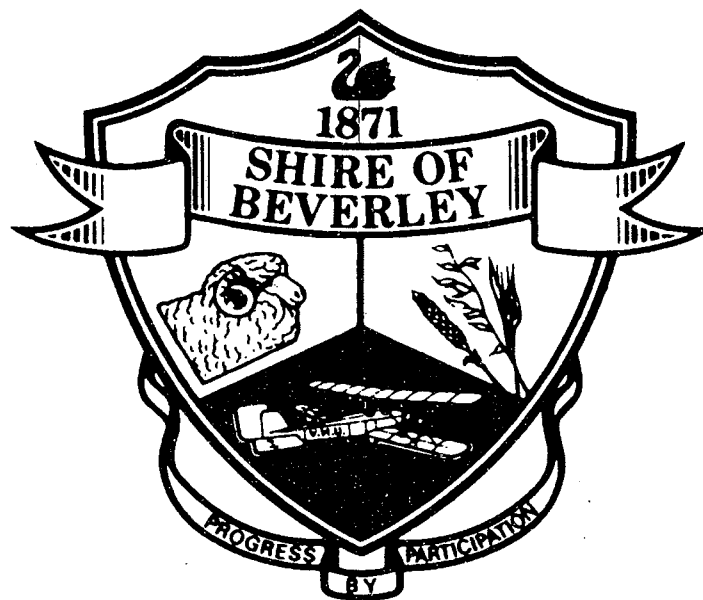


ORDINARY COUNCIL

MEETING

MINUTES



22 DECEMBER 2009

MINUTES - CONTENTS
22 DECEMBER 2009

ITEM NO	SUBJECT	PAGE
1	MEETING COMMENCEMENT	1
2	ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE	1
3	PUBLIC QUESTION TIME	1 - 2
3.1	Mr Bob Hutchinson: Development Application for Rat and Mouse Farm - 43 (Lot 9) Hunt Road, Beverley	1 - 2
3.2	Mr Bob Hutchinson: Fire Hazard around the Dale Bin	2
3.3	Mr Fred Bremner: Beverley Men's Shed	2
3.4	Mr Fred Bremner: Unnamed Road off Sheahan Road	2
4	CONDOLENCES: Il McLean	3
5	APPLICATIONS FOR LEAVE OF ABSENCE - Nil	3
6	CONFIRMATION OF MINUTES AND BUSINESS ARISING	3 - 4
6.1	Minutes of the Council Meeting held on Tuesday 24 November 2009	3
	Business Arising - Nil	
6.2	Minutes of the Plant and Works Committee Meeting held on Friday 11 December 2009	<i>Appendix 1</i>
	Business Arising - Nil	
6.3	Minutes of the Recreation Ground Committee Meeting held on Friday 11 December 2009	<i>Appendix 2</i>
	Business Arising - Nil	
6.4	Minutes of the Development Services Committee Meeting held on Friday 11 December 2009	<i>Appendix 3</i>
	Business Arising:	4
6.4.1	Beverley Caravan Park - Business Plan	
7	PRESIDENT AND COUNCILLOR REPORTS	5 - 8
7.1	PRESIDENT'S REPORT:	5 - 7
	Local Government Reform; Roads Programme; Wheatbelt Regional Grants Scheme; Cultural Centre Development; ThankYou	
7.2	COUNCILLOR REPORTS:	7 - 8
	Cr Gogol: Waste Treatment Seminar	
	Cr Alexander: Road/Rail Transport	
8	OFFICERS' REPORTS	
8.1.1	TOWN PLANNING ITEMS	9 - 13
8.1.1.1	Final Adoption - Outbuilding Policy	<i>Appendix 4</i>
8.1.2	INFORMATION BULLETIN REPORT - SHIRE PLANNER	14
8.2.1	HEALTH & BUILDING SERVICES ITEMS - Nil	14
8.2.2	INFORMATION BULLETIN REPORT - HEALTH & BUILDING SERVICES	14
8.2.2.1	General	
8.2.2.2	Building Licenses Issued	
8.3.1	PLANT, WORKS, RECREATION AND TOURISM ITEMS - Nil	15
8.3.2	INFORMATION BULLETIN REPORT - WORKS SUPERVISOR	15 - 18
8.3.2.1	GENERAL - PLANT AND WORKS	15 - 16
8.3.2.1.1	Parks and Gardens/Town Maintenance	
8.3.2.1.2	Wright Street House Grounds	
8.3.2.1.3	New Road Name (road off Sheahan Road)	
8.3.2.1.4	Road Inspection	
8.3.2.1.5	Road Counts	
8.3.2.1.6	Loader New JD 544K	
8.3.2.1.7	Grader 670B New Engine	
8.3.2.1.8	Tip Loader	
8.3.2.1.9	Plant Report	

MINUTES - CONTENTS
22 DECEMBER 2009

ITEM NO	SUBJECT	PAGE
8.3.2	INFORMATION BULLETIN REPORT - WORKS SUPERVISOR (Continued)	
8.3.2.2	CONSTRUCTION	17 - 18
8.3.2.2.1	Kokeby East Road Culvert Replacement	
8.3.2.2.2	Talbot West Road	
8.3.2.2.3	Dobaderry Road	
8.3.2.2.4	Westdale Road	
8.4.1	FINANCE ITEMS	19 - 23
8.4.1.1	Schedule of Accounts for the month of November 2009	<i>Appendix 5</i> 19
8.4.1.2	Financial Statement for the period ending 30 November 2009	19
8.4.1.3	Investment of Surplus Funds	20
8.4.1.4	Audit Report	<i>Appendix 6</i> 21
8.4.1.5	Lease Fees - Cropping Committee Reserves	<i>Appendix 7</i> 22 - 23
8.5.1	ADMINISTRATION ITEMS	24 - 29
8.5.1.1	Beverley Telecentre - Use of Old Pre School Building	24 - 25
8.5.1.2	Delegations	26 - 28
8.5.1.3	Disabled Parking	<i>Appendix 8</i> 29
8.5.2	INFORMATION BULLETIN REPORT - CHIEF EXECUTIVE OFFICER	30
9	INFORMATION BULLETIN REPORT - PARTS ONE AND TWO - GENERAL SECTION	30
10	TABLED CORRESPONDENCE	30 - 31
11	OTHER BUSINESS	31
11.1	Town Hall Frontage	31
12	CLOSURE	31

**MINUTES OF THE ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS ON TUESDAY 22 DECEMBER 2009**

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 C Egberts		South Ward
Cr BM Foster		West Ward
Cr CJ Pepper		West Ward
Cr JD Alexander		North Ward
Cr P Gogol		North Ward
Cr KM Murray		North Ward
Mr KL Byers	Chief Executive Officer	
Mr SP Gollan	Deputy Chief Executive Officer	
Mrs SC Collins	Senior Administration Officer	

Apologies

Cr MG Roberts	South Ward
---------------	------------

Leave of Absence

Nil.

At 10:05am Mr Peter Wright, Shire Planner, joined the meeting.

3. PUBLIC QUESTION TIME

3.1 Mr Bob Hutchinson

Development Application for Rat and Mouse Farm – 43 (Lot 9) Hunt Road, Beverley

Mr Hutchinson advised he had put in an objection to the above Application and had come into Council to express his concern in regard to the application for a proposed Rat and Mouse Farm to be carried on in the residential area in Hunt Road.

3. PUBLIC QUESTION TIME
Development Application for Rat and Mouse business in Hunt Road
(Continued)

The Shire President advised that Council has sought comments from those residents in the vicinity of the proposed development and the receiving of submissions close on 25 December 2009. From the submissions received a report will be produced for Council to consider the application.

3.2 Mr Bob Hutchinson

Fire Hazard around the Dale Bin

Mr Hutchinson also expressed concern in regard to the fire hazard of the area surrounding the Dale Bin and advised that the area used to be maintained, but this had not happened for a number of years and asked whether Council could attend to this hazard.

The Chief Executive Officer advised that he had raised the matter of hazard reduction burn to be undertaken in this area with the Department of Environment and Conservation.

3.3 Mr Fred Bremner

Beverley Men's Shed

Mr Bremner advised Council that they now have 55 financial members and that the power will soon be connected to the outside Shed and invited Council to call in to take a look at the progress made.

3.4 Mr Fred Bremner

Unnamed Road off Sheahan Road

Mr Bremner provided support for the suggested name of Rumble Road for the section of the unnamed road off Sheahan Road after the Rumble family who lived in this area for many years.

The Shire President, advised that this matter was on the Agenda and would be dealt with later in the meeting.

At 10:30am Mr Peter Wright, Shire Planner, left the meeting.

4. CONDOLENCES

McLEAN Ivy Isobel 25 November 2009

5. APPLICATIONS FOR LEAVE OF ABSENCE

Nil.

6. CONFIRMATION OF MINUTES AND BUSINESS ARISING

6.1 Minutes of the Council Meeting held in the Council Chambers on Tuesday 24 November 2009

COUNCIL RESOLUTION

**M1/1209 Moved Cr Foster Seconded Cr Murray
That the Minutes of the Ordinary Meeting of Council held in Council Chambers on Tuesday 24 November 2009, as printed, be confirmed.**

CARRIED 8-0

BUSINESS ARISING

Nil.

6.2 MINUTES OF THE PLANT AND WORKS COMMITTEE MEETING HELD IN THE COUNCIL CHAMBERS ON FRIDAY 11 DECEMBER 2009

Appendix 1

COUNCIL RESOLUTION

**M2/1209 Moved Cr Alexander Seconded Cr Gogol
That the Minutes of the Plant and Works Committee Meeting held in the Council Chambers on Friday 11 December 2009, as printed, be received and the recommendations endorsed.**

CARRIED 8-0

BUSINESS ARISING

Nil.

**6.3 MINUTES OF THE RECREATION GROUND COMMITTEE MEETING
HELD IN THE COUNCIL CHAMBERS ON FRIDAY 11 DECEMBER
2009**

Appendix 2

COUNCIL RESOLUTION

M3/1209 Moved Cr Foster Seconded Cr Alexander
That the Minutes of the Recreation Ground Committee Meeting held in the Council Chambers on Friday 11 December 2009, as printed, be received.

