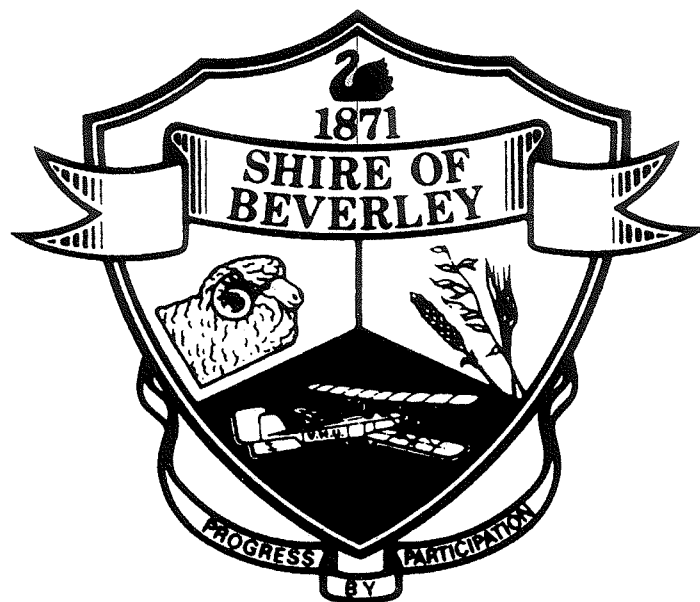


ORDINARY COUNCIL

MEETING

MINUTES



24 NOVEMBER 2009

MINUTES - CONTENTS
24 NOVEMBER 2009

ITEM NO	SUBJECT		PAGE
1	MEETING COMMENCEMENT		1
2	ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE		1
3	PUBLIC QUESTION TIME		1
3.1	Mr Fred Bremner: Beverley Men's Shed; Street Water Harvesting		1 - 2
3.2	Mr Alasdair Wardle: Meeting Procedures & Training; Municipal Heritage Inventory		2
3.3	Ms Sue Grey-Smith - Removal of Trees near Bowling Club		2
4	CONDOLENCES: IM Jackson, EM Sleep		3
5	APPLICATIONS FOR LEAVE OF ABSENCE - Nil		3
6	CONFIRMATION OF MINUTES AND BUSINESS ARISING		3 - 8
6.3	Minutes of the Council Meeting held on Tuesday 27 October 2009		3
	Business Arising:		
6.1.1	Reserve 833 - Deep Pool Road, Beverley (Late Item)	<i>Appendix 1</i>	3 - 5 & 42
6.3	Minutes of Independent Living Units Project Team Meeting held on Thursday 24 September 2009	<i>Appendix 2</i>	6
	Business Arising - Nil.		
6.3	Minutes of Cropping Committee Meeting held on Friday 16 October 2009	<i>Appendix 3</i>	6
	Business Arising - Nil.		
6.4	Minutes of Fire Control Officers Meeting held on Thursday 29 October 2009	<i>Appendix 4</i>	7
	Business Arising:		
6.4.1	Westdale Rock Concert		
6.4.2	Waste Disposal Site		
6.5	Minutes of Independent Living Units Project Team Meeting held on Friday 13 November 2009	<i>Appendix 5</i>	7
	Business Arising:		8
6.5.1	Draft Residence Contract		
7	PRESIDENT AND COUNCILLOR REPORTS		8 - 12
7.1	PRESIDENT'S REPORT:		8 - 11
	SEAVROC Executive Committee Meeting 5/11/09; Rates; Shire Art Collection (<i>Appendix 6</i>); Cultural Centre Development	<i>Appendix 6</i>	
7.2	COUNCILLOR REPORTS:		12
	Cr J Alexander: Shire of Cunderdin Dinner Function; Cr D Ridgway: 75th Anniversary function of St John Ambulance Sub Centre; Cr P Gogol: Tourism Committee		
8	OFFICERS' REPORTS		
8.1.1	TOWN PLANNING ITEMS		13 - 24
8.1.1.1	Development Application - Outbuilding - 48 (Lot 69) Smith Street, Beverley	<i>Appendix 7</i>	13 - 14
8.1.1.2	Development Application - Market Stall - Lot 70 Vincent Street, Beverley	<i>Appendix 8</i>	15 - 17
8.1.1.3	Development Application - Swap Meet - 135 & 137 (Lots 1 & 2) Vincent Street and 49 (Lot 6) Queen Street, Beverley	<i>Appendix 9</i>	18 - 21
8.1.1.4	Council Response - Wheatbelt Regional Strategy - Directions Paper	<i>Appendix 10</i>	22 - 23
8.1.1.5	Final Adoption - Outbuilding Policy		24
8.1.2	INFORMATION BULLETIN REPORT - SHIRE PLANNER		25
8.2.1	HEALTH & BUILDING SERVICES ITEMS - Nil.		25
8.2.2	INFORMATION BULLETIN REPORT - HEALTH & BUILDING		25 - 26
8.2.2.1	General		25
8.2.2.2	Building Licenses Issued		25 - 26
8.3.1	PLANT, WORKS, RECREATION AND TOURISM ITEMS - Nil		27

MINUTES - CONTENTS
24 NOVEMBER 2009

ITEM NO	SUBJECT	PAGE
8.3.2	INFORMATION BULLETIN REPORT - WORKS SUPERVISOR	27 - 32
8.3.2.1	GENERAL - PLANT AND WORKS	
8.3.2.1.1	Ovals, Parks and Gardens	27
8.3.2.1.2	Wright Street House Gardens	27
8.3.2.1.3	Avondale	27
8.3.2.1.4	Airstrip	28
8.3.2.1.5	Dredged Sand at Avon Park	28
8.3.2.1.6	New Road Names Required	<i>Appendix 11</i> 28
8.3.2.1.7	Reseal Program	29
8.3.2.1.8	Tip Loader	29
8.3.2.1.9	Rickeys Road Bus Stop	<i>Appendix 12</i> 29 - 30
8.3.2.1.10	Rickeys Road Floodway	<i>Appendix 13</i> 30
8.3.2.1.11	Plant Report	30
8.3.2.1.12	Staff (Temporary Replacements)	30
8.3.2.1.13	Gravel (Procurement)	30
8.3.2.2	CONSTRUCTION	
8.3.2.2.1	Mawson Road	31
8.3.2.2.2	Greenhills South Road	31
8.3.2.2.3	Talbot West Road	31
8.3.2.2.4	Kokeby East Road Culvert Replacement	31
8.4.1	FINANCE ITEMS	33 - 37
8.4.1.1	Schedule of Accounts for the month of October 2009	<i>Appendix 14</i> 33
8.4.1.2	Financial Statement for the period ending 31 October 2009	33
8.4.1.3	Investment of Surplus Funds	34 - 35
8.4.1.4	Rate Assessment No. 556 - 23 Lukin Street, Beverley	36 - 37
8.5.1	ADMINISTRATION ITEMS	38 - 42
8.5.1.1	Christmas Break-Up Function	38
8.5.1.2	Office Closure over Christmas/New Year Period	39
8.5.1.3	Proposed Heritage Listing - Beverley Infant Health Centre	<i>Appendix 15</i> 40 - 41
8.5.1.4	Reserve 833 - Deep Pool Road, Beverley (Late Item)	3 - 5 & 42
8.5.2	INFORMATION BULLETIN REPORT - ACTING CHIEF EXECUTIVE OFFICER:	43 - 45
	Business Cards; Beverley Recreation Ground - New Facility's Concept Plan; Beverley Off Road Motor Sports Association (BORMSA), Christmas Hampers; Regional Grant Scheme - Wheatbelt Development Commission; Local Government Week 2009	
9	INFORMATION BULLETIN - GENERAL - PARTS ONE & TWO	45
10	TABLED CORRESPONDENCE	46
11	OTHER BUSINESS	46 - 47
11.1	Cropping Committee Leases: Portion Reserve 5265 Lot C (between Great Southern Highway and the Railway Reserve); Reserve 2633 (Old Aerodrome Opposite CBH); Lot 78 Waterhatch Road; Portion Reserve 5265 Lot A (Old Commonage); Portion Reserve 5265 Lot B (Sand Pit)	46 - 47
11.2	Beverley Caravan Park Ablution Block	47
11.3	January Council Meeting Date	47
12	CLOSURE	47

**MINUTES OF THE ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS ON TUESDAY 24 NOVEMBER 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 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 SP Gollan	Deputy Chief Executive Officer	
Mrs SC Collins	Senior Administration Officer	

Apologies

Mr KL Byers Chief Executive Officer

Leave of Absence

Nil.

3. PUBLIC QUESTION TIME

3.1 Mr Fred Bremner – Beverley Men's Shed

Mr Bremner on behalf of the Beverley Men's Shed gave an update and advised the Men's Shed is going very well. Mr Bremner advised that they were successful with a Lotteries grant of \$35,000 towards building their new shed and thanked Council for all their marvellous assistance, and in particular the Shire workers who constructing the pad for the shed. Mr Grant Arthur, a representative from the Wheatbelt Development Commission, will be addressing the Men's Shed next meeting on Tuesday 1 December, and Mr Bremner invited Councillors to attend.

3. PUBLIC QUESTION TIME

**Item 3.1 Mr Fred Bremner – Beverley Men’s Shed
(Continued)**

Mr Bremner advised that the Men’s Shed have invited the Governor to officially open their new building and are awaiting his response as to his availability.

Mr Bremner – Street Water Harvesting

Mr Bremner commented that he is still very keen on Street Water Harvesting, as scheme water is still being used on Council’s parks and gardens. Mr Bremner asked Council to keep Street Water Harvesting in mind for discussion sometime in the future and commented that he will look into availability of grants.

3.2 Mr Wardle – Municipal Heritage Inventory

Mr Wardle enquired in regard to the updating of the Shire of Beverley Municipal Heritage Inventory and commented on the importance of this to the community and our visitors.

The Acting Chief Executive Officer advised that the updating of the Municipal Heritage Inventory will be undertaken when time permits.

3.3 Ms Sue Grey-Smith – Removal of Trees near Bowling Club

Ms Grey-Smith commented that the cut down trees that are still lying on the ground near the Bowling Club were unsightly and should be removed. She suggested that the area could be replanted with a low growing variety of trees.

Ms Grey-Smith was advised that some of the trees had been carted away and the progress of this matter would be followed up.

4. CONDOLENCES

JACKSON	Irene Margaret	2 November 2009
SLEEP	Ella Mary	18 November 2009

5. APPLICATIONS FOR LEAVE OF ABSENCE

Nil.

(Late Item)

8.5.1 ADMINISTRATION ITEMS

SUBMISSION TO:	November Council Meeting 24 November 2009
AGENDA ITEM:	8.5.1.4
REPORT DATE:	23 November 2009
SUBJECT:	RESERVE 833 – DEEP POOL ROAD, BEVERLEY (Late Item)
FILE REFERENCE:	CP 017
AUTHOR:	Acting Chief Executive Officer – Stephen Gollan

Appendix 1

BACKGROUND

Council has received a request from Greg and Sue Atwell to be appointed as Authorised Officers to manage Reserve 833.

COMMENT

Reserve 833 "Reserve Pool" is an "A" Class reserve under the management of the Shire. This Reserve was vested to the Shire in 1955 for the purpose of Recreation, Trout Fishing and Conservation of Flora.

This Reserve has been recently inspected by an Officer from the Department of Regional Development and Lands and found that significant portions of this reserved land are being used for a purpose other than that allowed under the vesting.

Portions of the Reserve marked B and C on the attached plan is cleared and appears to have been used by adjoining landholders for grazing or cropping purposes.

The Department of Regional Development and Lands have requested Council's comments on the current utilisation of the reserved lands, and advice on the Shire's management strategy and long term vision for this Reserve.

Mr and Mrs Atwell are wishing to revegetate and rejuvenate this Reserve and are also concerned about the anti-social behaviour emanating from people wanting to use the Reserve for a "bit of fun".

Their comments to manage the problems arising from the increased usage of the Reserve is as follows:

- Appoint both Mr and Mrs Atwell as Ranger/Wardens of Reserve 833.

8.5.1 ADMINISTRATION ITEMS
LATE ITEM 8.5.1.4
RESERVE 833 – DEEP POOL ROAD, BEVERLEY
(Continued)

- Place a suitable Notice at the entrance to the Reserve stating “No Camping, No Fires, No Gathering of Wood and Please Take your Rubbish upon Leaving.”

Council has the power to appoint both Mr and Mrs Atwell as Authorised Officers/Rangers under the following legislation:

- Local Government (Miscellaneous Provisions) Act 1960
- Bush Fires Act 1954 and Regulations
- Caravan and Camping Ground Act 1995, and
- Litter Act 1979 and Regulations.

I have attached the correspondence received from both Greg and Suzanne Atwell.

OFFICER’S RECOMMENDATION/COUNCIL RESOLUTION

M2/1109 Moved Cr Egberts Seconded Cr Gogol

That Council: -

- 1. Support Greg and Sue Atwell request to manage “Reserve Pool” being Reserve 833;**
- 2. Purchase a suitable sign to be erected at the entrance of Reserve 833 requesting visitors to abide to certain rules;**
- 3. Write to the Department of Regional Development and Lands requesting that the Management Order placed on Council to manage this Reserve be removed; and**
- 4. Request the Department of Regional Development and Lands to commence negotiations with Greg and Sue Atwell with the aim of leasing “Reserve Pool” to the Atwells.**

CARRIED 9-0

At 10:35 Mr Greg Atwell left the Chambers.

**6. CONFIRMATION OF MINUTES AND BUSINESS ARISING
(Continued)**

**6.2 MINUTES OF THE INDEPENDENT LIVING UNITS PROJECT TEAM
MEETING HELD IN THE COUNCIL CHAMBERS ON THURSDAY 24
SEPTEMBER 2009**

Appendix 2

COUNCIL RESOLUTION

M3/1109 Moved Cr Alexander **Seconded Cr Foster**
That the Minutes of the Independent Living Units Project Team
Meeting held in the Council Chambers on Thursday 24 September
2009, as printed, be received.

CARRIED 9-0

BUSINESS ARISING

Nil

**6.3 MINUTES OF THE CROPPING COMMITTEE MEETING HELD IN THE
COUNCIL CHAMBERS ON FRIDAY 16 OCTOBER 2009**

Appendix 3

COUNCIL RESOLUTION

M4/1109 Moved Cr Roberts **Seconded Cr Shaw**
That the Minutes of the Cropping Committee Meeting held in the
Council Chambers on Friday 16 October 2009, as printed, be
received.

CARRIED 9-0

BUSINESS ARISING

Nil.

**6. CONFIRMATION OF MINUTES AND BUSINESS ARISING
(Continued)**

**6.4 MINUTES OF THE FIRE CONTROL OFFICERS MEETING HELD IN
THE COUNCIL CHAMBERS ON THURSDAY 29 OCTOBER 2009**

Appendix 4

COUNCIL RESOLUTION

M5/1109 Moved Cr Shaw Seconded Cr Roberts
**That the Minutes of the Fire Control Officers Meeting held in the
Council Chambers on Thursday 29 October 2009, as printed, be
received.**

CARRIED 9-0

BUSINESS ARISING

6.4.1 Westdale Rock Concert

Council agreed to write to the organisers of the Westdale Rock
Concert asking them if they would consider bringing the event
forward one week.

6.4.2 Waste Disposal Site

Council agreed that green waste at the Waste Disposal Site be
spread over a greater area.

**6.5 MINUTES OF THE INDEPENDENT LIVING UNITS PROJECT TEAM
MEETING HELD IN THE COUNCIL CHAMBERS ON FRIDAY 13
NOVEMBER 2009**

Appendix 5

COUNCIL RESOLUTION

M6/1109 Moved Cr Foster Seconded Cr Gogol
**That the Minutes of the Independent Living Units Project Team
Meeting held in the Council Chambers on Friday 13 November
2009, as printed, be received.**

CARRIED 9-0

6. **CONFIRMATION OF MINUTES AND BUSINESS ARISING
ITEM 6.5 MINUTES OF THE INDEPENDENT LIVING UNITS
PROJECT TEAM MEETING HELD IN THE COUNCIL CHAMBERS
ON FRIDAY 13 NOVEMBER 2009
(Continued)**

BUSINESS ARISING

6.5.1 **Draft Residence Contract**

COUNCIL RESOLUTION

M7/1109 **Moved Cr Pepper** **Seconded Cr Murray**
**That the draft Residence Contract, with the amendments set out in
the Minutes of the Independent Living Units Project Team Meeting
held on 13 November 2009, be adopted.**

CARRIED 9-0

7. **PRESIDENT AND COUNCILLOR REPORTS**

7.1 **PRESIDENT'S REPORTS**

SEAVROC Executive Committee Meeting 5/11/09

- Graeme Cooper re-elected as Chairperson.
- Review of Local Laws in progress – report to Councils by Dec/Jan.
- SEAVROC priorities to be reviewed at next CEO's meeting.
- Asset Management – CEOs to discuss which Asset Management programme to adopt and how to progress following the initial work done using WAAMI.
- I.T. - Plans are progressing with the South Australian company L.G. Systems for SEAVROC to become WA agents. SEAVROC members are being offered a discount should they choose to use the system.
- New entrants to SEAVROC - the question was raised again by Quairading for SEAVROC members to review Tammin as a SEAVROC partner. There was some comment in relation to future applicants.
- Royalties for Regions – Funds need to be spent & acquitted by June 2010 to be eligible to receive the next round. Updates to be provided to the department if spending and acquittal will be different to this.

