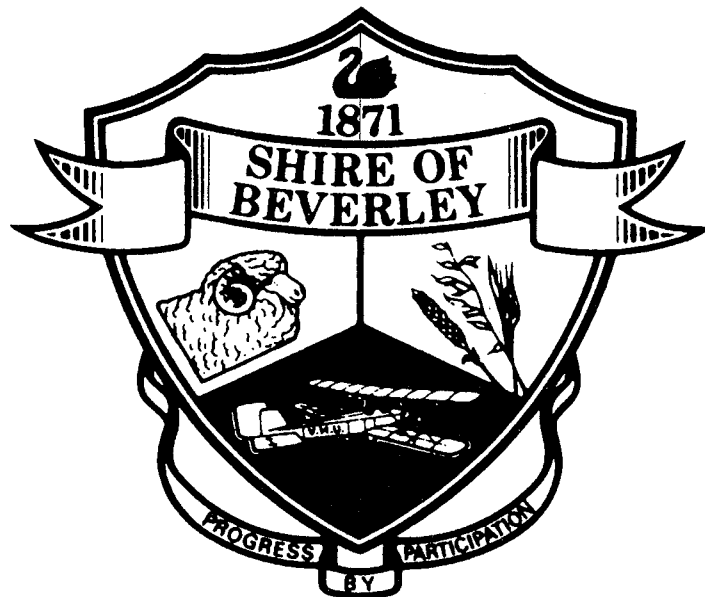


**ORDINARY COUNCIL
MEETING
MINUTES**



23 NOVEMBER 2010

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**MINUTES OF THE ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS ON TUESDAY 23 NOVEMBER 2010**

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 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	
Mrs SC Collins	Senior Administration Officer	

Apologies

Nil.

Leave of Absence

Cr C Egberts	South Ward
--------------	------------

3. PUBLIC QUESTION TIME

Nil

4. CONDOLENCES

CARR	Muriel Eva	28 October 2010
McCLOY	Shirley Hilda Edith May	5 November 2010
STRANGE	Ronald Eric	12 November 2010

5. APPLICATIONS FOR LEAVE OF ABSENCE

Nil.

6. CONFIRMATION OF MINUTES AND BUSINESS ARISING

6.1 MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBERS ON TUESDAY 26 OCTOBER 2010

At 10:12am Cr Murray left the Council Chambers.

COUNCIL RESOLUTION

M1/1110 Moved Cr Foster **Seconded Cr Roberts**
That the Minutes of the Ordinary Meeting of Council held in the Council Chambers on Tuesday 26 October 2010, as printed, be confirmed.

CARRIED 7-0

BUSINESS ARISING

Nil.

6.2 MINUTES OF THE MEETING OF THE BUSH FIRE CONTROL OFFICERS HELD IN THE COUNCIL CHAMBERS ON WEDNESDAY 27 OCTOBER 2010

Appendix 1

At 10:13am Cr Murray returned to the meeting.

COUNCIL RESOLUTION

M2/1110 Moved Cr Shaw **Seconded Cr Pepper**
That the Minutes of the Meeting of the Bush Fire Control Officers held in the Council Chambers on Wednesday 27 October 2010, as printed, be received.

CARRIED 8-0

BUSINESS ARISING

Nil.

6.3 MINUTES OF THE AUDIT AND ADMINISTRATION COMMITTEE MEETING HELD IN THE COUNCIL CHAMBERS ON WEDNESDAY 3 NOVEMBER 2010

Appendix 2

COUNCIL RESOLUTION

M3/1110 Moved Cr Roberts Seconded Cr Murray
That the Minutes of the Audit and Administration Committee Meeting held in the Council Chambers on Wednesday 3 November 2010, as printed, be received.

CARRIED 8-0

BUSINESS ARISING

Nil.

6.4 MINUTES OF THE PLANT & WORKS COMMITTEE MEETING HELD IN THE COUNCIL CHAMBERS ON MONDAY 8 NOVEMBER 2010

Appendix 3

COUNCIL RESOLUTION

M4/1110 Moved Cr Gogol Seconded Cr Alexander
That the Minutes of the Plant & Works Committee Meeting held in the Council Chambers on Monday 8 November 2010, as printed, be received.

CARRIED 8-0

BUSINESS ARISING

6.4.1 Ten Year Plant Replacement Programme – Review (Item 4)

COUNCIL RESOLUTION

M5/1110 Moved Cr Alexander Seconded Cr Murray
That the following changes be made to the Plant Replacement Program:

- (a) That BE010, BE012 and BE013 being Isuzu Tandem Trucks, changeovers be taken out by one year.
- (b) That funds allocated for the replacement of BE 010 Isuzu Tandem Truck in 2010 / 2011 now be allocated to replace the Ford Tractor BE 008 and the Caterpillar Skid Steer Loader BE 038.
- (c) That the Mechanics Ute BE 024 be replaced in 2013/2014.

- (d) That the Isuzu Three Tonne Truck BE 028 be replaced in 2011/2012.
- (e) That the Bomag Vibrating Roller BE 033 to be replaced 2014/2015.
- (f) That the Mitsubishi Rosa Bus BEV 1 be replaced in 2011/2012, if a 50% grant is received.

CARRIED 8-0

COUNCIL RESOLUTION

M6/1110 Moved Cr Murray Council apply to LotteryWest for a grant to replace the community bus. Seconded Cr Foster

CARRIED 8-0

7. PRESIDENT AND COUNCILLOR REPORTS

7.1 PRESIDENT'S REPORT

Regional Transition Group

The RTG meeting held on 11th November in Beverley again contained interesting discussion relating to the representation issue. The meeting agreed to proceed with the business plan and address the representation issue at a later date. 4 Dec next meeting. (*Verbal report to follow.*)

It was proposed to hold a gathering for all Councillors from each of the respective RTG Councils early in the New Year, possibly following the March RTG meeting.

Meeting participants attended the Beverley RSL Remembrance Day Memorial Service.

Mobile Phone Coverage

At the commencement of the RTG meeting Joachim Tan, Manager, Digital Economy Branch, Department of Commerce, briefed the group on the Royalties for Regions Regional Mobile Communications Project, for which Cabinet has endorsed \$40million over 3 year years.

Communities can be involved by providing information about telephone coverage gaps on highways and major roads, pledging individual or group Country Local Government Funds from the 2010/2011 round (\$250,000 per mobile telephone infrastructure) and assist with land approval consultations.

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

Avondale

At a meeting which I attended at Avondale on 5th November with representatives from the Wheatbelt Development Commission, Avondale Farm Project Association and National Trust it was agreed a Steering Committee would be formed to oversee preparation of the Avondale Masterplan. *I am requesting that Council endorse the Shire President and Deputy Shire President to represent the Shire on the Avondale Masterplan Steering Committee.*

COUNCIL RESOLUTION

M7/1110 Moved Cr Pepper **Seconded Cr Roberts**
That Council endorse the Shire President and Deputy Shire President to represent Council on the Avondale Masterplan Steering Committee.

CARRIED 6-2

Seniors' Luncheon

What a fabulous day! Great food, entertainment and company set the scene for a successful Shire sponsored function. Thank you to Cr Foster and Cr Gogol for taking on the organization of this event and participation by Councillors and partners was appreciated by our guests.

Dale Tennis Club

I attended the official "reopening" of the Dale Tennis Courts. The Club was very grateful to Council for assistance provided toward the project. An album documents their proud achievement, which includes many busy bees, acknowledgement of volunteer helpers and recognition of individuals and groups for financial backing.

CEO Award

Congratulations to our Chief Executive Officer on being recognized by his peers at the recent LGMA conference where he received a Certificate of Appreciation for service to Local Government, particularly to the Avon region over the last 27 years.

**7. PRESIDENT AND COUNCILLOR REPORTS
ITEM 7.2
COUNCILLOR REPORTS
(Continued)**

Cr Shaw asked Council what it was prepared to budget on "Entry Statements" so that further investigations can take place.

RESOLVED that Council place an amount of \$20,000.00 in the 2011 / 2012 Draft Budget for Town Entry Statements.

COUNCIL RESOLUTION

M9/1110

**Moved Cr Roberts
That the Councillor Reports, be received.**

Seconded Cr Foster

CARRIED 8-0

At 10:40am Mr Peter Wright, Shire Planner, entered the Council Chambers and joined the meeting.

8. OFFICER'S REPORTS

8.1.1 TOWN PLANNING ITEMS

SUBMISSION TO:	October Council Meeting 26 October 2010
AGENDA ITEM:	8.1.1.1
REPORT DATE:	8 October 2010
SUBJECT:	PROPOSAL IN PRINCIPLE – RESPIRE AND TRAINING FACILITY
APPLICANTS:	K Bell
AUTHOR:	Shire Planner – Peter Wright

Appendix 4

BACKGROUND

At its 26 October 2010 meeting Council resolved to hold this matter over until the November meeting, when the Shire Planner would be in attendance.

A request has been received from a potential developer for Council to provide an indication on the acceptability of a proposal. No specific property has been selected for the proposal and limited details have been provided.

COMMENT

The proposed land uses appear mainly related to using a working farm to achieve social outcomes. Appropriately located, planned and managed such a development could have substantial benefits for Beverley and the wider community. However badly planned and managed, the development has the potential to aggravate any existing social concerns and become a cause of disruption.

Depending on the details, the development could be located in a Rural Residential zone to allow easy access to the Beverley townsite. Although it is likely a Farming zoned lot would be more appropriate given the extensive development proposed.

The concept is laudable and it will be recommended Council give in principal support subject to more details. It will not be recommended Council commit to approving the project and it is the opinion of staff this should be made explicit in any resolution.

STATUTORY ENVIRONMENT

No statutory determination has been requested.

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.1
PROPOSAL IN PRINCIPLE
- RESPITE AND TRAINING FACILITY
(Continued)

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M10/1110 Moved Cr Pepper **Seconded Cr Shaw**
That Council resolve to grant in principle support for the proposed land use, subject to further details and a Development Application. This resolution does not commit Council to approving the application for this proposal. Council may approve or refuse the proposal after considering all relevant matters and submitted details contained in any future Development Application.
CARRIED 8-0

8.1.1 TOWN PLANNING ITEMS

SUBMISSION TO:	November Council Meeting 23 November 2010
AGENDA ITEM:	8.1.1.2
REPORT DATE:	8 November 2010
SUBJECT:	DEVELOPMENT APPLICATION – TREE PLANTATION – 160 (LOTS 12, 22, 24, & 19022) JONES ROAD, & LOT 50 WESTDALE ROAD, WESTDALE
APPLICANT:	Parkfield Farms
FILE REFERENCE:	JON 1452 & WES 1060
AUTHOR:	Shire Planner – Peter Wright

Appendix 5

BACKGROUND

It is proposed to establish a Sandalwood and Brushwood Plantation over several lots in two landholdings. The application coincides with an application for subdivision of the land. It should be noted the development proposal should be considered as a separate application to the subdivision proposal. The Tree Crop development proposal may proceed regardless of whether the subdivision is approved.

The land is zoned Farming and within the Be4 policy area. The combined area under consideration is approximately 707.73ha and comprises of two landholdings. The subject lots are accessed by Jones Road and Westdale Road and contain two dwellings with ancillary outbuildings. Generally the land is undulating, with waterways traversing the properties and some remnant vegetation.

Currently the land is being used for broad acre farming.

Sandalwood Plantations are a use not listed in the Shire of Beverley's Town Planning Scheme No. 2 (TPS 2) and could not be reasonably determined to fall within the interpretation of any other use. As such under Clause 3.2.5 of TPS 2 Council may: -

- a) Determine that the use is not consistent with the objectives and purposes of the particular zone and is therefore not permitted; or
- b) Determine by absolute majority that the proposed use may be consistent with the objectives and purpose of the zone and thereafter follow the advertising procedures of Clause 6.2 in considering any application for planning consent, following which the Council may, at its discretion, permit the use.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.2

DEVELOPMENT APPLICATION

- TREE PLANTATION

- 160 LOTS 12, 22, 24, & 19022 JONES ROAD, &

- LOT 50 WESTDALE ROAD, BEVERLEY

(Continued)

COMMENT

As Tree Crop Plantations may be considered a form of agricultural production and therefore a use consistent with a Farming zone, it will be recommended that Council determine the applications are consistent with the objectives and purpose of the zone.

In compliance with Clause 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 6 submissions were received comprising of 5 no objection and 1 objection. A summary of the submission and officer's response is detailed in the table below: -

	Respondent	Property	Comment	Planner's Response
1.	S Lintern 5 Newry Close Waterford WA 6152	Lot 13 Rossi Road Westdale	No objection to proposal.	Noted.
2.	I Mercer PO Box 300 Kelmscott WA 6306	6379 (Lot 2) Brookton Highway, Westdale	1. No objection to proposal. 2. Concerned proposal may interfere with water level. 3. Concerned over potential increase in rates.	Noted. No additional water use is proposed for the tree crops. This is not a Planning consideration, however the proposal is unlikely to impact on rates.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.2

DEVELOPMENT APPLICATION

- TREE PLANTATION

- 160 LOTS 12, 22, 24, & 19022 JONES ROAD, &

- LOT 50 WESTDALE ROAD, BEVERLEY

(Continued)

	Respondent	Property	Comment	Planner's Response
3.	J Calcutt 33 Thompson Road North Fremantle WA 6159	60 (Lot 4) Westdale Road, Westdale	1. No objection to proposal. 2. Prefers tree crops to live stock production. 3. The proposal may revive degraded land in the area. 4. Concerned over water use. 5. Requests Council encourages and initiates projects that enhance biodiversity in the area.	Noted. Noted. The use of the land for tree crops is considered to provide some environmental benefits. See 2.2 above. This matter is beyond the scope of the application.
4.	L. Harrington 6B Teague Street Burswood WA 6100	177 (Lot 8) Plantation Road, Westdale	No objection to proposal.	Noted.
5.	R Sweeny 6735 Brookton Highway Westdale WA 6304	6735 (Lot 1) Brookton Highway Westdale	No objection to proposal.	Noted.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.2

DEVELOPMENT APPLICATION

- **TREE PLANTATION**

- **160 LOTS 12, 22, 24, & 19022 JONES ROAD, &**

- **LOT 50 WESTDALE ROAD, BEVERLEY**

(Continued)

	Respondent	Property	Comment	Planner's Response
6.	C Schilling 375 Collins Road Beverley WA 6304 <i>Cont'd next page.</i>	Lots 75 & 76 Brookton Highway, Westdale <i>Cont'd next page.</i>	1. Object to the proposal. 2. Concerned over the fire risk due to accumulation of flammable material, absentee landlords and lack of volunteer fire fighters. 3. Concerned over rubbish removal, general maintenance and upkeep. 4. Query whether the Shire is solely responsible for the management and enforcement of Local Government Regulations. <i>Cont'd next page.</i>	Noted. Fire management is addressed in the Fire Management Plan as discussed below. Council may impose further restrictions as conditions of approval if it is considered warranted. These matters are generally the responsibility of the landowner. In relation to this matter, it is not anticipated this proposal will be significantly different to any other farming operation. The Shire is responsible for implementation of all Shire of Beverley Local Laws and regulations. <i>Cont'd next page.</i>

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.2

DEVELOPMENT APPLICATION

- TREE PLANTATION

- 160 LOTS 12, 22, 24, & 19022 JONES ROAD, &

- LOT 50 WESTDALE ROAD, BEVERLEY

(Continued)

	Respondent	Property	Comment	Planner's Response
6.	C Schilling 375 Collins Road Beverley WA 6304 <i>(Continued)</i>	Lots 75 & 76 Brookton Highway, Westdale <i>(Continued)</i>	(Continued) 5. Concerned over the impact on rates. 6. The proposal will have a negative impact on neighbouring broad acre farms.	(Continued) See 2.3 above. It is unclear what impacts are being referred to, however Council should consider all potential off site impacts.

The planning aspects of the only objection relate to fire management and external impact on broad acre farming. Fire management is addressed below.

Apart from fire the only potential external impact is considered to be from spray drift. Should Council approve the application, it will be recommended spray drift be addressed as a condition of approval.

Given the proposal is another form of broad acre farming, the proposal is consistent with the agricultural intent of the zone and adds to the economic diversity within the Shire of Beverley.

Fire Management

A Fire management plan has been submitted with the application. Since the proposed land use is for a tree plantation, the threat of bushfire is a significant concern. The fire management plan was independently assessed by the Shire's Chief Fire Control Officer (CFO). Some matters of concern were raised by the CFO. To allow adequate assessment and resolution of the fire management plan, should Council approve the application, it will be recommended Shire approval of the fire management plan be a condition of approval.

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.2
DEVELOPMENT APPLICATION

- TREE PLANTATION
 - 160 LOTS 12, 22, 24, & 19022 JONES ROAD, &
 - LOT 50 WESTDALE ROAD, BEVERLEY
- (Continued)

With regard to the fire management plan, it is possible that not all future landowners will conduct due diligence and make themselves aware of the plan. Therefore should Council approve the application, it will be recommended placing a notification on the land titles alerting future purchasers of the presence of the fire management plan, be a condition of approval.

Environment Considerations

Environmental matters are addressed in the application. Remnant vegetation is proposed to be protected. Revegetation of creeklines and other environmentally sensitive areas is proposed. The use of the area for plantations using native plant species (Sandalwood and Melaleuca) will also enhance the environmental attributes of the proposal. To ensure environmental matters, including timeframes and ongoing maintenance, are adequately addressed, should Council approve the application, it will be recommended measures are implemented for environmental management, as a condition of approval.

Amenity and Character

Protecting the amenity and character of the area are matters that require consideration given the prominent location of the proposed development. Brookton Highway and Westdale Road are both major regional roads. The proposed land use of tree cropping combined with revegetation is anticipated to enhance visual amenity. Since the proposal will ultimately result in a landscape of native trees, it is considered the development will improve the amenity and character of the area.

Conclusion

The proposal is consistent with the use of the land for agricultural purposes and any concerns over negative impact may be adequately mitigated through conditions of approval. Therefore it will be recommended the application be granted.