CARRIED 8-0

BUSINESS ARISING

Nil.

**6.4 MINUTES OF THE DEVELOPMENT SERVICES COMMITTEE
MEETING HELD IN THE COUNCIL CHAMBERS ON FRIDAY 11
DECEMBER 2009**

Appendix 3

COUNCIL RESOLUTION

M4/1209 Moved Cr Foster Seconded Cr Pepper
That the Minutes of the Development Services Committee Meeting held in the Council Chambers on Friday 11 December 2009, as printed, be received.

CARRIED 8-0

BUSINESS ARISING

6.4.1 Beverley Caravan Park – Business Plan

COUNCIL RESOLUTION

M5/1209 Moved Cr Murray Seconded Cr Gogol
That Council endorse the proposal for creating a Business Plan for the Beverley Caravan Park.

CARRIED 8-0

7. PRESIDENT AND COUNCILLOR REPORTS

7.1 PRESIDENT'S REPORTS

LOCAL GOVERNMENT REFORM

Councillors would have read Minister Castrillis' recent letter and ensuing circular regarding the interim analysis of the Local Government Reform Submissions, including his proposal to set up Regional Transition Groups which involve "no opt out" provisions.

At the Beverley structural reform meetings Council was given a strong indication that amalgamation was not supported, however the proposal to continue involvement with the SEAVROC group, working toward shared services and functions, with ensuing amalgamation 4 years later was supported by the majority present.

This proposal gave Council and the SEAVROC group time to work together for the best outcome for their communities, without the threat of amalgamation being a fate accomplished.

I do not believe the Ministers "no opt out" provision is conducive to the context of the Beverley submission as accepted by our community.

COUNCIL RESOLUTION

M6/1209

Moved Cr Alexander

Seconded Cr Gogol

That Council respond to Minister Castrillis' letter seeking clarification as to the participants of the regional transition group which includes the Shire of Beverley and advising that Council is totally opposed to any "no opt out" clause.

CARRIED 8-0

ROADS PROGRAMME

The Plant and Works Committee, in conjunction with the Works Supervisor are developing a 10 year road programme. Whilst road counters are used to provide historical and current road usage data from which developing trends can be identified, a survey of our ratepayer agricultural producers to identify type of freight, tonnage and best route options would assist with the strategic planning process. Current school bus routes, including numbers and ages of children, along with anticipated trends is also useful information.

7. PRESIDENT AND COUNCILLOR REPORTS

**7.1 PRESIDENT'S REPORTS
CULTURAL CENTRE DEVELOPMENT
(Continued)**

COUNCIL RESOLUTION

**M8/1209 Moved Cr Foster Seconded Cr Shaw
Council endorse the transfer of \$2,000.00 from the Art Committee
account to the Station Gallery account.
CARRIED 8-0**

THANKYOU

Thankyou to both staff and Councillors for your ongoing contribution to the provision of local government in our community, which since February has become increasingly time consuming and stressful. I wish everyone a restful break and look forward to a busy and productive 2010 as plans and projects develop in our Shire, and clearer guidelines evolve in relation to Local Government Structural Reform.

COUNCIL RESOLUTION

**M9/1209 Moved Cr Murray Seconded Cr Gogol
That the President's Report, be received.
CARRIED 8-0**

7.2 COUNCILLOR REPORTS

Cr Gogol

Waste Treatment Seminar

Cr Gogol gave a report on the Waste Treatment Seminar he had attended on Friday 4 December 2009.

Cr Alexander

Road/Rail Transport

The Shire President advised that she had asked Cr Alexander to follow up on the progress of the WA Grain Freight Network Review and to report back to Council. Cr Alexander provided an update to the meeting.

8. OFFICERS' REPORTS

8.1.1 TOWN PLANNING ITEMS

SUBMISSION TO:	December Council Meeting 22 December 2009
AGENDA ITEM:	8.1.1.1
REPORT DATE:	15 December 2009
SUBJECT:	FINAL ADOPTION – OUTBUILDING POLICY
FILE REFERENCE:	LUP 004
AUTHOR:	Shire Planner – Peter Wright

Appendix 4

BACKGROUND

At its 28 July 2009 meeting Council resolved to grant final adoption for a Town Planning Scheme Outbuilding Policy. Subsequent research revealed anomalies with the policy that negatively impacted on the policy's implementation. Therefore at its 25 August 2009 meeting to correct these anomalies Council resolved: -

- "A. *That Council, pursuant to Clause 7.6.2(a) adopt the draft Outbuildings Policy for advertising, after removing from Table 1 the design requirements for Farming zoned lots above 10 hectares in area.*
- B. *That upon completion of the advertising, in accordance with the scheme, that the matter be referred back to Council with any submissions received."*

Following advertising in compliance with Clause 7.6.2 of the Shire of Beverley's Town Planning Scheme No. 2 (TPS 2) the policy was presented to Council at its 27 October 2009 meeting to consider granting final adoption. At its October Meeting Council resolved: -

"That this matter be dealt with at the next meeting of Council."

The policy was then presented to Council at its 24 November Meeting and Council resolved: -

"That this matter be dealt with at the December meeting of Council."

The policy is again being presented to Council for final adoption.

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.1
FINAL ADOPTION – OUTBUILDING POLICY
(Continued)

COMMENT

There has been no response to the advertising of the policy. As the draft policy will correctly identified anomalies and better reflect Council's intentions in relation to the assessment of outbuilding development applications, it will be recommended Council grant final adoption.

Anomalies identified as requiring correction are: -

- Lack of design requirements for Farming zoned land 10ha and below. These lots exist as historical leftovers;
- No limit on the size of outbuildings that may be constructed on Farming zoned lots without Shire oversight;
- There is no minimum size of outbuilding requiring approval. Under the policy garden sheds of any size require approval; and
- The requirement for all outbuilding applications that do not comply with policy to be presented to Council with a recommendation for refusal.

Since the proposed outbuilding policy was initially presented to Council for final adoption Amendment 15 to the Shire of Beverley's Town Planning Scheme No. 2 (TPS 2) has been granted final adoption by Council and sent to the Minister for approval. Finalisation of Amendment 15 will remove the requirement for outbuildings that comply with Council's policy and the Rcodes to obtain Planning Approval.

The finalisation of Amendment 15 has raised two additional matters of concern.

The first matter of concern is that very large zincalume outbuildings will be able to be constructed 15 metres from a road boundary without any form of oversight. This may cause substantial disturbance to visual amenity, particularly on roads such as Great Southern Highway at the entrance to Beverley and other well travelled roads and tourist routes. A suggested solution is to continue the current provisions where Planning Approval is required for any outbuildings within a 75 metres of a road boundary and for such outbuildings to be Colorbond, masonry or similar approved material.

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.1
FINAL ADOPTION – OUTBUILDING POLICY
(Continued)

The second matter of concern is persons living in outbuildings and thereby using them as de-facto dwellings. Without the requirement for Planning Approval there is no control over such development. The Shire's only recourse would then be expensive monitoring and compliance action or abdicating responsibility which may be perceived in a negative manner by the community. A suggested solution is for the policy to contain the following clause: -

"In a Farming zone Planning Approval is required, where the applicant does not own, or is in the process of constructing a dwelling within the Shire of Beverley."

The above clause will preclude the requirement for Planning Approval for farmers within the Shire, whether the outbuilding is built on the same lot as their dwelling or not.

The above suggested changes will not prevent development that does not comply, but will provide some oversight where problems have been identified.

STATUTORY ENVIRONMENT

The policy is amended under Clause 7.6 of the Shire of Beverley's Town Planning Scheme No. 2.

COUNCIL RESOLUTION

M11/1209 Moved Cr Murray **Seconded Cr Egberts**
That Clause 7.5 of the Draft Outbuilding Policy reference to 9m² be altered to 15m².

CARRIED 8-0

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.1
FINAL ADOPTION – OUTBUILDING POLICY
(Continued)

COUNCIL RESOLUTION

M12/1209 Moved Cr Gogol Seconded Cr Pepper
That the following clause be added to Council’s Draft Outbuilding Policy: -

“No Planning Approval is required for outbuildings on a Farming zoned lot above 10 hectares in area, provided the only variation to the provisions of this policy and the Shire’s Town Planning Scheme, is the provision of ablution facilities in the proposed outbuilding and the applicant owns a dwelling within the Shire of Beverley.”

CARRIED 8-0

COUNCIL RESOLUTION

M13/1209 Moved Cr Gogol Seconded Cr Pepper
That the following clause be added to Council’s Draft Outbuilding Policy: -

“The construction of an outbuilding on vacant land within the Residential, Rural Residential and Rural Townsite zones will not be permitted without an application for the construction of a residence having been approved and construction having commenced.”

CARRIED 8-0

OFFICER’S RECOMMENDATION/COUNCIL RESOLUTION

M14/1209 Moved Cr Gogol Seconded Cr Pepper

1. That Council modify the draft Town Planning Scheme Outbuilding Policy by including the clause: -

“Planning Approval is required for all outbuildings located within 75 metres of a road boundary.”

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.1
FINAL ADOPTION – OUTBUILDING POLICY
(Continued)

2. That Council modify the draft Town Planning Scheme Outbuilding Policy by including the clause: -

“In a Farming zone Planning Approval is required, where the applicant does not own, or is in the process of constructing a dwelling within the Shire of Beverley.”

3. That Council modify the draft Town Planning Scheme Outbuilding Policy to include the following design requirement in Table 1 for Farming zoned lots above 10 hectares: -

“Outbuildings within 75 metres of a road boundary are to be constructed of Colorbond, masonry or similar approved material (excludes zincalume).”

4. That Council grant final adoption to the modified draft Town Planning Scheme Outbuilding Policy and instruct the Shire Planner to advertise the final adoption in compliance with Clause 7.6.2c) of the Shire of Beverley’s Town Planning Scheme No. 2.

CARRIED 8-0

At 2:59pm Cr Alexander left the Chambers.

