



SHIRE OF BEVERLEY NOTICE OF MEETING

Notice is hereby given that the next Ordinary Meeting of Council will be held in the Council Chambers, Civic Centre, 132 Vincent Street Beverley, on Wednesday 27 November 2024. Please attend the Shire Administration Office (136 Vincent St) by 2:50pm to register your attendance.

Program

3.00pm Ordinary Meeting

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

Stephen Gollan
Chief Executive Officer

21 November 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.



27 November 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.

Councillors and the public are advised this meeting is digitally recorded. All reasonable care is taken to maintain visitors privacy, however, as an attendee your presence may be recorded verbally. By staying in the meeting, it is assumed your consent is given to your voice being recorded. No visual recording is permitted.

2. ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

2.1 Members

Cr DC White	Shire President
Cr DJ Ridgway	Deputy President
Cr DL Brown	
Cr DW Davis	
Cr CJ Lawlor	
Cr SW Martin	
Cr JR Maxwell	

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 AFC Sattler	Approved Leave of Absence
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2.5 Applications for Leave of Absence

3. DECLARATIONS OF INTEREST

4. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

5. PUBLIC QUESTION TIME

6. CONDOLENCES

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

WHITNEY

William (Bill)

20 November 2024

7. CONFIRMATION OF MINUTES

7.1 Minutes of The Ordinary Council Meeting Held 30 October 2024

OFFICER'S RECOMMENDATION

That the Minutes of the Ordinary Council Meeting held Wednesday 30 October 2024 be confirmed.

8. TECHNICAL SERVICES

Nil

9. PLANNING SERVICES

9.1 Development Application: Special Events (Tractor Pull & Lawnmower Racing) - Lot 397 (Reserve 3378 – Old Racecourse), Vincent Street

Submission To:	Ordinary Council Meeting 27 November 2024
Report Date:	15 November 2024
Applicant:	WA Tractor Pull Association Inc – Sheryl Burton & Donna Scatella
File Reference:	ADM 0155/VIN 1621
Author and Position:	Stefan de Beer, Manager of Planning
Previously Before Council:	26 February 2019, 23 February 2021, 22 February 2022, 22 November 2022 and 28 November 2023
Disclosure(s) Of Interest:	Nil
Attachments:	Application letter & associated documentation

SUMMARY

An application for Special Events (Tractor Pull & Lawnmower Racing) on Lot 397 (Reserve 3378) Vincent Street – (the Old Racecourse), had been received. The application will be recommended for approval.

BACKGROUND

A comprehensive application has been received from the *Western Australian Tractor Pull Association Inc.* (WATPA – Sheryl Burton & Donna Scutella), inclusive of amongst others an *Event Management Plan*, *Safety Risk Assessment Plan*, *Current Emergency Evacuation Procedure Maps*, *1st Aid Location Map*, *Beverley Tractor Pull Procedures & Assessment Forms* used by WATPA, that covers all proposed event dates.

The subject property is the Old Beverley Racecourse – located on Lot 397 (Reserve 3378) Vincent Street, is zoned *Reserve – Recreational* and is 42.9ha in extent. The Shire is the custodian of the land through a Management Order.

Numerous successful Tractor Pull & Lawnmower Racing events had been held at this location in the past. This application for Development Approval was invited as it is not considered that these events can be regarded as *exempted development* under Section 61 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Development for which development approval not required).

A previous Planning Approval issued by Council in November 2023 for the 2024 events has now expired.

It is proposed to conduct events (as per the submission letter) on the following dates:

- 29th March 2025: Busy Bee/Test and Tune;
- 10th May 2025: Event;
- 1st June 2025: Event;
- 28th June 2025: Event;
- 28th September 2025: Event.

As per the submission, activities and general times of operation will be between 8am to 5:30pm.

Permission is also requested for pre-event set-up and post event clean-up days as per the submission. Camping for all events is requested for competitors within the designated areas shown on the maps submitted.

COMMENT

In previous years the events have attracted a substantial number of out-of-towners and residents of Beverley. It is an established event in the Beverley Community Calendar and is regarded as an important attraction from a tourism perspective. It has always been well planned and run and for this reason should be encouraged to remain.

From a land use perspective the property is regarded as being ideally located for a use of this nature.

CONSULTATION

Internal consultation was had with the Building Surveyor/Environmental Health Officer as well as the Community Emergency Services Manager during the 2021 application process. Applicable comments received are quoted below:

Building Surveyor/Environmental Health Officer:

1. *Any Public Event that charges an entry fee is required to have a "Public Building", (Public Event) Approval under the Public Health Act 2016.*
2. *Any Public Event applications are to be lodge three, (3), months prior to the event commencing, to allow sufficient time for assessment and approval.*
3. *Any temporary public camping is to be approved prior to the temporary camping being carried out under the Caravan Parks and Camping Grounds Act 1995 (only applicable if there is camping for more than 3 days in any month).*
4. *Any temporary public camping applications are to be lodged one, (1), month prior to the use of the land as a temporary camping ground, to allow sufficient time for assessment and approval.*
5. *Any application for a Public Event shall address, where applicable, each requirement under the Department of Public Health, "Concerts and Mass Gatherings Guidelines".*
6. *Any associated, event or live entertainment, is to address any additional, relevant requirements listed in the "Concerts and Mass Gatherings Guidelines".*
7. *Any required Liquor Licensing is to be addressed and approved where applicable.*
8. *Any requirements of Police or Emergency Services are to be addressed and complied with, where applicable.*
9. *Fire and Bushfire risks including requirements for emergency evacuation are to be addressed in the application. Particular attention should be given to minimising fire risk from surrounding grass and vegetation, and having appropriate fire-fighting facilities to extinguish fire from these risks/sources.*
10. *A site plan indicating all facilities, attractions, medical and first aid provision, emergency points, fire-fighting equipment, drinking water provision, toilet facilities, shower facilities, camping facilities, parking and other relevant information is to be submitted with the application.*
11. *Temporary structures and stages information is to be provided in detail, including engineer's certification, erection manuals, certificates of insurance and certificates of installation by a competent person once installed.*

12. *Temporary electrical installations are to be certified by a licensed electrician prior to use.*
13. *Any food sold, must be by a business or group who is registered with a Local Government as a Food Business under the Food Act 2008, or if not currently registered must be registered with the Shire of Beverley at least one, (1), month prior to the event and have approved food preparation premises or facilities.*
14. *Any event/event organisers, are to be affiliated with the relevant official motorsport body.*
15. *Motor sports are inherently dangerous and the Health Act 1911 defines those that have spectator viewing as public buildings. Spectators must be protected from competition vehicles and any debris that may emanate from the race area. The types of barriers will vary significantly between the different sports.*

There are critical safety elements to be considered and addressed in any proposal, including and not limited to:

- Spectator safety.*
- Competitor safety.*
- Officials safety.*
- Vehicle safety.*

Community Emergency Services Manager:

CESM submitted following comments:

- *The Shire of Beverley might be in its Restricted Burning period as declared under Section 18(5) of the Bush Fires Act 1954. During a Restricted Burning period a Permit is required to Burn or to light a fire.*

Should Council resolve to approve this application, it will be recommended that the above comments be taken into consideration when framing conditions of planning approval and advice notes.

Public Notification:

It was not deemed required to advertise the application for public comments again, as this was done for the 2019 Development Application. No concerns or objections were received by the Shire during the 2019, 2021, 2022, 2023 or 2024 event seasons.

Many similar events have occurred on this property previously. It is submitted that matters of concern could be managed by the imposition of appropriate conditions of planning approval and monitoring of the compliance thereof.

The event will aid in economic development and economic diversification in the Shire of Beverley. Direct economic enhancement will occur due to catering for the needs of the substantial number of persons attending the event. Indirect economic benefit will come from raising the profile of Beverley throughout the state and making Beverley a tourist destination. As such the event will aid in economic diversification in Beverley.

Entertainment options in Beverley may be considered limited for the younger age groups. This event will provide an entertainment option comparable with those in the metropolitan area and not generally available in Beverley. As such the event will aid in enhancing the amenity of the Shire.

Event Management Plan

The proposal contains an Event Management Plan (inclusive of an Emergency Evacuation Plan, Fire Management Plan, First Aid/Medical Evacuation Plan, Traffic Management Plan, Waste Management arrangements, Camping Arrangements, Management of Environmental Impacts, as well as a Western Australia Tractor Pull

(WATP) Risk Action Plan. Should Council approve the application it will be recommended that compliance with the overall Event Management Plan and the WATPA Risk Action Plan be made conditions of approval.

Conclusion

The application to conduct the Tractor Pull and Lawnmower Racing events is supported due to:

1. Diversification of economic activity;
2. Enhancement of amenity through provision of generally unavailable entertainment options;
3. Raising the profile of the Shire of Beverley;
4. Economic benefit to the local economy.

STATUTORY ENVIRONMENT

The application may be considered consistent with 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
4. Civic Leadership
Strategic Priorities: 1.3 Beverley attractions and experiences promoted
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	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 Tractor Pull and Lawnmower Racing events at Lot 397 (Reserve 3378) Vincent Street – (the Old Racecourse), 29 March 2025, 10 May 2025, 1 June 2025, 28 June 2025 and 28 September 2025 subject to the following conditions and advice notes:

Conditions:

1. Planning approval for the events at Lot 397 (Reserve 3378) Vincent Street – (the Old Racecourse), is valid for the dates submitted in the application or alternative dates through mutual written agreement with the Shire CEO.
2. Dates and times for pre-event setup and post event pack up/clean up shall be as per the Event Management Plan.
3. 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.
4. The submitted Event Management Plan (inclusive of the Emergency Evacuation Plan, Fire Management Plan, First Aid/Medical Evacuation Plan, Traffic Management Plan, Waste Management arrangements, Camping Arrangements, Management of Environmental Impacts and Risk Action Plan) are to be complied with at all times, for the entire period of this approval.

Advice Notes:

Note 1: Nothing in the approval or these conditions shall excuse compliance with all relevant written laws in the commencement and carrying out of the development.

Note 2: The applicant is advised that where applicable, a building permit is required prior to commencement of any building works.

Note 3: The applicant is advised that any Public Event is required to have a "Public Building" (Public Event) Approval under the *Public Health Act 2016*.

Note 4: The applicant is advised that any Public Event applications are to be lodge three (3) months prior to the event commencing, to allow sufficient time for assessment and approval.

Note 5: The applicant is advised that any temporary public camping is to be approved prior to the temporary camping being carried out under the *Caravan Parks and Camping Grounds Act 1995*.

Note 6: The applicant is advised that any required Liquor Licensing is to be addressed and approved where applicable.

Note 7: The applicant is advised that any temporary structures and stages information is to be provided in detail, including engineer's certification, erection manuals, certificates of insurance and certificates of installation by a competent person once installed.

Note 8: The applicant is advised that temporary electrical installations are to be certified by a licensed electrician prior to use.

Note 9: The applicant is advised that any food sold, must be by a business or group who is registered with a Local Government as a Food Business under the *Food Act 2008*, or if not currently registered must be registered with the Shire of Beverley at least one (1) month prior to the event and have approved food preparation premises or facilities.

Note 10: The applicant is advised that any event/event organisers, are to be affiliated with the relevant official motorsport body and are to have evidence of approval and endorsement from that body.

Note 11: The applicant is advised to submit written proof to the Shire of sufficient Public Liability Insurance for the event, one week prior to the event occurring.

Note 12: The applicant is advised that the Shire of Beverley might be in its Restricted Burning Times as declared under Section 18(5) of the *Bush Fires Act 1954*. Restricted Burning Times vary and should be checked by the applicant. During Restricted Burning Times a Permit is required to Burn or to light a fire during this period.

Note 13: 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.

Western Australian Tractor Pull Association Inc

(WATPA Inc)

Chief Executive Officer
Shire of Beverley
Vincent Street
BEVERLEY WA 6304

11th November 2024

Dear Mr Gollan, Shire President and Councillors,

The Western Australian Tractor Pull Association would like to submit our dates for the 2025 Season held at The Old Beverley Racecourse.

The Dates below have been chosen by the Club, subject to your approval and will traditionally begin with our Busy Bee Clean Up and Test & Tune/Event.

29 th March 2025	Busy Bee, Test & Tune/Event
10 th May 2025	Event
1 st June 2025	Event
28 th June 2025	Event
28 th September 2025	Event

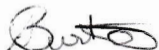
This up-coming season will see our main focus being on Club Members Tractors and Lawnmowers. Although we are open to future options moving forward, for now we will concentrate on the growth of our own Club.

The Club asks that you kindly consider the above dates and we as a club are aware that all are subject to any health directives regarding Covid 19 should any arise.

Attached is our proposal including an Event Management Plan, Safety Risk Assessment Plan, Current Emergency Evacuation procedure maps, 1st Aid Location Map and Assessment forms used by WATPA.

We look forward to another successful season, working with the Council, to keep our Family Orientated Sport within the Shire of Beverley.

Yours sincerely



Sheryl Burton
Outgoing Secretary

WA Tractor Pull Association
6 Thomson Street
YORK WA 6302
Email: tractorpullwa@gmail.com

Event Management Plan for Western Australian Tractor Pull Association

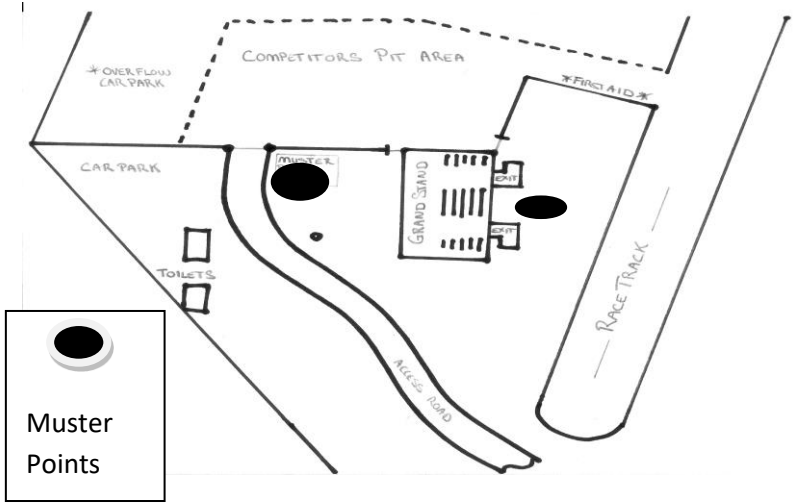
Pulling Events 2025

Item	Details	Please Note
Proposed Event Dates for the 2025 Season:	<p>Event Race Dates as follows: All Events at Beverley</p> <ul style="list-style-type: none"> • 29th March 2025 Busy Bee, Test & Tune/Event • 10th May 2025 Event • 1st June 2025 Event • 28th June 2025 Event • 28th September 2025 Final Event <p>All Events will involve WATPA Pulling Vehicles and Lawn Mowers run by WATPA</p>	Club Members will be camping over at Events due to Set up and Pack up activities.
Current Western Australian COVID 19 Status	At this time Western Australia has no active mandates or regulations in regard to Covid 19.	WATPA will continue to Monitor the Status of Covid 19, relevant training was completed at the start of the pandemic and we will act accordingly.

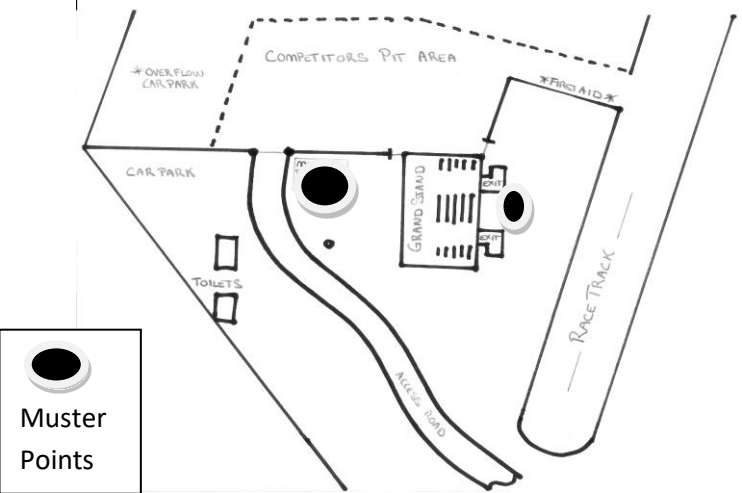
Event Management Plan for Western Australian Tractor Pull Association Pulling Events 2025

Item	Details	Activities
Hours of operation at events, including Pre-event and Post-event activities	Gates open to the public: 10am Competition starts: 12pm to 5.30pm Set up: Day Prior 8am to 5pm Pack up/Clean up: Sunday 8am to 5pm	<p>Pre-event: Grading, smudging, watering tracks, raking of public access areas, set up of sound system, cleaning of building for example toilets, kitchen, grandstand, cleaning of equipment, placing bins out, set up of tables and chairs, placing out fire extinguishers, set up of water tender, set up of 1st aid room/area, set up of track markers on tracks, place bunting on fences.</p> <p>Post-event: toilets re-cleaned, bins are emptied, and rubbish removed to tip, kitchen and servery clean up, pack up of sound system, pack away tables, chairs, bins, and fire extinguishers.</p>
Evidence of Public Liability Insurance (can be made a condition of Planning Approval)	\$20,000,000 public liability insurance with \$1,000,000 Voluntary Workers Insurance with	<p>Copies to be forwarded to Shire once our yearly policy is renewed for 2025 (Due 1st February 2025)</p> <p>Copies to be forwarded to Shire once our yearly policy is renewed for 2025 (Due 1st February 2025)</p>

Event Management Plan for Western Australian Tractor Pull Association Pulling Events 2025

Items	Details	Map
Emergency Evacuation Plan	<p>Upon the announcement to evacuate the patrons shall be directed to exit the grandstand via the 2 stairways and move to the muster point at the rear of the building in a rapid but safe manner.</p> <p>All competitors and pit crews must shut down and abandon the vehicles and make their way to the muster point at the rear of the building.</p> <p>An easily visible copy of the site plan and emergency procedure shall be displayed at strategic locations throughout the venue for patrons and competitors notice.</p>	

Event Management Plan for Western Australian Tractor Pull Association Pulling Events 2025