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.2
DEVELOPMENT APPLICATION

- TREE PLANTATION
 - 160 LOTS 12, 22, 24, & 19022 JONES ROAD, &
 - LOT 50 WESTDALE ROAD, BEVERLEY
- (Continued)

STATUTORY ENVIRONMENT

Should Council determine the application is consistent with the planning objectives and intent of the Farming zone, then the application complies with the Shire of Beverley's Town Planning Scheme No. 2 and Council's Tree Crop Policy.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M11/1110 Moved Cr Roberts Seconded Cr Gogol
That Council resolve –

- A. By absolute majority that the proposed use may be consistent with the objectives and purpose of the Farming zone.**
- B. To grant Planning Approval for Tree Crop Plantations at 160 Lots 12, 22, 24, & 19022 Jones Road, & Lot 50 Westdale Road, Westdale, 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. A fire management plan being submitted and approved by the local government, prior to the commencement of use.**

8.1.1 TOWN PLANNING ITEMS

ITEM 8.1.1.2

DEVELOPMENT APPLICATION

- TREE PLANTATION
- 160 LOTS 12, 22, 24, & 19022 JONES ROAD, &
- LOT 50 WESTDALE ROAD, BEVERLEY

(Continued)

4. Notification in the form of a section 70A notification, pursuant to the Transfer of Lands Act 1893 (as amended) is to be placed on the Certificates of Title of the lots advising that landowners must comply with the Fire Management Plan that has been prepared and implemented for the area.
5. Neighbouring property owners being notified prior to spraying operations commencing, to the satisfaction of the Shire Planner.
6. Sprays used on the Tree Crop Plantations shall not impact on neighbouring properties, to the satisfaction of the Shire Planner.
7. Measures being taken to ensure the identification, mapping and protection of any vegetation on the site worthy of retention prior to commencement of use.

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. In relation to Condition 5, the applicant is advised to avoid spraying on days where the wind may cause spray drift onto adjoining properties.

**CARRIED 8-0
ABSOLUTE MAJORITY**

8.1.1 TOWN PLANNING ITEMS

SUBMISSION TO:	November Council Meeting 23 November 2010
AGENDA ITEM:	8.1.1.3
REPORT DATE:	17 November 2010
SUBJECT:	RECONSIDERATION OF CONDITION OF APPROVAL – INTENSIVE AGRICULTURE & FOUR GROUPED DWELLINGS – 405 (LOT 1) SHEAHAN ROAD, DALE
APPLICANTS:	PJM Contractors
FILE REFERENCE:	SHE 51158
AUTHOR:	Shire Planner – Peter Wright

Appendix 6

BACKGROUND

At its 26 October 2010 meeting Council granted conditional Development Approval for Intensive Agriculture & Four Grouped Dwellings at 405 (Lot 1) Sheahan Road, Dale. Of relevance Condition 5 of the approval stated: -

“All dwellings are to be located in a maximum 5 hectare building envelope.”

The applicant is requesting Condition 5 be removed from the Development approval.

In supporting the request the applicant states that the condition “is a serious restriction of our plans to develop the site” and provides the following reasons: -

The location of the dwellings, power transformers and bores are set out to give maximum benefit and efficiencies of the site.

The location of the dwellings is designed to: -

- a) attract and retain staff (privacy and ambience);
- b) blend in with accepted farming housing (many orchards are smaller than 20ha sites);
- c) reduce on site travel;
- d) improve security of the site and control vermin; and
- e) be compatible for the future registration as a organic sustainable orchard (reducing the footprint).

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.3

RECONSIDERATION OF CONDITION OF APPROVAL

- **INTENSIVE AGRICULTURE &
FOUR GROUPED DWELLINGS**
 - **405 (LOT 1) SHEAHAN ROAD, DALE**
- (Continued)**

The subject site is zoned Farming, approximately 177ha in area, undulating, contains a substantial amount of remnant vegetation, is traversed by a waterway and has an existing outbuilding. Access is via Sheahan Road.

COMMENT

Under the Shire of Beverley's Town Planning Scheme No. 2 (TPS 2) Table 1, Grouped Dwellings are a land use that cannot be approved in the Farming zone. An exception is allowed under Clause 3.6.2(ii) where additional dwellings may be approved where it is clearly demonstrated the dwellings are for farm management purposes and the total number of dwellings does not exceed 4.

Relevant to the applicant's request Clause 3.6.2(ii) states the siting of the dwellings shall be to Council's satisfaction. It should be noted that the applicant's Development Application contained no explanation for the dispersed nature of the dwellings.

Applicant's Submission

The applicant has stated that the location of the dwellings, power transformers and bores are set out to give maximum benefit and efficiencies of the site. It is considered that grouping the dwellings, as per Condition 5, would substantially benefit the site and increase efficiencies by minimising the amount and cost of infrastructure provision.

Power transformers would have to be provided regardless of the location of the dwellings. Grouping the dwellings would reduce the cost of power transmission lines and reduce the possibility of power failure, thus providing benefit and efficiency to the site. Since potable water is to be supplied by water tanks, the condition would have no impact on the location of bores.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.3

RECONSIDERATION OF CONDITION OF APPROVAL

- **INTENSIVE AGRICULTURE &
FOUR GROUPED DWELLINGS**
 - **405 (LOT 1) SHEAHAN ROAD, DALE**
- (Continued)**

It is stated the location of the dwellings are designed to: -

- a) Attract and retain staff (privacy and ambience).

Under Condition 5 each dwelling could have more than one hectare available for its exclusive use, which in the opinion of staff provides sufficient opportunity for privacy. The actual location of the five hectare building envelope is not stipulated, therefore there is potential for the dwellings to be located in an area that provides acceptable ambience. The applicant has provided no details of the type of staff required or why an isolated rural residential lifestyle is required to attract such staff. Generally rural workers are seasonal, transient and are usually housed together.

It is also unclear why being isolated on a farm would be an attractant to workers. It may be argued a sense of community would make employment more attractive.

- b) Blend in with accepted farming housing (many orchards are smaller than 20ha sites).

Farm housing relates to the dwelling on an individual farm which houses the landowner, as such the dwellings are isolated by necessity. This application is for workers accommodation. A major consideration when determining this application is preventing the use of the dwellings as a trigger for subdivision. The fracturing of farming land is not supported by either state or Shire of Beverley policies. Having dwellings located to comply with "accepted farming housing" in the context of 20ha sites may potentially provide an argument for subdivision in the future.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.3

RECONSIDERATION OF CONDITION OF APPROVAL

- **INTENSIVE AGRICULTURE &
FOUR GROUPED DWELLINGS**
 - **405 (LOT 1) SHEAHAN ROAD, DALE**
- (Continued)**

- c) Reduce site travel.

No details have been provided on the operation of the farm to support the applicant's assertions that dispersed dwellings will reduce site travel. However it is assumed the workers will be located adjacent to those sections of the farm they will be working on. It appears the workers are responsible for individual sections of the farm, although generally farm employees work collaboratively on the whole enterprise. Individual workers that had to travel to other sections of the farm may have increased site travel and the opportunity to share vehicles would be greatly reduced.

- d) Improve security of the site and vermin control.

There may be some enhancement of security and opportunity for vermin control through having dispersed dwelling locations. However most farming operations in Beverley are able to have vermin control programs and sufficient security without housing employees permanently in remote locations.

- e) Be compatible for the future registration as an organic sustainable orchard (reducing the footprint).

To reduce the development footprint and enhance sustainable outcomes requires a reduced development area. To produce such an outcome would require collocation of facilities, dwellings and infrastructure. Having the dwellings dispersed requires a larger total of building area, substantially more formed driveways, substantially more infrastructure, such as power lines, the construction of roads for access and limited opportunity for shared recreational areas and open space. If the applicant desires a sustainable outcome with a reduced environmental footprint, then the collocation of the dwellings in a much smaller area than that contained in Condition 5 should be considered.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.3

RECONSIDERATION OF CONDITION OF APPROVAL

- INTENSIVE AGRICULTURE &
FOUR GROUPED DWELLINGS
 - 405 (LOT 1) SHEAHAN ROAD, DALE
- (Continued)

Planning Considerations

The intent of the Town Planning Scheme provisions relating to restrictions on Grouped Dwellings on farms, is to prevent the fracturing of farm land by the use of the dwellings as a trigger for subdivision. However Council is also obliged to consider orderly and proper planning which includes matters such as: -

- Provision of services;
- Impact on the amenity of the area;
- Environmental impacts;
- Access;
- Fire management; and
- The potential for setting an undesirable precedent.

Having the dwellings grouped will aid in the provision of services by minimising the amount of infrastructure required and if properly located, minimise infrastructure required to access the services.

Grouping the dwellings will limit the impact on the amenity of the area and the environment by limiting any negative impacts to a single small area, instead of being spread over the entire farm.

Access to the dispersed dwellings would be problematic. There would need to be a substantial amount of formed driveways to access the individual dwellings. In addition only House Site 1 has reasonable access to a constructed road. All other dwellings would require the construction of roads at a considerable cost to the applicant and a continuing maintenance cost to the Shire.

There is a large amount of remnant vegetation on the site and there is potential for the intensive agriculture to be flammable. From a fire safety perspective it would be easier to defend dwellings clustered together from a bushfire, than if the dwellings were isolated. Additionally should a bushfire occur there is the possibility that workers residing in isolated dwellings may become trapped due to the previously mentioned access constraints.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.3

RECONSIDERATION OF CONDITION OF APPROVAL

- **INTENSIVE AGRICULTURE &
FOUR GROUPED DWELLINGS**
- **405 (LOT 1) SHEAHAN ROAD, DALE**

(Continued)

Should Council accede to the applicant's request, there is the potential for an undesirable precedent to be set. Other farms may then construct such workers accommodation. If the dwellings then become redundant for workers, landowners could then apply to convert the accommodation to rural residential. It would be difficult for council to refuse such an application since the development would already have been completed. The outcome could potentially be unplanned and unauthorised rural residential development in inappropriate locations.

Conclusion

Approval for grouped housing in the Farming zone can only be granted by Council where it is clearly demonstrated the dwellings are required for the housing of farm employees. Council may impose such conditions as it sees fit to ensure this criteria is met. Condition 5 was imposed after assessing the specific site and in the context of ensuring the dwellings remain workers accommodation. In the opinion of staff the applicant has provided insufficient justification and details to warrant the removal of the condition. Therefore it will be recommended that Council resolve to refuse the applicant's request to remove Condition 5 as a condition of development approval.

STATUTORY ENVIRONMENT

Under the Shire of Beverley's Town Planning Scheme No. 2, Council may impose such conditions of approval as it sees fit.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M12/1110

Moved Cr Shaw

Seconded Cr Roberts

That Council affirm Condition 5 of the Development Approval for Intensive Agriculture & Four Grouped Dwellings at 405 (Lot 1) Sheahan Road, Dale, granted on 26 October 2010 and instruct the Shire Planner to inform the applicant that the request to remove the condition is refused.

CARRIED 8-0

LATE ITEM

8.1.1 TOWN PLANNING ITEMS

SUBMISSION TO:	November Council Meeting 23 November 2010
AGENDA ITEM:	8.1.1.4
REPORT DATE:	19 November 2010
SUBJECT:	DEVELOPMENT APPLICATION – GROUPED DWELLINGS – 47 (LOT 121) DAWSON STREET, BEVERLEY
FILE REFERENCE:	DAW 1086
AUTHOR:	Shire Planner – Peter Wright

Appendix 7

BACKGROUND

An application has been received to construct two Grouped Dwellings at 47 (Lot 121) Dawson Street, Beverley. The application is being referred to Council due to determination being required under the Performance Criteria of the Residential Design Codes 2008 (Rcodes).

The Shire of Beverley's Town Planning Scheme No. 2 (TPS 2) requires all residential development on Residential zoned land to be compliant with the Rcodes. Under the Rcodes development is assessed under the Performance Criteria. Acceptable Development Criteria contained in the Rcodes is one means of satisfying the Performance Criteria.

Therefore compliance with the Acceptable Development Criteria automatically means compliance with the Performance Criteria. All components of the development that do not comply with the Acceptable Development Criteria are then assessed individually against the relevant Performance Criteria.

The following are the Performance Criteria elements that require assessment.

Criteria No.	Criteria	Dwelling/comment
6.2.3	Setback of Garages and carports	H5 Garage Setback from front boundary
6.3.1	Buildings setback from boundary	H5 east boundary setback
6.3.2	Buildings on boundary	H1 setback to rear boundary
6.4.2	Outdoor living areas	H1 and H5 more than 1/3 covered. – Portion of H5 in front setback area.
6.5.4	Vehicular access	H1 may not comply with Australian standards.
6.10.3	Essential facilities	Outside stores to H1 & H5. – H1 drying area.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.4

DEVELOPMENT APPLICATION

- GROUPED DWELLINGS
 - 47 (LOT 121) DAWSON STREET, BEVERLEY
- (Continued)

The subject site is zoned Residential R40, approximately 2,580m² in area, vacant and cleared. Access is via Dawson Street.

Grouped dwellings are a Discretionary use in Residential zones which means they may be approved at the discretion of Council. The Shire Planner has delegated authority to approve grouped dwellings, however given the contentious nature of some of the determinations required, the matter is being placed before Council.

COMMENT

The application complies with the planning intent for the area and generally complies with the Acceptable Development Criteria contained in the Rcodes. Determinations required under the Performance Criteria are as follows:

6.2.3 Setback of Garages

The Performance Criteria is:

"The setting back of carports and garages so as not to detract from the streetscape or appearance of dwellings, or obstruct views of dwellings from the street and vice versa."

The garage for dwelling H5 is forward of the dwelling, thereby dominating the streetscape and detracting from the appearance of the dwelling. The location of the garage could also be considered to restrict views of and from the dwelling. Therefore it will be recommended the proposal does not meet this Performance Criteria.

Given the location of the dwelling at the rear of the development, it is open to Council to consider the impact of the garage on the streetscape to be acceptable. There is a limited amount of viewing available to and from the dwelling which Council may also consider acceptable. A further consideration is that if the remainder of the site were to be developed, the impact of the garage would be mitigated.

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.4
DEVELOPMENT APPLICATION
- GROUPED DWELLINGS
- 47 (LOT 121) DAWSON STREET, BEVERLEY
(Continued)

If Council considers the impact on streetscape and views to be acceptable, then Council may determine the Performance Criteria has been met. Should Council determine the Performance Criteria has not been met, and then it would have to be refused until the dwelling is acceptably redesigned.

6.3.1 Buildings set back from the boundary

The Performance Criteria is:

Buildings setback from boundaries other than street boundaries so as to:

- *provide adequate direct sun and ventilation to the building;*
- *ensure adequate direct sun and ventilation being available to adjoining properties;*
- *provide adequate direct sun to the building and appurtenant open spaces;*
- *assist with protection of access to direct sun for adjoining properties;*
- *assist in ameliorating the impacts of building bulk on adjoining properties; and*
- *assist in protecting privacy between adjoining properties.*

The east boundary setback for dwelling H5 is to be assessed under this Performance Criteria.

Since there is no development adjoining this boundary it is unlikely the setback will have any negative impact on direct sun, ventilation, privacy or building bulk, within or exterior to the development. Therefore it will be recommended Council consider this Performance Criteria has been met.

6.3.2 Buildings on Boundary

Buildings less than 1 metre from a boundary are considered by the Rcodes to be built on the boundary. Therefore the garage on dwelling H1 is considered to be built on two boundaries. Acceptable Development provisions only allow buildings to be built on one boundary.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.4

DEVELOPMENT APPLICATION

- **GROUPED DWELLINGS**
 - **47 (LOT 121) DAWSON STREET, BEVERLEY**
- (Continued)**

The Performance Criteria is:

Buildings built up to boundaries other than the street boundary where it is desirable to do so in order to:

- *make effective use of space; or*
- *enhance privacy; or*
- *otherwise enhance the amenity of the development;*
- *not have any significant adverse effect on the amenity of the adjoining property; and*
- *ensure that direct sun to major openings to habitable rooms and outdoor living areas of adjoining properties is not restricted.*

The proposal makes effective use of space and has no adverse impact on amenity or the direct provision of sun. It will be recommended Council consider this Performance Criteria to have been met.

6.4.2 Outdoor living areas

The Performance Criteria is:

P2.1

An outdoor living area capable of use in conjunction with a habitable room of the dwelling, and if possible, open to winter sun.

P2.2

An outdoor area that takes the best advantage of the northern aspect of the site.

The outdoor living area for both dwellings are designed to be used in conjunction with a habitable room (Living Room) and are located on the northern side of the dwellings. Of concern the outdoor living area for dwelling H5 is to the front of the dwelling. This may compromise privacy. To address this matter, should Council approve the application, it will be recommended suitable screening be a condition of approval.

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.4
DEVELOPMENT APPLICATION
- GROUPED DWELLINGS
- 47 (LOT 121) DAWSON STREET, BEVERLEY
(Continued)

6.5.4 Vehicular access P4

The Performance Criteria is:

“Vehicular access provided so as to minimise the number of crossovers, avoid street trees, to be safe in use and not detract from the streetscape.”

The common property driveway has been enlarged to allow vehicles to access the H1 garage in a safe manner. Assessment by staff indicates the modified driveway may still not be compliant with Australian Off Site Parking Standard AS 2890.1. Should Council approve the application it will be recommended the applicant demonstrate compliance with the standard or modify the application appropriately.

6.10.3 Essential facilities

The Performance Criteria is:

Provision made for external storage, rubbish collection/storage areas, and clothes-drying areas that are:

- *adequate for the needs of residents; and*
- *without detriment to the amenity of the locality.*

Contained in the garages are nominated areas that provide opportunities for external storage. Although the areas are not wide, it is considered there is enough room to allow the storage of domestic items that it would not be appropriate to store inside the dwelling. It is not considered likely future residents will be storing large bulky items in the extern store.

The clothes drying area for dwelling H1 is adjacent to the common property driveway. This may impact on the amenity of the area. To address this matter, should Council approve the application, it will be recommended the drying area is screened as a condition of approval.

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.4
DEVELOPMENT APPLICATION
- GROUPED DWELLINGS
- 47 (LOT 121) DAWSON STREET, BEVERLEY
(Continued)

Conclusion

With the exception of the setback of the garage to dwelling H5 the application meets the Performance Criteria or may be conditioned to meet the criteria. In the opinion of staff the non compliance of the setback of the H5 garage warrants refusal of the application until such time as the dwelling is appropriately redesigned.