8.1.2 INFORMATION BULLETIN REPORT – SHIRE PLANNER

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

COUNCIL RESOLUTION

M15/1209 Moved Cr Gogol **Seconded Cr Pepper**
That the Shire Planner’s Information Bulletin Report, be received.
CARRIED 7-0

At 3pm 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 BUILDING LICENSES ISSUED

Building licenses issued up to 20 November 2009: -

Lic No: 36 09/ 10
No: 76 Vincent St,
Beverley
Building: Patio & Deck
Value: \$7,700

COUNCIL RESOLUTION

M16/1209 Moved Cr Foster **Seconded Cr Gogol**
That the Health & Building Services Information Bulletin Report,
be received.
CARRIED 7-0

At 3:01pm Cr Alexander returned to the Chambers.

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

8.3.2.1.4 Road Inspection

A road inspection will be carried out in the bus on 29 January 2010. If there are any roads or areas you wish to look at please let me know by Wednesday 27 January.

8.3.2.1.5 Road Counts

The road counters are continuously shifted around the Shire roads recording traffic data, this is used for Submissions to gain road funding. If there are other locations you would like road counts for please let me know.

8.3.2.1.6 Loader New JD 544K

The new Loader is to be delivered tomorrow 23 December 2009.

8.3.2.1.7 Grader 670B New Engine

The Works Supervisor reported that Mr Morrell had advised that the work will be finished early in the new year.

8.3.2.1.8 Tip Loader

Still waiting on report from Onsite Repairs to determine what action is to be taken relating to the tip Loader. Tests are to be carried out on the transmission pressure and the water leaking from the head.

The Works Supervisor reported that Mr Morrell had advised him that there appears to be no major works, but a lot of little issues, these minor issues have been listed on a check list and it is still to be worked out as to what works in-house staff will attend to and what Onsite Repairs will attend to.

8.3.2.1.9 Plant Report

A Plant Report was provided under separate cover.

8.3.2 INFORMATION BULLETIN REPORT – WORKS SUPERVISOR (Continued)

8.3.2.2 CONSTRUCTION

8.3.2.2.1 Kokeby East Road Culvert Replacement

The headwalls have been completed and the backfill and compaction is underway. The bulk of the rocks for the stone pitching are due to be delivered on 17 December.

8.3.2.2.2 Talbot West Road

Work has been completed on the Black Spot Funding project. There is a patch that appears to be failing where too much water was added at one of the joins while the mixing was undertaken. This will require patching and monitoring, and if required to be replaced with stabilised gravel prior the final seal.

A section of Talbot West Road that was constructed last year has also failed due to underground water. This has been patched and will require further testing to determine what action is to be taken.

8.3.2.2.3 Dobaderry Road

Works is underway carting gravel to form the 600 metre section north of the existing seal. It was anticipated that this would be sealed before Christmas, however due to unforeseen circumstances it is unlikely to happen until the New Year.

8.3.2.2.4 Westdale Road

Culvert extensions are being carried out in preparation for the widening of the existing seal.

As discussed at the Plant and Works Committee meeting on 11 December 2009, to help with our sealing programme we will have to use contractors as well as our staff to improve our efficiency.

I am currently obtaining quotes for contractors to work in conjunction with our works crew. We require extra assistance and skills in the final preparation before sealing. I will have an accurate cost for this extra work by the Council meeting on 22 December.

The Works Supervisor reported that the quotes have come in but have still to be gone through.

**8.3.2 INFORMATION BULLETIN REPORT – WORKS SUPERVISOR
ITEM 8.3.2.2
CONSTRUCTION
(Continued)**

RESOLVED Council hold a Plant and Works Committee meeting on Wednesday 23 December 2009 commencing at 8:30am.

COUNCIL RESOLUTION

**M18/1209 Moved Cr Alexander Seconded Cr Gogol
That the Plant and Works Committee be authorised to allocate up to \$90,000.00 to engage contractors to undertake road works on Westdale Road.**

CARRIED 8-0

COUNCIL RESOLUTION

**M19/1209 Moved Cr Egberts Seconded Cr Gogol
That Council authorise the contractor who is engaged to undertake the road works on the Westdale Road to use his employees to operate Council's machinery.**

CARRIED 8-0

COUNCIL RESOLUTION

**M20/1209 Moved Cr Gogol Seconded Cr Pepper
That the Works Supervisor's Information Bulletin Report, be received.**

CARRIED 8-0

At 3:45pm Mr Steve Vincent, Works Supervisor, left the meeting.

8.4.1 FINANCE ITEMS

SUBMISSION TO:	December Council Meeting 22 December 2009
AGENDA ITEM:	8.4.1.3
REPORT DATE:	9 November 2009
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 November 2009 with the ANZ Bank.

▪ Office Equipment Reserve	\$ 22,728.00
▪ Annual Leave Reserve	\$ 112,997.00
▪ Building Reserve	\$ 985,299.00
▪ Plant Reserve	\$ 423,955.00
▪ Recreation Ground Reserve	\$ 265,262.00
▪ Bush Fire Fighters Reserve	\$ 87,295.00
▪ Avon River Development Reserve	\$ 17,618.00
▪ Community Bus Reserve	\$ 21,859.00
▪ Cropping Committee Reserve	\$ 112,900.00
▪ Road Construction Reserve	\$ 190,091.00
▪ Municipal Fund	\$ 300,000.00
▪ Municipal Fund	\$ 500,000.00
▪ Municipal Fund	\$ 500,000.00

The Investment terms are as follows:

Certificate#	Term	Interest Rate	Amount	Expires
9669-41335	91 Days	4.35%	\$ 985,299.00	29/01/2010
9669-40287	91 Days	4.35%	\$ 423,955.00	29/01/2010
9669-41167	4 Months	4.40%	\$ 378,259.00	31/01/2010
9669-41538	4 Months	4.75%	\$ 452,491.00	30/03/2010
9669-37985	4 Months	4.40%	\$ 300,000.00	31/01/2010
ANZ Bank	2 Months	4.30%	\$ 500,000.00	09/01/2010
ANZ Bank	3 Months	4.50%	\$ 500,000.00	09/02/2010

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M23/1209 **Moved Cr Pepper** **Seconded Cr Foster**
That the Investment Report for the month of November 2009, be received.

CARRIED 8-0

At 4:09pm Cr Ridgway declared an interest in the item 8.4.1.5, as she is a current lessee of Cropping Committee lands. Cr Ridgway vacated the Chair and Cr Shaw took the Chair. Council agreed it was not necessary for Cr Ridgway to leave the Chambers.

8.4.1 FINANCE ITEMS

SUBMISSION TO:	December Council Meeting 22 December 2009
AGENDA ITEM:	8.4.1.5
REPORT DATE:	9 December 2009
SUBJECT:	LEASE FEES – CROPPING COMMITTEE RESERVES
FILE REFERENCE:	CP 017, KOK1 38798, BET1 25266, FOR 2633
AUTHOR:	Deputy Chief Executive Officer – Stephen Gollan

Appendix 7

BACKGROUND

Council leases three locations from the State Government. These being Lot 27959 (Bethany Farm), Lot 28804 (Mt Kokeby) and Lot 3001 (Old Aerodrome). These are subsequently leased to a third party with lease payments being transferred to the Cropping Committee Reserve.

COMMENT

Correspondence has been received from the Department of Regional Development and Lands advising that a rent review has been completed by Landgate's Valuation Services.

This has seen an increase in the lease payments.

These payments will come into force from 1 January 2010 for Lot 27959 and 28804 with Lot 3001 from 1 February 2010.

I have listed below a summary of lease payments made on these reserves over the last three years: -

	<i>Lot 27959 (Bethany Farm)</i>	
	<i>Lease H701566</i>	
• 2010	\$8,000.00	New Fee
• 2009	\$7,500.00	
• 2008	\$7,500.00	
• 2007	\$6,000.00	

Council currently receives \$4,090.00 from this lease, which expires on 31 March 2011.

At 4:24pm Cr Ridgway declared an impartiality interest in Item 8.5.1.1, as she is Council's representative on the Beverley Community Resource and Telecentre.

8.5.1 ADMINISTRATION ITEMS

SUBMISSION TO:	December Council Meeting 22 December 2009
AGENDA ITEM:	8.5.1.1
REPORT DATE:	15 December 2009
SUBJECT:	BEVERLEY TELECENTRE – USE OF OLD PRE SCHOOL BUILDING
FILE REFERENCE:	CS 003
AUTHOR:	Chief Executive Officer – Keith Byers

BACKGROUND

The Beverley Community Resource and Telecentre Inc. have advised that their lease of the Crana building in Vincent Street will not be renewed past July 2010. As such they are seeking a new venue from which to operate.

The Resource and Telecentre Committee has a long term vision whereby it might be located in a community resource centre, undertaking numerous tasks, including their current operation along with the Town Library and Tourist Centre. Unfortunately a building of this nature will not happen immediately and the Committee has requested that Council consider making the Old Pre School building available to them.

COMMENT

I am unsure that Council can give a definitive answer to the Telecentre Committee at this stage. Consideration needs to be given as to how the many Council owned buildings are utilised.

The Old Pre School building is currently occupied by the "Op Shop" and Playgroup, who both utilise the facility one day per week. Although it could be legitimately argued that this is not a good use of resources, each provides a benefit to the district. I would recommend that should Council approve of the Telecentre's request, a solution be found for the Op Shop and Playgroup which is amicable to all parties.

8.5.1 ADMINISTRATION ITEMS
ITEM 8.5.1.1
BEVERLEY TELECENTRE – USE OF OLD PRE SCHOOL
(Continued)

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M26/1209 Moved Cr Alexander **Seconded Cr Foster**
That prior to making a decision in relation to the Beverley Resource and Telecentre's request to relocate to the Old Pre School building, an audit of the current occupancy of Council facilities be undertaken with a view to rationalising their utilisation and that a full report be prepared for the January meeting of Council.

CARRIED 7-0

RESOLVED that Councillors hold a meeting to discuss this matter on Friday 8 January 2010, commencing at 1pm.

RESOLVED that a meeting be held early January with 2 representatives from each of the following groups to discuss the proposed re-arrangement of location:

Telecentre;
Op Shop;
Pre School;
Naturalist Club;
Toy Library.

At 5pm Cr Ridgway resumed the Chair.

