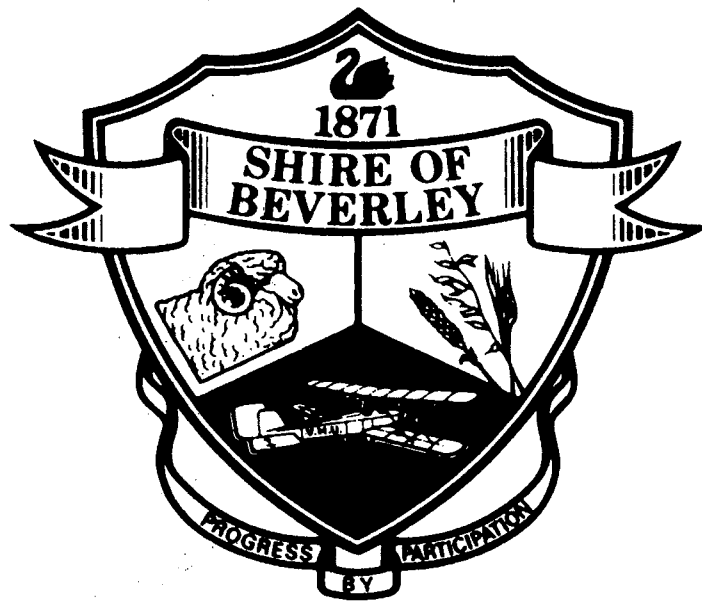


ORDINARY COUNCIL

MEETING

MINUTES



28 JUNE 2011

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28 JUNE 2011

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**MINUTES OF THE ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS ON TUESDAY 28 JUNE 2011**

1. COMMENCEMENT

The President declared the meeting open at 10:00am.

2. ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

Attendance

Cr DJ Ridgway	President	South Ward
Cr LC Shaw	Deputy President	West Ward
Cr MG Roberts		South Ward
Cr C Egberts		South Ward
Cr BM Foster		West Ward
Cr CJ Pepper		West Ward
Cr JD Alexander		North Ward
Cr P Gogol		North Ward
Cr KM Murray		North Ward
Mr KL Byers	Chief Executive Officer	
Mr SP Gollan	Deputy Chief Executive Officer	

Leave of Absence

Nil

3. PUBLIC QUESTION TIME

Nil

4. CONDOLENCES

KEHLET	Elizabeth (Liz)	30 May 2011
BUTCHER	Keith	9 June 2011

5. APPLICATIONS FOR LEAVE OF ABSENCE

Cr Gogol requested Leave of Absence for the August Meeting.

RESOLVED that Councillor Peter Gogol's request for Leave of Absence from the August 2011 Council meeting be approved.

6. CONFIRMATION OF MINUTES AND BUSINESS ARISING

6.1 Minutes of the Ordinary Meeting of Council held in the Council Chambers on Tuesday 24 May 2011

COUNCIL RESOLUTION

M1/0611 Moved Cr Roberts **Seconded Cr Gogol**
That the Minutes of the Ordinary Meeting of Council held in the Council Chambers on Tuesday 24 May 2011, as printed, be confirmed.

CARRIED 9-0

BUSINESS ARISING

Nil

6.2 Minutes of the Plant and Works Committee Meeting held in the Council Chambers on Wednesday 15 June 2011

Appendix 1

COUNCIL RESOLUTION

M2/0611 Moved Cr Gogol **Seconded Cr Shaw**
That the Minutes of the Plant and Works Committee Meeting held in the Council Chambers on Wednesday 15 June 2011, as printed, be received.

CARRIED 9-0

BUSINESS ARISING

6.2.1 Industrial Land Development

COUNCIL RESOLUTION

M3/0611 Moved Cr Shaw **Seconded Cr Murray**
That Council forward a letter to Landcorp requesting an update on the redevelopment of the Industrial Area.

CARRIED 9-0

6.2.2 Mawson Road Floodway

COUNCIL RESOLUTION

M4/0611 Moved Cr Gogol **Seconded Cr Pepper**
That Council obtain the cost to excavate portion of the creek, passing through Avon Locations 14753, 24040 and 19091, for the purpose of enhancing water flow.

CARRIED 9.0

6. CONFIRMATION OF MINUTES AND BUSINESS ARISING

Item 6.2

Minutes of the Plant and Works Committee Meeting held in the Council Chambers on Wednesday 15 June 2011

BUSINESS ARISING

(Continued)

6.2.3 Jones Road Upgrade – Parkfield Farms Subdivision

COUNCIL RESOLUTION

M5/0611 Moved Cr Pepper Seconded Cr Egberts
That subject to a Department of Environment and Conservation Clearing Permit being obtained, the proponent of the Parkfield Farms subdivision be requested to widen Jones Road to 6 metres and 7 metres on crests and curves.

CARRIED 9-0

6.2.4 Bremner Road Bridge 4739

COUNCIL RESOLUTION

M6/0611 Moved Cr Pepper Seconded Cr Roberts
That Council recommend to Main Roads WA that Bridge 4739 on Bremner Road be replaced with culverts.

CARRIED 9-0

6.2.5 Proposed Extension of Refuse Site

COUNCIL RESOLUTION

M7/0611 Moved Cr Roberts Seconded Cr Egberts
That further drilling within the north east corner of Reserve 5265 be undertaken to ascertain whether the area is suitable as future waste disposal pits.

CARRIED 9-0

6.2.6 Harper Street Drainage

COUNCIL RESOLUTION

M8/0611 Moved Cr Gogol Seconded Cr Alexander
That a storm water drainage design be undertaken in the Harper Street area and that Council seek permission from the owner of Lot 21 Harper Street, to remove the tree that is restricting the water flow from a drainage outlet.

CARRIED 9-0

6. CONFIRMATION OF MINUTES AND BUSINESS ARISING

Item 6.2

Minutes of the Plant and Works Committee Meeting held in the Council Chambers on Wednesday 15 June 2011

BUSINESS ARISING

(Continued)

6.2.7 Ten Year Plant Replacement Programme

COUNCIL RESOLUTION

**M9/0611 Moved Cr Pepper Seconded Cr Roberts
That the vehicles recommended listed for changeover in 2011/2012 be considered at the budget meeting and that the costs shown in the Plant Replacement Program be updated.**

CARRIED 9-0

6.3 Minutes of the Beverley Art Gallery Committee Annual General Meeting held in the Station Gallery on Friday 10 June 2011

Appendix 2

COUNCIL RESOLUTION

**M10/0611 Moved Cr Foster Seconded Cr Gogol
That the Minutes of the Beverley Art Gallery Committee Annual General Meeting held in the Station Gallery on Friday 10 June 2011, as printed, be received and that the recommendation for membership of the Committee be endorsed.**

CARRIED 9-0

BUSINESS ARISING

Nil

7. PRESIDENT AND COUNCILLOR REPORTS

7.1 PRESIDENT'S REPORT

The Deputy Chief Executive Officer and I attended an information session in Cunderdin relating to the proposed NBN rollout, a potential 9 year project for WA. The benchmark targets populations over 1000 people for fibre optic cable with satellite and wireless servicing smaller communities and those living outside towns. Fibre optic cable speeds are estimated at 100MB/sec and wireless and satellite 12MB/sec at peak use. Communities will be invited to participate to have the capacity installed at their property for free by the NBN wholesaler, installation at a later date will be at their own expense. Service providers will contract from the wholesaler for service into the home or business for users. Benefits include decentralized working environments and external assessment and communication with the elderly in their own homes.

Representatives from SERCO (Rod MacFarquhar, Yongah Hill Immigration Detention Centre Manager) and Wheatbelt Development Commission (Grant Arthur) visited the Shire to give a briefing on progress of the detention centre at Northam.

The Chief Executive Officer, the Deputy Chief Executive Officer and I met with Brendon Grylls in Northam. Topics of discussion included Avondale, Shire access to state owned land, Royalties for Regions regional funding, structural reform, utility deficiencies and how these might be addressed.

Pam l'Anson, Department of Agriculture, visited the Shire and gave a briefing on the drought pilot program which has been extended for 12 months to 30 June 2012, now covering an expanded region to include all the south west region of WA. The measures are designed to help farmers, their families and communities move from crisis management to risk management.

The National General Assembly of Local Government was an interesting event, particularly the Regional Co-operation Forum on the day prior to the Assembly, and I would like to thank Council for supporting my attendance. Constitutional recognition of Local Government was a common topic amongst speakers.

Investment in regional Australia is being encouraged with different solutions for different areas, however this needs to align with identified Regional Development Australia planning and will mostly be for large strategic projects that can be leveraged and attract partnerships.

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

SEARTG representatives attended an array of meetings to seek information for our grouping on regional development, health and aging, NBN and meet with Tony Crook MP at Parliament House. This collective approach was worthwhile as the population of our communities are quite small when compared to many of the Eastern State's councils.

COUNCIL RESOLUTION

M11/0611 Moved Cr Foster **Seconded Cr Roberts**
That the President's Report, be received.
CARRIED 9-0

7.2 COUNCILLOR REPORTS

Cr Gogol reported on the Vampire Planes.

It was agreed that a newsletter be placed into the Beverley Blarney to keep the community updated on the progress of restoration of the Vampire Planes, and that Council await until costings have been obtained.

Cr Shaw reported that he attended the State Motorcross Event that was held at Ulinga Park on 25 and 26 June 2011.

COUNCIL RESOLUTION

M12/0611 Moved Cr Roberts **Seconded Cr Egberts**
That the Councillor Reports, be received.
CARRIED 9-0

At 10:38am Mr Peter Wright, Shire Planner, entered the Chambers and joined the meeting.

8. OFFICERS' REPORTS

8.1.1 TOWN PLANNING ITEMS

SUBMISSION TO:	June Council Meeting 28 June 2011
AGENDA ITEM:	8.1.1.1
REPORT DATE:	8 June 2011
SUBJECT:	SUBDIVISION APPLICATION – BOUNDARY REALIGNMENT – LOTS 1, 2959 & 3690 WESTDALE ROAD, DALE
APPLICANTS:	Land Insights
FILE REFERENCE:	PL144211
AUTHOR:	Shire Planner – Peter Wright

Appendix 3

BACKGROUND

An application has been received to realign the boundaries of Lots 1, 2959 & 3690 Westdale Road, Dale. The purpose of the realignment is to remove an urban size lot and enhance farm management through better alignment of lot boundaries.

The subject sites are zoned Farming, approximately 95ha in total area, generally cleared and have an existing dwelling with ancillary outbuildings. Access is via Westdale Road.

The application is almost identical to an application recommended for approval by Council at its 10 December 2007 meeting. The Western Australian Planning Commission's previous approval expired on 12 February 2011.

COMMENT

The proposal does not formally create any additional lots and as such is unlikely to set an undesirable precedent. The proposal would rationalise the existing Location 2959, which is presently bisected by Westdale Road. The applicant's Land Capability Report argues that the new boundaries allow for better land management and reflect soil types and contours.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.1

SUBDIVISION APPLICATION – BOUNDARY REALIGNMENT – LOTS 1, 2959 & 3690 WESTDALE ROAD, DALE (Continued)

Due to the size of the lot, current Lot 1 has no agricultural or other development potential. In relation to this lot it may be argued an additional dwelling entitlement would be created. At present the setback requirements of the Town Planning Scheme No. 2 for land zoned "Farming" means that it is unlikely that a dwelling application on existing Lot 1 would be approved. As such Lot 1 is considered an anomaly which the application will correct.

All proposed lots conform to the minimum 20ha for policy BE.4 as required by the Beverley Rural Planning Strategy for intensive agriculture. However the Land Capability Report has not proven an underground water source as required by clause 6.2.5 of the District Rural Strategy. To address this matter, should Council recommend approval of the application, it will be recommended the provision of a water supply for intensive agriculture on each lot, is a condition of approval.

To prevent unrealistic expectations from future landowners, should Council recommend approval of the application, it will be recommended future purchasers of the properties are notified of restrictions to the provision of water and sewerage, as conditions of approval.

Conclusion

The application is supported for the following reasons: -

1. The proposal generally complies with the planning framework for the Shire of Beverley in which historical anomalies are corrected through boundary realignments.
2. It is anticipated approval of the application will produce a better planning outcome for the area.
3. Recommended conditions of approval will mitigate concerns and enhance the outcome.

Therefore it will be recommended the application is recommended for approval.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.1

**SUBDIVISION APPLICATION – BOUNDARY REALIGNMENT
– LOTS 1, 2959 & 3690 WESTDALE ROAD, DALE
(Continued)**

5. A suitable water supply being provisioned to each proposed lot to the satisfaction of the local government.

Advice Notes: -

1. Approval from the local government is required prior to the construction of vehicle crossovers.
2. The provision of suitable dams on each lot is required to satisfy condition 5.

CARRIED 9-0

8.1.1 TOWN PLANNING ITEMS

SUBMISSION TO:	June Council Meeting 28 June 2011
AGENDA ITEM:	8.1.1.2
REPORT DATE:	8 June 2011
SUBJECT:	SUBDIVISION APPLICATION – TWO LOT SUBDIVISION – LOT 48 CARR ROAD, KOKEBY
APPLICANTS:	Greg Rowe and Associates
FILE REFERENCE:	PL144234
AUTHOR:	Shire Planner – Peter Wright

Appendix 4

BACKGROUND

An application has been received to subdivide Lot 48 Carr Road, Kokeby into two lots.

The subject site is zoned Farming, approximately 87.6ha in area, cleared, vacant and is currently used for broad acre farming. Access is via Carr Road.

COMMENT

The applicant has demonstrated the proposal will not diminish continued agricultural viability of the lots and the size of the new lots meets the Shire of Beverley's Town Planning Scheme No. 2 (TPS 2) minimum requirements. In addition the proposed lots match the size of existing lots on the western boundary of the property. Therefore the proposal complies with the planning framework and lot sizes in the area.

Given the size of the proposed lots it is unlikely they will support broad acre farming in their own right. This assumption is supported by the applicant's economic analysis which states in relation to the sale of the proposed lots the returns "*imply the lot(s) is purchased as an add on lot.*" Therefore it is possible that the lots will be sold for residential purposes to maximise the sale price. Should Council recommend approval of the application, to allow for the possibility of the lots being used for residential purposes, it will be recommended Council recommend conditions of approval in relation to the following: -

- Access;
- Building envelopes;
- Fire management;
- Dams on both lots for more intensive farming operations;
- Landowner expectations in relation to the provision of reticulated water and sewerage; and
- Protection of environmental assets.

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.2
SUBDIVISION APPLICATION – TWO LOT SUBDIVISION
– LOT 48 CARR ROAD, KOKEBY
(Continued)

STATUTORY ENVIRONMENT

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

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M14/0611 Moved Cr Pepper **Seconded Cr Murray**
That Council resolve to recommend to the Western Australian Planning Commission that application WAPC No. 144234 for the subdivision of Lot 48 Carr Road, Kokeby, be approved subject to the following conditions and advice notes: -

Conditions: -

- 1. Suitable arrangements being made with the local government for the provision of vehicular crossovers to service the lots shown on the approved plan of subdivision.**
- 2. A Fire Management Plan being prepared and implemented to the specifications of the local government and the Fire and Emergency Services Authority.**
- 3. The applicant/owner of the land shall make arrangements to ensure that prospective purchasers of the proposed lots are advised in writing that provision of a reticulated sewerage service will not be available to the lot and that all future dwellings on the lot will need to be connected to on-site effluent disposal system(s), to the satisfaction of the local government.**
- 4. The applicant/owner of the land shall make arrangements to ensure that prospective purchasers of the proposed lots are advised in writing that provision of a reticulated water service will not be available to the lot and that prospective purchasers will be obliged to make their own arrangements for a supply of potable water, to the satisfaction of the local government.**

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.2

SUBDIVISION APPLICATION – TWO LOT SUBDIVISION

– LOT 48 CARR ROAD, KOKEBY

(Continued)

5. A suitable water supply being provisioned to each proposed lot to the satisfaction of the local government.
6. Prior to commencement of site works, a detailed plan identifying building envelope(s) on all lots on the approved plan of subdivision is to be prepared in consultation with the local government.
7. A Restrictive Covenant, pursuant to section 129BA of the Transfer of Land Act 1893 (as amended) is to be placed on the Certificates of Title of the proposed lot(s) advising of the existence of a restriction on the use of the land. Notice of this restriction to be included on the Deposited Plan. The restrictive covenant is to state as follows:

"No development is to take place outside the defined building envelope(s), unless otherwise approved by the local government."
8. Measures being taken to ensure the identification, mapping and protection of any vegetation on the site worthy of retention prior to commencement of site works.

Advice Notes: -

1. Approval from the local government is required prior to the construction of vehicle crossovers.
2. The provision of suitable dams on each lot is required to satisfy condition 5.

CARRIED 9-0

8.1.1 TOWN PLANNING ITEMS

SUBMISSION TO:	June Council Meeting 28 June 2008
AGENDA ITEM:	8.1.1.3
REPORT DATE:	14 June 2011
SUBJECT:	DEVELOPMENT APPLICATION – TWO OUTBUILDINGS (SEA CONTAINERS) – LOT 379 DELISLE STREET, BEVERLEY
APPLICANTS:	C & W Gilbert
FILE REFERENCE:	DEL 1243
AUTHOR:	Shire Planner – Peter Wright

Appendix 5

BACKGROUND

An application has been received to use two sea containers as outbuildings at Lot 379 De Lisle Street, Beverley. The application is being referred to Council because the sea containers are second hand and therefore there is no delegated authority.

The subject site is zoned Industrial, approximately 1,684m² in area, contains some remnant vegetation and has an existing outbuilding. Access is via De Lisle Street.

COMMENT

Due to the lot being zoned Industrial the application generally complies with the planning intent for the area. The only potential external impacts relate to the effect on visual amenity and the clearing of native vegetation. Since the sea containers are second hand, should Council approve the application, to mitigate the impact on visual amenity it will be recommended the containers are painted as a condition of approval.

To address the matter of clearing native vegetation, should Council approve the application, it will be recommended only vegetation required to be removed for location of the containers, access and fire management, is cleared as a condition of approval.

Use of sea containers as outbuildings is not considered unusual in an Industrial area. The recommended conditions of approval are considered to mitigate any negative external impacts, therefore it will be recommended the application is approved.

STATUTORY ENVIRONMENT

The application complies with the Shire of Beverley's Town Scheme No. 3.

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.3
DEVELOPMENT APPLICATION – TWO OUTBUILDINGS (SEA CONTAINERS) – LOT 379 DE LISLE STREET, BEVERLEY
(Continued)

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M15/0611 Moved Cr Roberts **Seconded Cr Foster**
That Council grant Planning Approval for the use of two sea containers as outbuildings at Lot 379 De Lisle Street, Beverley, subject to the following conditions and advice notes: -

Conditions: -

- 1. If the development, the subject of this approval, is not SUBSTANTIALLY COMMENCED within a period of 2 years from the date of this approval being granted, the approval shall lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the responsible authority having first been sought and obtained.**
- 2. Development shall be carried out only in accordance with the terms of the application as approved herein and any approved plan, prepared by the applicant and endorsed by Council's Shire Planner.**
- 3. The outbuilding shall not be used for human habitation or retail purposes.**
- 4. The exterior of the sea containers is to be finished in an approved colour which is in harmony with the amenity of the area, prior to commencement of use and maintained thereafter, to the satisfaction of the Shire Planner.**
- 5. The applicant shall only remove those trees and/or clear native vegetation as required for the construction of the building, any associated access and fire management (see Advice Note 3).**

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.3
DEVELOPMENT APPLICATION – TWO OUTBUILDINGS (SEA CONTAINERS) – LOT 379 DE LISLE STREET, BEVERLEY
(Continued)

Advice Notes: -

- 1. Nothing in the approval or these conditions shall excuse compliance with all relevant written laws in the commencement and carrying out of the development.**
- 2. The applicant is advised a building licence is required prior to commencement of any building works.**
- 3. With regard to Condition 5, the applicant is advised approval may be required from the Department of Environment and Conservation prior to the removal of trees and/or clearing of vegetation.**

CARRIED 9-0

8.1.1 TOWN PLANNING ITEMS

SUBMISSION TO:	June Council Meeting 28 June 2011
AGENDA ITEM:	8.1.1.4
REPORT DATE:	15 June 2011
SUBJECT:	DEVELOPMENT APPLICATION – SECOND HAND DWELLING – 19 (LOT 4788) QUELICAN ROAD, TALBOT WEST
APPLICANTS:	M Stevens
FILE REFERENCE:	QUE 1275
AUTHOR:	Shire Planner – Peter Wright

Appendix 6

BACKGROUND

An application has been received to transport and convert three second hand school rooms into a dwelling at 19 (Lot 4788) Quelican Road, Talbot West.

The subject site is zoned Farming, approximately 81ha in area, mostly cleared and has existing outbuildings. Access is via Quelican Road.

COMMENT

Although unusual the application generally complies with the Shire of Beverley's Town Planning Scheme No. 2 (TPS 2) and Council's Relocated Second Hand Building Policy. However there are some environmental and amenity concerns and policy variations that Council will have to consider.

Given the location of the proposed dwelling there is limited potential negative external impact. The main negative impact would be to visual amenity and environmental disturbance due to the removal of remnant vegetation. Should Council approve the application, it will be recommended the exterior finished standard of the buildings and the clearance of vegetation, are addressed as conditions of approval.

There are two requested variations to Council's policy. A building inspection report has not been arranged at the time of writing this report and the bathroom and laundry are combined where the policy recommends they are separate. Advice from the Shire's Environmental Health Officer has determined there are no health concerns stemming from combining the bathroom and laundry. Therefore should Council approve the application, it is recommended this variation is considered acceptable.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.4

**DEVELOPMENT APPLICATION – SECOND HAND DWELLING
– 19 (LOT 4788) QUELICAN ROAD, TALBOT WEST
(Continued)**

In relation to the building inspection report, should Council approve the application, it will be recommended the report is submitted and approved prior to any part of the buildings entering the Shire, as a condition of approval. All other recommended conditions of approval are standard conditions for this type of application to ensure compliance with TPS 2 and Council's policy.

Conclusion

Whilst the application is unusual, provided the dwelling is completed to an acceptable standard it is unlikely the amenity of neighbouring landowners or future residents will be compromised. Conditions of approval are anticipated to address any matters of concern. Therefore it will be recommended the application is granted conditional approval.

STATUTORY ENVIRONMENT

Under the Shire of Beverley's Town Planning Scheme No. 2 the application requires the discretionary approval of Council.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M16/0611

Moved Cr Roberts

Seconded Cr Gogol

That Council grant Planning Approval for the relocation and construction of a single dwelling at 19 (Lot 4788) Quelican Road, Talbot West, subject to the following conditions and advice notes:

-

Conditions: -

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

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.4

**DEVELOPMENT APPLICATION – SECOND HAND DWELLING
– 19 (LOT 4788) QUELICAN ROAD, TALBOT WEST
(Continued)**

- 3. A bond of \$5,000 is to be lodged with the Shire of Beverley to ensure all works, including clearing the site of debris and connecting plumbing and drainage, are completed to the satisfaction of the Shire Building Surveyor and comply with the relevant provisions of the Building Codes of Australia (see Advice Note 3).**
- 4. All works are to be completed within twelve months from the relocation of the building or such later date as agreed to by the local government in writing.**
- 5. A Building Inspection Report prepared by the Shire's Building Surveyor is to be submitted and approved by the Shire of Beverley, prior to any part of the building being relocated to the Shire.**
- 6. As the Water Corporation reticulated sewer is not available the premises are to be connected to an approved wastewater treatment system, which complies with the requirements of the Treatment of Sewage and Disposal of Effluent and Liquid Waste Regulations. The approved system is not to be used for disposal of industrial liquid waste or other non-ablution wastes (refer to Advice Note 4).**
- 7. A minimum of 120,000 litres domestic water storage tank or other approved potable water supply and storage facility is to be established with the dwelling, prior to occupation.**
- 8. The dwelling shall have a minimum 4 metre firebreak on all sides.**
- 9. The exterior of the dwelling is to be finished to an acceptable standard and in an approved colour which is in harmony with the amenity of the area, prior to occupation.**
- 10. The applicant shall only remove those trees and/or clear native vegetation as required for the construction of the building, any associated access and fire management (see Advice Note 5).**

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.4
DEVELOPMENT APPLICATION – SECOND HAND DWELLING
– 19 (LOT 4788) QUELICAN ROAD, TALBOT WEST
(Continued)

11. The building shall be setback a minimum 30 metres from any watercourse.

Advice Notes: -

1. Nothing in the approval or these conditions shall excuse compliance with all relevant written laws in the commencement and carrying out of the development.
2. The applicant is advised a building licence is required prior to commencement of any building works.
3. With regard to Condition 3, in compliance with Council's Relocated Second-Hand Buildings Policy No.9, the \$5,000 bond is to be lodged with the Shire. Bank or other guarantees are not acceptable.
4. With regard to Condition 6, an application is to be submitted to the Council's Environmental Health Section in conjunction with the Building Licence application.
5. With regard to Condition 10, the applicant is advised approval may be required from the Department of Environment and Conservation prior to the removal of trees and/or clearing of vegetation.

CARRIED 9-0

8.1.1 TOWN PLANNING ITEMS

SUBMISSION TO:	June Council Meeting 28 June 2011
AGENDA ITEM:	8.1.1.5
REPORT DATE:	22 June 2011
SUBJECT:	FINAL ADOPTION – SIGNAGE POLICY
APPLICANTS:	NA
FILE REFERENCE:	LUP 004
AUTHOR:	Shire Planner – Peter Wright

Appendix 7

BACKGROUND

A recent development application for an advertising sign at Kokeby highlighted the lack of guidance related to such applications under the Shire of Beverley's Town Planning Scheme No. 2 (TPS 2) and Council's policies.

Since signs are regarded as development all signage requires the prior approval of Council. However there are no specific provisions under TPS 2 relating to signage. To address this matter Council initiated a Signage Policy at its 24 May 2011 meeting. The policy is intended to provide guidance on standards and requirements when a development application for advertising signage is received.

COMMENT

All advertising signs require the prior approval of Council. When assessing such proposals matters such as visual amenity, appropriateness of signage, character of the area and potential to distract motorists need to be considered. Signs by their nature are meant to be noticed. As such there is the potential for signs to significantly disturb the amenity of an area.

The Signage Policy is intended to provide guidance on acceptable standards and requirements. This will benefit potential applicants by providing clarity on requirements, and will assist Shire staff when assessing an application.

Following the initial adoption of the draft policy at Council's 17 May 2011 meeting, the policy was advertised in compliance with TPS 2 Clause 7.6.2 for a period of 21 days. No responses to the advertising were received, therefore it will be recommended the policy is adopted without change.

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.5
FINAL ADOPTION – SIGNAGE POLICY
(Continued)

STATUTORY ENVIRONMENT

Town Planning Scheme policies are adopted under clause 7.6 of the Shire of Beverley's Town Planning Scheme No. 2.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M17/0611 Moved Cr Egberts **Seconded Cr Roberts**
That Council :-

- 1. Grant final adoption to the draft Signage Policy and instruct the Shire Planner to advertise the policy in compliance with Clause 7.6.2(c) of the Shire of Beverley's Town Planning Scheme No. 2.**
- 2. Delegate authority to Shire Planner to approve those applications that meet the requirements of the Signage Policy.**

CARRIED 9-0

At 11am Mr Ben Carter from Greg Rowe and Associates entered the Council Chambers and addressed Council in relation to the following Item 8.1.1.6.

At 11:13am Mr Ben Carter left the Council Chambers.

8.1.1 TOWN PLANNING ITEMS

SUBMISSION TO:	June Council Meeting 28 June 2011
AGENDA ITEM:	8.1.1.6
REPORT DATE:	11 May 2011
SUBJECT:	DEVELOPMENT APPLICATION – SIGNAGE – LOT 11 GREAT SOUTHERN HIGHWAY, KOKEBY
APPLICANTS:	Greg Rowe and Associates
FILE REFERENCE:	GRE 1352
AUTHOR:	Shire Planner – Peter Wright

Appendix 8

BACKGROUND

An application has been received to erect a double sided advertising sign at Lot 11 Great Southern Highway, Kokeby. The proposed sign is 8.3m long by 2.2m high positioned 2m above ground level. It is proposed to locate the sign 2m from the boundary adjacent to Great Southern Highway.

The subject site is zoned Farming, approximately 1,000m² in area, cleared, vacant and is currently being used for broad acre farming. Access is directly from Great Southern Highway.

Signage is a land use that is not specifically mentioned in the Shire of Beverley's Town Planning Scheme No. 2 (TPS 2) Zoning Table and cannot be reasonably determined to fall within one of the uses. Therefore the provisions of section 3.2.5 of TPS 2 apply.

COMMENT

Planning intent for the zone

As a land use not listed under TPS 2 section 3.2.5 prior to determining the application, Council must determine by absolute majority that the proposed use may be consistent with the objectives and purposes of the zone. Should Council consider the proposal is consistent with the objectives and purposes of the zone then after advertising Council may, at its discretion, permit the use.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.6

DEVELOPMENT APPLICATION – SIGNAGE – LOT 11 GREAT SOUTHERN HIGHWAY, KOKEBY (Continued)

Under TPS 2 Council will support land use proposals in the Farming zone which are consistent with the continued viability of agricultural production, the establishment of uses ancillary to agricultural activity, or which are required to service the travelling public or tourists, as well as the maintenance of rural character and amenity. The proposed signage does not relate to any business, private or community organisation or event within the Shire of Beverley, therefore the proposal cannot be seen to be ancillary to any activity within the Shire. Given that the proposal is not relevant to any form of agricultural activity and through the impact on visual amenity may be seen to be detrimental to the travelling public, tourists and the maintenance of rural character and amenity, it is the opinion of staff that the proposed land use is not consistent with the objectives and purposes of the zone.

There is no indication or evidence that such a land use was ever contemplated under the District Rural Strategy (DRS). Under the DRS in the Farming zone it is recognised that where change in land use is occurring it is partially due to *“the realisation that an attractive Country Lifestyle can be had in a visually pleasant environment”*. Large signs may be seen to detract from the visually pleasant environment and therefore produce negative planning outcomes.