7. PRESIDENT AND COUNCILLOR REPORTS
ITEM 7.1 PRESIDENT'S REPORTS
SEAVROC Executive Committee Meeting 5/11/09
(Continued)

- 2009/2010 Country Local Government Fund Regional Grouping allocation (Royalties \$ Regions) - equally to each of the member Councils to undertake projects of regional significance. Beverley and York have agreed to joint road projects of regional significance with \$200,000 each. An amount of \$33,324 still needs to be allocated by each of the Councils. The following Councils have advised how they intend to utilize this amount:-
 - Brookton – Drainage project
 - Cunderdin – Airfield
 - Quairading – Resource Centre Development
 - York – Doctor's housing
 - **Beverley – To be decided.**

I suggested that the Cultural Centre Development at the Beverley Railway Station would be a suitable project, with this decision to be made at our November meeting.

COUNCIL RESOLUTION

M8/1109 Moved Cr Pepper **Seconded Cr Egberts**
That Council allocate the \$33,324 from the 2009/2010 Country Local Government Fund Regional Grouping allocation (Royalties \$ Regions) monies towards the Cultural Centre Development at the Beverley Railway Station.

CARRIED 9-0

- **2010/2011 CLGF Regional Grant - A suggestion was raised that a regional project be identified for part of the provisional 2010/2011 \$1,624,938 funding. This to be discussed by the Presidents after confirmation from their respective Councils as to what an agreeable regional project might be.**
- **Media Release - Question raised - Should SEAVROC issue a structural reform statement? Consensus was to wait for the Minister's announcement in relation to Reform submissions prior to developing a joint media release.**

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

RATES

For Council's consideration - there has been some debate in relation to the "cliff face" cut off to receive the 10% discount on the payment of rates. Suggestions have been "1 + 3" as occurs in the Share Market, or a reminder phone call the day after the due date with an administration fee deducted from the discount if paid that day.

SHIRE ART COLLECTION

Appendix 6

The Shire Art Collection is currently being valued and works were collected from the Hospital and Lodge as part of this process. The Committee are considering whether the whole collection should now be kept together at the Gallery. The reasons being:-

- The time to rotate the works is not currently available due to the development of the Station Cultural Centre.
- Some of the pieces at the Hospital were only located upon the second visit - behind a door - and are not being used/looked after.
- One piece is missing.
- Works were dusty, with glass on one broken - they are not being cared for as if they were kept at the Gallery.
- Artists have visited the Station Gallery and have been disappointed not to have their works displayed.

There has been some concern from staff at the Lodge in relation to not having the Art works and now having bare walls.

The Art Gallery Committee Terms of Reference are the appendix to this item.

It was agreed that Council advise the Art Gallery Committee that in accordance with the Art Gallery Committee Terms of Reference Council agrees that a catalogue be maintained and an up to date valuation of the Shire Art Collection be carried out and that the Art Collection be displayed in the Lesser Hall and at other public facilities at the discretion of the Committee.

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

CULTURAL CENTRE DEVELOPMENT

There has been a hive of activity at the Station! The Opera group have rescheduled their visit to coincide with the anticipated opening of the Amphitheatre in March 2010. To assist with incidental expenses I have suggested an amount of \$2,000.00 be transferred from the Art Committee account (financial and utilized for the Art Collection and to run the Easter Art Exhibition) to the Station Gallery account. **Whilst funds from both these accounts are used to develop either the Gallery or the Cultural Centre, Council would still need to endorse this transfer.**

At 11:58am Cr Roberts left the Chambers.

COUNCIL RESOLUTION

M9/1109 Moved Cr Foster **Seconded Cr Murray**
That the President's Report, be received.
CARRIED 8-0

At 12:00pm Cr Roberts returned to the meeting.

7.2 COUNCILLOR REPORTS

Cr Jim Alexander

Cr Alexander advised that he had attended the Shire of Cunderdin Dinner Function on Friday 20 November 2009.

Cr Dee Ridgway

Cr Ridgway commented that several Councillors had attended the 75th Anniversary function of the St John Ambulance Sub Centre being in Beverley on Saturday 31 October 2009.

Cr Peter Gogol

Cr Gogol gave an update on various concerns of the Tourism Committee and in particular made mention of the deteriorating condition of the Vampires, due to their age and water damage which has caused wood rot. It is considered both Vampires will require major reconstruction works.

The Committee is considering improvements to Riverside Park and it was suggested that there ought to be a Disabled Bay be in the vicinity of the IGA Supermarket.

The Information Bay on Hunt Road is also in need of urgent restoration works and currently is in a dangerous state. The Shire has cordoned it off.

Council agreed that the Information Bay sign be taken down and restoration works considered.

Cr Gogol commented on various aspects of Avondale and that the Avondale Harvest Festival held on Sunday 22 November went smoothly and Vintage and Holden cars were displayed. A comments box was provided and comments were received. There was a shearing display where both Australian and New Zealand champion shearers demonstrating their technique of shearing.

It was estimated that including organisers and stall holders that around 1,600 people were in attendance. There were 1,544 visitors recorded.

COUNCIL RESOLUTION

M10/1109

Moved Cr Roberts

That the Councillors' Reports, be received.

Seconded Cr Foster

CARRIED 9-0

At 12:30pm Council adjourned for lunch.

At 1:59pm the Council meeting resumed and Mr Peter Wright, Shire Planner, joined the meeting.

8. OFFICERS' REPORTS

8.1.1 TOWN PLANNING ITEMS

SUBMISSION TO:	November Council Meeting 24 November 2009
AGENDA ITEM:	8.1.1.1
REPORT DATE:	13 November 2009
SUBJECT:	DEVELOPMENT APPLICATION – OUTBUILDING – 48 (LOT 69) SMITH STREET, BEVERLEY
APPLICANTS:	C & S Stanfield
FILE REFERENCE:	SMI 114
AUTHOR:	Shire Planner – Peter Wright

Appendix 7

BACKGROUND

It is proposed to construct an outbuilding at 48 (Lot 69) Smith Street, Beverley. The proposed outbuilding is 93.94m² in area. The application exceeds the maximum area allowed under the Council's Outbuilding Policy, therefore the matter is being referred to Council for determination.

The subject lot is zoned Residential R10, approximately 4,000m² in area and currently contains an existing dwelling.

COMMENT

Given the substantial setback and the location of the proposed outbuilding being behind the dwelling, in the opinion of staff it is considered unlikely there will be any negative external impact.

The outbuilding is approximately 19m² larger than Council's Outbuilding Policy. However as the lot is considerably larger than the 1,000m² specified under the Residential Design Codes 2008 for an R10 zone, in the opinion of staff the extra area of outbuilding will have no noticeable effect. Therefore it will be recommended the application be approved.

STATUTORY ENVIRONMENT

Variation to the Outbuilding Policy requires Council determination. The application complies with the requirements of the Shire of Beverley's Town Planning Scheme No. 3.

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.1
DEVELOPMENT APPLICATION
– OUTBUILDING – 48 (LOT 69) SMITH STREET, BEVERLEY
(Continued)

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M11/1109 Moved Cr Roberts Seconded Cr Egbert
That Council grant Planning Approval for the construction of an
outbuilding at 48 (Lot 69) Smith Street, Beverley, subject to the
following conditions and advice notes: -

Conditions:

- 1. If the development, the subject of this approval, is not SUBSTANTIALLY COMMENCED within a period of 2 years from the date of this approval being granted, the approval shall lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the responsible authority having first been sought and obtained.**
- 2. Development shall be carried out only in accordance with the terms of the application as approved herein and any approved plan, prepared by the applicant and endorsed by Council's Shire Planner.**
- 3. The outbuilding shall not be used for human habitation, commercial or industrial purposes.**
- 4. Cladding for the proposed development is to be Colorbond or similar material, in a colour which is in harmony with the existing built form in the area. Zinalume shall not be used for cladding.**

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.**

CARRIED 9-0

8.1.1 TOWN PLANNING

SUBMISSION TO:	November Council Meeting 24 November 2009
AGENDA ITEM:	8.1.1.2
REPORT DATE:	13 November 2009
SUBJECT:	DEVELOPMENT APPLICATION – MARKET STALL – LOT 70 VINCENT STREET, BEVERLEY
APPLICANTS:	A Thomas
FILE REFERENCE:	CP 009
AUTHOR:	Shire Planner – Peter Wright

Appendix 8

BACKGROUND

It is proposed to erect a 6 metre by 3 metre temporary market stall, in the railway carpark at Lot 70 Vincent Street, Beverley. Requested dates of operation are 28 November 2009 and 5 December 2009. Proposed hours of operation are, 8am to 3pm. It is also proposed to conduct, with the Shire's prior approval, the activities at various dates.

The subject lot is vacant, zoned Railways and is used for public parking of vehicles. Currently there are two other approvals for temporary sales structures on the site.

Proposed items for sale are leather goods, handicrafts and giftware.

COMMENT

Although the activity is to occur during normal Saturday morning business hours, the minor nature of the activity is not anticipated to unduly inconvenience persons seeking parking spaces. Only a small section of the carpark is to be used and alternative car parking is available within close proximity.

Safety of pedestrians should be considered when determining this application. The location of the stall means pedestrians traversing the carpark are unlikely to conflict with motorists. It is therefore considered the risk of conflict between pedestrians and vehicle drivers accessing the carpark is minimal. However to further enhance safety, should Council approve the application, it will be recommended appropriate signage be installed as a condition of approval.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.2

DEVELOPMENT APPLICATION

– MARKET STALL – LOT 70 VINCENT STREET, BEVERLEY

(Continued)

The application is for initially 28 November 2009 and 5 December 2009. However alternate dates such as around Christmas, may also be requested. To allow the Shire to manage the activity and avoid potential conflict with other users of the carpark, it is proposed that the applicant provide two weeks' notice prior to an event and written approval be granted by the Shire prior to any commencement of the activity. Should Council approve the application, it will be recommended the above restrictions be conditions of approval.

It is considered the proposal will enhance the variety of activity available in a public place and increase shopping opportunities within the Beverley Town Centre. As such it will be recommended the application be approved.

STATUTORY ENVIRONMENT

The Shire of Beverley has management responsibility for the carpark, therefore, under Town Planning Scheme No. 2, Council may approve the application provided Council has due regard for the ultimate purpose of the reserve.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M12/1109

Moved Cr Roberts

Seconded Cr Gogol

That Council resolve to grant planning approval for the erection of a market stall for the purpose of conducting retail sales, on Lot 70 Vincent Street, Beverley, subject to the following conditions and advice notes: -

Conditions:

- 1. This approval, is for a period of 2 years. After 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.**

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.2

DEVELOPMENT APPLICATION

– MARKET STALL – LOT 70 VINCENT STREET, BEVERLEY

(Continued)

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. This approval is for activities occurring on the 28 November 2009 and 5 December 2009.
4. With the exception of activities occurring on the 28 November 2009 and 5 December 2009, the applicant is to supply a minimum two weeks' notice in writing to the Shire and received the Shire's written approval, prior to commencement of use, to the satisfaction of the Shire Planner (see Advice Note 2).
5. The hours of operation on approved days are to be between the hours of 8am and 3pm.
6. At all times during which the approved activity is occurring, including setting up and closing down, signage approved by the Shire of Beverley is to be erected informing motorists, accessing the carpark at Lot 70 Vincent Street, Beverley, of potential conflict with pedestrians (see Advice Note 3).

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. With regard to Condition 4, a request using email is acceptable.
3. With regard to Condition 6, satisfaction of the condition requires approval of the sign and location of the signage.

CARRIED 9-0

8.1.1 TOWN PLANNING

SUBMISSION TO:	November Council Meeting 24 November 2009
AGENDA ITEM:	8.1.1.3
REPORT DATE:	17 November 2009
SUBJECT:	DEVELOPMENT APPLICATION – SWAP MEET – 135 & 137 (LOTS 1 & 2) VINCENT STREET AND 49 (LOT 6) QUEEN STREET, BEVERLEY
APPLICANTS:	Beverley Lions Club Inc.
FILE REFERENCE:	VIN 1083
AUTHOR:	Shire Planner – Peter Wright

Appendix 9

BACKGROUND

It is proposed to conduct a swap meet in the rear area of the Beverley Hotel carpark at 135 & 137 (Lots 1 & 2) Vincent Street and 49 (Lot 6) Queen Street, Beverley. Requested dates of operation are the second Saturday of each month commencing 12 December 2009. Proposed hours of operation are, 8am to 1pm.

The subject site encompasses three lots, contains a Hotel and ancillary development and is zoned Town Centre. The total area of the site is 3,440m². The area proposed for the swap meet is located behind a line of trees and is approximately 600m². Although the activity is only proposed to occur on Lot 6, approval is required for Lots 1 & 2 as members of the public will be traversing these lots to access the swap meet.

The proposed land use is determined to be Club Premises, which is an "AA" use in the Town Centre zone. Therefore Council may approve the use at its discretion.

COMMENT

Although the activity is to occur during normal Saturday morning business hours, the minor nature of the activity is not anticipated to unduly inconvenience persons seeking parking spaces. Only a small section of the carpark is to be used and alternative carparking is available within close proximity along Queen Street.

Safety of pedestrians should be considered when determining this application. The restricted size of the carpark means pedestrians traversing the carpark are unlikely to conflict with motorists. It is therefore considered the risk of conflict between pedestrians and vehicle drivers accessing the carpark is minimal.

8.1.1 TOWN PLANNING ITEMS

ITEM 8.1.1.3

DEVELOPMENT APPLICATION

– SWAP MEET – 135 & 137 (LOTS 1 & 2) VINCENT STREET AND 49 (LOT 6) QUEEN STREET, BEVERLEY

(Continued)

However to further enhance safety, should Council approve the application, it will be recommended appropriate signage be installed as a condition of approval.

To further segregate the proposed activity from normal carparking associated with the Hotel it will be recommended the swap meet area be delineated with bunting or similar. Should Council approve the application, it will be recommended the above restriction be a condition of approval.

During a site inspection it was noticed some tyres, corrugated iron and various material was stored in the subject area. To enhance public safety and amenity it will be recommended, should Council approve the application, that this material be cordoned off as a condition of approval.

It is considered the proposal will enhance the variety of activity available in a public place in the town centre, provide a public service by offering the opportunity to sell unwanted items and supply funds for a charitable organisation. As such it will be recommended the application be approved.

STATUTORY ENVIRONMENT

The application complies with the Shire of Beverley's Town Planning Scheme No. 2.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M13/1109

Moved Cr Gogol

Seconded Cr Egberts

That Council resolve to grant planning approval for swap meet, at 135 & 137 (Lots 1 & 2) Vincent Street and 49 (Lot 6) Queen Street, Beverley, subject to the following conditions and advice notes: -

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.3

DEVELOPMENT APPLICATION

**– SWAP MEET – 135 & 137 (LOTS 1 & 2) VINCENT STREET AND
49 (LOT 6) QUEEN STREET, BEVERLEY**

(Continued)

Conditions:

1. This approval, is for a period of 2 years. After 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. This approval is for activities occurring on the second Saturday of each month commencing 12 December 2009.
4. The hours of operation on approved days shall be between 8am and 1pm.
5. The approved area for the swap meet shall be delineated at all times during the hours of operation (see Advice note 2).
6. Material stored on site within the approved swap meet area which does not form a component of this application, shall be cordoned off at all times during the hours of operation (see Advice Note 2).
7. At all times during which the approved activity is occurring, including setting up and closing down, signage approved by the Shire of Beverley is to be erected informing motorists accessing the carpark at 135 & 137 (lots 1 & 2) Vincent Street, Beverley of potential conflict with pedestrians (see Advice Note 3).

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.

8.1.1

TOWN PLANNING ITEMS

ITEM 8.1.1.3

DEVELOPMENT APPLICATION

**– SWAP MEET – 135 & 137 (LOTS 1 & 2) VINCENT STREET AND
49 (LOT 6) QUEEN STREET, BEVERLEY**

(Continued)

- 2. With regard to Conditions 5 and 6, bunting or similar approved means of delineation is considered acceptable.**
- 3. With regard to Condition 7, satisfaction of the condition requires approval of the sign and location of the signage.**

CARRIED 9-0

8.1.1 TOWN PLANNING

SUBMISSION TO:	November Council Meeting 24 November 2009
AGENDA ITEM:	8.1.1.4
REPORT DATE:	18 November 2009
SUBJECT:	COUNCIL RESPONSE – WHEATBELT REGIONAL STRATEGY – DIRECTIONS PAPER
FILE REFERENCE:	DB 008
AUTHOR:	Shire Planner – Peter Wright

Appendix 10

BACKGROUND

The Department of Planning has released a Directions Paper aimed at stimulating public comment in relation to a potential Wheatbelt Regional Strategy (WRS). Comment was requested to be made prior to Monday 21 December 2009.

In response to the Directions Paper on Wednesday 11 November 2009 a workshop from the Shire of Beverley Council considered the possible directions contained in the paper and formulated the comments contained in the attached table.

COMMENT

A WRS will guide land use planning on a regional basis throughout the Wheatbelt. Of particular relevance the Local Planning Strategy currently being formulated for the Shire of Beverley must be consistent with such a strategy.

Although some deficiencies were noted in the information provided in the Directions Paper, it does provide the Shire with the opportunity to influence the direction of land use planning in the area. Providing comment will allow the Shire to express its concerns and possibly have such concerns addressed in the proposed WRS.

The attached table was used to write the WRS submission from the Shire of Beverley to the Department of Planning. In the opinion of staff if the Department of Planning “get it right” the WRS will be of substantial benefit to the Shire of Beverley. If the proposed WRS does not adequately address Beverley’s concerns, the ability of the Shire to meet the community’s needs and aspirations could be severely limited. Therefore it will be recommended the submission be lodged with the Department of Planning.

8.1.1 TOWN PLANNING ITEMS
ITEM 8.1.1.4
COUNCIL RESPONSE
– WHEATBELT REGIONAL STRATEGY – DIRECTIONS PAPER
(Continued)

STATUTORY ENVIRONMENT

The Shire of Beverley's Local Planning Strategy and ultimately the Local Planning Scheme must be consistent with any approved Wheatbelt Regional Strategy.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M14/1109 Moved Cr Gogol **Seconded Cr Egberts**
That Council resolve to instruct the Shire Planner to submit to the Department of Planning Council's comments, as attached, in response to the Directions Paper for the proposed Wheatbelt Regional Strategy.