8.5.1 ADMINISTRATION ITEMS
ITEM 8.5.1.2
DELEGATIONS
(Continued)

- Recommend extra mass permits for vehicles in line with Council Policy.
- Approve staff use of plant.
- Approve private works.
- Approve applications for payment of rates by arrangement.
- Issuing of Council purchase orders.
- Destroy old accounting books and records in accordance with legislative requirements.
- Issue permits for the sale and consumption of liquor on Council property.
- Act and serve orders relating to hygiene, noise abatement, repair of dwellings and the declaration of buildings being deemed unfit for human habitation in accordance with the Health Act.
- Issue infringement notices relating to Bush Fire Act, Litter Act and Dog Act.
- Undertake legal action necessary to recover unpaid infringement notices, rates and debtors accounts.
- Install firebreaks on private property where the owner has failed to comply with requirements under the Bush Fire Act.
- Permit variations to firebreak order upon request from landowners.
- Sign strata titles in accordance with the Strata Titles Act.
- Issue permits for street stalls.
- Speak on behalf of and represent the views of the Council of the Shire of Beverley to the media and other third parties as appropriate.
- Represent Council in the Court of Competent Jurisdiction for breaches of the Australian Building Codes, Health Act, Local Government Act, Bush Fires Act, Litter Act and Dog Act.
- Attend to all matters, which relate to the Town Planning Function of the Shire of Beverley and to sign all correspondence, planning consents and clearances, which relate to the same.
- To make payments for the Municipal Fund and the Trust Fund with the requirement either of the Deputy Chief Executive Officer or a Councillor counter signing the cheques.
- Transfer surplus funds, not required by the shire for immediate use, to a term deposit.

8.5.1 ADMINISTRATION ITEMS
ITEM 8.5.1.2
DELEGATIONS
(Continued)

- Authority and power to consider applications received for financial assistance and make recommendations to Council.
- Issue notices under Section 3.25 of the Local Government Act 1995 with all notices issued being referred to Council at the ensuing meeting for endorsement.
- Approve the write off of any balances under \$50.00, either debit or credit.

CARRIED 8-0

At 5:12pm Cr Murray left the meeting.

8.5.2 INFORMATION BULLETIN REPORT – CHIEF EXECUTIVE OFFICER

The Chief Executive Officer had provided an Information Bulletin Report under separate cover.

COUNCIL RESOLUTION

M29/1209 Moved Cr Alexander **Seconded Cr Pepper**
That the Chief Executive Officer’s Information Bulletin Report, be received.

CARRIED 7-0

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

The December Information Bulletin was provided under separate cover.

COUNCIL RESOLUTION

M30/1209 Moved Cr Alexander **Seconded Cr Pepper**
That the December Information Bulletin, be received.

CARRIED 7-0

10. TABLED CORRESPONDENCE

- MAIN ROADS WA
 - 2009 Annual Report
 - Drink Driving Community Education 2009/10
- NATIONAL TRANSPORT COMMISSION
 - 2008/2009 Annual Report
- WA COUNTRY HEALTH SERVICE
 - Revitalising WA Country Health Service 2009 - 2012
- COFFEY ENVIRONMENTS PTY LTD
 - Climate Change Services and the WALGA Panel
- EQUAL OPPORTUNITIES COMMISSION
 - October 2009 Newsletter
- WALGA
 - Training & Development
- AUSTRALIAN INSTITUTE OF MANAGEMENT
 - Learning and Development Open Programs 2010
- LGMA
 - Statewide – Spring 2009
- WESTERN AUSTRALIAN POLICE
 - Annual Report 2009

**10. TABLED CORRESPONDENCE
(Continued)**

- POLICE AND COMMUNITY YOUTH CENTRES
 - Annual Report 2009
- SHIRE OF YORK
 - Gene Technology Forum held at UWA on 12 October 2009
- WATER CORPORATION
 - Towards Climate Resilience – October 2009
- WHEATBELT NATURAL RESOURCE MANAGEMENT
 - Bi-monthly Newsletter – August/September 2009
- DEPARTMENT OF PLANNING
 - Organisational Structure and Strategic Plan 2009-2014

11. OTHER BUSINESS

11.1 TOWN HALL FRONTAGE

The Deputy Chief Executive Officer tabled a copy of a suggested design for the area in front of the Town Hall.

RESOLVED that the Development Services Committee hold a meeting on 8 January 2010, commencing at 9am.

12. CLOSURE

There being no further business the meeting closed at 5:37pm.

I hereby certify these Minutes as being confirmed in accordance with Section 5.26 of the Local Government Act 1995.

Presiding Member

Date

APPENDIX LIST

22 DECEMBER 2009

		Commencement Page of Appendix Item
Appendix 1	Item 6.2 – Minutes of the Plant and Works Committee Meeting held on Friday 11 December 2009	1
Appendix 2	Item 6.3 – Minutes of the Recreation Ground Committee Meeting held on Friday 11 December 2009	5
Appendix 3	Item 6.4 – Minutes of the Development Services Committee Meeting held on Friday 11 December 2009	7
Appendix 4	Item 8.1.1.1 – Final Adoption - Outbuilding Policy	13
Appendix 5	Item 8.4.1.1 – Schedule of Accounts for the month of November 2009	21
Appendix 6	Item 8.4.1.4 – Audit Report	27
Appendix 7	Item 8.4.1.5 – Lease Fees - Cropping Committee Reserves	29
Appendix 8	Item 8.5.1.3 – Disabled Parking	33

**MINUTES OF THE PLANT & WORKS COMMITTEE MEETING HELD IN THE
COUNCIL CHAMBERS ON FRIDAY 11 DECEMBER 2009
COMMENCING AT 8:30AM**

1. ATTENDANCE AND APOLOGIES

Attendance

Cr JD Alexander	Chairman
Cr DJ Ridgway	President
Cr LC Shaw	Deputy President
Cr P Gogol	
Cr KM Murray	
Cr CJ Pepper	
Mr KL Byers	Chief Executive Officer
Mr SP Vincent	Works Supervisor
Mrs SC Collins	Minute Taker

Apologies

Nil.

2. ELECTION OF CHAIRMAN

Moved Cr Alexander *Seconded Cr Shaw*
That Cr Alexander be nominated for the position of Chairman and as there were no further nominations, Cr Alexander was elected as Chairman of the Plant & Works Committee for the ensuing 2 years.

CARRIED

6.0

3. CONFIRMATION OF MINUTES

Moved Cr Gogol *Seconded Cr Shaw*
That the Minutes of the Meeting of the Plant and Works Committee, held on Wednesday 30th September 2009, as printed, be confirmed.

CARRIED

6.0

4. BUSINESS ARISING

Tender for Replacement of Front End Loader

The Works Supervisor advised that the John Deere 544K Front End Loader purchased from Hitachi should arrive in about a week's time.

5. GENERAL BUSINESS

10 Year Road Works Program

The Works Supervisor distributed an updated draft program detailing sections of roads that at this stage it is considered will require attention over the next ten years.

The Committee considered the draft program, and it was decided to formalise the program after the annual road inspection, for consideration by Council early in 2010.

Staff (Temporary Replacements)

Refer Item 8.3.2.2.12 of 24 November 2009 Council Meeting.

The meeting discussed the matter of a backlog of works, due to various situation, which have caused a shortfall in staff to carry out the works program, and in particular finalising the Talbot West Road for which we are receiving some Black Spot funding.

The Works Supervisor reported that the temporary positions had been advertised with the closing date for applications being Wednesday 9 December 2009 and that there were about 6 applications, but he had not had the time to consider these yet.

Moved Cr Gogol

Seconded Cr Shaw

That the Works Supervisor prepare costings for Council to consider employing a Contracting team to carry out construction works, and a report be prepared for the next meeting of Council.

CARRIED

6.0

Next Plant & Works Committee Meeting

The Committee agreed to hold the next Plant & Works Committee Meeting on Wednesday 23 December 2010.

Annual Road Inspection

It was resolved that Council carry out the annual road inspection on Friday 29 January 2010.

It was agreed that Councillors provide a list of the roads they consider ought to be inspected at the time of the annual road inspection for consideration as to prioritisation on the 10 year road works program and to hold a further Plant & Works Committee Meeting on Wednesday 3 February 2010.

Gravel (Procurement)

(Refer Motion M19/1109 of Council's 24 November 2009 Council Meeting (Page 31).

Councillors enquired in regard to whether suitable gravel for the Shire's requirements had been found.

The Chief Executive Officer advised that there was no further information in this regard.

6. CLOSURE

There being no further business the Chairman declared the meeting closed at 9:58am.

**MINUTES OF THE RECREATION GROUND COMMITTEE MEETING
HELD IN THE COUNCIL CHAMBERS ON FRIDAY 11 DECEMBER 2009
COMMENDING AT 10:45AM**

1. ATTENDANCE AND APOLOGIES

Attendance

Cr JD Alexander

Cr DJ Ridgway

(Acting Chairperson)

Cr BM Foster

Cr KM Murray

Cr LC Shaw

Mr KL Byers

(Chief Executive Officer)

Mr SP Gollan

(Deputy Chief Executive Officer)

Apologies

Nil.

Observers

Cr P Gogol

Cr CJ Pepper

Guest

Mr RP Hooper

(CEO - Shire of York)

3. RECREATION CONCEPT PLAN

Mr Ray Hooper addressed the meeting in regard to the Shire of York's experiences in the processes they used in facilitating the construction of their new Recreation Ground Precinct.

4. CLOSURE

There being no further business the Chairman declared the meeting closed at 12.40 pm.

Shire of Beverley Caravan Park

Strategic Planning.

A proposal for creating a business plan.

The Purpose

The Council owns and operates a Caravan Park within the central townsite and proposes to develop a business plan as the key to delivering a strategic project to progressively improve, upgrade, and expand the Caravan Park. The preparation of a Business Plan will also assist to have the project elevated to regional status, and to attract external funding to assist with the project stages.

The Council has a heightened interest and awareness in a planned approach to decision making and providing good Government to the district. The Council is also devoting much attention to addressing the social and economic challenges which confront all rural Local Governments.