With regard to landscape integrity, the DRS states the major management objective of the local authority will relate to the control of development/land use to ensure that this does not adversely affect the landscape. In part Council is to exercise control through the planning consent process to assist in the provision of aesthetic pleasure. In the opinion of staff the proposal does not meet this objective.

Due to the proposal being inconsistent with both the DRS and TPS 2, it will be recommended the proposal is determined to be inconsistent with the objectives and purposes of the Farming zone.

Should Council determine the proposal is consistent with the objectives and purpose of the zone then the application must be assessed on its merits.

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.6
DEVELOPMENT APPLICATION – SIGNAGE – LOT 11 GREAT
SOUTHERN HIGHWAY, KOKEBY
(Continued)

Consultation

In compliance with Clause 7.6.2 of the Shire of Beverley's Town Planning Scheme No. 2 (TPS 2) the proposal was advertised for a period of 21 days. A total of 2 submissions were received comprising of an objection and a no objection. A summary of the submissions and officer's response is detailed in the table below: -

	Respondent	Property	Comment	Planner's Response
1	R Parrick Po Box 184 Beverley WA 6304	57 Ludgate Street, Kokeby	Objection to proposal. Concerned that potential advertisers are not associated with businesses or activities conducted in the local area. Signs such as the one proposed create significant disturbance to visual amenity in rural areas Concerned the 2 metre setback distance will create a distraction for drivers in the vicinity of the Dale-Kokeby Road intersection. Especially since large vehicles and agricultural machinery access and egress Great Southern Highway at this intersection.	Noted. The applicant has indicated that the sign will have state or national level advertising. It is unlikely there will be any advertising for local businesses. There will be disturbance to visual amenity. It is open to Council to determine how significant the disturbance is. (see below) Advice from Main Roads is that the proposal requires a larger setback to comply with traffic safety guidelines. The distance from the Dale-Kokeby Road intersection is within Main Roads minimum guidelines. However it is open to Council to impose a higher standard of safety based on site specific conditions. (see below)
2	M Ricks PO Box 438 Beverley WA 6304	2139 (Lot 61) Great Southern Highway Kokeby	No objection to proposal.	Noted.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.6

**DEVELOPMENT APPLICATION – SIGNAGE – LOT 11 GREAT
SOUTHERN HIGHWAY, KOKEBY
(Continued)**

Main Roads

Due to the proximity to Great Southern Highway comment was requested from Main Roads Western Australia. Main Roads classifies the proposal as a Category 4 sign. A representative from Main Roads provided the Shire with guidelines and a verbal response. Comment from Main Roads was that the proposal was not supported. However after discussion with the applicant, Main Roads have modified their comment and now have no objection to the proposal.

It should be noted that a direction from the former Minister for Transport relating to advertising on private land adjacent to a main road, instructed that the Local Government Authority was to be the lead agency in determining applications. Therefore any approval by Council will influence Main Roads determination.

Signage Policy

Council has initiated a new signage policy. The application was lodged prior to the policy being formulated and initiated. However the draft policy provides some guidance in relation to Council's intentions for signage in the Shire of Beverley and therefore will be referenced where appropriate.

Sign Size

The proposal is for a sign 18.26m² (8.3m x 2.2m) located 2 metres above ground level. The applicant has stated the sign is a standard size for the advertising industry, known as a super 8. The applicant has further stated: -

- Main Roads have agreed to and preferred this form of advertising as it is clearly visible to motorists.
- Smaller signs are considered to present an increased risk of distraction to motorists given the amount of time taken to read the small content.

Main Roads have not stated that there is a preference for this size sign, comment received only indicates that there are no grounds for objection. As the lead agency it is up to Council to determine the appropriate size of any signage. However it should be noted that speed, direction and information signs used by Main Roads are of a substantially smaller size than the proposal.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.6

**DEVELOPMENT APPLICATION – SIGNAGE – LOT 11 GREAT
SOUTHERN HIGHWAY, KOKEBY
(Continued)**

The applicant has stated the lack of statutory or policy reference to the size of signs is reason for not considering the matter. Council's draft Signage policy indicates the maximum size of a sign in the Farming zone or adjacent to a main roads reserve should be 4.5m². At 18.26m² the proposed sign is substantially larger than Council's intended maximum size. As such it is the opinion of staff that the size of the sign is excessive for the area.

Traffic Safety

With regard to the distance to the Dale-Kokeby Road intersection, the application complies with Main Roads minimum requirements and all other applicable guidelines and regulations. However it should be noted that these are absolute minimum requirements subject to site specific assessment. One of the respondents to the advertising expressed concern over the proximity of the proposal to the intersection.

It is open to Council to regard the sign as an unacceptable distraction, although no specific matters of concern have been raised in relation to the intersection by any relevant authority.

Of concern Main Roads guidelines state that for safety purposes the nearest edge of the sign should be 11 metres from the road shoulder. The property boundary is approximately 4.5 metres from the road shoulder and the setback of the sign is 2 metres making a total of approximately 6.5 metres from the road shoulder. The application does not comply with Main Roads safety guidelines. Any approval would require an increased setback to comply with safety guidelines, as a condition of approval.

TPS 2

The applicant has mentioned that there are no specific provisions relating to advertising signage within TPS 2. There are, however, provisions relating to development standards on Farming zoned lots outside of declared townsites. The subject lot is not within the Kokeby townsite.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.6

**DEVELOPMENT APPLICATION – SIGNAGE – LOT 11 GREAT
SOUTHERN HIGHWAY, KOKEBY
(Continued)**

The statutory setback for the zone is 35 metres from the front boundary and 15 metres from side and rear boundaries. Council may vary the setback under section 4.2 of TPS 2 provided Council is satisfied that: -

- i) approval of the proposed development would be consistent with the orderly and proper planning of the locality and the preservation of the amenities of the locality; and
- ii) the non-compliance will not have any adverse effect upon the occupiers or users of the development or the inhabitants of the locality or upon the likely future development of the locality.

The applicant states that if the sign were setback in compliance with TPS 2 they anticipate Main Roads would advise the sign was a road hazard and request the sign is brought forward closer to the road. Main Roads Traffic Hazard Potential guidelines for Category 4 signs states "traffic hazard potential will diminish the further the device is from the road". Advice from Main Roads states that a greater setback distance does not increase safety concerns and Main Roads have provided examples of signs setback further than Shire requirements.

Main Roads commented that they believed readability in compliance with Austroads Guide to Traffic Management Part 10, must be taken into account when considering distance from the edge of the seal. However the applicant has not argued the 35 metre setback would be inconsistent with this standard.

The applicant states the development standards for the Farming zone should not apply to the subject lot because the lot is 1,000m². It should be noted that these lots are the result of a historical anomaly. It is argued by the applicant that variations to TPS 2 requirements should be allowed due to: -

- 1. The development standards in the Farming zone are normally applied to a 40ha lot;
- 2. A single variation is requested; and
- 3. A 35 metre setback would make the development impractical.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.6

DEVELOPMENT APPLICATION – SIGNAGE – LOT 11 GREAT SOUTHERN HIGHWAY, KOKEBY (Continued)

In response: -

1. Development standards apply to specific zones regardless of the size of the lots. Any variation must be justified by the applicant or the lots rezoned. If the applicant cannot justify a variation of scheme requirements based on the merits of the proposal and planning principles to the satisfaction of Council, then the application should be refused.
2. The applicant is requesting a substantial variation to the front setback as well as to the side setbacks. If the front, side and rear setbacks were adhered to the application could not be approved.
3. If compliance with TPS 2 requirements makes a development impractical and any variation cannot be justified, then the application should be refused.

Varying the statutory requirements is at Council's discretion, however Council must be satisfied such variation is justified. The proposal is zoned Farming and in an area used predominately for broad acre agriculture. Advertising of the proposal indicates the development will have an adverse impact on the inhabitants of the locality. It is the opinion of staff that since the development is not associated with any form of agricultural activity, a variation to statutory requirements is not justified.

Land use

The applicant states that due to the size of the lot the land cannot be used for farming purposes in compliance with the zoning, therefore a non agricultural use should be considered. The applicant further argues signage should be considered since such development does not require servicing or personal on site.

Staff contend the lot is currently being used for agricultural purposes and it is not unusual for rural land to be farmed by a person other than the landowner. Whilst the size of the lot combined with the zoning does preclude some forms of development, such restrictions are not justification for other forms of non compliant development. Any development is expected to comply with the general purpose of the zone, which in the Farming zone is agriculture.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.6

DEVELOPMENT APPLICATION – SIGNAGE – LOT 11 GREAT SOUTHERN HIGHWAY, KOKEBY (Continued)

Amenity

In the Farming zone under section 3.5 of TPS 2 Council will support land use which is consistent with the maintenance of rural character and amenity. Council must determine that a large sign is consistent with the rural character of the area. Although other rural local government areas do have large roadside advertising signs, such signage has not historically been a rural component of the Shire of Beverley. Therefore approval of the application may be considered to diminish the rural character.

The main impact on amenity is through visual amenity. The applicant states having a double sided sign will improve visual amenity by not having a visible sheet metal rear. Staff agree with this assertion. The applicant further states that rural character and amenity will not be negatively impacted, given that the sign will be constructed and maintained to a high standard. Construction and maintenance standards may be addressed through conditions of approval. However Council must consider if the proposal as a whole will create a disturbance to the visual amenity of the area. Advertising of the application indicates that disturbance to visual amenity is a concern to nearby residents. Given that the sign is large and will be located in a generally cleared area used for agricultural production, it is the opinion of staff there will be a substantial negative impact on visual amenity.

Advice from Main Roads is that the Shire would need to review the sign content using Austroads Guide to Traffic Management Part 10. The applicant has not submitted information on the specific content of the advertising such as lettering, size, colour, etc. To comply with Main Roads advice the Shire would have to assess each individual advertisement. The applicant has stated the anchor tenant would be the Office of Road Safety with the reverse side available for commercial advertising. When a road safety campaign has finished both sides of the sign would then be available for commercial advertising. If an advertisement is deemed offensive by the local government the applicant has stated it is normal practise to remove it within two working days.

When considering amenity Council has to assess the impact of the development as a whole. As previously mentioned advertisements are designed to be noticed. It is the opinion of staff the sign would have a negative impact on the character and amenity of the area. However, it is open to Council to consider the external impact acceptable.

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.6
DEVELOPMENT APPLICATION – SIGNAGE – LOT 11 GREAT SOUTHERN HIGHWAY, KOKEBY
(Continued)

Precedence

There is the potential for approval of this application to set a precedent. Should Council approve this application it would be difficult to refuse other similar proposals, even when the combined impact could lead to severe detrimental outcomes in the area. Staff consider such an outcome likely since this would be the only form of development that would allow other landowners of small Farming zoned lots to obtain a significant return on their investment.

Impact on Locality

Although there is no specific requirement under TPS 2 for developments to provide a community benefit. It is in the interest of orderly and proper planning that Council should consider the impact of the proposal on the local community. The applicant has advised that a local government plaque to aid with the identification or branding of the Shire could be placed under the sign.

With the possible exception of road safety messages and a local government plaque, the proposal will not produce social, economic or environmental benefit to local residents or the wider Shire.

Conclusion

The Shire of Beverley is the lead agency in relation to this application, therefore any Shire approval will be substantially influential in Main Roads consideration. The application to erect an advertising sign at Lot 11 Great Southern Highway, Kokeby is not supported due to: -

- The application is a non agricultural land use in the Farming zone;
- The size of the sign is excessive;
- There will be an unacceptable negative impact on the rural character of the area;
- There will be an unacceptable negative impact on the amenity of the area;
- The proposal requires unjustified variations to the statutory requirements of TPS 2;
- Approval of the development would set an undesirable precedent;
- There is limited identified benefit for the local community or the Shire of Beverley; and
- The proposal conflicts with the orderly and proper planning of the area.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.6

DEVELOPMENT APPLICATION – SIGNAGE – LOT 11 GREAT SOUTHERN HIGHWAY, KOKEBY (Continued)

Therefore it will be recommended the application is refused.

STATUTORY ENVIRONMENT

Council must determine the application may comply with the objectives and purpose of the Farming zone.

If Council determines the application may comply with the objectives and purpose of the Farming zone, then the application may be assessed on its merits.

The application requires variation to the statutory requirements relating to setbacks and Council determination that the proposal is not detrimental to the rural character and amenity of the area.

OFFICER'S RECOMMENDATION

That Council resolve that the proposal for the erection of a sign at Lot 11 Great Southern Highway, Kokeby is not consistent with the objectives and purpose of the Farming zone and therefore is not permitted.

Should Council determine the proposal is consistent with the objectives and purpose of the zone, then it is recommended that Council resolve to refuse to grant planning approval for the erection of a sign at Lot 11 Great Southern Highway, Kokeby for the following reasons: -

1. The application is a non agricultural land use in the Farming zone;
2. The size of the sign is excessive;
3. There will be an unacceptable negative impact on the rural character of the area;
4. There will be an unacceptable negative impact on the amenity of the area;
5. The proposal requires unjustified variations to the statutory requirements of TPS 2;
6. Approval of the development would set an undesirable precedent; and
7. The proposal conflicts with the orderly and proper planning of the area.

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.6
DEVELOPMENT APPLICATION – SIGNAGE – LOT 11 GREAT
SOUTHERN HIGHWAY, KOKEBY
(Continued)

COUNCIL RESOLUTION

M18/0611 Moved Cr Foster **Seconded Cr Gogol**
That Council resolve that the proposal for the erection of a sign at Lot 11 Great Southern Highway, Kokeby is not consistent with the objectives and purpose of the Farming zone and therefore is not permitted.

LOST 6-3

Council's reason for voting against the Officers Recommendation is that there is no adverse affect on farming.

COUNCIL RESOLUTION

M19/0611 Moved Cr Pepper **Seconded Cr Roberts**
That Council grant approval to the proposed sign being erected on Lot11 Great Southern Highway Kokeby subject to the following conditions and advice: -

Conditions:

1. Approval is granted for a period of 2 years from the date of this approval. At the completion of two years the approval shall lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the responsible authority having first been sought and obtained (see Advice Note 3).
2. Should no further approval be granted and the approval lapse, within one month of the approval expiring the development shall be removed and the land rehabilitated to the satisfaction of the local government.
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.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.6

**DEVELOPMENT APPLICATION – SIGNAGE – LOT 11 GREAT SOUTHERN HIGHWAY, KOKEBY
(Continued)**

4. **Approved signage shall not contain flashing lights or any form of illumination.**
5. **A Schedule of Colours and Finishes for the structural component of the sign shall be submitted and approved prior to the issue of a Building License, to the satisfaction of the Shire Planner.**
6. **The sign shall be setback a minimum 7metres from the front boundary of Lot 11.**
7. **The sign shall be setback a minimum 9metres from the side and rear boundaries.**
8. **The sign shall be maintained in good order and appearance at all times to the satisfaction of the local government.**
9. **Should the sign not be in good order and appearance, the applicant shall take remedial action as directed, within two days of written notification from the Shire (see Advice Note 4).**
10. **If, in the opinion of the local government an advertisement is deemed offensive, the applicant shall remove the offending advertisement within two days of written notification from the Shire (see Advice Note 4).**
11. **All signage must comply with Austroads Guide to Traffic Management Part 10.**
12. **Prior to placement of an advertisement the applicant must demonstrate to the satisfaction of the local government, compliance with Austroads Guide to Traffic Management Part 10.**
13. **No vegetation shall be removed or damaged during installation or maintenance of the sign.**

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.6

**DEVELOPMENT APPLICATION – SIGNAGE – LOT 11 GREAT
SOUTHERN HIGHWAY, KOKEBY
(Continued)**

Advice Notes: -

- 1. Nothing in the approval or these conditions shall excuse compliance with all relevant written laws in the commencement and carrying out of the development.**
- 2. The applicant is advised a building licence is required prior to commencement of any building works.**
- 3. With regard to Condition 1, the applicant is advised that the approval is for a trial period of two years. The Shire reserves the right to refuse any future or ongoing application.**
- 4. With regard to Conditions 9 & 10, correspondence via email is considered sufficient written notification.**
- 5. The applicant is advised it is the Shire's preference that any advertisement has a rural theme to match the character of the area.**

CARRIED 9-0

8.1.1 TOWN PLANNING

SUBMISSION TO:	June Council Meeting 28 June 2011
AGENDA ITEM:	8.1.1.7
REPORT DATE:	22 June 2011
SUBJECT:	OUTLINE DEVELOPMENT PLAN – LOTS 151, 160 & 163 BROOKING STREET & LOTS 151, 162 & 163 RICHARDSON STREET, BEVERLEY
APPLICANTS:	Country Planning Services
FILE REFERENCE:	DB007 3
AUTHOR:	Shire Planner – Peter Wright

Appendix 9

BACKGROUND

An application has been received to initiate an Outline Development Plan for Lots 152, 160 & 161 Brooking Street & Lots 151, 162 & 163 Richardson Street, Beverley.

The subject sites are zoned Residential R2.5, approximately 12ha in area, generally cleared and have existing dwellings with ancillary outbuildings. Access is via Brooking, Dempster or Richardson Streets as appropriate.

COMMENT

The Outline Development Plan (ODP) has been submitted in compliance with Clause 4.11.1 of the Shire of Beverley's Town Planning Scheme No. 2 (TPS 2). The ODP will guide subdivision for the subject area and provide detailed direction for roads and drainage. Of particular relevance a drainage study, which contains detailed engineering drawings, has been submitted as an accompanying document.

The ODP will facilitate properly planned development in the area in compliance with the planning purpose and objectives for the zone. Matters such as drainage and road layout are addressed and an indicative lot layout is included. The proposal will guide the provision of low density lots within the Beverley townsite in compliance with the Residential zoning for the area. Therefore it will be recommended the ODP is adopted.

STATUTORY ENVIRONMENT

Outline Development Plans are formulated under Clause 4.11.1 of the Shire of Beverley's Town Planning Scheme No. 2.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.7

**OUTLINE DEVELOPMENT PLAN – LOTS 151, 160 & 163
BROOKING STREET & LOTS 151, 162 & 163 RICHARDSON
STREET, BEVERLEY
(Continued)**

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M20/0611

Moved Cr Pepper

Seconded Cr Roberts

- 1. That Council resolve grant initial adoption for the Outline Development Plan for Lots 152, 160 & 161 Brooking Street & Lots 151, 162 & 163 Richardson Street, Beverley.**
- 2. That Council instruct the Shire Planner to advertise the adopted Outline Development Plan in compliance with the requirements of the Shire of Beverley's Town Planning Scheme No. 2.**

CARRIED 9-0

8.1.1 TOWN PLANNING ITEMS

SUBMISSION TO:	June Council Meeting 28 June 2011
AGENDA ITEM:	8.1.1.8
REPORT DATE:	21 June 2011
SUBJECT:	SCHEME AMENDMENT INITIATION – LANDLOCKED PROPERTIES
APPLICANTS:	NA
FILE REFERENCE:	LUP 010
AUTHOR:	Shire Planner – Peter Wright

BACKGROUND

During deliberation at a Council workshop related to Amendment 19 to the Shire of Beverley's Town Planning Scheme No. 2, the matter of residential development on lots without direct frontage to a constructed road was raised. It was requested the Shire Planner present a report on the matter to Council.

In relation to applications for planning approval on lots without access to a constructed road, the Shire of Beverley's Town Planning Scheme No. 2 (TPS 2) Clause 4.4 **DEVELOPMENT OF LOTS ABUTTING UNCONSTRUCTED ROADS** provides Council with the following options: -

- (a) refuse the application until the road has been constructed or access by means of constructed road is provided as the case may be; or
- (b) grant the application subject to a condition requiring the applicant to pay a sum of money in or towards payment of the cost or estimated cost of construction of the road or part thereof and any other conditions it thinks fit to impose; or
- (c) require such other arrangements are made for permanent access as shall be to the satisfaction of the Council.

Lots without access to constructed roads are the result of historical anomalies. The problem occurs where individual titles from contiguously rated farms are sold "on title". Such lots could not be created under the modern subdivision process. Where the lots are used for farming purposes or absorbed into a neighbouring property access is not a major consideration. However, similar to all other forms of residential development, where the lots are used for residential purposes and are not ancillary to a farming enterprise, Council is obliged to consider access.

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.8
SCHEME AMENDMENT INITIATION – LANDLOCKED PROPERTIES
(Continued)

It should be noted that regardless of whether the lot is used for agricultural purposes or not, if the dwelling is not required for farming operations, then the dwelling component should be regarded as rural residential or rural lifestyle. As such a higher standard of access should be applied.

COMMENT

The Shire of Brookton has a policy guiding the implementation of a Town Planning clause identical to TPS 2 Clause 4.4. An applicant for a single dwelling on a Farming zoned property without frontage to a constructed road in Brookton sought an application for review with the State Administrative Tribunal in relation to conditions of approval.

The outcome was a precedent that required the applicant to only demonstrate the existence of an easement and be of the opinion the access was acceptable, to satisfy Part (c) of the subject clause.

Implications

The purpose of Clause 4.4 is to ensure landowners are able to access the property containing their dwelling in a safe and permanent manner. The best method of providing permanent, safe assured access is through the property having frontage to a constructed road. Where alternatives to constructed road frontage are proposed the Shire is not generally a party to such arrangements, therefore there is the potential that a dispute between neighbours could result in the blocking of access to a residence approved by Council.

Other difficulties resulting from not having frontage to a constructed road include the standard of construction and maintenance of the access to the lot. There are examples of such access being impassable in winter and potentially being impassable in summer if the vehicle is not four wheel drive. This could result in emergency vehicles being unable to reach lots containing dwellings approved by the Shire, to attend medical or fire emergencies.

As in any other form of residential development safe convenient access is an expected right. Not being able to access or egress a property containing a person's residence would substantially impact on the landowners amenity and domestic enjoyment of the property.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.8

SCHEME AMENDMENT INITIATION – LANDLOCKED PROPERTIES (Continued)

A further matter of concern is that if Beverley grows in compliance with the desires expressed during the consultation phase of the new Local Planning Strategy, then future ratepayers may become liable for the construction of roads or access to lots without constructed road frontage. Should the Shire incrementally approve dwellings and not require the construction of roads, it is possible the traffic volume on the unconstructed roads will become such that the road must be constructed. This is a particular concern if an accident occurs and persons are killed or injured. Since it is not possible to retrospectively impose planning conditions, the Shire will have to fund the construction from Shire rates. Therefore the ratepayers will be subsidising private development.

The SAT decision in Brookton means that under a Council policy it would be difficult to impose any access condition other than a crossover to any property with an easement, regardless of the state of the access. To comply with the SAT decision the applicant would only have to show that an easement exists and be of the opinion that the easement is acceptable. The SAT did not require independent expert opinion that the access was capable of all weather traffic.

There is also the possibility that the remainder of Clause 4.4 will be inoperable due to the potential that the applicant only has to demonstrate the existence of an easement that connects the lot to a constructed road, to comply. Parts a) and b) of Clause 4.4 apply to lots that require the construction of the road. Should Council require the construction of a road and the applicant can obtain an easement, then the SAT may support the use of the easement, regardless of the merits of having the road constructed.

Ultimately Council must decide on the type of Shire that is desired. Should Council anticipate there will be a population decline in Beverley, then access and road construction will require minimal consideration. However if Council considers Beverley should grow and develop, then appropriate controls are essential. Not having such controls risks the problem being compounded and the creation of greater difficulties for future Councils.

The planning system is designed to reflect community and Council desires within the constraints of state government policy. Council may allow the market and individuals looking after their own interests to determine how the Shire develops, or Council can provide leadership and guide development.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.8

SCHEME AMENDMENT INITIATION – LANDLOCKED PROPERTIES (Continued)

Options

It should be noted that only discretionary decisions are able to be reviewed by the SAT. A statutory provision of TPS 2 is not appealable, however such statutory provisions would also bind Council.

Option 1 is to apply no development control in relation to access. This option will abrogate Councils responsibility in relation to development control. This will result in a continuation of the current concerns and may leave the Shire liable in the future for access difficulties.

A lack of development control could lead to dysfunctional planning outcomes that have been seen in other local government areas and areas within the Shire.

Option 2 amend TPS 2 by amending Part c) in Clause 4.4 to specifically exempt dwellings. Council then has the option, when considering dwelling applications, of requiring access to lots to be via a constructed road. Should this option be chosen it would be recommended Part d) concurrently be added to Clause 4.4 that allows construction of a dwelling on a contiguously owned farm where the farm has access to a constructed road.

An advantage of this option is that landowners selling lots on title would have to consider provision of direct road frontage, such as through the use of a battleaxe leg, or risk having a substantially reduced return.

Option 2 may preclude the construction of a dwelling on a single lot that is not part of a farm and does not have the possibility of access to a constructed road. Although there are only a limited number of lots in Beverley that would fall within this category, this option would limit their development potential.

Option 3 is to amend TPS 2 where a dwelling is proposed to require the Shire to be a party to any legal access allowed under Clause 4.4 c) and that the access is constructed and maintained to an all weather standard as certified by an appropriately qualified engineer. Under this option the clause would have to be amended to state that Clause 4.4 c) only applies where there is no frontage to a road reserve, constructed or otherwise.

This option will generally address access concerns.

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.8
SCHEME AMENDMENT INITIATION – LANDLOCKED PROPERTIES
(Continued)

Option 4 is to amend TPS 2 where a dwelling is proposed to require the applicant to lodge and have approved any legal access allowed under Clause 4.4 c) and require Shire approval for any change of access arrangements or the dwelling is to be removed. This amendment should also require the access to be constructed and maintained to an all weather standard as certified by an appropriately qualified engineer.

Under this option the clause would have to be amended to state that Clause 4.4 c) only applies where there is no frontage to a road reserve, constructed or otherwise and the lot is not a part of a contiguously owned farm.

This option will address identified access concerns.

STATUTORY ENVIRONMENT

Options 2, 3 and 4 will require an amendment to the Shire of Beverley's Town Planning Scheme No. 2.

OFFICER'S RECOMMENDATION

That Council initiate Amendment 20 to Town Planning Scheme No. 2 for the purpose of: -

- a) Implementing Option 2 as identified in the body of the report,
- b) Inserting an additional Part d) to Clause 4.4 that allows construction of a dwelling on lot that is part of a contiguously owned farm, where the farm has access to a constructed road.
- c) Altering the title of Clause 5.6 to include lots that do not abutt any form of road reserve. The new title shall be:

"4.4 DEVELOPMENT OF LOTS NOT ABUTTING A CONSTRUCTED ROAD"

That Council direct the Shire Planner to: -

- 1. Forward the documentation to the Environmental Protection Authority for assessment and the WAPC for information.

At 1:55pm Mr Steve Vincent, Works Supervisor, entered the Council Chambers and joined the meeting.

8.3.1 PLANT, WORKS, RECREATION AND TOURISM ITEMS

Nil

8.3.2 INFORMATION BULLETIN REPORT – WORKS SUPERVISOR

8.3.2.1 GENERAL – PLANT AND WORKS

8.3.2.1.1 Shire Dam

The water level is very low in the dam due to the lack of runoff, the bore will have to be turned on now to allow enough time to store water for the summer months. The bore produces 80 litres per minute, this is about half of what is required over the summer months. At this stage it looks like the waste water from the Water Corp will not be available for use this summer.

8.3.2.1.2 Sale of Second-hand Sleepers

Old sleepers from the railways have been given to the council. These can be sold on, a price of \$5.50, inclusive of GST, per sleeper is suggested to recover transport costs incurred. Anyone purchasing these old sleepers will have to sign an indemnity form stating they are not to be burnt. Each person will have to arrange transport from where they are stored.

It was agreed that the Council sell the railway sleepers for \$5.50 (inclusive of GST) per sleeper.

8.3.2.1.3 Net Ball Courts

Quotes for the budget are being obtained to resurface the existing courts.

8.3.2.1.4 Banner poles

Reflective tape which is to be placed around each pole has been ordered. The banners are 90cm X 204cm. All poles will be made to suit these measurements.

8.3.2 INFORMATION BULLETIN REPORT – WORKS SUPERVISOR
ITEM 8.3.2.1
GENERAL PLANT AND WORKS
(Continued)

8.3.2.1.5 Avondale

The roads have been graded and in some areas gravel has been replaced where stormwater eroded the roads. The backhoe has cleared many culverts to help avoid this from happening again.

8.3.2.1.6 Rickeys Road

The floodway has been repaired as requested.

8.3.2.1.7 Grading

Grading is continuing in the west of the Shire, gravel has been carted to Bridge 3197 on the York Williams Road to repair the approaches.

8.3.2.1.8 Bridges

Repairs are being carried out on bridges 722 and 3224. These include a half cap support bracket and sheeting repairs.

8.3.2.1.9 Tree Clean-up

This work is currently being carried out on Westdale Road and around the Oakdale - Dongadilling Road area.

8.3.2.1.10 Black Spot Submissions

I have been in touch with Main Roads regarding our submission for funding on the York Williams-Valentine Road intersection. They have informed me that this submission will remain in the system until such time it ranks high enough against other submissions. When that happens they will be in touch with me prior to approval to confirm the costs are correct.

8.4.1 FINANCE ITEMS

SUBMISSION TO:	June Council Meeting 28 June 2011
AGENDA ITEM:	8.4.1.4
REPORT DATE:	20 June 2011
SUBJECT:	INSURANCE RENEWAL
FILE REFERENCE:	RM 005
AUTHOR:	Deputy Chief Executive Officer – Stephen Gollan

BACKGROUND

Local Government Insurance Scheme (LGIS) has supplied a quote for Council's 2011 / 2012 insurances.

COMMENT

Below is a summary of Council's insurance policies and their costs along last year premiums for comparison.

