	1:100
			SHEET SIZE	A1
			DRAWING No.	REVISION
			SK - 03	A
			ISSUE DATE	15.07.2024

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WA Commercial Kitchens & Bar.

PO Box 530

South Fremantle WA 6162

Shire of Beverley. REV05

Date of Application TBA

"COMMUN" signage is to be sign written on external middle front window and not on the actual building so as not to affect the Heritage value.

106 Vincent Street, Beverley WA

Cafe products are Western staples menu spiced with occasional Asian specials including beverages and juices, cakes, sandwiches and daily specials.

Store products are local craft and hobby items as displayed in the town markets.

106 Vincent Street started historically as a store, albeit selling liquor as named in its top façade. At its corner location, it must have been a strategic place to visit for all other stocks.

It is the intent of the present owner to continue its use as a store, not for liquor but for unique products, namely crafts made by town folks and regional neighbours. These are exemplified in the monthly Beverley town market which is only open once a month. This store will provide a more permanent display every day for visitors into the town who missed the market. The market showcases the products of some 30 stalls and many more varieties will be added to them in the shop.

To rest the tired legs of visitors and shoppers, it is intended to set up a space where visitors can rest and have a cuppa.

Thus, a small café and kitchen will be organized, providing beverages, desserts and snacks for conversations between buying visitors and those explaining their products. Seating capacity is kept small to promote a quiet and cosy environment for sharing. The present toilet will be upgraded to cater for special needs of visitors. No liquor will be consumed in this premises.

The place is to be named COMMUN – a root word for Commune, Community, Communicate. The signage will be a simple film poster on the front middle window to enhance the informal contract between visitors and hosts inside, to share in conversations of mutual interests. Cultural exchanges are also envisaged in the café menu which is mainly western offerings, but spiced with occasional special items like other unique European and Asian servings. These specialties can also be talking points among visitors and residents.

The concept adopted above is to attract into the town more visitors, both regional and foreign – to show that Beverley has much more to offer from its small population. This

is done through the promotion of local, regional as well as some overseas products, making it a place which will attract repeat visits and exciting conversations making Beverley is a unique fun place to gather.

No selling of Alcohol.

Hours of operation 11.00 noon to 4.00pm.

Vehicle access and parking to 108 Vincent Street, as also owned by Cheong Eng Gan (Title Attached)

We would also like to request Council approval of Lot 123 to formally agree that Lot 123 will be designated as a carpark.

No External Tables at present.

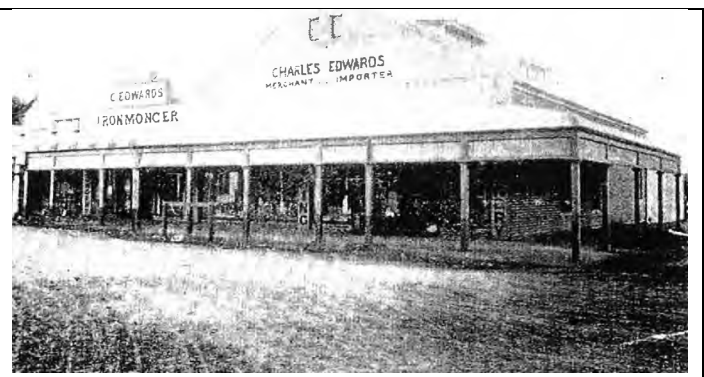


LOCAL HERITAGE SURVEY: PLACE NO. 28

INHERIT: NO. 05575

NAME OF PLACE	C. EDWARDS STORE (FMR)		
Place Type	Individual Building		
Other names	Gillespie's Self-Service Store		
Address	106 (Lot 423) Vincent Street		
Suburb/Town	Beverley		
Reserve No:			
GPS:	Lat: -32.107974 Long: 116.92706		
CONSTRUCTION DATE	Constructed from 1886		
Original Use	Shop/Retail Store		
Present Use	Shop/Retail Store		
Other Use			
CONSTRUCTION MATERIALS			
Walls	Brick		
Roof	Iron		
Other			
ARCHITECTURAL STYLE	Federation Free Style - Commercial		

DESCRIPTION	
<p>The building has very high walls, old fashioned front windows and unusual sky lighting on the roof. Inside are ornate wood decorations and ripple tin lining.</p> <p>The predominant features of the place are its nil street setback, the parapet gables (one with ornamental sphere at apex), the skylight vents and the relief mouldings on the gables. The style is typical for the Western Australian retail/showroom structures in regional centres and the Perth metropolitan area. The style type is Federation Free Style - Commercial.</p>	
CONDITION: Poor	
INTEGRITY:	
AUTHENTICITY: Many internal walls taken out	
HISTORIC THEME & SUBTHEME	
Occupations: Commercial Services & Industries	
STATEMENT OF SIGNIFICANCE	
<p>The place exhibits characteristics typical of street shop fronts of the period (but with verandahs removed). The place is significant as a streetscape element in its setting.</p>	
MANAGEMENT RECOMMENDATION	
Level of Significance - Category: 2	
HISTORICAL NOTES	
<p>The building remained a store throughout all the changes and is now over 100 years old. The building was spoilt when the verandahs were removed.</p>	
LISTINGS	
Inherit: No 05575	
SUPPORTING INFORMATION/BIBLIOGRAPHY	DOCUMENT TYPE





9.6 Development Application: Sea Container Storage – Beverley Station Arts – 120 (Lot 426 – Reserve 47116) Vincent Street, Beverley

Submission To:	Ordinary Council Meeting 24 July 2024
Report Date:	10 July 2024
Applicant:	Beverley Station Arts Inc
File Reference:	VIN 50049
Author and Position:	Stefan de Beer, Manager of Planning
Previously Before Council:	No
Disclosure(s) Of Interest:	Nil
Attachments:	Application Letter, Site Plan, Sea Container Info

SUMMARY

An application has been submitted to place a 40ft Sea Container at the Beverley Railway Station precinct to provide additional storage space. Subject property located at 120 (lot 426) Vincent Street, Beverley. The application will be recommended for approval.

BACKGROUND

The proposal is to place and use a 40ft Sea Container as additional storage at the Beverley Railway Station precinct. See attached application letter.

Application Site Details

The subject lot is described as follows:

- 120 (Lot 426) Vincent Street in extent 4,205m² - contains the existing State Heritage Listed Beverley Railway Station, Platform Theatre and public parking area.

The lot is Zoned *Local Scheme Reserve 'Railways'* pursuant to the Shire of Beverley Local Planning Scheme No 3 (LPS 3). The Shire of Beverley has a Management Order over the subject land.

Heritage Listing

The place was entered into the State Register of Heritage Places in 1996 and therefore requires Council's consideration through a planning application for the development proposed.

COMMENT

The proposal is recommended for approval as the proposed placement of the Sea Container is such that it is regarded to have minimal impact on the aesthetics of the precinct, whilst addressing storage challenges.

Should Council resolve to approve the application, it will be recommended that Conditions of Planning Approval be imposed that will require the Sea Container to be painted/rendered in a colour that is in harmony with the particular precinct, to the satisfaction of the Shire.

CONSULTATION

The application was not referred to the State Heritage Office for assessment as the proposal does not have any impact on the existing State Listed Building.

STATUTORY ENVIRONMENT

Shire of Beverley Local Planning Scheme No. 3.

FINANCIAL IMPLICATIONS

There are no financial implications relative to this application.

STRATEGIC IMPLICATIONS

Strategic Pillar: 2. Community

Strategic Priorities: 2.1 High quality arts and cultural experiences
2.2 Preservation and protection of local heritage

POLICY IMPLICATIONS

There are no policy implications relative to this application.

RISK IMPLICATIONS

It is considered that the proposal has insignificant risks.

Consequence Likelihood	Insignificant	Minor	Moderate	Major	Catastrophic
Almost Certain	Medium (5)	High (10)	High (15)	Severe (20)	Severe (25)
Likely	Low (4)	Medium (8)	High (12)	High (16)	Severe (20)
Possible	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION

That Council grant approval for the Sea Container Storage at the Beverley Railway Station at 120 (lot 426) – (Reserve 47116) Vincent Street, Beverley, subject to the following condition and advice notes:

Conditions:

1. 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.
2. The Sea Container shall be painted/rendered in a colour which is in harmony with the precinct, to the satisfaction of the Shire.

Advice Notes:

Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.

- Note 2: Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.
- Note 3: Nothing in the approval or these conditions shall excuse compliance with all relevant written laws in the commencement and carrying out of the development.
- Note 4: The applicant is advised a building permit is required prior to commencement of any building works, where applicable.
- Note 5: If an applicant is aggrieved by this decision there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.



Hi Steve and Stefan,

Please find attached application for the installation of a 40ft sea container adjacent to the toilet block at the Beverley Station Arts precinct. Also attached is a marked-up drawing of the siting proposal for the Sea Container storage and some info on generic Sea Container dimensions. The actual photo shows a 40 ft red one that was similarly purchased by Theatre 180 production company alongside their smaller white one, which is the colour of the one we wish to secure.

The sea container would lie parallel to the railway line, perpendicular to the toilets. There will be no entry to or from the rail side as the container has only one entrance which, after removing some of the colourbond fence to the side of the ablution block, will be installed to fit neatly within and open into the station precinct. The container will be used as much needed storage for the Station Gallery Platform Theatre. Its exterior, presently white, will be painted the same colour of the ablution block, blending in with the colourbond fence as well. We are happy at Station Arts to install the unit, but request that Shire might stabilise the site by attending to the earthworks and making a level sand pad in readiness for the installation.

Hopefully this application meets with Shire's approval.

Kind regards

Jenny Broun

Chair

E: admin@beverleystationarts.com

PO Box 112, Beverley WA 6304

M: 0419 040 063





Created: 28 June 2024 from Map Viewer Plus: <https://map-viewer-plus.app.landgate.wa.gov.au>

Author:



A standard 40ft shipping container has a length of 40ft (12.2 meters), a width of 8ft (2.44 meters), and a height of 8.5ft (2.59 meters). The interior dimensions of a 40ft container are slightly smaller, with a length of 39.5ft (12.03 meters), a width of 7.7ft (2.35 meters), and a height of 7.9ft (2.39 meters).