This project is directly linked to tourism, regionalism and sustainability. A quality facility will enable the Shire of Beverley to promote the many appealing district features and events and capture good share of market. The idea has been on the Council agenda for some time. It is one aspect of a Shire wide Strategic Plan which will assist with the growth and prosperity of the district and region.

The background.

The Caravan Park was established well before the adoption of the first Town Planning Scheme and is currently confined to a limited area of land at the rear of the Council office and chambers. The land on which the park is located is zoned residential R10. Adjoining land

which is available and identified for future development has is zoned Community Purpose. As the definition of Community Purpose is not prescribed, it is most likely open to Council to proceed with development although it is advisable to deal with this matter and other land or Planning issues as a part of project development. Some of the land serves as a main Shire drain and is under review for environmental management and landscaping. This land is currently listed as being in private ownership. This issue will be also be examined as part of the review.

The Councils Strategic Plan 2002-2005 also identifies and lists the Caravan Park as an endorsed project for review and attention. The project is currently subject to active discussion and consideration by Council. Limited site improvements and works have been undertaken in recent times.

Some generalised plans have been prepared for the current park area and some historic concepts are available to assist with the process. However, preparation of an overall development plan and a business plan has become an important part of the process. This step will facilitate an orderly, planned and integrated approach, which will attract Government and community support.

The objectives

- improve caravan park visitor appeal and increase usage
- establish a quality campsite and attract campers
- provide a 'user friendly" site for "fifth wheelers"
- Examine the cost and benefit of a Caretakers cottage.
- examine the cost and benefit of short stay, on site accommodation units
- examine the scope and demand for providing Park Homes

- integrate the development with surrounding land, and enhance nearby development and attractions
- improve and enhance the main entry statements signage and vehicle and pedestrian access ways
- Examine speed devices for the main access road
- Examine the current agreement for road access to a local business by permission of Council
- provide a modern park ablutions building and other Park facilities such as a campers kitchen, outdoor areas and children's games area
- address asset preservation for existing facilities and strategies for proposed facilities.
- examine relocating the Council depot to facilitate future Park development, and other town centre facilities and enhancements
- take account of the Caravan Park and Camping regulations and other applicable legislation.
- review the mixed land zonings, and consider the Council Town Planning considerations
- Review and rationalise existing (and various) lots sizes and boundaries
- promote the project as a regional development initiative for funding and regional support
- meet with the ACC and explore state, federal and other external funding sources
- Examine an integrated outline development plan for all land and development in the wider study area
- list a recurring budget allocation to support applications for external funding and to fund agreed stages of development

Methodology.

This document is designed as a project brief to be endorsed by the Council, as a plan for the staged development for the Caravan Park, and for the wider land area. It is aimed at producing a time frame for the caravan park development, adoption of an action plan by the Council, and a budget to progress the agreed stages of the project.

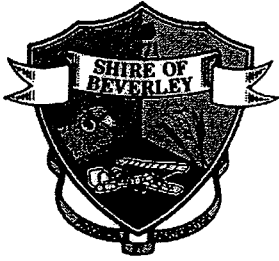
The steps include

- Discussion with the CEO
- A Project Officer/facilitator
- Informal discussion with Councillors
- A visit to selected country Caravan Parks, including Goomalling York, Toodyay and possibly Northam
- Discussions and consultation with a committee of the Council
- Finalise the brief and refer the final version to Committee
- Refer the brief to Council for adoption.
- Regular and structured meetings with progress reports to Council.
- Invite input obtain support from relevant professional officers, and appoint external assistance as required.
- Preparation of a business plan supported with designs and costing for decision making, budgeting, grants and determining time frames.
- Meeting with Members of Parliament to market the proposal and seek funding.
- Listing the project with SEAVROC for endorsement and support as a Regional initiative.
-

David Vaughan

Special Projects Officer.

June 28th 2009.



Shire of Beverley

OUTBUILDINGS POLICY

PURPOSE

To provide a guide for the assessment and determination of applications for Planning Approval for outbuildings (sheds/garages) in the Residential, Rural Townsite, Rural Residential and Farming zones.

1.0 AUTHORITY TO PREPARE AND ADOPT A PLANNING POLICY

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

This policy supersedes Town Planning Scheme Policy No.8 – Outbuildings, which is hereby rescinded.

2.0 BACKGROUND

Under the Shire of Beverley's Town Planning Scheme No. 2 Planning Approval is required for a shed (outbuilding) in all zones.

The Shire's Town Planning Scheme has no criteria under which an application for an outbuilding is to be determined. As such, this policy is required to give certainty as to what the Council shall approve.

3.0 DETERMINATION

Council's Town Planning Scheme No.2 requires Council give its discretionary consent to sheds on all zoned land within the Shire. All applications for the construction of sheds and other outbuildings will be assessed against this policy prior to a decision being made under the provisions of the Scheme.

In determining the application, Council may:

- Approve the application with or without conditions; or
- Refuse the application.

Notwithstanding that Planning Consent may be granted by Council, a Building Licence is required to be sought and issued by Council's Building Surveyor prior to construction commencing.

4.0 INFORMATION TO BE SUPPLIED WITH APPLICATION

Application for the construction of an outbuilding under this policy is to be made by completion of an Application for Planning Consent form, signed by the owner(s) of the land. To enable timely determination of the application, the following information shall be provided:

- Purpose of the outbuilding, such as private workshop, storage shed, etc.
- Area of outbuilding in square metres;
- Height of outbuilding from natural ground level to the top of the wall, or bottom of eave, as appropriate;
- Height of roof ridge (or highest point of the roof) from natural ground level;
- Details on the cladding material to be used for roof and walls, including colour;
- A scaled site plan of the property showing distance of the proposed outbuilding from property boundaries, existing structures and effluent disposal systems;
- A sketch elevation of the front and sides of the outbuilding, showing height of the wall and roof ridge from natural ground level;
- Details of any trees to be removed to allow construction of the outbuilding; and
- Any other information Council may reasonably require to enable the application to be determined.

5.0 APPLICATION OF THE POLICY

This policy applies to all land situated within the following zones as designated under the Town Planning Scheme:

- Residential;
- Rural Residential;
- Rural Townsite; and
- Farming.

This policy does not relate to land zoned 'Town Centre' or 'Industrial', where all applications for structures incidental to a commercial or industrial use will be considered at an Ordinary Meeting of Council.

6.0 OBJECTIVES OF THE POLICY

The primary objectives are to:

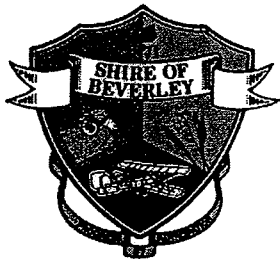
1. Provide certainty for landowners of the building requirements within the Shire by ensuring that all development issues are considered when applying for Planning Approval and that the Rural Nature of the Shire is maintained;
2. To limit the impact of outbuildings by specifying such things as maximum areas and height, location, material colour, landscaping and the like;
3. To adequately screen large buildings so as to not destroy the rural ambience and setting, to achieve and maintain a high level of rural amenity;
4. To allow sufficient scope for the siting of buildings sympathetic with landscape features, distant from neighbouring properties and important roads; and
5. To ensure outbuildings are not used as de-facto dwellings.

7.0 POLICY

- 7.1 Outbuildings that comply with all of the criteria corresponding to the relevant zone in Table 1 of this Policy may be approved subject to compliance with other relevant clauses of this Policy, as set out below.
- 7.2 Outbuildings that do not comply with all of the criteria corresponding to the relevant zone in Table 1 of this Policy will be referred to Council with a recommendation of refusal.
- 7.3 Ablution facilities within outbuildings shall not be approved unless the outbuilding is associated with an existing or substantially commenced dwelling to reduce any occurrence of the outbuilding becoming a de-facto house. If the outbuilding is used in association with a commercial business, ablution facilities maybe permitted.
- 7.4 Setbacks to lot boundaries shall be in accordance with the Shire of Beverley Town Planning Scheme No.2 and the Residential Design Codes, where applicable.

Table 1

CRITERIA						
Zone	Maximum Total area of outbuildings on the lot (m ²)	Maximum individual area of proposed outbuilding (m ²)	Maximum Wall height (m)	Maximum Roof height (m)	Design / Location	
Residential and above	75	75	3.0	4.0	Where the outbuilding: (a) Is not a sea container; (b) Is not closer to the primary street alignment than 50% of the required setback for the relevant density coding specified in Table 1 of the R-Codes; (c) Walls and roofs are constructed of Colorbond, masonry or the like (excludes zincalume); and (d) Is not constructed prior to the commencement of construction of a residence.	
Residential below R10	100	75	3.0	4.0		
Rural Residential & Rural Townsite	200	150	3.0	4.0	Where the outbuilding: (a) Is not a sea container; (b) Walls and roofs are constructed of Colorbond, masonry or the like (excludes zincalume); and (c) Is not constructed prior to the commencement of construction of a residence	
Farming	NA	NA	8	9	Where the outbuilding is closer than 75 metres to a road boundary walls and roofs are constructed of Colorbond, masonry or the like (excludes zincalume)	



Shire of Beverley

ADVERTISED DRAFT OUTBUILDINGS POLICY

PURPOSE

To provide a guide for the assessment and determination of applications for Planning Approval for outbuildings (sheds/garages) in the Residential, Rural Townsite, Rural Residential and Farming zones.

1.0 AUTHORITY TO PREPARE AND ADOPT A PLANNING POLICY

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

This policy supersedes Council's previous Outbuildings Policy, which is hereby rescinded.

2.0 BACKGROUND

Under the Shire of Beverley's Town Planning Scheme No. 2 Planning Approval is required for a shed (outbuilding) in all zones.

The Shire's Town Planning Scheme has no criteria under which an application for an outbuilding is to be determined. As such, this policy is required to give certainty as to what the Council shall approve.

3.0 DETERMINATION

Council's Town Planning Scheme No.2 requires Council give its discretionary consent to sheds on all zoned land within the Shire. All applications for the construction of sheds and other outbuildings will be assessed against this policy prior to a decision being made under the provisions of the Scheme.

In determining the application, Council may:

- Approve the application with or without conditions; or
- Refuse the application.

Notwithstanding that Planning Consent may be granted by Council, a Building Licence is required to be sought and issued by Council's Building Surveyor prior to construction commencing.