CARRIED 9-0

8.1.1 TOWN PLANNING ITEMS

SUBMISSION TO:	November Council Meeting 24 November 2009
AGENDA ITEM:	8.1.1.5
REPORT DATE:	24 November 2009
SUBJECT:	FINAL ADOPTION – OUTBUILDING POLICY
FILE REFERENCE:	LUP 004
AUTHOR:	Shire Planner – Peter Wright

BACKGROUND

At its 27 October 2009 meeting Council resolved to deal with Item 8.1.1.7 at the November Council meeting.

Following is the officer's recommendation to item 8.1.1.7 of the October Council meeting:

“OFFICER’S RECOMMENDATION

That Council grant final adoption to Town Planning Scheme Outbuilding Policy, as attached, 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.”

RESOLVED that this matter be dealt with at the December meeting of Council.

8.2.2 INFORMATION BULLETIN REPORT – HEALTH & BUILDING SERVICES
ITEM 8.2.2.2 BUILDING LICENSES ISSUED
(Continued)

Lic No: 28 09/ 10
No: 45 John Street,
Beverley
Building: Enclosed Patio
Value: \$6,332

Lic No: 29 09/ 10
No: Lot 29705 Lukin St,
Beverley
Building: Steel Glider Shed
Value: \$16,000

Lic No: 30 09/ 10
No: Lot 23443 Dobaderry Rd,
Westdale
Building: New Residence
Value: \$80,000

Lic No: 31 09/ 10
No: Lot 28713 Dobaderry Rd,
Westdale
Building: Shed
Value: \$20,000

Lic No: 32 09/ 10
No: 104 Lukin St,
Beverley
Building: New Bathroom (relocated)
Value: \$9,000

Lic No: 33 09/ 10
No: 939 Ewerts Rd,
Beverley
Building: Swimming Pool & Shed
Value: \$20,000

Lic No: 34 09/ 10
No: Lot 103 Cattle Station Rd,
Beverley
Building: Single Dwelling
Value: \$284,267

Lic No: 35 09/ 10
No: 70 Cannon Hill Rd,
Beverley
Building: Shed
Value: \$18,000

COUNCIL RESOLUTION

M16/1109 Moved Cr Roberts
That the Health & Building Services Information Bulletin Report,
be received.

Seconded Cr Pepper

CARRIED 9-0

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 Oval, Parks and Gardens

The oval has been verti mowed and fertilised. We will be top dressing with sand in some areas to help prevent the water from pooling in the winter. Other lawns around town have also been verti mowed.

Slashing has been completed on the verges using the tractor, there are a few areas still to be done with a whipper snipper.

8.3.2.1.2 Wright Street House Gardens

Concerns have been raised about having lawn in the front of the new house at Wright Street House. It has been suggested that a native garden be planted using pine bark as mulch.

The main reason lawn was suggested was because it would be lower maintenance once it is established.

Other gardens at Shire houses get left until they are so over run with weeds, Shire employees are then asked to clean them up. Even by using weed mat, weeds still come up around the plants and in time require replacing.

The new residents are more likely to mow a lawn than pull out weeds.

The Works Supervisor tabled a landscape map at the meeting.

RESOLVED that landscaping at Council's Wright Street house be grassed in accordance with the tabled map.

8.3.2.1.3 Avondale

Slashing and mowing has been carried out in preparation for the Avondale Harvest Festival. Some gravel areas on the footpaths have also been repaired by placing new gravel and compacting. Other areas were also sprayed to control ants.

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

8.3.2.1.4 Airstrip

The airstrip and surrounding areas have been slashed. The water has been connected to the new fire fighting tank.

8.3.2.1.5 Dredged Sand at Avon Park

The sand that was dredged from the river and stock piled has been removed. There were concerns that if the river flooded this sand could be washed back into the river. This remaining sand had 500m³ of clay from the existing bunker mixed through it, some was taken to the motocross track and the remainder was to the old tip site.

8.3.2.1.6 New Road Names Required

Appendix 11

There are two roads that require new names. One is off Mandiakon and the other is off Sheahan Road. (2 Maps are the Appendix to this item)

Previously any new road names are suggested by Council and submitted to the Geographic Names Committee for final approval.

Suggestions could be "Bush Road" off Sheahan Road and "Banksia Road" off Mandiakon Road.

COUNCIL RESOLUTION

M17/1109

Moved Cr Foster

Seconded Cr Egberts

That Council suggest to the Geographic Names Committee that the unnamed road off Mandiakon Road be named Jas Road, because Mr Stan Jas was a previous Shire worker for 40 odd years and worked on roads within this area.

CARRIED 9-0

Council agreed that Council staff ascertain who owned property over a number of years in the vicinity of Sheahan Road and this name be suggested to the next meeting of Council, for the unnamed road off Sheahan Road.

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

8.3.2.1.7 Reseal Program

I have inspected with RNR Contracting the sections of roads that are to be resealed. They anticipate this work to be completed before Christmas.

8.3.2.1.8 Tip Loader

It was brought to my attention that the tip loader is lacking power and is unable to climb out of the hole where the rubbish is. It is also using a lot of water and running hot. I have asked Tim Yeadon to check this machine over to ensure all the oil levels are correct and report back as to what action should be taken.

8.3.2.1.9 Rickeys Road Bus Stop

Appendix 12

A letter has been received from Graeme and Angela Sims requesting that Rickeys Road be upgraded to allow the school bus to travel this road to pick up children from their gate.

Currently the bus picks up the children at the Greenhills South Road intersection, which is 1.6 km away. It has been requested that this work be completed by 1 February 2010.

To upgrade this road to an appropriate level would require major works in areas, as there are several 90° bends with poor vision and the existing pavement is only 5 metres wide in sections.

Direction from Council is required as to what standard is acceptable to allow the bus to travel this road and when this work is to be carried out. It is recommended that the Plant and Works Committee inspect this road.

Council considered that maybe an ideal place to put in a bus turnaround would be about 300 metres past Sims' gate. Some extra gravel will be required. Council asked the Works Supervisor to check into this situation.

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

8.3.2.2 CONSTRUCTION

8.3.2.2.1 Mawson Road

500 metres near Woods Road has been stabilised in two layers making the total pavement thickness for this section 400mm. It has also been sealed with a primer using 10mm stone, this will have a final seal next year.

8.3.2.2.2 Greenhills South Road

Trees have been removed in preparation for the corner realignment near Gors Road.

8.3.2.2.3 Talbot West Road

Work is currently underway for the realignment of the intersection at Kokendin Road, and the widening of Talbot Road.

We are currently 2 - 3 weeks behind in our scheduled bitumen construction projects for this year. This is due to the wet weather earlier, contractors being held up at other jobs and staff on leave.

8.3.2.2.4 Kokeby East Road Culvert Replacement

The concrete slab was poured on Tuesday 10 November, this is to be left to cure for one week before machines can drive on it to place the boxes and link lids.

I meet with Main Roads onsite to inspect the steel work for the slab and footings and to inspect the concrete pour. Everything was carried out to the specifications detailed on the plans. Concrete samples were also taken during the pour to ensure the concrete was to the specified strength.

COUNCIL RESOLUTION

M19/1109

Moved Cr Alexander

Seconded Cr Gogol

That Council contact the relevant government departments to source out whether they have information on availability of the supply of gravel within the Shire.

CARRIED 9-0

8.4.1 FINANCE ITEMS

SUBMISSION TO:	November Council Meeting 24 November 2009
AGENDA ITEM:	8.4.1.3
REPORT DATE:	9 November 2009
SUBJECT:	INVESTMENT OF SURPLUS FUNDS
FILE REFERENCE:	FM 008
AUTHOR:	Acting 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 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	3 Months	4.00%	\$ 985,299.00	30/10/2009
9669-40287	3 Months	4.00%	\$ 423,955.00	30/10/2009
9669-41167	4 Months	4.40%	\$ 378,259.00	31/01/2010
9669-41538	4 Months	4.10%	\$ 452,491.00	30/11/2009
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

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

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M23/1109 Moved Cr Foster **Seconded Cr Roberts**
That the Investment Report for the month of October 2009, be
received.

CARRIED 9-0

8.4.1 FINANCE ITEMS

SUBMISSION TO:	November Council Meeting 24 November 2009
AGENDA ITEM:	8.4.1.4
REPORT DATE:	11 November 2009
SUBJECT:	RATE ASSESSMENT NO. 556 – 23 LUKIN STREET, BEVERLEY
FILE REFERENCE:	LUK 556
AUTHOR:	Rates Officer – Lois Salkilld

BACKGROUND

Mr Marlin Spencer applied for a Pension Concession on the **9 January 2006**. Mr Spencer, at that time, had arrears for the amount of \$842.21, and although there was a previous record of regular fortnightly instalments this Concession was not registered.

Section 32(3) – requires administrative authorities to register all eligible and entitled customers, regardless of whether they have arrears of charges.

Due to this non-registration interest continued to accrue. Interest should only have applied to the arrears prior to registration.

The Department of Treasury & Finance has determined that Mr Spencer is entitled to the following, according to payments made in each financial year: -

*2005/06 – deferment of rates raised
2006/07 – eligible for rebate
2007/08 – deferment of rates raised
2008/09 – eligible for rebate
2009/10 – eligible for rebate*

At the time of writing this report the interest charges are \$838.16. On behalf of Mr Spencer it is requested that the interest charges of \$838.16, from the time of registration to date be waived, as these should really never have accrued.

COMMENT

Mr Spencer has been making a genuine effort to clear rates payable, and has entered into regular \$100.00 fortnightly payments to clear current and deferred amounts.

- 8.4.1 FINANCE ITEMS**
ITEM 8.4.1.4
– RATE ASSESSMENT NO. 556
– 23 LUKIN STREET, BEVERLEY
(Continued)

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

- M24/1109 Moved Cr Alexander** **Seconded Cr Gogoi**
That Council reverse all the Penalty Interest applied to Rates
Assessment No. 556 since 9 January 2006.
CARRIED 9-0

8.5.1 ADMINISTRATION ITEMS

SUBMISSION TO:	November Council Meeting 24 November 2009
AGENDA ITEM:	8.5.1.1
REPORT DATE:	9 November 2009
SUBJECT:	CHRISTMAS BREAK-UP FUNCTION
AUTHOR:	Acting Chief Executive Officer – Stephen Gollan

BACKGROUND

It has been the 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 Thursday 24 December 2009.

In the past the function has been held at the Old Pre School.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M25/1109 Moved Cr Gogol **Seconded Cr Foster**
That a Christmas function be held on Thursday 17 December 2009,
commencing at 6:00pm, at the Old Pre School.
CARRIED 9-0

8.5.1 ADMINISTRATION ITEMS

SUBMISSION TO:	November Council Meeting 24 November 2009
AGENDA ITEM:	8.5.1.2
REPORT DATE:	9 November 2009
SUBJECT:	OFFICE CLOSURE OVER CHRISTMAS/NEW YEAR PERIOD
AUTHOR:	Acting 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 Friday with Boxing Day Public Holiday being Monday 28 December, this means there will be three days between Boxing Day and New Year's Day that the Administration Centre is proposed be closed.

With New Year's Day being on a Friday, I am also requesting that Council give favourable consideration to closing the Administration Centre to Monday 4 January 2010.

To my knowledge there had 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

M26/1109 Moved Cr Foster **Seconded Cr Pepper**
That the Shire of Beverley Administration Centre close for business from 4:00pm, Thursday 24 December 2009 and reopen on Monday 4 January 2010.

CARRIED 9-0

8.5.1 ADMINISTRATION ITEMS

SUBMISSION TO:	November Council Meeting 24 November 2009
AGENDA ITEM:	8.5.1.3
REPORT DATE:	17 November 2009
SUBJECT:	PROPOSED HERITAGE LISTING – BEVERLEY INFANT HEALTH CENTRE
FILE REFERENCE:	VIN 1138 & DB 003
AUTHOR:	Acting Chief Executive Officer – Stephen Gollan

Appendix 15

BACKGROUND

The Heritage Council of Western Australia has advised Council in June 2007 that they are considering possible entry of the Beverley Infant Health Centre in the State Register of Heritage Place.

COMMENT

Council has been opposed to the Heritage listing of the Beverley Infant Centre as it wishes to develop the area and the listing may prejudice Council's development.

In June 2009 the Heritage Council advised that it intends to undertake a structural survey in the Infant Health Centre to investigate various cracks in the building.

Cr Ridgway and the Chief Executive Officer met with representatives of the Heritage Council on 17 June 2009, and were advised there appears little choice of it being omitted from the Register unless proven to be structurally unsound.

Council has now received correspondence from the Heritage Council of Western Australia regarding the Structural and Condition report.

The report was completed by Palassis Architects and Resource Engineering and Design.

In relation to the Structural report the Heritage Council of WA have advised as follows:

"The structure of the Beverley Infant Health Centre is in fair condition, and there does not appear to be any failure in the foundations of the building.

8.4.1 ADMINISTRATION ITEMS

SUBMISSION TO:	November Council Meeting 24 November 2009
AGENDA ITEM:	8.5.1.4
REPORT DATE:	23 November 2009
SUBJECT:	RESERVE 833 – DEEP POOL ROAD, BEVERLEY (Late Item)
FILE REFERENCE:	CP 017
AUTHOR:	Acting Chief Executive Officer – Stephen Gollan

Council dealt with this item earlier in the meeting. (refer pages 3 to 5) of these Minutes (refer Motion M2/1109).

8.5.2 INFORMATION BULLETIN REPORT – ACTING CHIEF EXECUTIVE OFFICER

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

Council considered the following matters:

Business Cards

The Acting Chief Executive Officer enquired as to whether Councillors wished to have their photograph on their business cards.

Crs Ridgway, Pepper and Egberts advised they would like their photos on their business cards.

It was agreed the required business cards be ordered.

Beverley Recreation Ground – New Facility’s Concept Plan

Council agreed that Mr Stephen Gollan, Acting Chief Executive Officer, check whether Mr Brian Adcroft would be available to attend our next Council workshop day on Wednesday 9 December 2009 to discuss the new facility’s concept plan with Council’s Recreation Ground Committee.

Beverley Off Road Motor Sports Association (BORMSA)

The proposed 5 year Memorandum of Understanding in regard to use of Portion of Reserve 5265 by BORMSA was provided to Councillors under separate cover in the November Information Bulletin for Council’s consideration.

Council agreed that the only amendment be that the line commencing with the words “- *Instigate a 10 metre vegetation corridor*” read as follows:

- Instigate a 10 metre vegetation corridor along the North Western end of the fence line where there is currently no vegetation.

8.5.2 INFORMATION BULLETIN REPORT – ACTING CHIEF EXECUTIVE OFFICER
Beverley Off Road Motor Sports Association (BORMSA)
(Continued)

COUNCIL RESOLUTION

M29/1109 Moved Cr Pepper **Seconded Cr Gogol**
That the proposed 5 year Memorandum of Understanding, with the abovementioned amendment, be put to the Beverley Off Road Motor Sports Club for their comments.

CARRIED 9-0

Christmas Hampers

Council discussed Christmas Hampers.

RESOLVED that Christmas hampers be ordered for all members of staff.

Regional Grant Scheme – Wheatbelt Development Commission

Information was provided to Councillors under separate cover in the November Information Bulletin in regard to the Regional Grant Scheme applications being open, with grants closing on 10 February 2010. The Acting Chief Executive Officer suggesting that Council might like to submit an application for a grant for a new toilet block at the Beverley Caravan Park.

Council agreed that Mr Stephen Gollan, Acting Chief Executive Officer, arrange a meeting with the Wheatbelt Development Commission.

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
- 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 **Cropping Committee Leases -**
Portion Reserve 5265 Lot C (between Great Southern Highway and
the Railway Reserve);
Reserve 2633 (Old Aerodrome Opposite CBH);
Lot 78 Waterhatch Road;
Portion Reserve 5265 Lot A (Old Commonage);
Portion Reserve 5265 Lot B (Sand Pit).

Mr Stephen Gollan, Acting Chief Executive Officer, advised that correspondence had been received from Mr T Hosking advising of continuance with the above Cropping Committee Leases and requesting Council to consider three year lease terms.

11. OTHER BUSINESS
Item 11.1 Cropping Committee Leases
(Continued)

Council agreed to hold a Cropping Committee Meeting on Wednesday 9 December 2009, at a time to be arranged, in order to discuss the Cropping Committee Leases held by T & A Hosking and that a report be prepared for the next meeting of Council.

11.2 Beverley Caravan Park Ablution Block

A map of a proposed ablution block for the caravan park was tabled at the meeting.

RESOLVED that another shower be added to both the Men's and Ladies ablution areas.

11.3 January Council Meeting Date

COUNCIL RESOLUTION

M32/1109 Moved Cr Alexander **Seconded Cr Roberts**
That Council hold the January 2010 Ordinary Council Meeting on the third Tuesday of the month, being Tuesday 19 January 2010, commencing at 10am.

CARRIED 9-0

12. CLOSURE

There being no further business the meeting closed at 5:01pm.