10. BUILDING SERVICES & ENVIRONMENTAL HEALTH SERVICES

Nil

11. FINANCE

11.1 Monthly Interim Financial Report

Submission To:	Ordinary Council Meeting 24 July 2024
Report Date:	16 July 2024
Applicant:	N/A
File Reference:	N/A
Author and Position:	S.K. Marshall, Deputy Chief Executive Officer
Previously Before Council:	N/A
Disclosure(s) Of Interest:	Nil
Attachments:	Interim June 2024 Financial Reports

SUMMARY

Council to consider accepting the interim financial report for the period ending 30 June 2024.

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 2023 Ordinary Meeting, item 11.4.

COMMENT

The monthly financial reports for the period ending 30 June 2024 have been provided and include:

- Financial Activity Statement by Nature;
- Statement of Net Current Assets;
- Statement of Financial Position; 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 2023/24 Budget.

STRATEGIC IMPLICATIONS

Strategic Pillar: 4. Civic Leadership
Strategic Priorities: 4.3 Responsible Planning

POLICY IMPLICATIONS

AF004 – Investing Surplus Funds

RISK IMPLICATIONS

It is a requirement of the *Local Government (Financial Management) Regulations 1996* that a Statement of Financial Activity is prepared within two months of the end of the reporting period. This report mitigates the risk of non-compliance.

Consequence	Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood					
Almost Certain	Medium	High	High	Severe	Severe
Likely	Low	Medium	High	High	Severe
Possible	Low	Medium	Medium	High	High
Unlikely	Low	Low	Medium	Medium	High
Rare	Low	Low	Low	Low	Medium

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

VOTING REQUIREMENTS

Simple Majority

OFFICER’S RECOMMENDATION

That the monthly financial report for the month of June 2024 be accepted and material variances be noted.

**SHIRE OF BEVERLEY
STATEMENT OF FINANCIAL ACTIVITY BY NATURE
FOR THE PERIOD ENDING
30 June 2024**

Description	Budget 2023/24	YTD Budget 2023/24	YTD Actual 2023/24	YTD Variance	Notes To Material Variances
Operating Revenue					
Rates	3,241,771.00	3,241,771.00	3,261,819.42	20,048.42	<p><u>Revenue greater than anticipated:</u> CBH Ex Gratia Rates \$7,206 Rates Discount expense \$15,965</p> <p><u>Revenue lower than anticipated:</u> Rates raised (\$1,976)</p>
Operating Grants, Subsidies and Contributions	569,235.00	569,235.00	1,952,468.48	1,383,233.48	<p><u>Revenue greater than anticipated:</u> Financial Assistance and Road Grants \$1,321,597 Workers compensation insurance reimbursement \$171,833 58 John St, 5 Short St, Op Shop and Depot Crib Room ceiling repair insurance claim offset by repair costs \$41,718 National Trust contribution to Avondale staff offset by Staff expenses \$9,922 MRWA Direct Grant \$2,777</p> <p><u>Revenue lower than anticipated:</u> Regional Airport Program funding allocated to Non-Operating grants (\$151,430). DFES/Shire of York CESH contribution lower than anticipated due to lower CESH costs (\$5,343) Austral Brick contribution to Edison Mill Rd maintenance not paid due to no activity at clay pit (\$5,000)</p>
Profit On Asset Disposal	27,900.00	27,900.00	8,511.45	(19,388.55)	Change over of two Utes and a Ride On Mower carried over to 24/25.
Service Charges	0.00	0.00	0.00	0.00	
Fees & Charges	798,854.00	798,854.00	984,185.56	185,331.56	<p><u>Revenue greater than anticipated:</u> Caravan and Cabin Fees \$95,583 Standpipe Charges \$64,539 Rate enquiries \$12,750 2023 Bowling and Pony Club insurance premium reimbursements \$7,180 5 Wright St Rent \$5,200 Planning Fees \$4,696 2023 BFNC Hire Charges \$4,491 Swimming Pool Season Fees \$3,544 Grave digging charges \$3,524 Caravan Club Oval Hire \$3,115,</p> <p><u>Revenue lower than anticipated:</u> No legal fees recovered due to no legal expenses incurred regarding rates recovery (\$10,000) Cropping land lease (\$6,080) Profit of private works (\$6,039) Blarney advertising sales (\$4,562)</p>

**SHIRE OF BEVERLEY
STATEMENT OF FINANCIAL ACTIVITY BY NATURE
FOR THE PERIOD ENDING
30 June 2024**

Description	Budget 2023/24	YTD Budget 2023/24	YTD Actual 2023/24	YTD Variance	Notes To Material Variances
Interest Earnings	166,267.00	166,267.00	250,781.36	84,514.36	Interest earned on investments \$67,303 and penalty interest raised on outstanding rates \$17,211 greater than anticipated.
Other Revenue	592,112.00	592,112.00	368,554.29	(223,557.71)	<p><u>Revenue greater than anticipated:</u> Fuel rebate \$18,892 Shire of Brookton LSL contribution \$10,095 DOT licencing commissions \$4,935</p> <p><u>Revenue lower than anticipated:</u> Labour overheads allocated to capital works (\$95,684) Plant Op Costs allocated to capital works (\$175,131)</p>
Non-Operating Grants, Subsidies and Contributions	6,597,684.00	6,597,684.00	1,862,154.31	(4,735,529.69)	<p><u>Revenue greater than anticipated:</u> MRWA Emergency Repair Bridge Funding \$34,628 unbudgeted. GHD contribution to Vincent Street remediation \$30,000 unbudgeted. MG Group contribution to Vincent Street remediation \$9,090 unbudgeted. Regional Airport Program funding contract asset \$151,430 brought to account.</p> <p><u>Revenue lower than anticipated:</u> Charge Up EV Charger grant not received; install will proceed under an own/operate model with third party (\$30,000) CSRFF Swimming Pool funding awarded for 24/25 FY (\$500,000) Bridge 3205 - Bremner Road funding contract liability; works to be completed in 24/25 (\$1,656,404) AGRN1061 Storm Damage Funding yet to be received; recovery works carried over to 24/25 (\$2,720,701)</p>
Total Operating Revenue	11,993,823.00	11,993,823.00	8,688,474.87	(3,305,348.13)	

**SHIRE OF BEVERLEY
STATEMENT OF FINANCIAL ACTIVITY BY NATURE
FOR THE PERIOD ENDING
30 June 2024**

Description	Budget 2023/24	YTD Budget 2023/24	YTD Actual 2023/24	YTD Variance	Notes To Material Variances
Operating Expenditure					
Employee Costs	(2,448,524.00)	(2,448,524.00)	(2,583,239.83)	(134,715.83)	<p><u>Expenditure lower than anticipated:</u> Works Staff Allowances \$21,587 Protective clothing \$19,994 Admin staff leave expense \$17,156 OH&S expenditure \$15,238 Admin building maintenance labour \$14,379 Recreation Centre maintenance labour \$14,236 CESM expenses \$12,532 Cornerstone maintenance labour \$11,722 Works Staff training \$11,477 Storm water drainage maintenance labour \$7,343</p> <p><u>Expenditure greater than anticipated:</u> Workers Compensation expense offset by reimbursement (\$167,784) Admin Staff and Superannuation expense (\$57,303) Works Leave expense (\$38,510) Avondale staff expenses offset by National Trust contribution (\$14,145) FBT expense (\$10,821) Street bin and kerbside collection labour expense (\$10,095)</p>
Materials & Contracts	(2,275,089.00)	(2,275,089.00)	(1,874,383.87)	400,705.13	<p><u>Expenditure lower than anticipated:</u> Contribution to replacement Fire Tender to be carried over to 24/25 \$136,364 Consultancy services required \$90,499 Road maintenance materials \$60,164 Tourism activities \$44,425 No legal expenses for rates recovery or other incurred \$20,000 Admin training and conference expenses \$21,915 Community initiative expenditure \$15,667 Staff housing maintenance \$14,998 Donations \$14,961 ESL Vehicle expenditure allocated through Plant Recovery \$14,468 Asset management consultancy and RAMM training \$9,082 Medical practice maintenance \$7,320</p> <p><u>Expenditure greater than anticipated:</u> Refuse site contract management expense (\$9,925) Cemetery maintenance and St John in the Wilderness record digitisation (\$10,797)</p>
Utilities	(222,075.00)	(222,075.00)	(307,257.93)	(85,182.93)	Public standpipe water expense (\$71,235) greater than anticipated offset by user charges. Harvest Ban and Emergency SMS alerts (\$6,019) unbudgeted. Doctor's Residence water charges (\$3,482) unbudgeted.
Depreciation On Non-Current Assets	(2,455,402.00)	(2,455,402.00)	(2,704,287.39)	(248,885.39)	Depreciation expense higher than anticipated due to 22/23 Infrastructure revaluation.
Interest Expenses	(67,594.00)	(67,594.00)	(86,018.97)	(18,424.97)	Function Centre - Loan 118 repayment brought forward.

**SHIRE OF BEVERLEY
STATEMENT OF FINANCIAL ACTIVITY BY NATURE
FOR THE PERIOD ENDING
30 June 2024**

Description	Budget 2023/24	YTD Budget 2023/24	YTD Actual 2023/24	YTD Variance	Notes To Material Variances
Insurance Expenses	(286,484.00)	(286,484.00)	(286,064.79)	419.21	
Other Expenditure	(84,001.00)	(84,001.00)	(80,577.27)	3,423.73	
Loss On Asset Disposal	(6,300.00)	(6,300.00)	(12,223.41)	(5,923.41)	
Loss on Revaluation of Non-Current Assets	0.00	0.00	0.00	0.00	
Total Operating Expenditure	(7,845,469.00)	(7,845,469.00)	(7,934,053.46)	(88,584.46)	
Net Operating	4,148,354.00	4,148,354.00	754,421.41	(3,393,932.59)	
Capital Income					
Self Supporting Loan - Principal Repayment	0.00	0.00	0.00	0.00	
Proceeds from Sale of Assets	264,400.00	264,400.00	155,090.90	(109,309.10)	Change over of two Utes and Ride On Mower carried over to 24/25.
New Loan Raised	1,000,000.00	1,000,000.00	0.00	(1,000,000.00)	Swimming Pool Loan not raised - project carried over to 24/25.
Total Capital Income	1,264,400.00	1,264,400.00	155,090.90	(1,109,309.10)	
Capital Expenditure					
Land and Buildings	(3,343,000.00)	(3,343,000.00)	(1,174,166.57)	2,168,833.43	<p><u>Projects carried over to 24/25:</u> Swimming Pool \$2,000,000 Old School Building works \$42,390</p> <p><u>Project costs lower than anticipated:</u> EV Fast Charger project proceeding at no cost to Council \$60,000 Airfield Runway lighting \$23,677 59 Smith St retaining wall expense \$12,343</p>
Plant and Equipment	(637,500.00)	(637,500.00)	(459,629.33)	177,870.67	<p><u>Change Overs carried over to 24/25:</u> Construction Ute \$51,000 Gardener's Ute \$40,500 Ride on Lawn Mower \$20,000</p> <p><u>Plant purchase cost lower than anticipated:</u> Excavator \$14,300 Community Bus \$10,383 Emergency Response Ute \$5,470 Doctor's vehicle to be retained \$36,000</p>
Office Furniture and Equipment	(33,000.00)	(33,000.00)	(41,236.13)	(8,236.13)	