Council has the option of considering the impact of the H5 garage on streetscape to be minimal and regard the Performance Criteria to have been met. Should Council regard Performance Criteria 6.2.3 to have been met then it would be appropriate to grant conditional approval.

STATUTORY ENVIRONMENT

Under Clause 4.3 of the Shire of Beverley's Town Planning Scheme No. 2, Council is required to assess the application in compliance with the Residential Design Codes 2008.

OFFICER'S RECOMMENDATION

That Council resolve to refuse the application and advise the applicant the application may be reconsidered if the streetscape associated with proposed dwelling H5 is modified to the satisfaction of the Shire.

Alternative resolution

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M13/1110 Moved Cr Roberts **Seconded Cr Foster**
That Council grant Planning Approval for the construction of two
grouped dwellings at 47 (Lot 121) Dawson Street, Beverley,
subject to the following conditions and advice notes: -

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.4

DEVELOPMENT APPLICATION

- **GROUPED DWELLINGS**
 - **47 (LOT 121) DAWSON STREET, BEVERLEY**
- (Continued)**

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, any approved plan and any modified approved plan, prepared by the applicant and endorsed by Council's Shire Planner.**
- 3. The applicant is to make arrangements to the satisfaction of the Water Corporation for the provision of reticulated sewerage to all dwellings within the development. (refer to Advice Note 3).**
- 4. The outdoor living area for dwelling H5 being fenced to provide screening, to the satisfaction of the local government.**
- 5. The applicant shall submit site plans demonstrating access to the H1 dwelling garage meets Australian Standard AS 2890.1-1993 prior to the issue of a Building License.**
- 6. Should submitted site plans demonstrate access to the H1 dwelling garage does not meet Australian Standard AS 2890.1-1993, modified site plans that meet the standard shall be submitted and approved prior to the issue of a Building License.**
- 7. The drying area for dwelling H1 being screened to the satisfaction of the Local Government.**

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.4
DEVELOPMENT APPLICATION
- GROUPED DWELLINGS
- 47 (LOT 121) DAWSON 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 3, an application is to be submitted to the Council's Environmental Health Section in conjunction with the Building Licence application.**

CARRIED 8-0

8.1.2 INFORMATION BULLETIN REPORT – SHIRE PLANNER

The Shire Planner had provided an Information Bulletin Report under separate cover.

COUNCIL RESOLUTION

M14/1110 Moved Cr Roberts Seconded Cr Gogol
That the Shire Planner’s Information Bulletin Report, be received.
CARRIED 8-0

At 10:52am Mr Peter Wright, Shire Planner, left the meeting.

8.2.1 HEALTH & BUILDING SERVICES ITEMS

Nil.

8.2.2 INFORMATION BULLETIN REPORT – HEALTH & BUILDING SERVICES

8.2.2.1 GENERAL

General correspondence, duties and communications for Environmental Health Officer/Building issues.

8.2.2.2 HEALTH SERVICES REPORT – OCTOBER/NOVEMBER 2010

The Environmental Health Officer had provided the Health Services Monthly Report for October/November 2010.

8.2.2.3 BUILDING LICENSES ISSUED

Building licenses issued up to 29 October, 2010: -

Lic No:	26 10/ 11	Lic No:	27 10/ 11
No:	1005 York-Williams Road Beverley	No:	18 Brockman Street Beverley
Building:	Shed	Building:	Shed
Value:	\$3,000	Value:	\$1,150

At 10:53am Mr Peter Ibbott, Environmental Health Officer, entered the Chambers and joined the meeting.

At 10:58am Cr Pepper left the Council Chambers.

**8.2.2 INFORMATION BULLETIN REPORT – HEALTH & BUILDING SERVICES
(Continued)**

COUNCIL RESOLUTION

M15/1110 Moved Cr Pepper **Seconded Cr Gogol**
That the Health & Building Services Information Bulletin Report, be received.

CARRIED 7-0

At 11:00am Cr Pepper returned to the meeting.

At 11:07am Mr Peter Ibbott, Environmental Health Officer, left the meeting and Mr Steve Vincent, Works Supervisor, entered the 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 Parks and Gardens

Memorial Park has been verti mowed and fertilised. General gardening duties have been carried out on other parks, including reticulation checks and repairs.

8.3.2.1.2 Avondale

A cleanup has been carried out at Avondale in preparation for the annual Harvest Festival.

8.3.2.1.3 Grave Digging

Three graves have been dug over the last month.

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

8.3.2.1.4 Staff

Scott Leonhardt has been employed as a casual for a minimum of three months.

Josh Barker has signed up as a traineeship for next year and will be working here for two days a week and on school holidays. Josh has been on the Workplace Learning Program with us through the Northam District High School.

8.3.2.1.5 Railway Station

Gravel has been laid at the rear of the Station and the Colorbond fence installed. Reticulation has been altered to water the gardens that were not previously connected to the system.

8.3.2.1.6 Tip Loader

A Caterpillar 916 loader has been purchased for the tip, at a cost to Council of \$29,072.00.

8.3.2.1.7 Other Plant Replacement

Quotes are currently being obtained for the replacement of the Ford tractor and the Caterpillar skid steer loader.

8.3.2.1.8 Blue Metal Cartage

Approximately 1 400 tonnes (60%) of metal has been carted for this year's sealing program.

8.3.2.1.9 Plant Report

The Works Supervisor had provided a Plant Report under separate cover.

**8.3.2 INFORMATION BULLETIN REPORT – WORKS SUPERVISOR
(Continued)**

8.3.2.2 CONSTRUCTION

8.3.2.2.1 Westdale Road

Gravel is being carted for the widening of the shoulders and preparation for the stabilising machine.

COUNCIL RESOLUTION

M16/1110 Moved Cr Roberts **Seconded Cr Gogol**
That the Works Supervisor's Information Bulletin Report, be
received.

CARRIED 8-0

At 11:18am Mr Steve Vincent, Works Supervisor, left the meeting.

8.4.1 FINANCE ITEMS

SUBMISSION TO: November Council Meeting 23 November 2010
AGENDA ITEM: 8.4.1.1
REPORT DATE: 18 November 2010
SUBJECT: SCHEDULE OF ACCOUNTS
AUTHOR: Deputy Chief Executive Officer – Stephen Gollan

Appendix 8

COMMENT

The Schedule of Accounts for the month of October 2010 is the appendix to this item.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M17/1110 Moved Cr Roberts **Seconded Cr Foster**
That the Schedule of Accounts for the month of October 2010, be received.

CARRIED 8-0

SUBMISSION TO: November Council Meeting 23 November 2010
AGENDA ITEM: 8.4.1.2
REPORT DATE: 19 November 2010
SUBJECT: FINANCIAL STATEMENT FOR THE PERIOD ENDED 31 OCTOBER 2010
AUTHOR: Deputy Chief Executive Officer – Stephen Gollan

COMMENT

The Financial Statement for the period ended 31 October 2010 was provided under separate cover.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M18/1110 Moved Cr Foster **Seconded Cr Gogol**
That the Financial Statement for the period ended 31 October 2010, as presented, be received.

CARRIED 8-0

8.4.1 FINANCE ITEMS

SUBMISSION TO: November Council Meeting 23 November 2010
AGENDA REFERENCE: 8.4.1.3
DATE: 18 November 2010
SUBJECT: INVESTMENT OF SURPLUS FUNDS
FILE REFERENCE: FM 008
AUTHOR: Deputy Chief Executive Officer – Stephen Gollan

BACKGROUND

Council has at present surplus funds that have been invested in line with Council's policy.

COMMENT

Listed below are surplus funds that have been invested during the month of October 2010 with the ANZ Bank.

RESERVE	INVESTMENT	TOTAL	ACCT #	TERM	RATE	EXPIRY
Building	\$ 903,736.00	\$ 903,736.00	9899-36483	5 Months	6.00%	22/12/10
Plant	\$ 295,154.00	\$ 295,154.00	9899-36301	2 Months	5.35%	22/12/10
Annual Leave	\$ 112,997.00					
Recreation Ground	\$ 265,262.00	\$ 378,259.00	9899-36459	5 Months	6.00%	22/12/10
Office Equipment	\$ 23,688.00					
Bush Fire Fighters	\$ 90,984.00					
Avon River Development	\$ 18,259.00					
Community Bus	\$ 24,144.00					
Cropping Committee	\$ 151,571.00					
Road Construction	\$ 198,109.00	\$ 506,755.00	9899-36504	5 Months	6.00%	22/12/10
	\$2,083,904.00	\$ 2,083,904.00				
Municipal Fund	\$ 600,000.00	\$ 600,000.00	9963-20476	2 Months	5.35%	25/12/10
Municipal Fund	\$ 500,000.00	\$ 500,000.00	9963-05321	4 Months	5.80%	22/02/11
Municipal Fund	\$ 700,000.00	\$ 700,000.00	9963-05751	6 Months	6.20%	22/04/11
	\$1,800,000.00	\$ 1,800,000.00				

8.4.1 FINANCE ITEMS
ITEM 8.4.1.3
INVESTMENT OF SURPLUS FUNDS
(Continued)

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M19/1110 Moved Cr Roberts **Seconded Cr Pepper**
That the Investment Report for the month of October 2010, be
received.

CARRIED 8-0

8.5.1 ADMINISTRATION ITEMS

SUBMISSION TO:	November Council Meeting 23 November 2010
AGENDA ITEM:	8.5.1.1
REPORT DATE:	17 November 2010
SUBJECT:	PORTION OF RESERVE 5265 – BEVERLEY OFF ROAD MOTOR SPORTS ASSOCIATION
FILE REFERENCE:	GRE2 5265
AUTHOR:	Chief Executive Officer – Keith Byers

Appendix 9

BACKGROUND

For some time Council has been negotiating a Memorandum of Understanding (MOU) with the Beverley Off Road Motor Sports Association (BORMSA) enabling them to utilise the area of Reserve 5265, located behind the Waste Disposal site for a period of five years at a rental (charge) of \$2,000.00 per annum.

At this point in time there has been no formal letter of agreement to the MOU. Recent correspondence from BORMSA indicated they are prepared to accept the conditions as applied by Council.

COMMENT

BORMSA has forwarded a request to obtain a lease for a period of five – ten years to undertake the following plan –

- Toilet Facilities
- Sheltered Area
- Lockable Storage Facility

The permission of Council is also sought to enable competitors to be able to camp at the Reserve overnight.

A further part of the process to enable BORMSA to utilise the area is a Change of Use under Council's Town Planning Scheme.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M20/1110 **Moved Cr Roberts** **Seconded Cr Foster**
That Council initiate the procedure to change the purpose of the portion of Reserve 5265 immediately behind the Waste Disposal site to a use which enables Motor Sports to be undertaken in accordance with Council's Town Planning Scheme, and that BORMSA be requested to supply detailed plans of the improvements they would like to construct.

CARRIED 8-0

8.5.1 ADMINISTRATION ITEMS

SUBMISSION TO:	November Council Meeting 23 November 2010
AGENDA ITEM:	8.5.1.2
REPORT DATE:	16 November 2010
SUBJECT:	CHRISTMAS BREAK-UP FUNCTION
AUTHOR:	Deputy Chief Executive Officer – Stephen Gollan

BACKGROUND

It has been custom for Council to hold an Annual Christmas function each year.

COMMENT

If it is Council's wish to continue this tradition, a suitable date will need to be selected.

I have spoken to Works Supervisor who has advised me that the outside workforce will close down for the Christmas/New Year period from Friday 24 December 2010.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M21/1110 **Moved Cr Gogol** **Seconded Cr Roberts**
That Council hold a Christmas function on Wednesday 22
December 2010, commencing at 6:00pm, at the Amenities Building.
CARRIED 8-0

8.5.1 ADMINISTRATION ITEMS

SUBMISSION TO:	November Council Meeting 23 November 2010
AGENDA ITEM:	8.5.1.3
REPORT DATE:	16 November 2010
SUBJECT:	OFFICE CLOSURE OVER CHRISTMAS/ NEW YEAR PERIOD
AUTHOR:	Deputy Chief Executive Officer – Stephen Gollan

BACKGROUND

The Administration Centre has traditionally closed for business between the Christmas/New Year period.

COMMENT

This year Christmas Day will be celebrated on Saturday with the Christmas Day public holiday being on Monday 27 December and the Boxing Day public holiday being Tuesday 28 December, this means there will be three days between Boxing Day and New Years Day that the Administration Centre is proposed be closed.

With New Years Day being on a Saturday and this public holiday being on Monday 3 January, 2011, I am requesting that Council give favourable consideration to closing the Administration Centre to Tuesday 4 January, 2011.

To my knowledge there has been no major complaints that the Administration Centre is closed during this period.

Annual Leave will be utilised by staff to compensate the additional days on which they will not be in attendance at work.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M22/1110 **Moved Cr Pepper** **Seconded Cr Roberts**
That Council close the Shire of Beverley Administration Centre for business from 4:00pm, Friday 24 December, 2010 and reopen on Tuesday 4 January, 2011.

CARRIED 8-0

- 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 Beverley Town Hall and Amphitheatre – Events
(File Reference: VIN 47116)

Graham Walne and Peter Alexander visited Beverley recently to view the Town Hall and Amphitheatre at the Railway Station for the purpose of gaining an insight to both venues with a longer term objective of providing advice as to what might be considered for conducting events.

The cost of the initial consultation is in the vicinity of \$500.00 and upon receipt of additional information from Council staff a quotation will be provided for their services to prepare a working document.

COUNCIL RESOLUTION

- M23/1110 Moved Cr Pepper** **Seconded Cr Roberts**
That Council accept the costs associated in the compilation of a report on what requirements can be considered at the Beverley Town Hall and Railway Station Amphitheatre, when holding events.

CARRIED 8-0

8.5.2.2 Beverley Art Gallery Society – Naming of the Outdoor Theatre
(File Reference: VIN 47116)

Correspondence has been received from the Beverley Art Gallery Society seeking Council's endorsement of the recommended name of Beverley Station Gallery and Platform Theatre.

COUNCIL RESOLUTION

- M24/1110 Moved Cr Shaw** **Seconded Cr Roberts**
That Council advise the Beverley Art Gallery Society that it endorses the name of "Beverley Station Gallery and Platform Theatre".

CARRIED 8-0

8.5.2.3 Shire of York – Employee Housing Accommodation in Beverley
(File Reference: CP 002)

The Shire of York have written enquiring whether Council has any accommodation available for rental.

COUNCIL RESOLUTION

M25/1110 Moved Cr Alexander **Seconded Cr Gogol**
That Council offer the Wright Street residence on a month by month basis.

CARRIED 8-0

COUNCIL RESOLUTION

M26/1110 Moved Cr Roberts **Seconded Cr Pepper**
That the Chief Executive Officer's Information Bulletin Report, be received.

CARRIED 8-0

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

The November Information Bulletin was provided under separate cover.

COUNCIL RESOLUTION

M27/1110 Moved Cr Roberts **Seconded Cr Foster**
That the November Information Bulletin, be received.

CARRIED 8-0

10. TABLED CORRESPONDENCE

- NEIGHBOURHOOD WATCH AUSTRALASIA INC
 - Journal – Caring and Sharing with our Seniors
- NATIONAL TRANSPORT COMMISSION
 - 2010 Annual Report
- WALGA/MAIN ROADS WA
 - "Making Roads Motorcycle Friendly" (WA publication)
- WALGA
 - 2008/09 Report on Local Government Road Assets and Expenditure

11. OTHER BUSINESS

COUNCIL RESOLUTION

M28/1110 Moved Cr Shaw Seconded Cr Alexander
That Council go into Committee.
CARRIED 8-0

At 12:20pm Mr Keith Byers, Chief Executive Officer, Mr Stephen Gollan, Deputy Chief Executive Officer and Mrs Sue Collins, Senior Administration Officer all left the Council Chambers.

11.1 CONFIRMATION OF REPORT OF THE AUDIT AND ADMINISTRATION COMMITTEE UNDERTAKING THE ANNUAL PERFORMANCE APPRAISAL AND SALARY REVIEW OF THE CHIEF EXECUTIVE OFFICER MR KL BYERS DATED 23 NOVEMBER 2010

COUNCIL RESOLUTION

M29/1110 Moved Cr Alexander Seconded Cr Foster
That the Report of the Audit and Administration Committee dated 23 November, 2010, relating to the Annual Performance Appraisal and Salary Review of the Chief Executive Officer, be received and endorsed.
CARRIED 8-0

COUNCIL RESOLUTION

M30/1110 Moved Cr Foster Seconded Cr Gogol
That Council come out of Committee.
CARRIED 8-0

12. CLOSURE

There being no further business the meeting closed at 12:35pm.

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

23 NOVEMBER 2010

		Commencement Page of Appendix Item
Appendix 1	Item 6.2 – Minutes of Meeting of Bush Fire Control Officers held on 27 October 2010	1
Appendix 2	Item 6.3 – Minutes of Audit and Administration Committee Meeting held on 3 November 2010	3
Appendix 3	Item 6.4 – Minutes of Plant & Works Committee Meeting held on 8 November 2010	4
Appendix 4	Item 8.1.1.1 – Proposal in Principle - Respite and Training Facility	7
Appendix 5	Item 8.1.1.2 – Development Application - Tree Plantation - 160 (Lots 12, 22, 24, & 19022) Jones Road, & Lot 50 Westdale Road, Westdale	9
Appendix 6	Item 8.1.1.3 – Reconsideration of Condition of Approval - Intensive Agriculture & Four Grouped Dwellings - 404 (Lot 1) Sheahan Road, Dale	12
Appendix 7	Item 8.1.1.4 – Development Application - Grouped Dwellings - 47 (Lot 121) Dawson Street, Beverley	15
Appendix 8	Item 8.4.1.1 – Schedule of Accounts for the month of October 2010	20
Appendix 9	Item 8.5.1.1 – Portion of Reserve 5265 - Beverley Off Road Motor Sports Association	29

GENERAL BUSINESS:

SMS Messages

The meeting discussed the introduction of SMS Messaging to advised people of bans that are placed during the fire season.

It was agreed that brigades forward names and mobile numbers of those persons who they believe should be placed on the list to receive the SMS service.