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

24 NOVEMBER 2009

		Commencement Page of Appendix Item in Minutes
Appendix 1	Late Item 8.5.1.4 – Reserve 833 – Deep Pool Road, Beverley	4
Appendix 2	Item 6.2 – Minutes of the Independent Living Units Project Team Meeting held on Thursday 24 September 2009	6
Appendix 3	Item 6.3 – Minutes of the Cropping Committee Meeting held on Friday 16 October 2009	6
Appendix 4	Item 6.4 – Minutes of the Fire Control Officers Meeting held on Thursday 29 October 2009	7
Appendix 5	Item 6.5 – Minutes of the Independent Living Units Project Team Meeting held on Friday 13 November 2009	7
Appendix 6	Item 7.1 – Shire Art Collection	10
Appendix 7	Item 8.1.1.1 – Development Application - Outbuilding – Lot 48 (Lot 69) Smith Street, Beverley	13
Appendix 8	Item 8.1.1.2 – Development Application – Market Stall – Lot 70 Vincent Street, Beverley	15
Appendix 9	Item 8.1.1.3 – Development Application – Swap Meet – 135 & 137 (Lots 1 & 2) Vincent Street and 49 (Lot 6) Queen Street, Beverley	18
Appendix 10	Item 8.1.1.4 – Council Response – Wheatbelt Regional Strategy – Directions Paper	22
Appendix 11	Item 8.3.2.1.6 – New Road Names Required	28
Appendix 12	Item 8.3.2.1.9 – Rickeys Road Bus Stop	29
Appendix 13	Item 8.3.2.1.10 – Rickeys Road Floodway	30
Appendix 14	Item 8.4.1.1 – Schedule of Accounts for the month of October 2009	33
Appendix 15	Item 8.5.1.3 – Proposed Heritage Listing – Beverley Infant Health Centre	40

Gregory & Suzanne Atwell

Add: Deep Pool Rd, Dale WA

Mail: RMB 204B Beverley 6304

EM: geatwell@wn.com.au

The Shire President

Beverley Shire Council

Beverley WA 6304

Dear Sir,

Deep Pool Rd and Reserve 833

We are the owners of land immediately to the east and north of Reserve 833 and our land is accessed via Deep Pool Rd. This letter is to inform Council of a number of issues that have been brewing for some time in this rather quiet part of the Shire.

Deep Pool Rd

The condition of Deep Pool Rd has improved somewhat after the Council graded the roadway up to our front gate. I wish to take this opportunity to comment upon the skill and foresight the driver took to complete the job in a short space of time and achieve a commendable result without additional gravel or material. However, this has in effect caused another problem as we now have more traffic coming down the road and people wandering across to the river or driving past our sheds (on our land) to reach the river. This is an issue in that Deep Pool Rd is not within the confines of the road reserve and straddles the boundary between our land and the road reserve as well as actually straying completely into our property in a couple of places. As I am in the process of re-fencing our property I would like to inform the Council that I plan to fence our boundary along the road reserve and will be re-locating Deep Pool Rd back into the road reserve. I felt that as it is technically your road you should be aware of the work I am undertaking. I will not be upgrading or doing anything more than moving the road (which is a dirt track) into its proper place with minimal disturbance to flora so my new fence does not block the road. If Council has any issues with this plan please let me know as I plan to undertake this work in the next few weeks.

Reserve 833

Another issue is the current state of Reserve 833. This reserve has been in existence for a number of years and in all the time I have owned land next door (since 1988) it has never been utilized for its true purpose. I have now opened dialogue with the RDL to acquire the reserve with a number of conditions. The principle and overarching condition is the northern section be rejuvenated to as close as possible to its original bushland condition and public access remain. At the moment it is a badly degraded open woodland area with a large amount of fallen timber from clearing a great number of years ago. It can be rejuvenated but it will take considerable funds and considerable amounts of labour as well as a clear plan as to what needs to be done (especially so as the dead wood must not be burnt as it harbours many small creatures and provides shelter). I am prepared to contribute these necessary items in a deal with the RDL and from my background as a project manager I also plan to involve a number of community groups. The issue at hand, however, is that this plan may or may not come to fruition and if it does move ahead it will be many months perhaps years before it gels. What do we do now? There is an increased amount of traffic coming into the

reserve already and when the weather fines up we expect that will only increase. The cleaning of the Reserve pool has made that a beautiful spot and will attract more and more people as the word spreads. One group I met this week plan to come and camp at the pool. Without any facilities and so much dead wood about all I can see is a lot of rubbish blowing about and a huge increase in the risk of fires from unattended campfires.

As we are the closest habitation to the reserve we are concerned about anti-social behaviour emanating from people who want to use the reserve for "a bit of fun". We will be involved as the only access is past our house and sheds. If the problem escalates and if we need them the Police are in Beverley or even further away in some instances.

To manage the risk factor of problems arising from the increasing usage of the reserve I propose a two pronged approach:

1. Council appoint my wife and I as rangers/wardens of the reserve.
2. A suitable notice be erected at the entrance to the reserve stating something like:

No Camping

No Fires (at any time of the year)

No Wood gathering

Take your rubbish with you.

These measures will give some semblance of order and at least sends out a message of what is acceptable use of the reserve and what is not. It would also give us some authority to gently remind people who transgress as just having a notice there would be useless as anyone coming there to make a nuisance of themselves would be well aware of the remoteness and that no-one in authority would ever come there to enforce the rules. I am open to any other suggestions that would provide some sort of balance between risk and mitigation on this issue.

My wife, Suzanne and I, are now living permanently on the farm and are planning to "change our lifestyle" so we can devote our time to projects that we see as rewarding and fulfilling. We have over the years increased the flora capacity of Daletonia considerably and with my fencing skills have preserved a large amount of bushland on the farm which is slowly inching its way back to how it should be. Reserve 833 is a challenge and because of its location (so close to our house and land) we are keen to take up the challenge and do something worthwhile with what is now dying woodland.

This is a large task and for this letter to cover all aspects it would become a tome indeed. If there is any specific issue that Council would like to discuss with us we would be only too pleased to work our way through it and arrive at an outcome that benefits the whole community.



Greg Atwell



Suzanne Atwell

29 September 2009

AVON LOC
38
11.452 ha

886
24.699 ha

3
40.139 ha

4
37.265 ha

849
5.7040 ha

8883
AVON LINC
25273
16.791 ha

117
14.174 ha

DALE RIVER

Scale : 1:6500 (Geographical)
MGA : SW=484219.8E,6434099.7N Zone 50 / NE=485526.1E,6436110.4N Zone 50
Lat/Long : 116°49'57.060", -32°13'46.638" / 116°50'47.081", -32°12'41.400" H 263mm by W 202mm

Printed : 10:19 Tue 22/Sep/2009
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Shire of Beverley

ILU Project - Residential Retirement Units.

Minutes of Committee Meeting 10.30am September 24 2009

Council Chambers

Attendance and apologies

Cr J Alexander	President
Cr D Ridgway	Deputy President
Cr L Shaw	
Cr K Murray	
Mr K Byers	Chief Executive Officer
Mr S Gollan	Deputy Chief Executive Officer
Mr D Vaughan	Project Officer
Mr M Coniglio	Architect

Observer Cr B Foster

Declaration of interests.

Nil

Minutes of meeting 28 August 2009 – confirmation

Moved Cr Shaw, second Cr Murray. Carried

Matters arising

1 Architect

Matthew Coniglio Discussion –Architects advice re obtaining pre-tender costs following preparation of design and specification as an alternative to going to tender prior to the Business Plan process.

Discussion - Unit design and other building considerations.

QS estimates – analysis of total construction costs.

Other construction/project costs – internal, external
Extensive discussion ensued with the Architect to explore the following matters

Moved Cr Ridgway

Seconded Cr Shaw

That Matthew Conigilo Architects be engaged to proceed with design and documentation of 8 housing units with the provision in the documents to tender or construction of either 4 or 8 housing units.

CARRIED 4/0

1. Pre tender costs.

The Architect proposed this course of action following completion of the design phase of the project to obtain accurate costs to assist with concluding the Business Plan and Council discussions prior to calling tenders.

The Architect estimated the cost of the pre tender exercise at \$5000 to \$7500 to cover professional fees for consultants. It was suggested that this step will assist the Council process prior to advertising tenders. If the project is taken through to tender stage prior to obtaining up to date costs and completing the Business Plan documentation, it may discourage tenderers. Additionally, any delay following the close of tenders may have a potential to trigger an escalation of tenderers price, or withdrawal of tenders.

Moved Cr Ridgway

Seconded Cr Murray

That;

A the Architect obtain a quote from the Quantities Surveyor to provide a firm cost on preparing a pre- tender estimate following the finalisation of the project design details and specifications and this information be passed onto the Chief Executive Officer for his approval prior to commissioning the work.

CARRIED 4/0

2. Specifying work “to be undertaken by others”

The Architect will make provision in the tender documentation for earthworks and landscaping to be fully specified, and to be priced separately by the tenders, with a notation that this work may be undertaken “by others”. This will allow the Council to also cost the work and undertake the work if it is a price advantage to do so.

3. Finalising the design details.

The architect will finalise the design (and specifications) for eight units, taking account of the changes which have been discussed. The revised design will be distributed to the Committee. Following receipt of the revised design members will provide feed back to the CEO or the Project Officer. A meeting will be called at this stage, if needed.

Detailed discussion resulted in a reiteration that the Architect brief is to include the eight units proposed for lot 101 Dawson Street. with a stipulation in the tender documentation that tenders are being called for the first four units, as depicted in the block plan discussed by the Committee.

The fees for this work are as stated in the schedule provided by the architect to the Committee during the appointment process. The Architect is to provide more detailed costs for external consultants.

4. Revised project flow chart and time frame.

The Architect is to distribute a revised project time frame and flow chart

2 Governance and legal (refer to McLeod’s Legal advice 16 July 2006)

Update on discussions with Council solicitors regarding matters for inclusion in the lease agreement

Business Plan disclosure regarding subsidy, capital investment, contributions from residents, costs associated with running the units. Impact on the Shires general financial position and its capacity to carry out other functions.

Members noted the legal advice to Council (previously distributed), and also noted that the financial details in regard to capital costs and recurrent costs is yet to be prepared in consultation Mr Dominic Carbone

The Project Officer advised that a first draft of the Lease agreement has been requested from the Council solicitors. The Committee will then be in a position to discuss the points which require further consideration, or a Council decision.

3 Budget 2009 -2010(CEO/DCEO)

Project funding

Operating and management costs

Financial Statements and information for Business Plan

(Refer legal advice)

See comments above.

The Deputy Chief Executive Officer will liaise with Mr Carbone in regard to the financial and funding elements of the project.

4 Business Plan (distributed prior to Aug 28 meeting)

Additional matters and committee comments arising from draft 2.

Members comments, corrections and input into the draft plan is welcome.

5 Community update – Blarney. Other.

Discussion

Agreed that periodical news releases through the local media will keep residents informed of the project status.

Other matters.

Committee members requested that the Architect brief be recirculated to all members.

Joint Venture Housing at Lot 41 Hunt Road

Discussion was held regarding the shire entering into a joint venture housing scheme with the Department of Housing on Lot 41 Hunt road.

It was agreed that the Chief Executive Officer invite Homeswest representatives to meet with Council to discuss the possibility of establishing a Joint Venture Housing Scheme.

Goomalling Caravan Park Visit

It was agreed that David Vaughan arrange a visit to Goomalling to view their Caravan Park on Friday 23rd October 2009.

Next meeting

To be decided, following receipt of the revised plan from the Architect.

Close.

The meeting closed at 12.45 pm.

**MINUTES OF THE BEVERLEY CROPPING COMMITTEE HELD IN THE
COUNCIL CHAMBERS ON FRIDAY 16th OCTOBER 2009,
COMMENCING AT 8:38AM**

ATTENDANCE: Cr DJ Ridgway Chairperson
 Cr JD Alexander
 Cr KM Murray
 Cr LC Shaw
 Mr KL Byers Chief Executive Officer

APOLOGIES: Nil.

CONFIRMATION OF MINUTES 12TH AUGUST 2009

*Moved Cr L Shaw Seconded Cr K Murray
That the minutes of the Cropping Committee meeting held on Wednesday
12th August 2009, as printed, be confirmed.
CARRIED 4/0*

BEVERLEY OFF ROAD MOTOR SPORTS ASSOCIATION (BORMSA)

The following items were discussed relating to BORMSA and the use of portion of Reserve 5265 between the Waste Disposal Site and the Avon River.

- i) That clarification be sought from the Department of Environment as to the suitability of the abovementioned land being used for motor sports;
- ii) that provision be made to extend the Waste Disposal Site 200 metres south;
- iii) that a lease of up to 10 years with an option of a further 5 years be offered to BORMSA;
- iv) that the land be available to other compatible users;
- v) fees and charges to be negotiated at a later date;
- vi) that immediate future improvements be of a temporary nature;

- vii) that a fire management plan be considered; and
- viii) that the use of the land for camping purposes be discussed at a later date.

MEETING CLOSURE

There being no other issues raised the meeting adjourned at 10.00am.

Bush Fires Act Amendments

Bush Fire Incident Management –

Western Australia

Note: This document provides an overview of work to date regarding Major Bush Fire Incidents. It is not a final resolution and further work by the Parliamentary Council Officer will be required to ensure changes comply with legislative requirements. The subsequent development of policies and plans is required.

Why the Change?

The Community Development and Justice Standing Committee (CDJSC) of Parliament spent several years compiling its Report “Inquiry into Fire and Emergency Services Legislation”, tabling the Report containing 88 recommendations in October 2006. The consultation process included public and private organisations and the Western Australia Local Government Association (WALGA) which consulted with the 122 local governments that have bush fire management responsibilities.

As part of the review, the CDJSC referred to findings from two coronial investigations, the Darling Escarpment Review (1994), a report by the Auditor General of Western Australia *Performance Examination – Responding to Major Bushfires (2004)* and the COAG Report *National Inquiry on Bushfire Mitigation and Management (2004)*.

After a comprehensive and inclusive investigation, it was clear to the CDJSC that stakeholder opinion in relation to fire control would be difficult to align. The CDJSC identified that control arrangements of multi-agency incidents was contentious. However, in making these recommendations, the CDJSC stated:

“Several significant State and Commonwealth Government reports including two coronials have highlighted community safety issues inherent in the authority for control being dispersed across a number of agencies in multi-agency incidents. The Committee acknowledged that in many instances a high degree of co-operation has been engendered at the local level to address this issue. However, it views that to ensure consistency in approach, such arrangements need to be legislatively mandated. The Committee has therefore recommended that one agency, the Fire and Emergency Services Authority of Western Australia, be empowered to assume control in these circumstances.”

Of particular relevance to this matter are recommendations 48 and 49. These enable the Fire & Emergency Services Authority (FESA) to take control of a major fire (as defined in legislation) from Local Governments or the Department of Environment & Conservation (DEC).

In November 2008, State Cabinet approved the drafting of a single, comprehensive and consolidated Emergency Services Bill, in line with the recommendations of the CDJSC, for the purpose of streamlining and clarifying the roles and responsibilities of the State’s bush fire fighting agencies. Due to the protracted length of time in the preparation and consultation period

required for this Bill, Cabinet also approved the urgent progression of some critical amendments which includes recommendations 48 and 49 and the ability for FESA to declare a total fire ban.

Current situation

There are two circumstances when FESA can take control of a bush fire on local government or DEC managed lands. A Bush Fire Emergency Period declared under section 21 of the *Bush Fires Act 1954* (the Act) allows the Minister to declare a bush fire emergency period for an area, thereby handing control over to “a person to take charge of bush fire fighting operations in an area”; this is most likely the FESA Chief Operations Officer. Section 13(4) of the Act also enables a local government to request FESA take control of a major bushfire.

The Community Development and Justice Standing Committee stated, in some regions of the State, local government, DEC and FESA personnel operating at the local level have negotiated “non legislative” fire control arrangements whereby local government can hand control of a fire to DEC. This poses a risk to firefighters if DEC or local government have control of a fire that is burning outside their tenure and is clearly not supported by legislation.

In effect, the proposed powers under recommendations 48 and 49 are an extension of those available to FESA under sections 13(4) and 21 of the Act, without the negative impact to industry, by removing the application of total burning restrictions under section 21(2)(a).

The decision to take control of a fire from local government or DEC under the proposed powers would occur when a fire has escalated to a major incident and it is important that State’s resources and community information is appropriately coordinated. The amendments will close gaps which potentially leave volunteer firefighters and DEC Staff without protection of legislation.

FESA is currently developing the legislation to achieve this protection, but at the same time we cannot ignore the state-wide considerations and recommendations to remove gaps highlighted through coronial investigations and major reviews. Furthermore, flaws in incident coordination, control and command structures are matters being addressed by the Victorian Royal Commission.

What’s wrong with the current situation?

The following issues arise from the current inadequate legislative, policy, procedures and plans;

- No ability for agency to hand over control in a number of scenarios,
- Significant impediments for response across tenures,
- Multiple HMAs are designated across multiple tenures,
- No legislated coordination arrangements exist for major incidents,
- There is incompatibility with the *Emergency Management Act 2005*,
- Existing legislative provisions are over 50 years old and are intended for a different era, and
- No legal basis for cooperative arrangement, which is a major flaw when things go wrong.

What does this all mean?

Effective fire management requires clear guidelines and coordination arrangements to ensure the community is afforded the best service possible. This is particularly so when a fire situation in

one or more areas of the State is of such a magnitude that resources are stretched and community warnings and information is required. It is therefore proposed that amendments will be progressed to achieve the following outcomes for normal operating situations (day to day incidents) and where major incidents have the potential to (or are) threatening communities.

Day to Day Incidents

Nothing changes, however

- HMA may hand control over to other fire fighting agencies, and
- When an agency is given control of a fire outside their tenure or when they are operating across multiple tenures, in order to ensure that state-wide control is maintained, the Incident Controller will need to adhere to a set of State parameters which will be defined in the legislation and/or Westplan Bushfire (under development).

The adoption of this proposal will allow each of the agencies with fire suppression capacity the ability to hand control over to any of the three HMAs. Furthermore, by including provisions that FESA is to be notified if control of a fire is handed over, it will ensure a single source of coordination.