<i>Class of Insurance</i>	<i>11/12 Premium</i>	<i>10/11 Premium</i>	<i>Increase / (Decrease)</i>
Bushfire	\$ 1,378.13	\$ 1,831.25	-\$ 453.12
Councillor & Officers Liability	\$ 3,614.11	\$ 3,285.56	\$ 328.55
Fidelity Guarantee	\$ 510.47	\$ 510.47	\$ -
Motor Vehicle & Plant	\$ 26,890.02	\$ 25,130.02	\$ 1,760.00
Personal Accident & Travel	\$ 1,500.00	\$ 1,363.63	\$ 136.37
Salary Continuance	\$ 3,946.49	\$ 3,946.49	\$ -
LGIS Property Scheme	\$ 57,975.23	\$ 47,407.75	\$ 10,567.48
LGIS Liability Scheme	\$ 22,330.00	\$ 25,630.00	-\$ 3,300.00
Transit	\$ 230.00	\$ 230.00	\$ -
Business Practices Protection	\$ 4,025.00	\$ 3,500.00	\$ 525.00
LGIS Workcare Scheme	\$ 43,050.00	\$ 51,020.00	-\$ 7,970.00
	\$ 165,449.45	\$ 163,855.17	\$ 1,594.28

In relation to the Bushfire Personal Injury Insurance Chartis Australia Insurance have advised that given over the past 5 years they have only agreed to an extension of 3 months while they review their exposure to loss and the premium level required to fund those losses.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M27/0611 Moved Cr Foster **Seconded Cr Pepper**
That Council agree to renew their insurances policies as per the quotations supplied by Local Government Insurance Services for 2011/2012.

CARRIED 9-0

8.4.1 FINANCE ITEMS

SUBMISSION TO:	June Council Meeting 28 June 2011
AGENDA ITEM:	8.4.1.5
REPORT DATE:	21 June 2011
SUBJECT:	COMMUNITY EMERGENCY SERVICES MANAGER
FILE REFERENCE:	
AUTHOR:	Deputy Chief Executive Officer – Stephen Gollan

Appendix 11

BACKGROUND

FESA currently facilitate a program to provide full time Fire and Emergency Management Staff at the Local Government level in the position of Community Emergency Services Managers (CESM). The position involves management of Council's statutory requirements under the *Bush Fires Act 1954* and *Emergency Management Act 2005*.

COMMENT

Some of the key components of this role include undertaking the following duties: -

- Develop practices for fire management on Local Government bush land
- Develop practices for fire management on UCL/UMR
- Education programs for the community and schools
- Strategic advice on subdivision planning
- BFB Training
- Provide support for Bush Fire Ready Groups
- Establish Emergency Coordination Centres
- Support Bush Fire Advisory Committee, DOAC, Brigade meetings and AGM's
- Conduct emergency field / table top exercises
- Support LEMC
- Support DEMC
- Support Recovery operations
- Respond to emergency incidents in Beverley and York also neighbouring Local Governments
- Peer support to volunteers
- Coordinate and manage special projects as required
- Maintain Shire Emergency contact directory
- Review Risk to Resource model annually
- ESL administration (operating and capital)
- Establish fleet maintenance program
- Maintain incident records
- Attend FESA regional meetings

8.4.1 FINANCE ITEMS
ITEM 8.4.1.5
COMMUNITY EMERGENCY SERVICES MANAGER
(Continued)

A full explanation of the roles and responsibilities of this position are attached (CESM Business Plan)

There are currently 20 CESM positions across the State ranging from the Great Southern, South West, Metropolitan and Mid-West regions. Within our region (Midlands-Goldfields District) there are currently 2 CESM positions, one in place at the Shire of Northam and one shared position between the Shires of Toodyay and Goomalling. These positions are employed on a 3 yearly contract basis.

Representatives from the Shires of Beverley, Cunderdin, Quairading, Tammin and York met with FESA staff on 11 April 2011 to further discuss the possibility of a CESM position across the SEARTG Shires, with the following outcomes: -

- One (1) CESM is proposed for Cunderdin, Quairading & Tammin
- One (1) CESM is proposed for Beverley and York
- The funding allocation required from Beverley for the shared position will be \$20,000.00 to \$25,000.00 (annually)
- Subject to all parties agreeing to a Memorandum of Understanding, advertising of the position to commence as soon as practical

STATUTORY IMPLICATIONS

Council has multiple obligations under the Emergency Management Act 2005 and the Bush Fires Act 1954. This position seeks to employ a permanent staff member to manage and fulfil these statutory requirements.

FINANCIAL IMPLICATIONS

As mentioned above, the current proposed figure required to support this position is approximately \$20,000.00 to \$25,000.00 annually. This will need to be included in the 2011/2012 Budget.

8.4.1 FINANCE ITEMS
ITEM 8.4.1.5
COMMUNITY EMERGENCY SERVICES MANAGER
(Continued)

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

- M28/0611 Moved Cr Roberts** **Seconded Cr Egberts**
- a) That Council authorise the Chief Executive Officer to negotiate and sign a Memorandum of Understanding for the provision of a Community Emergency Services Manager; and
- b) That Council agree to allocate between \$20,000.00 and \$25,000.00 in the 2011/12, 2012/13 & 2013/14 Budgets to support the position of Community Emergency Services Manager.

CARRIED 7-2

8.4.1 FINANCE ITEMS

SUBMISSION TO:	June Council Meeting 28 June 2011
AGENDA ITEM:	8.4.1.6
REPORT DATE:	21 June 2011
SUBJECT:	BAD DEBTS TO BE WRITTEN OFF
FILE REFERENCE:	FM 002
AUTHOR:	Deputy Chief Executive Officer – Stephen Gollan

BACKGROUND

Council has several bad debts that remain outstanding and are shown on the Debtors Register.

At the June 2009 Council meeting it was resolved that these debts not be written off and they remain on the Debtors Register.

COMMENT

As I am preparing for the 2010 / 2011 Annual Statements I suggest that it is time to consider if Council wishes to carry these debts forward into the future or write off the amounts and have them removed from the accounts.

The Bad Debts relate to:

Daniel Lea – Invoice 179 – 21/11/2005 - \$321.09

Council has contacted Mr Lea on many occasions in regards to this account. We have contacted Austral Mercantile who has advised that costs, to recovery this debt would be higher than the original debt.

Nathan Bruce – Various Invoices and Court Costs - \$1270.55

Council has attempted to contact Mr. Bruce many times, but unfortunately he has failed to respond to our correspondence. Approximately four years ago this case was placed in the hands of Austral Mercantile who commenced action to collect the outstanding amount. Unfortunately at that time Mr Bruce had no assets other than those used for the purpose for making an income.

The actual cost for the outstanding Caravan Park fees are \$608.15 legal fees to date is \$662.40

Jenny Cusack – Invoice 1429 – 19/01/2007 - \$42.57

This invoice was for a broken CD From the library. Reminders have been forwarded, but Mrs. Cusack has left the district.

8.4.1 FINANCE ITEMS
ITEM 8.4.1.6
BAD DEBTS TO BE WRITTEN OFF
(Continued)

Operator Services – Invoices 2530, 2544, 2545, 2546 & 5002 - \$3,905.79

The amount relates to Private Works and Beverley Blarney Invoices that are dated back to 2007. The owner of Operator Services has been declared bankrupt and I believe that no funds will be forthcoming.

Portraits for You – Invoices 3063 & 3440 - \$70.00

The outstanding amount relates to Beverley Blarney advertising in 2008. Once again this company has gone into liquidation and the receiving of funds would appear very unlikely.

VOTING REQUIREMENT

Absolute Majority

OFFICER RECOMMENDATION/COUNCIL RESOLUTION

M29/0611 Moved Cr Roberts **Seconded Cr Foster**
That Council writes off the unpaid accounts of Daniel Lea \$321.09, Nathan Bruce \$1,270.55, Jenny Cusack \$42.57, Operator Services \$3,905.79 and Portraits for You \$70.00.

CARRIED 8-1

8.5.1 ADMINISTRATION ITEMS

SUBMISSION TO:	June Council Meeting 28 June 2011
AGENDA ITEM:	8.5.1.1
REPORT DATE:	21 June 2011
SUBJECT:	PROPOSED ROAD CLOSURE – PORTION NEGUS ROAD
FILE REFERENCE:	WO NEG
AUTHOR:	Chief Executive Officer – Keith Byers

Appendix 13

BACKGROUND

Mr and Mrs Sampson, who reside on Lot 340 Negus Road have requested that the unnamed portion of this road, immediately abutting the north west side of their property be closed. If favourably considered the Sampsons would purchase the closed road, and amalgamate it into their lot. This would enable them to construct additions to their house whilst complying with the necessary set backs from the property boundary.

COMMENT

The closure of the portion of Negus Road as requested by the Sampsons would not land lock any existing locations as land to the east can be accessed from Aikens Road.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M31/0611 **Moved Cr Murray** **Seconded Cr Gogol**
That Council agree to commence proceedings to close the unconstructed section of Negus Road adjoining the north western boundary of Lot 340, and that neighbouring owners within the area be advised and requested to comment.

CARRIED 9-0

- 8.5.2 INFORMATION BULLETIN REPORT – CHIEF EXECUTIVE OFFICER**
The Chief Executive Officer had provided an Information Bulletin Report under separate cover.

8.5.2.1 Lesser Hall- Conservation Plan

Council received a grant in 2009/10 from Lotterywest for the purpose of producing a Conservation Plan for the Lesser Hall.

Council commissioned Laura Gray, a heritage and conservation consultant to develop the plan, which has now been completed and enclosed for Councils consideration and endorsement.

As the Conservation Plan has a number of recommendations and policies committing Council to undertake specific works involving reasonably significant expenditure, whilst Council might resolve to receive the report, I would recommend that Council, through the Development Services Committee scrutinise the document prior to the policies being adopted.

COUNCIL RESOLUTION

- M32/0611 Moved Cr Pepper** **Seconded Cr Roberts**
Council receives the Conservation Management Plan Executive Summary as prepared by Laura Gray, Heritage and Conservation Consultant.

CARRIED 9-0

8.5.2.2 Clearing of Rifle Range Road

Correspondence has been received from CR & RL Murray requesting answers to the following:

- 1) What are the necessary procedures to follow for the clearing of Rifle Range Road to allow access for vehicles & who gave the approval for this to go ahead?
- 2) Have all the necessary procedures been followed correctly so it doesn't have the potential for there to be a conflict of interest?
- 3) Has this proposal been presented to and voted on by councillors at a council meeting? Can't find in council minutes where there has been discussion or vote.
- 4) Were site reports completed on:
 - What needs to be done prior to granting approval?
 - What has been done?
 - What will need to be done in the future?
 - Can we access these reports?

8.5.2 INFORMATION BULLETIN REPORT – CHIEF EXECUTIVE OFFICER
Item 8.5.2.2
Clearing of Rifle Range Road
(Continued)

- 5) What future plans are there for the ongoing maintenance of this road?
- 6) Are there any plans by the shire to upgrade or widen this road in the future?
- 7) How many members of the community will benefit from the opening of this road to enable a vehicle to travel on it?
- 8) Was anyone nominated by the shire to liaise with neighbours?

It was agreed that Council forward a response to CR and RL Murray in relation to the issues raised in their letter concerning the clearing of Rifle Range Road.

8.5.2.3 Clearing of Road Reserves

Mr Eric Heal provided the Chief Executive Officer with correspondence regarding future clearing of road reserves, with particular reference in regard to contact with neighbours prior to clearing occurring.

COUNCIL RESOLUTION

M33/0611 Moved Cr Murray **Seconded Cr Alexander**
That any application by any adjoining or any other land holder to clear or part clear any road within the Shire that has not been closed and still deemed to be a gazetted road, but is currently inaccessible due to the original vegetation or regrowth vegetation, go before a Full Council meeting, and be advertised in the Beverley Blarney one month before any approval is granted.
CARRIED 9-0

8.5.2.4 Beverley Ladies Hockey Club – Oval Hire Charge

Correspondence has been received from the Beverley Ladies Hockey Club seeking a reduction in their fees for use of the oval as they are only playing two games in Beverley this year.

COUNCIL RESOLUTION

M34/0611 Moved Cr Foster **Seconded Cr Roberts**
That Council reduced the charge for use of the Oval by the Beverley Ladies Hockey Club by 50%.
CARRIED 9-0

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

8.5.2.5 Les Boyle – Permanent Tenancy at Beverley Caravan Park

Mr Les Boyle has written to Council seeking permission to have Permanent Tenancy at the Caravan Park, due to the sale of his residence.

COUNCIL RESOLUTION

M35/0611 Moved Cr Shaw **Seconded Cr Egberts**
That Mr Les Boyle be allowed Permanent Tenancy for a period of 3
months only at the Beverley Caravan Park.
CARRIED 9-0

8.5.2.6 Business Case – Beverley Recreational Centre

A Business Case for the Beverley Recreational Centre that was written by Darren Long Consulting was tabled by the Chief Executive Officer

The Business Case is a requirement to attract funding from the Regional Component of the Royalties for the Region program.

COUNCIL RESOLUTION

M36/0611 Moved Cr Foster **Seconded Cr Murray**
That:
1. The Business Case for the Beverley Recreational Centre, as
prepared by Darren Long Consulting, be received and
forwarded to the Regional Transition Group.
2. Council apply to the South East Avon Regional Transition
Group (SEARTG) seeking their approval for funding under
the Regional Component of Royalties for the Region.
CARRIED 9-0

At 3:07pm Mr Fred Bremner, Chairman of the Beverley Men's Shed, entered the Council Chambers and addressed the meeting.

Mr Bremner expressed his personal appreciation to the Chief Executive Officer for his hard work involved as Chief Executive Officer for the last 27 years.

At 3:10pm Cr Malcolm Roberts left the meeting.

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

8.5.2.7 Beverley Men’s Shed – Dry Season Assistance Scheme

Council received correspondence from The Beverley Men’s Shed requesting funding assistance from the Dry Season Assistance Scheme.

At 3:15pm Mr Fred Bremner left the Council Chambers.

COUNCIL RESOLUTION

M37/0611 Moved Cr Alexander **Seconded Cr Egberts**
That Council allocate \$500.00 from the Dry Season Assistance
Scheme to the Beverley Men’s Shed.

CARRIED 8-0

8.5.2.8 Lease Agreement – Beverley Soaring Society

Council has held several meeting in determining suitable lease arrangements for the Beverley Soaring Society.

At Council’s March meeting a Committee comprising Councillors Ridgway, Shaw, Gogol, Alexander and Pepper were requested to make recommendations relating to a new lease for the Beverley Soaring Society, to replace the existing agreement which expires on 30 June 2011.

The abovementioned Councillors met on 30 March 2011 and made the following suggestions for inclusion in the new lease: -

Term - 21 years.

Fee - \$4,000.00 per annum plus \$100.00 per annum for each private hanger owned by members.

Caravans - Limited to 45 vans with 30 to be occupied at any one time.

Public Liability - \$100,000,000.00

Assignment/Sub Letting - Current clause 3(j) be amended so that subletting shall not unreasonably be withheld subject to the sub lessee undertaking an activity complimentary to the objectives of gliding.

8.5.2 INFORMATION BULLETIN REPORT – CHIEF EXECUTIVE OFFICER
Item 8.5.2.8
Lease Agreement – Beverley Soaring Society
(Continued)

Existing Hangars - That a clause be added enabling uninterrupted access and use of specified hangars be permitted by John Barrett-Lennard, Bill Hill, Alan Smith and Mark Thornton and to the Shire of Beverley to the facilities for filling fire fighting water bombers.

Since the Committee meeting I have visited the airfield site and noticed that the private hangars and glider trailers appear to be located outside the contemplated 4.7541 hectares to be leased. I would suggest that Council meet with the Soaring Society to find a solution to this perceived problem.

At Councils April 2011 meeting the following resolution was made:
“That Councillors Ridgway, Shaw, Pepper, Alexander and Gogol meet with the Beverley Soaring Society to discuss the use of the leased facility at the airstrip”

On the 20th May representatives from the Soaring Society met with Council delegates whereby the Soaring Society requested the following: -

1. That the public liability insurance held by the Soaring Society be \$10,000,000.00
2. That there be an opt out clause which maybe utilised by the Soaring Society should their members reduce to an unsustainable level.
3. That the number of caravans permitted at the airstrip be limited to 50 with only 30 to be accepted at any one time.
4. That the initial annual rental be \$2,000.00 with incremental increases linked to future development of the airstrip.
5. That consideration be given to resealing the two ends at the north – south strip.
6. That an area along the northern side of the western strip and the western side of the northern portion of the strip be made available for increased hangar space.

8.5.2 INFORMATION BULLETIN REPORT – CHIEF EXECUTIVE OFFICER
Item 8.5.2.8
Lease Agreement – Beverley Soaring Society
(Continued)

The Council Committee has subsequently met and has recommended the following: -

1. (a) That a portion 16.5 metres wide of the airstrip northern side of the western strip from the boundary of the cross strips to the Rifle Range and
(b) 260 metre of portion of Reserve 32745 (as marked on the attached map) be added to the leased area and that the Soaring Society pay for the cost of the necessary surveys.
2. That the lease fee be:
 \$2,000.00 pa for the first two years.
 \$3,000.00 pa for the subsequent two years.
 \$4,000.00 pa indexed with the CPI there after.
3. That a charge of \$100.00 pa per the number of gliders capable of being housed in each hangar.
4. That the lease be for 21 years with an opt out clause being available to the Soaring Society.
5. That the public liability insurance of \$10,000,000.00 be held by the Soaring Society.
6. That 50 caravans be permitted to be parked within the leased area with no more than 30 be occupied at any one time and
7. That Council give consideration to resealing each end of the north/south strip, when funds become available.

COUNCIL RESOLUTION

- M38/0611** **Moved Cr Gogol** **Seconded Cr Egberts**
1. (a) That as per recommendation (a) That a portion 16.5 metres wide of the airstrip northern side of the western strip from the boundary of the cross strips to the Rifle Range; and
(b) 260 metre of portion of Reserve 32745 (as marked on the attached map) be added to the leased area and that the Soaring Society pay for the cost of the necessary surveys.

8.5.2 INFORMATION BULLETIN REPORT – CHIEF EXECUTIVE OFFICER
Item 8.5.2.8
Lease Agreement – Beverley Soaring Society
(Continued)

2. That the lease fee be:
 - \$2,000.00 pa for the first two years.
 - \$3,000.00 pa for the subsequent two years.
 - \$4,000.00 pa indexed with the CPI there after.
3. That a charge of \$100.00 pa per the number of gliders capable of being housed in each hangar.
4. That the lease be for 21 years with an opt out clause being available to the Soaring Society.
5. That the public liability insurance of \$10,000,000.00 be held by the Soaring Society.
6. That 50 caravans be permitted to be parked within the leased area with no more than 30 be occupied at any one time, and
7. That Council give consideration to resealing each end of the north/south strip, when funds become available.

CARRIED 8-0

COUNCIL RESOLUTION

M39/0611 Moved Cr Pepper **Seconded Cr Foster**
That the Chief Executive Officer's Information Bulletin Report, be received.

CARRIED 8-0

9. INFORMATION BULLETIN – PARTS ONE AND TWO – GENERAL SECTION

The June 2011 Information Bulletin was provided under separate cover.

COUNCIL RESOLUTION

M40/0611 Moved Cr Pepper **Seconded Cr Gogol**
That the June 2011 Information Bulletin, be received.

CARRIED 8-0

12. CLOSURE

There being no further business the meeting closed at 3:35pm.

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

Presiding Member

Date

APPENDIX LIST

28 JUNE 2011

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**MINUTES OF THE PLANT & WORKS COMMITTEE MEETING HELD IN THE
COUNCIL CHAMBERS ON WEDNESDAY 15^H JUNE 2011**

1. MEETING COMMENCEMENT

The Chairman declared the meeting opened at 8:45am.

2. ATTENDANCE AND APOLOGIES

Cr JD Alexander	Chairman
Cr LC Shaw	
Cr KM Murray	
Cr P Gogol	(9:55am)
Mr Keith Byers	Chief Executive Officer (10:00am)
Mr SP Gollan	Deputy Chief Executive Officer
Mr S Vincent	Works Supervisor

APOLOGIES

Cr CJ Pepper

VISITORS

Cr DJ Ridgway	(9:07am)
Cr BM Foster	(1:45pm)

3. CONFIRMATION OF MINUTES

MPW1/0611 Moved Cr Shaw

Seconded Cr Murray

***That the Minutes of the Meeting of the Plant and Works Committee,
held on Monday 16th August 2010, as printed, be confirmed.***

CARRIED 3/0

BUSINESS ARISING

Industrial Land Development

Discussion was held in regards to the current status of the development of Industrial Land within Beverley.

It was agreed that an update on the progress of the development be provided at the June Council meeting.

4. GENERAL BUSINESS

Western Power and Water Corporation

The Chairman advised that he had held discussion with the Chief Executive Officer regarding writing to Western Power and the Water Corporation seeking what their future plans for Beverley are in regards to the supply of water and electricity.

The meeting agreed to endorse the forwarding of this correspondence.

Cr Ridgway entered the meeting.

Gas Pipeline

The meeting discussed the possibility of a gas pipeline being run through the Wheatbelt to Albany.

The Deputy Chief Executive Officer advised that after a meeting Brendon Grylls he commented that for the gas pipeline to be run through the Wheatbelt there would need to be a major consumer required in the area. He also stated that planning is underway to run the pipeline through the South West to Albany.

Cr Gogol entered the meeting at 9:55am

The Chief Executive Officer entered the meeting at 10:00am

The committee travelled by bus to inspect various sites throughout the shire.

Mawson Road Floodway

The Works Supervisor requested that the committee inspect the floodway at slk 7.46 to determine if a larger culvert is required prior to the proposed road upgrade in 2012/2013.

MPW2/0611 Moved Cr Shaw

Seconded Cr Gogol

Bremner Road Bridge 4739

Main Roads WA have advised Council that Bridge 4739 on Bremner Road is scheduled for major repairs in 2012/2013. Main Roads WA have provided Council with two options either to install a concrete overlay on the bridge or replace the bridge with culverts.

It was agreed to recommend to Council that Main Roads WA be advised that Bridge 4739 on Bremner Road be replaced with culverts.

Proposed Extension of Refuse Site

The Committee inspected the area behind the current Refuse Site. The Works Supervisor advised that some test holes have been drilled to gauge the depth of possible pit sites.

The committee agreed that further holes be drilled within a Portion of Reserve 5265 in the North East Corner for possible pits sites for the future.

Harper Street Drainage

The Works Supervisor advised the meeting that concerns have been received once again regarding the flooding of various properties in Harper Street. The Works Supervisor has spoken to the owner of Lot 21 Harper Street seeking permission to removed a tree from the property as it is obstructing the water flow from a drain outlet.

The Works Supervisor provided the meeting with an estimate to install underground drainage from Harper Street to the river.

MPW4/0611 Moved Cr Murray

Seconded Cr Gogol

That it be recommended to Council that a Feasibility Study be authorised to provide underground drainage along Harper Street and that Council seek permission from the owner of Lot 21 Harper Street, to remove the tree that is restricting the water flow from a drainage outlet.

CARRIED 4/0

Ten Year Plant Replacement Programme

The Ten Year Plant Replacement Program was tabled.

Discussions were held as to when the optimum time would be to change over the various vehicles, in particular the Sedans and Trucks.

The meeting agreed that the vehicles listed for changeover in the 2011/2012 year be authorised and that the costs shown in the Plant Replacement Program be updated.

5. **NEXT MEETING**

To Be Advised

6. **CLOSURE**

There being no further business the Chairman declared the meeting closed at 4:05pm.

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

Presiding Member

Date

SHIRE OF BEVERLEY
22 JUN 2011
FILE REF: RC 017

BEVERLEY ART GALLERY COMMITTEE
ANNUAL GENERAL MEETING
10TH JUNE 2011
STATION GALLERY, BEVERLEY, WA

MEETING OPENED: 1.34pm and President welcomed everyone

PRESENT: Jenny Broun, Amanda McLean, Leita Barrett-Lennard, Marylou Hutchinson, Dee Ridgway (Shire Rep), Sandy Shaw, Pauline Knight, Jo Campion, Kathryn McLean

APOLOGIES: Barry Mackie, Sarah Miller, Marlene Willson, Tim Cooke, John Ives

MINUTES FROM LAST AGM: were read

MATTERS ARISING FROM LAST MINUTES:

- Amanda Mclean added to present list of last AGM
- Dee reported that Terms of Reference for group discussed at Shire but with no outcomes
- Bank account changed

PRESIDENTS REPORT:

- Tabled
- MD by Jenny Broun that report be accepted SD Marylou Hutchinson
- Secretary to send report to Shire

FINANCE REPORT:

- tabled
- \$6319 profit on exhibition
- MD by Amanda McLean that report be accepted SD Dee Ridgway

CORRESPONDENCE:

- Hilde Jones (IN)
- Shire of Beverley (IN)
- Shire of Beverley (OUT)
- MD by Kathryn McLean that outward correspondence be endorsed and inward accepted SD Leita Barrett-Lennard

ELECTION OF OFFICE BEARERS: Jenny Broun vacated and Dee Ridgway took the chair, declaring all positions open.

- PRESIDENT Sandy Shaw nominated JENNY BROUN SD Marylou Hutchinson Jenny accepted (Dee handed the chair to President, Jenny to continue with election)
- SECRETARY Amanda McLean nominated KATHRYN MCLEAN SD Dee Ridgway Kathryn accepted
- TREASURER Marylou Hutchinson nominated AMANDA MCLEAN SD Leita Barrett-Lennard Amanda accepted
- COMMITTEE MEMBERS Tim Cooke, Marylou Hutchinson, Sandy Shaw, Pauline Knight, Jo Campion, Leita Barrett-Lennard

Dee thanked the last committee for all their work and congratulated the newly elected committee.

GENERAL BUSINESS:

- **TERMS OF REFERENCE** – Names of all office bearers and committee members to be endorsed by the Shire of Beverley Council at their next meeting. Dee informed group that while terms of reference had been considered by Shire, there had been no outcomes and that the group should continue as per present terms.
- **BANK ACCOUNT** – MD by Dee Ridgway that Kathryn McLean be added as a signatory on the bank account and that Jenny Broun and Amanda McLean are to remain as signatories SD Marylou Hutchinson
- **HANGING RACKS** – Marylou to continue investigations/grants
- **BLINDS IN GALLERY** – another quote to be obtained
- **2012 EASTER EXHIBITION** – Dee to investigate Eoin Cameron (ABC Radio) as official guest

There being no further business the President thanked everyone for their attendance and closed the meeting at 2:45pm

BEVERLEY ART GALLERY
 ANNUAL FINANCIAL REPORT
 1st July 2010 – 31st May 2011

OPENING BALANCE			\$9,258.88
RECEIPTS	Entries	\$3,535.00	
	Sponsors & Donations	\$6,090.00	
	Door Entry	\$1,597.00	
	Official Opening	\$1,470.00	
	Painting Sales	\$20,642.50	
	Sundries (Float)	\$1,560.00	
	Unpresented Cheques	\$332.50	
	Total		
PAYMENTS	Prizes	\$7,650.00	
	Artist Sales (less commission)	\$15,572.07	
	Official Opening (inc float)	\$2,645.62	
	Judges	\$500.00	
	Advertising	\$651.16	
	Exhibition	\$927.40	
	Stationery	\$290.44	
	Sundries	\$1,371.85	
	Painting for gallery	\$337.50	
	Total		
CLOSING BALANCE			\$14,539.84

BEVERLEY ART GALLERY COMMITTEE

PRESIDENT'S REPORT 2011

It is with great pleasure that I present this report in the knowledge that the committee has met its objectives well during this past year.

Objective 1:— to run an annual art exhibition in Beverley

The 43rd annual exhibition was again a resounding success but with 376 entries it was quite a challenge to hang. It is only thanks to an enthusiastic and devoted committee that made it possible, and the availability of the Shire lounge/meeting room for the children's works. It would be nice if this room was assessable for this use every year. But I also think next year we will need to limit the number of entries to two (plus a small painting) per artist. A total of 60 paintings were sold. Many more than 1000 visitors passed through the town hall doors as a result of extended advertising (including more active advertising on the internet) and the BAGS holding its inaugural Platform Markets on Saturday. Many thanks to art-in-residence Marta Salamon who did a marvelous job manning the gallery during such a busy Easter.

Opening night was held again on Thursday at the later time of 7pm-9pm to allow city people to attend. It wasn't a record crowd but all were enthralled by guest speaker Max Kay (thanks to Dee for organising his visit) and adjudicator Carl Altmann who stayed on to enjoy a night at the Station residence with his wife Jan following the judging on Wednesday. The First Prize and Highly Commended certificates were able to be withheld from the paintings till the announcements this year as images of the prize winning works were uploaded onto the overhead screen on the stage. A big thank you to the Shire for the implementation of the new sound and screen technology and for having the exterior of the hall look so inviting. Offering a complimentary drink on arrival and then bar sales meant our spouses having to tend the bar, but they didn't seem to mind, as it added to the official opening profits. This easily compensated for free entry to the artists and Shire/official guests. As well as the usual cheese platters we increased the catering to include sausage rolls and sandwiches which proved popular.

Prizes this year again totalled \$7,650, thanks to our most generous sponsors, notably: Shire of Beverley (\$2,500), Beverley Pharmacy(\$750), Bill Chambers Accountant(\$350), CBH Grain(\$200), Beverley Transport(\$200), Hotel Beverley(\$200), Passive Energy Systems(\$200), and all other sponsors donating less than \$200.

It was pleasing again to see that several of our local artists were noted as Highly Commended amongst other renowned artists and Marylou Hutchinson took out the Local Artist prize with her oil painting *Evening on the Dale*.

The Art Gallery Committee chose the winning oil painting *Legs Eleven* By Nira Roberts to join the Shire Collection.

We thank Best Local Artist 2009, Barry Mackie, for donating his oil painting *Retired from Active Service* with thanks also to Chris Baker of York for framing the painting to be raffled. The organisation and proceeds of the raffle has now been passed to the Beverley Art Gallery Society.

This year we thought we would trial a bank card facility during the exhibition but unfortunately the 'click clack' machine didn't arrive in time. Judging by comments from the public it is worth while pursuing this again next year.

Thanks go to all Committee members – and our partners and families, and volunteers outside of Committee, for setting up and dismantling the exhibition. The show would not be possible without your support.