Westdale Rock

The meeting discussed the timing of Westdale Rock.

The meeting agreed that it be held no later than 8th October each year.

Transfer Pump Trailers

Discussions were held in regards to purchasing or building two trailers to fix transfer pumps and hoses to, which would enable the pumps to be towed to fires to assist with refilling fire units.

It was agreed that two (2) box trailers be purchased and these be altered to accommodate the fixing of a transfer pump and hoses.

CLOSURE:

There being no further business the meeting closed at 9:00pm.

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

Presiding Member

Date

MINUTES OF THE AUDIT AND ADMINISTRATION COMMITTEE MEETING HELD IN
THE COUNCIL CHAMBERS ON WEDNESDAY 3rd NOVEMBER 2010

MEETING COMMENCEMENT

The Chairperson declared the meeting opened at 9:05am.

ATTENDANCE AND APOLOGIES

Attendance

Cr DJ Ridgway Chairperson
Cr LC Shaw
Cr CJ Pepper

Apologies

Cr MG Roberts

DECLARATIONS OF INTEREST

Nil

GENERAL BUSINESS

The Councillor Survey results relating to the Chief Executive Officer review were discussed.

It was agreed that –

1. The Councillor Survey results be provided to the CEO and the CEO be requested to complete the survey for the purpose of self analysis.
2. Cr Ridgway, Cr Shaw and Cr Pepper meet with the CEO in relation to the review.
3. A further meeting be held by the Audit and Administration Committee to consider CEO remuneration.
4. Future reviews to commence prior to the end of the financial year.

OTHER BUSINESS

General discussion took place in relation to altering the survey content and format for future CEO reviews, with the understanding this process would be undertaken in agreement between Council and the CEO.

CLOSURE

There being no further business the Chairperson declared the meeting closed at 10:20am.

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

Presiding Member

Date

**MINUTES OF THE PLANT & WORKS COMMITTEE MEETING HELD IN THE
COUNCIL CHAMBERS ON MONDAY 8TH NOVEMBER 2010**

1. MEETING COMMENCEMENT

The Chairman declared the meeting opened at 8:50am.

2. ATTENDANCE AND APOLOGIES

Cr JD Alexander	Chairman
Cr LC Shaw	
Cr KM Murray	
Cr P Gogol	
Cr CJ Pepper	
Mr S Vincent	Works Supervisor

APOLOGIES

Nil

3. CONFIRMATION OF MINUTES

MPW1/1110 Moved Cr Pepper ***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

5/0

BUSINESS ARISING

Street Lighting

It was agreed that a quote be obtained to install four high pressure sodium street lamps on the corner of Hunt Road and Vincent Street.

Depot Yard – Sealing

It was agreed that a quote be obtained to seal the existing Shire depot yard with 40mm hot mix.

4. GENERAL BUSINESS

Ten Year Plant Replacement Programme - Review

- An updated ten year plant replacement programme was tabled.

Discussions were held as to when the optimum time would be to change over the tandem trucks.

It was suggested not to let them exceed 200,000km.

PW2/1110 Moved Cr Pepper **Seconded Cr Shaw**
That it be recommended to Council that the following changes be made to the Plant Replacement Program;

- (a) That BE010, BE012 and BE013 being Isuzu Tandem Trucks, changeovers be taken out by one year**
- (b) That funds allocated for the replacement of BE 010 Isuzu Tandem Truck in 2010 / 2011 now be allocated to replace the Ford Tractor BE 008 and the Caterpillar Skid Steer Loader BE 038.**
- (c) That the Mechanics Ute BE 024 be replaced in 2013/2014**
- (d) That the Isuzu Three Tonne Truck BE 028 be replaced in 2011/2012**
- (e) That the Bomag Vibrating Roller BE 033 to be replaced 2014/2015**
- (f) That the Mitsubishi Rosa Bus BEV 1 be replaced in 2011/2012, if a 50% grant is received.**

CARRIED
5/0

MPW3/1110 Moved Cr Alexander **Seconded Cr Pepper**
That it be recommended to Council that Council apply to LotteryWest for a grant to replace the community bus.

CARRIED
5/0

**GENERAL BUSINESS
(Continued)**

- It was suggested that an inspection be carried out on the CAT 916 Loader at Gregson Auctions.

The Works Supervisor advised that:

- 4.5 km of shoulders on Kokeby East Road have been reconstructed on both sides from K1 Road to Kilpatrick Road.
- Work is now underway on widening and reconstruction of Westdale Road from Hobbs Road to Bain's property. The culverts are currently being widened. Concerns were made that because of the dry winter, water will have to be carted from elsewhere as there is no water available at the Dale Hall.

5. NEXT MEETING

It was agreed to hold the next meeting in February 2011, to start on the 2011/2012 budget and that a date be set at the December Ordinary Council Meeting.

6. CLOSURE

There being no further business the Chairman declared the meeting closed at 9:50am.

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

Presiding Member

Date

To The Shire of Beverley,

PROPOSAL IN PRINCIPAL

Regarding a zoning/ land use within your shire I would like to put this proposal forward for acceptance or rejection in principal. If it is rejected then we will look else where but will appreciate your time in considering the proposal and any comments you may have regarding this so as we can refine our plan.

The plan is as follows:

- 1) A working farm
- 2) An aquaculture venture.
- 3) An (small) aged care facility
- 4) Three chalets for short term family holidays for those with a family member who needs care (care provided) so they can holiday with family member and still see them and know they are being well looked after.
- 5) Training facility for youth at risk of being incarcerated. This would be a live in dry facility with d/a testing. The areas of training, we hope to be included would be(Some would be compulsory, but the certificates would be optional) :
 - a) Aquaculture-cert. 111, 1V, and diploma,
 - b) Horticulture cert. 111,
 - c) O h & s cert 111
 - d) Aged care cert. 111
 - e) Hospitality Cert 111
 - f) Driving car and light rigid
 - g) Basic mechanics
 - h) Animal handling,
 - i) Animal health and welfare
 - j) Basic first aid
 - k) Basic maths and english
 - l) Self care, self esteem and general life skills and self control
 - m) Aboriginal culture
 - n) Horse riding
 - o) Forklift
 - p) If the shire wanted to come on board then also other machinery/plant/equipment/ admin could be included.

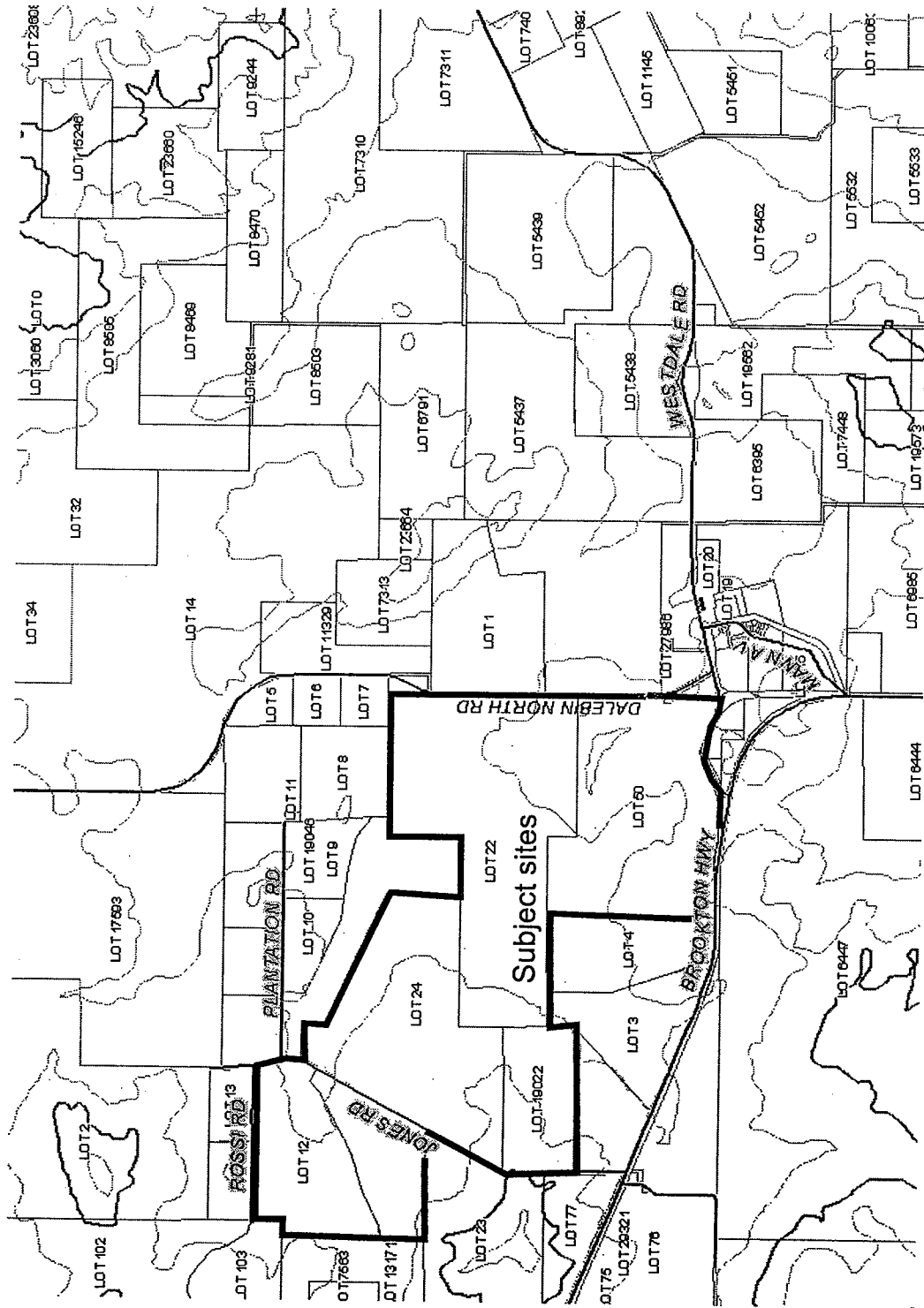
To provide these services and products there would need to be an increase in the usual buildings on a working farm. Some of these uses may not have been on a farm previously.

We would like to implement as many environmentally friendly aspects as we could. This would include providing a lot of our own power through solar energy. A sewer recycling plant for the aged care facility would also be incorporated into our plan. Also if possible we would prefer to use alternative building materials.

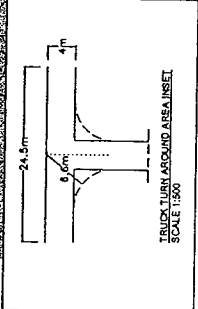
The idea would be to keep the aged care places for locals particularly people who want space, peace and quiet as well as socializing and of course care. We would like this to be based on the "Eden Principle"

The size of the aged care facility we envisage would only be small however as I am sure the shire has done some research on this so maybewe could collaborate on that.

Yours truly,
Kelsey Bell



Location Plan



- Legend
- SUBJECT SITE
 - WATER COURSES
 - DMS
 - ▨ VEGETATION (COVENANT)
 - ▤ CONTOURS
 - 23 EXISTING LOT NUMBERS
 - EXISTING LOT BOUNDARIES
- Note: Explanation of zones see report Parameters and Revegetation Plan

- ZONES
- ▨ M3 V RUSHWOOD (72.2%)
 - ▨ P. O. V VEGETATION (17.8%)
 - ▨ M3 V SANDALWOOD (44.2%)

Site: 6 October 2010 Job no. 637
 Date: 11/10/2010 Rev: 01
 Level 3: 2000 Business Group, Non-Residential, Victorian (Australia, 2000)
 Level 4: 2000 Business Group, Non-Residential, Victorian (Australia, 2000)
 Tel: (03) 9241 1041 Fax: (03) 9241 1144
 www.gregrowe.com.au

Designer: A. Lohman
 Draftsman: P. Winkler
 Level 3: 2000 Business Group, Non-Residential, Victorian (Australia, 2000)
 Level 4: 2000 Business Group, Non-Residential, Victorian (Australia, 2000)
 Tel: (03) 9241 1041 Fax: (03) 9241 1144
 www.gregrowe.com.au

Development consent: 244
 Address: 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

GREGGROWE & ASSOCIATES
 FOCUSED ON ACHIEVEMENT



Planner

From: Moira Aird [moiraird@wn.com.au]
Sent: Monday, 8 November 2010 9:43 PM
To: planner@beverley.wa.gov.au
Subject: Jones Road Fire Management Plan

Dear Peter,

I have read the fire management plan and I am not sure of how much feedback you want.

The plan contradicts itself at 5.0, page 4, where it states that the fire risk will increase and Appendix C, page 20 where it states that will be reduced.

Point 6.3.1

The fittings described need to be 50mm male camlock with a blanking cap to be at the same standard throughout the shire.

Point 6.3.2 Water for Fire Fighting

The issue of ownership and maintenance of the solar pump and tanks needs to be resolved by the shire.

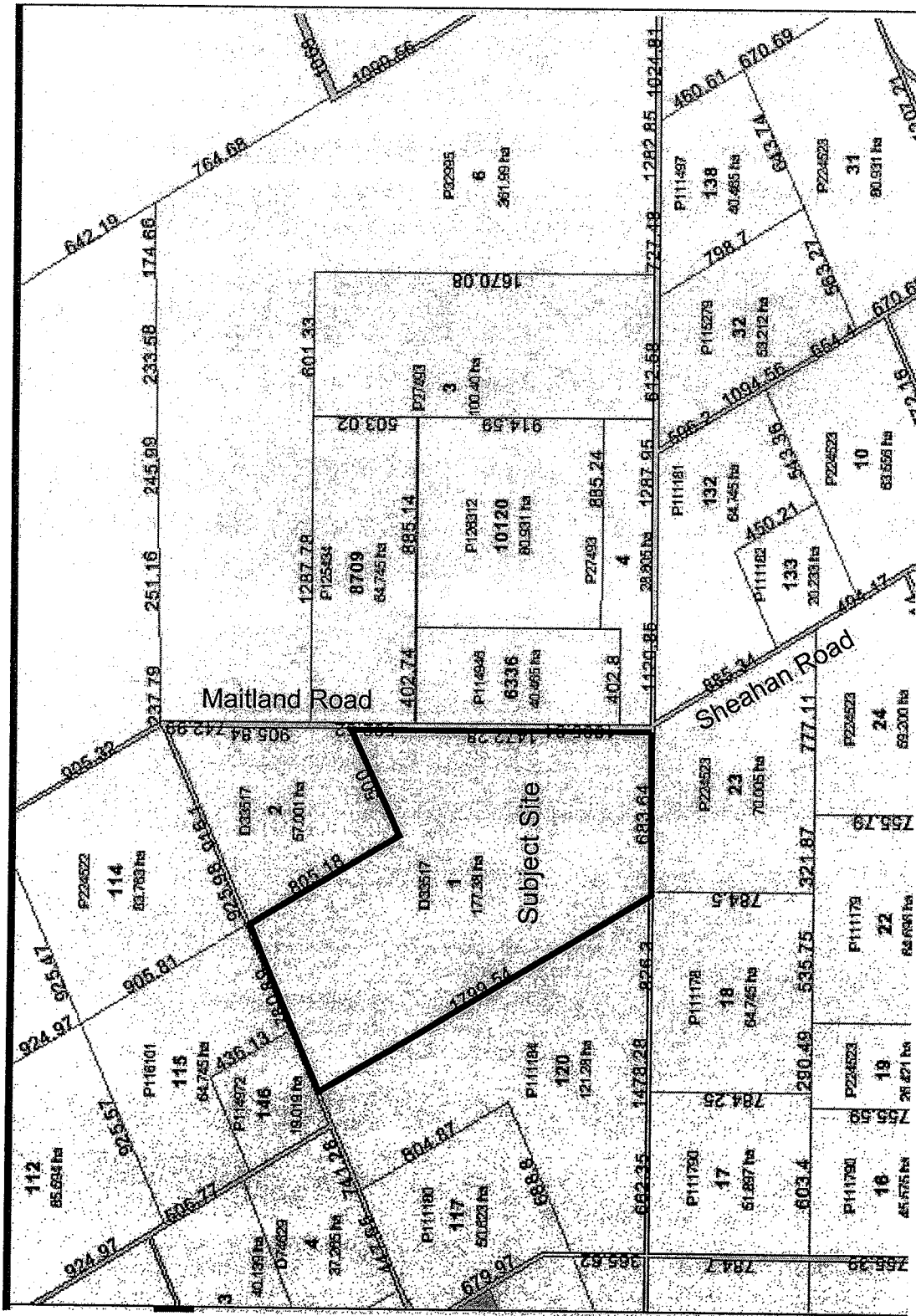
Point 6.3.3 Fire Service

A fire brigade response time needs to be included, I suggest 30 minutes.