Major Incidents

1. If a bush fire is burning in the district of a local government or on CALM Act Land, the FESA CEO may authorise a Bush Fire Liaison Officer (BFLO) or another person to take control of all operations in relation to that fire either at their request or if, because of the nature or extent of the bush fire, FESA considers that it is appropriate to do so.
2. If the person authorised is not a BFLO they will have the same powers as a BFLO during the period that the authorisation has effect.
3. The authorisation of a person to take control of operations in relation to a bush fire will not be affected by the powers that may be exercised by a Hazard Management Agency or hazard management officers as the result of the declaration of an emergency situation or a state of emergency under the Emergency Management Act 2005.
4. FESA will therefore provide assistance and direction across the agencies present at an incident which will ensure a common purpose and that appropriate strategies are in place. This includes coordinating resources from other regions and if necessary through the State Emergency Management arrangements. Notwithstanding this responsibility, all agencies present will be significant contributors to the control and coordination of the incident. The "command" of agency resources present at a fire will remain with the agency.
5. The principles of Incident Management (AIIMS) will apply and the best persons (regardless of tenure or agency) will be appointed to key roles, with local knowledge and agency liaison remaining critical to the successful implementation of the control arrangements.
6. During the authorised period, the following proposed new powers will be available to the authorised person

- direct the movement of people, animals and vehicles within, into, out of or around the affected area or any part of the affected area,
- direct the evacuation and removal of persons or animals from the affected area or any part of the affected area,
- close any road, access route or area of water in or leading to the affected area, and
- may use a vehicle in any place and in any circumstance despite any provision of the *Road Traffic Act 1974* that requires a permit for the use of that vehicle

In Summary

Effective fire management requires a collaborative and coordinated system to ensure community safety. There will be no change to daily business and the proposed amendments will provide the following outcomes:

- Legislated arrangements for State level coordination of major incidents,
- DEC will continue to suppress fire on CALM Act Land,
- Local Government will continue to suppress bush fires on its areas of responsibility,
- FESA will continue to suppress fires within gazetted fire districts,
- DEC and local government can be authorized to control a fire outside of their tenure. However FESA will be the only Agency that can assume control in prescribed circumstances, and
- When any agency is operating outside their legislated areas of responsibility, they will operate under consistent systems and structures which will enhance firefighter and community safety.

The handover of control of a fire should be seamless as fires know no boundaries. However, as the State's primary agency responsible for fire and emergency services there must be some consistency and parameters established to ensure the protection of all those involved in bushfire suppression as well as ensuring the community is adequately protected and informed. This is what has been strongly recommended over many years through independent reports.

Bush Fires Act Amendments

Total Fire Ban

Note: This document provides an overview of work to date regarding the implementation of Total Fire Bans. It is not a final resolution and further work by the Parliamentary Council Officer will be required to ensure changes comply with legislative requirements. The subsequent development of policies and plans is required.

Why the change?

In November 2008, State Cabinet approved the urgent progression of three critical amendments to the *Bush Fires Act 1954*, one of which was the ability to declare a Total Fire Ban period. Under current legislation there is no provision in Western Australia enabling the declaration of a Total Fire Ban. The Minister can declare a Bush Fire Emergency Period under section 21 of the *Bush Fires Act 1954*, however this impacts on industry. The adoption of a Total Fire Ban will address some of the issues to industry and will bring FESA into line with other states. The Total Fire Ban is also another method of highlighting the dangers of unplanned fire and the community will need to take precautions on the declared days.

What are the Proposed changes?

A new section of the *Bush Fires Act 1954* will give provision for the Minister to call a total fire ban period for specific areas and for a specific period of time across the state. The declaration of a total fire ban period will mean that no fire can be lit in the open air, or no activity likely to set fire to the bush may be undertaken. The decision to declare a total fire ban is based on the weather conditions either existing or imminent. It can also be declared if the Minister is of the opinion that it is necessary to declare a total fire ban for other reasons e.g. a significant commitment of fire fighting resources to ongoing incidents.

The process for obtaining local input in to the declaration of a Total Fire ban is important and the Bush Fire Service network will be asked to assist in the development of the procedures.

What does this mean?

The Total Fire Ban will mean that a person cannot light or use a fire in the open air or carry out in the open air an activity that causes or is likely to cause a fire. The total fire ban is intended to cease activities such as welding, grinding, harvesting and vehicle movement likely to cause a spark, cooking with solid fuel or cooking in areas likely to cause a fire. These restrictions are similar to those that may be enforced by local governments under existing arrangements.

A person commits an offence if they

- cook in the open air in an appliance that consumes solid fuel,
- light or use a fire in the open air,
- if they carry out a process or operation in the open air that is likely to cause a fire,
- undertake an activity prescribed in regulations.

Penalty - \$25,000 or imprisonment for 12 months or both

It should be noted that the proposal to introduce total fire bans is designed to be an additional means of enforcing and publishing fire restrictions over and above local restrictions such as Harvesting and Movement of vehicle bans. Local government will continue to impose such localized bans, while total fire bans will generally be declared in situations of widespread fire danger and/or fire situations. The actual areas proposed to be used for defining total fire bans have yet to be decided, though are likely to be updated fire weather districts or derivations of same.

What can you do?

Activities that will not be prohibited during a total fire ban are;

- The use of a gas appliance comprising of a flame encapsulated by the appliance at a persons home or in a signed area set aside by local government (s.25(1aa)) of the Bush Fires Act
- Circumstances prescribed in the regulations
- If an exemption is obtained and approved by the Minister
- The powers and functions that are provided to local government and Bush Fire Liaison officer under Part IV of the Bush Fires Act – Control and extinguishment of bush fire

Exemptions

The Minister, on advice from the FESA CEO (in writing) can provide an exemption during a Total Fire Ban if the person has taken adequate precautions for the prevention or spread, control and extinguishment of any fire or activity likely to cause a fire. The exemptions can be wholly or partially with conditions as considered necessary and have effect for the period specified in the exemption and can be revoked or varied. This is similar to current provisions in the Bush Fires Act regarding exemptions during a Prohibited Burning Time. In addition, it is anticipated that provision for exempting activities such as stock watering will also be addressed.

Despite an exemption from the Minister, the local government may (in writing) prohibit the person from lighting a fire or carrying out an activity to which an exemption relates.

Due to the similar nature and overlapping provisions between the Bush Fire Emergency Period and a Total Fire Ban; the Bush Fire Emergency Period will be deleted. The assumption of control provided for in the Bush Fire Emergency Period will be available in new legislation providing an alternative for FESA to appoint a person to take change of operations.

One question that is often asked is “How will the TFB affect harvesting and vehicle movements?”

The declaration of a total fire ban period will mean that no activity likely to set fire to the bush may be undertaken. Under Part VII of the Bush Fires Act regulation, provisions are made regarding the operation of tractors and engines during prohibited or restricted burning times. This is reference to the fact that they are capable of setting fire to the bush and as such they would be prohibited during a Total Fire Ban.

When a TFB is declared, it is most likely because of extreme weather conditions and therefore a harvest ban may already be in place. The ability to stop harvesting and vehicle movements already exists. The actual thresholds for a TFB have not yet been set, though are likely to be higher than those set for localised Harvest and Movement of Vehicle bans. TFBs are about extreme weather or when widespread fires are seriously stretching resources.

Section 27(3) of the Bush Fires Act provides for a local government to prohibit operations in its district of a tractor or harvester. Additionally Section 38A of the Regulations allows a Bush Fire Control Officer to prohibit the operation of any engine, vehicle, plant or machinery. The proposed amendments will not alter a local government’s capacity to implement this should local conditions warrant.

GENERAL BUSINESS AND MATTERS ARISING

GOVERNANCE AND LEGAL

Draft Residence Contract, and Information Statement prepared by Council Solicitors (attached)

The Committee reviewed the draft proposal and clarified or amended relevant clauses (see attachment – *committee changes are noted in bold italics*)

Residence Contract

The Committee noted and endorsed the following:

Clause 5.5 requires clarification, as Council is *intending* to retain 20% of the entry contribution. Additionally the amount of refund at the point of lease termination *will be based on the entry fee paid by the lessee.*

The Shire retains any capital appreciation and the entry fee subsidy, if any.

The Shire retains refurbishment and repainting costs, if any. The entry fee subsidy retained by the Shire will be set aside as a contribution for construction of future ILU's and for long term asset preservation.

The amount of refund at lease termination will be based on the entry fee paid by the lessee, less 20%, less refurbishment costs, and less the cost of internal painting if the unit has not been painted within the last six months.

Clause 5.4

The Council intends to use the entry contribution to meet a part of the construction costs. Ongoing maintenance will be met from fees levied on lessees *and the retained portion of the entry fee.*

Clause 6.1 (a)

Amend by deleting "occupied" in the last line and inserting "leased".

Clause 10.3 (e)

Delete reference to clause 10.2(d) and insert 10.3(d).

Clause 10.3 (b)

On notification of lease termination (or death) the Shire will offer the unit to the person(s) ranked highest on the Shire's waiting list.

Clause 10.3(c)

The Shire will determine the amount of the New Entry Contribution to be paid by any new resident and will not be compelled to accept any offer by any person.

Clause 10.3(d)

The Shire will determine the method of advertising the availability of the unit, and selecting the successful applicant if there is no wait list.

Clause 10.3(h)

Requires clarification to reflect Council subsidy (if any), and the Council intention to retain 20% of the entry fee.

Clause 10.4(b)

Delete reference to clause 10.3(a) insert 10.4(a).

Clause 13.4(b)

Clarify the term 'LEADR'.

Clause 13.4(c)

Clarify reference to NSW.

Other matters to be incorporated into the Residence Contract.

- 1. The ILU must be the principal place of residence for the lessee.***
- 2. Both spouse or de facto must be at least 55 years of age. In circumstances where one of the parties is less than 55 years of age prior approval must be obtained from the Shire.***

Attachment C (Information Statement) (see attachment)

The Committee reviewed the draft proposal and clarified or amended relevant clauses (see attachment – ***Committee changes are noted in bold italics Committee noted that the solicitors suggestions and queries are marked in red, suggestions from the Project officer marked in green, and questions or comments for the committee marked in purple.***

Architectural Services

Architect Matthew Coniglio attended the meeting to discuss and review project the design details

Discussion Points

Quantity Surveyor fees for pre tender estimates received from Architect and tabled for Committee information.

Agreed.

Updated proposal and site plan for development of first four units at the rear of lot 101 Dawson Street tabled by the Architect.

Agreed, noting and endorsing earlier committee deliberations to design all eight units, calling tenders for either 4 or eight units to be constructed.

Revised Floor Plan

Lengthy discussion ensued on the revised design and floor plan, with the following being endorsed:

Wheel chair access to the unit and ablution areas.

Vehicle access to garage(s) to be examined and consideration given to reversing the floor plan for unit H8 (and possibly other units) to provide easier vehicle access.

- 1. A high window to be included in bedroom 2 and the living area of units.**
- 2. Access from the main bedroom to the bathroom to be reviewed.**
- 3. A sliding door to be considered for the second WC.**
- 4. Relocate the kitchen sink to the front window of the front units.**
- 5. Examine the location of the study nook in the front units.**
- 6. Make provision for the lessee to install a rainwater tank.**
- 7. Examine the most suitable type of hot water system and Government subsidies which may be available.**

Fees for Construction Consultants

Waiting on advice from Architect.

Other Architectural and Project Matters

- 1. The architect agreed prepare a more detailed design, proposed external finishes, and follow up headwork's costs along with other project information and to forward this to the Shire for distribution to committee members prior to the next meeting to be held on 27 November at 8:30am.***
- 2. A revised time frame to be prepared by the architect,. It was noted that the advertising period and legal requirements for a Business plan will influence the time frame.***

The meeting adjourned for lunch between 12:00 and 12:30pm.

Business Plan

(Please refer to previous legal advice)

The Acting CEO advised members that a meeting is scheduled on 19th November with Dominic Carbone & Associates to discuss preparation of financial statements, responses to the financial provision of the Local Government Act, and operating statements for inclusion in the Business Plan.

Draft 2

(Previously distributed for comment from Committee members)

Draft 3

To be updated to reflect recent committee decisions and changes.

Proposed to include Residence Contract and associated attachments as appendices.

Completion of Business Plan relies on availability of pre tender estimates and financial statements to be prepared by Carbone and Associates, ***and revised legal documentation.*** Also awaiting updated land valuation.

Six week public advertising period required following completion of Business Plan.

Noted.

OTHER MATTERS

Nil.

NEXT MEETING

It was agreed that the next meeting be held at 8:30am on Friday 27th November 2009 with the Architect attending at 9:00am.

CLOSURE

The meeting closed at 3:00pm.

APPENDIX TO MINUTES OF INDEPENDANT LIVING UNTIS
PROJECT TEAM MEETING HELD 13 NOVEMBER 2009

Form Attachment C

Form 1

Retirement Villages Act 1992

[r. 4]

Information statement for prospective resident

Under section 13(2) of the *Retirement Villages Act 1992* the owner of residential premises in a retirement village is required to provide the following information to a person at least 5 working days before that person enters into a residence contract.

THE OWNER MUST ANSWER EACH OF THE FOLLOWING QUESTIONS IN WRITING BELOW EACH QUESTION.—

Payment of Premium and Refund Entitlement

1. What premium and other costs are payable to enter the retirement village?
Administrative Fee: \$ (Subject to financial advice from Council staff)
Entry Contribution: \$ (Subject to financial advice from Council staff)
2. What is the refund entitlement if the residence contract is terminated and when is it to be paid? (Include any fees or commissions charged by the administering body on termination of the contract and detail the method used to make the determination.)
 - (a) On termination prior to commencement of occupation and within 5 working days of entering into residence contract, full refund of Entry Contribution.
 - (b) On termination following commencement of occupation, the value of the right of occupancy (as determined by the amount a replacement resident is prepared to pay for that right) less a percentage of that value that is equal to the percentage of any amount that has been deducted from the Entry Contribution prior to termination.
3. To enable me to compare the financial packages offered by different retirement villages, what would be the final return due after, say, 1, 2, 5 and 10 years.
 - 1 year 96% of the value (suggest this amended to "contribution")
 - 2 years 92% of the value (suggest this amended to "contribution")
 - 5 years 80% of the value (suggest this amended to "contribution")
 - 10 years 80% of the value (suggest this amended to "contribution")

Agreed. Also include contract provision for deducting maintenance costs and cost of painting if the ILU has not been painted within the last 6 months.

Charges for Village Operating Costs

4. What retirement village operating costs are charged to a resident? What are the components of those costs? What method of calculation is used to determine the resident's share of those costs and variations of those costs?

? All outgoings including insurance, administration, operating and maintaining the residential retirement units.

Building maintenance, repairs;

Painting and renovation;

Electricity charges for common areas;

Rates, taxes and charges of Local Government or Statutory Authorities;

Cleaning and upkeep of common areas

Pest control;

Administration by the Shire;

Depreciation of complex equipment;

The Resident will also be responsible for individual costs such as power, sewer, water and council charges

Personal Effects Insurance

Resident share determined by spreading total budgeted costs for each year over all units and charging an equal amount for each unit on a monthly basis. If there is a surplus or deficit in actual costs when compared to the budget an adjustment is made in the following year's budget.

5. By what percentage did the village's operating costs payable by the residents increase during the previous financial year?

Cannot answer until Village has been operating for two financial years.

6. Can a resident be liable for any additional or extraordinary charges? If so, under what circumstances?

? Only in extraordinary and unforeseen circumstances

Budget surplus

7. For what purpose, or purposes, may any budget surplus in the retirement village be applied?

See 4 above.

8. Does a resident have any say in the purpose, or purposes, to which any budget surplus in the retirement village is to be applied? If so, what is the process for resident involvement in this decision?

? A resident provide advice and suggestions into these decisions through the Residents Committee, and the AGM.

Reserve funds

9. Is there provision for a reserve fund to pay for repairs, replacements, maintenance and renovations within the retirement village? If not, what are the arrangements for the carrying out of, and the funding of, such works?

There is provision for a reserve fund see clause of the Residence Contract.

10. What, if any, contribution does a resident make to any reserve fund? What method or calculation is used to determine any resident contribution?

Contributions are made by residents through draw downs from the Entry Contribution see clause of the Residence Contract. (note this matter requires discussion, as currently it is proposed that the entry contribution will provide part of the capital for construction costs)

Agreed the entry contribution will offset the capital cost of the project. A reserve fund will accrue through the 20% lessee contribution and any surplus from annual operating costs.

Resident funded capital improvements

11. What are the rights of a resident to compensation for capital improvements made to the residential premises at the resident's expense?

? Capital improvements require prior written approval of the Council. No compensation will be paid for any authorised improvements.

Amenities and services

12. What amenities and services are, or are to be, provided or made available by the administering body? What charges or fees are payable by a resident for those amenities and services and what is the basis for the future determination of those charges or fees? Are there any conditions that apply to a resident's access to, or use of, those amenities and services?

? Residential units only are provided. No additional amenities or services are provided.

13. What optional amenities and services are, or are to be, provided or made available by the administering body and at what cost?

? No optional amenities and services are provided.

Existing service contract

14. Is there a service contract already in existence that will bind a prospective resident? How can the service contract be varied or cancelled?

Not applicable

Insurance

15. What insurance arrangements (including self-insurance arrangements) are in place or proposed for the retirement village? What village insurance costs are or will be, payable by the residents?

The Shire will pay for public liability insurance and general building insurance against the usual risks for which buildings are insured. The cost of the premiums will be incorporated into the operating budget and paid for by residents through the Management Operating Fee (see clause of the Residence Contract).

Residents are required to take out insurance for their personal effects (see clause of the Residence Contract).

16. What is, or will be, the extent of insurance cover (including self-insurance cover) in the event of the residential premises or the retirement village as a whole being damaged or totally destroyed?

? Units will be insured for full replacement value. (Shire staff to advise on this matter)

Village management

17. What are the qualifications and experience of the retirement village's senior management?

? Senior Local Government qualifications and experience, with access to external expertise if required.