With the absence this year of the late Ann Rayner who was such a little dynamo as both secretary and treasurer, I wondered at times just how we would carry on without her, but by spreading the workload with Amanda McLean as treasurer and the ever efficient Kathryn McLean as secretary, all has ended well. It has been such joy to hear Kathryn mention a couple of times now how she really enjoyed the whole process of the Easter exhibition. Thank you so much to both of you.

Objective 2:- to display and maintain the Shire of Beverley's Permanent Art Collection for the community of Beverley.

The Shire Art Collection, housed at 'Station Gallery', continues to be viewed by visitors, both local and transient, Thursday through to Sunday. The Artist in Residency programme has helped enormously with the task of manning the Gallery. Thankyou to those volunteers who have been willing to man the gallery when there has been a gap in the residency programme, and to Marylou for organising the roster during these times.

The Artist-in-Residence programme has also resulted in the donation of several works of art which add depth to the collection and we thank the artists sincerely for their generosity.

Paintings were donated by the following artists:

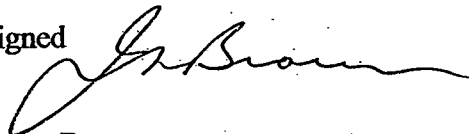
Carmen McFaull and Anne McCaughey from Perth, Donna Malone from Queensland, Michael Vandeleur from Safety Bay, Chas Spencer from Bali, Rayma Remi and Helen Rodda from Perth.

Most of these works are yet to be framed which brings me to the point of storage for this ever growing collection. I would ultimately like to see themed exhibitions in the Gallery on a monthly basis working alongside what is being presented at the Platform Theatre – eg, harvest and rural works displayed in November for the country concert, beach paintings for the summer holidays, green paintings for the Irish night, flower paintings for Mothers' Day, etc, as well as showing the occasional travelling exhibition. This would, however, mean smaller exhibitions and the need for one of the rooms to be decked out with racks for the remaining unhung works. Many of the paintings within the collection are in need of re-taping and some require remounting. I admit to neglecting this task this past year as we have been so tied up with BAGS and the completion of the outdoor theatre. It should therefore be top priority for the Committee during the months ahead.

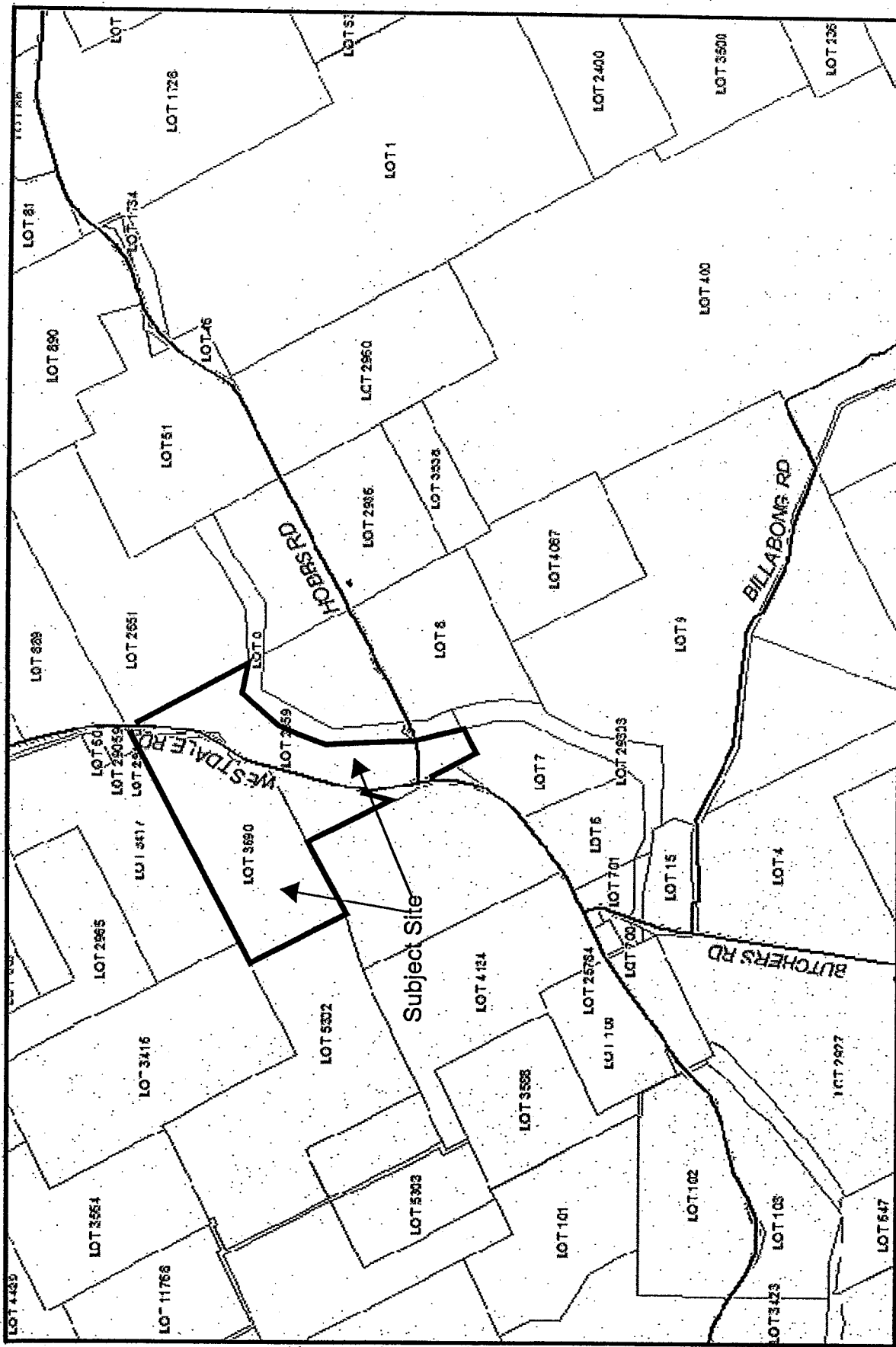
It has been wonderful working with such a great committee this year, including Dee Ridgway as the Shire Representative who is very encouraging of the arts within our community. Thank you again to all committee members for your efforts and enthusiastic support.

I wish the incoming and outgoing office bearers every success.

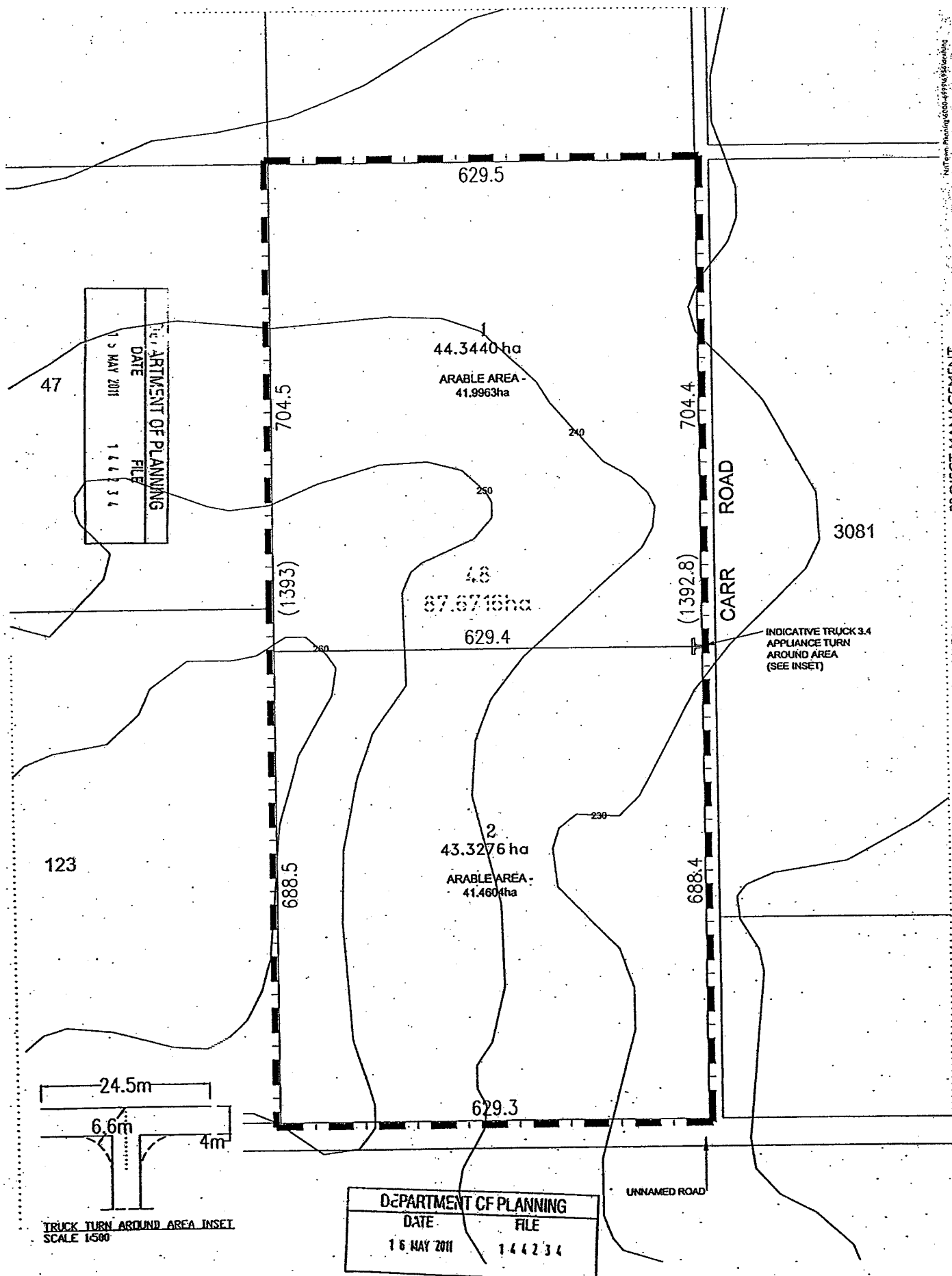
Signed



Jenny Broun
10th June 2011



Location Plan



TOWN PLANNING MASTER PLANNING URBAN DESIGN PROJECT MANAGEMENT

DEPARTMENT OF PLANNING	
DATE	FILE
15 MAY 2011	144234

DEPARTMENT OF PLANNING	
DATE	FILE
15 MAY 2011	144234

- SUBJECT SITE
- ORIGINAL LOT NUMBER AND AREA
- CONTOUR

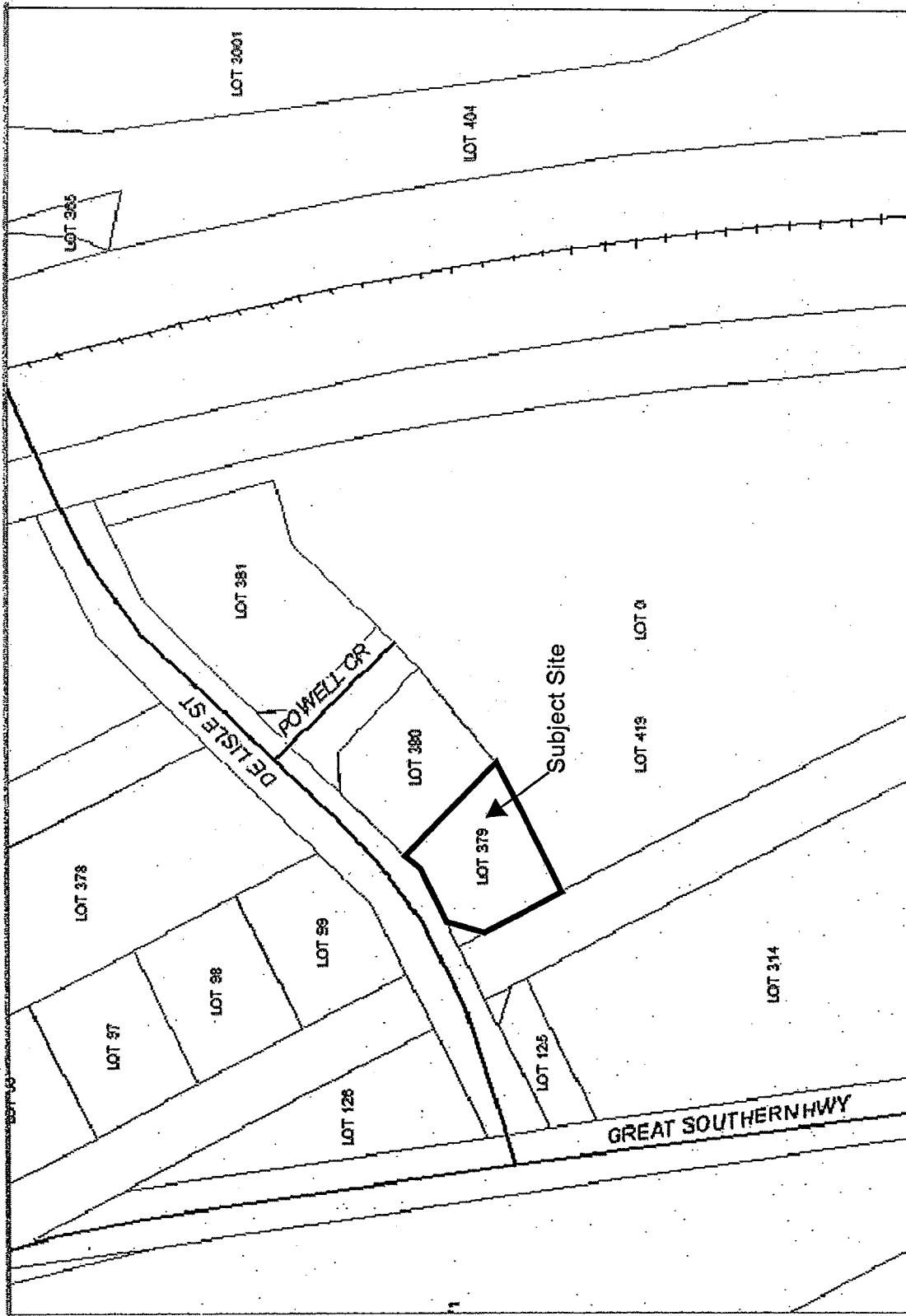
date: 03 May 2011 job no: 0754
 scale: 1:5000 @ A3 e-ref: 051403
 designer: A. Latham prepared by: H. Callaghan
 client:
 Level 3, 301 Newcastle Street, Northbridge, Western Australia, 6003
 email: g1@greg-rowe.com web: www.greg-rowe.com
 tel: +618 9221 1991 fax: +618 9221 8119

site: proposed subdivision plan
 address: lot 48 carr road
 locality:
 greg rowe & associates
 level 3, 301 Newcastle Street, Northbridge, Western Australia, 6003
 email: g1@greg-rowe.com web: www.greg-rowe.com
 tel: +618 9221 1991 fax: +618 9221 8119

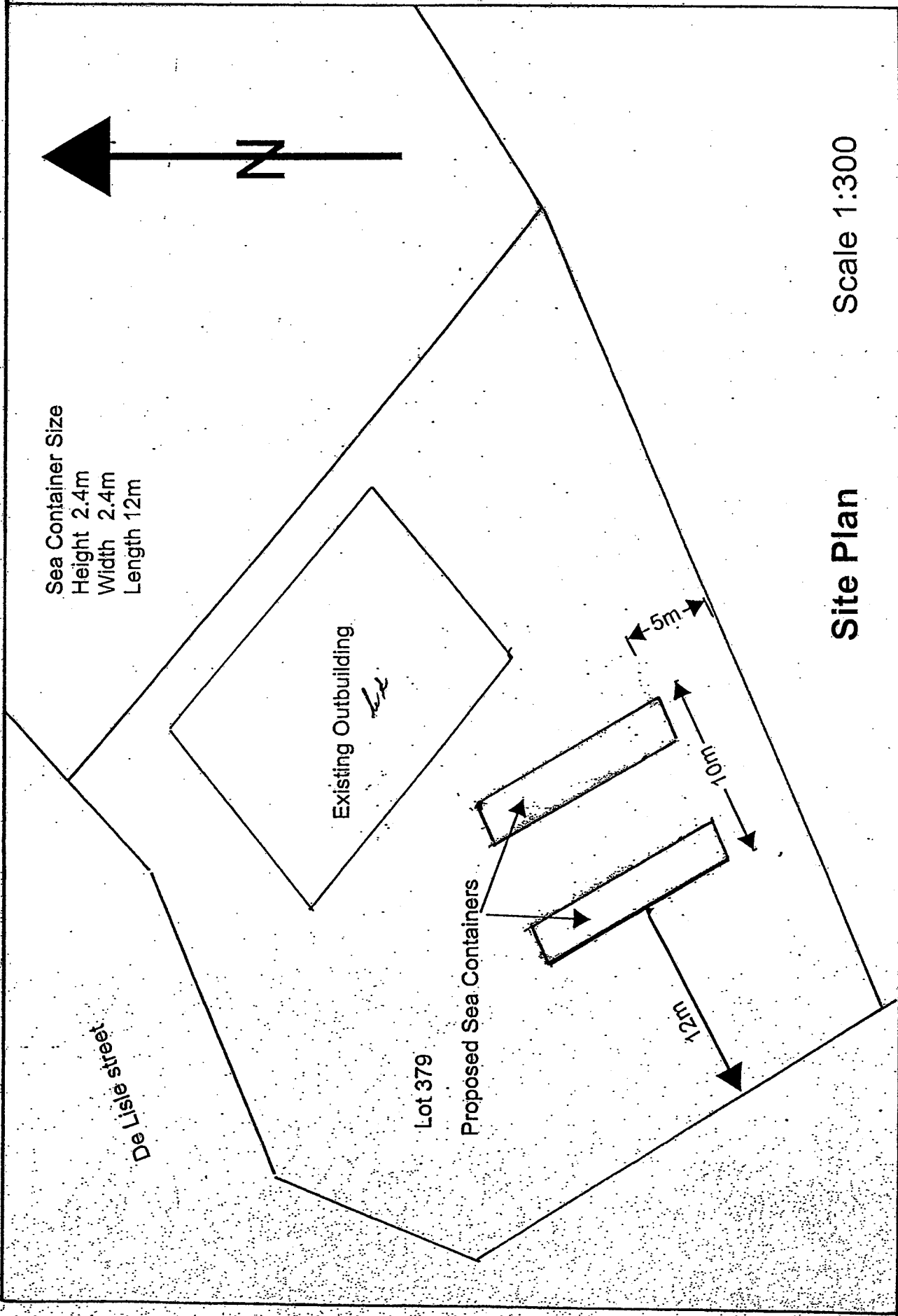
GREG ROWE & associates
 FOCUSED ON ACHIEVEMENT



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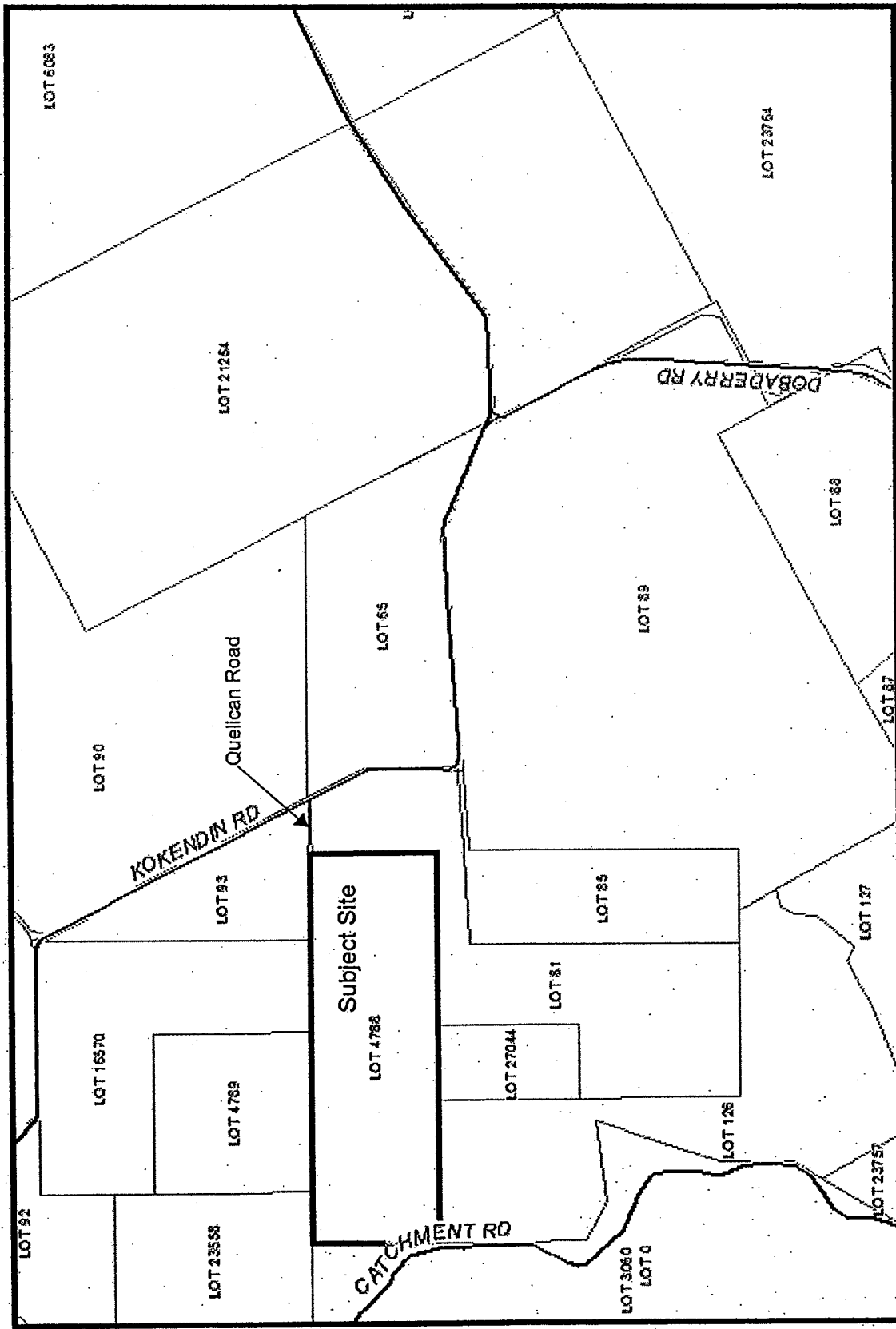