SHIRE OF BEVERLEY
STATEMENT OF FINANCIAL ACTIVITY BY NATURE
FOR THE PERIOD ENDING
30 June 2024

Description	Budget 2023/24	YTD Budget 2023/24	YTD Actual 2023/24	YTD Variance	Notes To Material Variances
Road Construction	(5,382,773.00)	(5,382,773.00)	(2,281,129.03)	3,101,643.97	<p>Projects carried over to 24/25: AGRN1061 Storm Recovery works \$2,760,915</p> <p>Project costs lower than anticipated: Morbinning Rd \$82,994 Thomas Rd gravel sheet not completed \$68,741 Yenyening Lakes Rd \$67,532 Deep Pool Rd \$48,627 Dale Kokeby Rd \$48,419 Edison Mill Rd \$39,307</p> <p>Vincent St remediation works (\$14,395) over budget associated with internal labour and plant costs.</p>
Other Infrastructure	(2,041,855.00)	(2,041,855.00)	(388,374.47)	1,653,480.53	Bridge 3205 - Bremner Road works carried over to 24/25.
Land Under Control	0.00	0.00	0.00	0.00	
Leases	(6,837.00)	(6,837.00)	(6,836.60)	0.40	
Loans - Principal Repayments	(117,135.00)	(117,135.00)	(143,268.68)	(26,133.68)	Function Centre - Loan 118 repayment brought forward.
Total Capital Expenditure	(11,562,100.00)	(11,562,100.00)	(4,494,640.81)	7,067,459.19	
Net Capital	(10,297,700.00)	(10,297,700.00)	(4,339,549.91)	5,958,150.09	
Adjustments					
Depreciation Written Back	2,455,402.00	2,455,402.00	2,704,287.39	248,885.39	Depreciation expense higher than anticipated due to 22/23 Infrastructure revaluation.
Movement in Leave Reserve Cash Balance	0.00	0.00	7,679.19	7,679.19	
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 Lease Repayments	0.00	0.00	6,836.60	6,836.60	Final year of lease.
Movement in Non-Current Investments	0.00	0.00	0.00	0.00	
Movement in Non-Current LSL Provision	0.00	0.00	24,681.79	24,681.79	Movement in LSL liability provision.
Movement in Non-Current Deferred Pensioner Rates	0.00	0.00	(9,675.19)	(9,675.19)	
(Profit)/Loss on Disposal of Assets Written Back	(21,600.00)	(21,600.00)	3,711.96	25,311.96	Profit on disposal lower than anticipated.
Loss on Revaluation of Non-Current Assets Written Back	0.00	0.00	0.00	0.00	
Rounding	0.00	0.00	0.00	0.00	
Add Funding From					

**SHIRE OF BEVERLEY
STATEMENT OF FINANCIAL ACTIVITY BY NATURE
FOR THE PERIOD ENDING
30 June 2024**

Description	Budget 2023/24	YTD Budget 2023/24	YTD Actual 2023/24	YTD Variance	Notes To Material Variances
Transfer (To)/From Reserves	1,089,240.00	1,089,240.00	386,590.32	(702,649.68)	<p><u>Transfers (to) Reserves greater than anticipated:</u> Building Reserve (\$117,195) Senior's Housing Reserve (\$21,516) Interest earned on Reserves (\$6,045)</p> <p><u>Transfers (from) Reserves lower than anticipated:</u> Recreation Reserve Swimming Pool project (\$500,000) Building Reserve Town Square (\$27,000) Building Reserve 59 Smith St Retaining Wall (\$20,000) Cropping Committee Reserve (\$19,075) Plant Reserve Excavator purchase (\$300) Recreation Reserve Shade Sail replacement (\$500)</p> <p><u>Transfers to Reserves lower than anticipated:</u> Cropping Committee Reserve \$4,450 Community Bus surplus \$1,085</p>
Opening Surplus/(Deficit)	2,626,304.00	2,626,304.00	2,626,304.21	0.21	
Total Adjustments	6,149,346.00	6,149,346.00	5,750,416.27	(398,929.73)	
CLOSING SURPLUS/(DEFICIT)	0.00	0.00	2,165,287.77	2,165,287.77	

**SHIRE OF BEVERLEY
STATEMENT OF NET CURRENT ASSETS
FOR THE PERIOD ENDING
30 June 2024**

Description	Actual 2022/23	YTD Actual 2023/24
Current Assets		
Cash at Bank	1,627,645.56	3,363,019.27
Cash - Unrestricted Investments	1,271,666.73	573,194.08
Cash - Restricted Reserves	2,280,553.31	1,893,962.99
Cash on Hand	700.00	700.00
Accounts Receivable	663,428.06	1,201,326.09
Prepaid Expenses	0.00	0.00
Self Supporting Loan - Current	0.00	0.00
Inventory - Fuel	9,932.34	12,511.51
Total Current Assets	5,853,926.00	7,044,713.94
Current Liabilities		
Accounts Payable	(652,689.79)	(2,641,289.55)
Loan Liability - Current	(117,135.16)	(148,300.38)
Lease Liability - Current	(6,836.60)	0.00
Annual Leave Liability - Current	(234,280.71)	(294,386.93)
Long Service Leave Liability - Current	(197,874.12)	(202,078.63)
Doubtful Debts	0.00	0.00
Total Current Liabilities	(1,208,816.38)	(3,286,055.49)
Adjustments		
Less Restricted Reserves	(2,280,553.31)	(1,893,962.99)
Less Self Supporting Loan Income	0.00	0.00
Add Leave Reserves - Cash Backed	144,612.74	152,291.93
Add Loan Principal Expense	117,135.16	148,300.38
Total Adjustments	(2,018,805.41)	(1,593,370.68)
NET CURRENT ASSETS	2,626,304.21	2,165,287.77

**SHIRE OF BEVERLEY
STATEMENT OF FINANCIAL POSITION
AS AT
30 June 2024**

Description	Actual 2022/23	YTD Actual 2023/24	Movement
Current Assets			
Cash and Cash Equivalents	5,180,565.60	5,830,876.34	650,310.74
Accounts Receivable	465,875.06	925,082.09	459,207.03
Contract Asset - Current	197,553.00	276,244.00	78,691.00
Prepaid Expenses	0.00	0.00	0.00
Self Supporting Loan - Current	0.00	0.00	0.00
Inventory	9,932.34	12,511.51	2,579.17
Total Current Assets	5,853,926.00	7,044,713.94	1,190,787.94
Current Liabilities			
Accounts Payable	(527,898.79)	(984,885.55)	(456,986.76)
Contract Liability - Current	(124,791.00)	(1,656,404.00)	(1,531,613.00)
Loan Liability - Current	(117,135.16)	(148,300.38)	(31,165.22)
Lease Liability - Current	(6,836.60)	0.00	6,836.60
Annual Leave Liability - Current	(234,280.71)	(294,386.93)	(60,106.22)
Long Service Leave Liability - Current	(197,874.12)	(202,078.63)	(4,204.51)
Doubtful Debts	0.00	0.00	0.00
Total Current Liabilities	(1,208,816.38)	(3,286,055.49)	(2,077,239.11)
Non-Current Assets			
Non-Current Debtors	161,234.90	170,910.09	9,675.19
Non-Current Investments	61,117.14	61,117.14	0.00
Land and Buildings	29,149,181.97	29,585,060.75	435,878.78
Plant and Equipment	2,369,732.12	2,397,779.42	28,047.30
Furniture and Equipment	98,756.30	111,155.00	12,398.70
Infrastructure	140,931,963.00	141,937,083.50	1,005,120.50
Self Supporting Loan - Non Current	0.00	0.00	0.00
Total Non-Current Assets	172,771,985.43	174,263,105.90	1,491,120.47
Non-Current Liabilities			
Loan Liability - Non Current	(2,001,137.54)	(1,826,703.64)	174,433.90
Lease Liability - Non Current	0.00	0.00	0.00
Annual Leave - Non Current	0.00	0.00	0.00
Long Service Leave Liability - Non Current	(52,492.51)	(77,174.30)	(24,681.79)
Total Non Current Liabilities	(2,053,630.05)	(1,903,877.94)	149,752.11
Net Assets	175,363,465.00	176,117,886.41	754,421.41

**SHIRE OF BEVERLEY
STATEMENT OF FINANCIAL POSITION
AS AT
30 June 2024**

Description	Actual 2022/23	YTD Actual 2023/24	Movement
Equity			
Accumulated Surplus	(47,528,324.75)	(48,669,336.48)	(1,141,011.73)
Reserves - Cash Backed	(2,280,553.31)	(1,893,962.99)	386,590.32
Reserve - Revaluations	(125,554,586.94)	(125,554,586.94)	0.00
Total Equity	(175,363,465.00)	(176,117,886.41)	(754,421.41)

SHIRE OF BEVERLEY						
INVESTMENT OF SURPLUS FUNDS						
AS AT 30 JUNE 2024						
Account #	Account Name	Amount Invested (\$)		Term	Interest Rate	Maturation
4320546	Reserve Funds Bendigo					
	Long Service Leave	152,291.93				
	Plant	145,936.77				
	Emergency Services	31,290.37				
	Building	317,713.65				
	Recreation Ground	683,105.25				
	Cropping Committee	99,933.99				
	Infrastructure	61,714.38				
	Senior Housing	271,984.88				
	Avondale Mach Museum	65,712.90				
	ITC Renewal Reserve	64,278.87	1,893,962.99	6 mnths	5.08%	24/12/2024
4802326	Term Deposit Bendigo	311,232.44		3 mnths	4.76%	24/09/2024
4719893	Term Deposit Bendigo	261,961.64		3 mnths	4.70%	8/07/2024
			573,194.08			
	Total		2,467,157.07			

11.2 Accounts Paid by Authority

Submission To:	Ordinary Council Meeting 24 July 2024
Report Date:	17 July 2024
Applicant:	N/A
File Reference:	N/A
Author and Position:	S.K. Marshall, Deputy Chief Executive Officer
Previously Before Council:	N/A
Disclosure(s) Of Interest:	Nil
Attachments:	June 2024 List of Reports

SUMMARY

Council to consider authorising the payment of accounts.