4.0 INFORMATION TO BE SUPPLIED WITH APPLICATION

Application for the construction of an outbuilding under this policy is to be made by completion of an Application for Planning Consent form, signed by the owner(s) of the land. To enable timely determination of the application, the following information shall be provided:

- Purpose of the outbuilding, such as private workshop, storage shed, etc.
- Area of outbuilding in square metres;
- Height of outbuilding from natural ground level to the top of the wall, or bottom of eave, as appropriate;
- Height of roof ridge (or highest point of the roof) from natural ground level;
- Details on the cladding material to be used for roof and walls, including colour;
- A scaled site plan of the property showing distance of the proposed outbuilding from property boundaries, existing structures and effluent disposal systems;
- A sketch elevation of the front and sides of the outbuilding, showing height of the wall and roof ridge from natural ground level;
- Details of any trees to be removed to allow construction of the outbuilding; and
- Any other information Council may reasonably require to enable the application to be determined.

5.0 APPLICATION OF THE POLICY

This policy applies to all land situated within the following zones as designated under the Town Planning Scheme:

- Residential;
- Rural Residential;
- Rural Townsite; and
- Farming.

This policy does not relate to land zoned 'Town Centre' or 'Industrial', where all applications for structures incidental to a commercial or industrial use will be considered at an Ordinary Meeting of Council.

6.0 OBJECTIVES OF THE POLICY

The primary objectives are to:

1. Provide certainty for landowners of the building requirements within the Shire by ensuring that all development issues are considered when applying for Planning Approval and that the Rural Nature of the Shire is maintained;
2. To limit the impact of outbuildings by specifying such things as maximum areas and height, location, material colour, landscaping and the like;
3. To adequately screen large buildings so as to not destroy the rural ambience and setting, to achieve and maintain a high level of rural amenity;
4. To allow sufficient scope for the siting of buildings sympathetic with landscape features, distant from neighbouring properties and important roads; and
5. To ensure outbuildings are not used as de-facto dwellings.

7.0 POLICY

- 7.1 Outbuildings that comply with all of the criteria corresponding to the relevant zone in Table 1 of this Policy may be approved subject to compliance with other relevant clauses of this Policy, as set out below.
- 7.2 Outbuildings that do not comply with all of the criteria corresponding to the relevant zone in Table 1 of this Policy will be referred to Council.
- 7.3 Ablution facilities within outbuildings shall not be approved unless the outbuilding is associated with an existing or substantially commenced dwelling to reduce any occurrence of the outbuilding becoming a de-facto house. If the outbuilding is used in association with a commercial business, ablution facilities maybe permitted.
- 7.4 Setbacks to lot boundaries shall be in accordance with the Shire of Beverley Town Planning Scheme No.2 and the Residential Design Codes, where applicable.
- 7.5 Under this policy "Sheds" are defined as outbuildings with a floor area greater than 9m². Outbuildings with a floor area of 9m² or less do not require Planning Approval.

Table 1

CRITERIA						
Zone	Maximum Total area of all outbuildings on the lot (m ²)	Maximum individual area of proposed outbuilding (m ²)	Maximum Wall height (m)	Maximum Roof height (m)	Design / Location	
Residential R10 and above	75	75	3.0	4.0	Where the outbuilding: (a) Is not a sea container; (b) Is not closer to the primary street alignment than 50% of the required setback for the relevant density coding specified in Table 1 of the R-Codes; (c) Walls and roofs are constructed of Colorbond, masonry or the like (excludes zincalume); and (d) Is not constructed prior to the commencement of construction of a residence.	
Residential below R10	100	75	3.0	4.0		
Rural Residential & Rural Townsite	200	150	3.0	4.0	Where the outbuilding: (a) Is not a sea container; (b) Walls and roofs are constructed of Colorbond, masonry or the like (excludes zincalume); and (c) Is not constructed prior to the commencement of construction of a residence	
Farming below 1 hectare	100	75	3.0	4.0	Where the outbuilding: (a) Is not a sea container; (b) Walls and roofs are constructed of Colorbond, masonry or the like (excludes zincalume); and (c) Is not constructed prior to the commencement of construction of a residence.	
Farming between 1 – 10 hectares	200	150	3.0	4.0	Where the outbuilding: (a) Is not a sea container; (b) Walls and roofs are constructed of Colorbond, masonry or the like (excludes zincalume); and (c) Is not constructed prior to the commencement of construction of a residence	
Farming above 10 hectares	NA	400	8	9		

CHEQUE DETAIL - Municipal and Trust Accounts - NOVEMBER 2009

TYPE	NUM	DATE	NAME	DETAILS	AMT PAID	TOTALS
EFT Payment		06/11/2009	AUSSIE IT	PRINTER TONERS	-1,603.53	
EFT Payment		06/11/2009	AVON EXPRESS - STANFIELD Cobb	FREIGHT CHARGES - OCT 2009	-82.50	
EFT Payment		06/11/2009	AVON WASTE	BIN COLLECT @ \$1.57 per BIN, GST INC & RECYCLING BINS	-2,004.30	
EFT Payment		06/11/2009	BEV DOME HIRE & CONTRACTING	STUMP GRINDING	-963.60	
EFT Payment		06/11/2009	BEV ELECTRICAL SERVICES	VARIOUS ELECTRICAL REPAIRS	-7,579.00	
EFT Payment		06/11/2009	BEV GAS & PLUMBING	RAILWAY STATION - REPLACE HWS VALVE	-233.75	
EFT Payment		06/11/2009	BEV NEWS - Barry & Pauline	SEPT 2009 ACCOUNT	-52.95	
EFT Payment		06/11/2009	BEV SUPERMARKET & LIQUOR	SEP 2009 PURCHASES	-646.90	
EFT Payment		06/11/2009	BLECHY'S TYRE & BATTERY	SEPT 09 - TYRE MAINTENANCE	-4,063.00	
EFT Payment		06/11/2009	BRICKLAY PTY LTD	RAILWAY STATION - STAGE - PREPARATION OF DRAWINGS, INS,	-7,617.50	
EFT Payment		06/11/2009	BUNNINGS BUILDING SUPPLIES P/L	BUILDING MATERIALS	-1,165.01	
EFT Payment		06/11/2009	CARRIGG MT, CONSULT STRUCT ENGINEER	BEV RAILWAY STATION CERT OF FENCING STRUCTURAL	-240.00	
EFT Payment		06/11/2009	CDA - ANGELFISH HOLDING P/L		-14,600.00	
EFT Payment		06/11/2009	COLONIAL FIRST STATE-MOULTON Clare	SUPER CONTRIB FE 28 OCT 09	-57.92	
EFT Payment		06/11/2009	COUNTRY COPIERS NORTHAM	READING: 4 SEP - 15 OCT 09	-799.75	
EFT Payment		06/11/2009	COURIER AUSTRALIA	REIGHT CHARGES for OCT - NOV 2009	-100.28	
EFT Payment		06/11/2009	CSRF - CATHOLIC SUPER & RETIREMENT FUND	SUPERANNUATION	-13.00	
EFT Payment		06/11/2009	FUEL DISTRIBUTORS OF WA P/L	OCTOBER FUEL PURCHASE: 27 OCT 09	-6,834.27	
EFT Payment		06/11/2009	HAINES NORTON	BAS SEP 09	-440.00	
EFT Payment		06/11/2009	KAY Lyn	YOUTH COORDINATOR: 5 to 16 OCT 09	-900.00	
EFT Payment		06/11/2009	LANDGATE (VGO)	VALUATIONS	-543.95	
EFT Payment		06/11/2009	LEONHARDT Karina	NOV 09 BLARNEY ISSUE	-700.00	
EFT Payment		06/11/2009	LGIS RISK MANAGEMENT	1ST INSTALLMENT REGIONAL RISK COORDINATOR	-3,207.60	
EFT Payment		06/11/2009	LGRCEU	OCT 09 UNION FEES	-147.60	
EFT Payment		06/11/2009	McLEODS BARRISTERS & SOLICITORS	CROPPING COMMITTEE LEASE	-554.48	
EFT Payment		06/11/2009	NATWAY FURNITURE & CONSTRUCTIONS	OCT 09 BLARNEY ISSUE	-220.00	
EFT Payment		06/11/2009	ON SITE REPAIRS & SERVICES	NEW ENGINE	-18,000.00	
EFT Payment		06/11/2009	ORICA/SPECTRUM	CYLINDER RENTAL	-77.75	
EFT Payment		06/11/2009	PIONEER ROAD SERVICES P/L	EZ STREET	-2,013.00	