18. Can the administering body of the retirement village transfer or assign its management responsibilities and obligations to a third party? ? If so — In the event of a change to the Local government structure for the district or region the administering may also change according to the relevant State Government law applicable to the Local Government.

- What notice will be given to the residents of the transfer or assignment? ? Maximum notice permitted by legislation, but in any event, not less than 3 months
- What information will be given to the residents about the qualifications and experience of the party to whom the responsibilities and obligations are to be transferred or assigned? ? All available information, including the proposed legislation.

19. Is the retirement village accredited under any established accreditation scheme that applies to the retirement village industry? ? Residential units only are being provided, accordingly, accreditation is not applicable.

20. What arrangements, if any, exist for the appointment of a trustee or residents' representative to oversee the interests of the residents under the retirement village scheme? ? No arrangements are proposed. (This will require checking for legal compliance)

Resident consultation

21. What arrangements exist for a resident to participate in the administration of the retirement village, including the making of residence rules and the setting of charges for the village operating costs that are payable by the resident? ?The Retirement Villages Code and rules will apply. A Resident Committee will be established. Costs will be recovered on a full recovery basis.
22. How can the rights and obligations of the administering body and the resident under the residence contract and related contracts be varied? What resident participation is required to effect such variations? ? It is not proposed to change any contract without consent of both parties.

Resident voting rights

23. If 2 or more residents occupy the same residential premises in the retirement village, is each resident entitled to vote on a matter that requires, or provides for, the consent of the residents of the village? ?No, each residential unit will be entitled to one vote per unit.
24. What are the rights of a resident of the retirement village to appoint a person to vote for the resident by way of a proxy vote? As per clause 5.12 of the Code

Use of residential premises

25. What restrictions are there on a resident's use of his/her residential premises and the retirement village amenities in regard to —

- having someone else live with him/her? ?Each unit is limited to two permanent residents, one of whom must be over 55 years. No other person may live in the Residents unit.

The ILU must be the principal place of residence for the lessee. Both spouse or de facto must be at least 55 years of age. In circumstances where one of the parties is less than 55 years of age prior approval must be obtained from the Shire.

- having visitors, including short-stay guests? ?Short stay visitors are permitted for up to a total of 2 months in any calendar year. Longer stays may be permitted by written agreement of the Administrator, who will consult with the Residents Committee.
- car parking? ?Residents car parking is restricted to their residential unit. Visitors and guests use the visitor's car park for 24 hours at a time, on a first come first served basis. Overnight on street parking is permitted. No visitor may use the visitors car park for more than two days in any week, if other visitors also require temporary parking.
- **Visitor car parking will be available as on street parking in Dawson Street, and available on a first come first served basis..**
- pets? Permitted with the consent of the Shire see clause of the Residence Contract.

Spouse or de facto partner occupancy rights

26. What effect does the death of a resident have on the right of a spouse or de facto partner residing with the resident to continue to occupy the residential premises? The partner of a resident has an automatic right to continue occupation under the same Residence Contract.

Transport

27. What type of public, private or village transport is available to residents? ?None

Medical certificate requirements

28. Does the prospective resident have to supply a medical certificate or report to certify his/her ability to live independently? ?Yes
29. Will the prospective resident have to provide documentation of his/her medical condition and medications? If so, who will have access to it? ?No

Emergency call procedures

30. Is there an emergency call system? If so, when is it monitored? Who is responsible for responding to the calls? ?No
31. In the event of an emergency who will be called and how will they gain access to the resident's residential premises? ?Not applicable
32. If hospitalisation is required, where will a person normally be taken? ?

Beverley

Hospitalisation

33. If hospitalisation or nursing care is required, how long will the resident's residential premises be kept in the name of the resident? ?Until the resident or the estate of the resident seek lease termination, and so long as contractual obligations re being met.
34. In the event that hospitalisation or nursing care is required, what ongoing costs would the resident incur with his/her existing residential premises? ?Standard unit costs apply. No other charges are applicable.

Moving

35. What costs are associated with moving to and living in alternative accommodation within the retirement village? ?Not applicable
36. In what circumstances would a resident be required to move to alternative accommodation within the retirement village or be transferred or relocated? ?Doctors certificate

Village under construction

37. If the residential premises in the retirement village are still under construction, can the prospective resident have input into the design, construction or furnishings of his/her premises? ?Not applicable. The residential units are architect designed and subject to a Local Government tender and contract.

Refund of deposit

38. What entitlement does a prospective resident have to a refund of his/her deposit if the construction of the retirement village has not been commenced or completed? A full refund if the units are not completed according to the Local Government contract.

Sale of village

39. What protection does a resident have against a loss of rights (including accommodation rights) if the retirement village is sold to another organisation? Under section 17 of the *Retirement Villages Act 1992* any new owner of the Village will automatically be bound by the Shire's obligations under the Residence Contract.

Restrictions on sale of residential premises

40. Are there any restrictions on the sale of residential premises (e.g. sole agency)? What happens if there is a dispute over the sale price? See clause of the Residence Contract. The right to occupy a unit in the Village can only be sold to a person that the Shire consents to entering into a residence contract with and who meets the Shire's eligibility criteria for residents of the Village. However, the Shire cannot unreasonably withhold its consent to entering into a residence contract with a person who meets the eligibility criteria.

*See committee comments on Residence Contract. Clause 10.3 (b)
On notification of lease termination (or death) the Shire will offer the unit to the person(s) ranked highest on the Shire's waiting list.*

Clause 10.3(c)

The Shire will determine the amount of the New Entry Contribution to be paid by any new resident and will not be compelled to accept any offer by any person.

Clause 10.3(d)

The Shire will determine the method of advertising the availability of the unit, and selecting the successful applicant if there is no wait list.

If the Shire has a waiting list of people wishing to reside in the Village, a resident wishing to sell an occupation right must first offer the right to any person on the waiting list but a resident is not compelled to sell the right to such a person, if no person on the waiting list is prepared to offer a price that the resident is prepared to accept.

Repair and refurbishment of residential premises

41. Can a resident be liable to pay for the cost of any repair or refurbishment of residential premises? Yes. If so, under what circumstances? If the resident or an invitee of the resident causes damage to a unit see clause of the Residence Contract.

The lessee will be responsible for refurbishment on lease termination, and internal repainting if the ILU has not been painted within the previous 6 months.

42. What can a resident do if dissatisfied with a claim made by the administering body for payment of any repair or refurbishment of residential premises?
Access the dispute resolution provisions in clause of the Residence Contract

Termination of contract

43. Under what conditions can the residence contract in the retirement village be terminated and at what cost? (The conditions must include the procedures to be followed under the *Retirement Villages Act 1992* and any applicable code.)
Provisions for termination are contained in clause of the Residence Contract.

44. What fees will be payable by a prospective resident or a resident on termination of the residence contract? (This must include who is responsible for ongoing village operating costs and other charges during a period of vacancy of the residential premises.) A resident will remain responsible for the payment of the Monthly Operating Fee until a replacement resident becomes liable to pay those fees see clause of the Residence Contract.

Unless otherwise agreed by the Shire.

Signature of owner:

Date:

McLeods

Barristers & Solicitors

Stirling Law Chambers | 220-222 Stirling Highway | CLAREMONT WA 6010

Tel: (08) 9383 3133 | Fax: (08) 9383 4935

Email: mcleods@mcleods.com.au

Ref: ES:BEVE-25989



TERMS OF REFERENCE

ART GALLERY COMMITTEE

OBJECTIVE

- 1. To run an annual art purchase exhibition in Beverley**
- 2. To display and maintain the Shire of Beverley's Permanent Art Collection for the community of Beverley**

COMMITTEE MEMBERSHIP

The Committee is to comprise of 10 members and to include at least one Council representative.

RESPONSIBILITY

1. Annual Art Exhibition

- To organize and arrange the annual exhibition
- To seek sponsorship
- Organise judges
- To catalogue and arrange collection and hanging of paintings
- To award prizes
- Arrange the sale of paintings on display and collection of monies
- As funds permit purchase a painting on behalf of the Shire for display in the permanent art collection

Funding

The Shire of Beverley will provide all photocopying, mail services and other requested administrative services to be agreed associated with running the exhibition. The Shire will also contribute \$1000 annually. This amount is to be reviewed each year during the budget process.

The Art Gallery Committee will fund all other exhibition costs through entry fees, donations and accumulated surplus funds. The purchase of capital items such as display stands etc may be funded by grants, fundraising and/or contributions by the Shire. These purchases are to be considered on a one off basis.

2. Shire Art Collection

- To maintain a catalogue and up to date valuation of the Shire Art Collection
- Display the Art Collection in the lesser hall and at other public facilities at the discretion of the Committee.
- The maintain the Shire Art collection in accordance with an approved maintenance program for the collection
- No paintings belonging to the Shire and held in the Art Collection are to be disposed of without the approval of Council

Funding

The Shire of Beverley will fund all costs associated with maintaining, insuring and displaying the permanent Art collection owned by the Shire of Beverley. The funding each year will be decided during budget deliberation and in accordance with the approved maintenance program.

Shire Art Gallery Committee 09/10

President Jenny Broun
Secretary Ann Rayner
Treasurer Kathryn McLean
Committee Mary-Lou Hutchinson, John Ives, Leita Barrett-Lennard, Mandy McLean,
Sally Smith, Allan Ellis, Sarah Miller
Shire Rep Dee Ridgway

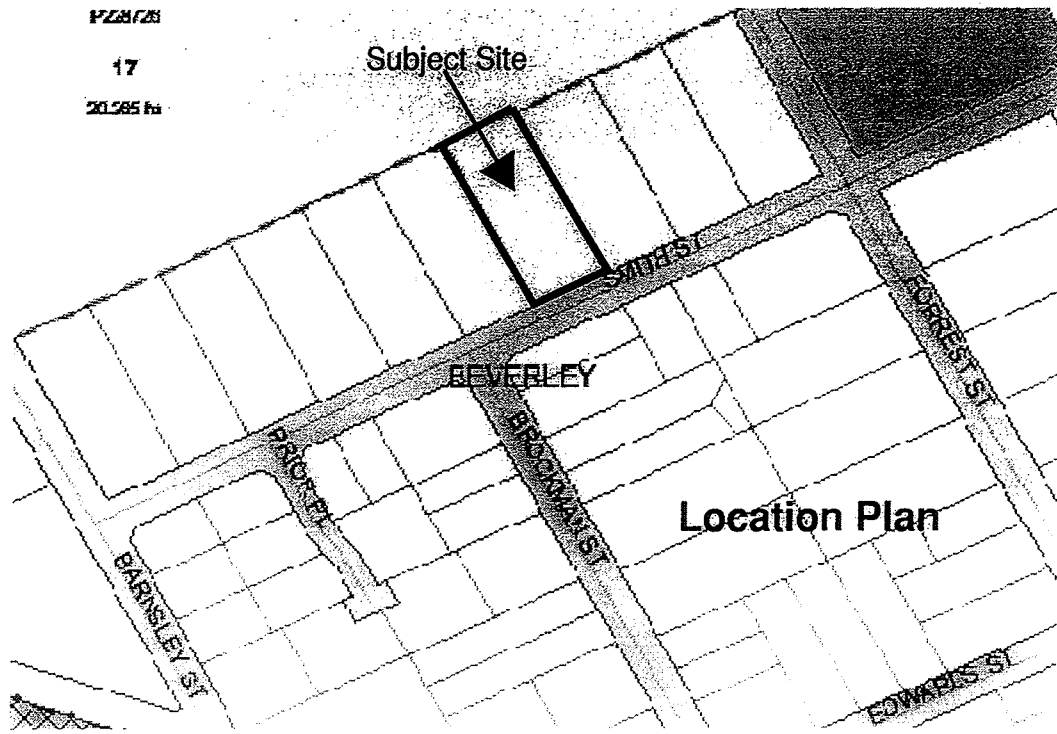
Beverley Art Gallery Society 09/10

President Jenny Broun
Secretary Ann Rayner
Treasurer Kathryn McLean
Committee Mary-Lou Hutchinson, John Ives, Leita Barrett-Lennard, Mandy McLean,
Sally Smith, Allan Ellis, Sarah Miller, Kate Schilling
Shire Rep Dee Ridgway

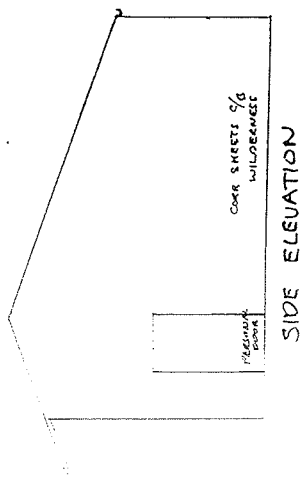
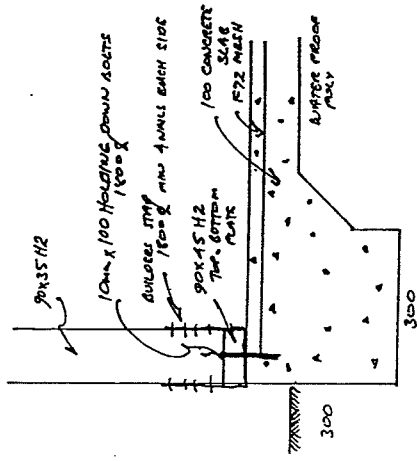
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17

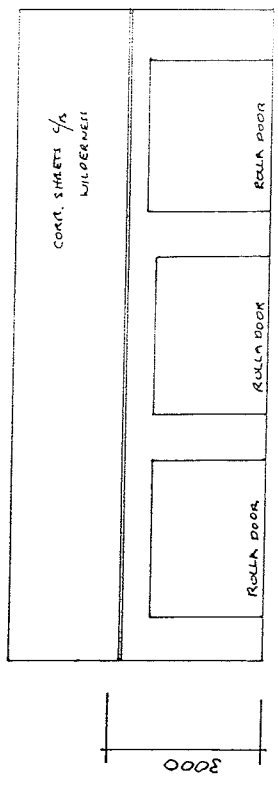
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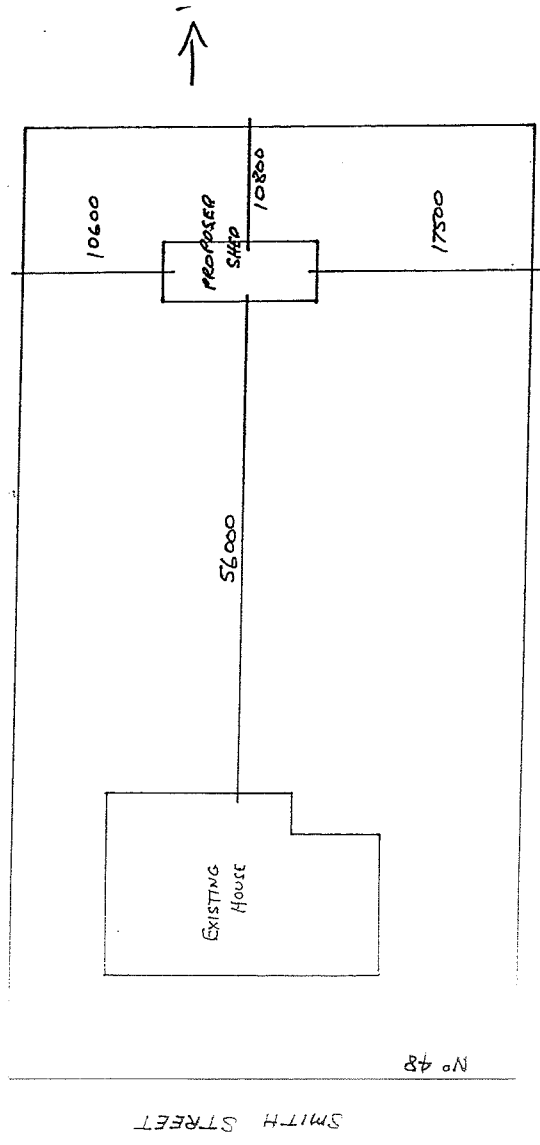
TRIPAL GRIPS TO TRUSSES



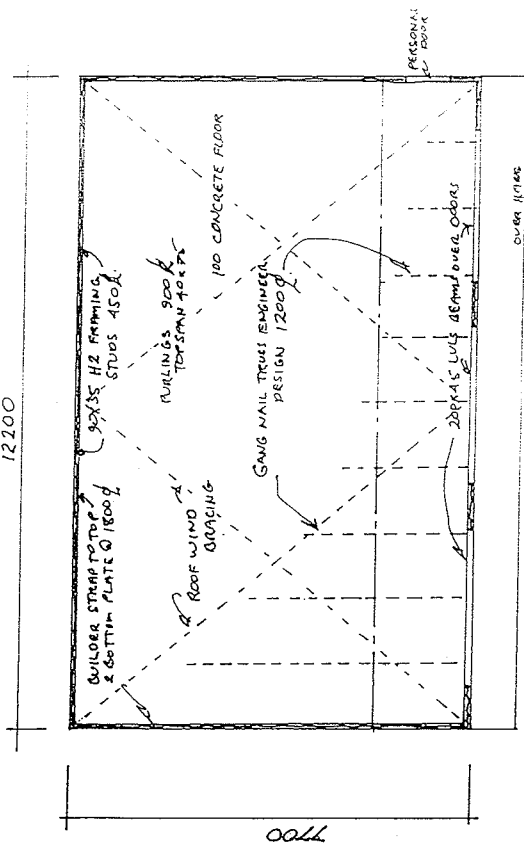
SIDE ELEVATION



FRONT ELEVATION



BLOCK PLAN NTS



PLAN

PROPOSED SHED FOR C & S STANFIELD
 48 SMITH STREET BEVERLEY 10.10.09

3369

Vincent Street

DIA 1727

RS 20/15

1012m²

50.29

123

20/12

26.55

27.3m

46.73

Crafty Chicks Approved Marquee

Absolutely Gifted Approved Stall

Proposed A Thomas Market Stall

Railway Line

park

LINE OF TREES

SCALE 1:250

Goods to be sold.