BACKGROUND

The following list represents accounts paid by authority for the month of June 2024.

COMMENT

Unless otherwise identified, all payments have been made in accordance with Council's 2023/24 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 2023/24 Budget.

STRATEGIC IMPLICATIONS

Strategic Pillar: 4. Civic Leadership
Strategic Priorities: 4.3 Responsible Planning

POLICY IMPLICATIONS

AF007 – Authority to Purchase: All acquisitions should be in accordance with budget provisions or to a maximum specified cost.

RISK IMPLICATIONS

Failure to present a detailed listing in the prescribed form would result in non-compliance *Local Government (Financial Management) Regulations 1996*, this report mitigates the risk of non-compliance.

Consequence	Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood					
Almost Certain	Medium	High	High	Severe	Severe
Likely	Low	Medium	High	High	Severe
Possible	Low	Medium	Medium	High	High
Unlikely	Low	Low	Medium	Medium	High
Rare	Low	Low	Low	Low	Medium

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

VOTING REQUIREMENTS

Simple Majority

CHEQUE DETAIL - Municipal and Trust Accounts - JUNE 2024

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
Cheque #	1916	07-Jun-2024	Water Corporation	Various water accounts, charges to 20 May 2024	(10,161.91)	(10,161.91)
Cheque #	1917	26-Jun-2024	Water Corporation	2024-06 Jun Water accounts	(19,373.68)	(19,373.68)
Cheque #	1918	28-Jun-2024	Shire of Beverley	Various plant: Vehicle regos up to 30 Jun 2025	(8,138.15)	(8,138.15)
EFT Pymt	EFT 10385	07-Jun-2024	BOC Limited	2024-05 May Cylinder Rental: Medical oxygen C size	(6.92)	
EFT Pymt	EFT 10386	07-Jun-2024	BSL - DMIRS Dept Mines, Industry Reg	2024-05 May 24 Collections x 1 (Lics 23/24: Dem 01)	(51.65)	
EFT Pymt	EFT 10387	07-Jun-2024	Beverley Bakehouse and Cafe	Council Meet - 22 May 2024: Catering for lunch	(166.80)	
EFT Pymt	EFT 10388	07-Jun-2024	Beverley Dome Fuel and Hire (BDF)	8,000 L Diesel @ \$1.7808/L GST incl	(14,246.40)	
EFT Pymt	EFT 10389	07-Jun-2024	Conplant Pty Ltd	AS22002 - 2023 Develon DX80R excavator	(71,170.00)	
EFT Pymt	EFT 10390	07-Jun-2024	Desert Telephone and Power Services	LBS2401 - Civic Centre Upgrade: Repair damaged cable	(368.50)	
EFT Pymt	EFT 10391	07-Jun-2024	Focus Networks	2024-05 May Additional support & HP Server warranty extension	(2,696.10)	
EFT Pymt	EFT 10392	07-Jun-2024	Hutton and Northey Sales	Depot workshop consumables	(49.02)	
EFT Pymt	EFT 10393	07-Jun-2024	Michael Wilson	2024-06 Jun May (Ed 476) Blarney: Printing & delivery	(250.00)	
EFT Pymt	EFT 10394	07-Jun-2024	Sling Lift and Rigging Pty Ltd	BC2401 - Brg 3205 Bremner Rd: Lifting materials	(2,486.00)	
EFT Pymt	EFT 10395	07-Jun-2024	Staff - Simon Marshall	Reimbursement: Parking fees re meet OAG 30 May 2024	(22.21)	(91,513.60)
EFT Pymt	EFT 10396	12-Jun-2024	Synergy	Street Lights: 25 Mar - 24 Apr 24 & Swim Pool power charges to 14 May 2024	(3,498.48)	(3,498.48)
EFT Pymt	EFT 10397	26-Jun-2024	AITS Specialists Pty Ltd	2024-05 May Fuel Tax Credits	(511.17)	
EFT Pymt	EFT 10398	26-Jun-2024	Australia Post	2024-05 May Postage	(413.79)	
EFT Pymt	EFT 10399	26-Jun-2024	Avon Valley Windscreens	BE037 (PTRK08): Windscreen replacement	(719.40)	
EFT Pymt	EFT 10400	26-Jun-2024	Avon Waste	4,164 Bin Collection ME 07, 14 Jun 24 inc Recycling Bins & 4 x Recycling Collections	(11,037.70)	
EFT Pymt	EFT 10401	26-Jun-2024	Beverley Bakehouse and Cafe	MOSAiC Training, 19 - 20 Jun 2024 : Catering	(121.70)	
EFT Pymt	EFT 10402	26-Jun-2024	Beverley Community Resource Centre	Apr - Jun 2024 Quarterly Management fees	(15,138.32)	
EFT Pymt	EFT 10403	26-Jun-2024	Beverley Dome Fuel and Hire (BDF)	4,005 L Diesel @ \$1.765/L GST incl	(7,068.82)	
EFT Pymt	EFT 10404	26-Jun-2024	Beverley Post News and Gifts (BPNG)	2024-05 May Newspaper & Stationery purchases	(147.91)	
EFT Pymt	EFT 10405	26-Jun-2024	Beverley Transport Service	Various: Truck hire for gravel carting 07 - 31 May 2024	(73,920.00)	
EFT Pymt	EFT 10406	26-Jun-2024	Beverley Tyre Service - BTS	2024-05 May Tyre Purchases	(2,515.00)	
EFT Pymt	EFT 10407	26-Jun-2024	Carpentry Link (Brendon Hall)	Relief Maintenance: 22 May - 21 Jun 2024 (120.0 hrs)	(6,000.00)	
EFT Pymt	EFT 10408	26-Jun-2024	Country Copiers Northam (DA Gardner)	Copy paper supplies	(1,948.25)	
EFT Pymt	EFT 10409	26-Jun-2024	Dept of Fire & Emergency Services (DF 2023/24 ESL (Option B)	4 of 4 quarterly payments	(13,953.76)	

CHEQUE DETAIL - Municipal and Trust Accounts - JUNE 2024

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
EFT Pymt	EFT 10410	26-Jun-2024	Focus Networks	Records Officer - Computer equipment	(255.20)	
EFT Pymt	EFT 10411	26-Jun-2024	HC Construction Services Pty Ltd	AGRN1061 Storm Damage: Progress pymt 11 - May 2024	(48,086.50)	
EFT Pymt	EFT 10412	26-Jun-2024	Node One Pty Ltd	2024-07 Jul NBN Fixed wireless Business FW Plus 75/10 mbps unlimited (5 shares)	(89.00)	
EFT Pymt	EFT 10413	26-Jun-2024	Officeworks Ltd	Various: Computer equipment & key cabinet	(1,037.85)	
EFT Pymt	EFT 10414	26-Jun-2024	Practical Products P/L	LBS2401 - Civic Centre Upgrade: White goods	(8,356.70)	
EFT Pymt	EFT 10415	26-Jun-2024	RMD - Rapid Metal Developments Aust	BM0729 - Vincent St bridge: Tetrashor props	(12,452.77)	
EFT Pymt	EFT 10416	26-Jun-2024	Reap What You Sow	2024-05 May Gym Inductions x 7	(175.00)	
EFT Pymt	EFT 10417	26-Jun-2024	Redfish Technologies Pty Ltd	LBS2401 - Civic Centre Upgrade: Audio visual hardware	(30,992.03)	
EFT Pymt	EFT 10418	26-Jun-2024	Resonline Pty Ltd	2024-05 May Room Manager Online Booking System Subscription	(242.00)	
EFT Pymt	EFT 10419	26-Jun-2024	Reward Supply Co Pty Ltd	Onsite Cabins: Bed Linen	(1,312.78)	
EFT Pymt	EFT 10420	26-Jun-2024	S Tweedie	Consulting: Statutory requirements for recruiting a CEO	(550.00)	
EFT Pymt	EFT 10421	26-Jun-2024	Staff - Kayla May Ware	Reimbursement: National police certificate	(58.76)	
EFT Pymt	EFT 10422	26-Jun-2024	Staff - Simon Marshall	Reimbursement: Uniform	(106.95)	
EFT Pymt	EFT 10423	26-Jun-2024	Staff - Stefan de Beer	Reimbursements: May - Jun 2024 Landline & Internet costs	(68.25)	
EFT Pymt	EFT 10424	26-Jun-2024	Synergy	Various accounts: Power charges to 19 Jun 2024	(8,693.63)	
EFT Pymt	EFT 10425	26-Jun-2024	Twinkarri - Intellife Group Ltd	Various rural roads: Tree lopping 01 - 10 May 2024	(16,302.00)	
EFT Pymt	EFT 10426	26-Jun-2024	WA Treasury Corporation	Loan 118 (New Sporting Complex) - Deb 22 of 33 Repayment : Jun 2024	(39,629.21)	
EFT Pymt	EFT 10427	26-Jun-2024	WCS Concrete Pty Ltd	Vincent St Signage: Concrete for footings	(697.40)	
EFT Pymt	EFT 10428	26-Jun-2024	York Laundromat	31 May - 21 Jun 2024 Onsite Cabins Laundry fees	(966.79)	
EFT Pymt	EFT 10429	26-Jun-2024	Zircodata Pty Ltd	2024-05 May: Storage of Archives 155 x A1 Storage Boxes	(120.95)	
EFT Pymt	EFT 10430	26-Jun-2024	id Consulting P/L	Economic impact assess report & use of economy.id	(8,800.00)	(312,489.59)
Direct Debit	DD 4594.01	04-Jun-2024	Shadforth Portfolio Service - Super	Superannuation contributions	(1,169.06)	
Direct Debit	DD 4594.02	04-Jun-2024	Prime Super P/L	Superannuation contributions	(292.01)	
Direct Debit	DD 4594.03	04-Jun-2024	National Mutual Retirement Fund	Superannuation contributions	(308.99)	
Direct Debit	DD 4594.04	04-Jun-2024	Australian Super	Superannuation contributions	(1,773.50)	
Direct Debit	DD 4594.05	04-Jun-2024	Aware Super Pty Ltd	Superannuation contributions	(7,074.13)	
Direct Debit	DD 4594.06	04-Jun-2024	Australian Retirement Trust (Super func	Superannuation contributions	(558.47)	
Direct Debit	DD 4594.07	04-Jun-2024	MLC MasterKey Personal Super	Superannuation contributions	(141.26)	