Item	Details	Map
<p>Emergency Procedure</p>	<p>In the event of an emergency evacuation, patrons will be guided to the nearest muster point by event officials in an orderly and safe manner. (See diagram for muster point)</p> <p>An alarm will sound in not only the event of fire but also for threats of hazardous materials, bombs, explosion, earthquake or any other major risk to the public.</p> <p>First, an emergency alarm will alert all of a potential problem and then if there is a need for evacuation, patrons will be directed to the muster area.</p> <p><u>Alarm/warning</u></p> <p>Alarms may be given in one or more of the following ways:</p> <ul style="list-style-type: none"> Via the Public address system. Via a ringing bell. Via a horn. Via Event Officials or Club Committee. <p>Note: Any form of alarm must be acted upon in serious & responsible manner.</p>	

Event Management Plan for Western Australian Tractor Pull Association Pulling Events 2025

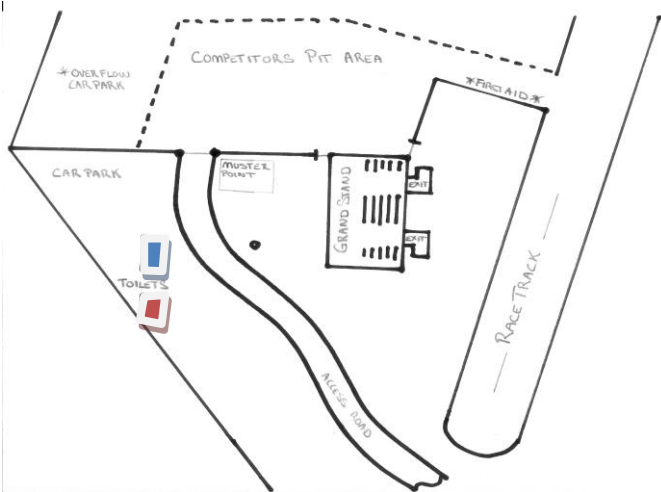
Item	Details	Map
Fire Management Plan	<p>The WATPA's Water Truck is set up dually to act as fire tender/dust suppressor.</p> <p>Chemical fire extinguishers are located every 20m along the pulling track and 50m around the lawn mower track.</p> <p>Chemical fire extinguishers are in the pit area, and within the building.</p> <p>All pulling vehicles must be fitted with fire extinguishers as part of the club rules and regulations.</p>	
First Aid/Medical Evac arrangements – minimum first aid on site “+”	<p>This year WATPA will engage with St Johns Ambulance to attend Events at Beverley.</p> <p>WATPA has a First Aid Cabinet located in the kitchen area with relevant signage notifying patrons of its location.</p> <p>The clubrooms have a shower located within the building for chemical spillage, and a Single Bed for First Aid purposes.</p>	<u>See attached map for 1st aid room location</u>

Item	Details	Map
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Event Management Plan for Western Australian Tractor Pull Association Pulling Events 2025

<p>Traffic Management / Parking</p>	<p>The parking is currently managed by event officials, attached is a site plan with a general layout of the parking area and this includes additional overflow parking area at the rear of the pit area.</p> <p>Green – Overflow parking/camping</p> <p>Orange – Parking area</p> <p>Purple – Pit area (Lawnmowers and Pulling Vehicles only)</p> <p>Purple Area – Camping area during night</p>	 <p>The site plan diagram illustrates the layout of the event area. It features a green rectangular area at the top, an orange trapezoidal area at the bottom, and a purple rectangular area in the center. A dashed line outlines a larger area surrounding the purple pit. To the right of the purple area is a long, narrow oval labeled 'RACE TRACK'. Below the purple area is a rectangular structure labeled 'GRAND STAND'. Two roads are shown: 'RACE ROAD' running along the bottom and 'PIT ROAD' running along the right side of the purple area. Arrows indicate directions of flow or access.</p>
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Event Management Plan for Western Australian Tractor Pull Association Pulling Events 2025

Item	Details	Map
Ablution facilities/Arrangements	<p>The grounds have separate male and female toilets. The male toilet block has 2 toilets and urinals while the female toilets have 4 toilets and a baby change station within the building. All toilets are easily accessible to wheelchair and elderly patrons.</p> <p>Blue building – Male toilets</p> <p>Red Building – Female toilets</p>	

Event Management Plan for Western Australian Tractor Pull Association Pulling Events 2025






Item	Details	
Management of the Environmental Impact in the following areas	<p>Noise Suppression The noise suppression has been reduced by the following,</p> <ul style="list-style-type: none"> • Keeping all tractor and truck competition and activities to the designated track and pit area only. • Ending all motorsport activities by the agreed time. • Monitoring and addressing any additional noise from the spectators. <p>Dust Suppression The dust is reduced by the following,</p> <ul style="list-style-type: none"> • Limiting activities to the pulling track. • Water suppression on the track and busy road area. <p>Bulk Fuel Storage and Handling There is currently no bulk fuel storage involved or required for this event and venue, all fuels are supplied by the individual for their own machine in accordance with the rules and regulation specified in the WATPA rule book for each specific class. The largest capacity mobile fuel container onsite may be a 205litre drum.</p>	

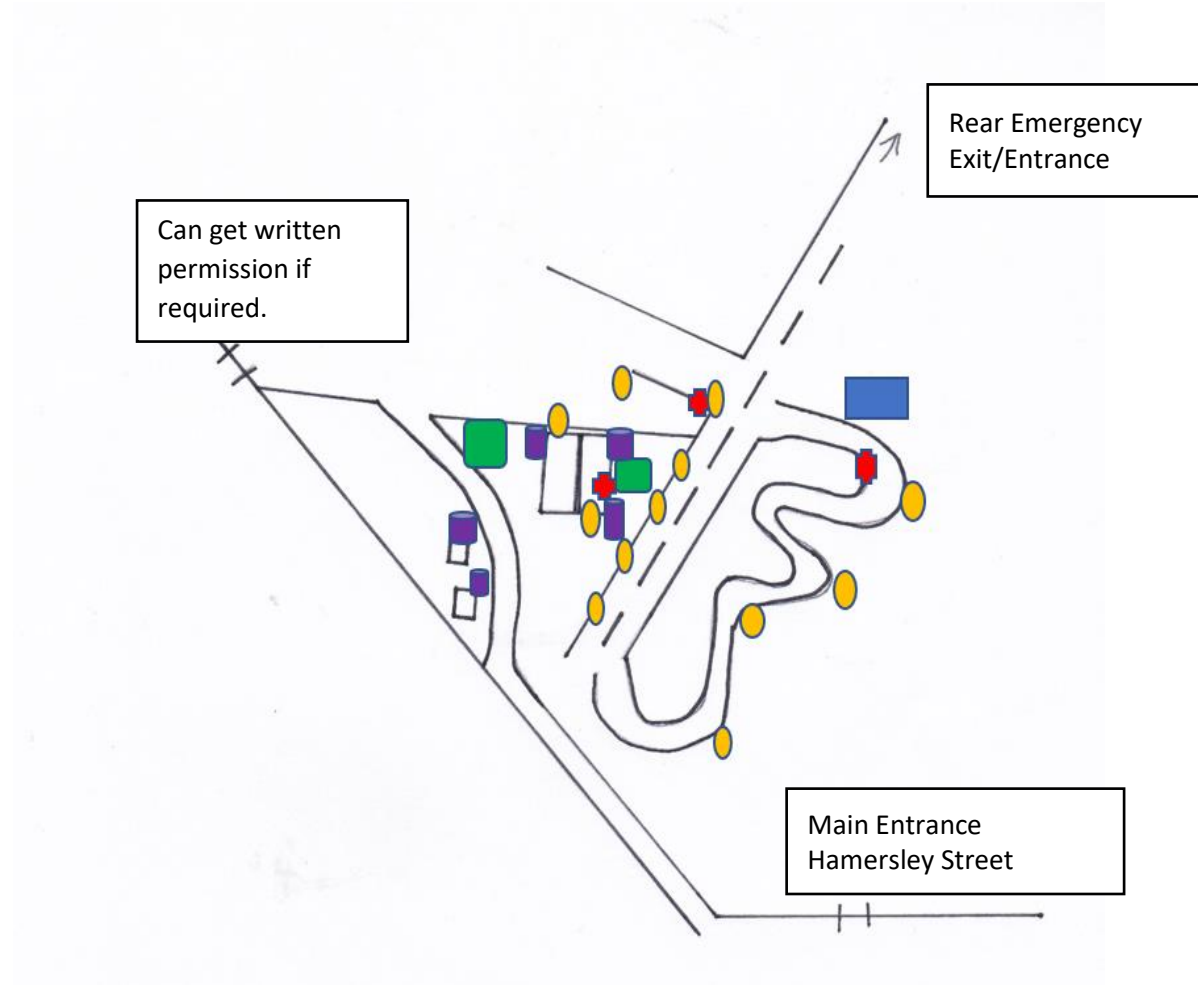
Event Management Plan for Western Australian Tractor Pull Association Pulling Events 2025

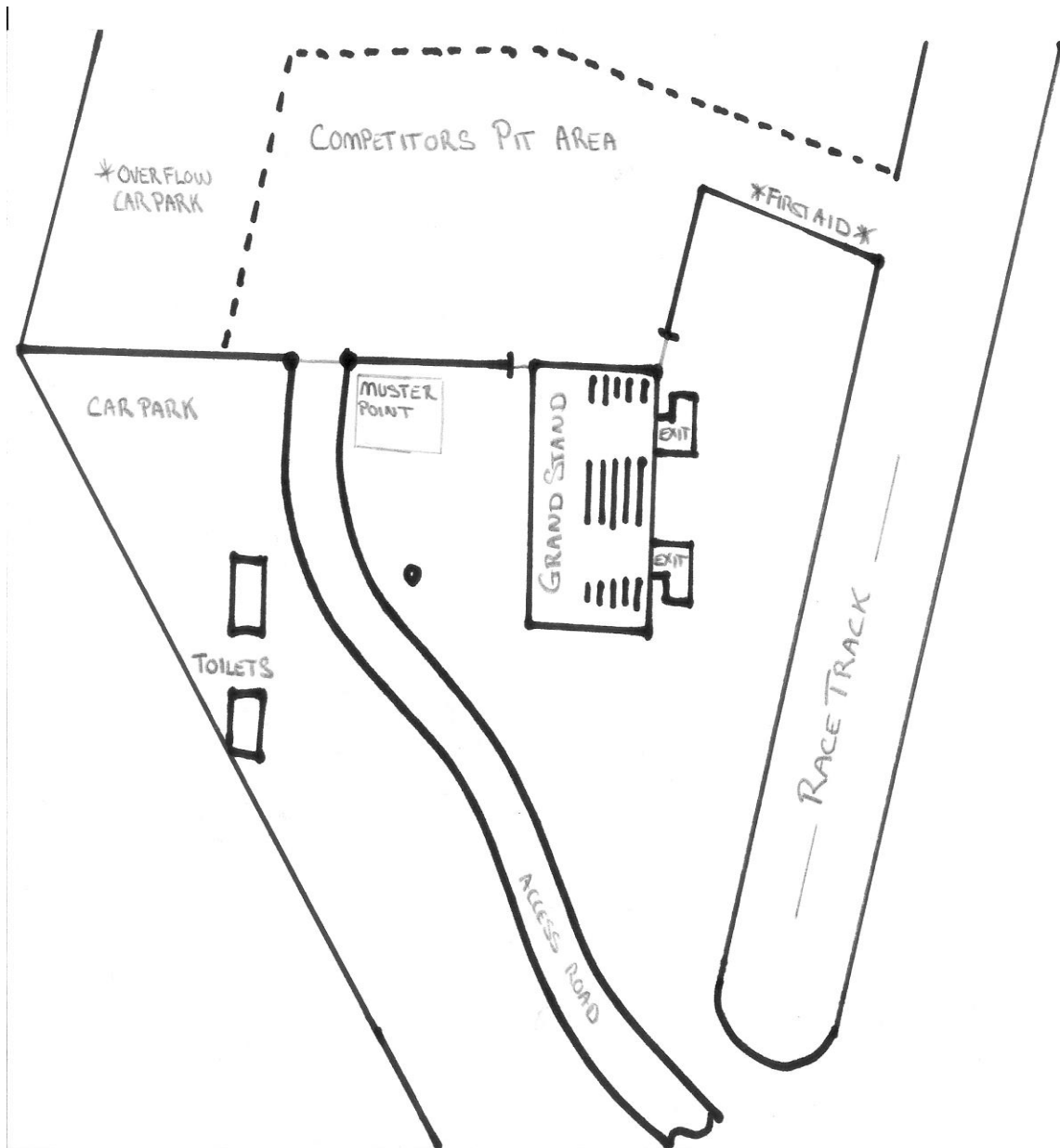
Item	Details	Map									
Camping arrangements	<p>Camping is usually for competitors only who stay behind and help pack up the next day. The pit area turns into parking as its close to toilets, shower and kitchen facilities inside the main building.</p> <p>In event of a major event, camping may commence a week prior to a race day where the Clubs groundsman stays overnight a weekend prior to an event.</p> <p>Purple Area – Camping area during night</p>										
Waste management arrangements	<p>Litter management is controlled by the WATPA. We currently supply our own 200 litre Rubbish Drums and have them placed strategically throughout the venue for the public to conveniently use. The bins are placed out prior to the event starting, the following day, we clean up the grounds of any additional litter followed by the bins being emptied at the local Beverley rubbish tip.</p>										
Catering for Events	<p>Food and Coffee for the 2025 Season will be provided by:</p> <table border="0"> <tr> <td>"Mysta Barista"</td> <td>Gary & Kerri</td> <td>0418 337 625</td> </tr> <tr> <td>"Beverley Men's Shed"</td> <td>Merv</td> <td>0457 447 482</td> </tr> <tr> <td>Or (John)</td> <td>WJFricker1@gmail.com</td> <td></td> </tr> </table>	"Mysta Barista"	Gary & Kerri	0418 337 625	"Beverley Men's Shed"	Merv	0457 447 482	Or (John)	WJFricker1@gmail.com		<p>Copies of each businesses current insurance certificate's will be provided to the Shire.</p>
"Mysta Barista"	Gary & Kerri	0418 337 625									
"Beverley Men's Shed"	Merv	0457 447 482									
Or (John)	WJFricker1@gmail.com										

EMERGENCY POINTS AND INFORMATION MAP

FIRE PLAN:

- Water Tender 
- Fire Extinguishers 
- Taps 
- Muster Points 
- Emergency Property Exits
- 1st Aid Posts 





WATPA Risk Action Plan

Risk #	Risk	Level of Risk	Recommended Action	Who's Responsible	Action Number	Resources required	Cost/benefit analysis Y-accept, N-reject	Timeframe	Reporting/Monitoring
1.	Out of control vehicle interaction with spectators	3/M	a) Fencing must be 1 metre in height b) Be made from plastic mesh, wire or similar so as to prevent spectator access to the track. c) Be a minimum of 3 metres (& up to 10 metres where possible) from the nearest edge of the racetrack. d) Have a 10-metre space [or more] between spectators and the track, at the end of the straight.	WATPA		Star pickets/caps Mesh fencing Bunting Warning signs Witches' hats		Ongoing	Check fencing prior to racing for any rusty posts and make sure caps, signs and bunting are in place.
2.	Out of control vehicle interaction with track staff – Control	3/M	a) Track Safety Barriers marking the edge of the track to be as a minimum windrow 300mm high b) Behind the hay bales and out of the direct line of oncoming traffic. c) Dressed in reflective vests or bright clothing of similar type to distinguish their status as Marshalls	WATPA		Reflective vests Safety barriers		Ongoing	Track staff to keep alert while racing is on
3.	Out of control vehicle interaction with other racers	4/H	a) track must be a minimum of 4 metres wide- but up to 8 metres where possible b) Have a maximum of 100 metre straight c) Have an appropriate safety run off at the end of the straight	WATPA		Track min 4m wide No tight corners Drivers to wear closed in shoes, helmet, neck brace, appropriate clothing for racing		Ongoing	Drivers to follow rules of racing and drivers not obeying rules are reprimanded accordingly

Attachment for Agenda Item 9.1

4.	Vehicle accident resulting in harm	4/H	a) First Aid Personnel must be in attendance at all times while racing is in progress. b) recommends the use of St Johns or a similar First Aid Contractor for legal reasons but senior first aid will be accepted if event is run in a town within 10km of a fully staffed hospital	WATPA		Minimum of 3 qualified 1 st aid attendees Hospital/Medical service contractor in attendance or on standby		Ongoing	Incident reporting forms to be filled for insurance purposes
5.	Vehicle accident resulting in fire	2/L	a. Fire extinguishers every 15m along tractor pulling track b. At least 1 is required and this is to be with the most centrally located Marshall on lawn mower racing track c. All vehicles require personal fire extinguishers for refilling fuel d. All tractor pulling vehicles must run with fire extinguisher in vehicle	WATPA		Fire extinguishers located around racetrack. Water tenders for fire that reaches paddock Fire extinguishers located in pit area		Ongoing	Incident reporting forms to be filled for insurance purposes
6.	Medical Emergency	2/L	First Aid Personnel must be in attendance at all times while racing is in progress. Local hospital to be notified of race dates	WATPA		Clear path for emergency vehicle to access accident where needed, clear access to 1 st aid room at rear of grandstand		Ongoing	Incident reporting forms to be filled for insurance purposes

7.	Spectators entering track	1/L	a)spectator fencing must be 1 metre in height b) Be made from plastic mesh, wire or similar so as to prevent spectator access to the track. c) Be a minimum of 3 metres (& up to 10 metres where possible) from the nearest edge of the racetrack. d) Have a 10-metre space [or more] between spectators and the track, at the end of the straight.	WATPA & gate attendant		Star pickets/caps Mesh fencing Bunting Warning signs Witches' hats Gate attendants		Ongoing	Gate and track attendants monitoring fence line, keeping an eye on spectators
8.	Traffic in pits	3/H	Pit Marshall directs traffic in pit area. All vehicles have a 5kph only policy when moving around Pit area.	WATPA & pit attendant		Pit Marshall x 2 Fluro vest Incident form(s) Two-way radio Gate attendant x 2		Ongoing	Warning signs placed in pit area
9.	Spectators in pits	3/H	Pit Marshall directs traffic in pit area. All vehicles have a 5kph only policy when moving around Pit area. Pit Marshall controls the flow of spectators and vehicles in pit area. All spectators asked to leave pit area prior to vehicles starting up.	WATPA & pit attendant		Pit Marshall x 2 Fluro vest Incident form(s) Two-way radio Gate attendant x 2		Ongoing	Warning signs in pit area and at entry to pits. Emergency map and information located in race day program given to spectators at main gate entry