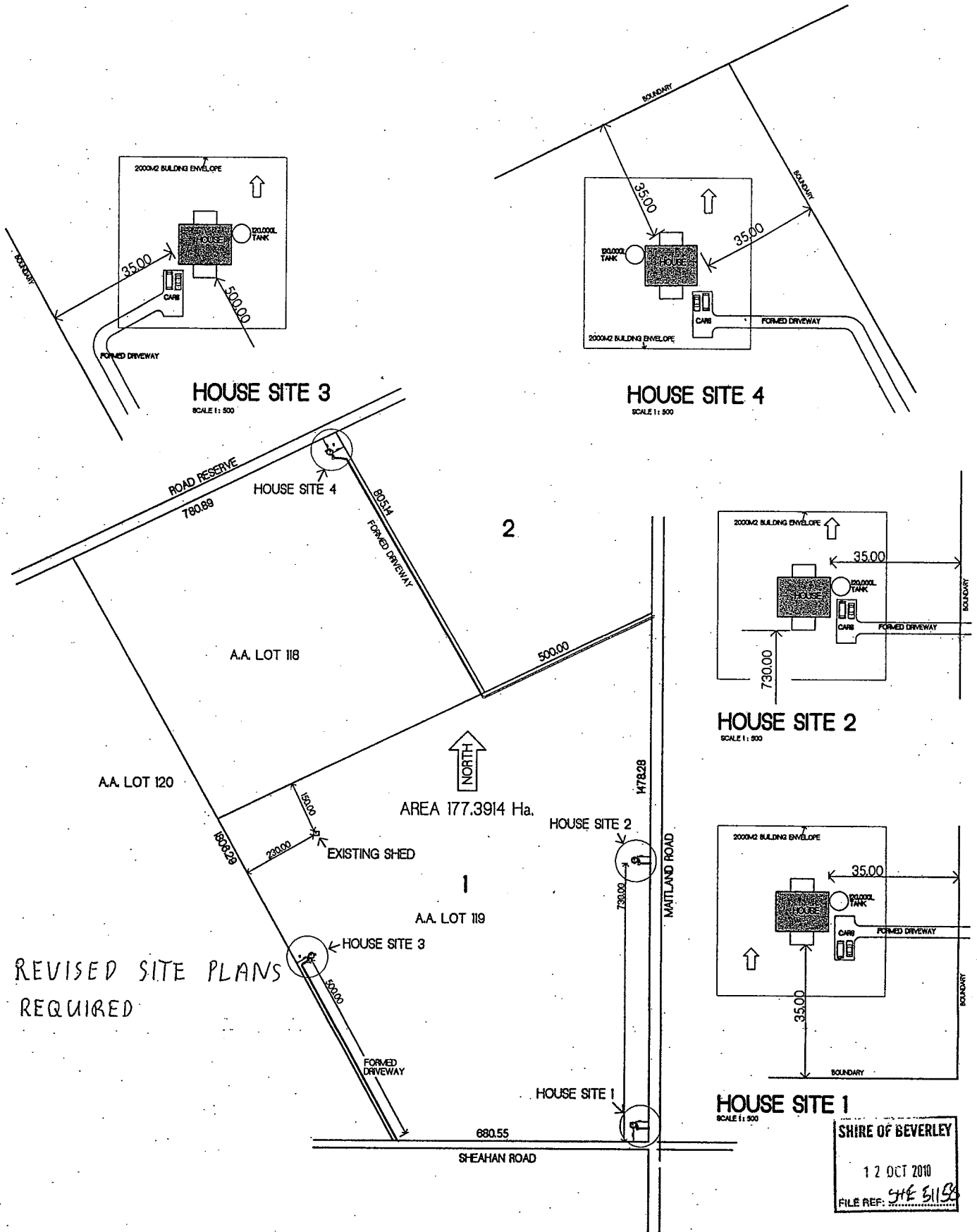
I can be reached on 9647 1030 or 0429 113 787.

Regards

Jim Aird



Location Plan



REVISED SITE PLANS
REQUIRED

SHIRE OF BEVERLEY
12 OCT 2010
FILE REF: *405 511/9*

SITE PLAN 405 SHEAHAN ROAD DALE
BENG LOT 119 & LOT 118 ON DIAGRAM 33517 SCALE 1:10,000 & 1:500

Planner

From: Phillip Melville [Phillip.Melville@elders.com.au]
Sent: Wednesday, 17 November 2010 8:09 AM
To: planner@beverley.wa.gov.au
Cc: mikzhao@sohu.com; Phillip Melville; melville.pj@gmail.com
Subject: FW: Response to Planning Approval 405 Sheahan Rd, Dale

Dear Mr Wright,

I thank you for the planning approval notice for 405 Sheahan Rd.

I am writing to inform you that condition 5;
"All dwellings to be located in a maximum 5 hectare building envelope"
is a serious restriction of our plans to develop the site.

We have submitted a site plan with the original development application.
The location of the dwellings, power transformers and bores are set out to give maximum benefit and efficiencies of the site.

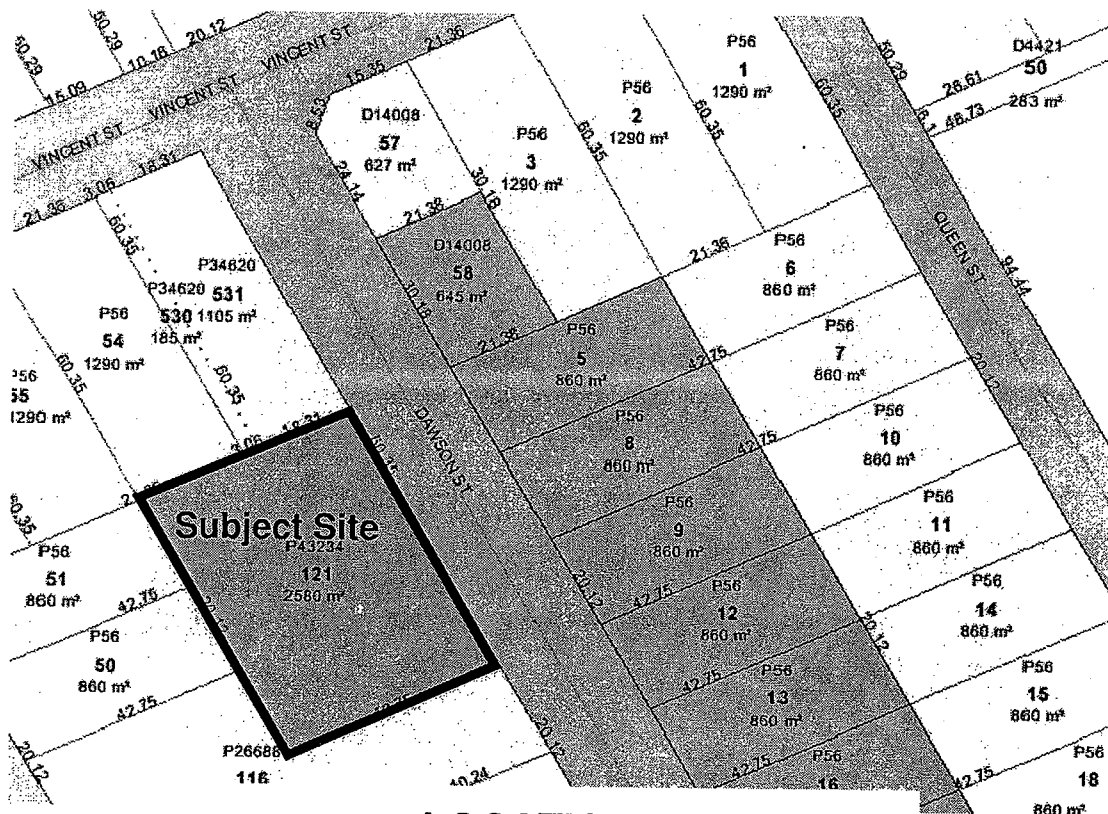
The location of the dwellings is designed to;

- a) attract and retain staff (privacy and ambience)
- b) blend in with accepted farming housing (many orchards are smaller than 20ha sites)
- c) reduce on site travel
- d) improve security of the site and control vermin
- e) be compatible for the future registration as a organic sustainable orchard (reducing the footprint)

I am requesting that condition 5 be removed from the planning approval and would welcome the opportunity to discuss this with you.

Regards,






PJ Melville
PJM Contractors.
2 Yorna Rd
Kalamunda WA 6076
melville.pj@gmail.com
ph9293 2616, mob 0418 902 164



LOCATION PLAN

GENERAL NOTES:
 1) BUILDER TO CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF WORK. REPORT ALL DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTATION AND THE SITE CONDITIONS TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORKS.
 2) DO NOT SCALE THE DRAWING.
 3) THIS DRAWING TO BE READ IN CONJUNCTION WITH THE WRITTEN SPECIFICATION.
 4) THIS DRAWING TO BE READ IN CONJUNCTION WITH THE CONSULTANTS' DOCUMENTATION.

LEGEND

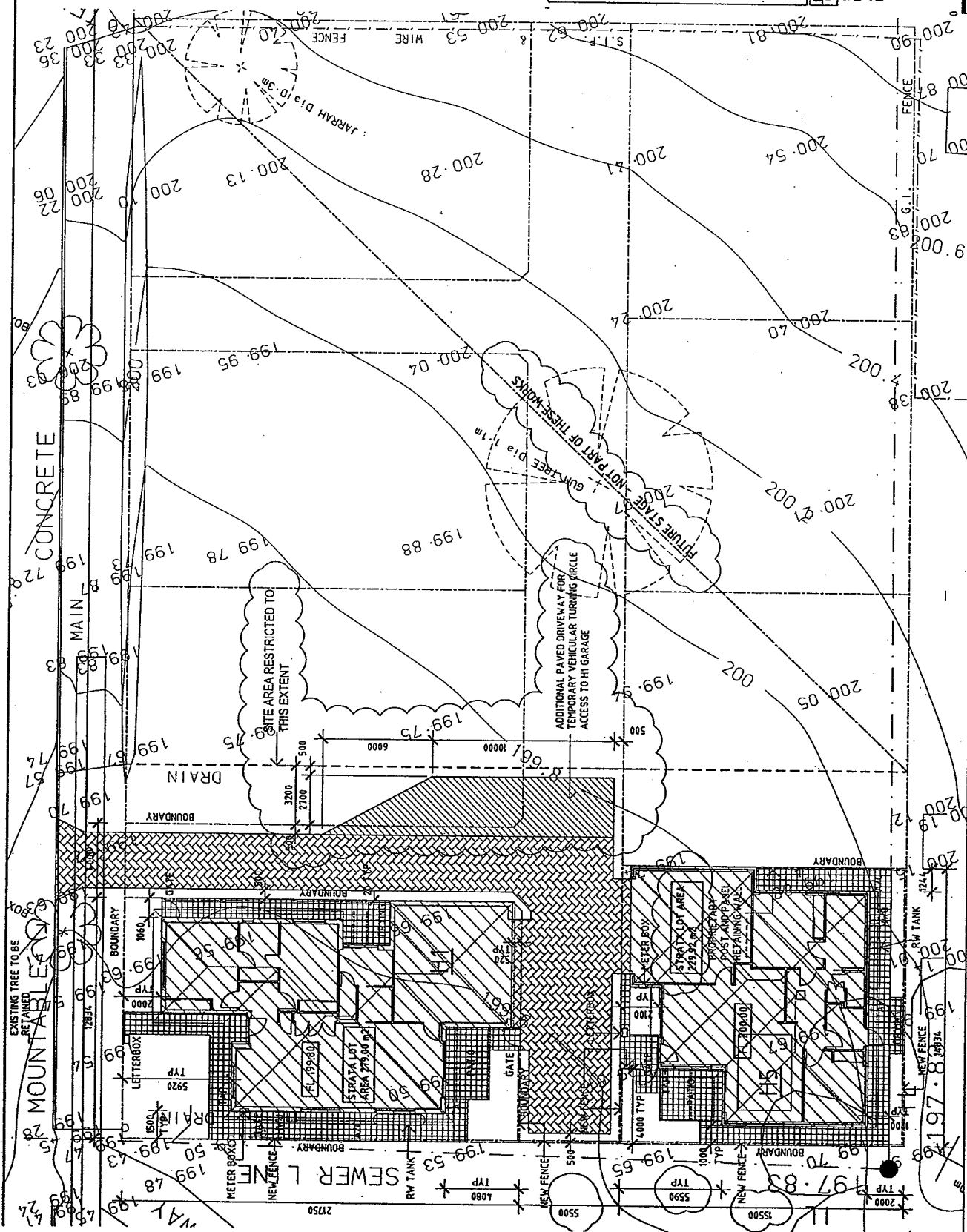
-  PEDESTRIAN PAVED AREAS
-  UNIT BUILDING FOOTPRINT
-  VEHICULAR PAVED AREAS
-  NEW PINELAP FENCELINE
-  EXISTING FENCES TO BE REMOVED

AREAS TABLE

TOTAL HOUSING UNIT AREAS (EXCLUDING PATIOS & UNIT H5 PORCH)	314.03 m ²
TOTAL LOT AREA	2580 m ²
OPEN SPACE	87.80%

SITE PLAN NOTES
 1) PAVING LEVELS TO BE FLUSH AT DOOR OPENINGS (HOUR PAVING TO SUIT). FALL PAVING AWAY FROM BUILDING LINE.
 2) LANDSCAPING PLAN BY OTHERS.
 3) SITE STORMWATER DISPOSAL DESIGN AND CONSTRUCT BY PLUMBER. CONNECT INTO ROAD DRAINAGE SYSTEM VIA STORMWATER RISERS. ENSURE ROAD DRAINAGE SYSTEM DOES NOT RELIEVE INTO HOUSING LOTS. SUBMIT DRAWINGS TO ARCHITECT FOR CONSULTANT APPROVAL PRIOR TO CONSTRUCTION.
 4) SITE WASTE WATER DISPOSAL DESIGN AND CONSTRUCT BY PLUMBER. SUBMIT DRAWINGS TO ARCHITECT FOR CONSULTANT APPROVAL PRIOR TO CONSTRUCTION.
 5) PROVIDE FLUSH KERB TO SUIT CROSSOVER. CROSSOVER TO LOCAL AUTHORITY REQUIREMENTS.
 6) RETAINING WALL 0 - 300MM ELEVATION DIFFERENCE BY BUILDER. PROVIDE HASOURY BUILD UP RETAINING UNDER PAVING TO EXTENT NECESSARY.

FINISHED FLOOR LEVELS
 UNIT H1 19.40
 UNIT H5 20.00
 SEWER LINE: BUILDER TO ACCURATELY LOCATE AND CONFIRM POSITION ON SITE. ADVISE SUPERINTENDANT IF POSITION DIFFERS TO DOCUMENTS FOR INSTRUCTION



SITE PLAN

DAWSON STREET INDEPENDENT LIVING UNITS
 LOT 121, DAWSON STREET
 BEVERLEY
 WESTERN AUSTRALIA

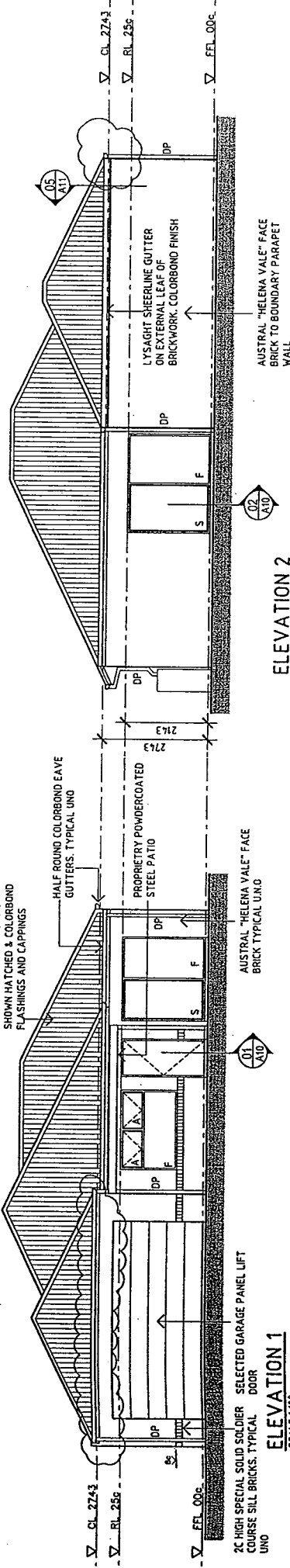
REV	DATE	BY	CHKD	REVISION DESCRIPTION
0	03.11.10	AA	MC	REVISED AS CLOUDED
1	04.05.10	MC	MC	UNIT S 17 & 16 REMOVED FOR THE WORKS & REVISED AS CLOUDED
2	04.05.10	MC	MC	UNDER ISSUE
3	04.01.10	AA	MC	ISSUED TO CONSULTANTS

MATTHEW CONIGLIO
 Architect
 REGISTRATION No. 1874
 P. 8382 3533
 E. mconiglio@supanway.com
 11/186 HAY ST SUBBACO 6008

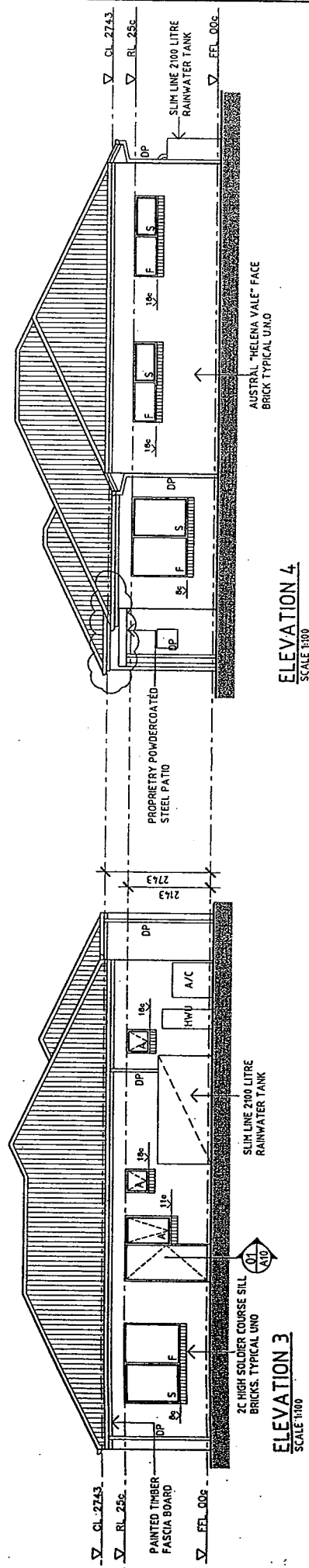
Scale: 1:200
 Date: 19.07.08

GENERAL NOTES:

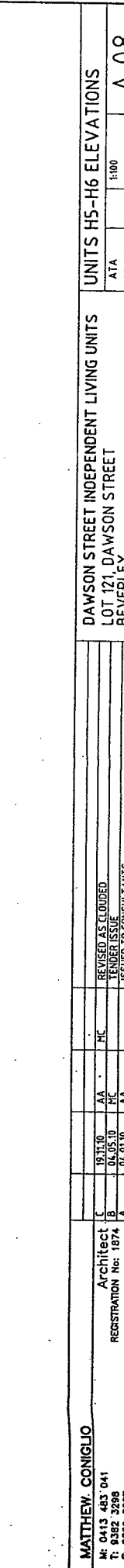
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- 2) DO NOT SCALE THE DRAWING.
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ELEVATION 1
SCALE 1:100