CHEQUE DETAIL - Municipal and Trust Accounts - JUNE 2024

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
Direct Debit	DD 4594.08	04-Jun-2024	Mercer Super Trust, The Trustee for	Superannuation contributions	(661.38)	
Direct Debit	DD 4594.09	04-Jun-2024	Colonial First State Super (Gibson Dani	Superannuation contributions	(317.51)	
Direct Debit	DD 4594.10	04-Jun-2024	AMP Lifetime Super	Superannuation contributions	(242.43)	
Direct Debit	DD 4594.11	04-Jun-2024	UniSuper	Superannuation contributions	(270.60)	(12,809.34)
Direct Debit	DD 4603.01	18-Jun-2024	Shadforth Portfolio Service - Super	Superannuation contributions	(1,169.06)	
Direct Debit	DD 4603.02	18-Jun-2024	Prime Super P/L	Superannuation contributions	(297.93)	
Direct Debit	DD 4603.03	18-Jun-2024	National Mutual Retirement Fund	Superannuation contributions	(299.91)	
Direct Debit	DD 4603.04	18-Jun-2024	Aware Super Pty Ltd	Superannuation contributions	(6,931.97)	
Direct Debit	DD 4603.05	18-Jun-2024	Australian Retirement Trust (Super func	Superannuation contributions	(426.81)	
Direct Debit	DD 4603.06	18-Jun-2024	Australian Super	Superannuation contributions	(1,523.50)	
Direct Debit	DD 4603.07	18-Jun-2024	MLC MasterKey Personal Super	Superannuation contributions	(160.10)	
Direct Debit	DD 4603.08	18-Jun-2024	Mercer Super Trust, The Trustee for	Superannuation contributions	(687.07)	
Direct Debit	DD 4603.09	18-Jun-2024	Colonial First State Super (Gibson Dani	Superannuation contributions	(326.90)	
Direct Debit	DD 4603.10	18-Jun-2024	AMP Lifetime Super	Superannuation contributions	(253.60)	
Direct Debit	DD 4603.11	18-Jun-2024	UniSuper	Superannuation contributions	(268.75)	(12,345.60)
Direct Debit		26-Jun-2024		Superannuation contributions	(127.17)	(127.17)
Direct Debit	106	03-Jun-2024	7 - CBA Merchant Fee	CBA Merchant Fee - Muni	(468.49)	(468.49)
Direct Debit	106	03-Jun-2024	7 - CBA Merchant Fee	CBA Merchant Fee - Trust	(20.00)	(20.00)
Direct Debit	106	06-Jun-2024	12 - ANZ - BPAY	ANZ - BPAY	(92.40)	(92.40)
Direct Debit	106	06-Jun-2024	12 - ANZ - BPAY	ANZ - BPAY	(77.00)	(77.00)
Direct Debit	106	06-Jun-2024	8 - ANZ Transactive	ANZ Transactive	(147.90)	(147.90)
Direct Debit	106	17-Jun-2024	1 - Bank Charges	Bank charges - account servicing fee	(22.00)	(22.00)
Direct Debit	106	21-Jun-2024	1 - Bank Charges	Bank charges	0.02	0.02
Direct Debit	106	04-Jun-2024	3 - Payment for DoT	Payment for DoT	(4,210.55)	
Direct Debit	106	05-Jun-2024	3 - Payment for DoT	Payment for DoT	(1,196.15)	
Direct Debit	106	07-Jun-2024	3 - Payment for DoT	Payment for DoT	(8,585.85)	
Direct Debit	106	10-Jun-2024	3 - Payment for DoT	Payment for DoT	(1,457.70)	
Direct Debit	106	11-Jun-2024	3 - Payment for DoT	Payment for DoT	(4,228.40)	

CHEQUE DETAIL - Municipal and Trust Accounts - JUNE 2024

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
Direct Debit	106	12-Jun-2024	3 - Payment for DoT	Payment for DoT	(6,963.75)	
Direct Debit	106	13-Jun-2024	3 - Payment for DoT	Payment for DoT	(4,041.45)	
Direct Debit	106	14-Jun-2024	3 - Payment for DoT	Payment for DoT	(6,864.90)	
Direct Debit	106	17-Jun-2024	3 - Payment for DoT	Payment for DoT	(3,149.95)	
Direct Debit	106	18-Jun-2024	3 - Payment for DoT	Payment for DoT	(3,942.95)	
Direct Debit	106	19-Jun-2024	3 - Payment for DoT	Payment for DoT	(3,368.80)	
Direct Debit	106	20-Jun-2024	3 - Payment for DoT	Payment for DoT	(2,989.10)	
Direct Debit	106	21-Jun-2024	3 - Payment for DoT	Payment for DoT	(808.30)	
Direct Debit	106	24-Jun-2024	3 - Payment for DoT	Payment for DoT	(3,730.45)	
Direct Debit	106	25-Jun-2024	3 - Payment for DoT	Payment for DoT	(756.95)	
Direct Debit	106	26-Jun-2024	3 - Payment for DoT	Payment for DoT	(4,892.95)	
Direct Debit	106	27-Jun-2024	3 - Payment for DoT	Payment for DoT	(1,573.00)	
Direct Debit	106	28-Jun-2024	3 - Payment for DoT	Payment for DoT	(3,841.35)	(66,602.55)
Direct Debit	EFT 10452	24-Jun-2024	Credit Card - Shire of Beverley	2024-05 May Credit Card Purchases	(2,621.42)	(2,621.42)
PAYMENTS RAISED IN CURRENT MONTH					(540,509.26)	(540,509.26)
WAGES & SALARIES						
EFT Pymt		05-Jun-2024	Wages & Salaries	FE - 04 Jun 2024	(66,375.58)	
EFT Pymt		19-Jun-2024	Wages & Salaries	FE - 18 Jun 2024	(65,447.50)	
WAGES & SALARIES					(131,823.08)	(131,823.08)
UNPRESENTED PAYMENTS for CURRENT BANK STATEMENT						
Cheque #	1918	28-Jun-2024	Shire of Beverley	Various plant: Vehicle regos up to 30 Jun 2025	8,138.15	
UNPRESENTED PAYMENTS for CURRENT BANK STATEMENT					8,138.15	8,138.15
PAYMENTS PRESENTED IN CURRENT BANK # RELATING to PRIOR MONTHS' TRANSACTIONS						
PAYMENTS PRESENTED IN CURRENT BANK # RELATING to PRIOR MONTHS' TRANSACTIONS					0.00	0.00

CHEQUE DETAIL - Municipal and Trust Accounts - JUNE 2024

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
OTHER AMENDMENTS/GENERAL JOURNALS						
Direct Debit	106	21-Jun-2024	1 - Bank Charges	Bank charges adjustment Trust Account	(0.02)	
Direct Debit		21-Jun-2024	Payments to CBA POS	Nett balance of EFTPOS transactions due to refunds greater than takings	(115.45)	
OTHER AMENDMENTS/GENERAL JOURNALS					(115.47)	(115.47)
INVESTMENTS						
TOTAL EXPENDITURE for MUNICIPAL ACCOUNT					(664,309.66)	(664,309.66)

CREDIT CARD PAYMENT SUMMARY for CURRENT BANK STATEMENT**CEO - STEPHEN GOLLAN**

Credit card	23195560	01-May-2024	Midalia Steel Northam	RV Site : Materials	17.10	
Credit card	#035284	06-May-2024	Edwardo Rokeby Florist	Flowers for Phyllis Facey (cleaner)	110.00	
Credit card	018805021046	07-May-2024	Spotlight Belmont	Onsite Cabins (Unit 6) - Materials	44.10	
Credit card	REC:1121	08-May-2024	Bruce Rock Chalets	Change maker workshop re community development - Accommodation x 4	302.50	
Credit card	BE030/MAY24	08-May-2024	DoT	BE030 (PBH02): Change of plate fee (BE030 -> 1IAJ326)	31.10	
Credit card	BE031/MAY24	08-May-2024	DoT	BE031 (PUTE05): Change of plate fee (BE031 -> 1IAJ325)	31.10	
Credit card	#20548	08-May-2024	Star Hygiene	Various bldgs - yellow steel syringe waste bins & freight	1,766.71	
Credit card	200441	10-May-2024	Bob Jan T-Marts Vic Park	BE1 - Right rear puncture repair	40.00	
Credit card	37592	20-May-2024	Busselton Advance Driver Training	HR Vehicle Drivers Licence Endorsement Training, 9 Jul 2024 : Troy Granville - deposit	200.00	2,542.61

DCEO - SIMON MARSHALL (AVONDALE MACHINERY SHED)

Credit card	14052024-DIS	14-May-2024	Bev Dome & Fuel	Diesel 40.02L @ \$1.964 GST incl	78.81	78.81
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MOW - STEPHEN VINCENT**0.00****May 2024 transactions presented on 24 June 2024 (EFT 10452) Shire of Beverley Municipal Bank account****2,621.42**

CHEQUE DETAIL - Municipal and Trust Accounts - JUNE 2024

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
<i>TRUST ACCOUNT DETAILS</i>						
<i>PAYMENTS RAISED IN CURRENT MONTH</i>						
				<i>PAYMENTS RAISED IN CURRENT MONTH</i>	<i>0.00</i>	<i>0.00</i>
<i>PAYMENTS UNPRESENTED IN CURRENT BANK #</i>						
				<i>PAYMENTS UNPRESENTED IN CURRENT BANK #</i>	<i>0.00</i>	<i>0.00</i>
<i>PAYMENTS PRESENTED IN CURRENT BANK # RELATING to PRIOR MONTHS' TRANSACTIONS</i>						
				<i>PAYMENTS PRESENTED IN CURRENT BANK # RELATING to PRIOR MONTHS' TRANSACTIONS</i>	<i>0.00</i>	<i>0.00</i>
<i>OTHER AMENDMENTS / GENERAL JOURNALS</i>						
				<i>OTHER AMENDMENTS / GENERAL JOURNALS</i>	<i>0.00</i>	<i>0.00</i>
				<i>TOTAL EXPENDITURE for TRUST ACCOUNT</i>		<i>0.00</i>
TOTAL EXPENDITURE as reconciled to the JUNE 2024 BANK STATEMENTS						
				Municipal Account Expenditure		(664,309.66)
				Trust Account Expenditure		0.00
				TOTAL EXPENDITURE for JUNE 2024		(664,309.66)

11.3 2024/25 Material Variances

Submission To:	Ordinary Council Meeting 24 July 2024
Report Date:	18 July 2024
Applicant:	N/A
File Reference:	ADM 0092
Author and Position:	Simon Marshall, Deputy Chief Executive Officer
Previously Before Council:	Annually
Disclosure(s) Of Interest:	Nil
Attachments:	Nil

SUMMARY

That Council set the material variance reporting parameters for 2024/25 as recommended by the Corporate Strategy Committee.