Handcrafted and locally made leather goods,
ie. belts, bags, souvenir items etc.

Locally made handicrafts, treasured collectables, soft
toys etc.

Locally made garden plaques, ornaments etc.

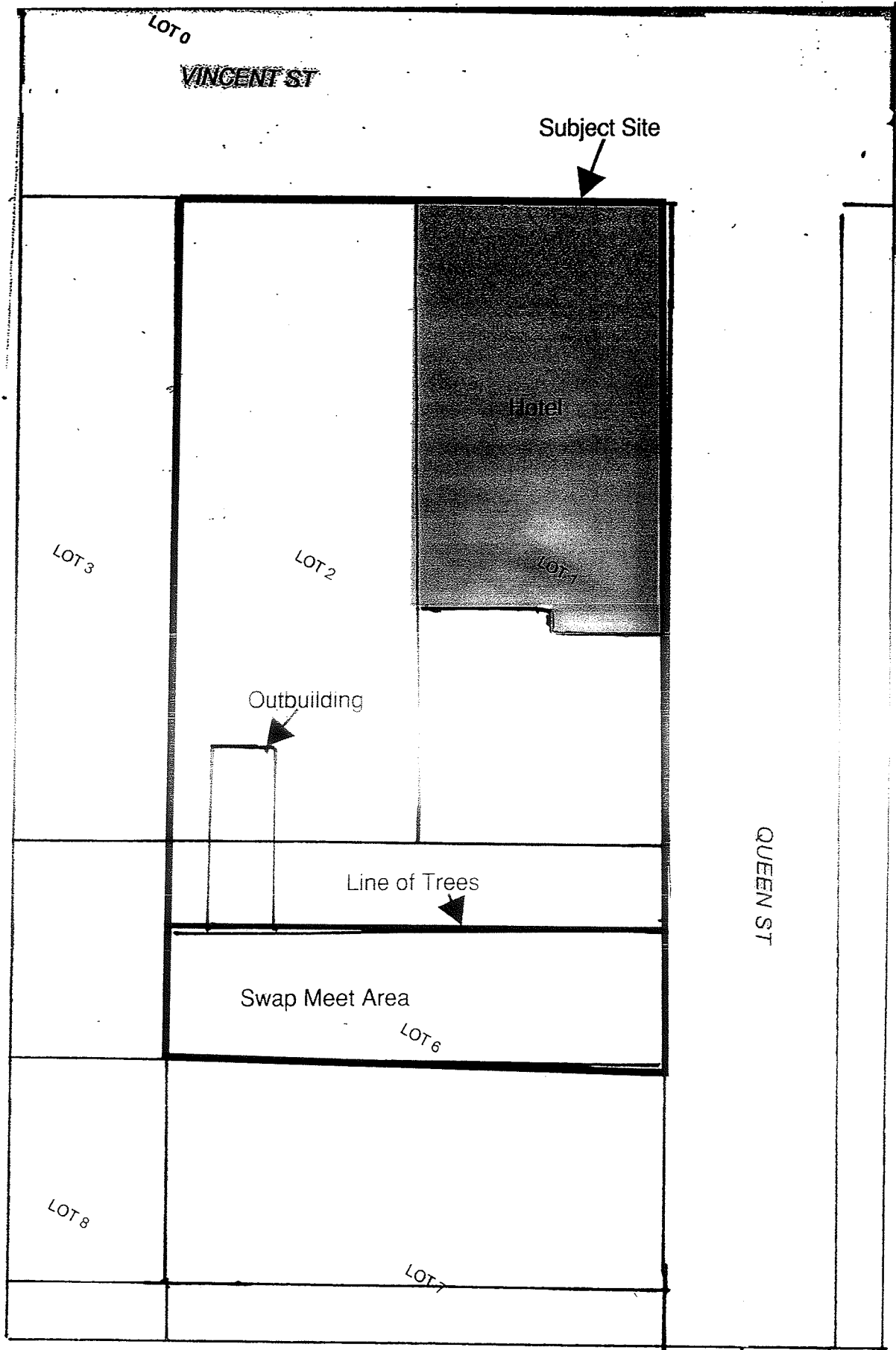
No dangerous goods and No food.

Dates of operation

28/11/09 9am - 3pm (set up 8am)

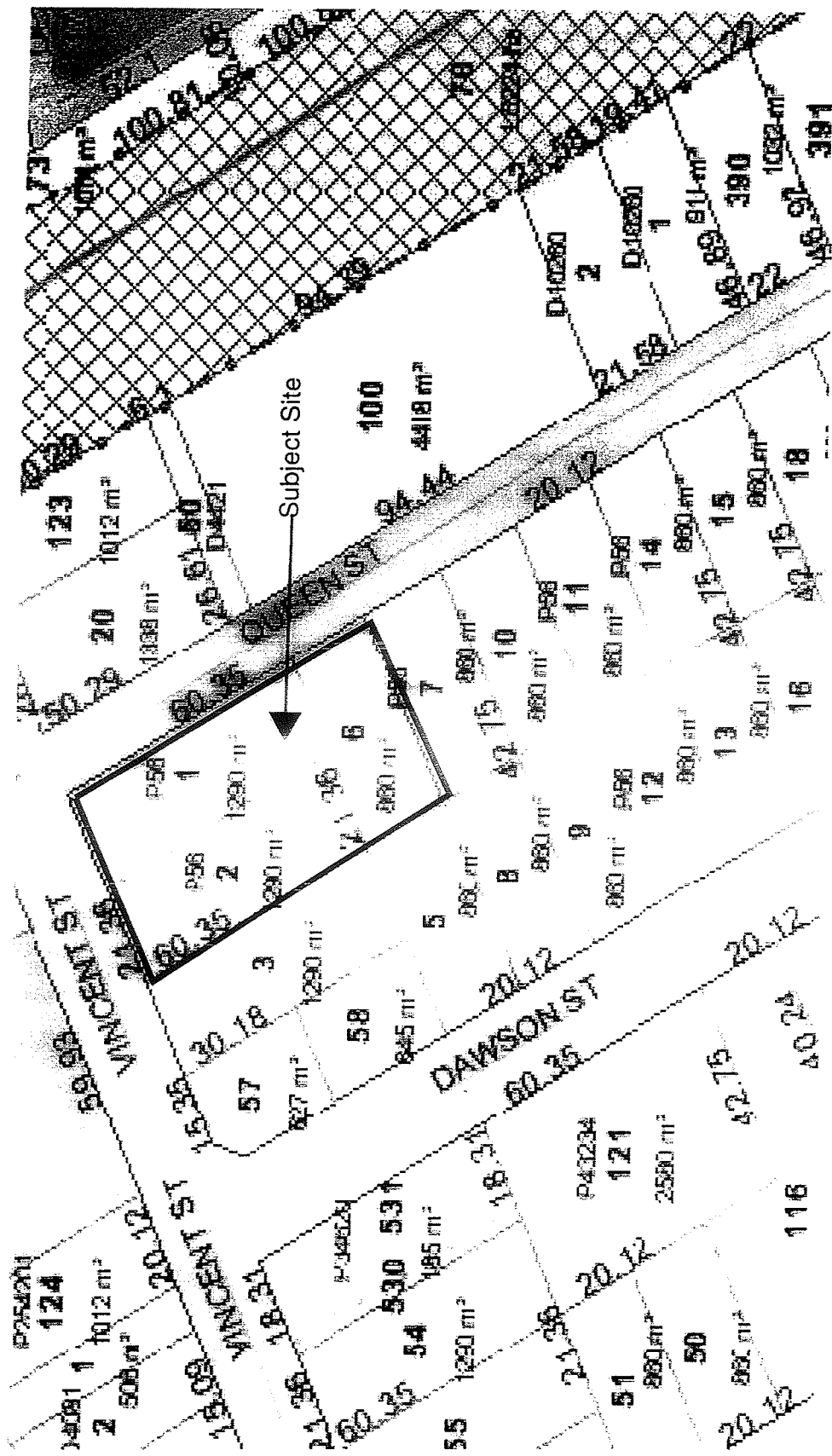
5/12/09 9am - 3pm (set up 8am)

Plus any future dates



Site Plan

Scale 1:500



Location Plan

Our reference: DB 008
Contact: Peter Wright
9646 1200
planner@beverely.wa.gov.au

24 November 2009

The Wheatbelt Regional Strategy Project Manager
Department of Planning
Albert Facey House
469 Wellington Street
PERTH WA 6000

Dear Sir

WHEATBELT REGIONAL STRATEGY – DIRECTIONS PAPER

The Shire of Beverley refers to the abovementioned Directions Paper and advise that Council at it's 24 November 2009 meeting instructed the Shire Planner forward the following submission:

The Shire of Beverley generally agrees with the possible directions contained in the abovementioned paper. However the Shire requests the following concerns and comments in relation to specific possible directions be considered when formulating the proposed Wheatbelt Regional Strategy.

Possible Direction 1

Recommend that the Shire of Beverley be included in the planning for the northwest Wheatbelt. The Shire is currently experiencing similar development pressure to those local governments already included. It is considered such development pressure will increase in the Shire exponentially.

Possible Direction 2

Agree with WRS direction. The strategies require reviewing.

Possible Direction 5

Concerned the base information being used to formulate the WRS is incorrect. As an example the population projection shows Beverley's population to remain stable at 1,500 persons. Currently the population has increased to 1,700 persons. This then impacts on the map showing Beverley having a diminishing growth pressure, when in fact Beverley is experiencing higher growth than some surrounding local government areas.

As a further example, Beverley has heritage attractions and facilities for activities such as gliding and off road racing which attract visitors from outside the local

government area. These attractions create substantial development pressure which is not reflected in the information contained in the directions paper.

Possible Direction 12

Agree with WRS direction. The matter requires substantially more discussion (particularly in relation to periurban development). It is Council's position non productive land may be targeted for subdivision. In such circumstances noise, dust, spray drift, visual amenity and odours should be considered. Potential conflict between small landholders broad acre farmers requires consideration. Whilst small landholders need to be consulted and their concerns addressed where possible, broad acre farmers should receive priority.

Possible Direction 15

Concerned over the use of prime agricultural land for carbon sequestration and the subsequent removal of such land from agricultural production. Strongly recommend prime agricultural land be excluded from carbon sequestration.

Possible Direction 19

Agree with WRS direction provided the growth of settlements is not inhibited due to their hierarchy status.

Possible Direction 20

Agree with WRS direction. However the directions paper provides insufficient information on this matter. Prior to further consideration of this possible direction additional details and clarification is required.

Possible Direction 21

Agree with WRS direction. Concerned that roads of regional significance are not being adequately funded in Beverley. Recommend priority be given to Mawson, Westdale and York-Williams Roads.

Possible Direction 22

Agree with WRS direction. Recommend that the state government upgrade the railway lines and conduct research to identify deficiencies.

Possible Direction 23

Agree with WRS direction. Clarification of state government water supply policy is considered essential.

Possible Direction 29

Agree with WRS direction. Recommend the initiation of regional recycling plants be investigated.

Possible Direction 32

Agree with WRS direction. If the strategy responds to the needs and aspirations of the Shire of Beverley community then it can be very beneficial. Request a copy of the draft strategy when written and the opportunity to provide further input.

Yours sincerely

**PETER WRIGHT
SHIRE PLANNER**

Office Days: Tuesday, Wednesday and Friday

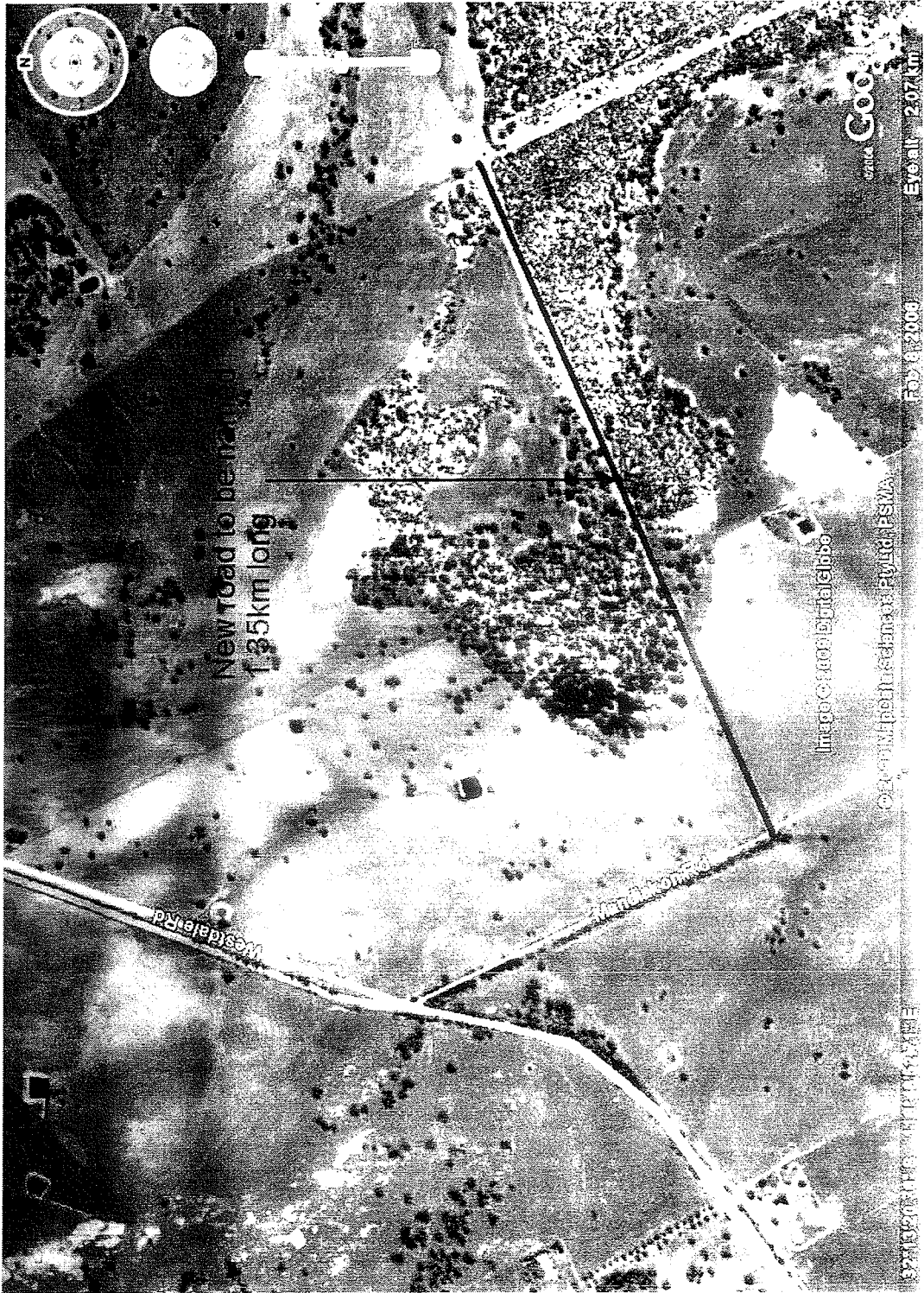
Number	Section Reference	Possible Direction	Council Response
Introduction, vision and policy context			
1	1.3	The WRS will consider the planning needs of the northwest Wheatbelt in closer detail, including the development of spatial growth plans where appropriate.	Recommend that the Shire of Beverley be included in the planning for the northwest Wheatbelt. The Shire is currently experiencing similar development pressure to those local governments already included. It is considered such development pressure will increase in the Shire exponentially.
2	1.6	The WRS will review the relevance of any outstanding strategies and actions in the State Planning Strategy relevant to the Wheatbelt.	Agree with WRS direction. The strategies require reviewing
3	1.6	To consider the future status of the Avon Arc SubRegional Strategy, Central Coast Regional Strategy and Gingin Coast Structure Plan in the context of the Wheatbelt regional strategy.	Agree with WRS direction.
4	1.9	The WRS will assess future needs and develop land use planning policies based on economic activity, town functions and environmental constraints across the region, not administrative boundaries.	Agree with WRS direction.
People and population			
5	2.6	The WRS will develop a planning response to the issue of population decline and redistribution.	Concerned the base information being used to formulate the WRS is incorrect. As an example the population projection shows Beverley's population to remain stable at 1,500 persons. Currently the population has increased to 1,700 persons. This then impacts on the map showing Beverley having a diminishing growth pressure, when in fact Beverley is experiencing higher growth than some surrounding local government areas. As a further example, Beverley has heritage

			attractions and facilities for activities such as gliding and off road racing which attract visitors from outside the local government area. These attractions create substantial development pressure which is not reflected in the information contained in the directions paper..
Natural resources, environment and culture			
6	3.1	Future development near waterways will be required to minimise the potential for environmental damage, flood risk and risk to human safety and investment.	Agree with WRS direction.
7	3.1	More intensive land uses in floodprone areas (including the floodway and flood fringe) will generally not be supported.	Agree with WRS direction.
8	3.1	The WRS will recognise and protect wetlands identified in the National Directory of Important Wetlands in Australia.	Agree with WRS direction.
9	3.5	The retention of remaining high value native vegetation will be a primary consideration in assessing planning proposals.	Agree with WRS direction.
10	3.7	Long term predicted shoreline movements will be considered when planning for new development in coastal areas.	Not relevant to the Shire of Beverley.
11	3.8	The WRS will acknowledge the importance of landscape in the Wheatbelt, and will consider ways to meaningfully address landscape issues in planning decisions.	Agree with WRS direction.
Regional economy			
12	4.3	Ensure the retention of an adequate quality and quantity of agricultural land to maintain a viable domestic and export agricultural industry	Agree with WRS direction. The matter requires substantially more discussion (particularly in relation to periurban development). It is Council's position non productive land may be targeted for subdivision.