ELEVATION 2
SCALE 1:100



ELEVATION 3
SCALE 1:100



ELEVATION 4
SCALE 1:100

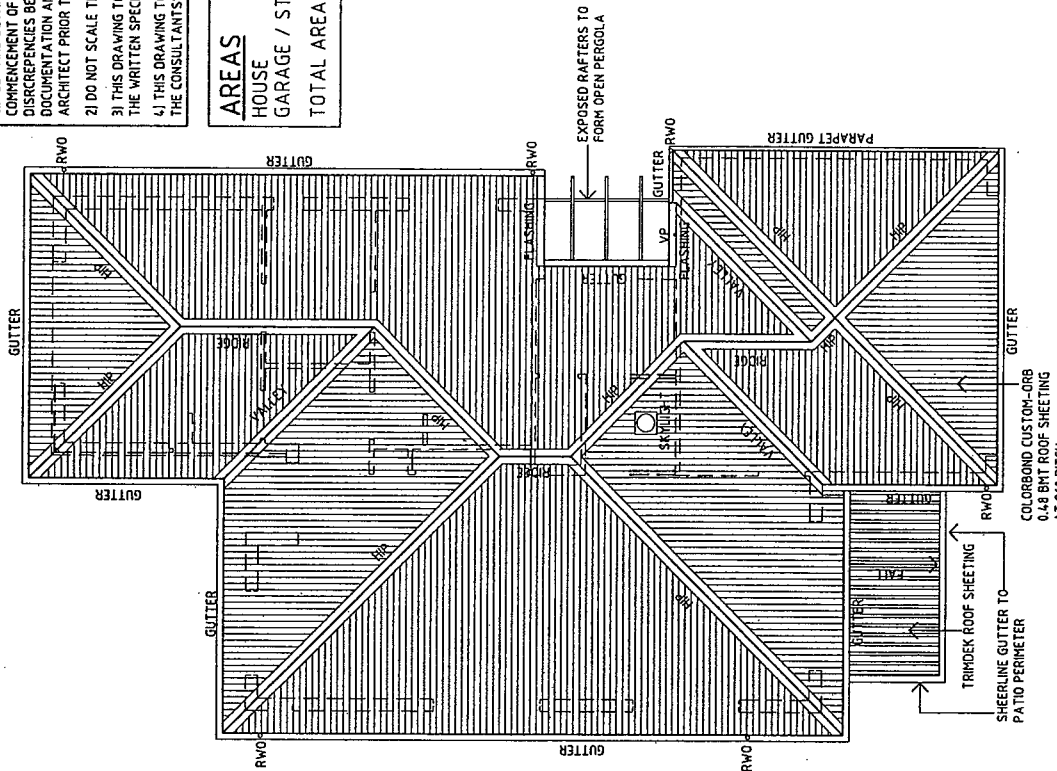
<p>MATTHEW CONIGLIO Architect M: 0413 483 041 T: 9392 3298 F: 9392 3537 E: mconiglio@upnaway.com</p>		<p>11/188 HAY ST SUBIACO 6008 REV DATE BY CHKD REVISION DESCRIPTION</p>		<p>ISSUED TO CONSULTANTS TENDER IS LIVE REVISED AS CLOUDED</p>		<p>DAWSON STREET INDEPENDENT LIVING UNITS LOT 121, DAWSON STREET BEVERLEY WESTERN AUSTRALIA</p>		<p>UNITS H5-H6 ELEVATIONS ATA DRAWN CHKD SCALE 1:100</p>		<p>A.08 DC 041</p>	
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GENERAL NOTES:

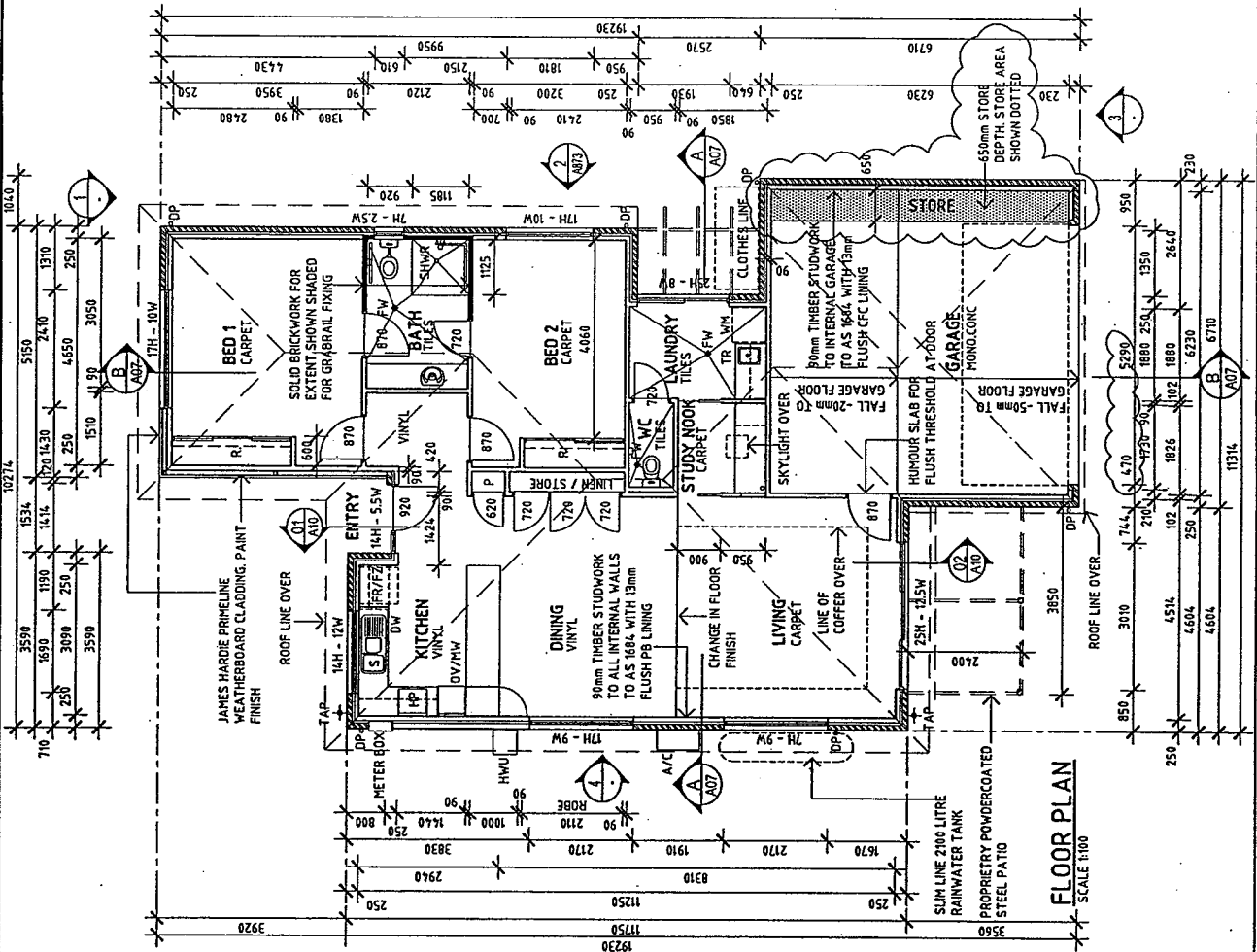
- 1) BUILDER TO CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF WORK. REPORT ALL DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTATION AND THE SITE CONDITIONS TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORKS.
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AREAS

HOUSE	119.7 m ²
GARAGE / STORE	43.2 m ²
TOTAL AREA	162.9 m ²



ROOF PLAN
SCALE 1:100



FLOOR PLAN
SCALE 1:100

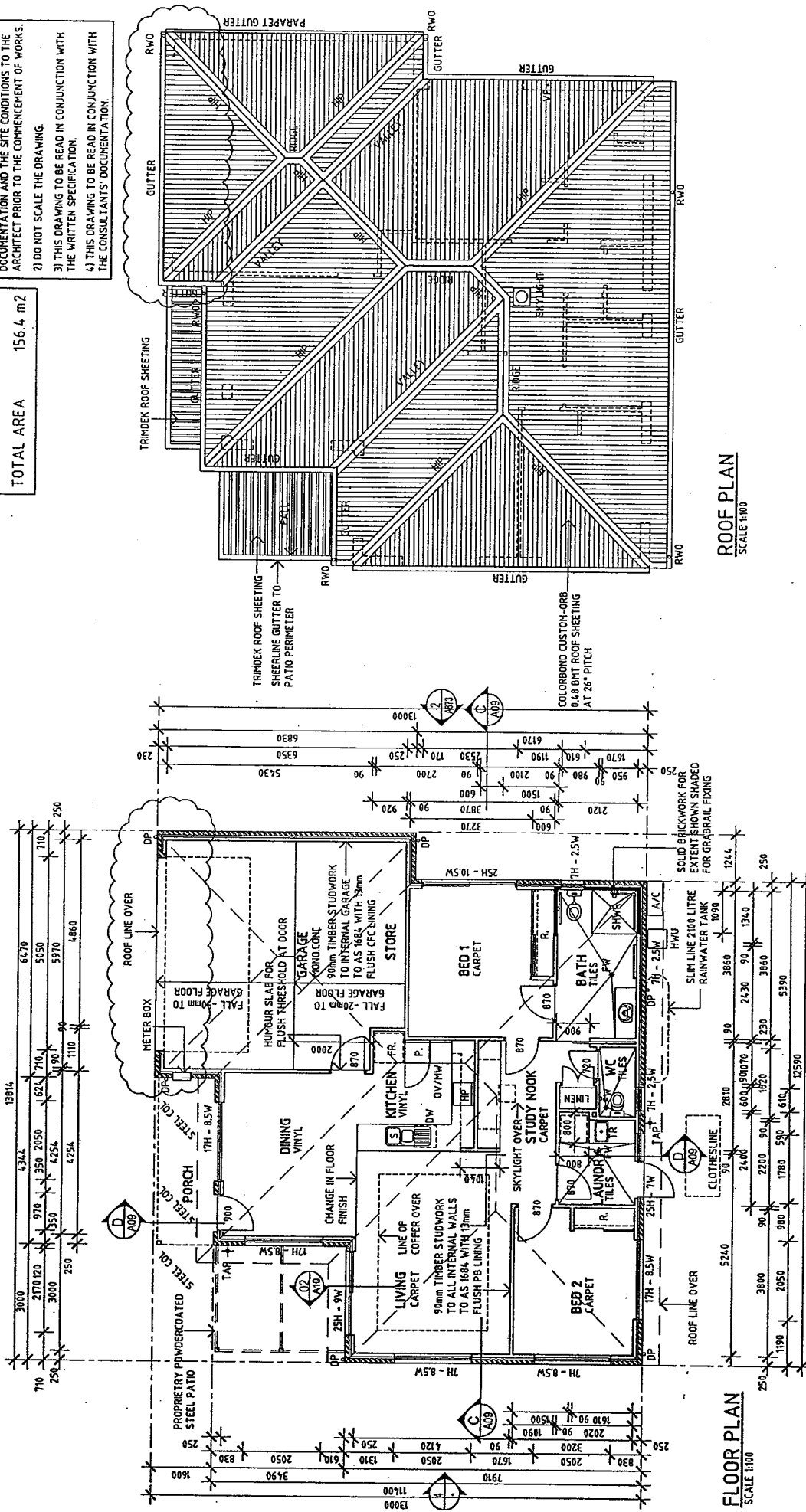
UNITS H1-H2 FLOOR/ROOF PLANS				
ATA	1:100			
DRAWN	CHKD			
SCALE	SCALE			
A.02				
DEC 1999				
DAWSON STREET INDEPENDENT LIVING UNITS				
LOT 121, DAWSON STREET				
BEVERLEY				
WESTERN AUSTRALIA				
REV	DATE	BY	CHKD	REVISION DESCRIPTION
01	19.11.10	AA	MC	REVISED AS CLOUDED
02	04.05.10	AA	MC	TENDER ISSUE
03	04.01.10	AA	MC	ISSUED TO CONSULTANTS

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 E. mconigli@supernway.com
 11/188 HAY ST. SUBIACO 6008

GENERAL NOTES:

- 1) BUILDER TO CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF WORK. REPORT ALL DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTATION AND THE SITE CONDITIONS TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORKS.
- 2) DO NOT SCALE THE DRAWING.
- 3) THIS DRAWING TO BE READ IN CONJUNCTION WITH THE WRITTEN SPECIFICATION.
- 4) THIS DRAWING TO BE READ IN CONJUNCTION WITH THE CONSULTANT'S DOCUMENTATION.

AREAS	
HOUSE	108.9 m ²
GARAGE / STORE	41.0 m ²
PORCH	6.5 m ²
TOTAL AREA	156.4 m²



ROOF PLAN
SCALE 1:100

FLOOR PLAN
SCALE 1:100

MATTHEW CONIGLIO M: 0413 483 041 T: 9382 3298 F: 9382 3537 E: mconiglio@upnaway.com		Architect REGISTRATION No: 1874		19.11.10 AA MC 04.05.10 MC 04.01.10 AA		REVISION DESCRIPTION REV BY DATE	
11/186 HAY ST. SUBIACO 6008		11/186 HAY ST. SUBIACO 6008		CHKD		REVISION DESCRIPTION	
DAWSON STREET INDEPENDENT LIVING UNITS LOT 121, DAWSON STREET BEVERLEY WESTERN AUSTRALIA				UNITS H5-H6 FLOOR/ROOF PLANS ATA DRAWN 1:100 #19-103/046 CHKD SCALE REC 2011			

CHEQUE DETAIL - Municipal and Trust Accounts - OCTOBER 2010

TYPE	NUM	DATE	NAME	DETAILS	AMT PAID	TOTALS
Liability Chq		14/10/2010	COLONIAL FIRST STATE-MOULTON Claire	SUPER CONTRIB: FE 13 OCT 10	0.00	0.00
Liability Chq		14/10/2010	CSRFB - CATHOLIC SUPER & RETIREMENT FUND	SUPER CONTRIB: FE 13 OCT 10	0.00	0.00
Liability Chq		14/10/2010	WALGSP - SUPER	SUPER CONTRIB: FE 13 OCT 10	0.00	0.00
EFT Pymt		14/10/2010	ARROW BRONZE	PLAQUE for the LATE TERRY FRENCH	-153.78	
EFT Pymt		14/10/2010	AVON WASTE	2424 BIN COLLECTS FE 17 SEP 10 & 08 OCT - @ \$1.62 per BIN, GST INC	-4,195.16	
EFT Pymt		14/10/2010	BDH - BEV DOME HIRE	REJECTED EFT FROM 16 SEP 10 BATCH. TO BE REISSUED AMENDED BAN	-1,400.00	
EFT Pymt		14/10/2010	BEV GAS & PLUMBING	WORK AT: RET VILLAGE, MEMORIAL PARK, CARAVAN PARK	-8,133.14	
EFT Pymt		14/10/2010	BEV NEWS - Barry & Pauline	SEP 2010 ACCOUNT	-140.00	
EFT Pymt		14/10/2010	BEV O'55 TREE & GARDEN MTNCE	CARAVAN PARK: TREE PRUNING	-250.00	
EFT Pymt		14/10/2010	BEV STEEL FABRICATION	ROAD BROOM: PARTS	-70.95	
EFT Pymt		14/10/2010	BEV SUPERMARKET & LIQUOR	SEP 2010 PURCHASES	-297.29	
EFT Pymt		14/10/2010	BGC QUARRIES	RLWY STN GALLERY: FINE METAL DUST	-152.69	
EFT Pymt		14/10/2010	BLACKWOOD J & SON LTD	ASSET: MIG WELDER	-5,005.00	
EFT Pymt		14/10/2010	BOC LIMITED	2010-09 SEP: CYLINDER RENTAL	-67.82	
EFT Pymt		14/10/2010	BUNNINGS BUILDING SUPPLIES P/L	VARIOUS HARDWARE PURCHASES	-409.05	
EFT Pymt		14/10/2010	COLONIAL FIRST STATE-MOULTON Claire	SUPER CONTRIB: FE 13 OCT 10	-47.00	
EFT Pymt		14/10/2010	COUNTRY COPIERS NORTHAM	READING: 28 JUL - 08 SEP 10	-944.26	
EFT Pymt		14/10/2010	COURIER AUSTRALIA	FREIGHT CHARGES: 06 - 29 SEP 2010	-412.63	
EFT Pymt		14/10/2010	CRANLEY Cameron	BALL SPORTS GRANT: BASKETBAL CLINIC AUG/SEP 10	-720.00	
EFT Pymt		14/10/2010	CSRFB - CATHOLIC SUPER & RETIREMENT FUND	SUPER CONTRIB: FE 13 OCT 10	-122.46	
EFT Pymt		14/10/2010	FERGUSON Alec	50% REIMBURSEMENT FOR ANNUAL FEE FOR DRIVERS LICENSE	-18.30	
EFT Pymt		14/10/2010	FISHER Eliot	STRATEGIC PLANNING	-3,900.00	
EFT Pymt		14/10/2010	FOSTER Belinda	10/11 YEAR REMUNERATION: 1 of 2 PYMTS	-1,500.00	
EFT Pymt		14/10/2010	GEOFABRICS AUSTRALASIA PTY LTD	RECREATION GROUND: MATERIALS	-399.96	