BACKGROUND

Council is required under the *Local Government (Financial Management) Regulations 1996* to set material variance (Budget versus Actual) reporting parameters for the forthcoming financial year.

Previously, Council adopted a budget variance reporting parameter of 10% on budgeted items of \$10,000 or greater for the 2023/24 financial year at the July 2023 Ordinary Meeting.

COMMENT

The Corporate Strategy reviewed the material variance reporting at its 18 July 2024 Committee meeting and was satisfied with the current level of reporting. There for there is no reason to recommend that Council change the reporting parameters for the 2024/25 financial year.

STATUTORY ENVIRONMENT

Regulation 34 (5) of the *Local Government (Financial Management) Regulations 1996* provides that each financial year, a local government is to adopt a percentage or value, calculated in accordance with the AAS, to be used in statements of financial activity for reporting material variances.

CONSULTATION

N/A

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Strategic Pillar: 4. Civic Leadership
Strategic Priorities: 4.2 Continuous organisational improvement
4.3 Responsible planning

POLICY IMPLICATIONS

Nil

RISK IMPLICATIONS

It is a requirement under the *Local Government (Financial Management) Regulations 1996* to set material variance (Budget versus Actual) reporting parameters for the forthcoming financial year. This report and adoption mitigates the risk of non-compliance.

Consequence	Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood					
Almost Certain	Medium	High	High	Severe	Severe
Likely	Low	Medium	High	High	Severe
Possible	Low	Medium	Medium	High	High
Unlikely	Low	Low	Medium	Medium	High
Rare	Low	Low	Low	Low	Medium

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

VOTING REQUIREMENTS

Simple Majority

CORPORATE STRATEGY COMMITTEE'S RECOMMENDATION

That a budget variance reporting parameter of 10% on budgeted items of \$10,000 or greater for the 2024/25 financial year be adopted.

11.4 2024/25 Budget – Elected Member Sitting Fees

Submission To:	Ordinary Council Meeting 24 July 2024
Report Date:	18 July 2024
Applicant:	N/A
File Reference:	ADM 0092
Author and Position:	Simon Marshall, Deputy Chief Executive Officer
Previously Before Council:	N/A
Disclosure(s) Of Interest:	Nil
Attachments:	Nil

SUMMARY

That Council consider the Elected Member Sitting Fees be increased for 2024/25 as recommended by the Corporate Strategy Committee.

BACKGROUND

Shire of Beverley sitting fees have not increased for 8 years (2016/17).

At the 2023 Election, Elected Member numbers decreased from 9 to 8. Consequently, the workload for each Councillor has increased given the reduced number and the increasing compliance expectation and scrutiny on Local Government affairs has contributed to this as well.

2023/24 Sitting Fees were as follows:

Member Sitting Fee (inc Deputy President)	\$3,600
President Sitting Fee	\$12,100
President Allowance	\$5,500
Deputy President Allowance	\$1,375
IT Allowance	\$1,000
Travel Allowance	per Km at 0.85c/Km

Total sitting fee budget for 2023/24 was \$61,775.

COMMENT

It is proposed to spread the previous years sitting fees amongst the reduced number of 8 Councillors, effectively increasing them but not significantly impacting the Budget.

Proposed 2024/25 Sitting Fees were as follows:

Member Sitting Fee (inc Deputy President)	\$4,120
President Sitting Fee	\$13,840
President Allowance	\$6,300
Deputy President Allowance	\$1,575
IT Allowance	\$1,100
Travel Allowance	per Km at 0.88c/Km

Proposed sitting fee budget for 2024/25 is \$64,355.

The Corporate Strategy Committee at its 18 July 2024 meeting recommended the proposed sitting fee increase be adopted.

STATUTORY ENVIRONMENT

- **Fees etc. for council members**
 - A council member who attends a council or committee meeting is entitled to be paid —
 - the prescribed minimum fee for attending a council or committee meeting; or
 - where the local government has set a fee within the prescribed range for council or committee meeting attendance fees, that fee.
- (2A) *A council member who attends a meeting of a prescribed type at the request of the council is entitled to be paid —*
 - (a) the prescribed minimum fee for attending a meeting of that type; or
 - (b) where the local government has set a fee within the prescribed range for meetings of that type, that fee.
- (2) A council member who incurs an expense of a kind prescribed as being an expense —
 - (a) to be reimbursed by all local governments; or
 - (b) which may be approved by any local government for reimbursement by the local government and which has been approved by the local government for reimbursement,

is entitled to be reimbursed for the expense in accordance with subsection (3).
- (3) A council member to whom subsection (2) applies is to be reimbursed for the expense —
 - (a) where the minimum extent of reimbursement for the expense has been prescribed, to that extent; or
 - (b) where the local government has set the extent to which the expense can be reimbursed and that extent is within the prescribed range (if any) of reimbursement, to that extent.
- (4) If an expense is of a kind that may be approved by a local government for reimbursement, then the local government may approve reimbursement of the expense either generally or in a particular case but nothing in this subsection limits the application of subsection (3) where the local government has approved reimbursement of the expense in a particular case.
- (5) The mayor or president of a local government is entitled, in addition to any entitlement that he or she has under subsection (1) or (2), to be paid —
 - (a) the prescribed minimum annual local government allowance for mayors or presidents; or

- (b) where the local government has set an annual local government allowance within the prescribed range for annual local government allowances for mayors or presidents, that allowance.
- (6) A local government cannot —
- (a) make any payment to; or
 - (b) reimburse an expense of,
a person who is a council member or a mayor or president in that person's capacity as council member, mayor or president unless the payment or reimbursement is in accordance with this Division.
- (7) A reference in this section to a **committee meeting** is a reference to a meeting of a committee comprising —
- (a) council members only; or
 - (b) council members and employees.

[Section 5.98 amended by No. 64 of 1998 s. 36; No. 17 of 2009 s. 33.]

5.98A Allowance for deputy mayor or deputy president

- (1) A local government may decide* to pay the deputy mayor or deputy president of the local government an allowance of up to the prescribed percentage of the annual local government allowance to which the mayor or president is entitled under section 5.98(5).
- * Absolute majority required.
- (2) *An allowance under subsection (1) is to be paid in addition to any amount to which the deputy mayor or deputy president is entitled under section 5.98.*

5.99 Annual fee for council members in lieu of fees for attending meetings

A local government may decide* that instead of paying council members a fee referred to in section 5.98(1), it will instead pay all council members who attend council or committee meetings —

- i. the prescribed minimum annual fee; or
- ii. where the local government has set a fee within the prescribed range for annual fees, that fee.

* *Absolute majority required.*

5.99A. Allowances for council members in lieu of reimbursement of expenses

A local government may decide* that instead of reimbursing council members under section 5.98(2) for all of a particular type of expense it will instead pay all council members —

- the prescribed minimum annual allowance for that type of expense; or
- where the local government has set an allowance within the prescribed range for annual allowances for that type of expense, an allowance of that amount,

and only reimburse the member for expenses of that type in excess of the amount of the allowance.

* *Absolute majority required.*

CONSULTATION

N/A

FINANCIAL IMPLICATIONS

2024/25 Budget

STRATEGIC IMPLICATIONS

Strategic Pillar: 2. Community

4. Civic Leadership

Strategic Priorities: 2.3 Active and healthy community

4.2 Continuous organisational improvement

4.3 Responsible planning

POLICY IMPLICATIONS

EM007 – Member Allowances: Shire of Beverley is to pay sitting fees according to the band rate that it sits in.

RISK IMPLICATIONS

If Sitting Fees don't keep track with the Communities expectations, it may become harder to attract individuals to stand for election.

Consequence	Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood					
Almost Certain	Medium	High	High	Severe	Severe
Likely	Low	Medium	High	High	Severe
Possible	Low	Medium	Medium	High	High
Unlikely	Low	Low	Medium	Medium	High
Rare	Low	Low	Low	Low	Medium

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

VOTING REQUIREMENTS

Absolute Majority

CORPORATE STRATEGY COMMITTEE'S RECOMMENDATION

That the Elected Member Sitting fees for the 2024/25 financial year be set at:

Member Sitting Fee (inc Deputy President)	\$4,120 pa
President Sitting Fee	\$13,840 pa
President Allowance	\$6,300 pa
Deputy President Allowance	\$1,575 pa
IT Allowance	\$1,100 pa
Travel Allowance	per Km at 0.88c/Km

11.5 2024/25 Budget – Rates

Submission To:	Ordinary Council Meeting 24 July 2024
Report Date:	18 July 2024
Applicant:	N/A
File Reference:	ADM 0092
Author and Position:	Simon Marshall, Deputy Chief Executive Officer
Previously Before Council:	N/A
Disclosure(s) Of Interest:	Nil
Attachments:	CPI March Quarter

SUMMARY

That rate revenue be raised by 5.0% for the 2024/25 financial year.

BACKGROUND

Rate revenue has increased on average by 3.5% per year over the last five financial years (2019/20 (2.5%), 2020/21 (0.0%), 2021/22 (5.0%), 2022/23 (5.0%) and 2023/24 (5.0%)).

An increase of 5.0% in 2024/25 will increase this average to 4.0%.

COMMENT

The proposed 5.0% increase in Rate Revenue translates to an increase in Rate funding of \$161,853.00 (net of expected discount expense) in the 2024/25 financial year.

With Local Government sustainability being a continued focus, a strong Rate revenue base will enhance Council's ability to continue providing quality services to the Beverley community into the future.