10.	Pulling Sled	1/L	Sled hazard assessment and control sheet filled in prior to the running of every event. Scrutineers to assess sled to make sure it meets insurance and safety standards	WATPA		Sled Scrutineers x 3 Sled hazard assessment control sheet.		Ongoing	Every race meeting sled is serviced and checked so it meets Hazard assessment control standards
11.	Volunteers on track – Sled operator	2/L	All sled operators, Flag Marshalls, Track marshals and volunteer track workers to be trained and competent.	WATPA		Sled Trained operator who understands the rules and regulations of Tractor pulling		Ongoing	All drivers and hookers are trained in the process of hooking a competing vehicle to the sled and a flag marshal checks the hooking up process. Training is revised every 2 months.
12.	Volunteers on track – Hooking/ Unhooking	3/H	All sled operators, Flag Marshalls, Track marshals and volunteer track workers to be trained and competent process.	WATPA		Fluro vest Safety gear		Ongoing	All drivers and hookers are trained in the process of hooking a competing vehicle to the sled and a flag marshal checks the hooking up process Training is revised every 2 months..
13.	Volunteers on track – Pull back vehicle	2/M	Pull back vehicle to be a licensed roadworthy vehicle as per insurance requirements.	WATPA		Licensed road worthy vehicle		Ongoing	
14.	Pull back vehicle operator	2/L	All sled operators, Flag Marshalls, Track marshals and volunteer track workers to be trained and competent.	WATPA		Trained competent operator		Ongoing	

Attachment for Agenda Item 9.1

15.	Pulling Vehicle	3/M	All vehicles meet club standards and are built within the clubs' rules and regulations	WATPA & Vehicle Owner		Vehicle that meets WATPA rules and regulations. Has a fire extinguisher, safety kill switch, driver over 16years of age		Ongoing	Pre-start check on vehicle. All competing vehicles are scrutineered prior to the start of all events
16.	Fuel containers	3/M	All fuel containers are of approved type fire extinguishers for the fuel types are present at refuelling. WATPA has a no smoking policy in the pit area	WATPA & Vehicle owner		Appropriate fire extinguishers Scrutineers		Ongoing	Pit Marshall and scrutineers to inspect fuel containers and check fire extinguishers during scrutineering

Likelihood	Insignificant 1	Minor 2	Moderate 3	Major 4	Catastrophic 5
A (Almost Certain)	M	H	H	E	E
B (Likely)	M	M	H	H	E
C (Possible)	L	M	H	H	H
D (Unlikely)	L	L	M	M	H
E (Rare)	L	L	M	M	H

E (Extreme)	H (High)
M (Medium)	L (Low)

9.2 Development Application – Rural Pursuit (keeping of a horse) - 3 (Lots 236 & 237) Nicholas Street, Beverley

Submission To:	Ordinary Council Meeting 27 November 2024
Report Date:	15 November 2024
Applicant:	Jennine Williams
File Reference:	NIC 51731
Author and Position:	Stefan de Beer, Manager of Planning
Previously Before Council:	Nil
Disclosure(s) Of Interest:	None
Attachments:	Locality Map, Property Management Plan

SUMMARY

Council has received an Application for Planning Approval for a *Rural Pursuit* (the keeping of a horse) on 3 (Lots 236 & 237) Nicholas Street, Beverley. It will be recommended the application be approved.

BACKGROUND

The subject properties are respectively 1.2571 ha (Lot 236), and 6,981 m² (Lot 237) in extent, zoned *Rural Residential* in terms of the *Shire of Beverley Local Planning Scheme No. 3 (LPS3)* and contains an Outbuilding on lot 236.

The proposal is to keep a single horse as referenced in the submitted property management plan.

A *Rural Pursuit* Land Use is a discretionary use in the *Rural Residential* Zone meaning that the use is not permitted unless the local government has exercised its discretion by granting development approval.

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.”

Subject land:

The subject site is zoned *Rural Residential* and is 1.9552 ha in extent total (for both subject lots). It contains an outbuilding on lot 236. The proposal is measured against the guidance afforded by Council’s *Stocking Rates Policy*.

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, *Rural Residential* 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 the property, Shire Planner calculated the DSE for the subject property to be approximately **9.77 DSE** using the following formula:

Base Stocking Rate⁽¹⁾ X usable area⁽²⁾ = **9.77 DSE**

(I.E. 5 X 1.9552 ha = 9.77 DSE)

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 two horses 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 not yield a sufficient DSE to be able to accommodate the single horse proposed.

Using the DSE calculations in the Policy as a guideline, a **DSE of 10** would have been required for the subject property to be able to accommodate the 1 horse (10 DSE x 1).

The *Stocking Rates Policy* can permit though, with Council's discretion, proposals for *Rural Pursuit* land uses in excess of the Base Stocking Rate, where applicants submit a **Property Management Plan** which demonstrates that pasture improvement, nutrient and waste management methods are addressed.

Property Management Plan:

The applicant submitted a *Property Management Plan* that addresses areas of concern as required by the Council's *Stocking Rates Policy*. Please refer to the attachment.

Stabling of the animal:

The applicant submitted that there are trees on the property for shelter and that the intention is to construct a lean-to in time for additional shelter.

Fencing:

The Council's *Stocking Rates Policy* requires certain fencing standards including electric fencing and warning signage. Should Council resolve to approve the application, it will be recommended that the agistment areas be fenced as per the *Stocking Rates Policy*.

Conclusion:

Shire Planner is of the opinion that with appropriately framed Conditions of Planning Approval and adherence thereto, the proposed development can be well managed, and will be recommending approval.

CONSULTATION

The application was advertised to all immediate surrounding neighbours, with no submissions received at closing of the advertising period.

STATUTORY ENVIRONMENT

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

FINANCIAL IMPLICATIONS

No specific financial implications.

STRATEGIC IMPLICATIONS

Strategic Pillar: 4. Civic Leadership

Strategic Priorities: 4.3 Responsible planning

POLICY IMPLICATIONS

No specific policy implications.

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 a horse) at 3 (Lot 236 & Lot 237) Nicholas Street, 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.
2. The agistment area shall be appropriately fenced as per the Stocking Rates Policy, including the installation of electric fencing, with appropriate signage, to the satisfaction of the Shire.
3. The number and type of animal shall be limited to one horse only.
4. The Rural Pursuit shall be carried out in accordance with the submitted Property Management Plan, to the satisfaction of the Shire.
5. Where an existing animal kept on the property expires, it shall not be replaced without the further approval of the Shire having first being sought and obtained.
6. 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.
7. Measures shall be taken to prevent, as far as practicable, stormwater run-off and manure spillage unto neighbouring properties.
8. All manure is to be regularly collected and disposed of to the satisfaction of the Shire's Environmental Health Officer.

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.

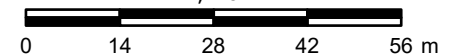
Note 7: If an applicant is aggrieved by this decision there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.



Author:

Created: 25 October 2024 from Map Viewer Plus: <https://map-viewer-plus.app.landgate.wa.gov.au>

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PROPERTY MANAGEMENT PLAN FOR HORSE

3 Nicholas St, BEVERLEY WA 6304

My written statement that addresses the following (where applicable):

- The number and type of stock; **x1 Standardbred Gelding Horse 15.3 Hands**
- Stabling practices; **No stables built – A lean to horse shelter will be erected down the track but there are trees for him to shelter**
- Collection, storage and disposal of manure, including fly management and odour control; **Manure will be picked up twice daily and bagged for either giving away or clean easy disposal and also some will be used for the fertilising of current trees on property once dried.**
- Nutrient management plan; **There is currently water run through the property where I will water down areas for 10 minutes x3 times weekly by use of a sprinkler.**
- Pasture management techniques, including type and condition of pasture, rotation of pasture; **I will have the property regularly maintained with small fenced off areas to help growth.**
- Fertiliser application rates; **The property will stay fertilised and harvested when required to assist in regrowth and watered**
- Irrigation; **There is water on the property and will have a sprinkler system set up to keep healthy growth and feed which will also help with Dust control;**
- Weed control; **Weeds will regularly be checked and pulled and will ensure all hay on property is tested for weeds**
- Water availability and use; **Water is connected and will water down x3 times a week for 10 minutes during summer only. A free standing water bath is already in place for the horse to have fresh water, checked twice daily.**
- Soil type. **Soil type is Loamy**

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

Submission To:	Ordinary Council Meeting 27 November 2024
Report Date:	18 November 2024
Applicant:	Beverley Station Arts Inc.
File Reference:	VIN 50049
Author and Position:	Stefan de Beer, Manager of Planning
Previously Before Council:	Date if it has been before Council or Committee
Disclosure(s) Of Interest:	Nil
Attachments:	Application Letter, Site Plan & Sea Container Photos

SUMMARY

An application has been submitted to place a 10ft Sea Container at the Beverley Railway Station precinct to provide an additional Bar Facility/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 10ft Sea Container as an additional Bar Area 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 practical issues with the serving of beverages during Beverley Station Arts functions.

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 such a fashion so that it is in harmony with the particular precinct, to the satisfaction of the Shire. In this regard, the proposal to have an Art Competition to choose an appropriate rendering for the exterior of the Sea Container, is noted.

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	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

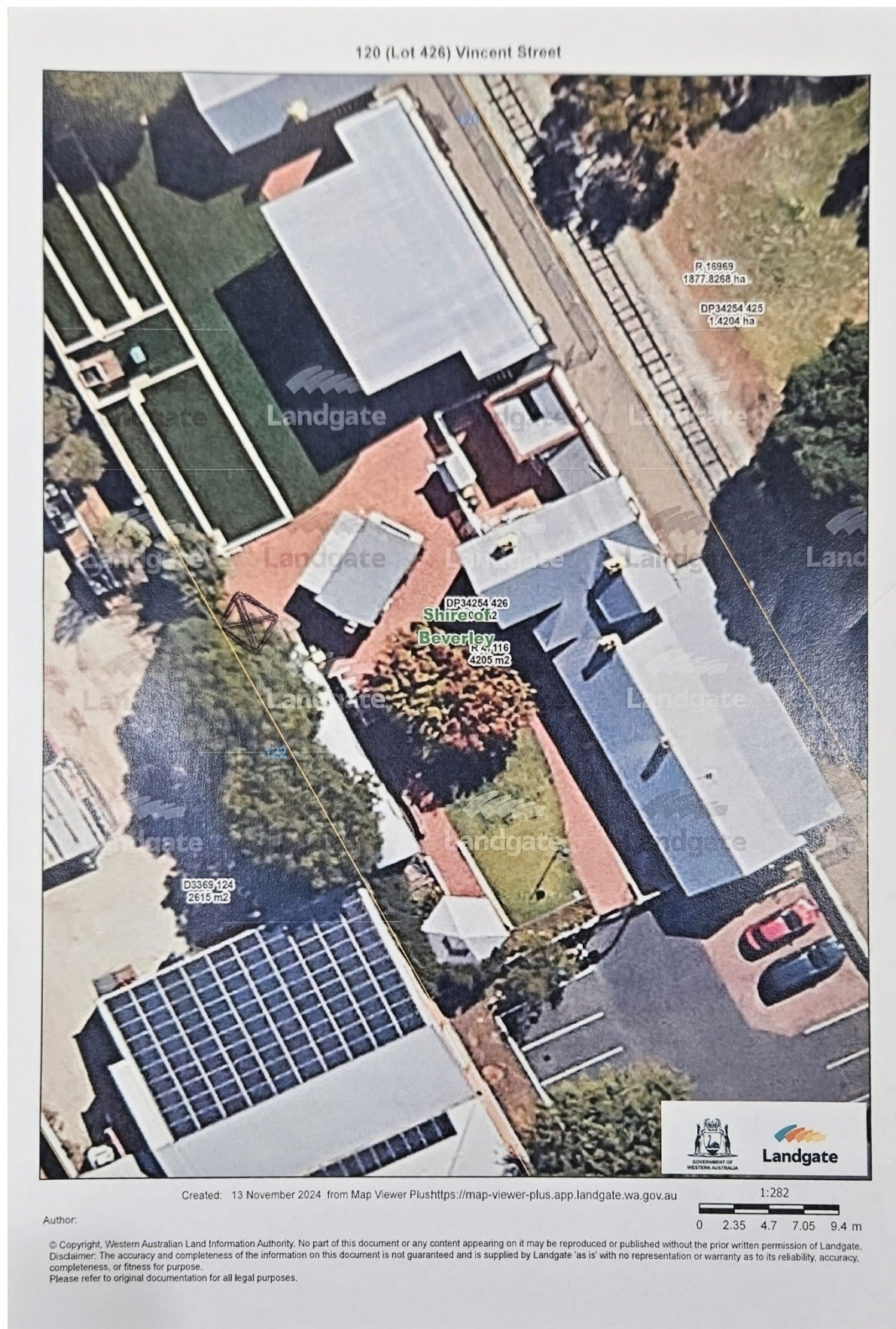
That Council grant approval for the Sea Container Bar/Storage at the Beverley Railway Station at 120 (Lot 426) – (Reserve 47116) Vincent Street, Beverley, subject to the following condition and advice notes:

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 fashion 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.



Date: 13/11/2024

To: Stefan de Beer

Manager of Planning and Development Services

Shire of Beverley

Dear Stefan,

On behalf of Beverley Station Arts I wish to apply for approval to install a 10ft sea container at the Station Precinct on the north side of the train carriage for the purpose of a bar solely to be used by BSA for our functions.

We presently operate with a portable bar and large eskies which is very time consuming to set up and pack away. Left over alcohol is kept in the Station Kiosk fridge where there is the risk of burglary as the building is not very secure, and also theft with the door open during events. Plus it can cause health and safety problems when sharing the facility with food catering staff. And the double handling of stock to and fro our portable bar before and after events is a concern. The BSA committee has therefore decided that a sea container would be the safest option for alcohol storage as well as functioning as a bar for our events.

The container we hope to purchase was previously used as a safe and is in great condition. It is fully insulated with lights and circuit breaker plus camera inside, and safe flooring. We will need to install a solar roof vent, an air conditioner, and a hydraulic strut servery. Its exterior, presently painted white, we hope will be rendered through competition for an art narrative with a train theme.

Please find attached planning application. Also attached is a marked-up drawing of the siting proposal for the Sea Container/Bar with some info on dimensions.

Hopefully this application meets with Shire's approval.

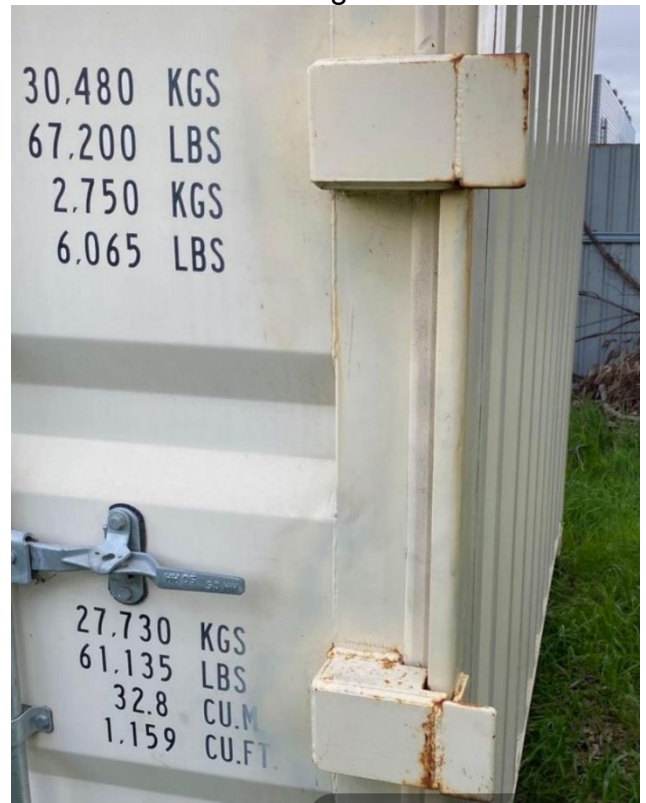
Yours sincerely

Jenny Broun

Chair, Beverley Station Arts



Container 10ft fully insulated with lights perfect for food storage Mad...



9.4 Development Application: Tree Farm – 1834 (Lot 400), York-Williams Road

Submission To:	Ordinary Council Meeting 27 November 2024
Report Date:	20 November 2024
Applicant:	Garry Spouge – Landowner: Mining Motor Trimmers Pty Ltd (Consultant: Woodland Services)
File Reference:	YOR 51217
Author and Position:	Stefan de Beer, Manager of Planning
Previously Before Council:	No
Disclosure(s) Of Interest:	None
Attachments:	Management Plan for Tree Farm

SUMMARY

An application for a *Tree Farm* on 1834 (Lot 400) York-Williams Road, had been received. The application will be recommended for approval.

BACKGROUND

An application was received from Garry Spouge to establish a *Tree Farm* on 1834 (Lot 400) York-Williams Road.

The application is accompanied by a justification statement and a comprehensive Management Plan - see attached. This includes a Reforestation Plan, Fire Management Plan and species planting schedule.

The applicant has engaged *Woodland Services* to prepare the Management Plan for the proposal. *Woodlands Services* will also carry out the tree planting for the project.

The applicant submits that they intend to continue mixed farming practices on the better agricultural land and would like to re-introduce a mixed species planting of native trees and shrubs on the areas of the property that have not recently been used for farming. The applicant submits that areas not used for farming are evident by the untilled areas of the satellite imagery in the development application. The proposed planting area is currently estimated at 33 hectares.

The background statement in the submitted documentation states that the planting proposed will be part of a Carbon Sequestration Project which will operate under the Australian Government's Carbon Credit Unit Scheme (ACCU Scheme).