CHEQUE DETAIL - Municipal and Trust Accounts - OCTOBER 2010

TYPE	NUM	DATE	NAME	DETAILS	AMT PAID	TOTALS
EFT Pymt		14/10/2010	GLASTONBURY Ian	ASS 656 - REFUND	-62.00	
EFT Pymt		14/10/2010	GOGOL Peter	10/11 YEAR REMUNERATION: 1 of 2 PYMTS	-2,000.00	
EFT Pymt		14/10/2010	GRONBEK SECURITY	RLWY STN GALLERY: CHANGE LOCK SET	-197.85	
EFT Pymt		14/10/2010	HAINES NORTON	AUG 10 BAS - PREP & RECONCILIATION	-440.00	
EFT Pymt		14/10/2010	HERSEY JR & A PTY LTD	FIRE CONTROL: 6 X RED BEACONS	-858.00	
EFT Pymt		14/10/2010	HHM ELECTRICAL (BOWDEN M)	RLWY STN GALLERY: SOUND & LIGHTING GRANT	-27,500.00	
EFT Pymt		14/10/2010	HITACHI CONSTRUCTION MACHINERY (AUST) P/L	BE001 (GRD04): PARTS	-491.76	
EFT Pymt		14/10/2010	HOLSCHUH & HURRELBRINK	ASS 51182 - REFUND	-152.51	
EFT Pymt		14/10/2010	HOTEL BEV - MAXWELL	ORD COUNCIL MEET - 28 SEP 10	-291.50	
EFT Pymt		14/10/2010	ISWEEP TOWN & COUNTRY	STREET SWEEPING: 08 SEP 2010	-1,584.00	
EFT Pymt		14/10/2010	JASON SIGNMAKERS	VARIOUS SIGNS	-332.20	
EFT Pymt		14/10/2010	JOSCO	ROAD BROOM: 4 X BOBBINS	-1,191.30	
EFT Pymt		14/10/2010	KAY Lyn	YOUTH COORDINATOR: 27 SEP - 08 OCT 2010	-900.00	
EFT Pymt		14/10/2010	KLEENHEAT GAS (WESFARMERS KLEENHEAT GAS P	VALUATION FEES: 14 AUG to 27 AUG 10	-56.00	
EFT Pymt		14/10/2010	LANDGATE (VGO)	OCT 10 BLARNEY ISSUE	-102.00	
EFT Pymt		14/10/2010	LEONHARDT Karina	OCT 2010 BLARNEY ISSUES	-700.00	
EFT Pymt		14/10/2010	LEWIS Alison	REG RISK COORDINATOR 10/11 YR: 1 of 2 PYMTS	-200.00	
EFT Pymt		14/10/2010	LGIS RISK MANAGEMENT	ANNUAL MEMBERSHIP & LGMA ANNUAL CONFERENCE: 3-5 NOV 10	-3,335.20	
EFT Pymt		14/10/2010	LGMA	ROAD BROOM: MAINTENANCE	-2,215.00	
EFT Pymt		14/10/2010	M&R MACHINING	REIMB: FIRST AID COURSE: 06 OCT 10	-88.00	
EFT Pymt		14/10/2010	MACTAGGART Paul	BE013 (TRK07): PARTS	-120.00	
EFT Pymt		14/10/2010	MAJOR MOTORS PTY LTD	RLWY STN GALLERY: TIMER	-70.43	
EFT Pymt		14/10/2010	MANDURAH TIMBER SUPPLIES	ILU - STRUCTURAL DESIGN, PRINTING, CERTIFICATION	-217.00	
EFT Pymt		14/10/2010	MAROCCHI ENGINEERING GROUP		-3,960.00	

CHEQUE DETAIL - Municipal and Trust Accounts - OCTOBER 2010

TYPE	NUM	DATE	NAME	DETAILS	AMT PAID	TOTALS
EFT Pymt		14/10/2010	MCLEODS BARRISTERS & SOLICITORS	PROSECUTION: SEWERAGE SEEPAGE (HARDY D)	-624.20	
EFT Pymt		14/10/2010	MURRAY Keith	10/11 YEAR REMUNERATION: 1 of 2 PYMTS	-2,000.00	
EFT Pymt		14/10/2010	OCEAN BROADBAND	B/BAND - OCT to DEC 10: 59 SMITH ST, 136 VINCENT ST, 6 BARNESLEY :	-599.55	
EFT Pymt		14/10/2010	ON SITE REPAIRS & SERVICES	BE029 (GRD02): REPAIRS	-982.52	
EFT Pymt		14/10/2010	ORICA/SPECTRUM	2010-09 SEP CHLORINE CYLINDER RENTAL (ORICA)	-37.62	
EFT Pymt		14/10/2010	PEACOCK QUANTITY SURVEYING P/L	ILU - EXAMINE & REPORT ON TENDERS	-2,640.00	
EFT Pymt		14/10/2010	RIDGWAY Dee	10/11 YEAR REMUNERATION: 1 of 2 PYMTS and TRAVEL CLAIM	-6,377.30	
EFT Pymt		14/10/2010	RODDA FR & CO	TALBOT WEST RD: ROAD WIDENING	-999.13	
EFT Pymt		14/10/2010	ROSHER E & MJ	BE023 (TRAO2): PARTS	-967.65	
EFT Pymt		14/10/2010	SHAW Lew	10/11 YEAR REMUNERATION: 1 of 2 PYMTS	-2,562.50	
EFT Pymt		14/10/2010	SHIRE OF BROOKTON	SEP 10: PLANNER SCHEME & EHO RELIEF	-9,525.39	
EFT Pymt		14/10/2010	SHIRE OF CORRIGIN	LSL LIABILITY: BUSIE Frank	-11,251.34	
EFT Pymt		14/10/2010	SHIRE OF YORK	RANGER SERVICES: DOG CONTROL - 02, 06 SEP 10; SEAVROC GRP	-882.12	
EFT Pymt		14/10/2010	TOTAL EDEN	RECREATION GROUNDS: RETICULATION PARTS	-44.37	
EFT Pymt		14/10/2010	WALGSP - SUPER	SUPER CONTRIB: FE 13 OCT 10	-5,788.59	-120,686.52
EFT Pymt		21/10/2010	ARTCRAFT P/L	VARIOUS ROAD SIGNAGE	-1,078.00	
EFT Pymt		21/10/2010	EGBERTS Cottle	10/11 YEAR REMUNERATION: 1 of 2 PYMTS	-2,000.00	
EFT Pymt		21/10/2010	FUEL DISTRIBUTORS OF WA P/L	8,969 L DIESEL & O L ULP	-11,083.89	
EFT Pymt		21/10/2010	GREENER GRASS	RLWY STN ART GALLERY: DEPOSIT ARTIFICIAL GRASS	-2,448.60	
EFT Pymt		21/10/2010	GRONBEK SECURITY	ADJ of INV 1019978 INADVERTLY MARKED AS BEING PAID BY CREDIT C:	-2,009.42	
EFT Pymt		21/10/2010	ROCLA PIPELINE PRODUCTS	SPEC GRANT: WESTDALE RD - PIPING	-4,833.10	-23,453.01
EFT Pymt		27/10/2010	AIT'S	FUEL TAX CREDIT: SEP 10	-136.18	
EFT Pymt		27/10/2010	ALEXANDER JIM	10/11 YEAR REMUNERATION: 1 of 2 PYMTS	-2,000.00	
EFT Pymt		27/10/2010	AUSSIE IT	TONERS: VARIOUS	-1,693.67	

CHEQUE DETAIL - Municipal and Trust Accounts - OCTOBER 2010

TYPE	NUM	DATE	NAME	DETAILS	AMT PAID	TOTALS
EFT Pymt		27/10/2010	AVON WASTE	1212 BIN COLLECTS FE 08 OCT 10 - @ \$1.62 per BIN, GST INC & RECYLIN	-2,097.58	
EFT Pymt		27/10/2010	BALUSTRADINGWA	TOWN HALL FRONTAGE: BALUSTRADING	-13,489.30	
EFT Pymt		27/10/2010	BEV GAS & PLUMBING	WORK AT: RET VILLAGE, CARAVAN PARK	-605.00	
EFT Pymt		27/10/2010	BUNNINGS BUILDING SUPPLIES P/L	HARDWARE SUPPLIES	-371.92	
EFT Pymt		27/10/2010	CCS STRATEGIC	REC GROUNDS FEASIBILITY & CSRFF: 2nd INSTAL	-13,811.60	
EFT Pymt		27/10/2010	CDA - ANGELFISH HOLDING P/L	VARIOUS: AIR CONDITIONING SERVICE	-425.00	
EFT Pymt		27/10/2010	COUNTRY COPIERS NORTHAM	READING: 08 SEP - 13 OCT 10 & STAPLES	-671.51	
EFT Pymt		27/10/2010	DCA - DOMINIC CARBONE & ASSOC	AUG 10 FINANCIALS & BUDGET & ANNUALS PREP	-4,840.00	
EFT Pymt		27/10/2010	ELECTRICAL DISTRIBUTORS OF WA P/L	ASSET 8660 - MIG WELDER: PARTS	-61.27	
EFT Pymt		27/10/2010	GREENER GRASS	RLWY STN ART GALLERY: DEPOSIT ARTIFICIAL GRASS	-22,037.40	
EFT Pymt		27/10/2010	HI LIGHTING	TOWN HALL FRONTAGE: LIGHTING	-21,925.20	
EFT Pymt		27/10/2010	JASOL AUSTRALIA	CPARK: CLEANING PRODUCTS	-106.94	
EFT Pymt		27/10/2010	KAY Lyn	YOUTH COORDINATOR: 11 - 15 OCT 10	-450.00	
EFT Pymt		27/10/2010	LGIS LIABILITY	10/11 PUBLIC LIABILITY INSURANCE - 2 of 2 INSTAL	-14,096.50	
EFT Pymt		27/10/2010	LGIS WORKCARE	WORKERS COMP 10/11 - 2nd INSTAL	-28,061.00	
EFT Pymt		27/10/2010	LYNDON GROVER - PAINTER & DECORATOR	5 SHORT ST: PAINTING INTERIOR & EXTERIOR	-11,000.00	
EFT Pymt		27/10/2010	MSA CONSTRUCTION	2010-09 SEP: RELIEF "BUILDING INSPECTOR"	-4,158.00	
EFT Pymt		27/10/2010	NORTHAM & DISTRICTS GLASS SERVICE	CAMPERS KITCHEN: SUPPLY ALUM WINDOWS	-665.50	
EFT Pymt		27/10/2010	STREAMLINE BRICKPAVING	RLWY STN GALLERY: LIMESTONE WALL AROUND TREE	-1,826.00	
Liability Chq		29/10/2010	AGEST - AUST GVT EMP SUPER TRUST	SUPER CONTRIB: FE 27 OCT 10	0.00	0.00
Liability Chq		29/10/2010	ATO - AUSTRALIAN TAX OFFICE	2010-10 OCT PAYG TAX	0.00	0.00
Liability Chq		29/10/2010	COLONIAL FIRST STATE-MOULTON CIARE	SUPER CONTRIB: FE 27 OCT 10	0.00	0.00
Liability Chq		29/10/2010	CSRF - CATHOLIC SUPER & RETIREMENT FUND	SUPER CONTRIB: FE 27 OCT 10	0.00	0.00
Liability Chq		29/10/2010	LGRCEU	2010-10 OCT UNION FEES	0.00	0.00
					-144,529.57	

CHEQUE DETAIL - Municipal and Trust Accounts - OCTOBER 2010

TYPE	NUM	DATE	NAME	DETAILS	AMT PAID	TOTALS
Liability Chq		29/10/2010	SHIRE OF BEVERLEY	2010-10 OCT SAL DEDUCT (RATES)	0.00	0.00
Liability Chq		29/10/2010	WALGSP - SUPER	SUPER CONTRIB: FE 27 OCT 10	0.00	0.00
Direct Debit		29/10/2010	DPI - LICENSING SERVICES	SEP/OCT 10 LICENSING PAYMENTS	-56,273.05	-56,273.05
Direct Debit		29/10/2010	CBA - MERCHANT BANKING	SEP 2010 TRANSACTION FEES	-309.09	-309.09
Direct Debit		29/10/2010	CBA - MERCHANT BANKING	SEP 2010 ACCESS FEE	-34.18	-34.18
Direct Debit		29/10/2010	ANZ- ONLINE BANKING/BANK FEES	SEP 2010 FEES	-87.85	-87.85
Direct Debit		29/10/2010	WESTNET PTY LTD	OCT 2010 INTERNET ACCESS	-66.00	-66.00
Bill Pmt -Che	762	14/10/2010	AUST POST	SEP 2010 POSTAGE	-1,033.47	-1,033.47
Bill Pmt -Che	763	14/10/2010	BEV HOSPITAL BOARD	ASS 827 - REFUND	-83.14	-83.14
Bill Pmt -Che	764	14/10/2010	KUKICH BB & MC	ASS 832 - REFUND	-44.93	-44.93
Bill Pmt -Che	765	14/10/2010	PEPPER CHRIS	10/11 YEAR REMUNERATION: 1 of 2 PYMTS	-2,000.00	-2,000.00
Bill Pmt -Che	766	14/10/2010	ROBERTS Mai	10/11 YEAR REMUNERATION: 1 of 2 PYMTS	-2,000.00	-2,000.00
Bill Pmt -Che	767	14/10/2010	RUGGLES Jim	ASS 1251 - REFUND	-10.00	-10.00
Bill Pmt -Che	768	14/10/2010	SOFIELD DRAFTING & ELECTRICAL SERVICES	ASS 175 - REFUND	-103.36	-103.36
Bill Pmt -Che	769	14/10/2010	STATE LAW PUBLISHER	ADVERTISING:10 SEP 2010 - AUTHORISED OFFICER for FIRE & DOG CON	-139.70	-139.70
Bill Pmt -Che	770	14/10/2010	SYNERGY	STREET LIGHTS: 25 AUG - 24 SEP 10	-1,656.00	-1,656.00
Bill Pmt -Che	771	14/10/2010	TELSTRA	OCT 10 TELEPHONE ACCOUNTS	-1,280.37	-1,280.37
Bill Pmt -Che	772	14/10/2010	WARD Bernard	ASS 832 - REFUND	-132.43	-132.43
Bill Pmt -Che	773	21/10/2010	ATO - AUSTRALIAN TAX OFFICE	2010-09 SEP BAS RETURN	-20,192.00	-20,192.00
Bill Pmt -Che	774	27/10/2010	ACMA - AUST COMM & MEDIA AUTH	LAND MOBILE APPART LIC - AMBULATORY SYS - V16ZG	-804.00	-804.00
Bill Pmt -Che	775	27/10/2010	BDH - BEV DOME HIRE	REJECTED EFT (2nd TIME) from 14 OCT 10 BATCH. TO BE REISSUED as	-1,400.00	-1,400.00
Bill Pmt -Che	776	27/10/2010	BEV HEALTH SERVICES	2010 GOPHER PARADE - 20 OCT 10	-100.00	-100.00
Bill Pmt -Che	777	27/10/2010	BEV MED PRACTICE - ADEBAYO	PRE-EMPLOYMENT MEDICAL: LEONHARDT Scott	-133.10	-133.10
Gen Journal	1508	13/10/2010		SEP 10 # - CREDIT CARD	-1,835.04	-1,835.04

CHEQUE DETAIL - Municipal and Trust Accounts - OCTOBER 2010

TYPE	NUM	DATE	NAME	DETAILS	AMT PAID	TOTALS
Gen Journal	1540	29/10/2010		BANK ERROR - DIFFERENCE IN OPENING & CLOSING BALs of NEW ACCO	-0.01	-0.01
WAGES & SALARIES						-378,386.82
EFT Pymt		14/10/2010	WAGES & SALARIES	FE - 13 OCT 10	-35,111.05	
EFT Pymt		28/10/2010	WAGES & SALARIES	FE - 27 OCT 10	-41,345.35	
WAGES & SALARIES						-76,456.40
TRANSFERS to TRUST						-290.00
G J	1529	29/10/2010		WAGES DEDUCTS: OCT 10 ADV RATE PYMTS	-290.00	
TRANSFERS to TRUST						-290.00
UNPRESENTED PAYMENTS for CURRENT BANK STATEMENT						
Bill Pmt -Che	764	14/10/2010	KUKICH BB & MC	ASS 832 - REFUND	44.93	
Bill Pmt -Che	767	14/10/2010	RUGGLES Jim	ASS 1251 - REFUND	10.00	
Bill Pmt -Che	768	14/10/2010	SOFIELD DRAFTING & ELECTRICAL SERVICES	ASS 175 - REFUND	103.36	
Bill Pmt -Che	774	27/10/2010	ACMA - AUST COMM & MEDIA AUTH	LAND MOBILE APPART LIC - AMBULATORY SYS - VL6ZG	804.00	
Bill Pmt -Che	776	27/10/2010	BEV HEALTH SERVICES	2010 GOPHER PARADE - 20 OCT 10	100.00	
Bill Pmt -Che	777	27/10/2010	BEV MED PRACTICE - ADEBAYO	PRE-EMPLOYMENT MEDICAL: LEONHARDT scott	133.10	
UNPRESENTED PAYMENTS for CURRENT BANK STATEMENT						1,195.39

CHEQUE DETAIL - Municipal and Trust Accounts - OCTOBER 2010

TYPE	NUM	DATE	NAME	DETAILS	AMT PAID	TOTALS
PAYMENTS PRESENTED IN CURRENT BANK # RELATING TO PRIOR MONTHS' TRANSACTIONS						
Cheque #	761	30/09/2010	WFI - WESFARMERS GENERAL INSURANCE LTD	BALLY BALLY HALL: INS BUS LEGAL LIABILITY & CONTENTS INSURANCE	-863.00	
EFT Pymt		30/09/2010	COLONIAL FIRST STATE-MOULTON CLARE	SUPER CONTRIB: FE 29 SEP 10	-47.00	
EFT Pymt		30/09/2010	CSRF - CATHOLIC SUPER & RETIREMENT FUND	SUPER CONTRIB: FE 29 SEP 10	-135.74	
EFT Pymt		30/09/2010	KAY LYN	YOUTH COORDINATOR: 13 - 24 SEP 2010	-900.00	
EFT Pymt		30/09/2010	LGRCEU	SEP 10 UNION FEES	-156.60	
EFT Pymt		30/09/2010	WALGSP - SUPER	SUPER CONTRIB: FE 29 SEP 10	-5,681.02	
EFT Pymt		30/09/2010	YORK GLAZING SERVICES (HARDING)	REJECTED EFT FROM 16 SEP 10. TO BE REISSUED.	-55.00	
PAYMENTS PRESENTED IN CURRENT BANK # RELATING TO PRIOR MONTHS' TRANSACTIONS					-7,838.36	-7,838.36

OTHER AMENDMENTS/GENERAL JOURNALS

Gen Journal	1540	29/10/2010	BANK ERROR - DIFFERENCE IN OPENING & CLOSING BALS OF NEW ACCO			0.01
OTHER AMENDMENTS/GENERAL JOURNALS					0.01	0.01