2024/25 Operational considerations taken into account in recommending this rate increase include the March Quarter CPI (Perth) increase of 3.4%, an increase in staff costs of 4.25% in line with the national minimum wage and superannuation increase, DFES funding for the CESM position decreasing 5%, OAG audit fees increasing 31% and overall insurance premium expense increase of 15% due mainly to unfavourable local and global risk conditions and no distribution from LGIS for 24/25.

When setting the Rate increase for 2024/25, consideration has been given to Rate payers' general ability to pay. Broadacre farming enterprises make up the largest pool of Rate payers' in the Shire of Beverley; this industry remains volatile with many external factors affecting commodity yields and prices, although recent years have been fruitful. A 5.0% Rate increase takes these factors into account.

Inflationary pressures, rising interest rates and other Federal and State budgetary measures may also put some added pressure on general household budgets and their ability to pay Rates. These factors have also been considered when setting the increase.

Additionally, the 10% discount period remains at 21 days as advertised.

UV land valuations, as set by the Valuer General (State Government), have increased by an average overall of 24.55% across the district reflecting the increased value of land following recent sales.

GRV land valuations have increased by an average overall of 9.12% throughout the townsite following the five yearly revaluation exercise being completed by the Department.

The proposed Rate in the Dollar values and minimums (with a comparison to 2023/24 rates) are as follows:

	<u>2023/24</u>	<u>2024/25</u>
Gross Rental Value	\$0.126226	\$0.121475
Gross Rental Value Minimum	\$988.00	\$1,037
Unimproved Value	\$0.006288	\$0.005297
Unimproved Value Minimum	\$988.00	\$1,037

The average rate charges per property as per the rate in the dollar proposal above are as follows:

GRV	\$1,429
UV	\$3,757
UV Mining	\$1,037

The rate models were considered and discussed by the Corporate Strategy Committee at its 18 July 2024 meeting and the above 2024/25 proposed Rate in the Dollar values and minimums were agreed upon and are recommended for adoption by Council.

STATUTORY ENVIRONMENT

Section 6.32 of the *Local Government Act 1995*, in reference to Rates and service charges, provides that:

- (1) When adopting the annual budget, a local government —
 - (a) in order to make up the budget deficiency, is to impose* a general rate on rateable land within its district, which rate may be imposed either —
 - (i) uniformly; or
 - (ii) differentially; and
 - (b) may impose* on rateable land within its district —
 - (i) a specified area rate; or
 - (ii) a minimum payment; and
 - (c) may impose* a service charge on land within its district.

* *Absolute majority required.*

- (2) Where a local government resolves to impose a rate it is required to —
 - (a) set a rate which is expressed as a rate in the dollar of the gross rental value of rateable land within its district to be rated on gross rental value; and
 - (b) set a rate which is expressed as a rate in the dollar of the unimproved value of rateable land within its district to be rated on unimproved value.

Section 6.34 of the Act provides that unless the Minister otherwise approves, the amount shown in the annual budget as being the amount it is estimated will be yielded by the general rate is not to —

- (a) be more than 110% of the amount of the budget deficiency; or
- (b) be less than 90% of the amount of the budget deficiency.

Section 6.35 of the Act provides:

- (1) Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.
- (2) A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.
- (3) In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than —
 - (a) 50% of the total number of separately rated properties in the district; or
 - (b) 50% of the number of properties in each category referred to in subsection (6), on which a minimum payment is imposed.
- (4) A minimum payment is not to be imposed on more than the prescribed percentage of —
 - (a) the number of separately rated properties in the district; or
 - (b) the number of properties in each category referred to in subsection (6), unless the general minimum does not exceed the prescribed amount.
- (5) If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.
- (6) For the purposes of this section a minimum payment is to be applied separately, in accordance with the principles set forth in subsections (2), (3) and (4) in respect of each of the following categories —
 - (a) to land rated on gross rental value;
 - (b) to land rated on unimproved value; and
 - (c) to each differential rating category where a differential general rate is imposed.

Section 6.45 of the Act provides options for payment of rates or service charges (instalments) as follows:

- (1) A rate or service charge is ordinarily payable to a local government by a single payment but the person liable for the payment of a rate or service charge may elect to make that payment to a local government, subject to subsection (3), by —
 - (a) 4 equal or nearly equal instalments; or
 - (b) such other method of payment by instalments as is set forth in the local government's annual budget.
- (2) Where, during a financial year, a rate notice is given after a reassessment of rates under section 6.40 the person to whom the notice is given may pay the rate or service charge —
 - (a) by a single payment; or
 - (b) by such instalments as are remaining under subsection (1)(a) or (b) for the remainder of that financial year.

- (3) A local government may impose an additional charge (including an amount by way of interest) where payment of a rate or service charge is made by instalments and that additional charge is, for the purpose of its recovery, taken to be a rate or service charge, as the case requires, that is due and payable.
- (4) Regulations may —
 - (a) provide for the manner of making an election to pay by instalments under subsection (1) or (2); and
 - (b) prescribe circumstances in which payments may or may not be made by instalments; and
 - (c) prohibit or regulate any matters relating to payments by instalments; and
 - (d) provide for the time when, and manner in which, instalments are to be paid; and
 - (e) prescribe the maximum amount (including the maximum interest component) which may be imposed under subsection (3) by way of an additional charge; and
 - (f) provide for any other matter relating to the payment of rates or service charges.

Section 6.46 of the Act allows for the discounting of rates providing, subject to the *Rates and Charges (Rebates and Deferments) Act 1992*, a local government may, when imposing a rate or service charge, resolve* to grant a discount or other incentive for the early payment of any rate or service charge.

* *Absolute majority required.*

Section 6.47 of the Act provides that subject to the *Rates and Charges (Rebates and Deferments) Act*, a local government may at the time of imposing a rate or service charge or at a later date resolve to waive a rate or service charge or resolve to grant other concessions in relation to a rate or service charge.

6.50. Rates or service charges due and payable

- (1) Subject to —
 - (a) subsections (2) and (3); and
 - (b) any concession granted under section 6.47; and
 - (c) the *Rates and Charges (Rebates and Deferments) Act 1992*,
a rate or service charge becomes due and payable on such date as is determined by the local government.
- (2) The date determined by a local government under subsection (1) is not to be earlier than 35 days after the date noted on the rate notice as the date the rate notice was issued.
- (3) Where a person elects to pay a rate or service charge by instalments the second and each subsequent instalment does not become due and payable at intervals of less than 2 months.

Section 6.51 of the Act provides that interest on overdue rates or service charges may be applied to rates as follows;

- (1) A local government may at the time of imposing a rate or service charge resolve* to impose interest (at the rate set in its annual budget) on —
 - (a) a rate or service charge (or any instalment of a rate or service charge); and

(b) any costs of proceedings to recover any such charge, that remains unpaid after becoming due and payable.

* *Absolute majority required.*

Regulation 19A of the Local Government (Financial Management) Regulations 1996 prescribes that the maximum rate of interest to be imposed under section 6.13(1) is 11%.

CONSULTATION

Council

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Strategic Pillar: 4. Civic Leadership

Strategic Priorities: 4.2 Continuous organisational improvement
4.3 Responsible planning

RISK IMPLICATIONS

Rate setting is part of 2024/25 budget requirements.

Consequence	Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood					
Almost Certain	Medium	High	High	Severe	Severe
Likely	Low	Medium	High	High	Severe
Possible	Low	Medium	Medium	High	High
Unlikely	Low	Low	Medium	Medium	High
Rare	Low	Low	Low	Low	Medium

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

POLICY IMPLICATIONS

Nil

VOTING REQUIREMENTS

Absolute Majority

CORPORATE STRATEGY COMMITTEE'S RECOMMENDATION

That Council:

1. In accordance with s6.32 of the *Local Government Act 1995* the rates and minimums to be levied on all rateable property within the Shire of Beverley for the financial year ending 30 June 2025 be as follows:

Gross Rental Value	\$0.121475
Gross Rental Value Minimum	\$1,037.00
Unimproved Value	\$0.005297
Unimproved Value Minimum	\$1,037.00
2. The service of rates notice date be 07 August 2024.
3. In accordance with s6.46 of the *Local Government Act 1995*, a 10% rate discount be allowed for rates paid in full within twenty one (21) days of the service of rates notice being applicable up to close of business on 28 August 2024.
4. In accordance with s6.51 of the *Local Government Act 1995*, an 11% interest charge be levied on all overdue rate instalments and on rates outstanding whether subject to either a formal or informal instalment program or not, excluding deferred pensioner rates.
5. In accordance with s6.45 of the *Local Government Act 1995*, an administration charge of \$10 and an interest component of 5.50% per annum calculated daily, for the second and each of the subsequent rates instalments be levied in connection with each formal rate instalment program.
6. That in accordance with s6.50 of the *Local Government Act 1995*, the due dates of instalments under the formal rate instalment program be;

1 st Instalment	11 September 2024
2 nd Instalment	13 November 2024
3 rd Instalment	15 January 2025
4 th Instalment	19 March 2025

All groups CPI, index numbers and percentage changes			
	Index number(a)	Percentage change (%)	
	Mar Qtr 2024	Dec Qtr 2023 to Mar Qtr 2024	Mar Qtr 2023 to Mar Qtr 2024
Sydney	137.7	1.0	3.8
Melbourne	137.5	1.0	3.6
Brisbane	139.2	1.1	3.4
Adelaide	138.1	0.7	4.3
Perth	134.8	0.6	3.4
Hobart	138.1	1.0	3.1
Darwin	132.4	0.7	3.3
Canberra	135.6	1.0	3.3
Weighted average of eight capital cities	137.4	1.0	3.6
a. Index reference period: 2011-12 = 100.0.			
Source: Australian Bureau of Statistics, Consumer Price Index, Australia March Quarter 2024			

11.6 2024/25 Budget

Submission To:	Ordinary Council Meeting 24 July 2024
Report Date:	18 July 2024
Applicant:	N/A
File Reference:	ADM 0092
Author and Position:	Simon Marshall, Deputy Chief Executive Officer
Previously Before Council:	N/A
Disclosure(s) Of Interest:	Nil
Attachments:	2024/25 Statutory Budget (under separate cover)

SUMMARY

That the balanced draft 2024/25 Budget be adopted.

BACKGROUND

The *Local Government Act 1995*, provides that a local government must, not later than 31 August in each financial year, or such extended time as the Minister allows, prepare and adopt, in the form and manner prescribed, a budget for its municipal fund for the financial year ending on the next following 30 June.