The application documentation states that there are no plans at the present moment to harvest any of the species in future.

The subject property is located at 1834 (Lot 400) York-Williams Road, is zoned *Rural* pursuant to the *Shire of Beverley Local Planning Scheme No. 3 (LPS3)* and is 76.2269 ha in extent. It contains a shed and water tank.

Pursuant to LPS3, a *Tree Farm* means:

land used commercially for tree production where trees are planted in blocks of more than one hectare, including land in respect of which a carbon right is registered under the Carbon Rights Act 2003 section 5.

A *Tree Farm* is a discretionary Land Use in the *Rural Zone* which means that the use is not permitted unless the local government has exercised its discretion by granting development approval.

COMMENT

When considering the application for a *Tree Farm* the guiding documents for assessment are the following:

- *Shire of Beverley Local Planning Scheme No. 3 (LPS3)*,
- *Local Planning Policy on Tree Farms (Policy)*.

Shire of Beverley Local Planning Scheme No. 3 (LPS3):

The subject property is located in the *Rural Zone*. Pursuant to LPS3, the Objectives of the *Rural Zone* are as follows:

- *To provide for the maintenance or enhancement of specific local rural character.*
- *To protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use.*
- *To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage.*
- *To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone.*
- *To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.*

In response to the above Objectives the applicant submitted the below statement:

The scheme objectives for the Rural Zone are to preserve broad acre agricultural activities as primary land uses whilst allowing other land uses compatible with the primary use. Additionally, environmental qualities of the landscape, vegetation, soils and water bodies are to be maintained and enhanced.

The planting proposed for Ydontcha Too will be part of a carbon sequestration project, the YdontchaTwo Project, which will operate under the Australian Government's Australian Carbon Credit Unit Scheme (ACCU Scheme). Under this Scheme, Garry Spouge who is the both the owner of the land and owner of the project will plant tree and shrub species native to the local area on the land that is not currently considered as viable agricultural land.

Shire Planner agrees with the proposition that the proposal is aligned with the Objectives of the *Rural Zone*. The expressed intent to plant less agriculturally viable parts of the subject property is specifically noted, and supported.

Local Planning Policy: Tree Farms (Policy):

The Shire of Beverley Local Planning Policy on Tree Farms states the following as Objectives of the Planning Policy:

- *Achieve a consistent efficient and equitable system for assessing and approving tree farm applications;*
- *Encourage tree farm developers to adhere to industry guidelines and standards as specified in relevant codes of practice and other documents; and*

- *Identify specific issues that the Shire wish to see addressed in the planning and development of tree farms.*

As per the Policy Statement, a Management Plan is required for a Tree Farm that provides details of the way in which a Tree Farm will be developed and managed and aims to demonstrate the means by which the principles of environmental care, cultural and fire management objectives are achieved.

The applicant submitted a Management Plan which, as per the abovementioned Policy Directives, included an Establishment Plan, ongoing Management Plan and a Fire Management Plan.

Shire Planner submits that the submitted statements and Management Plan sufficiently addresses the directives of the above Policy, and the application will be recommended be approved.

CONSULTATION

No external consultation was considered required.

STATUTORY ENVIRONMENT

The application may be considered consistent with 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: 3. Environment
4. Civic Leadership
Strategic Priorities: 3.3 Natural resources are sustainably managed
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	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 Tree Farm at 1834 (Lot 400) York-Williams Road 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.
2. The submitted Management Plan are to be complied with at all times, to the satisfaction of the Shire.
3. On the Shire's request, a report shall be presented to the Shire indicating compliance of the Tree Farm operations with the submitted Management Plan and relevant Codes of Practise.
4. Prior to harvesting, a Harvesting Management Plan shall be submitted to the satisfaction of the Shire, where applicable.

Advice Notes:

- Note 1: Nothing in the approval or these conditions shall excuse compliance with all relevant written laws in the commencement and carrying out of the development.
- Note 2: The following Codes of Practise shall apply to this Tree Farm, where applicable:
- Code of Practice for Timber Plantations in Western Australia (Forest Industries Federation (WA) Inc., 2014)
 - Guidelines for Plantation Fire Protection (FESA, 2011) – now DFES
 - Code of Practice for the use of Agricultural Chemicals in Western Australia (2005, Agriculture Western Australia).
- Note 3: The applicant is advised that where applicable, a building permit is required prior to commencement of any building works.
- 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.

1834 York-Williams Rd – Management Plan for a Tree Farm

Shire of Shire of Beverley

29 October 2024



Photo: Remnant *Eucalyptus wandoo*, the dominant native tree species that remains on the property.

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1. Key reference details

PROPERTY DETAILS

Name: Ydontcha Too

Street Address: 1834 York-Williams Rd

Registered Proprietor & Land Manager: Garry Spouge, Director of Mining Motor Trimmers Pty Ltd



Land description: Lot 400 on DP55711. Volume 2661;Folio 270

A map of the property is shown in Figure 1.

Following page: Figure 1. Map of Ydontcha Too, the land on which the Ydontcha Two Project will operate.



Legend

-  Cadastral boundaries
-  Ydontchatwo Project_project area

Ydontchatwo Project

1834 York Williams Rd
Dale WA 6304
Shire of Beverley



WOODLAND SERVICES

2024-05-22T16:30:30.933
Jodi Wildy
GDA94 MGA 250
Imagery: Google satellite
Vector: Landgate cadastral database, local roads

2. Project and Objectives

Background

Landowner Garry Spouge purchased Lot 400 DP55711, “Ydontcha Too” on 1834 York-Williams Rd in April 2024. The property is less than 20 kms from Beverley and currently consists mostly of cleared unimproved pastures and remnant paddock trees. It is the owner’s understanding that the property has been cropped on the good soils and possibly grazed on the poorer sandy clays in recent years.

The landowner intends to continue mixed farming practices on the better agricultural land and would like to re-introduce a mixed species planting of native trees and shrubs on the areas of the property that have not recently been used for farming. The areas not used for farming are evident by the untilled areas of the satellite imagery in Figure 1. The proposed planting area is currently estimated at 33 hectares.

The 76 hectare property is Zoned ‘Rural’ within the Shire of Beverley Local Planning Scheme No. 3. According to the Scheme, permissibility of Tree Farms as a land use is discretionary (D), meaning that the use is not permitted unless the local government has exercised its discretion by granting development approval.

The scheme objectives for the Rural Zone are to preserve broad acre agricultural activities as primary land uses whilst allowing other land uses compatible with the primary use. Additionally, environmental qualities of the landscape, vegetation, soils and water bodies are to be maintained and enhanced.

The planting proposed for Ydontcha Too will be part of a carbon sequestration project, the YdontchaTwo Project, which will operate under the Australian Government’s Australian Carbon Credit Unit Scheme (ACCU Scheme). Under this Scheme, Garry Spouge who is the both the owner of the land and owner of the project will plant tree and shrub species native to the local area on the land that is not currently considered as viable agricultural land.

This management plan will describe the project in further detail in accordance with the Shire of Beverley Local Planning Policy: Tree Farms.

3. The YdontchaTwo Project

As part of the plan to increase local biodiversity and farm resilience in a drying climate, Garry Spouge would like to revegetate parts of Ydontcha Too on the less agriculturally viable parts of the property evident in Figure 1. On the property, the re-introduction of trees and shrubs will boost the forage and habitat diversity for existing local plant and animal species. The planting will increase the ecological buffer between existing remnant vegetation to the east of the property and cleared land, as well as connecting isolated paddock trees with larger areas of remnant vegetation. To help fund the costs of the planting, Garry has registered the planting with the Australian Carbon Credit Unit (ACCU) Scheme.

The block planting is currently estimated at 33 ha with the bulk of the planting proposed to occur in the eastern-most paddock adjacent to the York-Williams Rd, which consists of deep gravelly sands. The planting will extend west on the southern boundary, ensuring at least 100m of cleared land will be between the planting and the shed (Map 1 – Fire Management Map). The planting will follow the northern boundary from the east to the drainage lines bound by the properties to the north and west. Areas that have not been cropped in recent times will be prioritised for tree planting.

It is the intent that the planting will enhance the habitat and biological linkages between the existing fragments of vegetation whilst allowing traditional agricultural practices to continue.

The Ydontcha Too property sits within the Goonaping vegetation complex, dominated by open forests of *Eucalyptus marginata* (Jarrah) and *Eucalyptus wandoo* (Wandoo) on the sandy gravels, low woodland of *Banksia attenuata* on dry sandy sites and *Banksia-Melaleuca* on the moister sandy soils (Mattiske Vegetation Survey, 1998). The only native vegetation noted on the property are large and isolated Wandoo, Marri and Jarrah. Small fragments of remnant

bushland sit across the York-Williams Rd to the east of Ydontcha Too and become more distant surrounding the property to the north, south and west.

Re-introducing native trees and shrubs into the farming landscape will broaden existing connections between these remnant fragments of vegetation on and adjacent to the property. It is expected the planting will increase habitat and forage for the native flora and fauna. Very importantly, *Banksia* species will be planted in the gravelly sands adjacent to the York-Williams Rd in the hope that these trees will provide a preferred source of forage for the endangered black cockatoos. Water quality downslope of the planting is also expected to increase during recharge rain events by reduce sheet erosion and immobilising saline discharge from the soil profile.

In accordance with best practice and the ACCU Scheme Methodology, the Carbon Credits (Carbon Farming Initiative) (Reforestation by Environmental or Mallee Plantings—FullCAM) Methodology Determination 2014, the planting will aim to reflect the structure and composition of the surrounding intact the native woodlands. Species to be included in the planting are *Eucalyptus wandoo*, *E. loxophleba* subsp. *loxophleba*, *E. marginata*, *Corymbia calophylla*, *Banksia* and *Melaleuca* species. These species were identified as existing on the property or on nearby roadside reserves. A list of the species proposed to be planted is detailed in Appendix C.

The planting operations will be managed and implemented by Woodland Services, owned and operated by Dan and Jodi Wildy. Woodland Services have worked extensively throughout the central and northern wheatbelt providing tree planting services, plantation and project management for more than 17 years. Garry Spouge will be the manager of the project.

The required permanence period for the carbon project will be up to 30 years from the 1st September 2024, the date of project declaration by the Clean Energy Regulator.

The configuration of the planting will be in a block formation with small compartment sizes, firebreaks and internal tracks. Plantation management and firebreaks will be compliant with the Code of Practice for Plantations in Western Australia, the Guidelines for Plantation Fire Protection (FESA 2011) and Shire regulations. Although a revision of the FESA guidelines is in progress, it has not been finalised. The Guidelines suggest a 10 m bare earth perimeter firebreak. There will a 15m setback on external boundaries incorporated into the proposed planting area to allow for a 10m bare earth firebreak (Map 1).

A screenshot from the Map of Bushfire Prone Areas (<https://maps.slip.wa.gov.au/landgate/bushfireprone/>) indicate that the eastern parts of Ydontcha Too have the potential to be impacted by bushfire from existing remnant and vegetation on the roadside of the York – Williams Rd and the vegetation on property immediately to the east of the road. Additional tree planting on the property will by default increase the potential area susceptible to bushfire attack on and adjacent to the property. However, the planting area will be developed with fire management and fire mitigation strategies in order to reduce the susceptibility to bushfire attack.

At this point in time there is no intent to harvest the trees at the end of the project, therefore this planting will not have any associated use of haul trucks on local roads for a tree harvest.



Current area prone to bushfire attack (<https://maps.slip.wa.gov.au/landgate/bushfireprone/>) Refer to the fire management plan (Section 11) for more info regarding fire protection.

4. Document scope

This document contains the details and maps of Ydontcha Too, with plans for establishment and longer term management as a result of the revegetation work, as well as a plan to manage the risk of fire.

5. Relevant codes of practice

In addition to the laws of Western Australia, the following are relevant:

- Code of Practice for Timber Plantations in Western Australia (Forest Industries Federation (WA) Inc., 2014)
- Guidelines for Plantation Fire Protection (FESA, 2011) – note that the agency FESA has now changed names to 'DFES'
- Code of Practice for the use of Agricultural Chemicals in Western Australia (2005, Agriculture Western Australia).

6. Site features

Topography: Gently sloping with a general north-east facing aspect

Soil description: Shallow sands to gravelly sands over clay

The Department of Primary Industries and Regional Development (DPIRD) has mapped land capability for 5 broad land uses for the south-western agricultural area of Western Australia. The land capability assessment method identifies possible physical, chemical and degradation constraints to land use on particular soils and landscapes.

DPIRD land capability – grazing: The majority of the farm is classified as B1 for grazing (DPIRD land capability) indicating the land has a greater than 70 % chance of growing moderate to high quality pasture (Figure 2a).

DPIRD land capability – cropping: The majority of the farm is classified as C2 for cropping (DPIRD land capability) indicating the land has more than 70 % low to very low capability for cropping (Figure 2b).

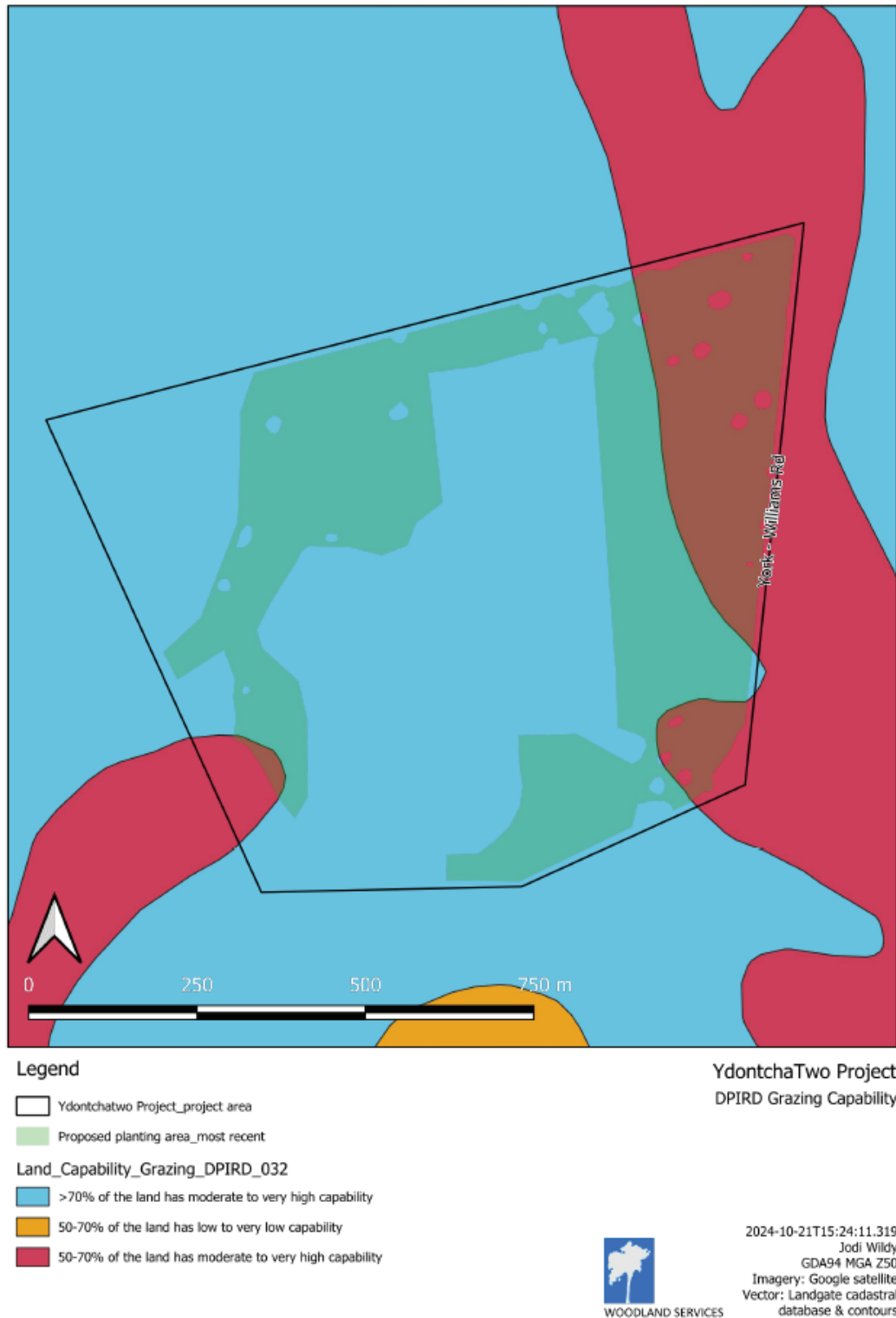


Figure 2a. DPIRD Land Capability for grazing at Ydontcha Too.