Location Plan

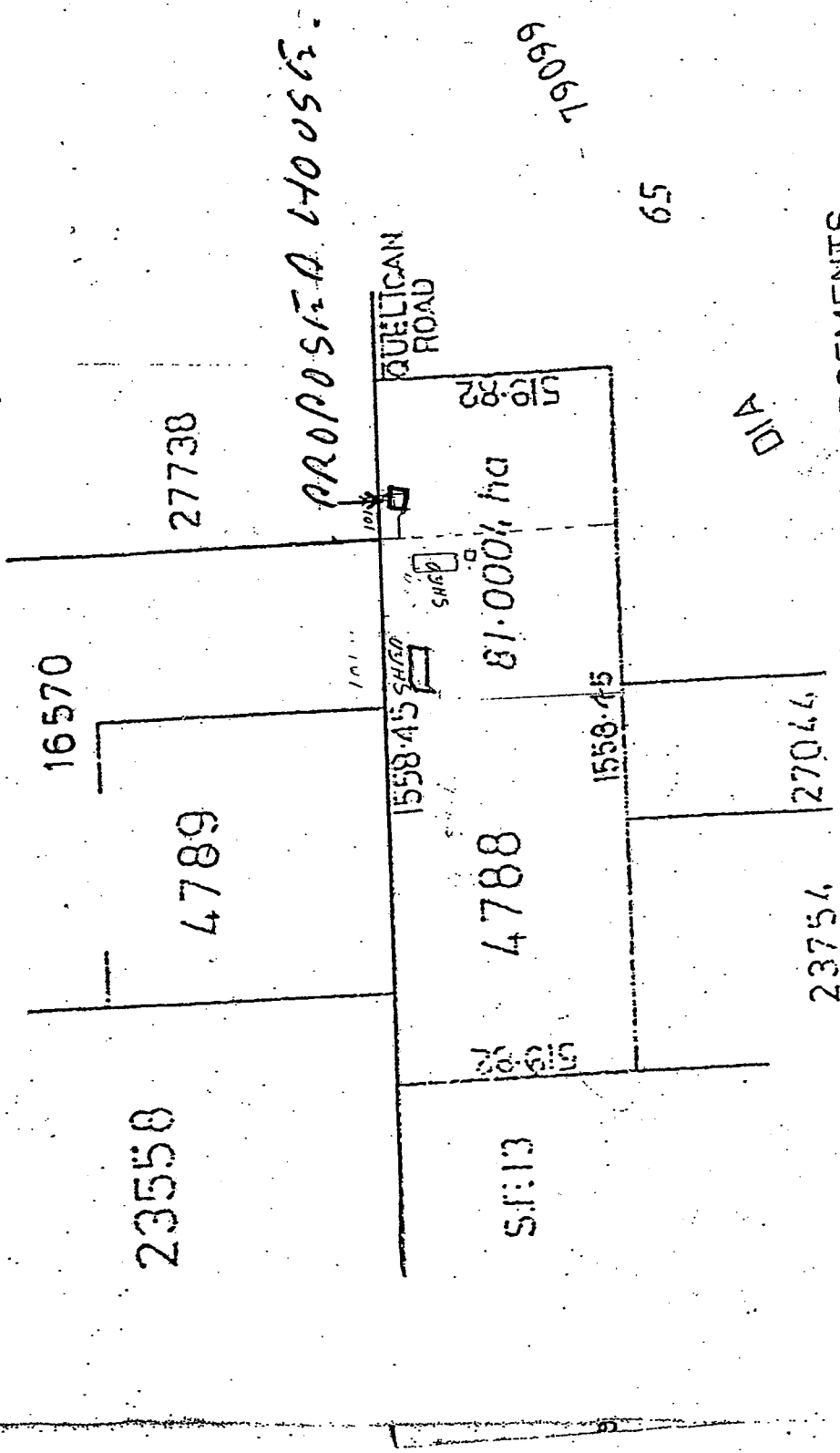


Scale 1:300

Site Plan

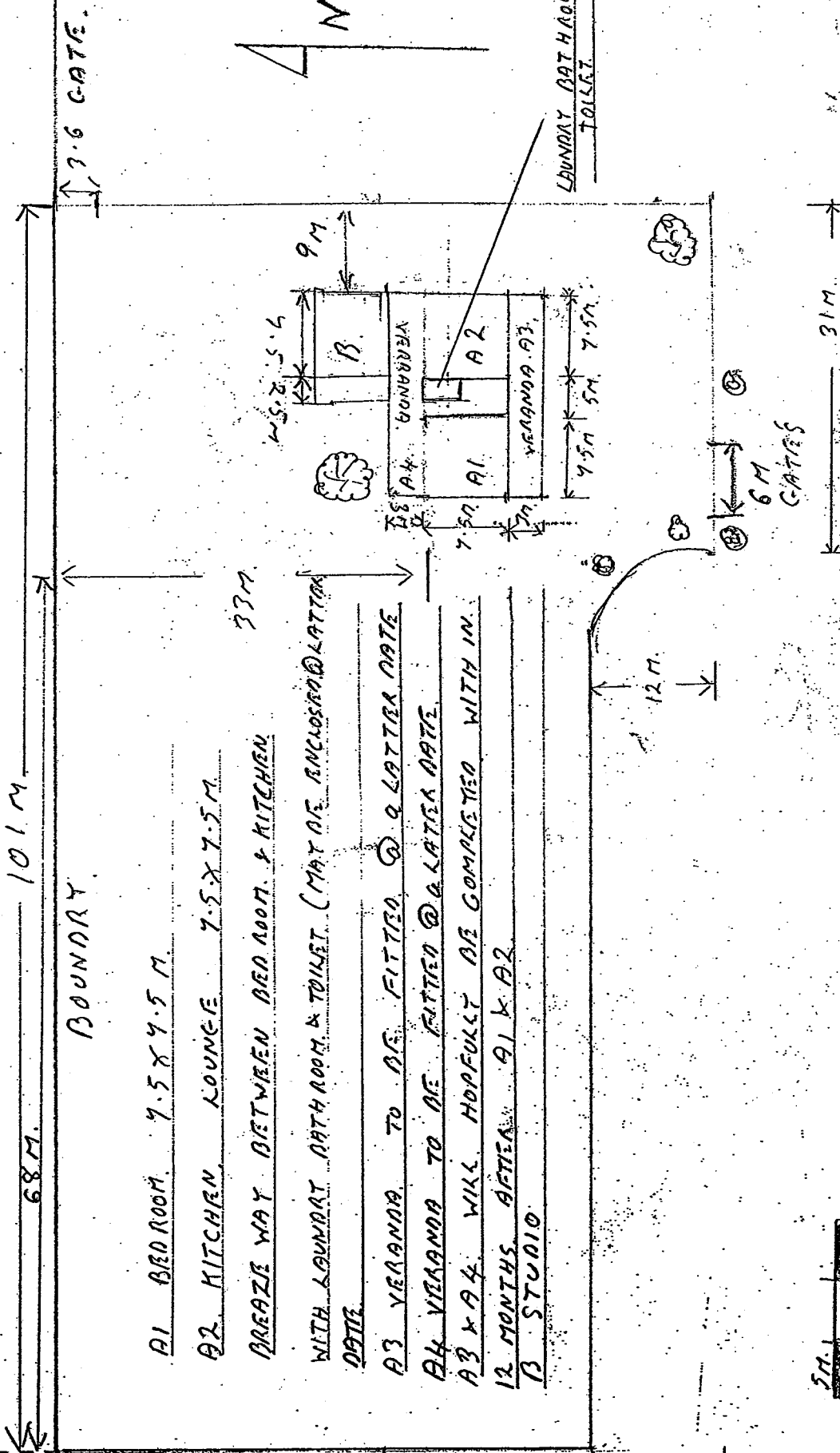


Location Plan



CHANGES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

BOUNDARY LOT 27738



BOUNDARY

A1 BED ROOM 7.5 X 4.5 M

A2 KITCHEN LOUNGE 7.5 X 7.5 M

A3 VERANDA TO BE FITTED @ A LATER DATE

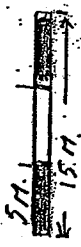
A4 VERANDA TO BE FITTED @ A LATER DATE

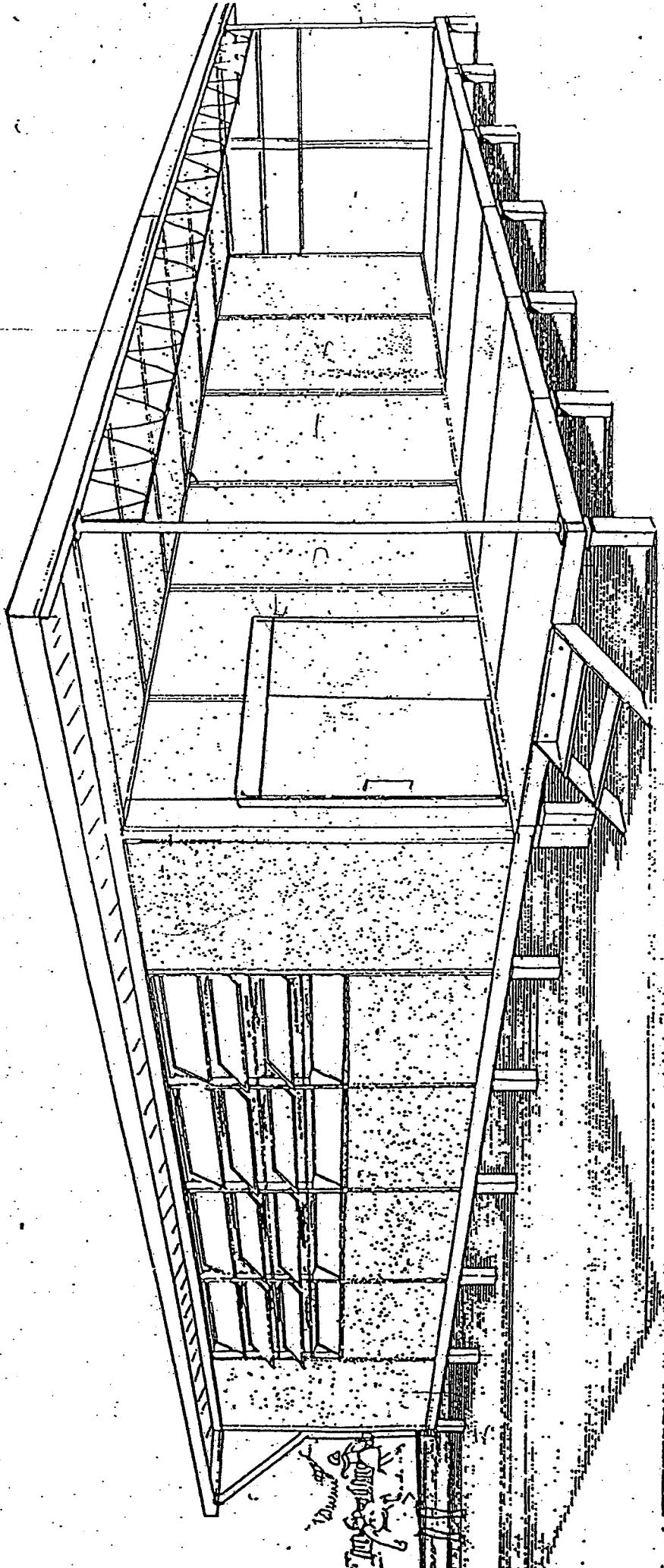
B STUDIO

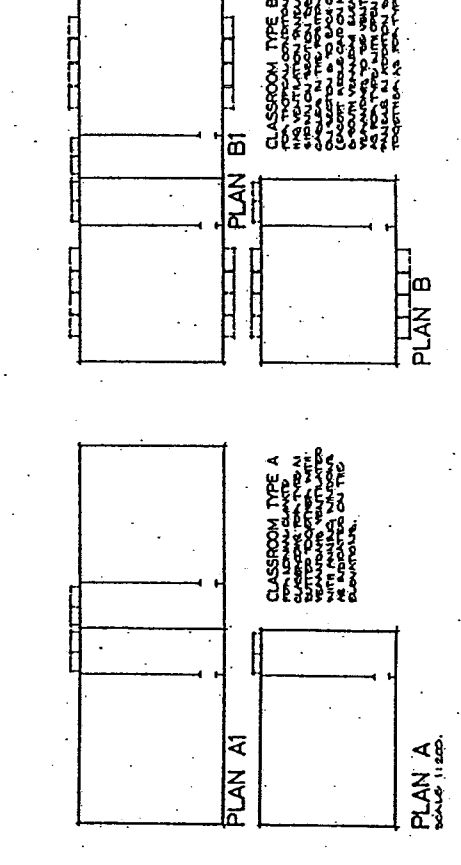
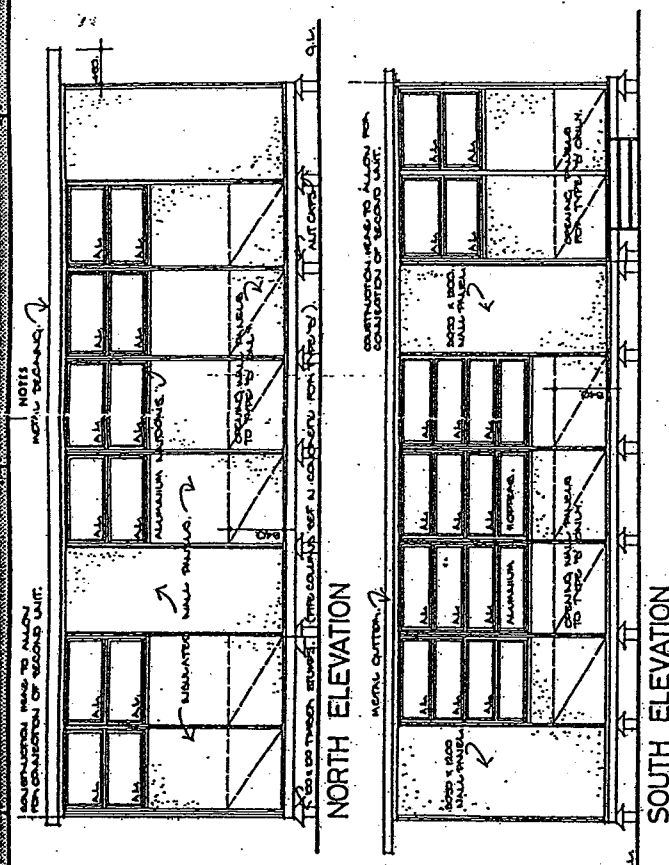
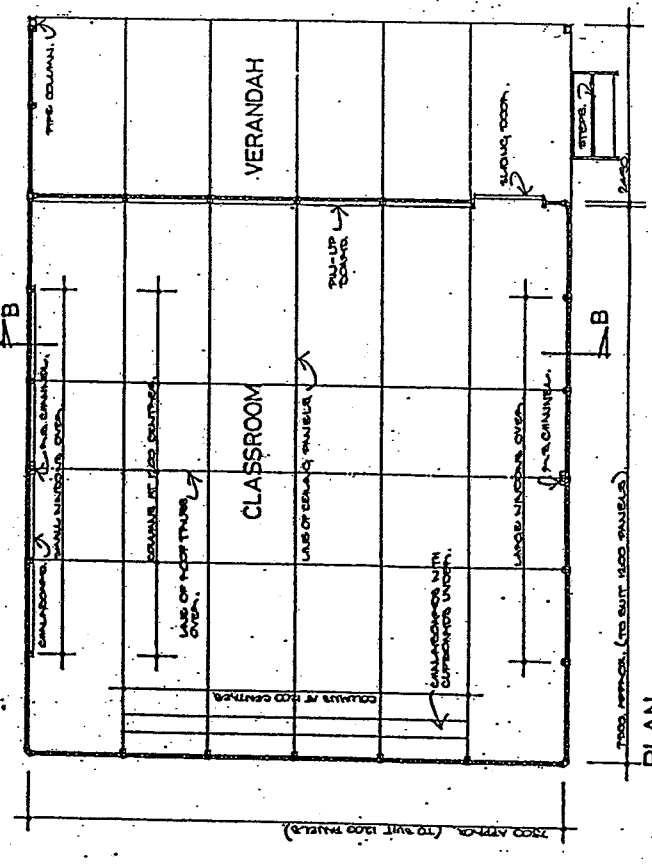
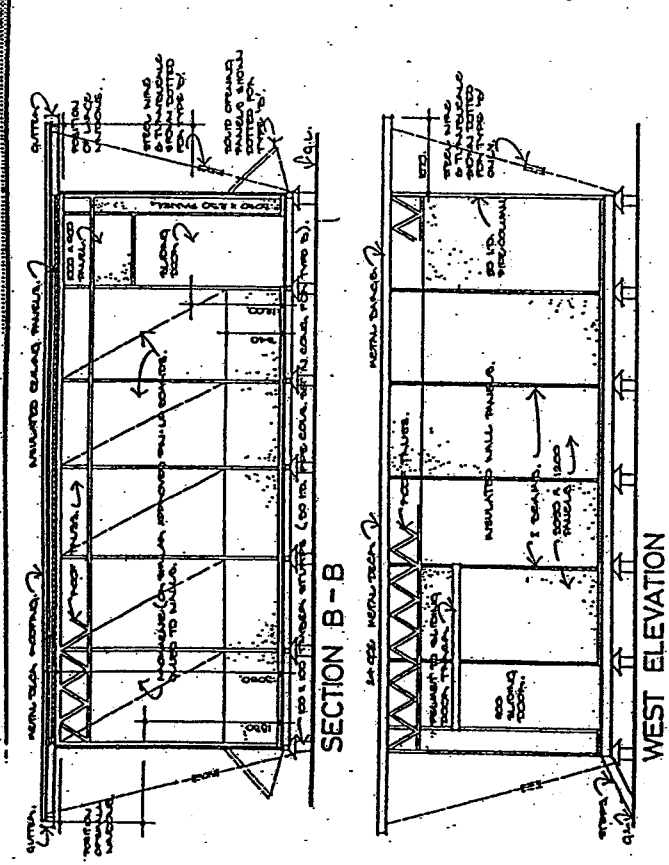
WITH LAUNDRY BATH ROOM & TOILET (MAY BE ENCLOSED @ LATER DATE)

12 MONTHS AFTER A1 & A2

33M







NOTE All dimensions are metric converted from standard imperial. "Demountable Classroom".

2223-10

DEMOUNTABLE CLASSROOMS
 plans, elevations & section
 DATE: 1976
 PROJECT: 2223-10
 ARCHITECT: S. S. CANN P.R.A.A. A.R.B.A. PRINCIPAL ARCHITECT, A.
 DRAWN BY: A. L. H. CHECKED BY: [Signature]
 SCALE: 1:100
 SHEET NO. 2 OF 2



Shire of Beverley

SIGNAGE POLICY

PURPOSE

To provide guidance for the Planning requirements for all signage within the Shire of Beverley.

1.0 AUTHORITY TO PREPARE AND ADOPT A PLANNING POLICY

The Shire of Beverley, pursuant to Clause 7.6 of the Shire of Beverley Town Planning Scheme No.2, hereby makes this Town Planning Scheme Policy regarding all signage visible from outside of a property throughout the Shire of Beverley. This policy will be incorporated into future schemes when Town Planning Scheme No.2, or greater, is revoked.

Background

Signage is considered to have a major impact on the amenity of the Shire, particularly in relation to roadside advertising. Except where specifically exempt under the Shire of Beverley's Town Planning Scheme No. 2 (TPS 2) or lawfully erected prior to the gazettal of the Scheme, under Clause 4.1 of TPS 2, all advertisements within the Shire of Beverley require the prior approval of Council. This policy is to provide guidance for the location and desired standards when an application for planning approval is being considered.

Objective:

The policy is to enhance the amenity and character of all areas within the Shire of Beverley through the provision of acceptable standards of development for advertisements.

Policy:

1. This policy is for all signage that is visible from outside the property, complex or facility concerned, either from private land or from public places or streets.
2. Protection of amenity and in the Farming and Rural Residential zones, rural character shall be a priority when considering applications. Proposals which are not in harmony with the character and amenity of the area shall be refused.
3. Should the application be on or adjacent to a Main Road reserve, approval from Main Roads WA is also required.
4. Signs denoting property and/or owner name and/or property address do not require approval.
5. Signage placed within the property boundary by a Licensed Real Estate agent specifically relating to the sale of the property, does not require planning approval.
6. Signage for community events, no larger than 1.2m² and for a period not exceeding 4 months, does not require the payment of a planning application fee and may be approved by the Shire Planner under delegated authority.
7. Where an advertisement proposal requires approval, including those that form a component of a development application, the applicant shall complete and lodge a control of advertisements form contained in Appendix No. 1 to this policy in addition to an application for Planning Approval.
8. All advertisements shall comply with the criteria contained in Table 1 of this policy.
9. Approval for the continuation of approved signage requires that a request shall be made to the Shire in writing, prior to planning approval expiring. Approval for the continuation of signage approval may be granted by the Shire Planner under delegated authority.

Location	Sign Purpose	Maximum Allowable Signage
All Locations	All Advertising	<ul style="list-style-type: none"> • Signage must be complementary to its surroundings. • Any signage which in the opinion of Council is distracting to motorists shall not be approved. • Except for Commercial or Industrial zones flashing or illuminated signs shall not be approved.
Within Main Roads Road Reserve	Local Government or Community Organisation	<ul style="list-style-type: none"> • Maximum dimension of 4.5m². • Should the organisation cease to operate, all relevant signage must be removed.
Adjacent to Main Roads Road Reserve	Commercial Advertising	<ul style="list-style-type: none"> • Not allowed • Maximum dimension of 4.5m². • All signage must comply with the setback requirements contained in Table 2 of TPS 2. • Consideration must be given to the grouping of signage. • Should the business cease to operate, all relevant signage must be removed. • Advertising shall be for businesses or activity located within 5 km of the sign. • Signage must be specific to an event and time period. Ongoing approval shall not be granted.
Road Reserve (Non Main Road)	Private and commercial advertising.	<ul style="list-style-type: none"> • Signage must be specific to an event and time period
Residential Zone	Local Government or Community Organisation	<ul style="list-style-type: none"> • Signage must be specific to an event and/or time period
Home Signage	Business does not require approval if compliant with policy	<ul style="list-style-type: none"> • Maximum dimension of 1m². • Signage must relate to the business being conducted. • Should the business cease to operate, all relevant signage must be removed.
Domestic Advertising (Garage Sale Etc.)	Advertising	<ul style="list-style-type: none"> • Maximum dimension of 1m². • Advertising must relate to the property upon which the signage is placed. • All signage approval shall be limited to a maximum of two months after which a new approval must be sought and granted.

Rural Zone	Residential	All Advertising	<ul style="list-style-type: none"> • Maximum dimension of 4.5m². • Advertising must relate to the property upon which the signage is placed.
Rural Townsite Zone		All Advertising	<ul style="list-style-type: none"> • Maximum dimension of 1m². • Advertising must relate to the property upon which the signage is placed.. • All signage approval shall be limited to a maximum of two years after which a new approval must be sought and granted.
Farming Zone		All Advertising	<ul style="list-style-type: none"> • Maximum dimension of 4.5m². • Consideration must be given to the grouping of signage.
Commercial Zone		All Advertising	<ul style="list-style-type: none"> • Maximum dimension of free standing signs to be 15m. • Advertising must relate to the property upon which the signage is placed. • Consideration must be given to the grouping of signage. • All signage approval shall be limited to the business for which approval has been granted. For any change of business, a new approval must be sought and granted.
Industrial Zone		All Advertising	<ul style="list-style-type: none"> • Maximum individual dimension of 6m. • Maximum total area of signage 15m². • Advertising must relate to the property upon which the signage is placed. • Consideration must be given to the grouping of signage. • All signage approval shall be limited to the business for which approval has been granted. For any change of business, a new approval must be sought and granted.

Appendix 1

ADDITIONAL INFORMATION SHEET FOR ADVERTISEMENT APPROVAL (to be completed in addition to Application for Planning Approval)

Name of Advertiser (if different from owner):

Address in full:

Description of property upon which advertisement is to be displayed including full details of its proposed position within that property:

Details of Proposed Sign:

Height: Width: Depth:

Colours to be used:

Height above ground level - (to top of advertisement):

(to underside):

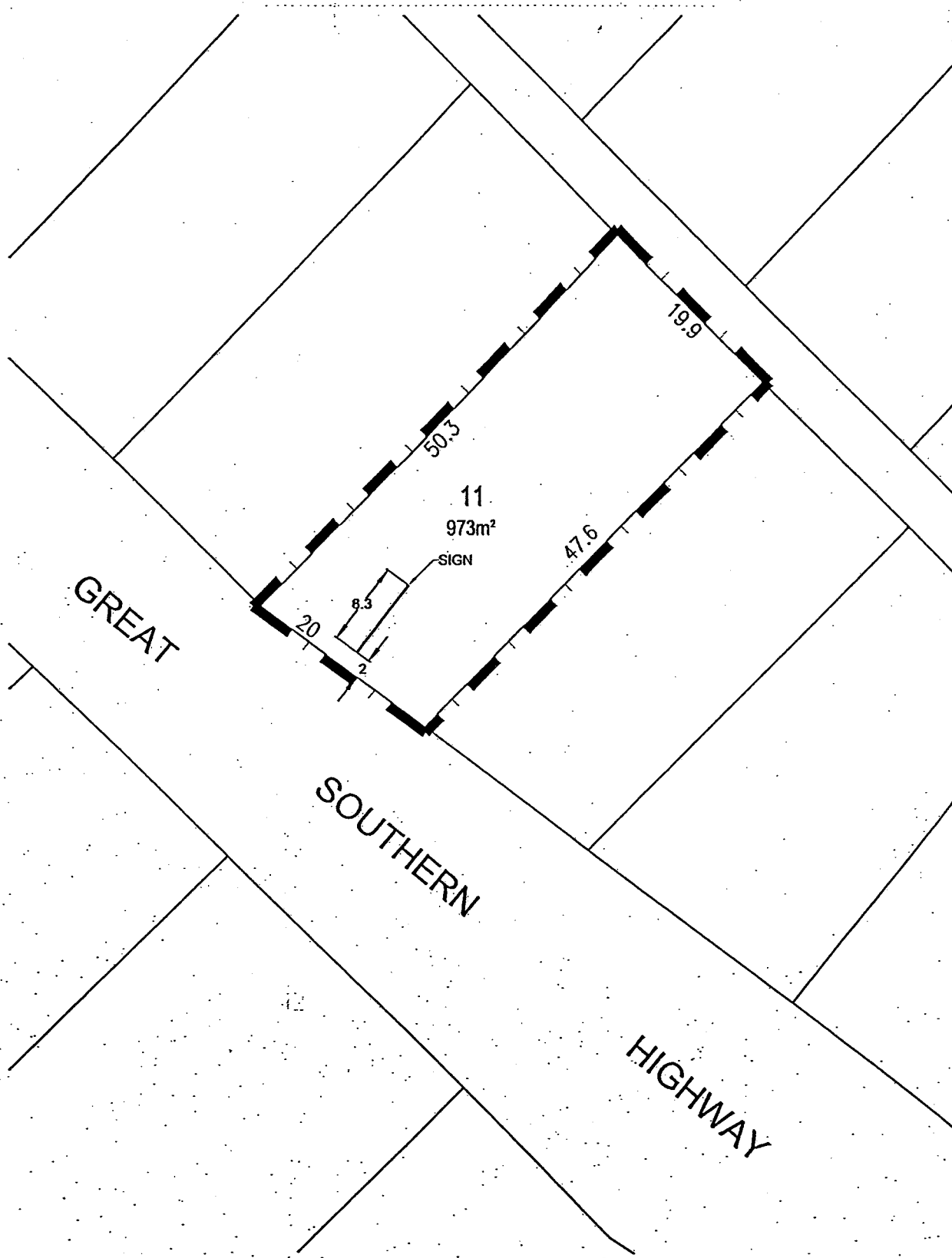
Materials to be used:

Illuminated: Yes/No. If yes, state whether steady, moving, flashing, alternating, digital, animated or scintillating and state intensity of light source:

State period of time for which advertisement is required:

Details of signs, if any, to be removed if this application is approved:

NB. This application should be supported by a photograph or photographs of the premises showing superimposed thereon the proposed position for the advertisement and those advertisements to be removed detailed above.



GREAT

SOUTHERN

HIGHWAY

--- SUBJECT SITE

Date: 08 April 2011
 File: 1500 @ A4
 Author: B Cover
 Project: Paradise Outdoor
 Title: site plan
 Address: lot 11 great south highway
 Location: kookaburra

GREG ROWE & ASSOCIATES
 ENGINEERS & ARCHITECTS



29 MAR 2011

FILE REF. *CR 1352*

8.3m

2.2m

2m

Specific Permission Criteria - Category Four

Document No: 67-08-4C

Revision: 1A

Date amended: 31-Jan-2007

The information below is under development and is provided for information purposes only. Main Roads Western Australia reserves the right to update this information at any time without notice. If you have any questions or comments please contact Brian Watson by e-mail or on (08) 9323 4115.

To the extent permitted by law, Main Roads, its employees, agents, authors and contributors are not liable for any loss resulting from any action taken or reliance made by you on the information herein displayed.

Revision Register

Ed/Version Number	Clause Number	Description of Revision	Date
1	All	Guideline Developed.	01-Jun-2000
1A	Header	Guideline Contact Amended.	31-Jan-2007

▲ 1.CHAPTER 9 OF 11. SPECIFIC PERMISSION CRITERIA - CATEGORY 4

▲ 1.1.GENERAL

Every Category 4 Advertising Device which is or is proposed to be located in the vicinity of a highway or main road must meet all statutory requirements and both the General Permission Criteria given in Section 5 and all of the relevant specific permission criteria given in this section.

Category 4 devices include all advertising devices which are beyond the boundaries of, and visible from, a declared highway or main road.

▲ 1.2.TRAFFIC HAZARD POTENTIAL

The traffic hazard potential of a Category 4 Advertising Device in the vicinity of and visible from, highways and main roads will vary depending on its size, nature and location.

Section 5 recognises that there is a relationship between the conspicuity of a device and its distractive potential. Some devices will therefore be relatively more conspicuous than others, in that the driver's attention will be diverted from the road, regardless of device location.

Generally, it is expected that:

- traffic hazard potential will alter in proportion to device size, luminance and background, and diminish the further the device is from the road;
- device within the driver's primary field of view will be more distractive than a device outside the driver's primary field of view; and
- one device in isolation may not be potentially hazardous; however, in those areas where there are several similar devices (within and beyond the boundaries of the road) then the cumulative effect of those devices may be potentially hazardous.

A Category 4 Advertising Device is therefore deemed to be conspicuous and directed primarily at traffic on a highway or main road if it is within the drivers' primary field of view and its contents, in the case of a legend, can be read, or, in the case of a symbol, can be clearly seen from the highway or main road.

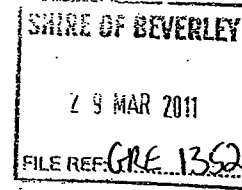
For the purposes of assessment, no distinction shall be made between the subject device and any similar advertising devices which may be located within the boundaries of the highway or main road.

http://standards.mainroads.wa.gov.au/Internet/Standards/RTEms/traffic_mgmt/roadsi... 29/04/2011

Our Ref: 7009

21 March 2011

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



Attention: Planning Services

Dear Sir/Madam

Development Application
Advertising Sign
Lot 11 (Plan No. 2874) Great Southern Highway, Kokeby

Greg Rowe and Associates acts on behalf of Paramount Outdoors, who work in conjunction with James William McBreen, the owner of Lot 11 (Plan No. 2874) Great Southern Highway, Kokeby (the 'subject site').

We have been instructed by our Client to prepare and lodge a Development Application for the erection of an Advertising Sign on the subject site, in close proximity to Great Southern Highway. To assist with progressing the Application, please find the following enclosed:

- A completed and signed Development Application form;
- A cheque for \$135.00, being the relevant application fee;
- Three (3) sets of the Development Application Plans and Elevations;
- A copy of the Certificate of Title; and
- A letter of authorisation from the Landowners, authorising Greg Rowe and Associates to act on their behalf with respect to this application.

BACKGROUND INFORMATION

We confirm Paramount Outdoors and the owners of the subject site have entered into an agreement with regards to this application. Paramount Outdoors wishes to erect an advertising sign towards the south western portion of the subject site. We confirm the agreement between our Client and the Landowner is for Paramount Outdoors to prepare and erect a sign consistent with the attached development application plans.

This proposal has been submitted on the basis that the Office of Road Safety have expressed the desire to expand their advertising presence throughout Regional Western Australia.

DESCRIPTION OF PROPOSAL

The proposed development comprises one (1) advertising sign, proposed to be erected to the south wester portion of the subject site. The sign comprises a double-sided advertising sign atop two (2) poles. The sign has a clearance of 2 metres from the ground, and has dimensions of 8.3 metres, and 2.2 metres. The sign is proposed on the basis that the Office of Road Safety will be the anchor tenants, with ancillary advertising displayed on off peak / end of campaign periods. The advertising material will change as required based on the campaigns, and display of ancillary material.

7009_11mar011_av.docx

-1-

perth		regional offices Perth Tel: 08 9437 8700 email: perth@gregrowe.com.au Sydney Tel: 02 9250 0643 email: sydney@gregrowe.com.au Brisbane Tel: 07 5517 4333 email: brisbane@gregrowe.com.au	www.gre@gregrowe.com
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TOWN PLANNING MASTER PLANNING URBAN DESIGN PROJECT MANAGEMENT

The proposed sign is considered to conform to commonly accepted safety measures with respect to advertising signs. The proposed sign does not incorporate any moving parts or mechanisms. The proposed sign will be setback no more than five (5) metres from the private property boundary, so as to avoid any concerns relating to vehicle safety. Also, it is proposed to position the sign perpendicular to the road reservation, so that the sign would not be difficult to view, thus avoiding the potential for traffic hazards.

Please refer to the attached Development Application Plans and Elevations and for further details on the above.

TOWN PLANNING CONSIDERATIONS

Shire of Beverley Town Planning Scheme No. 2

Under the provisions of the Shire of Beverley Town Planning Scheme No. 2 (TPS 2), the subject site is zoned "Farming." The objectives of the Farming zone are detailed in Clause 3.5 of TPS 2, and are as follows:

"In this zone, the council will support land use and subdivision proposals which are consistent with the continued viability of agricultural production, the establishment of uses ancillary to agricultural activity, or which are required to service the travelling public or tourists, as well as the maintenance of rural character and amenity. Proposals in this zone shall have regard to the Shire of Beverley/Brookton District Rural Strategy and the provisions contained in clause 3.6 of the Scheme."

We confirm the proposed signage does not conflict with this zoning, given the proposal does not introduce a conflicting land use. Furthermore, the proposed sign will have no impact on the current use of the land, as the subject site may still be used for agricultural activities. However it is important to note that, given the small lot area of 973 m², the subject site cannot be used on its own to sustain an agricultural enterprise. With regard to amenity, the proposed sign will not negatively affect the rural character or amenity of the area, given that it will be constructed and maintained to a high standard.

TPS 2 does not contain any specific provisions relating to advertising signage.

CONCLUSION

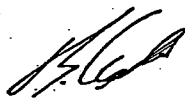
In considering the above, the following conclusions are evident:

- The proposed signage will be constructed to a high standard and maintained to this standard once constructed;
- The proposal does not conflict with the objectives of the Shire's Town Planning Scheme;
- The proposal is highly compliant with the standards contained within the Main Roads Western Australia Guide to Roadside Advertising;
- The proposal is for the predominant display of the Office of Road Safety campaign messages.

At this juncture, we request that the Shire of Beverley grant Planning Approval for the subject signage. Should you require any further information or clarification in relation to this matter, please contact Ben Carter on 9221 1991.

Yours faithfully

GREG ROWE AND ASSOCIATES



BEN CARTER
 Perth Office
 End

To: Peter Wright

Subject: RE: Shire of Beverley - Signage Planning Application (7009)

Hi Peter

Thank you for your email and prompt attention to the Application.

I note your advice below, and earlier advice to Charles Maasdorp of Paramount, and advice conveyed to our Mr Alex Vanderplas in my absence.

I would first like to deal with the issue of outstanding rates. As you can appreciate, this is not something that our Office has been privy to, nor will be involved with as part of the statutory Town Planning process. This matter will need to be dealt with by the current Landowner, and any prospective purchasers.

Another matter that our Mr Vanderplas was advised as being an issue with respect to the Application was the notion that the Shire are currently in a purchase process with respect to the Kokeby locality. We understand that the Shire may be in the process of ensuring that pressure upon services and facilities is relieved by removing the ability to develop in the Kokeby townsite, but would advise that an advertising sign, with no servicing demands, or permanent employee or on site personnel would not prevent the Shire from pursuing the removal of the Kokeby townsite.

We note the development standards subject to land zoned for Farming purposes. However, we trust you appreciate that this places the current Landowner in an awkward position, as they can no longer develop their land, if a strict Application of the new development standards are to apply. In any event, the practical application of the development standards in this instance would only serve to create a safety hazard.

In the many signage Applications our Office has dealt with in the last few years, Main Roads has required that they be located in close proximity to the road reserve, so as to provide for easy viewing by travelling motorists. If the sign was to be setback 35 metres from the boundary, we would anticipate that Main Road would advise that this would constitute a hazard to road safety, and request that it be brought closer to the road. Given the setback is rather impractical based on a lot size of 935m², we confirm the location of the proposed sign in the manner proposed in the Application for Planning Approval. It would also follow that the side setback requirement cannot be achieved as the lot is 20 metres wide. We trust the Shire appreciates the position regarding the development standards and their Application to the subject site.