2024/25 Budget preparation has been underway since March 2024, with review of the 10 Year Road Program, 10 Year Plant Replacement Program, the Long Term Financial Plan Capital Program and proposed 2024/25 Fees and Charges items presented to Council for consideration.

COMMENT

The 2024/25 Statutory Budget as presented reflects Council's Operational and Capital programmes incorporating a rate increase of 5.0% for the 2024/25 financial year.

The Corporate Strategy Committee at its meeting on 18 July 2024, balanced the budget through reducing Reserve fund transfers and discretionary expenditure by \$873,500.00.

Please note that 2023/24 Carried Forward balances may change as a result of End of Financial Year processing and Final Audit which may impact on the 2024/25 budgeted closing position.

STATUTORY ENVIRONMENT

Section 6.2 of the *Local Government Act* provides that:

- (1) Not later than 31 August in each financial year, or such extended time as the Minister allows, each local government is to prepare and adopt, in the form and manner prescribed, a budget for its municipal fund for the financial year ending on the next following 30 June.
- (2) In the preparation of the annual budget the local government is to have regard to the contents of the plan for principal activities accepted by a local government under section 5.58 and to prepare a detailed estimate for the current year of –
 - a. the expenditure by the local government;
 - b. the revenue and income, independent of general rates, of the local government; and

- c. the amount required to make up the deficiency, if any, shown by comparing the estimated expenditure with the estimated revenue and income.
- (3) For the purposes of subsections (2) (a) and (b) all expenditure, revenue and income of the local government is to be taken into account unless otherwise prescribed.
- (4) The annual budget is to incorporate –
 - a. Particulars of the estimated expenditure proposed to be incurred by the local government
 - b. Detailed information relating to the rates and service charges which will apply to land within the district including –
 - i. the amount it is estimated will be yielded by the general rate; and
 - ii. the rate of interest (if any) to be charged by the local government on unpaid rates and service charges;
 - c. the fees and charges proposed to be imposed by the local government;
 - d. the particulars of borrowings and other financial accommodation proposed to be entered into by the local government;
 - e. details of the amounts to be set aside in, or used from, reserve accounts and of the purpose for which they are to be set aside or used;
 - f. particulars of proposed land transactions and trading undertakings (as those terms are defined in and for the purpose of section 3.59) of the local government; and
 - g. such other matters as are prescribed.
- (5) Regulations may provide for –
 - a. The form of the annual budget;
 - b. The contents of the annual budget; and
 - c. The information to be contained in or to accompany the annual budget.

Section 6.11 of the Act provides:

- (1) Subject to subsection (5), where a local government wishes to set aside money for use for a purpose in a future financial year, it is to establish and maintain a reserve account for each such purpose.
- (2) Subject to subsection (3), before a local government —
 - (a) changes the purpose of a reserve account; or
 - (b) uses the money in a reserve account for another purpose, it must give one month's local public notice of the proposed change of purpose or proposed use.
- (3) A local government is not required to give local public notice under subsection (2) —
 - (a) where the change of purpose or of proposed use of money has been disclosed in the annual budget of the local government for that financial year; or
 - (b) in such other circumstances as are prescribed.
- (4) A change of purpose of, or use of money in, a reserve account is to be disclosed in the annual financial report for the year in which the change occurs.
- (5) Regulations may prescribe the circumstances and the manner in which a local government may set aside money for use for a purpose in a future financial year without the requirement to establish and maintain a reserve account.

Section 6.32. of the Act in reference to Rates and service charges, provides that:

- (1) When adopting the annual budget, a local government —
 - (a) in order to make up the budget deficiency, is to impose* a general rate on rateable land within its district, which rate may be imposed either —
 - (i) uniformly; or
 - (ii) differentially; and
 - (b) may impose* on rateable land within its district —
 - (i) a specified area rate; or
 - (ii) a minimum payment; and
 - (c) may impose* a service charge on land within its district.

* *Absolute majority required.*

- (2) Where a local government resolves to impose a rate it is required to —
 - (a) set a rate which is expressed as a rate in the dollar of the gross rental value of rateable land within its district to be rated on gross rental value; and
 - (b) set a rate which is expressed as a rate in the dollar of the unimproved value of rateable land within its district to be rated on unimproved value.

Section 6.34 of the Act provides that unless the Minister otherwise approves, the amount shown in the annual budget as being the amount it is estimated will be yielded by the general rate is not to —

- (a) be more than 110% of the amount of the budget deficiency; or
- (b) be less than 90% of the amount of the budget deficiency.

Regulation 32 of the *Local Government (Financial Management) Regulations* provides that a local government may exclude from the calculation of the budget deficiency (6.2(3)) —

- (a) money borrowed or to be borrowed, to the extent that it is proposed in the annual budget to remain unspent at the end of the financial year;
- (b) reserves, to the extent that they are proposed in the annual budget to remain unspent at the end of the financial year;
- (c) in relation to a land transaction or trading undertaking, assets and liabilities, to the extent to which they are proposed in the annual budget to remain restricted to the purposes of the land transaction or trading undertaking at the end of the financial year;
- (d) any proposed amounts of depreciation of non-current assets;
- (e) assets from grants or gifts or non-cash revenue or expenditure;
- (f) current liabilities which, by their nature, are restricted, to the extent that they are proposed in the annual budget to remain uncleared at the end of the financial year; and
- (g) any other current assets which, by their nature, are restricted, to the extent that they are proposed in the annual budget to remain unused at the end of the financial year.

Section 6.35 of the Act provides:

- (1) Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.
- (2) A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.

- (3) In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than —
 - (a) 50% of the total number of separately rated properties in the district; or
 - (b) 50% of the number of properties in each category referred to in subsection (6), on which a minimum payment is imposed.
- (4) A minimum payment is not to be imposed on more than the prescribed percentage of —
 - (a) the number of separately rated properties in the district; or
 - (b) the number of properties in each category referred to in subsection (6), unless the general minimum does not exceed the prescribed amount.
- (5) If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.
- (6) For the purposes of this section a minimum payment is to be applied separately, in accordance with the principles set forth in subsections (2), (3) and (4) in respect of each of the following categories —
 - (a) to land rated on gross rental value;
 - (b) to land rated on unimproved value; and
 - (c) to each differential rating category where a differential general rate is imposed.

CONSULTATION

N/A

FINANCIAL IMPLICATIONS

2024/25 Budget

STRATEGIC IMPLICATIONS

Strategic Pillar: 4. Civic Leadership

Strategic Priorities: 4.2 Continuous organisational improvement

4.3 Responsible planning

RISK IMPLICATIONS

It is a requirement under the *Local Government Act 1995*, provides that a local government must, not later than 31 August in each financial year, or such extended time as the Minister allows, prepare and adopt, in the form and manner prescribed, a budget for its municipal fund for the financial year ending on the next following 30 June. This report and adoption mitigates the risk of non-compliance.

Consequence	Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood					
Almost Certain	Medium	High	High	Severe	Severe
Likely	Low	Medium	High	High	Severe
Possible	Low	Medium	Medium	High	High
Unlikely	Low	Low	Medium	Medium	High
Rare	Low	Low	Low	Low	Medium

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

POLICY IMPLICATIONS

Nil

VOTING REQUIREMENTS

Absolute Majority

CORPORATE STRATEGY COMMITTEE'S RECOMMENDATION

That the balanced 2024/25 Budget be adopted.

12. ADMINISTRATION

12.1 Common Seal

Submission To:	Ordinary Council Meeting 24 July 2024
Report Date:	17 July 2024
Applicant:	Administration
File Reference:	ADM 0265
Author and Position:	Stephen Gollan, Chief Executive Officer
Previously Before Council:	Reported as occurs.
Disclosure(s) Of Interest:	Nil
Attachments:	Nil

SUMMARY

Council to endorse the use of the Common Seal.

BACKGROUND

Allocation of the Common Seal requires accompanying signatures of both the Shire President (or Deputy) and Chief Executive Officer (or person acting in that position).

COMMENT

The Common Seal has recently been attached to the following document:

1. Lease Agreement, Creche Area at Beverley Cornerstone between the Shire of Beverley and FUN2BKIDS (Maryka de Beer).

STATUTORY ENVIRONMENT

Local Government Act 1995, Part 9, Division 3, Execution of documents states:

- (1) A document is duly executed by a local government if -
 - (a) the common seal of the local government is affixed to it in accordance with subsections (2) and (3); or
 - (b) it is signed on behalf of the local government by a person or persons authorised under subsection (4) to do so.
- (2) The common seal of a local government is not to be affixed to any document except as authorised by the local government.
- (3) The common seal of the local government is to be affixed to a document in the presence of –
 - (a) the mayor or president; and
 - (b) the chief executive officer or a senior employee authorised by the chief executive officer,
each of whom is to sign the document to attest that the common seal was so affixed.
- (4) A local government may, by resolution, authorise the chief executive officer, another employee or an agent of the local government to sign documents on behalf of the local government, either generally or subject to conditions or restrictions specified in the authorisation.

- (5) A document executed by a person under an authority under subsection (4) is not to be regarded as a deed unless the person executes it as a deed and is permitted to do so by the authorisation.
- (6) A document purporting to be executed in accordance with this section is to be presumed to be duly executed unless the contrary is shown.
- (7) When a document is produced bearing a seal purporting to be the common seal of the local government, it is to be presumed that the seal is the common seal of the local government unless the contrary is shown.

CONSULTATION

Not required

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Strategic Pillar: 4. Civic Leadership
Strategic Priorities: 4.1 Community and customer focus
4.2 Continuous organisational improvement

POLICY IMPLICATIONS

Delegation EO-D010

RISK IMPLICATIONS

Low (1) – this report mitigates the risk of non-compliance.

Consequence Likelihood	Insignificant	Minor	Moderate	Major	Catastrophic
Almost Certain	Medium (5)	High (10)	High (15)	Severe (20)	Severe (25)
Likely	Low (4)	Medium (8)	High (12)	High (16)	Severe (20)
Possible	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION

That Council note and endorse the use of the Common Seal having been attached to:

1. Lease Agreement, Creche Area at Beverley Cornerstone between the Shire of Beverley and FUN2BKIDS (Maryka de Beer).

13. ELECTED MEMBERS' MOTIONS WHERE NOTICE HAS BEEN GIVEN

Nil.

14. NEW BUSINESS ARISING BY ORDER OF THE MEETING

New Business of an urgent matter only arising by order of the meeting.

15. CLOSURE

The Chairman to declare the meeting closed.