CHEQUE DETAIL - Municipal and Trust Accounts - NOVEMBER 2009

TYPE	NUM	DATE	NAME	DETAILS	AMT PAID	TOTALS
EFT Payment		06/11/2009	ROCLA PIPELINE PRODUCTS	CONCRETE PRODUCTS	-993.30	
EFT Payment		06/11/2009	SHIRE OF YORK	DOG CONTROL	-801.57	
EFT Payment		06/11/2009	TOTAL EDEN	RETICULATION PARTS	-764.22	
EFT Payment		06/11/2009	TURF DEVELOPMENTS WA PTY LTD	RECREATION GROUNDS SUPPLIES	-5,439.50	
EFT Payment		06/11/2009	WALGSP - SUPER	SUPER CONTRIB FE 28 OCT 09	-6,418.35	
EFT Payment		06/11/2009	WESTWATER ENTERPRISES	SERVICE CHLORINE REGULATOR	-438.99	
EFT Payment		06/11/2009	YORK GLAZING SERVICES (HARDING)	WINDOW REPAIRS	-860.00	-91,177.57
Liability Chq		12/11/2009	CSRF - CATHOLIC SUPER & RETIREMENT FUND	SUPER CONTRIB: FE 11 NOV 09	0.00	
Liability Chq		12/11/2009	WALGSP - SUPER	SUPER CONTRIB: FE 11 NOV 09	0.00	
EFT Payment		26/11/2009	FUEL DISTRIBUTORS OF WA P/L	FUEL PURCHASES NOV 2009	-11,147.37	
EFT Payment		26/11/2009	AITS	FUEL TAX CREDIT: OCT 09	-264.00	
EFT Payment		26/11/2009	ALEX'S GREEN CORNER	STREET TREES - O/N 18881- 3BAGS SOIL CON, 12 BOTTLE	-153.00	
EFT Payment		26/11/2009	AVON AUTO AIR	AIR CONDITIONING CHECK VARIOUS VEHICLES - O/N 19006	-1,998.54	
EFT Payment		26/11/2009	AVON WASTE	BIN COLLECT @ \$1.57 per BIN, GST INC & RECYCLING BINS	-2,004.30	
EFT Payment		26/11/2009	BEV FARM SERVICES	GLYSOPHATE - O/N 18873	-260.71	
EFT Payment		26/11/2009	BEV GAS & PLUMBING	BEVERLEY RAILWAY STATION - O/N 18966	-4,950.00	
EFT Payment		26/11/2009	BLACKWOOD J & SON LTD	CONSUMABLES - O/N 19011	-327.88	
EFT Payment		26/11/2009	BOC LIMITED	OCT 2009: CYLINDER RENTAL	-55.37	
EFT Payment		26/11/2009	BUNNINGS BUILDING SUPPLIES P/L	REG GROUND SURROUNDS, DAWSON ST FENCING,	-281.47	
EFT Payment		26/11/2009	COLIN D GRANT CARPET CLEANING	CLEANING RETIREMENT UNITS 3 & 4 - O/N 18822	-160.00	
EFT Payment		26/11/2009	COLONIAL FIRST STATE-MOULTON Clare	SUPER CONTRIB: FE 25 NOV 09	-72.39	
EFT Payment		26/11/2009	COUNTRY COPIERS NORTHAM	NEW LIBRARY COPIER & SERVICING IR7086	-2,042.29	
EFT Payment		26/11/2009	COURIER AUSTRALIA	FREIGHT CHARGES NOV 2009	-83.24	
EFT Payment		26/11/2009	CSRF - CATHOLIC SUPER & RETIREMENT FUND	SUPER CONTRIB: FE 11, 25 NOV 09	-260.06	
EFT Payment		26/11/2009	DCA - DOMINIC CARBONE & ASSOC	CONSULTANCY - FINANCIAL RECORDS	-5,105.98	
EFT Payment		26/11/2009	FREEMASONS TAVERN	LUNCHES & REFRESHMENTS - O/N 18959 - OCT COUNCIL	-327.90	
EFT Payment		26/11/2009	HANSON CONSTRUCTION MATERIALS P/L	WASHED GRAVEL - 79.64 TONNES - O/N 18884 - MAWSON	-2,921.60	
EFT Payment		26/11/2009	HERSEY JR & A PTY LTD	VARIOUS SUPPLIES	-870.01	
EFT Payment		26/11/2009	HOTEL BEV - MAXWELL	COUNCIL & COMMITTEE MEETINGS	-180.00	

CHEQUE DETAIL - Municipal and Trust Accounts - NOVEMBER 2009

TYPE	NUM	DATE	NAME	DETAILS	AMT PAID	TOTALS
EFT Payment		26/11/2009	JAS Richard	JUN 09, JUL 09, SEP 09, OCT 09 VEHICLE REPAIRS	-2,650.62	
EFT Payment		26/11/2009	JASOL AUSTRALIA	VARIOUS CLEANING PRODUCTS - O/N 18968	-223.85	
EFT Payment		26/11/2009	KAY Lyn	YOUTH COORDINATOR: 02 NOV to 13 NOV 09	-900.00	
EFT Payment		26/11/2009	LANDGATE (DOLA)	LAND ENQUIRIES - OCT 09	-18.00	
EFT Payment		26/11/2009	LGRCEU	NOV 09 UNION FEES	-98.40	
EFT Payment		26/11/2009	MATTHEW CONIGLIO ARCHITECT	ILU - O/N 18976 - 25% FEE CLAIM FOR ARCHITECTURAL	-5,500.00	
EFT Payment		26/11/2009	MCLEODS BARRISTERS & SOLICITORS	PROFESSIONAL SERVICES: J CURTIS, IND DEP LIVING UNITS	-6,923.95	
EFT Payment		26/11/2009	MIDALIA STEEL	DAWSON ST FENCING	-2,551.43	
EFT Payment		26/11/2009	MSA CONSTRUCTION	RELIEF "BUILDING INSPECTOR"	-5,148.00	
EFT Payment		26/11/2009	NATWAY FURNITURE & CONSTRUCTIONS	RLWY STN REPAIRS & BLARNEY PRODUCTION	-5,132.90	
EFT Payment		26/11/2009	PRESTIGE COMMUNICATIONS	BUSH FIRE RADIO - D ADAMS - O/N 19005	-1,387.10	
EFT Payment		26/11/2009	RIDGWAY Dee	TRAVEL CLAIM 09/10 YR	-519.84	
EFT Payment		26/11/2009	RODDA FR & CO	SURVEYING ALIGNMENT GREEN HILLS SOUTH ROAD - O/N 18042	-1,282.60	
EFT Payment		26/11/2009	SHIRE OF QUAIRADING	INVESTIGATION for RARE FAUNA	-90.75	
EFT Payment		26/11/2009	STREAMLINE BRICKPAVING	WRIGHT ST - BRICK PAVING	-1,790.60	
EFT Payment		26/11/2009	TOTAL EDEN	RETICULATION: VARIOUS SITES	-923.71	
EFT Payment		26/11/2009	WALGSP - SUPER	SUPER CONTRIB: FE 11 & 25 NOV 09	-13,980.70	
EFT Payment		26/11/2009	WESTERN STABILISERS	WESTDALE ROAD: STABILISATION	-42,154.31	
EFT Payment		26/11/2009	WYLLIE Greg	AUDIT FEES to JUN 2009	-6,875.00	-120,470.50
Liability Chq		26/11/2009	ATO - AUSTRALIAN TAX OFFICE	PAYG TAX: NOV 09	0.00	
Liability Chq		26/11/2009	COLONIAL FIRST STATE-MOULTON Clare	SUPER CONTRIB: 25 NOV 09	0.00	
Liability Chq		26/11/2009	CSRF - CATHOLIC SUPER & RETIREMENT FUND	SUPER CONTRIB: FE 25 NOV 09 L SALKILLD	0.00	
Liability Chq		26/11/2009	LGRCEU	UNION FEES: NOV 2009	0.00	
Liability Chq		26/11/2009	SHIRE OF BEVERLEY	NOV 09 SAL DEDUCTIONS	0.00	
Liability Chq		26/11/2009	WALGSP - SUPER	SUPER CONTRIB: FE 25 NOV 09	0.00	
Direct Debit		30/11/2009	DPI - LICENSING SERVICES	OCT/NOV 09 LICENSING PAYMENTS	-68,200.50	-68,200.50
Direct Debit		30/11/2009	CBA - MERCHANT BANKING	OCT 2009 TRANSACTION FEES	-1,796.36	-1,796.36
Direct Debit		30/11/2009	CBA - MERCHANT BANKING	OCT 2009 ACCESS FEE	-40.98	-40.98
Direct Debit		30/11/2009	ANZ- ONLINE BANKING/BANK FEES	FEES for OCT 2009	-63.50	-63.50

CHQ LISTINGS 2009-2010.xlsx - NOV 09

CHEQUE DETAIL - Municipal and Trust Accounts - NOVEMBER 2009

TYPE	NUM	DATE	NAME	DETAILS	AMT PAID	TOTALS
Bill Pmt -Cheque		30/11/2009	WESTNET PTY LTD	NOV 2009 INTERNET ACCESS	-66.00	-66.00
Cheque #	638	06/11/2009	ACA - AUSTRALIAN COMM & MEDIA AUTHORITYLAND MOBILE APPART LIC - AMBULATORY SYS - ZULU GOLF		-793.00	-793.00
Cheque #	639	06/11/2009	BROUN PARTNERS	PLANT HIRE	-412.50	-412.50
Cheque #	640	06/11/2009	WATER CORPORATION	ANNUAL SERVICE CHARGES	-687.60	-687.60
Cheque #	641	16/11/2009	TELSTRA	VARIOUS TELEPHONE/MOBILE ACCOUNTS	-1,369.60	-1,369.60
Cheque #	642	23/11/2009	ATO - AUSTRALIAN TAX OFFICE	OCT 2009 BAS RETURN	-5,663.00	-5,663.00
Cheque #	643	26/11/2009	PITTERS TRANSPORT PTY LTD	FREIGHT O/N 18813 - PAVING BRICKS - WRIGHT STREET	-326.70	-326.70
Cheque #	644	26/11/2009	SWAN SURPLUS STORES (1974)	RAILWAY STATION -O/N 18952 - SHOWER ENCLOSURE & 30MM	-887.83	-887.83
Cheque #	645	26/11/2009	AUST POST	OCT 2009 POSTAGE	-1,153.26	-1,153.26
General Journal	1151	12/11/2009		OCT 09 # - CREDIT CARD	-3,501.78	-3,501.78
					-307,758.05	-307,758.05

WAGES & SALARIES

EFT Payment		12/11/2009	WAGES & SALARIES	FE - 11 NOV 09	-34,387.79
EFT Payment		26/11/2009	WAGES & SALARIES	FE - 25 NOV 09	-33,981.76
					-68,369.55

TRANSFERS to TRUST

Gen Journal	1168	30/11/2009		WAGES DEDUCTS: ADV RATE PYMTS (NOV 09)	-270.00
					-270.00

UNPRESENTED PAYMENTS for CURRENT BANK STATEMENT

Bill Pmt -Cheque	643	26/11/2009	PITTERS TRANSPORT PTY LTD	FREIGHT O/N 18813 - PAVING BRICKS - WRIGHT STREET	326.70
Bill Pmt -Cheque	644	26/11/2009	SWAN SURPLUS STORES (1974)	RAILWAY STATION -O/N 18952 - SHOWER ENCLOSURE & 30MM	887.83
					1,214.53

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

Cheque #	637	02/11/2009	SYNERGY	VARIOUS ELECTRICITY ACCOUNTS	-4,650.20
					-4,650.20

CHQ LISTINGS 2009-2010.xlsx - NOV 09

CHEQUE DETAIL - Municipal and Trust Accounts - NOVEMBER 2009

TYPE	NUM	DATE	NAME	DETAILS	AMT PAID	TOTALS
OTHER AMENDMENTS/GENERAL JOURNALS						
				OTHER AMENDMENTS/GENERAL JOURNALS	0.00	0.00
INVESTMENTS						
Transfer	10/11/2009		MUNICIPAL INVESTMENT	INVESTMENT 7 2009-2010	-500,000.00	
Transfer	10/11/2009		MUNICIPAL INVESTMENT	INVESTMENT 8 2009-2010	-500,000.00	
				INVESTMENTS	-1,000,000.00	-1,000,000.00
				TOTAL EXPENDITURE for MUNICIPAL ACCOUNT		<u>-1,379,833.27</u>

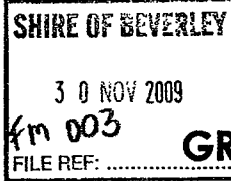
TRUST ACCOUNT DETAILS

No transactions for the month of NOVEMBER 2009.