In addition to the above, I could not locate any reference to signage dimensions relative to the depth of the site within the Shire's statutory and policy documents. We would be more than happy to provide additional justification against these development standards if you could furnish those to our Office.

I have reviewed the Shire's statutory and policy documents, and cannot find any reference to a distinction between the Shire's ability to support community based messages, and commercial advertising. We confirm that the proposed sign is double sided, in many cases to ensure the sign does not have a visible sheet metal rear for increased visual amenity. In all of the Application our Office has been exposed to, the Office of Road Safety have been Clients on the advertising signs. However, they have not taken both sides of the advertising sign, as they are a Government Agency, and rotate between which direction they would like their material to face. So therefore, there is normally one side that contains Office of Road Safety campaigns, and the other containing what is best termed 'tasteful commercial advertising'.

In the past, we have entered into discussions with Local Governments as to the best way to deal with the display of commercial advertising, as we can appreciate the concerns regarding the display of inappropriate messages (sexually explicit, racially inappropriate, etc.). As our Client has never sought to advertise this type of inappropriate material, we have offered to Council's a condition of Planning Approval which grants Council the ability to request for the removal of advertising content which is deemed to be inappropriate within two (2) working days. This is obviously offered up on the basis that the Council permits the display of tasteful commercial advertising, and is used a safeguard only, in the unlikely event that this should occur.

We trust the above will enable the favorable assessment of the Application.

Planner

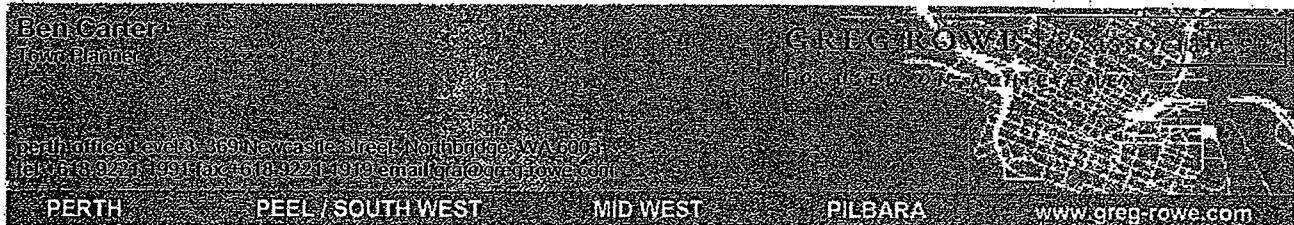
From: Ben Carter [ben.carter@greg-rowe.com]
Sent: Thursday, 19 May 2011 12:10 PM
To: Peter Wright
Subject: RE: Signage Application - Kokeby (7009)
Attachments: image014.png; image001.png; image002.gif; image004.gif; image006.gif; image007.gif; image008.gif

Hi Peter

I note that you are not in the Office today.

As we able to receive the responses as requested at some point tomorrow?

Regards



karratha office now open

Planning Excellence
CONSTRUCTION AUSTRALIAN AWARDS



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From: Peter Wright [mailto:planner@beverley.wa.gov.au]
Sent: Tuesday, 17 May 2011 9:29 AM
To: Ben Carter
Subject: RE: Signage Application - Kokeby (7009)

Hello Ben

I will respond to your comments once I have finished writing reports that have to be submitted to the May agenda. I note that you are aggrieved that I did not include some justifications. I will not be presenting all correspondence verbatim in the body of the report, although all relevant correspondence is included as attachments to allow Councillors the opportunity to view it for themselves.

I request that you send any specific justification that you feel has not been presented in a short, preferably bullet point form, and I will ensure it is included in the appropriate location in the body of the report.

Regards

Peter Wright
BA Urban & Regional Planning (Hons.) MPIA CPP
Shire Planner
Beverley/Brookton
Tel. (08) 9646 1200
Fax. (08) 9646 1409
Mob. 0429 998 533

From: Ben Carter [mailto:ben.carter@greg-rowe.com]
Sent: Monday, 16 May 2011 3:52 PM
To: Peter Wright
Subject: RE: Signage Application - Kokeby (7009)
Importance: High

Hi Peter

As indicated, we seek comment on several aspects of the agenda item regarding the above proposal.

We note your view that it is not appropriate that the Shire divulge any further information of the Application assessment. However, it is considered that the Applicant should be afforded the same rights as the Landowner in dealing with the Application. That is to say, if a representative of our Office makes requests to discuss matters relating to the assessment, that this information should be forthcoming. Essentially, we are working towards an outcome for our Client and the Landowner, and we need to be fully informed of this process to ensure that this occurs.

In the first instance, we confirm that advice is being sought from MRWA to validate their position, or otherwise, as we have previously indicated to you that we believe this advice to be inconsistent with other MRWA regions, yet all regions use the same statutory and policy guidance.

We feel that the best way to address this matter, and for you to provide advice back to our Office is to address each of the reasons for refusal and for you to respond to each.

"The Application is a non agricultural land use in the Farming zone"

As stated several times during the assessment of the Application, whilst the site may be zoned for General Farming purposes, the site cannot be used for its zoned purpose, given the lot size. As this lot size prevents the Landowner from utilising the site for any other purpose (due to the zoning), a sign is considered to be a use of the land which could be contemplated.

We note that the Shire is contemplating the potential acquisition of land on the south eastern side of Great Southern Highway, and that this has been contemplated for in excess of 16 years. Whilst we appreciate the rationale for the acquisition of land, we note that it has not yet occurred, yet has been planned for 16 years. With no timeline in place for this to occur, we consider it to be inappropriate for the Shire not to recognise the position this places the Landowner in, given they have a landholding which has very limited options for development.

In any event, the approval of the proposed sign has no impact upon the acquisition of the land, as the subject site, and surrounding lots could be acquired, and the sign remain, is the sign occupies a building footprint no larger than 20m². In addition, we reiterate our previous position that the proposal does not require any servicing, nor does it require a permanent personnel presence, so therefore, it is considered that a sign should not be considered in the same light as another form of development requiring servicing and providing personnel on site.

"The size of the sign is excessive"

We note that the Shire contains no guidance regarding the size of advertising signs. Subject to receiving additional information from Main Roads, we are of the view that this matter should not form part of any recommendation, or discussions within the Agenda item.

Assessment of Development Applications is based on Town Planning Statutory and Policy documents, and not personal opinion. Without any statutory or policy reference to the size of advertising signs, we would request that this information be struck out from consideration, and further contend that its inclusion as a reason for refusal is inappropriate, given its lack of relevance to any statutory or policy documents of the Shire.

"There will be an unacceptable negative impact on the rural character of the area"

As outlined in our original submission, and subsequent correspondences, our Client is committed to installing a high quality sign that will be maintained to a high standard for the life of the project. In the first instance, we contend that there are varying qualities and build finishes for advertising signs, and is simply unacceptable to contend that the installation of an advertising sign will degrade the amenity of the area.

With this in mind, we invite the Shire to engage with our Office regarding the appearance of the sign. We have provided sufficient information in order for the Shire to have a thorough understanding of the appearance of the sign, and advise our Client is receptive to suggestions regarding ground clearance, the inclusion of a Shire of Beverley identification sign, feature walls at the base of the sign and feature plantings. In addition to the above, we confirm that the advertising material on the sign will constantly change, and will therefore not be left long enough on the sign to deteriorate.

Based on the above, whilst an advertising sign of this nature may not be typical in the Shire of Beverley, it is misguided to note that it will be a negative impact on amenity, simply as it is something that the Shire has not encountered before. Furthermore, we are happy to provide an artist impression to depict any additional features to include within the signage proposal if it will help assist with the deliberation of Staff and Council.

"The proposal creates a traffic hazard in the area"

The agenda item notes that the sign conforms to the setback from Dale Kokeby Road to the satisfaction of Main Roads. Subject to the confirmation of the onsite setback from Great Southern Highway, we are of the view that the Shire has no basis to suggest that the sign will be a traffic hazard. If Main Roads clarify the site setback matter, then there are no other road safety concerns.

Our Office refrains from commenting on road safety matters, given it is outside of the professional scope of a Town Planner. In previous signage projects, we have liaised with Main Roads regarding their Guide, and if there were any issues beyond normal clarification on practice and implementation of their guide (such as this proposal) we introduce a Traffic Consultant to the proposal and seek a comment from them. We would therefore ask that if Main Roads return a comment of no objection, that the Shire adopt this view and advise accordingly within the Agenda item.

"The proposal requires unjustifiable variations to the statutory requirements of TPS 2"

Once again, this section of the Agenda item has neglected to inform the Councillors that development standards that are normally applied to a 40ha minimum site apply to a 1000m² site. The suggestion that the single variation (setbacks) to the requirements of TPS 2 is unjustifiable is strongly contended. As noted, a 35 metre setback on a site that is 50 metres in depth is totally impractical. In addition, we have advised you on several occasions that it is the preference of both Main Roads, and traffic Consultants that the sign be locate in a primary field of vision of the driver, so as not to be a distraction.

Not only would a sign setback 35 metres from the lot boundary be too small to read, it would require a total diversion of a person's line of sight from the road. Whilst not presuming to provide traffic and road safety advice, we confirm that from the numerous dealings with Main Roads regarding signage proposals, that this would be totally unacceptable.

As such, we contend that the variation to the setback sought is to provide a safe signage outcome, and is therefore justifiable.

"Approval of the proposal would set an undesirable precedent"

We confirm that advertising signs are driven by market demand. At the present time, Regional Western Australia is grossly under-supplied with outdoor advertising, and thus the demand, once signage is installed in locations, will take time to fulfill.

Our Client is installing these signs in various Local Governments and is spacing them out in some instances hundreds of kilometre increments. Our Client has the intention to build one sign within the Shire of Beverley, and would be willing to accept some form of condition to reflect this. Essentially, given the high quality and size of these signs, there are simply not a great number of advertising providers that have the capability to install signs of this nature, so therefore, it is not anticipated that this sign would form the catalyst for a plethora of advertising in the Shire.

We confirm our Client is willing to provide a written statement to the Shire to this effect should it be deemed to assist in the assessment of the Application.

"There is no identifiable benefit for the local community or the Shire of Beverley"

In the first instance, we note that this reason for refusal stems largely from a comment from Main Roads regarding advertising content. We wish to advise that as a result of several Ministerial Appeals relating to signage during 2010, Main Roads were correctly directed by the Minister for Transport not to engage in any commentary on a formal or informal basis when liaising with Local Governments regarding advertising content for advertising proposals, as Main Roads has not basis to do so.

We intend to clarify this point with Main Roads as this point is simply incorrect, and against the advice of the Minister for Transport.

As outlined above, our Client regularly offers Local Authorities the opportunity to display a Local Authority plaque under the advertising sign, as a means of identification or branding for the Shire. We also confirm that the Office of Road Safety will be displayed on the advertising sign, so we would ask that this be referred to in the agenda item. It was stated in our Application letter, in subsequent correspondences and in our discussions, we would ask that this matter be presented in a balanced fashion to the Council for their determination.

"The proposal conflicts with the orderly and proper planning of the area"

This phrase is often inserted into reasons for refusal, but serves as little more than town planning jargon. Notwithstanding, the various points raised above is considered to suitably justify any points that may fall under this point.

Based on the above points of discussion, we seek your further advice, and ask that you engage our Office in the assessment process. Furthermore, we strongly request that the Shire includes the justification provided by our Office in the Agenda item, as it is both relevant, and provides the Elected Members a balanced view on the matter.

We look forward to your comments regarding the above.

Regards

Ben Carter
Town Planner

Perth office level 10, 333 Northbridge Street, Northbridge, WA 6003
Tel: +61 8 9221 1991 or +61 8 9221 1910 email: ben@gregrowe.com

PERTH PEEL / SOUTH WEST MID WEST PILBARA www.greg-rowe.com

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Planner

From: CLARK Garry (TOT) [garry.clark@mainroads.wa.gov.au]
Sent: Thursday, 16 June 2011 11:16 AM
To: Peter Wright
Cc: Ben Carter
Subject: Kokeby business sign application.
Attachments: image001.png

Morning Peter, for your information and action please.

In regards to the Business sign application from Ben Carter, at Greg Rowe & Associates, for the Kokeby townsite.

Ben has brought to my attention the following issues in relation to the advice given to the Beverley shire for their application.

- The sign is purported by MRWA to exceed the maximum size of a sign, yet the Guide makes reference to advertisements being to industry standard size (this one is).

Per our new guidelines that have recently been given to MRWA from the Minister of Transport, the Hon Simon O'Brien MLC.

MRWA Wheatbelt South, withdraw their objection to the proposed size for the Business sign for Lot 11, Kokeby townsite.

- The sign needs to be setback 11 metres.

MRWA has consulted with Ben Carter on this issue of the 11 metres clear zone.

Ben has agreed to install the new business sign four metres from the fence, instead of the original proposed two metres.

By agreeing to this issue of installing the sign outside the clear zone, we have also improved the site line distance from the Kokeby East Road intersection, that was also a concern to MRWA.

- The sign contains third party advertising.

As no details for what is to be installed on the Business sign has been forwarded to MRWA for review.

Under the delegation of authority by the Transport Minister, the shire are advised that they will need to review the proposed sign content using, Austroads Guide to Traffic Management Part 10. Or their own bylaws for advertising.

Per the above supplied information, we submit that the shire may need to review their previous deliberations on this issue.

If you have any questions in regards to this supplied information, please contact me on the below email or phone numbers.

Regards Garry Clark
Technical Officer Traffic



Telephone: (08) 9881-0533 Fax: (08) 9881-0503
Mb: 0429-080-437
Email: garry.clark@mainroads.wa.gov.au
www.mainroads.wa.gov.au

Planner

From: WATSON Brian (RSO) [brian.watson@mainroads.wa.gov.au]
Sent: Tuesday, 21 June 2011 12:07 PM
To: planner@beverley.wa.gov.au
Subject: Advertising devices (billboards)

Hello Peter , as discussed Main Roads WA has a "minimum " distance also known as the "clear zone" which must be applied..this revolves around the posted speed of the road As an example a road with a posted speed of 110k must have a 11m clear zone..whilst a posted speed of 60k must have a 4.5m clear zone..

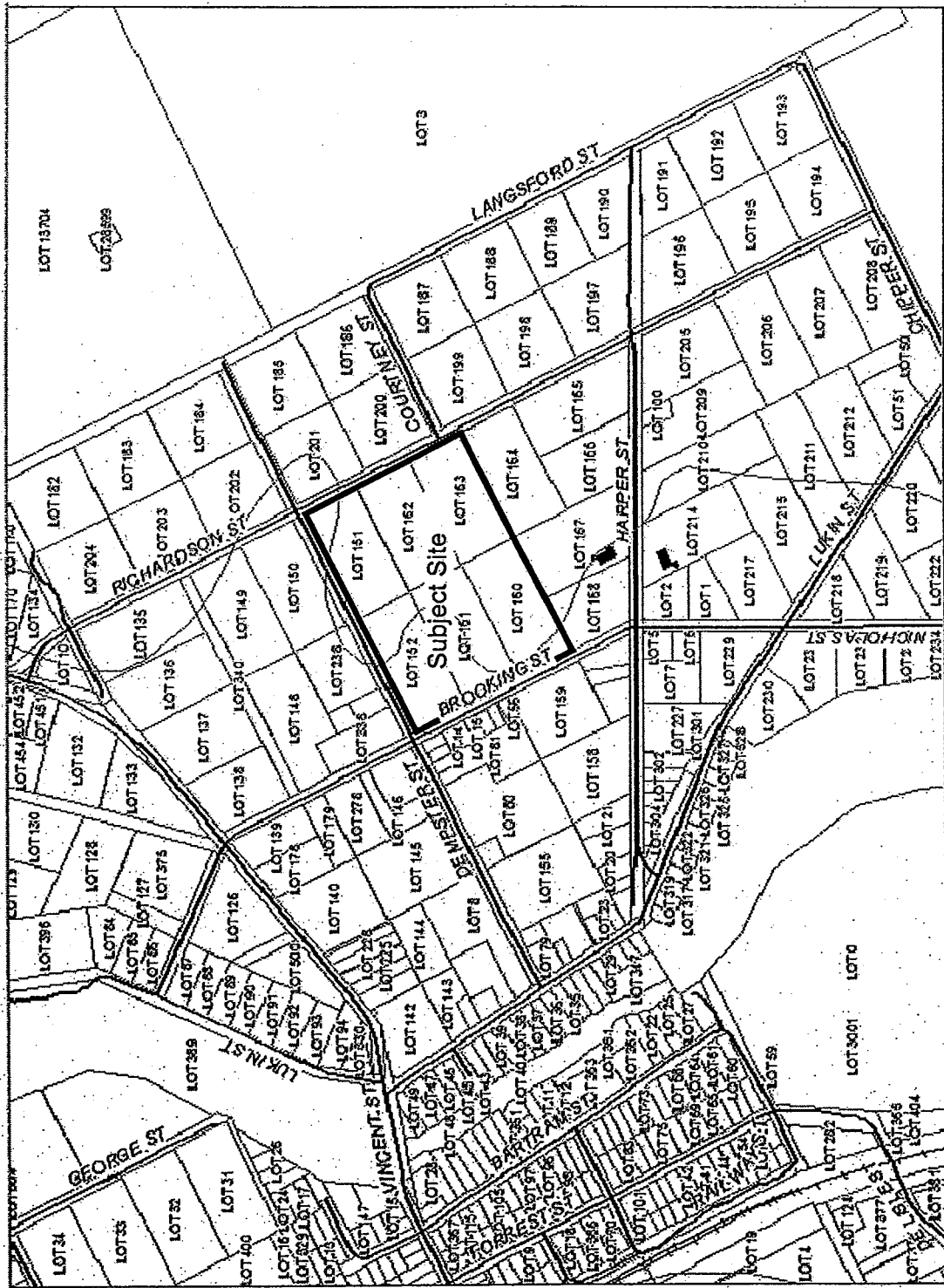
Main Roads does not have a "maximum" distance ...although I believe that "readability" must be taken into account when considering distance from the edge of seal. These "conditions" can be investigated via Austroads Part 10.

A recent example of devices being more that 35m from the edge of seal, but still "approved" by Main Roads are in place on the Forest Highway in the Murray Shire.

Regards,

Brian Watson

Road Services Officer
Advertising Signs Co-ordinator
Phone (08) 9323 4607
Mob 0417 973 099
Fax (08) 9323 4174

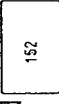


Location Plan

Proposed Outline
Development Plan
Area



Existing Lot Boundaries
& Lot Numbers



Contours
(2m interval)



Indicative Lots
(subject to redesign at
subdivision stage)



Proposed Road
(Only constructed if
landowner subdivides)

Notes

1. Landowners only need to construct roads if they wish to subdivide and where proposed lots do not have a road frontage.
2. Subdividing landowners are responsible for all costs associated with road construction (s158 Planning & Development Act, 2005) and as per WAPC standard condition (D11) which states:
"The land being filled and/or drained at the subdividers cost to the satisfaction of the Western Australian Planning Commission and any easements and/or reserves necessary for the implementation thereof being provided free of cost.(L9)"

3. Construction of drainage swales, bunds and crossovers adjacent to each lot is to be in accordance with the approved Drainage Management Plan to the satisfaction of the Local Authority.

4. The proposed road is to have a minimum reserve width of 20 metres.

5. The Lot Layout is indicative only. The number and size of lots is to be determined at subdivision stage. Lot sizes and shape must be designed in accordance with the Residential Design Codes.

NORTH

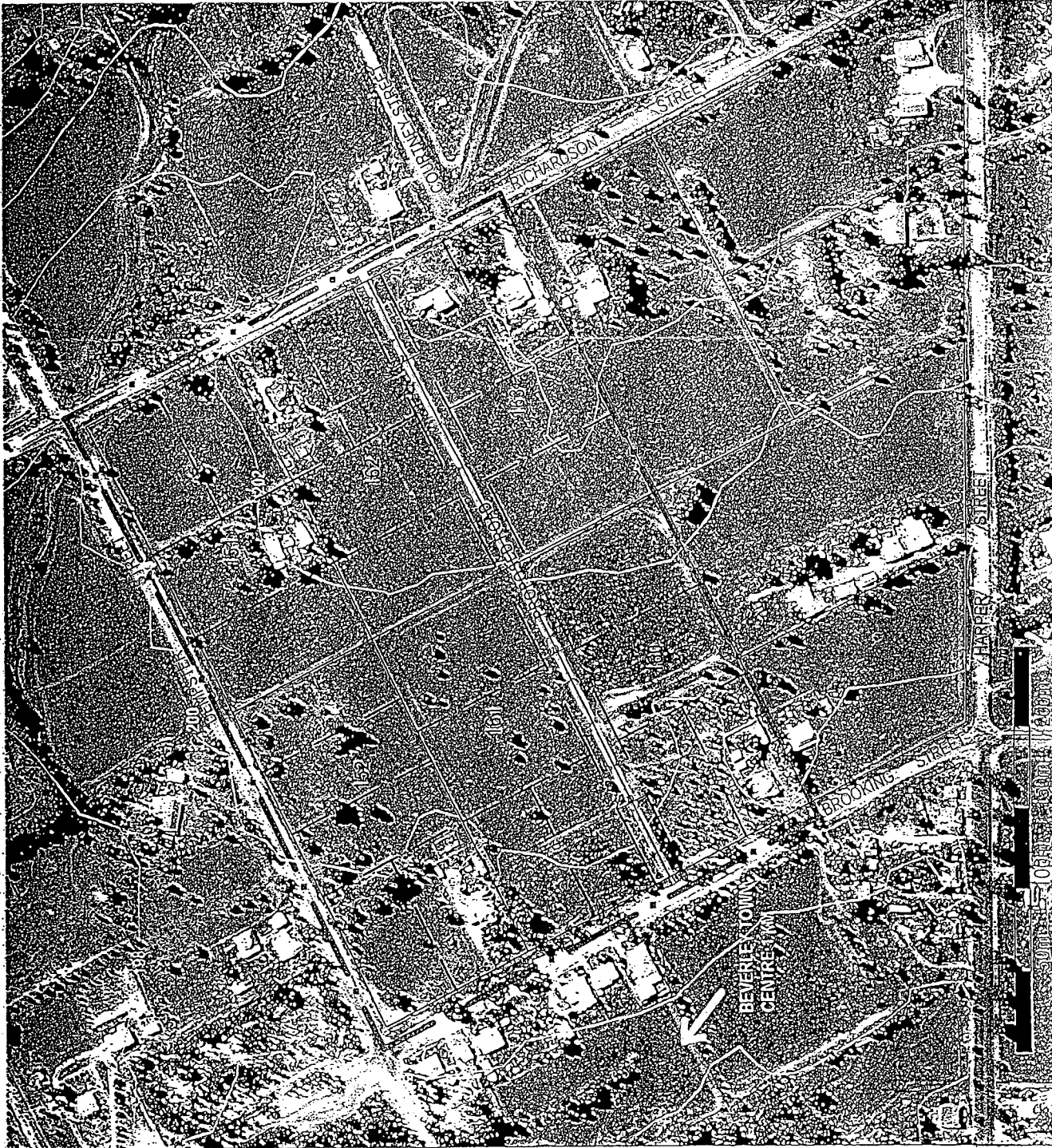


Scale 1:2500(A3)

June 2011

**Country
Planning
Services**

AGM 90 261 686767



PROPOSED OUTLINE DEVELOPMENT PLAN

LOTS 151 & 152, 160 & 163 BROOKING & RICHARDSON STREETS, BEVERLEY

CHEQUE DETAIL - Municipal and Trust Accounts - MAY 2011

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
EFT Pymt		04/05/2011	AGEST - AUST GVT EMP SUPER TRUST	SUPER CONTRIB: FE 27 APR 11	-182.59	
EFT Pymt		04/05/2011	AVON WASTE	1218 BIN COLLECTS FE 22 APR 11 - @ \$1.62 per BIN, GST INC & RECYCLING BINS	-2,107.30	
EFT Pymt		04/05/2011	BEV BED & BREAKFAST	EASTER 2011 ART SHOW: ACCOMMODATION for GUEST SPEAKER	-100.00	
EFT Pymt		04/05/2011	BEV NEWS - Barty & Pauline	APR 2011 ACCOUNT	-654.65	
EFT Pymt		04/05/2011	BUNNINGS BUILDING SUPPLIES P/L	HARDWARE SUPPLIES	-373.73	
EFT Pymt		04/05/2011	COLONIAL FIRST STATE-MOULTON Claire	SUPER CONTRIB: FE 27 APR 11	-49.13	
EFT Pymt		04/05/2011	COURIER AUSTRALIA/TOLL IPEC	FREIGHT CHARGES: 14 - 20 APR 2011	-40.29	
EFT Pymt		04/05/2011	CSRF - CATHOLIC SUPER & RETIREMENT FUN	SUPER CONTRIB: FE 27 APR 11	-149.66	
EFT Pymt		04/05/2011	GOLLAN Stephen	MOBILE PHONE CASE	-30.00	
EFT Pymt		04/05/2011	GRANT C CARPET CLEANING	RV UNIT 7: CARPETS CLEANED	-90.00	
EFT Pymt		04/05/2011	ING - LEONHARDT Scott	SUPER CONTRIB: FE 27 APR 11	-143.16	
EFT Pymt		04/05/2011	LANDGATE (VGO)	VALUATION FEES: 04 DEC 10 to 15 APR 11	-263.87	
EFT Pymt		04/05/2011	LEONHARDT Karina	MAY 11 BLARNEY ISSUE	-700.00	
EFT Pymt		04/05/2011	LEWIS Alison	2011-05 MAY BLARNEY ISSUES	-200.00	
EFT Pymt		04/05/2011	LGRCEU	2011-04 APR UNION FEES	-69.60	
EFT Pymt		04/05/2011	MCLEODS BARRISTERS & SOLICITORS	DISPUTE: 41/43 HUNT RD (HARDY/MCDONALD)	-526.60	
EFT Pymt		04/05/2011	WALGSP - SUPER	SUPER CONTRIB: FE 27 APR 11	-7,448.53	-13,129.11
Liability Chq		12/05/2011	AGEST - AUST GVT EMP SUPER TRUST	SUPER CONTRIB: FE 11 MAY 11	0.00	0.00

CHEQUE DETAIL - Municipal and Trust Accounts - MAY 2011

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
Liability Chq		12/05/2011	COLONIAL FIRST STATE-MOULTON CLARE	SUPER CONTRIB: FE 11 MAY 11	0.00	0.00
Liability Chq		12/05/2011	CSRF - CATHOLIC SUPER & RETIREMENT FUA	SUPER CONTRIB: FE 11 MAY 11	0.00	0.00
Liability Chq		12/05/2011	ING - LEONHARDT SCOTT	SUPER CONTRIB: FE 11 MAY 11	0.00	0.00
Liability Chq		12/05/2011	SHIRE OF BEVERLEY	2011-05 MAY SAL DEDUCTIONS (11 MAY): RATES	0.00	0.00
Liability Chq		12/05/2011	WALGSP - SUPER	SUPER CONTRIB: FE 11 MAY 11	0.00	0.00
EFT Pymt		16/05/2011	AGEST - AUST GVT EMP SUPER TRUST	SUPER CONTRIB: FE 11 MAY 11	-182.59	
EFT Pymt		16/05/2011	AVON TRADING	APR 2011 HARDWARE SUPPLIES	-759.42	
EFT Pymt		16/05/2011	AVON WASTE	1218 BIN COLLECTS FE 06 MAY 11 - @ \$1.62 PER BIN, GST INC & RECYCLING BINS	-2,107.30	
EFT Pymt		16/05/2011	BEV FARM SERVICES	UNIFORMS & VERMIN CONTROL	-5,371.43	
EFT Pymt		16/05/2011	BEV IGA	APR 2011 PURCHASES	-234.31	
EFT Pymt		16/05/2011	BLECHY'S TYRE & BATTERY	APR 11 - TYRE MAINTENANCE	-6,541.00	
EFT Pymt		16/05/2011	BOC LIMITED	APR 2011: CYLINDER RENTAL	-72.66	
EFT Pymt		16/05/2011	BOULTON KIM	RECORD MANAGEMENT ASSISTANCE	-2,871.00	
EFT Pymt		16/05/2011	BOYA EQUIPMENT	BEO23 (TRA02): PARTS	-461.50	
EFT Pymt		16/05/2011	BRB - BUILDERS REGO	BRB RTB - DEC10 TO APR11: 24 X APPLICATIONS	-840.00	
EFT Pymt		16/05/2011	BUNNINGS BUILDING SUPPLIES P/L	HARDWARE PURCHASES	-276.67	
EFT Pymt		16/05/2011	COLONIAL FIRST STATE-MOULTON CLARE	SUPER CONTRIB: FE 11 MAY 11	-131.00	
EFT Pymt		16/05/2011	CONIGLIO AINSWORTH ARCHITECTS	INDEPENDENT LIVING UNITS - ARCHITECTURAL SERVICES	-2,200.00	
EFT Pymt		16/05/2011	COUNTRY COPIERS NORTHAM	READING: 15 APR - 10 MAY 11	-473.96	