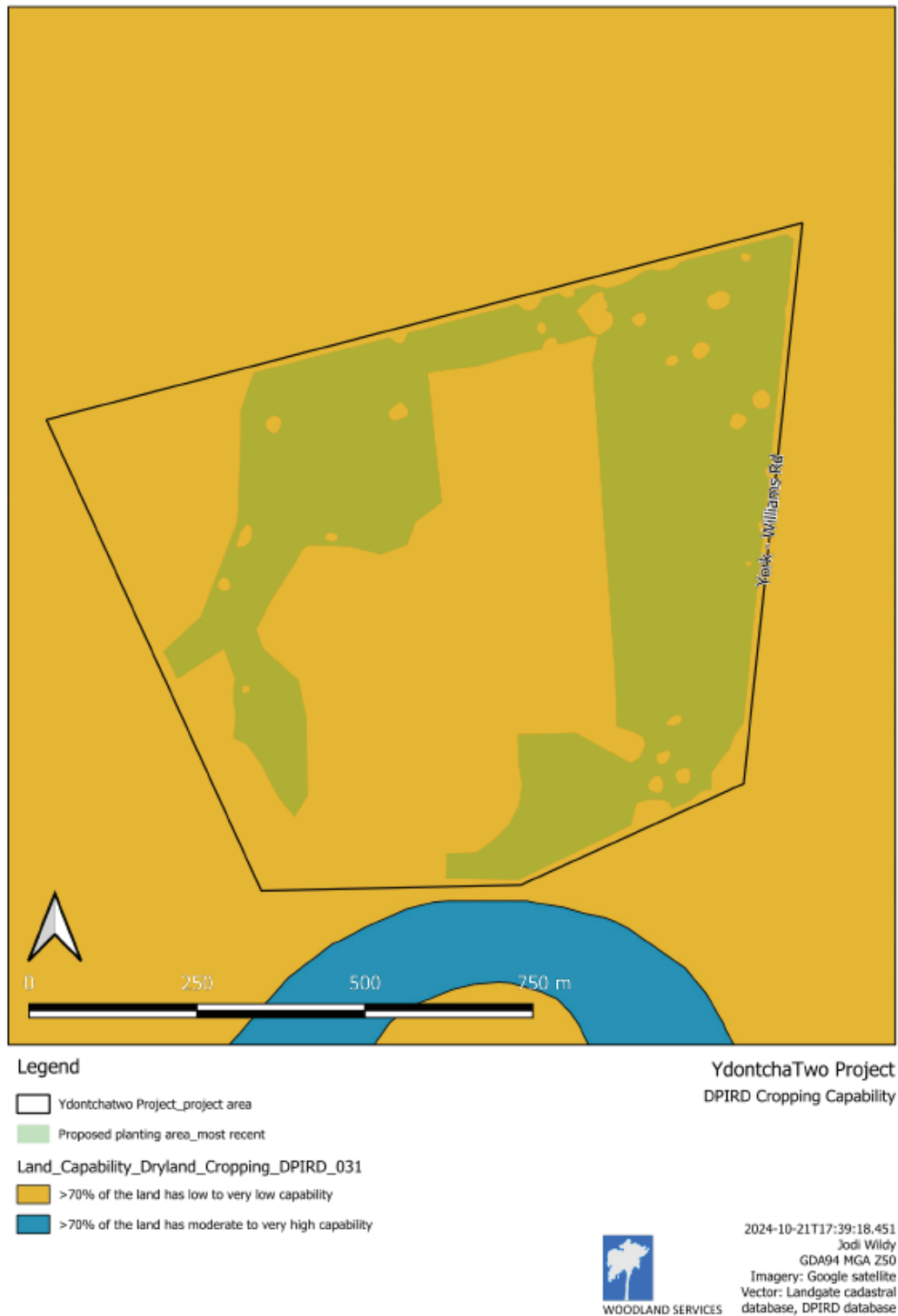


Figure 2b. DPIRD Land Capability for cropping at Ydontcha Too.

Vegetation remnants high in the landscape include Wandoo (*Eucalyptus wandoo*), Jarrah (*E. marginata*) and Marri (*Corymbia calophylla*).

7. Reforestation overview

Integration of trees into the landscape on Yondontcha Too

The small parcels of arable land on Ydontcha Too are not of sufficient scale to cover costs to implement traditional agricultural practices. Arable areas can be leased to neighbours, whilst the less viable areas can be planted to trees. Generation of carbon credits from the planting will recover the costs of the planting and property management.

The aims for the selection of land for revegetation are to:

- Target lower-productivity agricultural soils on the property (see photos 1,2), i.e. without recent cropping history
- Will connect and buffer plantings to existing isolated trees and remnant vegetation
- Screen the property from the York-Williams Rd
- Include sufficient revegetation land to make the project viable.



Photo 1 – Unimproved pasture on lower sloped adjacent to York – Williams Road.



Photo 2 – Adjacent to western boundary, unimproved pasture adjacent to parts of the property previously cropped

Following pages:

Figure 3: Area proposed for planting at Ydontcha Too.



Legend

- Ydontchatwo Project_project area
- Proposed planting area, 33 ha
- 2metrecontoursDPIRD_072_4

YdontchaTwo Project

Proposed planting area

Note: Firebreaks have been built into the planting areas as a 15 m setback from the property boundary.



8. Management of the reforestation

A reforestation plan for the site will continue to develop in terms of detail after further site assessment. This will include the refinement of the description of target site conditions, which will likely be based on natural occurrence of remnant vegetation on similar soils nearby. This will likely involve Wandoo and Jarrah-Bankisa dominated vegetation types.

There are short and long-term activities required to achieve the reforestation goals. This will preclude detrimental factors (grazing by hooved animals, water erosion, rabbit activity), and include activities such as ongoing management, fire risk suppression. The risk of the threats to the planting are assessed in Table 1.

Establishment

Forest establishment activities will be focussed on re-introducing trees, shrubs, and understorey species to the land, allowing time and natural vectors to add further herbaceous species to the mix.

Basic elements of establishment silviculture on reforestation sites are (i) species selection, (ii) ground cultivation techniques, (iii) water harvesting techniques i.e. V-or W- shaped planting lines are always used to accumulate rainfall, (iv) timing of operations, (iv) weed control, and (v) techniques to deal with site-specific issues, such as exclusion of kangaroos and rabbits.

For mixed species reforestation, direct seeding is often used for the establishment of species which have a life cycle which is geared towards regeneration by seed (seed usually abundant, and germinates reliably). Conversely, many long-lived species do not regenerate by seed easily, or would require larger amounts of seed than is readily available, and these are grown in nurseries and planted as seedlings. This usually includes larger overstorey eucalypt and melaleucas in southern Western Australia. For this reason, both direct seeding and seedling establishment may be used to re-establish a forest at Ydontcha Too.

Layout of revegetation areas

Planting compartments are less than 30 ha in size in line with the Guidelines for Plantation Fire Protection (DFES, 2011). Refer to Map 1 for further detail regarding the areas to be planted and compartment size.

Plantings will involve rows typically at a maximum of 6m spacing. These will be curved to follow the contour to allow rainfall to infiltrate and to minimise water and wind erosion.

Cultural heritage sites

There are no known heritage places on Ydontcha Too. The Avon River, a registered site is approximately 3.5 kms to the south-east at it's closest point. 'Bald Hill' and 'The Barracks' are currently lodged as places and sit more than 5 kms to the north-east (Aboriginal Heritage Places_DPLH_001, Appendix A).

Buffer zones and setbacks

The layout of the plantings aim to avoid having revegetation corridors near farm infrastructure (see Figure 2, Section 11). In any event minimum setbacks will be 50m from non-habitable sheds and 100m from habitable houses as per DFES/FESA guidelines. There are no other significant natural or built features on the property that require a formal buffer.

Access and firebreaks to within and surrounding the proposed planting will be in accordance with the Shire of Beverley Firebreak Notice, the Code of Practice for Timber Plantations in Western Australia (FIFWA, 2014) and the Guidelines

for Plantation Fire Protection (DFES, 2011). Location of tracks and firebreaks are in the Fire Management Map and Plan for Ydontcha Too (Section 11).

Ground preparation plan

Two systems are likely to be used across the site.

- Lines created with a scalper and ripper, which can contain direct seeded species with or without seedlings that have been raised in a nursery. Direct seeding lines are designed to create an even and controlled seed bed for accurate seed placement, with a water-harvesting 'V' profile.
- Seedling-only lines which are scalped, deep ripped and formed to create water-accumulating shapes ahead of the winter rains using Chatfield tree planter.

Erosion considerations

Site preparation takes into account the likelihood of erosion from wind or water. Contour site workings can be used to minimise water erosion, and the presence of continuously curving lines prevent very large areas being exposed in the event of a damaging wind. Presence of weed material on unplanted inter-rows is seen as beneficial in holding topsoils in the event of damaging winds.

Management of competitive plant species during establishment phase

Native perennial species, i.e. the plants being established as part of the establishment phase, are usually slower growing in the first year than winter-active annual pasture species, and can be choked out and killed in the first spring by moisture competition from more these aggressive annual species.

During establishment operations, light topsoil scalping will remove competitive annual species from near the establishing woodland species in the first year. Herbicide at label rates may be used prior to planting as a broadacre application to knock down competitive weed species in the inter-rows.

After establishment, a light ground cover of mixed pasture species ("weeds") between planting rows can be beneficial in providing a micro-climate for establishing trees over the summer months, including protection from wind events. The subsequent build up of dead weed material promotes soil biological processes and water infiltration following any rain.

Existing recent regrowth

The presence of existing native regrowth in some areas of the revegetation sites can be detrimental to establishing seedlings, since the perennial plants are very effective at depleting soil moisture levels in the soil which would otherwise be relied on by the newly established seedlings for survival during the first summer.

The intention is not to clear existing young regrowth vegetation but work around it. Areas with heavy regrowth may receive supplementary infilling with additional species.

Remnant vegetation

Remnant vegetation on the property consists of large isolated Wandoo and Jarrah trees that will not be disturbed or cleared. Planting rows do not generally go under the canopy of these trees in order to avoid root damage. New plantings of similar species will adjacent to the trees should enhance the longevity of the existing remnant vegetation. Larger stands of remnant vegetation will have the minimum 6m bare earth firebreak as specified in the DFES Guidelines for Plantation Fire Protection (DFES, 2011).

Planting of seedlings

Seedlings will be planted at a density of approximately 500-800 per hectare in winter 2025.

Seedling quality is one of the critical factors affecting the likelihood of success. Seedlings will be sourced from experienced nurseries with a proven track record operating in regional WA. The current species list for the planting can be viewed in Appendix C.

Nutrition

Soil testing may be used to gain knowledge on site mineral levels and salinity levels. Small amounts of conventional fertilizer, slow release fertilizer, or carbon-rich compost material may be added during the ground preparation phase as a result of this testing.

Insect management

Monitoring in the months following the establishment is critical to identify issues that can be altered by management practices.

In the unlikely event that monitoring and assessment indicates that foliar application of pesticides are required, these will be through ground based application by authorised providers at label rates.

Disease

Diseases in new plantings trees will be monitored at routine inspections, and if control measures are required they will be in line with industry practices.

Survival assessment and replanting

As well as ongoing monitoring, plantings will be surveyed for survival approximately 8 months following planting. This will identify any infill and replanting that will be required the following winter.

Monitoring and compliance of the planting is a requirement for the ACCU Scheme offset reports. Submission of offset reports are required at a maximum every five years to receive carbon credits.

Table 1. YdontchaTwo Project – Risk assessment, potential threats to plantation, community and surrounds

Assets	Distance	Bf hazard	Vulnerability	Level of Impact	Consequence	Likelihood	Risk based priority
Agricultural Crops	Adjacent	Medium	Moderate	Local	Major	Unlikely/ possible	Medium/high
Agricultural other	Adjacent	Medium	Low	Local	Moderate	Unlikely/ possible	Medium
Farm houses and buildings	100+m	Low	Moderate	Local	Major	Unlikely/ possible	Medium/high
Farm infrastructure (fences, gates, tanks)	Adjacent	Medium	Moderate	Local	Moderate	Unlikely/ possible	Low/medium
Powerlines	Not on property, present on neighbouring properties	Moderate	High	Local	Moderate	Unlikely/ possible	Low/medium
Environmental assets	Adjacent	Low	Low	Local	Minor	Unlikely/ possible	Low
Cultural assets	None within 500m	Low	High	Local			Low
Plantation years 0 -3		Low	High	Local	Moderate	Unlikely/ possible	Low/medium
Plantation years 4 - 6		Moderate	Moderate	Local	Moderate	Unlikely/ possible	Low/medium
Plantation years 6+		High – Very High	Low	Local	Moderate	Unlikely/ possible	Low/medium

9. Longevity of planted woodlands

The woodland and shrublands being re-created are intended to remain into the future without harvest.

Restoration inherently involves the use of natural processes over time to allow the planted woodlands to grow and develop and match the site.

Natural agents such as the incursion of seeds and spores in wind and through animal movement will slowly contribute to the biodiversity of the site. Animals and fungi will return naturally.

Natural thinning, where the most well-suited species eventually dominate in the variety of micro-sites within the restoration area, is an inevitable process. It is expected that some trees will die out over time, while others most suited to the particular planting site will survive and dominate.

There may be an ability to incorporate species that are useful for traditional indigenous harvest, such as fruits, nuts and wood products.

10. Ongoing management

A critical component of restoring natural woodlands is setting up systems to enable natural processes to continue through time, such as new seedling recruitment, and protection from damaging processes.

This involves aspects such as ongoing monitoring, ensuring that cloven-hooved animals (goats and sheep) are able to be effectively excluded, cool burning can be considered, rabbits, foxes and feral cats can be controlled, and fire risk management can be carried out as required.

Monitoring

Regular monitoring of the property and the plantings will be carried out, with emphasis on frequent checks through the early establishment phase, and in the lead up to and during the fire season. This includes general property inspections as well as forest health surveys.

Grazing

Grazing (agistment) has been used in the past for controlling fire risk in plantations, but long-term observations and experience in the rangelands of the Murchison, have increasingly shown the negative influence of grazing of sheep on long-term woodland health.

Excessive livestock grazing can cause episodic and severe wind erosion. On heavier soils, grazing can cause the soil to be packed by hard-hooved sheep, causing run off rather than infiltration after rain. New germinating native species are often eaten before they can establish. Changes occur gradually so can't be noticed, but long-term exclusion observations show dramatic differences in biodiversity values and restoration success between long-ungrazed and grazed woodlands.

To balance these issues with fire risk management, short intensity and highly controlled grazing may be used as a tool for reducing high fuel loads.

Fencing will be maintained at a level which is adequate for the management of stock and protection on the plantings on the property. Horses are currently and will continue to graze in the paddocks adjacent to the planted area to maintain grassy fuels loads.

Patchwork burning

While difficult to operationalise, the long-established practice of patch-work low-intensity burning can be beneficial to the goals of the woodland restoration once established seedlings have grown to a size to withstand the impact of low intensity fire. This practice reduces build-up of fuel loads to dangerous levels and stimulates germination of some species. Small patchwork burning giving a mosaic effect across the site enhances the diversity of habitats and ecosystems within the restoration area. Cool season burning will likely feature as an aspiration in the restoration plan.

Feral animal control

Feral animal control (foxes, rabbits) will be carried out as required by law.

Fire management

Fire management is addressed separately below.

11. Fire management plan

Aim

The aim of the fire management plan is to create a documented reference point for plantation fire management at Ydontacha Too. This plan refers to the tree plantation areas and associated firebreaks.

This section should be used primarily by the Landowner and project manager, Garry Spouge or the nominated personnel to manage fire risks on the properties.

The plan should be reviewed and updated periodically as contact details may change, and goals of land use and approaches to fire management may be updated from time to time.

Reference documents are the Shire of Beverley Firebreak Order 2024/25, Guidelines for Plantation Fire Protection (2011) and the Code of Practice for Timber Plantations in Western Australia (2014).

Contact details

Owners and primary contact

Garry Spouge: 0418 901 401

Primary residential address:

2 Saleham St, Lathlain WA 6100

Property address: 1834 York-Williams Rd, Dale

Titles relevant to this plantation

Land Title Lot	Plan Number	Vol	Folio	Area (ha)
400	DP55711	2661	270	76.2

Local Government Authority

Shire of Beverley

Fire Brigade contact details 2024

Brigade: Dale – Kokeby 1

Officer: Jack Barrett Lennard

Ph: 0412 310 340

Significant infrastructure

On the property

Shed – access from southern boundary, 20,000 L water tank, two dams. There are no powerlines on the property.

Shed will be 100 m or more from the plantation area.

Surrounding the property

Southern Boundary - house 300 m from the closest part of the planting.

Northern Boundary - house 500 m from the closest part of the planting.

Western Boundary – house 400 m from the closest part of the planting.

There are no known significant developments planned adjacent to Ydontcha Too.

Fire appliances and availability

800 L fire-fighting unit on trailer – on standby at shed

Water points

On site

- Two dams currently on site – available water most of the summer but may dry out
- One dam proposed to be built, location still to be finalised.
- Fire water will be maintained on site permanently. Available water tank includes 1 x 20,000 L -Adjacent to the shed.

Off site

- An overhead standpipe is situated in the town of Beverley on Sewell St, just off the Great Eastern Highway, approximately 10 kms by road from Ydontcha Too. This will be ground-truthed (Watercorp spatial database; Water Standpipe_WCORP_071).

Fire maps

The fire map compliant with the FESA Guidelines for Plantation Fire Protection will be updated to reflect changes in the planted area once establishment is complete and prior to the first summer following establishment. Maps will be placed in a brightly painted cylinder ('map tube') at the main access into the plantation.

Vehicle access and firebreak construction

Plantation access design has been carried out with reference to the FESA Guidelines for Plantation Forest Protection.

The following approach is planned:

- * Proposed tracks will make use of existing tracks where these are usefully positioned, or establish new tracks to minimise potential for long term erosion issues on the site where possible. Currently proposed internal tracks are shown on the map in Map 1.
- * Additional access is in the form of boundary firebreaks and access around the perimeters of the planting areas.
- * Setbacks from the property boundary will be 15m.

* Firebreaks on property external boundary of 10m width to be maintained as bare earth, as per FESA Guidelines for Plantation Fire Protection (2011).

* Some tracks will also serve as the network of internal firebreaks of 6 m width, which will be maintained throughout the planted area.

Firebreak maintenance

Firebreak maintenance requirements will be periodically assessed through the fire season, with the aim of maintaining them to specifications of the relevant Fire Break Notice during the required fire season period.

Firebreaks will be maintained primarily through the use of herbicides at label rates, or via mechanical cultivation.

Power transmission lines

There are no power transmission lines on the property.

Potential ignition sources and measures to reduce hazards

Potential ignition sources are

- Lightning
- Vehicles/machinery on the properties
- Powerline faults on neighbouring properties
- Fires from activities on the properties such as welding/angle grinding
- Neighbouring fires such as hop-overs from stubble burns

Measures to reduce fire hazards include

- Restricting access to unwanted traffic
 - Implementing a policy of closing boundary gates to deter passers-by entering the property
- Possible use of periodic grazing so that livestock trample and eat grassy weeds
- Maintaining bare areas around the buildings through use of herbicide in winter
- Checklist for annual works program regarding the plantation and fire protection (Appendix B)

Fire detection, reporting and initial response

Fire detection traditionally relies on all people in the area being vigilant for smoke.

At the first sign of smoke, the relevant local bush fire brigade should be immediately contacted. Several numbers are available to be called (contact details above).

An alternative is to contact 000.