TOTAL EXPENDITURE for TRUST ACCOUNT 0.00

TOTAL EXPENDITURE as reconciled to the NOVEMBER 2009 BANK RECONCILIATIONS

Municipal Account Expenditure -1,379,833.27
 Trust Account Expenditure 0.00
 Total Expenditure for NOVEMBER 2009 -1,379,833.27



GREGORY FROOMES WYLLIE

CERTIFIED PRACTISING ACCOUNTANT

37 APPLEBERRY STREET CHURCHLANDS WA 6018
TELEPHONE: 08 9285 8133
FACSIMILE: 08 9427 5289
EMAIL: wyllie@dodo.com.au

26 November 2009

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

Dear Keith,

We report having completed our audit for the year end 30 June 2009 and enclose two signed audit reports.

Management Letter

There are no matters we wish to raise in a management letter.

Please let us know if you require further information.

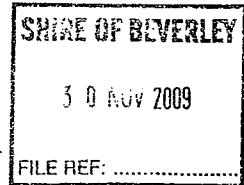
Yours faithfully,

A handwritten signature in black ink, appearing to read "Gregory Froomes Wyllie".

SHIRE OF BEVERLEY

INDEPENDENT AUDIT REPORT

TO THE ELECTORS OF THE SHIRE OF BEVERLEY



SCOPE

We have audited the financial report of the **Shire of Beverley** for the year ended **30 June 2009**. The Council is responsible for the preparation and presentation of the financial report and the information contained therein. We have conducted an independent audit of the financial report in order to express an opinion on it to the electors of the Shire of Beverley.

Our audit has been conducted in accordance with Australian Auditing Standards to provide a reasonable level of assurance as to whether the financial report is free of material misstatement. Our procedures included examination, on a test basis, of evidence supporting the amounts and other disclosures in the financial report, and the evaluation of accounting policies and significant accounting estimates. These procedures have been undertaken to form an opinion whether, in all material respects, the financial report is presented fairly in accordance with the requirements of Local Government Act, the Local Government Financial Management Regulations and Australian Accounting Standards and other mandatory professional reporting requirements so as to present a view of the Shire which is consistent with our understanding of its financial position and the results of its operations and cashflows.

The audit opinion expressed in this report has been formed on the above basis.

AUDIT OPINION

In our opinion, the financial report presents fairly the financial position of the **Shire of Beverley** as at **30 June 2009** and the results of its operations and cashflows for the year then ended in accordance with the requirements of the Local Government Act, the Local Government Financial Management Regulations, applicable Accounting Standards and other mandatory professional reporting requirements.

STATUTORY COMPLIANCE

We did not become aware of any instances where the Council did not comply with the requirements of the Local Government Act and the Local Government Financial Management Regulations.

A handwritten signature in black ink, appearing to read "Gregory Froomes Wyllie".

Gregory Froomes Wyllie
Certified Practising Accountant
Perth, Western Australia
26 November 2009.



Government of Western Australia
Department of Regional Development and Lands

Lands Division

Our Ref: 05956-1899-02RO Job No: 0092743
Enquiries: Barbara Banting
Ph: (08) 9347 5183 FAX: (08) 9347 5002
E-mail: barbara.banting@lands.rdl.wa.gov.au

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

Dear Sir/Madam

**LOT 228804 ON DEPOSITED PLAN 216204, CLT 33078/911, LEASE K227739
Shire of Beverley**

Under the conditions of the above Lease, which is registered in your name, the rental is reviewed at the end of each three yearly period. The rent review is due on 1st January 2010 and has now been completed based upon the professional advice of Landgate's Valuation Services.

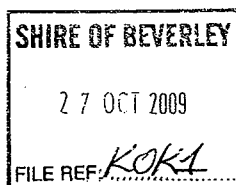
You are advised that the lease rental will **increase to \$2,300.00 per annum (plus \$230.00 GST) from 1st January 2010.**

An amended rent statement will be forwarded to you in due course.

Yours faithfully

Barbara Banting
for **MANAGER – WHEATBELT REGION**
STATE LAND SERVICES – LANDS DIVISION

23 October 2009

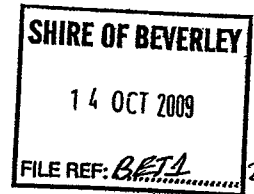


P:\Prompt09\092000\2743bb01.doc
1 Midland Square, Midland, Western Australia 6056
Postal Address: PO Box 1575, Midland, Western Australia 6936
Tel: (08) 9347 5000 www.rdl.wa.gov.au ABN 28 807 22 1246



Government of Western Australia
Department of Regional Development and Lands

Lands Division



Our Ref: 03639-1989-02RO Job No: 092391
Enquiries: Barbara Banting
Ph: (08) 9347 5183 FAX: (08) 9347 5002
E-mail: barbara.banting@dpi.wa.gov.au

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

Dear Sir/Madam

**LOT 27959 ON DEPOSITED PLAN 187547, CLT 3078/910
LEASE H701566, Shire of Beverley**

Under the conditions of the above Lease, which is registered in your name, the rental is reviewed at the end of each three yearly period. The rent review is due on 1st January 2010 and has now been completed based upon the professional advice of Landgate's Valuation Services.

You are advised that the lease rental will **increase to \$8000.00 per annum (plus \$800.00 GST) from 1st January 2010.**

An amended rent statement will be forwarded to you in due course.

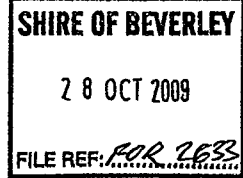
Yours faithfully

Barbara Banting
for **MANAGER –WHEATBELT REGION
STATE LAND SERVICES – LANDS DIVISION**

12 October 2009



Government of Western Australia
Department of Regional Development and Lands



Lands Division

Our Ref: 50365-2007 Job No: 092926
Enquiries: Barbara Banting
Ph: (08) 9347 5183 FAX: (08) 9347 5002
E-mail: barbara.banting@lands.rdl.wa.gov.au

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

Dear Sir/Madam

**LOT 3001 ON DEPOSITED PLAN 47753, CLT 31408/838, LEASE K174786
Shire of Beverley**

Under the conditions of the above Lease, which is registered in your name, the rental is reviewed at the end of each three yearly period. The rent review is due on 1st February 2010.

You are advised that Landgate's Valuation Services considers the current market rental is to be \$6,000.00.

Due to the substantial increase of the above mentioned rental from the currently nominated rental, we are proposing that the new rental be a phase-in as follows:

\$1,500.00 due before 1 February 2010
\$3,000.00 due before 1 February 2011
\$4,500.00 due before 1 February 2012

We must be transparent in our financial dealing and accountable for government assets. Hidden subsidies such as discounted rents are inconsistent with that requirement.

Your Lease K174786 for the purpose of 'Community Agriculture' expires on 31 January 2012 and another rental will be determined at that time, to apply to the new lease.

An amended rent statement will be forwarded to you in due course.

Yours faithfully

Barbara Banting
for **MANAGER – WHEATBELT REGION**
STATE LAND SERVICES – LANDS DIVISION

26 October 2009

P:\Prompt09\092000\2926bb02.doc
1 Midland Square, Midland, Western Australia 6056
Postal Address: PO Box 1575, Midland, Western Australia 6936
Tel: (08) 9347 5000 www.rdl.wa.gov.au ABN 28 807 22 1246

Mal G. Roberts
Manager & Advocate
JP, CR, Ph.D(USA),
BA(Jus), AAIM, CREM,
PO BOX 186
Town Hall
Vincent Street,
BEVERLEY WA 6304
Phone: 9646 1932
Email:
malparalegal@bigpond.com

Beverley Para-Legal Service,
Beverley Referral Services &
Beverley Community Services-BCS

ABN: 58 388 894 383

Secretary-Sylvia Seddon 08 9646 1072

To All Councillor.
Shire of Beverley.

December 8 2009

Through MR. KEITH BYERS C.E.O.

RE: PARKING BAY FOR DISABLED DRIVERS

Salutations Councillors,

I have been requested to make representation by some of our Disabled Motor Vehicle Drivers residing in Beverley.

The request is to seek allocation for a designated Parking Bay for Disabled Drivers, located on the North side, of Vincent Street, opposite the Local I. G. A. Store.

This Bay will facilitate Shopping for the Disabled Drivers in question.

If it so pleases the Council, you may wish to make further contact with "BRIAN BEDDALL" on 0409 299 873, who is one of the key party's.

This letter has further reference to our verbal request with Mr. Steve GOLAN D.C.E.O.

In closing, on behalf of all the anticipated Drivers, I bid you warm Festive Greetings and a happy & prosperous

2010-

Thanking you
Kind regards

Micaela
Mal G. Roberts

ADVISOR TO THE INDIGENOUS COMMUNITY

Graduate Certificates III & IV in Community Services Work

Post Graduate Certificate in Indigenous Management

DISCLAIMER: We act in good faith and offer the best information possible. We however take NO responsibility
For the information. If in doubt, please contact a professional in the field.

Endorsed as a Charitable Organisation under the Income Tax Act 1997-SEC:50-145