CHEQUE DETAIL - Municipal and Trust Accounts - MAY 2011

TYPE	NUM.	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
EFT Pymt		16/05/2011	COURIER AUSTRALIA/TOLL IPEC	FREIGHT CHARGES: 21APR - 03 MAY 2011	-110.38	
EFT Pymt		16/05/2011	CSRF - CATHOLIC SUPER & RETIREMENT FUND	SUPER CONTRIB: FE 11 MAY 11	-149.66	
EFT Pymt		16/05/2011	FISHER ELIOT	STRATEGIC PLANNING	-2,940.00	
EFT Pymt		16/05/2011	FUEL DISTRIBUTORS OF WA P/L	5,110 L DIESEL	-7,543.38	
EFT Pymt		16/05/2011	HAINES NORTON	MAR11 BAS - PREP & RECONCLATION	-440.00	
EFT Pymt		16/05/2011	HEMPFIELD SMALL ENGINE	SUNDRY PLANT: PARTS	-280.00	
EFT Pymt		16/05/2011	HITACHI CONSTRUCTION MACHINERY (AUST BE029 (GRD02): PARTS		-131.11	
EFT Pymt		16/05/2011	ING - LEONHARDT SCOTT	SUPER CONTRIB: FE 11 MAY 11	-140.42	
EFT Pymt		16/05/2011	JASON SIGNMAKERS	SIGNS - VARIOUS	-2,456.30	
EFT Pymt		16/05/2011	KANDYKO	LIBRARY: NEW STOCK	-48.40	
EFT Pymt		16/05/2011	LANDGATE (DOLA)	TITLE SEARCHES REQ FOR ASSET MANAGEMENT BY AVP	-76.00	
EFT Pymt		16/05/2011	LANDGATE (VGO)	VALUATION FEES: RURAL UV GENERAL REEVALUATION 2011/2012	-9,907.50	
EFT Pymt		16/05/2011	MAJOR MOTORS PTY LTD	BE037 (TRK06): PARTS	-308.84	
EFT Pymt		16/05/2011	MSA CONSTRUCTION	2011-04 MAR: RELIEF "BUILDING INSPECTOR"	-4,207.50	
EFT Pymt		16/05/2011	OFFICEWORKS	MAY 11 STATIONERY PURCHASES	-184.78	
EFT Pymt		16/05/2011	ORICA/SPECTRUM	2011-04 APR CHLORINE CYLINDER RENTAL (ORICA)	-75.24	
EFT Pymt		16/05/2011	PCS - PERFECT COMPUTER SOLUTIONS	3 X PC'S and COMPUTER SUPPORT	-5,875.25	
EFT Pymt		16/05/2011	RATTUE David	REIMBURSEMENT: S/C BOOTS	-108.46	
EFT Pymt		16/05/2011	ROAD SIGNS	ROADS TO RECOVERY SIGNAGE	-2,554.20	

CHEQUE DETAIL - Municipal and Trust Accounts - MAY 2011

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
EFT Pymt		16/05/2011	RURAL TRAFFIC SERVICES	TRAFFIC CONTROL: STORM DAMAGE - 29 JAN 11 & VINCENT ST BRIDGE	-74,899.30	
EFT Pymt		16/05/2011	SHIRE OF BROOKTON	2011-04 APR: PLANNER SCHEME & EHO RELIEF & MAPPING EXPENSES	-14,188.76	
EFT Pymt		16/05/2011	TURF DEVELOPMENTS WA PTY LTD	REC GROUND: SOIL ANALYSIS & REPORT	-4,691.50	
EFT Pymt		16/05/2011	WALGA - WA LOCAL GOVERNMENT ASSOCIA	ROMANS II UPGRADE & GRADER TENDER	-6,524.69	
EFT Pymt		16/05/2011	WALGSP - SUPER	SUPER CONTRIB: FE 11 MAY 11	-7,084.80	
EFT Pymt		16/05/2011	WILLEYS TRADING POST	REC GROUND: STEEL POSTS	-50.00	-167,439.31
EFT Pymt		23/05/2011	FUEL DISTRIBUTORS OF WA P/L	6,000 L DIESEL & 800 L LULP	-9,440.56	
EFT Pymt		23/05/2011	KAY LYN	YOUTH COORDINATOR: 25 APR - 03 MAY 11	-750.00	
EFT Pymt		23/05/2011	RECKON (QUICKEN)	2011/12 QB ENTERPRISE ANNUAL LICENSE	-3,050.00	-13,240.56
Liability Chq		26/05/2011	AGEST - AUST GVT EMP SUPER TRUST	SUPER CONTRIB: FE 25 MAY 11	0.00	0.00
Liability Chq		26/05/2011	ATO - AUSTRALIAN TAX OFFICE	2011-05 MAY PAYG TAX	0.00	0.00
Liability Chq		26/05/2011	COLONIAL FIRST STATE-MOULTON CLARE	SUPER CONTRIB: FE 25 MAY 11	0.00	0.00
Liability Chq		26/05/2011	CSRF - CATHOLIC SUPER & RETIREMENT FUN	SUPER CONTRIB: FE 25 MAY 11	0.00	0.00
Liability Chq		26/05/2011	ING - LEONHARDT Scott	SUPER CONTRIB: FE 25 MAY 11	0.00	0.00
Liability Chq		26/05/2011	LGRCEU	2011-05 MAY UNION FEES	0.00	0.00
Liability Chq		26/05/2011	SHIRE OF BEVERLEY	2011-05 MAY SAL DEDUCTIONS (25 MAY): RATES	0.00	0.00
Liability Chq		26/05/2011	WALGSP - SUPER	SUPER CONTRIB: FE 25 MAY 11	0.00	0.00
EFT Pymt		27/05/2011	AGEST - AUST GVT EMP SUPER TRUST	SUPER CONTRIB: FE 25 MAY 11	-182.59	
EFT Pymt		27/05/2011	AIT5	FUEL TAX CREDIT: APR 11	-186.12	

CHEQUE DETAIL - Municipal and Trust Accounts - MAY 2011

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
EFT Pymt		27/05/2011	ARROW BRONZE	PLAQUE FOR THE LATE S GEOFF HUTCHINSON	-162.58	
EFT Pymt		27/05/2011	AVON WASTE	1220 BIN COLLECTS FE 20 MAY 11 - @ \$1.62 per BIN, GST INC & RECYLING BINS	-2,110.54	
EFT Pymt		27/05/2011	BEV STEEL FABRICATION	CHERRY PICKER REPAIRS on behalf of WA REGIONAL TREE SERVICES	-108.44	
EFT Pymt		27/05/2011	BUNNINGS BUILDING SUPPLIES P/L	HARDWARE SUPPLIES	-882.10	
EFT Pymt		27/05/2011	CAFE B304	CATERING: VARIOUS	-756.00	
EFT Pymt		27/05/2011	COLONIAL FIRST STATE-MOULTON CLARE	SUPER CONTRIB: FE 25 MAY 11	-119.00	
EFT Pymt		27/05/2011	COUNTRY COPIERS NORTHAM	2 X NEW PRINTERS, MAINTENANCE KYOCERA C5015N	-1,225.40	
EFT Pymt		27/05/2011	CSRF - CATHOLIC SUPER & RETIREMENT FUN	SUPER CONTRIB: FE 25 MAY 11	-149.66	
EFT Pymt		27/05/2011	DOWNER EDI WORKS	2 DRUMS X EMULSION	-942.48	
EFT Pymt		27/05/2011	GARRETT Martin Ellis Mervyn	ASS 51103 - REFUND	-128.83	
EFT Pymt		27/05/2011	HOLCIM AUST P/L	12 HEADWALLS & 2 PICNIC TABLES	-7,331.94	
EFT Pymt		27/05/2011	ING - LEONHARDT Scott	SUPER CONTRIB: FE 25 MAY 11	-149.68	
EFT Pymt		27/05/2011	ISWEEP TOWN & COUNTRY	STREET SWEEPING: 22 APR 11	-1,452.00	
EFT Pymt		27/05/2011	JASON SIGNMAKERS	SIGNAGE: TPS - AMEND 18	-253.00	
EFT Pymt		27/05/2011	KAY Lyn	YOUTH GROUP: WATER COOLER RENTAL	-132.00	
EFT Pymt		27/05/2011	KINLEY S W	STORM DAMAGE - 29 JAN 11: CLEAN UP on 18 - 30 APR 11	-41,580.00	
EFT Pymt		27/05/2011	LENEGAN G & L	ASS 1352 - REFUND	-128.55	
EFT Pymt		27/05/2011	LGRCEU	2011-05 MAY UNION FEES	-69.60	
EFT Pymt		27/05/2011	PIERSE Rosemary	LIBRARY: DVD - OSTEO EXERCISES	-35.00	

CHEQUE DETAIL - Municipal and Trust Accounts - MAY 2011

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
EFT Pymt		27/05/2011	SHADES PERGOLAS	RET VILLAGE; GAZEBO	-8,448.00	
EFT Pymt		27/05/2011	SHANNON CHITTS & ROBERT	BRB REFUND - CANCELLED BUILDING APPLICATION	-39.00	
EFT Pymt		27/05/2011	TOTAL EDEN	RETICULATION; GROUNDS - DRS SURGERY	-317.89	
EFT Pymt		27/05/2011	TOTAL PACKAGING	4 CTNS DOG POO BAGS	-343.20	
EFT Pymt		27/05/2011	TUNGSTEN TOOLS INTERNATIONAL	BE029 (GRD02); GRADER BLADES	-545.60	
EFT Pymt		27/05/2011	WA REGIONAL TREE SERVICE	STORM DAMAGE - 29 JAN 11; CLEAN UP ON 10 MAY 11	-1,628.00	
EFT Pymt		27/05/2011	WALGSP - SUPER	SUPER CONTRIB; FE 25 MAY 11	-7,083.50	
EFT Pymt		27/05/2011	YORK GLAZING SERVICES (HARDING)	GLAZING; CHANGEROOMS & MPARK TOILETS	-545.00	-77,035.70
Direct Debit		31/05/2011	DPI - LICENSING SERVICES	APR/MAY 11 LICENSING PAYMENTS	-70,237.50	-70,237.50
Direct Debit		31/05/2011	CBA - MERCHANT BANKING	APR 2011 TRANSACTION FEES	-55.48	-55.48
Direct Debit		31/05/2011	CBA - MERCHANT BANKING	APR 2011 ACCESS FEE	-29.42	-29.42
Direct Debit		31/05/2011	ANZ- ONLINE BANKING/BANK FEES	APR 2011 FEES	-79.50	-79.50
Direct Debit		31/05/2011	WESTNET PTY LTD	MAY 2011 INTERNET ACCESS	-66.00	-66.00
Cheque #	845	04/05/2011	GIBSON RAISON	ANGLO ESTATES; PURCHASE OF L33 & L34 GT SOUTHERN HWY, KOKEBY	-2,103.70	
Cheque #	846	04/05/2011	SYNERGY	2011-04 APR ELECTRICITY ACCOUNTS	-8,997.60	
Cheque #	847	16/05/2011	AUST POST	APR 2011 POSTAGE	-524.81	
Cheque #	848	16/05/2011	BCITF-BUILDING & CONSTRUC TRAINING FUN 10/11 BCITF - DEC10-APR11 RTN (4 APPLICATIONS)		-1,896.19	
Cheque #	849	16/05/2011	SYNERGY	POWER: ST. LIGHTS, ADMIN BLDG, DAM	-4,119.80	
Cheque #	850	16/05/2011	TELSTRA	2011-05 MAY TELEPHONE ACCOUNTS	-1,214.02	

CHEQUE DETAIL - Municipal and Trust Accounts - MAY 2011

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
Cheque #	851	18/05/2011	WATER CORPORATION	APR 2011 WATER ACCOUNTS	-23,306.90	
Cheque #	852	23/05/2011	ATO - AUSTRALIAN TAX OFFICE	FINAL PYMT 2010/11 FBT RETURN	-1,110.64	
Bill Pmt -Che	853	27/05/2011	ELSING Fiona	BRB REFUND - CANCELLED BUILDING APPLICATION	-39.00	
Cheque #	854	27/05/2011	HOBBS ERIC	ASS 1332 - REFUND	-131.11	
Cheque #	855	27/05/2011	TEE GB & CA	BRB REFUND - CANCELLED BUILDING APPLICATION	-39.00	-43,482.77
Gen Jrrl	1725	18/05/2011	ANZ BANK	APR 11 * - CREDIT CARD	-1,090.00	-1,090.00
Gen Jrrl	1738	31/05/2011		MAY 11 INTEREST	0.00	0.00
WAGES & SALARIES					-385,885.35	-385,885.35
EFT Pymt		12/05/2011	WAGES & SALARIES	FE - 12 MAY 11	-39,739.52	
EFT Pymt		28/05/2011	WAGES & SALARIES	FE - 25 MAY 11	-38,673.00	
WAGES & SALARIES					-78,412.52	-78,412.52
TRANSFERS TO TRUST						
Gen Jrrl	1724	13/05/2011		2011-05 MAY (11/05) SAL DEDUCT: ASS 473-\$40; ASS 598-\$75; ASS 831-\$50; ASS 1133-\$50; ASS 1309-\$60; ASS 51120-\$40.	-265.00	
Gen Jrrl	1730	27/05/2011		2011-05 MAY (25/05) SAL DEDUCT: ASS 473-\$40; ASS 598-\$75; ASS 831-\$50; ASS 1133-\$50; ASS 1309-\$60; ASS 51120-\$40.	-265.00	
TRANSFERS TO TRUST					-530.00	-530.00

CHEQUE DETAIL - Municipal and Trust Accounts - MAY 2011

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
UNPRESENTED PAYMENTS for CURRENT BANK STATEMENT						
Cheque *	853	27/05/2011	ELSING Fiona	BRB REFUND - CANCELLED BUILDING APPLICATION	39.00	
Cheque *	854	27/05/2011	HOBBS ERIC	ASS 1332 - REFUND	131.11	
Cheque *	855	27/05/2011	TEE GB & CA	BRB REFUND - CANCELLED BUILDING APPLICATION	39.00	
				UNPRESENTED PAYMENTS for CURRENT BANK STATEMENT	209.11	209.11
PAYMENTS PRESENTED IN CURRENT BANK * RELATING TO PRIOR MONTHS' TRANSACTIONS						
Cheque *	831	06/04/2011	BEV ART GALLERY SOCIETY	DONATION: COMMUNITY CHRISTMAS CONCERT 17 DEC 2010	-500.00	
Cheque *	835	08/04/2011	DELLA BOSCA RK & LG	E WASTE: CARTAGE of	-836.00	
Cheque *	836	08/04/2011	PEPPER CHRIS	10/11 YEAR REMUNERATION: 2 of 2 PYMTS	-2,000.00	
Cheque *	844	27/04/2011	WATERBRAE PASTORAL CO	STORM DAMAGE 29 JAN 11: REIMBURSEMENT for STAKED LOADER TYRE	-1,450.00	
Direct Debit		30/04/2011	3 MESSAGING	3 MESSAGING: 2011-04 APR: 489 TXT MSGS	-135.08	
				PAYMENTS PRESENTED IN CURRENT BANK * RELATING TO PRIOR MONTHS' TRANSACTIONS	-4,921.08	-4,921.08
OTHER AMENDMENTS/GENERAL JOURNALS						
				OTHER AMENDMENTS/GENERAL JOURNALS	0.00	0.00
INVESTMENTS						
				INVESTMENTS	0.00	0.00
				TOTAL EXPENDITURE for MUNICIPAL ACCOUNT		-469,539.84

SHIRE OF BEVERLEY
CHEQUE DETAIL - Municipal and Trust Accounts - MAY 2011

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
TRUST ACCOUNT DETAILS						
PAYMENTS RAISED IN CURRENT MONTH						
Gen Jrrl	31	3/05/2011	SHIRE OF BEVERLEY	TFR of FUNDS held re ANGLLO ESTATES - GT SOUTHERN HWY KOKEBY (BUY BACK by the SHIRE)	-2,329.20	
				PAYMENTS RAISED IN CURRENT MONTH	-2,329.20	
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					-2,329.20	
TOTAL EXPENDITURE as reconciled to the MAY 2011 BANK STATEMENTS						
			Municipal Account Expenditure		-469,539.84	
			Trust Account Expenditure		-2,329.20	
			Total Expenditure for MAY 2011		-471,869.04	

BUSINESS PLAN 2011/14

An agreement between the Shires of York, Beverley and the Fire and Emergency Services Authority of Western Australia.

(All parties agree that the BP is a guide and outcomes may not be achieved in a twelve month period.)

Business Plan Priorities:

1. Management of UCL/UMR
2. Management of LG Bushlands
3. Operational Response in ALL SHIRES when appropriate
4. Training of Bush Fire Brigades

1. PREVENTION
To provide a range of prevention services to increase community awareness of hazards and their involvement in minimising impact.

OUTCOME	STRATEGY	WHO	DUE	PERFORMANCE INDICATORS
Develop practices for fire management on local government bush lands in all shires.	Develop & implement mitigation pre-plans for all council vested reserves. Draft plan containing annual schedule of works based upon risk assessments. Engage BFBs/UCL staff & others to assist with HR Burns/other treatment options.	CESM & LG CESM & LG CESM & LG	1 October 1 August April to Nov	Plans in place. No of hazard reduction burns/other Treatment options. Volunteer & CESM man hours spent on programs. Amount of hectares on each burn.
Develop practices for fire management on all Unallocated Crown Land & Unmanaged Reserves in all shires.	Develop & implement mitigation plans for all UCL/UMR blocks. Maintain UCL data base. Engage BFB in hazard reduction burning programs/other treatment options.	CESM & DM & UCL Coord	Ongoing	Plans in place. No of HR burns/other treatment options. Volunteer & CESM man hours spent on programs.

APP. NO.	OUTCOME	STRATEGY	WHO	DUE	PERFORMANCE INDICATORS
11	Education programs for the community and schools to build knowledge & understanding of fire management practices.	Review & identify suitable programs for the community e.g. Bush Fire Ready, JAFFA, & Smoke Alarm program. Coordinate the provision of public information & develop media contacts.	CESM to Coordinate the BFBs & JAFFA Team, Community Engagement	Ongoing	Number of programs delivered to the community. Notices and articles in media outlets. No of schools visited.
	Strategic advice on Sub-divisional planning.	Coordinate the implementation of the FESA school education program including the use of volunteers for delivery of programs. Provide advice to developers, shire and consultants when required.	CESM DM All shires	Ongoing	The number of subdivisions where advice is accepted
	Strategic advice on vulnerable communities & buildings.	Identify "at risk" facilities and communities. Conduct risk assessment & examine strategic treatment options.	CESM LG LEMC	Ongoing	The number of Management plans Established for identified areas/buildings.

2. PREPAREDNESS

OUTCOME	STRATEGY	WHO	DUE	PERFORMANCE INDICATORS
Establish a training calendar for BFBs to meet the operational requirements of brigade members.	In consultation with Brigade, develop a program of appropriate courses for BFBs & Council staff.	CESM Vol Instructors	Ongoing	The number of courses programmed. No of volunteers trained.
Establish Relocation/Welfare Centres in all shires to support the community in times of need.	Coordinate the FESA DSO to maintain a record of courses and attendees on Train data base. Ensure BFBs have the appropriate level of training to be operationally effective. Liaise with LEMC to assist in Identifying & maintaining centres.	FESA TRN Centre LG to maintain data base	Ongoing	No of hours CESM commits to training delivery & preparation.
Establish Emergency Coordination Centres to ensure they are in a state of readiness.	Liaise with LEMC to assist in Identifying & maintaining centres.	LEMC CESM LG FESA DM	Ongoing	Number of Centres in place & documentation identifying location, & contact details.
Support key Bushfire meetings & Committees (BFAC, DOAC & brigade meetings).	Coordinate and assist LG to establish & maintain ECC and develop Standard Operating Procedures. Provide reports to meetings where applicable. Attend meetings where applicable.	CESM LEMC LG FESA DM	Annual	Number of audit ECC.
Establish Emergency fire water supplies in ALL SHIRES.	Provide reports to meetings where applicable. Attend meetings where applicable. Provide advice to council when required. Liaise with LG to ensure LG Inspects & maintains water supplies pre and post – fire season	CESM DM	Ongoing	No of meetings attended Quarterly progress reports against the business plan tabled.
Major exercise in ALL SHIRES.	Liaise with LEMC on exercise & provide support.	CESM All shires	April Nov	Maintain water supply data base.

OUTCOME	STRATEGY	WHO	DUE	PERFORMANCE INDICATORS
<p>Support for Local Emergency Management Committee</p>	<p>Attend LEMC meetings. Provide advice and assistance to the committee and executive officer. Update LEMC arrangements. Provide advice to LG for the development & / updates to the LG Recovery Plan. Provide advice to LG on the establishment of relocation plans capable of removing people at risk where identified.</p>	<p>CESM LEMC All shires FESA DM</p>	<p>Ongoing</p>	<p>LEMC compliance with SEMC policy. No of meetings attended. Recovery plan updated.</p>
<p>Provide support to the District Emergency Management Committee (DEMC)</p>	<p>Attend DEMC meetings on behalf of council if usual LG representative is not available.</p>	<p>CESM All shires FESA DM</p>	<p>Quarterly</p>	<p>Meetings attended.</p>

3. RESPONSE

To ensure rapid and comprehensive response to emergencies, to contain and minimise the impact of emergencies.
To support the community in its own response to emergencies.

OUTCOME	STRATEGY	WHO	DUE	PERFORMANCE INDICATORS
Respond to emergency incidents that impact on the community in all the shires.	Maintain & review mobilisation procedures for BFBs to ensure their effectiveness. All mobilisations to be monitored in line with SOP. Provide IMT support as required. Provide adequate training for BFB Captains/FCO to ensure they can manage incidents.	CESM DM LG BFBs	Ongoing	No of incidents attended by brigades. No of incidents attended by CESM. The number of hours spent at incidents by BFBs and CESM.
Respond to incidents in neighbouring LGs when requested.	Respond to incidents when requested by FESA or neighbouring LGs. Provide IMT support as required at incidents. Monitor all incidents & support with resources when required. Support FESA and other Local Governments as per the Mutual Aid Agreement.	CESM LG BFBs	Ongoing	Number of requests for assistance. No of incidents attended by CESM & man hours spent at incidents. No of incidents attended by ALL SHIRE BFBs.
Assistance to FESA unit.	Liaise between Shire and local FESA Unit Leader to assist / provide operational & administrative support as required	CESM FESA DM Shire of York	Ongoing	Assistance provided.

4. RECOVERY To assist the community, employees and volunteers affected by major emergencies to recover effectively and efficiently.				
OUTCOME	STRATEGY	WHO	DUE	PERFORMANCE INDICATORS
Counselling Service & Peer Support for volunteers in place for all volunteers & ALL SHIRES staff.	Encourage BFB/ SES to utilise services. All major incidents involving volunteers; whereby there are serious injuries, trauma or fatalities to be reported to the FESA Comcen.	CESM Peer Support Chaplain. All shires	Ongoing	Peer support group formed and maintained. Counselling offered to volunteers and staff.
Provide support to the Incident Recovery team.	Ensure OHS&W as required. Provide advice on the activation and implementation of the LG recovery plan. Monitor & review recovery plan with LEMC & LG.	CESM All shires	Ongoing	Recovery plan activated. Relocation plan activated.

5. SPECIAL PROJECTS To assist Local Government and FESA with special projects that mitigates the impact of incidents on the community.				
OUTCOME	STRATEGY	WHO	DUE	PERFORMANCE INDICATORS
Special Projects	Coordinate & manage projects for FESA & LG in regard to fire and emergency management.	CESM	Ongoing	Completion according to timelines. Project reports/Hours spent.

6. ADMINISTRATIVE DUTIES

OUTCOME	STRATEGY	WHO	DUE	PERFORMANCE INDICATORS
Establish Emergency Service Directory & contacts list.	Develop & maintain a directory for emergency service contacts in liaison with FESA Region.	CESM ALL SHIRES support	Ongoing	Annual directory completed by due date.
Maintain BFB Membership List.	Audit and update existing BFB m/ships incl. medicals & police clearances.	CESM ALL SHIRES support	Ongoing	BFB list accurate and up to date.
Risk to Resources (R2R) Model established each year.	Review & analyse the R2R model against current resource inventory.	CESM DM LG	November	Review model annually.
Bush Fire Brigade & State Emergency Service administration process.	Coordinate & play a lead role in drafting the ESL budget for BFB & SES on behalf of the ALL SHIRES. ALL SHIRES to acquit ESL budget. Ensure BFB comply with ESL requirements.	CESM ALL SHIRES FESA DM	Ongoing	Time spent on ESL Draft and submission to be submitted within scheduled time frames. ESL accounts within budget & compliant.
Establish a Bush Fire Brigade fleet maintenance program.	Liaise with LG and assist LG with the coordination maintenance of vehicles & equipment including communication systems.	CESM LG depot Records ALL SHIRES	Ongoing	Maintain vehicle servicing records.
Establish a PPE monitoring & replacement system.	Develop & coordinate the maintenance of a data base system for ALL SHIRES and BFBs to manage all PPE/Equipment.	CESM & Volunteers	Ongoing	Systems implemented.
Budget Reports.	Complete reports monthly.	CESM	Monthly	No of reports.

7. PERSONAL DEVELOPMENT
 Set goals to achieve the following AIMS: Emergency Management Training and computer training courses.
 NB: the development program is currently under review and may be subject to change.

COURSE TYPE	AGENCY	DATE PLANNED
1. Planning 5.04	FESA/DEC	
2. Operations course		
3. Situation course		
4. Mimic course		
5. Management Training		
6. Leadership courses		
7. Prescribed Burning Course		
8. Logistics course		
9. Intro to Emergency Risk Management		
10. Intro to Recovery		
11. Risk Management		
12. Exercise Management		
13. Business Continuity		
14. Word basic & Intermediate		
15. Excel		
16. Power point basic		

8. SUCCESSION PLANNING

Develop future leaders for ALL SHIRES/FESA to fulfil the role of CEM during leave periods, acting opportunities and vacancy periods.

Goals:

1. Identify a person to fill the role of the CEM position in the future
2. Organise and provide personal development training for the above identified people.

NAME	COURSE
	Trainer /Assessor
	Intro to Fire Fighting
	Bush Fire Fighting
	Fire Control Officer
	Chief Bush Fire Control Officer
	AIIMS Awareness
	Ground Controller
	Risk Management
	Proven Written and verbal communication skills
	Knowledge and experience in Local Government and an understanding of bush fire brigades
	Project Management

**BUSINESS PLAN AGREEMENT BETWEEN
FESA AND THE SHIRES OF YORK AND BEVERLEY**

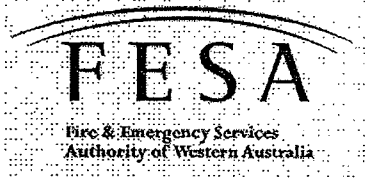
Date of effect June 2011 to June 2014

<p align="center">MERV AUSTIC MANAGER, BUSHFIRE & LOCAL GOVERNMENT RELATIONS BRANCH</p>	<p align="center">Signature</p>	<p align="center">Date</p>
--	---------------------------------	----------------------------

<p align="center">RAY HOOPER CHIEF EXECUTIVE OFFICER SHIRE OF YORK</p>	<p align="center">Signature</p>	<p align="center">Date</p>
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<p align="center">KEITH BYERS CHIEF EXECUTIVE OFFICER SHIRE OF BEVERLEY</p>	<p align="center">Signature</p>	<p align="center">Date</p>
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<p align="center">NAME COMMUNITY EMERGENCY SERVICES MANAGER</p>	<p align="center">Signature</p>	<p align="center">Date</p>
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MEMORANDUM OF UNDERSTANDING

between the

**FIRE AND EMERGENCY SERVICES AUTHORITY
OF WESTERN AUSTRALIA**

AND

THE SHIRE OF BEVERLEY

AND

THE SHIRE OF YORK

FOR THE

**PROVISION OF A SHARED COMMUNITY EMERGENCY
SERVICES MANAGER**

1. PURPOSE

- 1.1 This Memorandum of Understanding (MOU) is intended to identify and document the respective roles and responsibilities of the Shires of Beverley and York (the Shires) and the Fire and Emergency Services Authority of Western Australia (FESA) as considered necessary to manage the shared position of a Community Emergency Services Manager (CESM) for the Shires.
- 1.2 This MOU outlines the responsibilities and undertakings of the parties within this agreement, for the delivery of fire and emergency services to the Shires in accordance with FESA's best practices.
- 1.3 This MOU does not constitute or create and shall not be deemed to constitute, any legally binding or enforceable obligations on the part of any party.

2. FESA

This MOU will support FESA's mission, vision and values:

Mission: In partnership with the people of Western Australia to:

- Improve community safety practices; and
- Provide timely, quality and effective emergency services.

Vision: A safer community.

Values: Put the community first;
Work together as a committed team;
Respect and value each other;
Continuously improve our service;
Act with integrity and honesty;
Have open and honest two-way communications;
Strive to keep ourselves and others safe.

3. SHIRE OF YORK

Mission Statement: To Build on our History; To Create our Future

Vision:

- A proud community, which values and preserves its history, heritage, rural character and country lifestyle.
- A cohesive and vibrant community, respecting diversity and working together with a strategic vision.
- A friendly and safe place with strong community spirit.
- An economically strong community, with growth in employment, businesses, agriculture and tourism.
- A place with easy access to a full range of social services, including medical, education, and law and order.

- A unique and beautiful place, attractive to residents, businesses and visitors – a town where people can come to learn and experience different things, away from the City.
- A place with hope for the next generation, where heritage, the natural environment, farming and new developments are in balance.
- A place of opportunity where our young people have a sense of what it means to belong to a community and be included.
- A community recognised locally, nationally and internationally for its heritage, arts and crafts, and approach to tourism.
- A Council, which provides leadership and vision, and is committed to working with all the diverse elements of the community to create a future of promise.

Values:

- Commitment to providing good government for the people of York, in an open and accountable way.
- Leadership and partnership in achieving the strategic direction for York, and encouragement of leadership and empowerment within the community.
- Cooperation, consultation, communication and cohesiveness between council and community.
- Mutual respect between councillors, council staff and community.
- Acknowledgement of the views of others.
- Recognition of initiative and achievement.
- Determination to succeed.
- Willingness to change.
- Customer focus in all we do.
- Fostering responsibility, responsiveness, teamwork, caring and compassion.
- Passion for the Shire of York.
- Appreciating a sense of humour.

4. SHIRE OF BEVERLEY

Vision: to have a community:

- Providing a lifestyle in which traditional rural values of care, mutual respect, responsibility, personal security and supported independence underpin our relationships.
- Where our businesses and services can operate effectively to sustain the community.
- Where the appearance of our community assets, buildings and facilities is attractive and encourages use by both residents and tourists.
- Where responsible management of our heritage and natural resources takes precedence to maintain our assets for future generations.
- Where community leadership is valued and individuals have the opportunity to aspire and participate in that role.