Initial response and attack of fires will be through the local bush fire brigade network due to the fact that speed of response is a significant factor in suppression of fires. The fire units on standby and the personal resources of Garry Spouge will be useful in the event of larger fire, or for mop up and fire ground monitoring. Signs indicating the location of water for fire-fighting will be located at relevant intersections of the property.

Garry Spouge recently made contact with the local brigade, will be part of the Brigade group chat and will do the Rural Fire Awareness course before becoming more active within the brigade. The local brigade officer is aware of the intent of the property during the coming years.

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Attachment for Agenda Item 9.4

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Legend

- | | | |
|--|---|----------------|
| | Cadastral boundary | Tracks |
| | Proposed planting area, ~ 33 ha | Existing track |
| | Dam | Main access |
| | Shed | Proposed track |
| | fence | |
| | Boundary firebreak, 10 m (15 m setback) | |
| | Internal firebreak, 6 m | |
| | Overhead powerline | |

MAP

Access
Map tube

73



WOODLAND SERVICES

Ydontcha Two Project

1834 York-Williams Rd
Dale, Shire of Beverley

Fire Management Map

2024-11-18T15:44:49.091

Jodi Wildy

GDA94 MGA Z50

Imagery: Google satellite

Vector: Landgate cadastral database

12. References

(Carbon Farming Initiative) (Reforestation by Environmental or Mallee Plantings—FullCAM) Methodology Determination 2014

Code of Practice for Timber Plantations in Western Australia (FIFWA, 2014)

Guidelines for Plantation Fire Protection (DFES, 2011)

Mattiske Vegetation Survey (Mattiske Consulting, 1998)

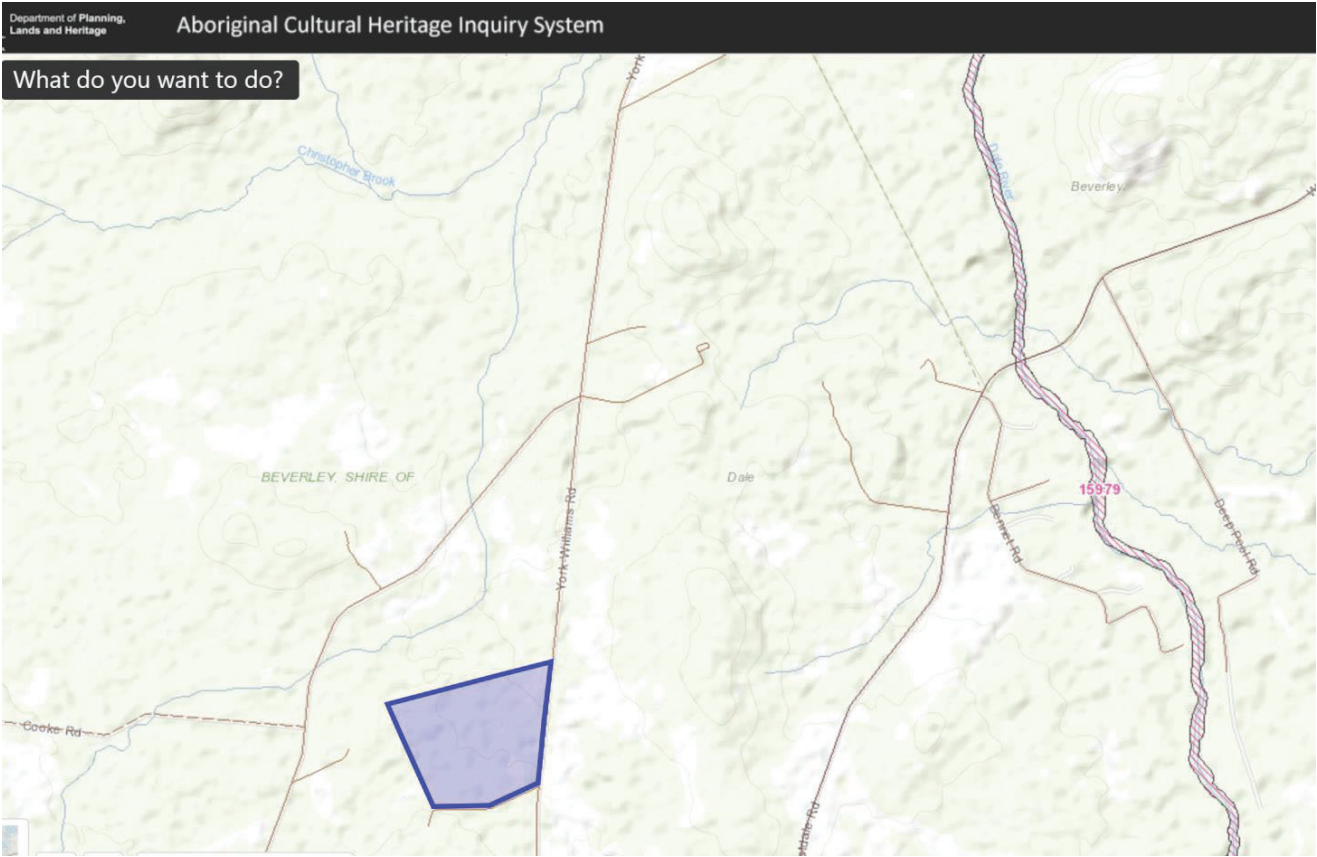
Shire of Beverley Firebreak Notice (<https://www.beverley.wa.gov.au/services/emergency-services/fire-break-order.aspx>)

Shire of Beverley Local Planning Policy: Tree Farms

Shire of Beverley Local Planning Scheme No.3

Appendix A.

Results from Aboriginal Heritage search 28 October 2024



Appendix B.

Checklist of annual activities to reduce bushfire risk from plantation

- ☐ Check and maintain external firebreaks, 15 m with 10m bare earth. Make sure trafficable. Take photos of firebreaks for record-keeping
- ☐ Check and maintain internal firebreaks, 6 m. Make sure trafficable. Take photos of firebreaks for record-keeping
- ☐ Ensure dedicated tracks are trafficable
- ☐ Check fire units and pumps, ready for standby
- ☐ Check turnarounds at dam and access to water for fire-fighting is safe
- ☐ Meet with local brigade prior to start of restricted burning season. Discuss access to property if not on site during a fire event.
- ☐ Check fuel levels in plantation and remnant vegetation. Record method and results from checks.
- ☐ Check map tube has current map in good condition. Review and update maps, replace in Shire, local brigade, and map tube

APPENDIX C. Proposed species list for the Ydontcha Two Project.

Genus	Species
<i>Acacia</i>	<i>acuminata</i>
<i>Acacia</i>	<i>saligna</i>
<i>Acacia</i>	<i>lasiocarpa</i>
<i>Acacia</i>	<i>microbotrya</i>
<i>Acacia</i>	<i>pulchella</i> var. <i>glaberrima</i>
<i>Allocasuarina</i>	<i>thuyoides</i>
<i>Banksia</i>	<i>prionotes</i>
<i>Banksia</i>	<i>menziesii</i>
<i>Banksia</i>	<i>sessilis</i>
<i>Callitris</i> (ex <i>Actinostrobus</i>)	<i>pyramidalis</i>
<i>Calothamnus</i>	<i>quadrifidus</i>
<i>Calothamnus</i>	<i>sanguineus</i>
<i>Casuarina</i>	<i>obesa</i>
<i>Corymbia</i>	<i>calophylla</i>
<i>Daviesia</i>	<i>decurrens</i>
<i>Eucalyptus</i>	<i>wandoo</i>
<i>Eucalyptus</i>	<i>marginata</i> subsp. <i>thalassica</i>
<i>Eucalyptus</i>	<i>loxophleba</i> subsp. <i>loxophleba</i>
<i>Hakea</i>	<i>priessii</i>
<i>Hakea</i>	<i>prostrata</i>
<i>Hakea</i>	<i>lissocarpha</i>
<i>Hypocalymma</i>	<i>angustifolia</i>
<i>Jacksonia</i>	<i>furcellata</i>
<i>Kunzea</i>	<i>glabrescens</i>
<i>Kunzea</i>	<i>preissiana</i>
<i>Leptospermopsis</i>	<i>erubescens</i>
<i>Melaleuca</i>	<i>acuminata</i>
<i>Melaleuca</i>	<i>atroviridis</i>
<i>Melaleuca</i>	<i>scalena</i>
<i>Melaleuca</i>	<i>tuberculata</i>
<i>Santalum</i>	<i>spicatum/acuminatum</i>

10. BUILDING SERVICES & ENVIRONMENTAL HEALTH SERVICES

Nil

11. FINANCE

11.1 Monthly Financial Report

Submission To:	Ordinary Council Meeting 27 November 2024
Report Date:	19 November 2024
Applicant:	N/A
File Reference:	N/A
Author and Position:	Simon Marshall, Deputy Chief Executive Officer
Previously Before Council:	N/A
Disclosure(s) Of Interest:	Nil
Attachments:	October 2024 Financial Reports

SUMMARY

Council to consider accepting the financial report for the period ending 31 October 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 2024 Ordinary Meeting, item 11.4.

COMMENT

The monthly financial reports for the period ending 31 October 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 2024/25 Budget.

STRATEGIC IMPLICATIONS

- Strategic Pillar:
1. Economy
 2. Community
 3. Environment
 4. Civic Leadership
- Strategic Priorities:
- 1.1 Safe, efficient and connected transport network
 - 2.3 Active and Healthy Community
 - 3.3 Natural resources are sustainably managed
 - 4.1 Community and customer focus
 - 4.2 Continuous organisational improvement
 - 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 October 2024 be accepted and material variances be noted.

<p style="text-align: center;">SHIRE OF BEVERLEY STATEMENT OF FINANCIAL ACTIVITY BY NATURE FOR THE PERIOD ENDING 31 October 2024</p>						
Description	Budget 2024/25	YTD Budget 2024/25	YTD Actual 2024/25	YTD Variance	Favourable ▲ Unfavourable ▼	Notes To Material Variances
Operating Revenue						
Rates	3,410,624.00	3,399,124.00	3,415,480.98	16,356.98	▲	Rates discount expense \$19,126 lower than anticipated.
Operating Grants, Subsidies and Contributions	593,892.00	279,718.00	287,036.22	7,318.22	▲	
Profit On Asset Disposal	5,050.00	5,050.00	6,414.97	1,364.97	▲	
Fees & Charges	1,124,912.00	462,343.00	467,551.31	5,208.31	▲	
Interest Earnings	147,836.00	17,332.00	23,289.70	5,957.70	▲	
Other Revenue	373,770.00	47,604.00	46,953.57	(650.43)	▼	
Non-Operating Grants, Subsidies and Contributions	23,616,776.00	3,702,791.00	3,702,706.49	(84.51)	▼	
Total Operating Revenue	29,272,860.00	7,913,962.00	7,949,433.24	35,471.24		
Operating Expenditure						
Employee Costs	(2,678,612.00)	(828,515.00)	(827,838.52)	676.48	▲	
Materials & Contracts	(2,430,226.00)	(759,604.00)	(754,130.02)	5,473.98	▲	
Utilities	(319,668.00)	(73,431.00)	(65,283.39)	8,147.61	▲	
Depreciation On Non-Current Assets	(2,478,107.00)	(842,008.00)	(909,003.00)	(66,995.00)	▼	Depreciation expense higher than anticipated.
Interest Expenses	(87,741.00)	(6,711.00)	(657.58)	6,053.42	▲	23/24 Accrued Interest reversals.
Insurance Expenses	(326,297.00)	(323,986.00)	(333,618.69)	(9,632.69)	▼	
Other Expenditure	(88,581.00)	(51,336.00)	(55,028.44)	(3,692.44)	▼	
Loss On Asset Disposal	(10,284.00)	(9,284.00)	(16,665.60)	(7,381.60)	▼	
Total Operating Expenditure	(8,419,516.00)	(2,894,875.00)	(2,962,225.24)	(67,350.24)		
Net Operating	20,853,344.00	5,019,087.00	4,987,208.00	(31,879.00)		
Capital Income						
Proceeds from Sale of Assets	77,880.00	74,880.00	72,830.04	(2,049.96)	▼	Trade in value lower than anticipated YTD.
New Loan Raised	4,500,000.00	0.00	0.00	0.00		
Total Capital Income	4,577,880.00	74,880.00	72,830.04	(2,049.96)		
Capital Expenditure						
Land and Buildings	(6,415,000.00)	(101,500.00)	(116,087.30)	(14,587.30)	▼	Civic Centre external painting (\$5,773) and 59 Smith Street retaining wall works (\$7,106) greater than anticipated.
Plant and Equipment	(188,000.00)	(165,000.00)	(155,432.88)	9,567.12	▲	
Office Furniture and Equipment	(78,000.00)	(78,000.00)	(70,702.08)	7,297.92	▲	
Road Construction	(11,761,272.00)	(1,283,250.00)	(1,288,300.53)	(5,050.53)	▼	

SHIRE OF BEVERLEY
STATEMENT OF FINANCIAL ACTIVITY BY NATURE
FOR THE PERIOD ENDING
31 October 2024

Description	Budget 2024/25	YTD Budget 2024/25	YTD Actual 2024/25	YTD Variance	Favourable ▲ Unfavourable ▼	Notes To Material Variances
Other Infrastructure	(12,166,077.00)	(250,000.00)	(252,408.32)	(2,408.32)	▼	
Leases	(6,648.00)	(6,648.00)	(5,331.03)	1,316.97	▲	
Loans - Principal Repayments	(148,300.00)	(46,764.00)	(46,764.23)	(0.23)	▼	
Total Capital Expenditure	(30,763,297.00)	(1,931,162.00)	(1,935,026.37)	(3,864.37)		
Net Capital	(26,185,417.00)	(1,856,282.00)	(1,862,196.33)	(5,914.33)		
Adjustments						
Depreciation Written Back	2,478,107.00	842,008.00	909,003.00	66,995.00		
Movement in Leave Reserve Cash Balance	0.00	0.00	0.00	0.00		
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	0.00	0.00		
Movement in Non-Current Investments	0.00	0.00	0.00	0.00		
Movement in Non-Current LSL Provision	0.00	0.00	0.00	0.00		
Movement in Non-Current Deferred Pensioner Rates	0.00	0.00	0.00	0.00		
(Profit)/Loss on Disposal of Assets Written Back	5,234.00	4,184.00	10,250.63	6,066.63		
Add Funding From						
Transfer (To)/From Reserves	683,444.00	0.00	0.00	0.00		
Opening Surplus/(Deficit)	2,165,288.00	2,165,288.00	2,165,287.77	(0.23)		
Total Adjustments	5,332,073.00	3,011,480.00	3,084,541.40	73,061.40		
CLOSING SURPLUS/(DEFICIT)	0.00	6,174,285.00	6,209,553.07	35,268.07		

SHIRE OF BEVERLEY STATEMENT OF NET CURRENT ASSETS FOR THE PERIOD ENDING 31 October 2024		
Description	Actual 2023/24	YTD Actual 2024/25
Current Assets		
Cash at Bank	3,363,019.27	1,902,371.50
Cash - Unrestricted Investments	573,194.08	6,818,104.63
Cash - Restricted Reserves	1,893,962.99	1,893,962.99
Cash on Hand	700.00	700.00
Accounts Receivable	1,201,326.09	1,169,970.16
Prepaid Expenses	0.00	0.00
Self Supporting Loan - Current	0.00	0.00
Inventory - Fuel	12,511.51	10,502.08
Total Current Assets	7,044,713.94	11,795,611.36
Current Liabilities		
Accounts Payable	(2,641,289.55)	(3,347,921.66)
Loan Liability - Current	(148,300.38)	(101,536.15)
Lease Liability - Current	0.00	(0.01)
Annual Leave Liability - Current	(294,386.93)	(294,386.93)
Long Service Leave Liability - Current	(202,078.63)	(202,078.63)
Doubtful Debts	0.00	0.00
Total Current Liabilities	(3,286,055.49)	(3,945,923.38)
Adjustments		
Less Restricted Reserves	(1,893,962.99)	(1,893,962.99)
Less Self Supporting Loan Income	0.00	0.00
Add Leave Reserves - Cash Backed	152,291.93	152,291.93
Add Loan Principal Expense	148,300.38	101,536.15
Total Adjustments	(1,593,370.68)	(1,640,134.91)
NET CURRENT ASSETS	2,165,287.77	6,209,553.07

SHIRE OF BEVERLEY
STATEMENT OF FINANCIAL POSITION
AS AT
31 October 2024

Description	Actual 2023/24	YTD Actual 2024/25	Movement
Current Assets			
Cash and Cash Equivalents	5,830,876.34	10,615,139.12	4,784,262.78
Accounts Receivable	925,082.09	1,169,970.16	244,888.07
Contract Asset - Current	276,244.00	0.00	(276,244.00)
Prepaid Expenses	0.00	0.00	0.00
Self Supporting Loan - Current	0.00	0.00	0.00
Inventory	12,511.51	10,502.08	(2,009.43)
Total Current Assets	7,044,713.94	11,795,611.36	4,750,897.42
Current Liabilities			
Accounts Payable	(984,885.55)	(1,691,517.66)	(706,632.11)
Contract Liability - Current	(1,656,404.00)	(1,656,404.00)	0.00
Loan Liability - Current	(148,300.38)	(101,536.15)	46,764.23
Lease Liability - Current	0.00	(0.01)	(0.01)
Annual Leave Liability - Current	(294,386.93)	(294,386.93)	0.00
Long Service Leave Liability - Current	(202,078.63)	(202,078.63)	0.00
Doubtful Debts	0.00	0.00	0.00
Total Current Liabilities	(3,286,055.49)	(3,945,923.38)	(659,867.89)
Non-Current Assets			
Non-Current Debtors	170,910.09	170,910.09	0.00
Non-Current Investments	62,378.13	62,378.13	0.00
Land and Buildings	29,585,060.75	29,446,234.95	(138,825.80)
Plant and Equipment	2,397,779.42	2,380,296.43	(17,482.99)
Furniture and Equipment	111,155.00	193,718.48	82,563.48
Infrastructure	141,937,083.50	142,923,000.35	985,916.85
Self Supporting Loan - Non Current	0.00	0.00	0.00
Total Non-Current Assets	174,264,366.89	175,176,538.43	912,171.54
Non-Current Liabilities			
Loan Liability - Non Current	(1,826,703.64)	(1,826,703.64)	0.00
Lease Liability - Non Current	0.00	(15,993.07)	(15,993.07)
Annual Leave - Non Current	0.00	0.00	0.00
Long Service Leave Liability - Non Current	(77,174.30)	(77,174.30)	0.00
Total Non Current Liabilities	(1,903,877.94)	(1,919,871.01)	(15,993.07)
Net Assets	176,119,147.40	181,106,355.40	4,987,208.00