CHEQUE DETAIL - Municipal and Trust Accounts - OCTOBER 2010

TYPE		NUM	DATE	NAME	DETAILS	AMT PAID	TOTALS
INVESTMENTS							
Transfer			22/10/2010	MUNICIPAL INVESTMENT		-500,000.00	
Transfer			22/10/2010	MUNICIPAL INVESTMENT		-700,000.00	
Transfer			25/10/2010	MUNICIPAL INVESTMENT		-600,000.00	
Transfer			21/10/2010	RESERVE INVESTMENT	PLANT RES	-500.00	
Transfer			21/10/2010	RESERVE INVESTMENT	BUSH FIRE RES	-500.00	
Transfer			21/10/2010	RESERVE INVESTMENT	OFFICE EQUIP RES	-500.00	
Transfer			21/10/2010	RESERVE INVESTMENT	BUILDING RES	-500.00	
Transfer			21/10/2010	RESERVE INVESTMENT	CROP COM RES	-500.00	
Transfer			21/10/2010	RESERVE INVESTMENT	AVON RIVER RES	-500.00	
Transfer			21/10/2010	RESERVE INVESTMENT	COM BUS RES	-500.00	
Transfer			21/10/2010	RESERVE INVESTMENT	ROAD CONST RES	-500.00	
Transfer			21/10/2010	RESERVE INVESTMENT	FUNDS TAKEN IN ERROR, REBANKED 22 Oct 10 by BANK	-500.00	
Transfer			26/10/2010	RESERVE INVESTMENT	PLANT RES	-4,500.00	
Transfer			26/10/2010	RESERVE INVESTMENT	BUSH FIRE RES	-4,500.00	
Transfer			26/10/2010	RESERVE INVESTMENT	OFFICE EQUIP RES	-4,500.00	
Transfer			26/10/2010	RESERVE INVESTMENT	BUILDING RES	-4,500.00	
Transfer			26/10/2010	RESERVE INVESTMENT	CROP COM RES	-4,500.00	
Transfer			26/10/2010	RESERVE INVESTMENT	AVON RIVER RES	-4,500.00	
Transfer			26/10/2010	RESERVE INVESTMENT	ANN LEAVE RES	-4,500.00	
Transfer			26/10/2010	RESERVE INVESTMENT	COM BUS RES	-5,000.00	
Transfer			26/10/2010	RESERVE INVESTMENT	ROAD CONST RES	-5,000.00	
INVESTMENTS						-1,846,000.00	-1,846,000.00

TOTAL EXPENDITURE for MUNICIPAL ACCOUNT

-2,307,776.18

CHEQUE DETAIL - Municipal and Trust Accounts - OCTOBER 2010

TYPE	NUM	DATE	NAME	DETAILS	AMT PAID	TOTALS
TRUST ACCOUNT DETAILS						
PAYMENTS RAISED IN CURRENT MONTH						
Cheque	1413	27/10/2010	REID Teresa	REFUND-GYM KEY	-30.00	
					PAYMENTS RAISED IN CURRENT MONTH	-30.00
PAYMENTS UNPRESENTED IN CURRENT BANK #						
Cheque	1413	27/10/2010	REID Teresa	REFUND-GYM KEY	30.00	
					PAYMENTS UNPRESENTED IN CURRENT BANK #	30.00
					TOTAL EXPENDITURE for TRUST ACCOUNT	0.00

TOTAL EXPENDITURE as reconciled to the OCTOBER 2010 BANK RECONCILIATIONS

Municipal Account Expenditure	-2,307,776.18
Trust Account Expenditure	0.00
Total Expenditure for OCTOBER 2010	-2,307,776.18



Beverly Off Road Motor Sports Association
PO Box 5334
Canning Vale South WA 6155

Beverly Shire
PO Box 20
Beverly WA 6304

**USE OF PORTION OF RESERVE 5265 BY BEVERLEY OFF ROAD
MOTOR SPORTS ASSOCIATION (BORMSA)**

Dear Sir/Madam,

In response to the Memorandum of Understanding for use of one portion of Reserve 5265, BORMSA are pleased to inform that we are proud to be working with the Shire of Beverley to promote motorsports within the Shire. The benefits to the Shire include:

- Growing the local economy
- Utilise local businesses and services
- Fuel
- Accommodation
- Food
- Drinks
- Machinery
- Competitors, support crews and spectators supporting local tourism facilities
- Promotion of safe driving
- Driver Development (Juniors and Advanced Driving)

To be able to develop the above to the benefit of all parties concerned please find attached the following appendices and plans.

In addition to the Memorandum of Understanding BORMSA would like to propose the following for consideration:

- In order to promote a social and friendly post event atmosphere we would like to be able to extend an invitation for competitors to be able to camp within the boundaries of the Reserve. This is a safety concern that has been raised by many of our members. As most

competitors and spectators travel from Perth it is understood that returning later in the afternoon poses a significant risk of driving into the sun, animal strike (kangaroos), and driver fatigue.

- There is no single facility that promotes the socialising of like-minded motorsport enthusiasts in one single location.
- This would facilitate utilisation of town facilities and businesses such as cafes, service stations, etc.
- To allow people to enjoy the benefits the area allows (rural getaway, fresh air and rolling hills).

While camping after events would not be a regular occurrence, there are several events in the calendar where camping would be beneficial to all involved. These include two-day events, Driver Development workshops, and Rover Scouts activities/training.

The immediate development plans include:

- Toilet facilities
- Sheltered area
- Lockable storage facility

As per the Memorandum of Understanding and compliance of local by-laws we submit relevant paperwork.

BORMSA would also seek the current proposed lease term from five to ten years to allow a longer term development plan to be implemented.

Mike Rowston
President
0414344863
Bormsa@hotmail.com
Beverley Off Road Motor Sports Association

ENVIRO RISK ASSESSMENT

Site No.:	Site Name: BORMSA Motorplex	Date: August 2010
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Standard Hazards	Is it a Risk?		Explanatory Notes / Control Measures / Ref to JSA or WMS?	Implemented Initial & Date
	Yes	No		
WATER QUALITY				
Water Course in vicinity	X			
Stormwater Drains in vicinity		X		
Temporary silt control required		X		
Permanent silt control required		X		
SOIL CONSERVATION				
Cut & Fill / Excavation nominated		X		
Embankment created		X		
Wind area	X			
Steep grade		X		
Wet weather water course				
- present	X			
- created		X		
Surface treatment nominated		X		
Surface treatment recommended		X		
AIR QUALITY				
Dust potentially created	X			
Intakes adjacent		X		
NOISE & VIBRATION				
Disturbance generated by				
- noise	X			
- vibration		X		
Time restrictions applicable				
- residential		X		
- non business hours		X		
- others as nominated		X		
FLORA & FAUNA				
Fauna - observed	X			
- suspected	X			
- verified		X		
Flora - protected species		X		
- quality growth area		X		
Trees				
Remove / trim as nominated	X			
Other trees present		X		
Landscape works required		X		
Scar from earthworks		X		
TRAFFIC MANAGEMENT				
Disturbance to				
- public transport		X		
- vehicular traffic		X		
- parking		X		
- pedestrian traffic	X			
- internal access route	X			
- occupant performance		X		
Restriction				
- access		X		
- parking		X		
- use of facilities		X		

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Standard Hazards	Is it a Risk?		Explanatory Notes / Control Measures / Ref to JSA or WMS?	Implemented Initial & Date
	Yes	No		
Security				
- contents		X		
- children	X			
- animals	X			
ARCHAEOLOGY & HERITAGE				
Heritage				
Noted on site documents				
- host building		X		
- adjacent property		X		
Suspected				
- host building		X		
- adjacent property		X		
Sacred				
Noted on site documents				
Suspected otherwise				
Area				
- whole site		X		
- part site		X		
- adjacent to site		X		
WASTE MANAGEMENT				
Waste Management Plan in place	X			
Recycle available	X			
Rubbish	X			
CONTAMINATED SITES				
Contamination				
- suspected		X		
- verified		X		
- Treatment authorised		X		
Works creating contamination				
COMMUNITY CONSULTATION				
Is consultation required		X		

All items to be ticked Yes or No

Comments:

ASSESSED BY

Name: _____

Position: _____

Signature: _____

SAFE WORK METHOD STATEMENT

<p>Work activity: Scope of Work: - MOTORSPORT COMPETITION AND OTHER VARIOUS ACTIVITIES AT BORMSA MOTORPLEX INVOLVING, BUT NOT LIMITED TO OFFICIALS DUTIES, COMPETITORS & SPECTATORS</p>	<p>SWMS No. BORMSA v1.0</p>	<p>Revision No. 1-02/08/2010</p>
<p>Project:</p>	<p>Project No.</p>	<p>ITP Ref:</p>
Prepared by:		
<p>Name: Bryan Smith</p>	<p>Signature:</p>	<p>Position: Committee Member</p>
<p>Name:</p>	<p>Signature:</p>	<p>Position:</p>
<p>Name:</p>	<p>Signature:</p>	<p>Position:</p>
<p>Name:</p>	<p>Signature:</p>	<p>Position:</p>
Reviewed and approved by:		
<p>Name: Michael Rowston</p>	<p>Signature:</p>	<p>Position: Club President</p>
<p>Date safe work method prepared: 02/08/2010</p>		<p>Date:</p>
<p>Actions before activity commences:</p>		
<p>Action during activity:</p>		
<p>Actions after activity is complete:</p>		

SAFE WORK METHOD STATEMENT

<p>Personnel qualification & experience required: As seen fit by BORMSA Officials. CAMS qualifications required for senior activities.</p>	<p>Engineering details/certificates authority approval required: CAMS Permit required for any official competition. Clerk of Course MUST be in attendance and contactable at all times. Chief Scrutineer MUST be available to inspect all vehicles prior to competition and after any vehicle damage related incident. Permits e.g. confined spaces, hot work etc:</p>
<p>Supervision: All competition is overseen by CAMS qualified Clerk of Course.</p>	
<p>Plant, equipment & materials to be used and the maintenance checks to be completed: Before using any BORMSA plant or equipment, approval MUST be sought from a Committee member. Pre-start safety checks and inspections MUST be carried out.</p>	<p>Warning signs and control measures:</p>
<p>Training and instruction: Minimum CAMS requirements MUST be complied with for all senior officials. Individual task training will be provided and competencies assessed based on prior experience and training.</p>	<p>Personal protective equipment requirements: High visibility clothing is to be worn by all registered officials whilst performing their duties.</p>
<p>Legislation, codes of practice, standards applicable: Refer to CAMS manual 2010 – Requirements for Autokhana/Khanacross/Autocross competition as applicable.</p>	<p>List of attachments (e.g. material safety data sheets, diagrams etc): Evacuation Plan (Overview Site Map)</p>

SAFE WORK METHOD STATEMENT

	How likely is it to occur?		Very unlikely Could happen, but probably never will
	Very likely Could happen any time	Likely Could happen sometime	
How severely could it hurt someone or how ill could it make someone?	1/H	1/H	3/L
Kill or cause permanent disability or ill health	1/H	1/H	3/L
Long term illness or serious injury	1/H	1/H	3/L
Medical attention and several days off work	1/H	1/H	3/L
First aid needed	1/H	1/H	3/L

ITEM	HIGH ORDER ACTIVITY/TASK	POTENTIAL HAZARDS (What may cause an injury/illness to occur)	RISK RANKING 1 (H) 2 (M) 3 (L)	HAZARD CONTROLS (What controls can be put in place to prevent an injury/illness) N.B. Control measures must not raise or create an increased risk	WHO WILL ENSURE THAT THIS IS DONE
1	Emergency Preparedness	Evacuation is required	1/H	Prepare evacuation procedure (where required) and communicate to all officials, competitors and spectators (include route of evacuation and assembly area) Where applicable ensure all persons have been given site induction and are aware of evacuation routes and assembly areas	Clerk of Course Control Officials Individual
2		Emergency services are required	1/H	Ensure communications with emergency services are available and working (mobile phone, two way radio) Staff have been shown how to make emergency calls on CB radio (ch 5 / 35)	Clerk of Course Control Officials
3		Motor vehicle competition injury	1/H	Ensure first aid kit is available, checked and laid out at the Command Centre whilst competition is in progress. Fire extinguishers are available at all times and vehicle recovery kit is available as required	Clerk of Course Control Officials

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4		First aid is required	2/M	Stocked first aid kit to be on site at all times. Officials trained in appropriate level of first aid. Officials, visitors and competitors are aware of first aid kit locations	Clerk of Course Control Officials
5	Housekeeping	General operational tools and equipment including plant, vehicles, safety cones, barrier mesh	2/M	Conduct site Risk Assessment of hazards Apply Risk controls e.g. remove hazard Provide manual handling training and appropriate PPE	Works Supervisor Committee Members Individual
6	Working in high fire danger areas	Thermal – injury/fatality due to exposure to fire Chemical – injury/fatality due to inhalation of smoke and fumes	1/H	Comply with State Fire Regulations Remove Combustible material before flame work. Observe local fire restrictions and vehicle movement bans. If fire observed, notify emergency services of fire and evacuate to a safe area clear of fire	Works Supervisor Individual
7	Working in extreme temperatures	Thermal	1/H	Modify hours of work if possible and/or rotate workers to avoid hottest part of the day. Provide adequate sun protection, sun screen, wide brimmed hats, protective clothing. Provide adequate cool drinking water on site. Where possible, work in shade In areas of extreme cold, wear thermal or appropriate clothing	Works Supervisor Individual
8	Maintenance work on competition tracks	Personal – back injury, over-extension, slips/trips	2/M	Wear appropriate PPE when performing maintenance work	Individual
9		Environmental – sun/heat exposure, snake bite	1/H	Wear appropriate PPE, have awareness of environment, look out for fellow workers	Individual

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10		Mechanical – Injury/Fatality due to being crushed or struck by vehicle	1/H	<p>Wear appropriate high visibility clothing</p> <p>Use safety equipment and PPE. Risk assess for appropriate work areas away from operating plant and equipment</p>	Works Supervisor Individual
11	Work involving Manual Handling	Pushing Pulling Bending Reaching Lifting	1/H	<p>All staff are trained in Safe Manual Handling Techniques</p> <p>Remind workers to:</p> <ul style="list-style-type: none"> Assess the load and get help with heavy loads Use mechanical aids to minimise manual handling, truck mounted crane, tractor, excavator etc. Stretch and warm up especially after driving, sitting or standing for extended periods before attempting MH tasks When lifting, bend the legs and obtain a good grip of the load, keep load close to body Vary tasks to reduce over exposure to bending and lifting 	Works Supervisor Individual
12	Work performed where there is a risk of being Bitten or Stung	Biological	1/H	<p>Take prior precautions, call for advice on loose animals</p> <p>Immunisations against infectious diseases where applicable</p> <p>Take care when opening equipment, moving through long grass, lifting sheets of tin/tyres.</p> <p>Ensure fully stocked first aid kit on site.</p> <p>Officials trained in basic first aid/CPR, including snakebite treatment</p> <p>Familiar with Emergency call procedures on CB radio or other communications (dial 000)</p>	Works Supervisor Individual

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13	Working with plant Power tools	Noise	1/H	Isolate noise source Substitute noisy power tools with quieter alternative Rotate workers Use appropriate Personal Protective Equipment e.g. correctly fitting hearing protection/mufflers etc. Use residual current devices at first point of electrical contact Maintain tools, leads and ensure equipment is tested and tagged Protect leads from damage	Works Supervisor Individual
14		Electrical	1/H	Use mechanical means to minimise manual exposure Take regular breaks while operating equipment Rotate workers	Works Supervisor Individual
15		Vibration	1/H	Ensure power tools are fitted with correct guards Ensure the operator is competent in the use of power tools Use appropriate PPE	Works Supervisor Individual
16		Laceration	1/H	Separate work activities Use warning devices and signs Implement traffic controls Wear Hi Visibility vests and other PPE required Beware of overhead hazards, branches etc	Works Supervisor Committee Members Individual
17		Being struck by plant	1/H	Machine serviced and maintained Daily maintenance and pre-start checks Only trained staff to operate plant Appropriate PPE worn	Works Supervisor Committee Members Individual
18	Working with plant Materials	Loads falling or slipping	1/H		Works Supervisor Committee Members Individual

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19	Hot works Welding grinding etc	Fires Explosions	1/H	Observe regional/rural fire bans and fire regulations Ensure there are no combustible materials in 5m diameter of work area Ensure appropriate fire fighting equipment is on site and available	Works Supervisor Committee Members Individual
20	Pedestrian or public traffic	Slips, trips Struck by vehicle Noise	1/H	Refer to Site Overview traffic control plan Where possible vehicles are to be parked in a safe location away from pedestrian movement and competition areas Appropriate signs, barriers and guards are erected around traffic areas to identify and restrict access Provide a safe thoroughfare through, around or past trafficable areas Traffic control officials to wear high visibility vests or shirts	Control Officials Individual
21	Competition Specific Hazards	Vehicle rollover with personal injury	3/L	Scrutineering checks, basic safety equipment requirements met prior to competition. Belts, helmet, extinguisher as minimum	Clerk of Course Control Officials Individual
22		Vehicle rollover no personal injury	2/M	Scrutineering checks, basic safety equipment requirements met prior to competition. Belts, helmet, extinguisher as minimum	Clerk of Course Control Officials Individual
23		Vehicle fire	1/H	Scrutineering checks, extinguisher in every competition vehicle as minimum. Fire tender in attendance	Clerk of Course Control Officials Individual
24		Vehicle setting fire to bush	2/M	Scrutineering checks, extinguisher in every competition vehicle as minimum. Fire tender in attendance. No competition during extreme fire risk as per local regulation	Clerk of Course Control Officials Individual

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25		Vehicle hitting spectator	2/M	Designated spectator areas. Dedicated spectator marshalling officials with high visibility vests. ALL vehicles give way to pedestrians at ALL times. Strict walking pace speed limit in general and pits areas	Clerk of Course Control Officials Individual
26		Vehicle hitting official	2/M	All officials wear high visibility vests. ALL vehicles give way to pedestrians at ALL times. Strict walking pace speed limit in general and pits areas	Clerk of Course Control Officials Individual
27		Vehicle hitting tree	2/M	Track maintenance including tree pruning Driver development training days Basic safety competition requirements	Clerk of Course Control Officials Individual
28		Vehicle hitting another vehicle	2/M	Race control officials Only 1 competition vehicle permitted on test at any time	Clerk of Course Control Officials Individual