Mission: to

- Provide efficient, responsible Government to the district by promoting the concept of enabling leadership.
- Provide effective planning based on the development of the effective community networks to address:
 - Economic development and tourism.
 - Community affairs.
 - Environmental issues and land use.
 - Infrastructure development, services and governance.
- Support and encourage initiatives determined as a benefit to the district.
- Represent the interests and needs of the district to Government and other agencies.
- Develop effective partnerships with Government and other agencies.
- Develop effective partnerships with Government and other agencies to provide benefits to Beverley.

5. DEFINITIONS

Emergency Services: means the provision of Prevention, Preparedness, Response and Recovery functions in order to provide a comprehensive approach to emergency services within the Shires.

Shires: means the Shires of Beverley and York, in their individual right, as well as collectively.

6. MOU OBJECTIVES

- 6.1 To establish and agree upon specific responsibilities with respect to the delivery of emergency services within the Shires in particular to:
- Reduce the number and impact of fire and emergencies in the community and surrounding areas,
 - Support the management of bush fire services,
 - Develop a partnership that will see a best practice approach to emergency service delivery implemented between the Shires and FESA; and
 - Enhance community ownership of fire prevention and preparedness programs and activities.
- 6.2 To establish an agreement between the Shires and FESA, under Part 3 Section 12(2)(e) and (f) of the Fire and Emergency Services Authority of Western Australia Act 1998, to ensure the Shire's Volunteer Bush Fire Brigades and other Emergency Management volunteers are supported, trained, equipped and capable of providing appropriate fire services to the community.

7. ACKNOWLEDGMENTS AND UNDERTAKINGS BY FESA

- 7.1 FESA will deliver the following services:

- **Prevention:** The development and supply of community safety programs and services, to the Shire's staff and emergency service volunteers as required and mutually agreed. Programs and services include (but are not limited to) Bush Fire Ready, Home Fire Safety, Fire Ready Schools and Fire Inside Out.
- **Preparedness:** In addition to the programs described for prevention the training of volunteers will be managed, in partnership with the volunteer training network, cognisant of the increased risks faced by the emergency services and resourcing profile required. Access to specific courses that align with increased roles will be provided.
- **Response:** FESA will assist with the day to day incidents via the Communications Centre. Management and leadership will be provided by FESA at fire incidents, when requested by the Shires and agreed to by FESA.
- **Recovery:** FESA will provide strategic assistance and advice to the Shires concerning the development and implementation of recovery management plans and recovery management.
- **Management and Administration:** FESA will provide day to day and strategic management services, including vehicle and equipment standards, guidance on Emergency Services Levy (ESL) budgeting, standards of operation, rosters, brigade training maintenance, community liaison and administrative returns such as incident reports and activity statements.

7.2 FESA will provide strategic advice and access to programs and/or services in order to support services delivered by the Shires.

8. ACKNOWLEDGMENTS AND UNDERTAKINGS BY THE SHIRES

8.1 The Shires of Beverley and York will deliver the following services:

- **Prevention:** The Shires will administer and enforce the fire prevention provisions of the Bush Fires Act 1954. The Shires will also promote and participate in appropriate community safety programs in consultation with FESA.
- **Preparedness:** In addition to the applicable community safety programs identified against prevention, the Shires will, through their staff and infrastructure, support the emergency services preparedness programs developed and implemented by FESA.
- **Response:** The Shires will respond to day to day incidents through the turnout of their Bush Fire Brigades. Shire support will be extended to FESA controlled incidents when requested by the Incident Controller.

- **Management and Administration:** The Shires will provide leadership and support to the development and management of their community emergency risk management arrangements. The Shire(s) will appoint the officer as a Fire Control Officer in accordance with s38 of the *Bushfires Act (1954)*.

- 8.2 The Shires will have input into the development of their emergency services operating and capital budget, to ensure sufficient funds are requested through the Emergency Services Levy funding process to maintain emergency services buildings, appliances and associated operational infrastructure. The Shires will make provision within their annual budget of those agreed funds to match the FESA provided funds associated with the position of the CESM.
- 8.3 The Shires will maintain their existing emergency services buildings, appliances and operational infrastructure and provide access to FESA through normal mobilising arrangements.
- 8.4 The Shires will amend, at a mutually agreed time, any applicable local laws to reflect the arrangements set out in this MOU.
- 8.5 The Shires agree that the CESM position will be established with and administered by the Shire of Beverley on an in-kind basis.
- 8.6 The Shires agree to procure and maintain Workers Compensation insurance or comparable Personal Accident Insurance for the position of the CESM.

9. COMMUNITY EMERGENCY SERVICES MANAGER (CESM) ACKNOWLEDGMENTS

- 9.1 The CESM will undertake the role as per the agreed business plan between the Shires and FESA and report on performance indicators every six months. Please see attached the relevant business plan.
- 9.2 The CESM will be an employee of the Shire of Beverley, and as such will report to the Chief Executive Officer of that Shire and liaise with the Chief Executive Officer of the Shire of York. The CESM will receive and respond to advice and requests from the designated FESA District Manager.

8. CONDITIONS OF EMPLOYMENT

- 10.1 The CESM will be employed under the Local Government Industry Award for a three year period with the option to extend.
- 10.2 The hours of duty will generally be 152 hours over a 19 day cycle. The CESM will be expected to manage their own time and will be required to work some weekends and nights, as required.
- 10.3 The CESM uniform will be blue, with shoulder patches displaying FESA Fire and Emergency Services and the appropriate epaulettes representative of a Local Government CESM.

- 10.4 Overtime will be paid by FESA for attendance at operational incidents. Any other overtime will only be paid with the approval of the FESA District Managers.
- 10.5 Any performance based issue or grievance will be addressed by the use of the appropriate Shire of Beverley internal policies.
- 10.6 The vehicle used by the CESM, will be by agreement with the Shires and FESA and will be supplied by the Shire of Beverley.
- 10.7 The CESM will be required to perform operational bush fire duties as required and must be appointed as a Fire Control Officer by both shires.

9. FINANCIAL PROVISIONS

- 9.1 The Shire of Beverley agrees to be the "host" Shire, on an "in-kind" basis (i.e. it will not attract any administration or management fee), for the purpose of administering the financial implications of this arrangement.
- 9.2 FESA (70%), and the Shires (30% jointly), will be responsible for all costs associated with the CESM position. (i.e. 15% of the total cost for each shire), except for those identified under item 10.4.
- 9.3 FESA and the Shire of York will pay invoices (for the CESM position) to the Shire of Beverley on a quarterly basis.
- 9.4 The level of funding will remain constant for the period of the agreement. Funding contributions will be reviewed and re-negotiated at the end of that period.

10. HUMAN RESOURCE ARRANGEMENTS

- 10.1 The selection process for the position of the CESM will be managed by the Shires, with the support of FESA.
- 10.2 The CESM will be required to work to an agreed business plan, which will be developed by the Shires and FESA.
- 10.3 The Shires will provide office space for the CESM.

11. DURATION AND AMENDMENTS

This MOU will take effect from the date of the last signature on page 9 and will remain in force for a period of three years with an option to extend for a further three years by agreement of all parties. This Agreement shall not be altered, varied or modified in any respect except by agreement in writing.

12. DISPUTE RESOLUTION

- 12.1 The parties must first attempt to resolve any dispute arising between them in relation to any matter which is the subject of this MOU, by way of conference and negotiation. The parties must confer and negotiate within 7 days of receiving a notice from the other party setting out the nature of the dispute.

12.2 If the issue cannot be resolved by negotiation then the matter of dispute is to be conferred, deliberated and resolved by the FESA CEO or a nominated delegate and the Shire's CEO's or their nominated delegate.

14. TERMINATION

This Agreement may be terminated by mutual agreement of all parties in writing at any time.

15. NOTICES

Notices or other communications by each party to each other and under this MOU must, unless otherwise notified in writing, be addressed and forwarded as follows:

FESA Chief Executive Officer,
FESA House,
PO Box P1174,
PERTH Western Australia 6844

Chief Executive Officer
Shire of Beverley
PO Box 20
BEVERLEY Western Australia 6304

Chief Executive Officer,
Shire of York
PO Box 22
YORK Western Australia 6302

This Memorandum of Understanding is made

BETWEEN THE

**Fire and Emergency Services Authority of Western Australia
480 Hay Street
PERTH WA 6000**

and the

Shire of York and the Shire of Beverley

and will take effect from the date of the last signature

SIGNED for and on behalf of the Fire and Emergency Services Authority of Western Australia by:

Jo Harrison-Ward

CHIEF EXECUTIVE OFFICER

Signature _____

Date _____

SIGNED for and on behalf of the Shire of York by:

Ray Hooper

CHIEF EXECUTIVE OFFICER

Signature _____

Date _____

SIGNED for and on behalf of the Shire of Beverley by:

Keith Byers

CHIEF EXECUTIVE OFFICER

Signature _____

Date _____

Attachment 1.

SPECIFIC CESM COST SHARING BETWEEN FESA AND THE SHIRES OF YORK & BEVERLEY. As at May 2011 for a CESM-
--INDICATIVE COSTINGS ONLY

ITEM	COSTS	FESA	LGS	RECOUP	FREQUENCY	COMMENTS
Salary	70,000	49,000	21,000	FESA (70%) & Shires collectively (30%) to pay on invoice to the Shire of Beverley	Quarterly	
On Costs Workers Compensation Superannuation Annual Leave/LSL	23,000	16,100	6,900	FESA (70%) & Shires collectively (30%) to pay on invoice to the Shire of Beverley	Quarterly	
Sanctioned Overtime	FESA			FESA to provide only	As required	
Availability Allowance	8,062	5,643.40	2418.60	FESA to pay on invoice to the Shire of Beverley	Quarterly	Call out, Travel etc
ITC COST						
Laptop Computer & datacard	1500	1500		FESA to provide		
PC (Shire)	1500		1500	Shires to provide		
Mobile Phone	1200	840	360	FESA (70%) & Shires collectively (30%) to pay on invoice to the Shire of York	Quarterly	SoB to provide
VEHICLE COSTS						
Lease/servicing/fuel	18,000	12,600	5,400	FESA (70%) & Shires collectively (30%) to pay on invoice to the Shire of York	Quarterly	SoB to provide vehicle
OFFICE EQUIPMENT				N/A	N/A	LGS to provide
UNIFORMS						
Purchase/Maintenance	500	350	150	FESA (70%) & Shires collectively (30%) to pay on invoice to the Shire of York	Quarterly	
TRAINING						
Courses/Attendance	1200	840	360	FESA (70%) & Shires collectively (30%) to pay on invoice to the Shire of York	Quarterly	All parties to share costs
Grand Total	124,962	86,873.40	38,088.60			

Note:

1. Wildfire overtime to be paid by FESA

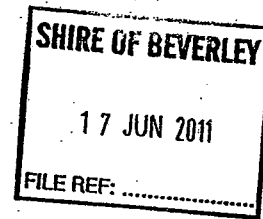
Attachment 2.

Vehicle specifications:

- 4 x 4 Dual cab utility (diesel fuel)
- Air conditioned
- Roo bar
- Rear canopy (lockable)
- Tinted windows
- Tow bar
- WAERN radio
- "Bury" mobile phone car kit with external antennae
- Emergency beacons to FESA standard
- Emergency striping to FESA standard
- FESA and Local Government logos

Options:

- Seat covers
- Heavy duty floor mats
- Additional 12v power outlets
- Alternate headlight flasher system.



Anglican Parish of Beverley Brookton ABN 70 734 109 349
64 John St., Beverley, WA. 6304.
Postal Address: P.O. Box 292, Beverley, W.A., 6304. Tel.: 08 9646 1112

16th June, 2011

Mr. Keith Byers,
CEO,
Shire of Beverley,
Beverley. W.A.

Dear Keith,

RE: Cleanup of Church grounds attention to lemon scented gum.

On behalf of the Parish Council I want to thank the Beverley Shire most sincerely for having arranged, and carried out, the removal of all tree prunings and general garden waste from 64 John Street recently.

We were concerned that in dealing with these piles of rubbish we faced somewhat of a dilemma. Burning them all would have invoked great consternation from our neighbours not to mention the relevant fire volunteers in the town!

Your action relieved us of this problem and has done much to make the block tidier and conclude an extensive pruning operation begun last year.

There is just one matter remaining which I would like to bring to your attention and that is the very large lemon scented gum adjacent to 62 John Street. We have had the tree inspected by Mr. Ross Keep and another independent contractor, Specialised Tree Service.

In their opinions this tree requires certain work to make it safe and to this end Parish Council has accepted a quote from Specialised Tree Service to carry out the necessary work.


Having checked the Heritage Council website I feel satisfied that there is no impediment to us having this work carried out. Could I please request that Shire Council consider this

matter to ensure that we not in any breach of Shire Council requirements before we proceed with the work?

For your assistance I enclose a copy of the quote from Specialised Tree Service with the relevant descriptions therein.

I look forward to your response and again thank you for efforts in assisting us with the cleanup of the block.

Yours sincerely,

A handwritten signature in cursive script that reads "David". The signature is written in dark ink and is positioned above the typed name.

David White
Hon. Treas. /Sec.
9646 0030

SHIRE OF BEVERLEY

MUNICIPAL HERITAGE INVENTORY
PLACE RECORD FORM

LGA Place No: 31

Eucalyptus Citriodora Tree

Photograph of the place



LOCATION

HCWA Reference Number	
Other Reference Number	
Name of Place	Eucalyptus Citriodora Tree
Other Name (1)	
Other Name (2)	
Location/Address	
Street Number and Name	64 John Street
Suburb/Town	Beverley
Other Locational Descriptor	
Local Government Authority	Shire of Beverley
Map References	

SHIRE OF BEVERLEY MUNICIPAL HERITAGE INVENTORY

Estimate

Mob. 0428950813
arborist@westnet.com.au



Beverley Anglican Church
64 John St
Beverley
6304

International Society of Arboriculture Member # 1041

Tree Guild Of WA Member # 2302

Promoting Professional Tree Care

Phone #	Validation Date	Estimate #	Date	ABN
08 9622 9601	1/08/2011	298	1/06/2011	21 800 727 838
Description				Total
<p>Attention David White.</p> <p>Lemon Scented gum(Corymbia Citriodora) at RRHS of property.</p> <p>Inspection findings brief.</p> <p>Estimated height of 21mtrs, Diameter at Breast height 1.8mtrs, Canopy spread diameter of 23mtrs. The tree is structurally sound and is reasonable to good health. Canopy mass is sparse most likely attributed to many years of drought, competitiveness with other species near by and bird attack.</p> <p>There are numerous rubbing branches, dead and broken branch stubs and broken branches caught in the canopy. The tree needs some specialist canopy work carried out that will help maintain its health and vitality for a number of years. Like all things in this world regular maintenance is the key factor.</p> <p>Recommendations:</p> <p>To prune and remove as much dead wood as possible, remove broken branches, selective pruning and removal of rubbing/welded branches. Target pruning by reducing certain branches/limbs to re-balance the tree. All material will be mulched and tipped back for future use. I would suggest spreading the mulch under the tree canopy but no closer than 1mtr from the trunk. After works are completed it would be beneficial to break the ground up under the canopy drip line by deep raking or rotary hoe but NO DEEPER THAN 100mm(4 inches). If you choose not to carry out these works it would still be beneficial to open up the ground under the canopy during winter for better water penetration.</p> <p>To safely carry out the works described above.</p>				2,520.00
Subtotal				\$2,290.91
Tax				\$229.09
Total				\$2,520.00
<i>SAFETY IS AN OVERRIDING VALUE</i>				

SHIRE OF BEVERLEY**MUNICIPAL HERITAGE INVENTORY
PLACE RECORD FORM**

LGA Place No: 31

Eucalyptus Citriodora Tree

Photograph of the place

**LOCATION**

HCWA Reference Number	
Other Reference Number	
Name of Place	Eucalyptus Citriodora Tree
Other Name (1)	
Other Name (2)	
Location/Address	
Street Number and Name	64 John Street
Suburb/Town	Beverley
Other Locational Descriptor	
Local Government Authority	Shire of Beverley
Map References	

SHIRE OF BEVERLEY MUNICIPAL HERITAGE INVENTORY

OWNERSHIP AND LAND DESCRIPTION

Owner	Address	Phone/fax	Status	No.
Anglican Church	64 John St, Beverley	096 461112		

Land Description:

Reserve No.	Lot/Location No.	Plan/Diagram	Vol/Folio	No.

DESCRIPTION

Site Type	Lemon Scented Gum
Use(s) of Place	
Original	
Present	
Other	
Integrity (how much of the original fabric is intact?)	All
Description	

The very large, majestic, Eucalyptus Citriodora - Lemon Scented Gum Tree is situated on eastern side of Anglican Rectory, John Street, Beverley.

SIGNIFICANCE

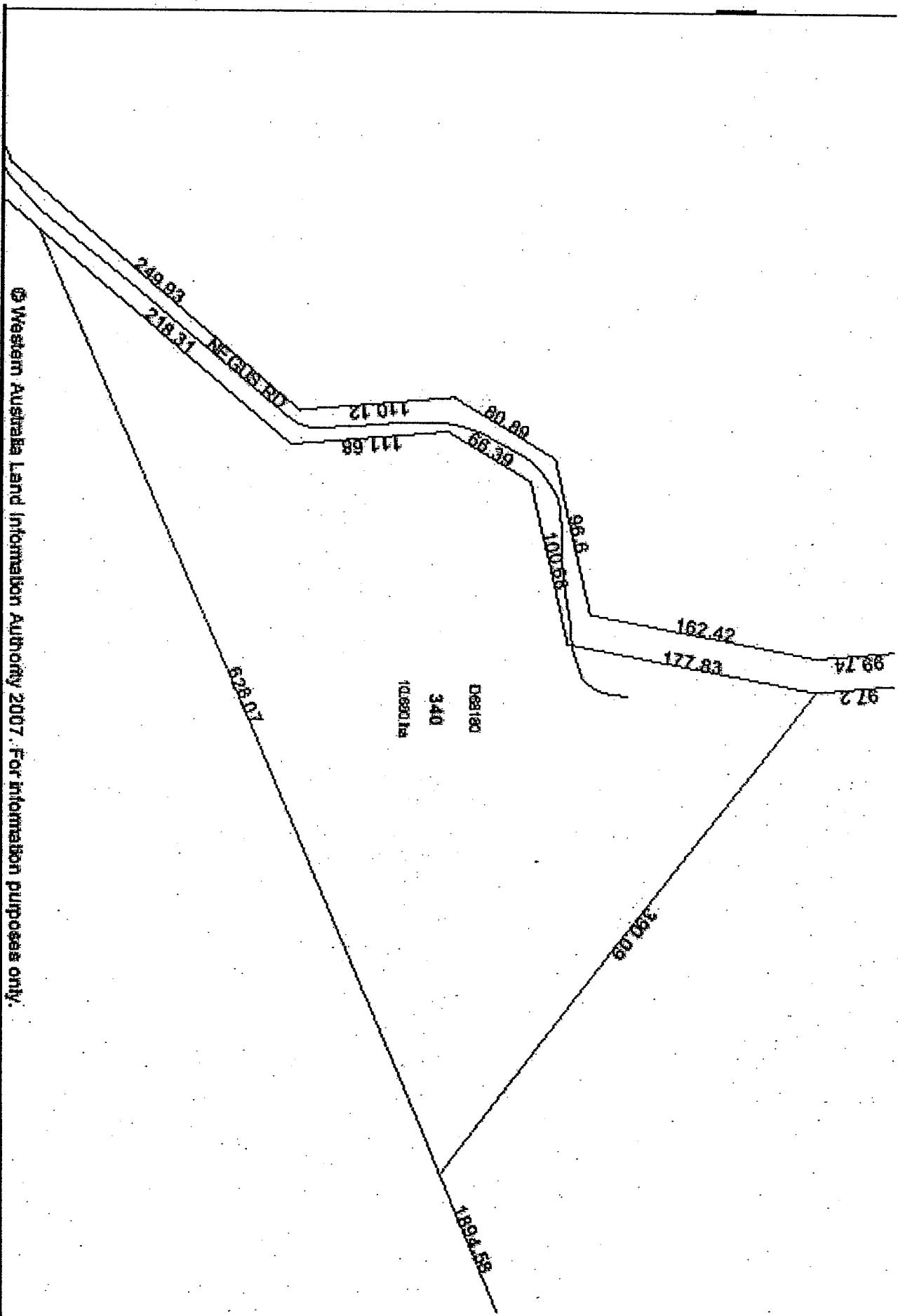
Historic theme(s)	Community Efforts
Subtheme(s)	Religion
Statement of Significance	

Planted in about 1892, the tree was planted by Rev. Canon Groser, the first Anglican Rector of Beverley, from 1887-1915.

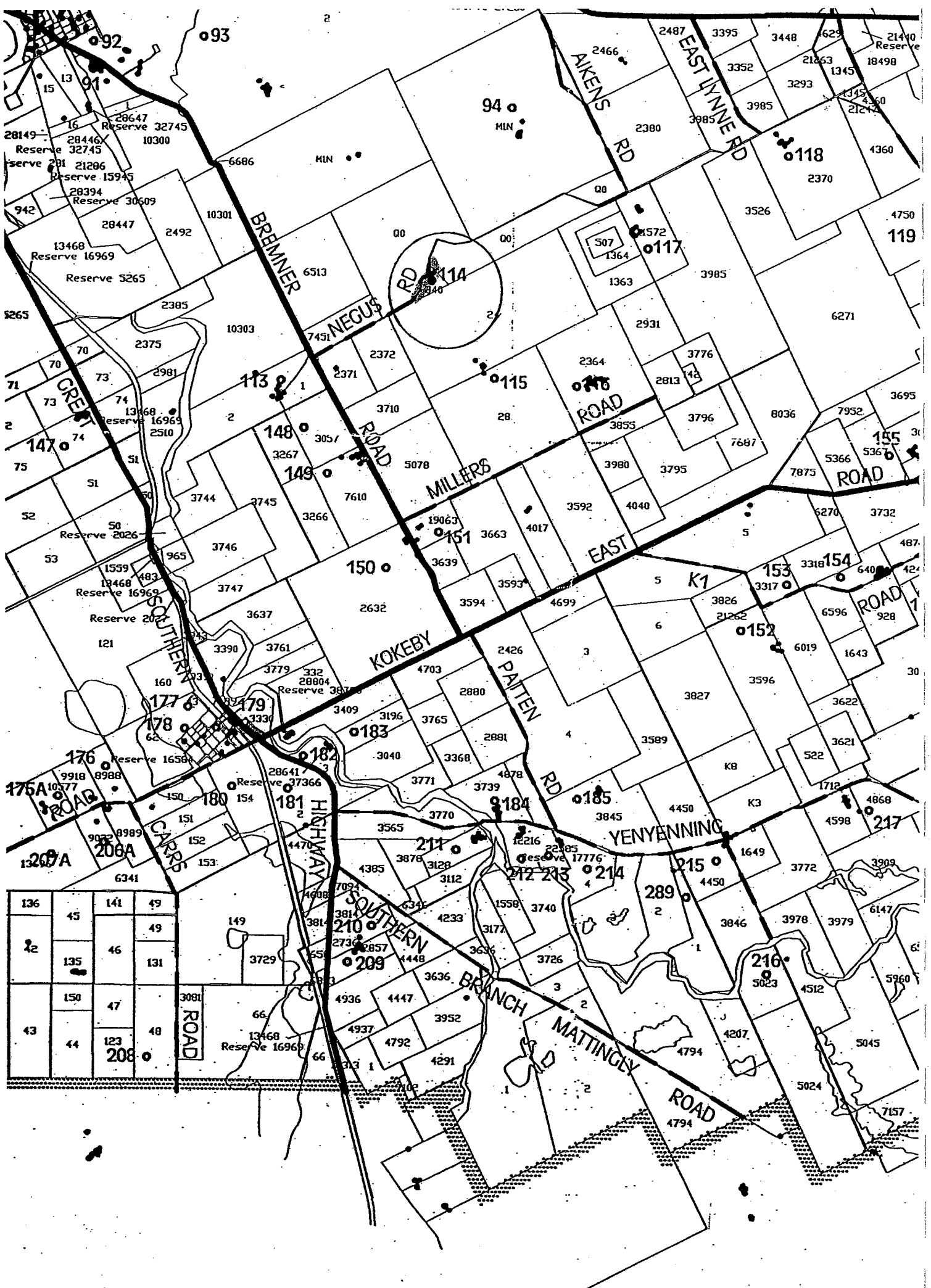
Recommendation/Conservation Strategy

OTHER

Other Supporting Information	Beverley Historical Society Inc.
Listing and Assessment	
Assessor(s) Name	Assessor(s) Address/Phone
Community Committee	c/o Shire of Beverley Ph 096 461200
State Register of Heritage Places (Y/N)	
Classified by the National Trust (Y/N)	
Register of the National Estate (Y/N)	
Local Town Planning Scheme (Y/N)	



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**SHIRE OF BEVERLEY
YOUTH DEVELOPMENT OFFICER'S REPORTS**

COUNCIL DATE: 28th June, 2011
REPORT DATE: 24th June, 2011
REPORTING OFFICER: Lyn Kay, YDO

The following is a summary of the activities undertaken by the Youth Development Officer:-

Beverley Youth Centre:

Averaging 25, with the colder weather bringing the numbers a little bit lower. Youth Officer has wonderful support from Robyn Cusack, who comes as a volunteer every Friday night.

The Youth Officer is organising during the School Holidays to take a group from Beverley and York to the Movies in Fremantle, Timezone, lunch and have a "walk around".

The Youth Officer would like to run holiday programmes on a regular basis, with camps, cooking lessons, movies nights and hang out time at the Youth Centre during these times.

Banners in the Terrace:

Fleta Redding and the Youth Officer will be working on Sunday 26th June with Bianca Pearce, Kym Barret-Lennard, Lizzy McDonald, Erin Schilling and Gabby Ochtman to paint the banner which will be hanging in St Georges Terrace from Sunday 31st July until Saturday 13th August.

We were considering the theme which is the garden design at the front of Beverley District High School, which is in the shape of a boomerang and farming land incorporated, something we will discuss with the Youth.

Beverley Agricultural Show:

We have once again been asked to paint the banners advertising the theme "Bouncing Back" with the main character being the Scarecrow. These will be hung in the main street promoting the Show with dates etc.

We have also been asked to help run the free rides on Show day and cleaning up on the Sunday after the Show which will be beneficial with the Youth working with the Community as well as a donation for our efforts.

**SHIRE OF BEVERLEY
YOUTH DEVELOPMENT OFFICER'S REPORTS
COUNCIL DATE: 28th June, 2011
(Continued)**

Wheelchair Basketball:

This was a fantastic day with Dean and Adam from Wheelchair for Life showing the kids-all in wheelchairs-basic skills needed to play the game. On Tuesday 25th May, 2 classes from the School participated for 1 1/2 hours each and then at the end was question time.

The Active After School children, with a large number of the School children coming back for more, from Pre-Primary to Year 7 having a lot of fun and an article, with photos, will be in the next AASC Newsletter-Australian wide!

Adults, Youth who travel to different Schools and High School students were also invited to participate at 6pm, competition was high but lots of laughs and fun enjoyed by all

Aboriginal Health Clinic:

At the moment the Youth Officer is working with Jane Gilmour, Wheatbelt Aboriginal Health, and we would like to organise with dieticians healthy eating programmes with all children who participate in the AASC programme and the Youth Centre.

We will be having cooking classes and also working with interested adults on the benefits on healthy foods.

Graffiti Art Project:

After a very successful and positive project on the Police Station wall in York, Constable Kerry Brindle has approached the Youth Officer to discuss with the Shire, if we could organise a grant to have a similar project in Beverley.

Kerry has been approached by several people who are willing for the Youth to paint on buildings, with the theme based around Roadwise - safe driving, drink driving etc.

Youth Officer would also like to obtain a grant for the Youth Centre front wall to have our Logo, which we could get the Youth to design and then have the professional Artists work with them.

It was a very positive project in York, especially working alongside the local Police, Shire Executives, Councillors, Staff and Community members calling in to meet the youth and work and encourage them on the Project and learn the positive outcomes of organised Graffiti art.

**SHIRE OF BEVERLEY
YOUTH DEVELOPMENT OFFICER'S REPORTS
COUNCIL DATE: 28th June, 2011
(Continued)**

Flipper Ball:

Youth Officer had a meeting with Beverley District High School, Department of Sport & Recreation, Midland Partnership Brokers(York) discussing ways of helping Youth obtain work around Beverley.

Department of Sport and Recreation suggested Flipper Ball, which is an easier form of Water Polo and from this we could work with Youth on obtaining first their Bronze Medallion, First Aid Certificate, Lifeguard Certificate and then help train them with the Pool Manager as a Mentor on what is needed to Manage the Pools.

We would need to seek funding for this Project but feel it would give some Youth the opportunity to find work in this field.

It was very successful in Port Headland, with Department of Recreation funding and the Youth still working either full time or during the School holidays or just being involved in a volunteering capacity.

Disco's:

Youth Officer has organised a Disco in York on the 1st July and is organising to take a bus with Beverley Youth to participate and then on Friday 8th July we have Debbie Eastwell-Karaoke Disco in Beverley for Pre-Primary-Youth.

Beverley Concert:

Youth Officer, along with some Youth, will be attending a Concert organised by Terry and Glenda at the Town Hall on Saturday 25th June.

The Beverley Youth Centre will be given a donation from the takings on the night.

Background:

Youth Development Officer is building strong relationships with the appropriate partners in all fields of youth development, including education, police and health partnerships. Trust and integrity is being developed with Beverley youth and their parents/guardians as quality programs are being introduced and activated.

Consultation:

Education, Police, Health, Council Staff and Youth.

**SHIRE OF BEVERLEY
YOUTH DEVELOPMENT OFFICER'S REPORTS
COUNCIL DATE: 28th June, 2011
(Continued)**

Financial Implications:

Activities and initiatives are funded in SOY budget and through grants, fundraising activities and 'user pays' arrangements.

Voting Requirements:

Absolute Majority Required: No

OFFICER'S RECOMMENDATION TO COUNCIL

That Council receives this report and acknowledges and endorses the activities and initiatives of the Youth Development Officer.