**SHIRE OF BEVERLEY
STATEMENT OF FINANCIAL POSITION
AS AT
31 October 2024**

Description	Actual 2023/24	YTD Actual 2024/25	Movement
Equity			
Accumulated Surplus	(48,670,597.47)	(53,657,805.47)	(4,987,208.00)
Reserves - Cash Backed	(1,893,962.99)	(1,893,962.99)	0.00
Reserve - Revaluations	(125,554,586.94)	(125,554,586.94)	0.00
Total Equity	(176,119,147.40)	(181,106,355.40)	(4,987,208.00)

SHIRE OF BEVERLEY INVESTMENT OF SURPLUS FUNDS AS AT 31 October 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%	23/12/2024
4820556	Term Deposit Bendigo	500,000.00		4 mnths	5.00%	8/11/2024
4868120	Term Deposit Bendigo	500,000.00		3 mnths	4.73%	21/11/2024
4868121	Term Deposit Bendigo	500,000.00		3 mnths	4.73%	21/11/2024
4843840	Term Deposit Bendigo	500,000.00		4 mnths	5.10%	29/11/2024
4900423	Term Deposit Bendigo	250,000.00		3 mnths	4.75%	20/12/2024
4843841	Term Deposit Bendigo	500,000.00		5 mnths	5.20%	6/01/2025
4903597	Term Deposit Bendigo	1,000,000.00		4 mnths	4.85%	24/01/2025
4843883	Term Deposit Bendigo	500,000.00		6 mnths	5.25%	28/01/2025
4903596	Term Deposit Bendigo	314,966.55		5 mnths	4.95%	24/02/2025
4903598	Term Deposit Bendigo	1,000,000.00		5 mnths	4.95%	24/02/2025
4903601	Term Deposit Bendigo	1,000,000.00		6 mnths	5.02%	24/03/2025
4939230	Term Deposit Bendigo	253,138.08		6 mnths	4.93%	29/04/2025
			6,818,104.63			
	Total		8,712,067.62			

11.2 Accounts Paid by Authority

Submission To:	Ordinary Council Meeting 27 November 2024
Report Date:	20 November 2024
Applicant:	N/A
File Reference:	N/A
Author and Position:	Simon Marshall, Deputy Chief Executive Officer
Previously Before Council:	N/A
Disclosure(s) Of Interest:	Nil
Attachments:	October 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 October 2024.

COMMENT

Unless otherwise identified, all payments have been made in accordance with Council's 2024/25 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 2024/25 Budget.

STRATEGIC IMPLICATIONS

Nil

POLICY IMPLICATIONS

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

OFFICER'S RECOMMENDATION

That the List of Accounts as presented, be received:

October 2024:

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

Cheque vouchers

31 Oct 2024 1929-1929 (1) \$ 11,200.64 (authorised by DCEO S Marshall and Cr D Davis)

Total of cheque vouchers for October 2024 incl \$ 11,200.64 previously paid.

EFT vouchers

02 Oct 2024 EFT 10701-10714 (14) \$ 38,683.85 (authorised by DCEO S Marshall and Cr D Davis)

10 Oct 2024 EFT 10716-10727 (12) \$ 14,988.96 (authorised by DCEO S Marshall and Cr D Davis)

09 Oct 2024 EFT 1-38 (38) \$ 74,696.85 (authorised by DCEO S Marshall and Cr S Martin)

11 Oct 2024 EFT 10728-10729 (2) \$ 359,488.45 (authorised by DCEO S Marshall and Cr D Davis)

15 Oct 2024 EFT 10732-10752 (21) \$ 56,694.46 (authorised by CEO S Gollan and DCEO S Marshall)

18 Oct 2024 EFT 10754-10768 (15) \$ 47,333.86 (authorised by CEO S Gollan and DCEO S Marshall)

21 Oct 2024 EFT 10769-10769 (1) \$ 6,187.78 (authorised by CEO S Gollan and DCEO S Marshall)

23 Oct 2024 EFT 1-36 (36) \$ 63,304.18 (authorised by CEO S Gollan and DCEO S Marshall)

30 Oct 2024 EFT 10770-10770 (1) \$ 6,673.26 (authorised by CEO S Gollan and DCEO S Marshall)

Total of EFT vouchers for October 2024 incl \$ 668,051.65 previously paid

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

Cheque vouchers

Nil vouchers

Total of cheque vouchers for October 2024 incl \$ 0.00 previously paid.

EFT vouchers

15 Oct 2024 EFT 10731-10731 (1) \$ 98.05 (authorised by CEO S Gollan and DCEO S Marshall)

Total of EFT vouchers for October 2024 incl \$ 98.05 previously paid.

(3) Direct Debit Payments totalling \$ 129,669.86 previously paid.

(4) Credit Card Payments totalling \$ 15,035.54 previously paid.

SHIRE OF BEVERLEY

CHEQUE DETAIL - Municipal and Trust Accounts - OCTOBER 2024

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
Cheque #	1929	31 Oct 2024	Water Corporation	2024-10 Oct Water accounts	(11,200.63)	(11,200.63)
EFT Pymt	EFT 10701	02 Oct 2024	Avon Waste	2,075 Bin Collection FE 13, 20 Sep 24 inc Recycling Bins & 4 x Recycling Colle	(5,689.29)	
EFT Pymt	EFT 10702	02 Oct 2024	Beverley Bakehouse and Cafe	Catering: Council Meet 25 Sep 2024; Traffic Management Course - 27 Sep 2024	(279.00)	
EFT Pymt	EFT 10703	02 Oct 2024	Beverley Clay Target Club Inc	Community Grant (Jul 2024): Replacement of main trap	(5,000.00)	
EFT Pymt	EFT 10704	02 Oct 2024	Bunnings Building Supplies P/L	Various bldgs: Hardware supplies	(226.50)	
EFT Pymt	EFT 10705	02 Oct 2024	Carpentry Link (Brendon Hall)	Relief Maintenance: 12 - 26 Sep 2024 (72 hrs)	(3,600.00)	
EFT Pymt	EFT 10706	02 Oct 2024	Chantelle Marie Meade	Council Meet - 25 Sep 2024: Catering	(90.00)	
EFT Pymt	EFT 10707	02 Oct 2024	Focus Networks	2024-09 Sep Computer Support	(5,487.30)	
EFT Pymt	EFT 10708	02 Oct 2024	Fulton Hogan Industries Pty Ltd	Rural Rds: Ezstreet cold asphalt	(4,413.20)	
EFT Pymt	EFT 10709	02 Oct 2024	Hutton and Northey Sales	Various plant: Parts	(131.62)	
EFT Pymt	EFT 10710	02 Oct 2024	Landgate	Various Valuation Fees : 22 Jun - 02 Aug 2024	(119.52)	
EFT Pymt	EFT 10711	02 Oct 2024	Services Australia (Child Support - D J	Payroll deductions 10, 24 Sep 2024	(696.52)	
EFT Pymt	EFT 10712	02 Oct 2024	Staff - Simon Marshall	Reimbursement: CPA Foundation examination	(580.00)	
EFT Pymt	EFT 10713	02 Oct 2024	Synergy	2024-09 Sep Power invoices	(10,418.41)	
EFT Pymt	EFT 10714	02 Oct 2024	Telstra Limited	2024-09 Sep Telephone accounts	(1,952.49)	(38,683.85)
EFT Pymt	EFT 10716	10 Oct 2024	AusQ Training	Basic Worksite Traffic Management and Traffic Controller (BWTM & TC) Reaccr	(1,286.50)	
EFT Pymt	EFT 10717	10 Oct 2024	Beverley Community Resource Centre	2024-09 Sept (Ed 479): Compilation of the Blarney	(1,000.00)	
EFT Pymt	EFT 10718	10 Oct 2024	Bunnings Building Supplies P/L	Various bldgs: Hardware supplies	(956.98)	
EFT Pymt	EFT 10719	10 Oct 2024	Central Regional TAFE	Enrolment Certificate II in Automotive Servicing Technology: Jeffrey Etheridge (5	(2,512.86)	
EFT Pymt	EFT 10720	10 Oct 2024	IT Vision Australia Pty Ltd ta Ready Tex	2024/25 Synergysoft Payroll Tax Patch	(277.20)	
EFT Pymt	EFT 10721	10 Oct 2024	Je Mode Photography Studios	2024 Council Photographs	(480.00)	
EFT Pymt	EFT 10722	10 Oct 2024	Kleen West Distributors	Various bldgs: Cleaning supplies	(2,216.48)	
EFT Pymt	EFT 10723	10 Oct 2024	Michael Wilson	2024-10 Oct (Ed 480) Blarney: Printing & delivery	(250.00)	
EFT Pymt	EFT 10724	10 Oct 2024	Node One Pty Ltd	2024-10 Oct NBN Fixed wireless Business FW Plus 75/10 mbps unlimited (5 sha	(89.00)	
EFT Pymt	EFT 10725	10 Oct 2024	Unique Strokes WA	LBS2401- Civic Centre Upgrade: Painting of exterior	(4,180.00)	
EFT Pymt	EFT 10726	10 Oct 2024	Wheatbelt Arborist Service Professiona	LBS2502 - Civic Centre Carpark: Treelopping	(924.00)	
EFT Pymt	EFT 10727	10 Oct 2024	York Laundromat	13 - 27 Sep 2024 Onsite Cabins Laundry fee	(815.94)	(14,988.96)
EFT Pymt	EFT 10728	11 Oct 2024	HC Construction Services Pty Ltd	AGRN1061 Claim 02 - Sep 2024; Town Square Claims 06, 07	(127,899.26)	
EFT Pymt	EFT 10729	11 Oct 2024	MC Civil Contractors (MCC) Down Sou	AGRN1061 Storm & assoc flooding (25-26 Mar 2023): Claim 02	(231,589.19)	(359,488.45)

SHIRE OF BEVERLEY

CHEQUE DETAIL - Municipal and Trust Accounts - OCTOBER 2024

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
EFT Pymt	EFT 10732	15 Oct 2024	AITs Specialists Pty Ltd	2024-08 Aug Fuel Tax Credits	(388.30)	
EFT Pymt	EFT 10733	15 Oct 2024	Australia Post	2024-09 Sep Postage	(239.05)	
EFT Pymt	EFT 10734	15 Oct 2024	BSL - DMIRS Dept Mines, Industry Reg	2024-09 Sep 24 Collections x 4 (Lics 24/25: 04, 09, 10, 11)	(1,011.01)	
EFT Pymt	EFT 10735	15 Oct 2024	Beverley Dome Fuel and Hire (BDF)	6,003 L Diesel @ \$1.6486/L GST incl	(9,896.54)	
EFT Pymt	EFT 10736	15 Oct 2024	Beverley Gas and Plumbing Services -	Various bldgs: Plumbing works	(7,071.25)	
EFT Pymt	EFT 10737	15 Oct 2024	Beverley Horse and Pony Club	Community Grant (Rnd 1-Jul 2024): Replace fencing & small horse yards	(4,000.00)	
EFT Pymt	EFT 10738	15 Oct 2024	CTF - Construction Training Fund (BCI)	2024-09 Sep 24 Collections x 2 (Lics 24/25: 09, 11)	(651.25)	
EFT Pymt	EFT 10739	15 Oct 2024	Copyworld Toshiba	Aug & Sep 2024-09 copying fees & 4 x freight on toners	(696.08)	
EFT Pymt	EFT 10740	15 Oct 2024	Cr Alan Fredrick Charles Sattler	23/24 Cr Year Remuneration: Apr - Sep 2024 (2 of 2 pymts)	(2,610.00)	
EFT Pymt	EFT 10741	15 Oct 2024	Cr Christopher John Lawlor	23/24 Cr Year Remuneration: Apr - Sep 2024 (2 of 2 pymts)	(2,610.00)	
EFT Pymt	EFT 10742	15 Oct 2024	Cr Darryl Brown	23/24 Cr Year Remuneration: Apr - Sep 2024 (2 of 2 pymts)	(2,610.00)	
EFT Pymt	EFT 10743	15 Oct 2024	Cr David Charles White	23/24 Cr Year Remuneration: Apr - Sep 2024 (2 of 2 pymts)	(10,620.00)	
EFT Pymt	EFT 10744	15 Oct 2024	Cr Denise Jo Ridgway	23/24 Cr Year Remuneration: Apr - Sep 2024 (2 of 2 pymts)	(3,397.50)	
EFT Pymt	EFT 10745	15 Oct 2024	Cr Donald William Davis	23/24 Cr Year Remuneration: Apr - Sep 2024 (2 of 2 pymts)	(2,610.00)	
EFT Pymt	EFT 10746	15 Oct 2024	Cr John Russell Maxwell	23/24 Cr Year Remuneration: Apr - Sep 2024 (2 of 2 pymts)	(2,610.00)	
EFT Pymt	EFT 10747	15 Oct 2024	Cr Susan Wendy Martin	23/24 Cr Year Remuneration: Apr - Sep 2024 (2 of 2 pymts)	(2,610.00)	
EFT Pymt	EFT 10748	15 Oct 2024	Fitzys Installations Pty Ltd	49B Dawson St: Repair tv aerial	(550.00)	
EFT Pymt	EFT 10749	15 Oct 2024	Glenn Courtenay Schilling	Rates refund (overpayment) for A1069 - 117 Schilling Road, Beverley 6304	(1,297.24)	
EFT Pymt	EFT 10750	15 Oct 2024	MAL Automotives Pty Ltd	BE000 (PUTE12): Battery replacement	(321.85)	
EFT Pymt	EFT 10751	15 Oct 2024	Repco - Division of GPC Asia Pacific Pt	Various plant: Parts	(765.89)	
EFT Pymt	EFT 10752	15 Oct 2024	Reward Supply Co Pty Ltd	Onsite Cabins: 6 x Laundry bags & delivery	(128.50)	(56,694.46)
EFT Pymt	EFT 10754	18 Oct 2024	Allington Agri	Rural roads: Road side spraying	(29,947.50)	
EFT Pymt	EFT 10755	18 Oct 2024	Beverley Bakehouse and Cafe	Catering: Hon Mia Davies Meet, 07 Oct 2024	(33.20)	
EFT Pymt	EFT 10756	18 Oct 2024	Beverley Electrical Services - BES	Various bldgs: Electrical works	(2,363.59)	
EFT Pymt	EFT 10757	18 Oct 2024	Beverley Farm Services (BFS)	Noxious weed spraying: Chemical purchases	(847.00)	
EFT Pymt	EFT 10758	18 Oct 2024	Beverley Post News and Gifts (BPNG)	2024-09 Sep Newspaper subscription (The West , Mon - Sat)	(64.00)	
EFT Pymt	EFT 10759	18 Oct 2024	Beverley Steel Fabrication	BE036 (PLDR03): Parts	(173.94)	
EFT Pymt	EFT 10760	18 Oct 2024	Busselton Advanced Driver Training (B)	HR Roadranger Course: Brendon Hall	(1,895.00)	
EFT Pymt	EFT 10761	18 Oct 2024	D Clements Smash Repairs	BE464 (PSDN12): Excess fee on claim MO-0070431	(1,000.00)	

SHIRE OF BEVERLEY

CHEQUE DETAIL - Municipal and Trust Accounts - OCTOBER 2024

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
EFT Pymt	EFT 10762	18 Oct 2024	Department of Planning Lands and Heri	2024-09 Sep: Leases M252204 & M355805	(389.57)	
EFT Pymt	EFT 10763	18 Oct 2024	Hutton and Northey Sales	Various plant: Parts	(100.01)	
EFT Pymt	EFT 10764	18 Oct 2024	Onsite Repairs	Various plant: Tyre repairs	(7,099.31)	
EFT Pymt	EFT 10765	18 Oct 2024	Playmaster Pty Ltd	Rec Grnd - Playground: Replacement parts	(412.50)	
EFT Pymt	EFT 10766	18 Oct 2024	Resonline Pty Ltd	2024-09 Sep Room Manager Online Booking System Subscription	(242.00)	
EFT Pymt	EFT 10767	18 Oct 2024	WA Contract Ranger Services Pty Ltd	Ranger Services: 11 Sep - 02 Oct 2024	(2,079.01)	
EFT Pymt	EFT 10768	18 Oct 2024	York Laundromat	01 - 04 Oct 2024 Onsite Cabins Laundry fees	(687.23)	(47,333.86)
EFT Pymt	EFT 10769	21 Oct 2024	Synergy	Street Lights: 25 Aug - 24 Sep 24 & Oct 2024 self read accounts	(6,187.78)	(6,187.78)
EFT Pymt	EFT 10770	30 Oct 2024	Beverley Dome Fuel and Hire (BDF)	4,001 L Diesel @ \$1.6679/L GST incl	(6,673.26)	(6,673.26)
Direct Debit DD	4753.01	08 Oct 2024	Shadforth Portfolio Service - Super	Superannuation contributions	(1,200.65)	
Direct Debit DD	4753.02	08 Oct 2024	Prime Super P/L	Superannuation contributions	(256.73)	
Direct Debit DD	4753.03	08 Oct 2024	National Mutual Retirement Fund	Superannuation contributions	(204.89)	
Direct Debit DD	4753.04	08 Oct 2024	Australian Super	Superannuation contributions	(1,737.04)	
Direct Debit DD	4753.05	08 Oct 2024	Aware Super Pty Ltd	Superannuation contributions	(7,517.19)	
Direct Debit DD	4753.06	08 Oct 2024	Australian Retirement Trust (Super func	Superannuation contributions	(324.24)	
Direct Debit DD	4753.07	08 Oct 2024	MLC MasterKey Personal Super	Superannuation contributions	(33.20)	
Direct Debit DD	4753.08	08 Oct 2024	Mercer Super Trust, The Trustee for	Superannuation contributions	(664.51)	
Direct Debit DD	4753.09	08 Oct 2024	Colonial First State Super (Gibson Dani	Superannuation contributions	(364.47)	
Direct Debit DD	4753.10	08 Oct 2024	AMP Lifetime Super	Superannuation contributions	(212.73)	
Direct Debit DD	4753.11	08 Oct 2024	UniSuper	Superannuation contributions	(283.68)	(12,799.33)
Direct Debit DD	4783.01	22 Oct 2024	Shadforth Portfolio Service - Super	Superannuation contributions	(1,200.65)	
Direct Debit DD	4783.02	22 Oct 2024	Mercer Super Trust, The Trustee for	Superannuation contributions	(555.70)	
Direct Debit DD	4783.03	22 Oct 2024	Australian Super	Superannuation contributions	(1,599.26)	
Direct Debit DD	4783.04	22 Oct 2024	Aware Super Pty Ltd	Superannuation contributions	(7,377.35)	
Direct Debit DD	4783.05	22 Oct 2024	Australian Retirement Trust (Super func	Superannuation contributions	(311.89)	
Direct Debit DD	4783.06	22 Oct 2024	MLC MasterKey Personal Super	Superannuation contributions	(209.40)	
Direct Debit DD	4783.07	22 Oct 2024	Colonial First State Super (Gibson Dani	Superannuation contributions	(369.53)	
Direct Debit DD	4783.08	22 Oct 2024	AMP Lifetime Super	Superannuation contributions	(200.62)	
Direct Debit DD	4783.09	22 Oct 2024	UniSuper	Superannuation contributions	(289.42)	

SHIRE OF BEVERLEY

CHEQUE DETAIL - Municipal and Trust Accounts - OCTOBER 2024

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
Direct Debit DD 4783.10		22 Oct 2024	National Mutual Retirement Fund	Superannuation contributions	(171.95)	(12,285.77)
Direct Debit 110		03 Oct 2024	7 - CBA Merchant Fee	CBA Merchant Fee - Muni	(758.58)	(758.58)
Direct Debit 110		03 Oct 2024	7 - CBA Merchant Fee	CBA Merchant Fee - Trust	(20.63)	(20.63)
Direct Debit 110		04 Oct 2024	8 - ANZ Transactive	ANZ Transactive	(77.00)	(77.00)
Direct Debit 110		04 Oct 2024	12 - ANZ - BPAY	ANZ - BPAY	(77.00)	(77.00)
Direct Debit 110		04 Oct 2024	12 - ANZ - BPAY	ANZ - BPAY	(196.35)	(196.35)
Direct Debit 110		15 Oct 2024	1 - Bank Charges	Bank charges from Trust acct	98.05	98.05
Direct Debit 110		17 Oct 2024	1 - Bank Charges	Bank Charges - Account servicing fee	(22.00)	(22.00)
Direct Debit 110		01 Oct 2024	3 - Payment for DoT	Payment for DoT	(4,437.35)	
Direct Debit 110		02 Oct 2024	3 - Payment for DoT	Payment for DoT	(3,755.25)	
Direct Debit 110		03 Oct 2024	3 - Payment for DoT	Payment for DoT	(8,599.85)	
Direct Debit 110		04 Oct 2024	3 - Payment for DoT	Payment for DoT	(1,410.65)	
Direct Debit 110		07 Oct 2024	3 - Payment for DoT	Payment for DoT	(1,950.45)	
Direct Debit 110		08 Oct 2024	3 - Payment for DoT	Payment for DoT	(3,880.95)	
Direct Debit 110		09 Oct 2024	3 - Payment for DoT	Payment for DoT	(1,942.65)	
Direct Debit 110		10 Oct 2024	3 - Payment for DoT	Payment for DoT	(6,660.95)	
Direct Debit 110		11 Oct 2024	3 - Payment for DoT	Payment for DoT	(2,345.40)	
Direct Debit 110		14 Oct 2024	3 - Payment for DoT	Payment for DoT	(1,531.55)	
Direct Debit 110		15 Oct 2024	3 - Payment for DoT	Payment for DoT	(3,056.55)	
Direct Debit 110		16 Oct 2024	3 - Payment for DoT	Payment for DoT	(2,134.00)	
Direct Debit 110		17 Oct 2024	3 - Payment for DoT	Payment for DoT	(1,058.25)	
Direct Debit 110		18 Oct 2024	3 - Payment for DoT	Payment for DoT	(1,103.15)	
Direct Debit 110		21 Oct 2024	3 - Payment for DoT	Payment for DoT	(2,094.50)	
Direct Debit 110		24 Oct 2024	3 - Payment for DoT	Payment for DoT	(11,301.95)	
Direct Debit 110		25 Oct 2024	3 - Payment for DoT	Payment for DoT	(5,393.65)	
Direct Debit 110		28 Oct 2024	3 - Payment for DoT	Payment for DoT	(2,717.00)	
Direct Debit 110		29 Oct 2024	3 - Payment for DoT	Payment for DoT	(388.70)	
Direct Debit 110		30 Oct 2024	3 - Payment for DoT	Payment for DoT	(1,649.20)	
Direct Debit 110		31 Oct 2024	3 - Payment for DoT	Payment for DoT	(1,615.45)	(69,027.45)

SHIRE OF BEVERLEY

CHEQUE DETAIL - Municipal and Trust Accounts - OCTOBER 2024

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
Direct Debit EFT	10730	14 Oct 2024	WA Treasury Corporation	Loan 120 (Cornerstone Building): Deb 13 of 30 Repayment - Oct 2024	(34,503.80)	(34,503.80)
Direct Debit EFT	10753	17 Oct 2024	Credit Card - Shire of Beverley	Sep - Oct 2024 purchases (interim payment)	(15,035.54)	(15,035.54)
PAYMENTS RAISED IN CURRENT MONTH					(685,956.65)	(685,956.65)

WAGES & SALARIES

EFT Pymt		09 Oct 2024	Wages & Salaries	FE - 08 Oct 2024	(74,696.85)	
EFT Pymt		23 Oct 2024	Wages & Salaries	FE - 22 Oct 2024	(63,304.18)	
WAGES & SALARIES					(138,001.03)	(138,001.03)

UNPRESENTED PAYMENTS for CURRENT BANK STATEMENT

Cheque #	1929	31 Oct 2024	Water Corporation	2024-10 Oct Water accounts	11,200.63	
UNPRESENTED PAYMENTS for CURRENT BANK STATEMENT					11,200.63	11,200.63

PAYMENTS PRESENTED IN CURRENT BANK # RELATING to PRIOR MONTHS' TRANSACTIONS

Cheque #	1927	30 Sep 2024	Shire of Beverley	BE464 (PSN12): Vehicle registration to 30 Sep 2025	(455.00)	
PAYMENTS PRESENTED IN CURRENT BANK # RELATING to PRIOR MONTHS' TRANSACTIONS					(455.00)	(455.00)

OTHER AMENDMENTS/GENERAL JOURNALS

Direct Debit	110	15 Oct 2024	1 - Bank Charges	Bank charges from Trust acct	(98.05)	
OTHER AMENDMENTS/GENERAL JOURNALS					(98.05)	(98.05)

INVESTMENTS

0.00

TOTAL EXPENDITURE for MUNICIPAL ACCOUNT	(813,310.10)	(813,310.10)
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CREDIT CARD PAYMENT SUMMARY for CURRENT BANK STATEMENT - SEPTEMBER 2024**CEO - STEPHEN GOLLAN**

Credit card	#16174916-1	02 Sep 2024	Flight Centre	Air show information reconnaissance - Air flights x 3 (2 x Shire staff, 1 x	4,822.98
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SHIRE OF BEVERLEY

CHEQUE DETAIL - Municipal and Trust Accounts - OCTOBER 2024

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
Credit card	528687521994027	12 Sep 2024	Weebly (Square AU Pty Ltd)	Beverleywa.com Pro site plan, expiry 07 Aug 2025	95.17	4,918.15
DCEO - SIMON MARSHALL (AVONDALE MACHINERY SHED)						
Credit card	EBAY160924-CR	17 Oct 2024	Ebay Marketplaces GmbH - Seller 138holde	Supplies: Wheel cylinder kit x 2 to suit Holden FX FJ	75.95	
Credit card	100771	13 Sep 2024	Bev IGA	Supplies: Coffee, UHT milk, tea bags	22.70	
Credit card	REC 00/08470	13 Sep 2024	Bev Aust Post	Supplies: Stationery	20.98	119.63
MOW - STEPHEN VINCENT						
Credit card	4730537	03 Sep 2024	Mildura Air Show	Air show 8 Sep 2024 - 3 x tickets (2 x Shire staff, 1 x Bev Soaring Socie	150.00	
Credit card	LSXM4	05 Sep 2024	Perth Airport	Air show information reconnaissance: Parking	140.71	
Credit card	BE423/SEP24	05 Sep 2024	DoT	BE423 (PMOW03) Change of plate fee: 1IHY185 -> BE423	19.40	310.11
September 2024 transactions						5,347.89

CREDIT CARD PAYMENT SUMMARY for CURRENT BANK STATEMENT - OCTOBER 2024 (part of)**CEO - STEPHEN GOLLAN**

Credit card	1264560.01	27 Sep 2024	HVG Building P/L	Hunt Rd Village Refurb - Supplies of laminate sheets	431.67	
Credit card	KKN00000034580	03 Oct 2024	Kmart Northam	Cutlery for the Civic Centre 6 x 16 pce set @ \$5 inc	30.00	
Credit card	02 A9F-B5A2469DLE	03 Oct 2024	Woolworths Northam	Retirement gift (gift card) for Trevor Speedy	357.95	
Credit card	177318	08 Oct 2024	Planning Institute Aust	Awards for Planning Excellence, 08 Nov 2024 x 3: Pres, DCEO & Plann	825.00	
Credit card	291984	09 Oct 2024	Heritage Wine Bar	Loc Gov Week 8 -10 Oct 2024: Dinner for x 5: CEO, Pres, DPres, 2 x C	423.88	
Credit card	RRN 02028092	11 Oct 2024	Liberty Cafe & Bar	Loc Gov Week 8-10 Oct 2024: Refreshments for CEO S Gollan & Pres	22.50	
Credit card	1442545	11 Oct 2024	Parmelia Hilton	Loc Gov Week 8-10 Oct 2024: Accommm for CEO S Gollan	471.30	
Credit card	1442546	11 Oct 2024	Parmelia Hilton	Loc Gov Week 8-10 Oct 2024: Accommm for CEO S Gollan	932.03	
Credit card	1442454	11 Oct 2024	Parmelia Hilton	Loc Gov Week 8-10 Oct 2024: Accommm for Cr C Lawlor	886.64	
Credit card	1442440	11 Oct 2024	Parmelia Hilton	Loc Gov Week 8-10 Oct 2024: Accommm for Cr J Maxwell	1,001.40	
Credit card	1442667	11 Oct 2024	Parmelia Hilton	Loc Gov Week 8-10 Oct 2024: Accommm for DPres D Ridgway	867.78	
Credit card	1442437	11 Oct 2024	Parmelia Hilton	Loc Gov Week 8-10 Oct 2024: Accommm for Pres D White	557.49	
Credit card	1442439	11 Oct 2024	Parmelia Hilton	Loc Gov Week 8-10 Oct 2024: Accommm for Pres D White	931.01	7,738.65

DCEO - SIMON MARSHALL (AVONDALE MACHINERY SHED)**0.00**

SHIRE OF BEVERLEY

CHEQUE DETAIL - Municipal and Trust Accounts - OCTOBER 2024

TYPE	NUM	DATE	PAYEE	DETAILS		AMT PAID	TOTALS
MOW - STEPHEN VINCENT							
Credit card	C101058	01 Oct 2024	Stratagreen	Oval - Credit note issued as incorrectly charged for TerraCottem Turf	(198.00)		
Credit card	168834	01 Oct 2024	Stratagreen	Oval - Soil conditioner TerraCottem Universal 2 x 20kg bags	1,518.00		
Credit card	D0541936202	09 Oct 2024	The Good Guys Midland	Hunt Rd Village refurb (unit 3): Upright electric cooker 54cm	629.00	1,949.00	
Part of October 2024 transactions						9,687.65	
September 2024 transactions						5,347.89	
Part of October 2024 transactions						9,687.65	
Interim payment for October 2024 and September 2024 transactions presented on 17 October 2024 (EFT 10753) Shire of Beverley Municipal Bank account							15,035.54

TRUST ACCOUNT DETAILS**PAYMENTS RAISED IN CURRENT MONTH**

EFT Pymt EFT 10731 15 Oct 2024 Shire of Beverley

Transfer of funds incorrectly deposited into the Trust acct re fees/interest charge

(98.05)

PAYMENTS RAISED IN CURRENT MONTH

(98.05)

(98.05)

PAYMENTS UNPRESENTED IN CURRENT BANK #**PAYMENTS UNPRESENTED IN CURRENT BANK #**

0.00

0.00

PAYMENTS PRESENTED IN CURRENT BANK # RELATING to PRIOR MONTHS' TRANSACTIONS**PAYMENTS PRESENTED IN CURRENT BANK # RELATING to PRIOR MONTHS' TRANSACTIONS**

0.00

0.00

OTHER AMENDMENTS / GENERAL JOURNALS**OTHER AMENDMENTS / GENERAL JOURNALS**

0.00

0.00

TOTAL EXPENDITURE for TRUST ACCOUNT

(98.05)

TOTAL EXPENDITURE as reconciled to the OCTOBER 2024 BANK STATEMENTS

Municipal Account Expenditure

(813,310.10)

Trust Account Expenditure

(98.05)

TOTAL EXPENDITURE for OCTOBER 2024

(813,408.15)

12. ADMINISTRATION

12.1 Proposed Disposal of Lot 230 Vincent Street, Beverley

Submission To:	Ordinary Council Meeting 27 November 2024
Report Date:	21 November 2024
Applicant:	Maya & Fabian Houbrechts
File Reference:	VIN 1137
Author and Position:	Simon Marshall, Deputy Chief Executive Officer
Previously Before Council:	Information Briefing September 2024, OCM 30 October 2024.
Disclosure(s) Of Interest:	Nil
Attachments:	Nil

SUMMARY

Council to consider the disposal of Council owned land at Lot 230 on Deposited Plan 33113, Vincent Street, Beverley to Maya and Fabian Houbrechts for \$10,000.00.

BACKGROUND

The applicants are the owner of 71 Vincent Street (Lot 9) and would like to purchase the lot adjacent to their property on the East side (Lot 230). Mr and Mrs Houbrechts have made a written offer of \$10,000.00.

Lot 230 Vincent Street was acquired by the Council in June 2019 due to non-payment of rates.

The property has no building or strategic value to the Shire and therefore management are recommending approval to give public notice of the disposal. A market appraisal has been sought from Elders Real Estate (attached under separate cover).

Costs associated with any potential sale are estimated to be \$1,500.00 in settlement fees associated with the transaction.

At the 30 October 2024 Ordinary Council Meeting it was resolved:

That Council;

1. gives local public notice, by way of the November 2024 edition of the Beverley Blarney, of the proposed disposal of Lot 230 Vincent Street to Maya and Fabian Houbrechts as per the requirements of section 3.58 of the *Local Government Act 1995* for the amount of \$10,000.00 with the sum to be net of any estimated fees payable; and
2. invites submissions regarding the proposed disposal for 14 days following the publication of the advertisement; and
3. will consider any submissions and consider approving the sale of Lot 230 Vincent Street at the November 2024 Ordinary Council Meeting.

Council gave public notice of the disposal, and now must consider all submissions prior to agreeing to dispose of the property.

COMMENT

Public notice was given in the November issue of the Beverley Blarney (available in hardcopy and online) and was advertised as a public notice at the Shire Office.

At the close of business, 4pm Friday 15 November 2024, no submissions were received.

Council may now consider there was no comment of any kind in relation to the disposal.

STATUTORY ENVIRONMENT

Part 3, Division 3, Section 3.58 of the *Local Government Act 1995*:

3.58. Disposing of property

- (1) In this section —
dispose includes to sell, lease, or otherwise dispose of, whether absolutely or not;
property includes the whole or any part of the interest of a local government in property, but does not include money.
- (2) Except as stated in this section, a local government can only dispose of property to —
 - (a) the highest bidder at public auction; or
 - (b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.
- (3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —
 - (a) it gives local public notice of the proposed disposition —
 - (i) describing the property concerned; and
 - (ii) giving details of the proposed disposition; and
 - (iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;
 - and
 - (b) it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.
- (4) The details of a proposed disposition that are required by subsection (3)(a)(ii) include —
 - (a) the names of all other parties concerned; and
 - (b) the consideration to be received by the local government for the disposition; and
 - (c) the market value of the disposition —

- (i) as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or
 - (ii) as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.
- (5) This section does not apply to —
- (a) a disposition of an interest in land under the *Land Administration Act 1997* section 189 or 190; or
 - (b) a disposition of property in the course of carrying on a trading undertaking as defined in section 3.59; or
 - (c) anything that the local government provides to a particular person, for a fee or otherwise, in the performance of a function that it has under any written law; or
 - (d) any other disposition that is excluded by regulations from the application of this section.

CONSULTATION

Council, Shire of Beverley Housing Strategy, Public Notice and any Submissions potentially received.

FINANCIAL IMPLICATIONS

\$10,000.00 Unbudgeted income, less settlement fees.

STRATEGIC IMPLICATIONS

Strategic Pillar: 4. Civic Leadership
Strategic Priorities: 4.1 Community and customer focus
4.3 Responsible planning

POLICY IMPLICATIONS

Shire of Beverley Housing Policy

RISK IMPLICATIONS

Medium (9) – Procedural and reputational. It is considered that the public notification of disposal of property procedures are adequate to mitigate any risk.

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

Absolute Majority

OFFICER'S RECOMMENDATION

That Council approve the sale of Lot 230 on Deposited Plan 33113, Vincent Street, Beverley, to Maya and Fabian Houbrechts for the amount of \$10,000.00 and authorise the Chief Executive Officer and Shire President to sign and process all relevant documentation.

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.