13	4.3	<p>The WRS will consider strategies to support the planning and policy needs of the animal industry, including locating intensive animal production, buffers and essential service needs of the industry in the context of industry trends.</p> <p>The WRS will give detailed consideration to the planning framework required to support the expansion of horticulture, particularly in the shires of Gingin and Dandaragan.</p> <p>The WRS will seek to provide a land use policy response to tree farming for harvest and carbon sequestration.</p>	<p>In such circumstances noise, dust, spray drift, visual amenity and odours should be considered. Potential conflict between small landholders broad acre farmers requires consideration. Small landholders need to be consulted, however broad acre farmers should receive priority.</p> <p>Agree with WRS direction.</p>
14	4.3	<p>The WRS will give detailed consideration to the planning framework required to support the expansion of horticulture, particularly in the shires of Gingin and Dandaragan.</p>	<p>Agree with WRS direction.</p>
15	4.3	<p>The WRS will seek to provide a land use policy response to tree farming for harvest and carbon sequestration.</p>	<p>Concerned over the use of prime agricultural land for carbon sequestration and the subsequent removal of such land from agricultural production. Strongly recommend prime agricultural land be excluded from carbon sequestration.</p> <p>Agree with WRS direction.</p>
16	4.4	<p>The WRS should consider the application of tourism policy in the Wheatbelt.</p>	<p>Agree with WRS direction.</p>
17	4.5	<p>The WRS will consider the specific recognition of agricultural lime as a basic raw material under State and regional policy.</p>	<p>Agree with WRS direction. Not specifically relevant to the Shire of Beverley.</p>
18	5.2	<p>The WRS will provide a basic audit of land supply, including opportunities and constraints, in major Wheatbelt towns.</p>	<p>Agree with WRS direction.</p>
19	5.4	<p>The WRS will promote a settlement hierarchy based on economic opportunities and existing and planned services (including suitable water supplies), that are capable of sustaining future</p>	<p>Agree with WRS direction provided the growth of settlements is not inhibited due to their hierarchy status.</p>

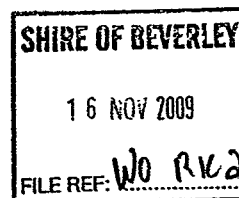
20	5.4	growth. The WRS will establish a policy position on gazetted, but unoccupied towns in the region.	Agree with WRS direction. The directions paper provides insufficient information on this matter. Prior to further consideration of this possible direction additional details and clarification is required.
Infrastructure			
21	6.1	The WRS will highlight the broad road network deficiencies in the region for input to existing road planning and investment processes	Agree with WRS direction. Concerned that roads of regional significance are not being adequately funded in Beverley. Recommend priority be given to Mawson, Westdale and York-Williams Roads.
22	6.2	The WRS will support the movement of grain on a rail system, and where possible other freight, to reduce freight movements on roads.	Agree with WRS direction. Recommend that the state government upgrade the railway lines and conduct research to identify deficiencies.
23	6.3	The WRS will clarify the position of State Government policy in respect to water supply for development in the Wheatbelt	Agree with WRS direction. Clarification of state government water supply policy is considered essential.
24	6.3	The WRS will ensure land use and development is compatible with the protection and longterm management of water supplies and will explore ways to make smarter use of existing water supplies.	Agree with WRS direction.
25	6.4	The WRS will promote maximising the use of existing sewer infrastructure by encouraging higher density development in sewerred locations and investigating expanded local government and private sector involvement in sewage treatment systems, including the possibility of smaller systems to service individual subdivisions and alternative treatment methods.	Agree with WRS direction.
26	6.7	The WRS will consider the merits and implications of further investment in aviation infrastructure to support aviation industry	Agree with WRS direction.

27	6.8	The WRS will audit existing social and community infrastructure to assist in the identification of existing and proposed regional service centres and to determine possible social infrastructure deficiencies in the region.	Agree with WRS direction.
28	6.8	The WRS will ensure suitable land requirements are considered for social and community infrastructure when planning for population increases and new land release.	Agree with WRS direction.
29	6.9	Local planning strategies and schemes should acknowledge existing waste facilities, and reflect the spatial goals of endorsed strategic waste management plans. Initiatives aimed at waste avoidance, resource recovery and minimisation of waste to landfill, will extend the life of existing waste facilities and support the State's vision of towards zero waste.	Agree with WRS direction. The initiation of regional recycling plants should be investigated.
How will the Wheatbelt Strategy be implemented			
30	7.4	Local planning strategies and schemes will be expected to be consistent with the endorsed WRS.	Agree with WRS direction.
31	7.4	WAPC decision making will be consistent with the endorsed WRS.	Agree with WRS direction.
32	7.4	The WRS can be submitted as a guidance document in the State's budget process, particularly with respect to capital expenditure plans, and special programs such as Royalties for Regions.	Agree with WRS direction. If the strategy responds to the needs and aspirations of the Shire of Beverley community then it can be very beneficial. Request a copy of the draft strategy when written and the opportunity to provide further input.





Chief Executive Officer
Mr Keith Byers
Beverley Shire
PO Box 20
Beverley 6304 WA



Dear Keith

RE: Request to improve Rickeys Road

As property-owners on Rickeys Road, Beverley, we are requesting that the Beverley Shire assist us by improving the road worthiness of Rickeys Road, with the intention of accessing a school bus to our road gate for our children. Currently the bus stops at the corner of Greenhills and Rickeys Roads.

We have 3 children who require bus transport, 2 of whom will be accessing bus transport daily for the next 8 years. There are also 3 children belonging to another family on Rickeys Road who will require this service for approximately the next 7 years.

Upon an application to the Public Transport Authority WA, we were informed by Mr Paul Di Lorenzo (Transport Liaison Officer) that Mr Steve Vincent (Works Supervisor, Beverley Shire) stated that, "*the road is narrow with poor vision*" therefore, not suitable for bus access. Attached is an email outlining this correspondence. Additional information provided to us suggested that the issue may be based on bus turn around.

The road requires work to improve:

- visibility.
- the ability to pass oncoming traffic.
- the ability to manoeuvre farming machinery (widening of road, trimming of overhanging trees)
- the condition of parts of the road during wet weather conditions
- and to help us access a bus to our road gate for our children.

Whilst we would like this to occur soon, we do not require the bus until 1 February, 2010. You will be aware that there are a number of residents (11 families) that live on Rickeys Road that would also benefit from this improvement as would a number of individuals who access this road on a daily basis.

Your support with this matter would be appreciated. We look forward to hearing from you.

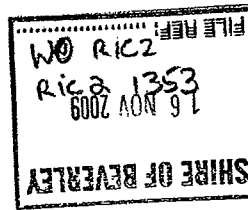
Yours sincerely

Handwritten signatures of Graeme and Angela Sims. Graeme's signature is on the left, and Angela's is on the right.

Graeme and Angela Sims

16 November 2009

CC: Shire Council, through the President



Barrie & Judy Burns
P.O. Box 25
Beverley 6304 W.A.
Tel: 9641 6075

**CEO Keith Byers
Beverley Shire Council**

Traffic Hazard – Creek Crossing – Rickeys Road.

Dear Keith,

I wish to bring to your attention of a traffic hazard caused by the recent rain storm to the creek crossing at Lot 71 Rickeys Road Beverley East.

Enclosed are photos taken of the wash away and ruts on one side of the road caused by the recent rain storm.

This has caused a dangerous situation for any unsuspecting motorist that could result in an accident or damage to their vehicle.

For over 8 years I have been bringing this problem to your attention and recommending culverts be installed so as not to block the natural water flow of the creek.

Your response has been a “bandage” repair to fill the crossing up with dirt and on the next storm or heavy rainfall, the hazard has returned resulting in further complaints and a truck load of fill to temporary cure the problem.

Your recent letter to me advised that this will be put in the 2010/11 budget because of the expense.

I find this hard to believe as I felt the Council could afford a couple of culverts and the labour would be accounted for.

I recommend that you give this hazard your immediate attention, even if you do the “bandage” repair again to make the crossing safe to cross.

As you are aware, the Council will be open to any legal action for neglect of duty of care for any accident or injury occurred from an accident as this hazard has been drawn to your attention several times.

Another area of concern is the high spear grass on the verge of our property at 325 Rickeys Road blocking any view of traffic coming down the road on exiting the property.

I was told by one of your councillors that this is Council’s area of responsibility and we are not to do any burning or clearing.

I would appreciate if you can attend to this for us so it is safe for a conventional vehicle to exit our property.

Yours Sincerely

Barrie & Judy Burns
325 Rickeys Road Beverley.

16/11/2009

SHIRE OF BEVERLEY

Cheque Detail

Type	Num	Date	Name	Description	Original Amount
Liability Cheque		01/10/2009	CSRF - CATHOLIC SUPER & RETIREMENT F	SUPER CONTRIB: FE 01 OCT 09	0.00
Liability Cheque		01/10/2009	WALGSP - SUPER	SUPER CONTRIB: FE 01 OCT 08	0.00
EFT Payment		05/10/2009	BEV TELECENTRE	09/10 DONATION	-6,500.00
EFT Payment		05/10/2009	BEV TOURIST BUREAU	09/10 DONATION	-6,000.00
EFT Payment		05/10/2009	CSRF - CATHOLIC SUPER & RETIREMENT F	SUPER CONTRIB: FE 30 SEP 09	-130.03
EFT Payment		05/10/2009	ELLIOTT Christopher	REFUND - ASS 819	-140.71
EFT Payment		05/10/2009	FUEL DISTRIBUTORS OF WA P/L	DIESEL PURCHASES for 29 SEP 09	-6,548.35
EFT Payment		05/10/2009	LEONHARDT Karina	OCT 09 BLARNEY ISSUE	-700.00
EFT Payment		05/10/2009	MSA CONSTRUCTION	CONTRACTING FEES	-11,632.50
EFT Payment		05/10/2009	SHIRE OF BROOKTON	REJECTED EFT FROM 22 SEP 09. TO BE REISSUED WITH AMENDED BAN	-2,304.00
EFT Payment		05/10/2009	WALGSP - SUPER	SUPER CONTRIB: FE 30 SEP 09	-7,492.14
Liability Cheque		15/10/2009	COLONIAL FIRST STATE-JOHNSTONE Lorn	SUPER CONTRIB: FE 14 OCT 09	0.00
Liability Cheque		15/10/2009	COLONIAL FIRST STATE-MOULTON Clare	SUPER CONTRIB: 14 OCT 09	0.00
Liability Cheque		15/10/2009	CSRF - CATHOLIC SUPER & RETIREMENT F	SUPER CONTRIB: 14 OCT 09	0.00
Liability Cheque		15/10/2009	WALGSP - SUPER	SUPER CONTRIB: 14 OCT 09	0.00
EFT Payment		16/10/2009	ADVANCED AUTO LOGIC P/L	VARIOUS GREASES, SUPER WASH	-419.00

SHIRE OF BEVERLEY

Cheque Detail

October 2009

EFT Payment	16/10/2009	AIT5	FUEL TAX CREDIT: SEP 09	-252.67
EFT Payment	16/10/2009	ASP	MOWER PARTS	-563.26
EFT Payment	16/10/2009	AVON EXPRESS - STANFIELD Cobb	FREIGHT CHARGES - SEP 2009	-60.50
EFT Payment	16/10/2009	AVON TRADING	SEP 2009 HARDWARE SUPPLIES	-920.98
EFT Payment	16/10/2009	AVON WASTE	BIN COLLECT @ \$1.57 per BIN, GST INC & RECYCLING BINS	-4,008.60
EFT Payment	16/10/2009	AVONDALE PROJECT COMMITTEE	CLEANING - AVONDALE DISCOVERY FARM	-1,320.00
EFT Payment	16/10/2009	BEV ELECTRICAL SERVICES	BEV ART GALLERY: UPGRADE ELECT WORK	-13,200.00
EFT Payment	16/10/2009	BEV FARM SERVICES	RURAL WEED SPRAYING: CHEMICALS	-457.05
EFT Payment	16/10/2009	BEV HORSE & PONY CLUB	CONTRIBUTION: STORAGE SHED	-6,437.70
EFT Payment	16/10/2009	BEV NEWS - Barry & Pauline	SEP 2009 ACCOUNT	-582.90
EFT Payment	16/10/2009	BEV TELECENTRE	COLOUR PHOTOCOPYING	-306.60
EFT Payment	16/10/2009	BLECHY'S TYRE & BATTERY	SEP 09 - TYRE MAINTENANCE	-3,630.00
EFT Payment	16/10/2009	BOC LIMITED	SEP 2009: CYLINDER RENTAL	-51.50
EFT Payment	16/10/2009	BUNNINGS BUILDING SUPPLIES P/L	HARDWARE SUPPLIES	-461.15
EFT Payment	16/10/2009	COLONIAL FIRST STATE-JOHNSTONE Lorn	SUPER CONTRIB: FE 14 OCT 09	-65.71
EFT Payment	16/10/2009	COLONIAL FIRST STATE-MOULTON Clare	SUPER CONTRIB: FE 14 OCT 09	-43.44

SHIRE OF BEVERLEY

Cheque Detail

Freight 2009		Freight Charges	
EFT Payment	16/10/2009	COURIER AUSTRALIA	-27.85
EFT Payment	16/10/2009	COVENTRYS	-133.58
EFT Payment	16/10/2009	CSRFB - CATHOLIC SUPER & RETIREMENT F SUPER CONTRIB: FE 14 OCT 09	-104.02
EFT Payment	16/10/2009	DCA - DOMINIC CARBONE & ASSOC	-968.00
EFT Payment	16/10/2009	DELISLE ENGINEERING & STEEL SUPPLIES	-1,986.05
EFT Payment	16/10/2009	ELECTRICAL DISTRIBUTORS OF WA P/L	-73.39
EFT Payment	16/10/2009	FESA - FIRE & EMERGENCY SERVICES AUTISHIRE ESL LEVIES for 2009/2010	-1,226.20
EFT Payment	16/10/2009	FUEL DISTRIBUTORS OF WA P/L	-4,042.75
EFT Payment	16/10/2009	HAINES NORTON	-5,720.00
EFT Payment	16/10/2009	HITACHI CONSTRUCTION MACHINERY (AL ENGINE OIL	-473.55
EFT Payment	16/10/2009	JEM TRUCKS	-297.87
EFT Payment	16/10/2009	KAY Lyn	-900.00
EFT Payment	16/10/2009	KLEENHEAT GAS (WESFARMERS KLEENHE.09/10 GAS CYLINDER RENTAL	-56.00
EFT Payment	16/10/2009	LANDGATE (VGO)	-290.12
EFT Payment	16/10/2009	LGIS LIABILITY	-13,277.00
EFT Payment	16/10/2009	LGIS PROPERTY	-28,222.68
EFT Payment	16/10/2009	LGIS WORKCARE	-24,123.00

SHIRE OF BEVERLEY

Cheque Detail

October 2009

EFT Payment	16/10/2009	LOCAL AUTHORITES TRAINING & ASSESSM	CERT III HORTICULTURE TRAINING x 3	-1,186.00
EFT Payment	16/10/2009	OFFICEWORKS	STATIONERY ORDER	-929.05
EFT Payment	16/10/2009	ORICA/SPECTRUM	SEP 2009 CHLORINE CYLINDER RENTAL (ORICA)	-75.24
EFT Payment	16/10/2009	PCS - PERFECT COMPUTER SOLUTIONS	COMPUTER SUPPORT	-862.50
EFT Payment	16/10/2009	PHIL DEMPSEY DESIGN & CONSTRUCTION	DRAWINGS of STAGE - RAILWAY STATION ART GALLERY	-1,900.00
EFT Payment	16/10/2009	QUAIRADING EARTHMOVING	DOZER HIRE to PUSH GRAVEL - VARIOUS JOBS	-12,941.50
EFT Payment	16/10/2009	ROCLA PIPELINE PRODUCTS	WESTDALE RD: PIPING	-1,292.18
EFT Payment	16/10/2009	SCANLAN SURVEYS PTY LTD	ROAD CLOSURE: BUTCHERS ROAD	-1,843.00
EFT Payment	16/10/2009	SHIRE OF BROOKTON	RELIEF EHO & PLANNER'S COSTS	-18,776.23
EFT Payment	16/10/2009	SHIRE OF CUNDERDIN	SEAVROC DINNER - LOCAL GOVT WEEK	-756.10
EFT Payment	16/10/2009	SIGMA CHEMICALS	POOL CHEMICALS	-751.95
EFT Payment	16/10/2009	SPECIALISED TREE SERVICE	REMOVAL OF VARIOUS TREES	-4,493.50
EFT Payment	16/10/2009	WALGA - WA LOCAL GOVERNMENT ASSO	ADVERTISING: "THE WEST" (EARLY PYMT DISCOUNT APPLIED)	-1,451.64
EFT Payment	16/10/2009	WALGSP - SUPER	SUPER CONTRIB: FE 14 OCT 09	-6,974.50
EFT Payment	16/10/2009	YAKKA	UNIFORMS - VARIOUS STAFF	-454.79
EFT Payment	23/10/2009	FUEL DISTRIBUTORS OF WA P/L	FUEL PURCHASES for 016 OCT 09	-8,647.74

SHIRE OF BEVERLEY

Cheque Detail

Direct Debit	28/10/2009	ANZ- ONLINE BANKING/BANK FEES	October 2009 UNIDENTIFIED INTERNET PAYMENT SEARCH FEE	-12.00
Liability Cheque	29/10/2009	ATO - AUSTRALIAN TAX OFFICE	PAYG TAX: OCT 09	0.00
Liability Cheque	29/10/2009	COLONIAL FIRST STATE-MOULTON CLARE	SUPER CONTRIB: FE 28 OCT 09	0.00
Liability Cheque	29/10/2009	CSRF - CATHOLIC SUPER & RETIREMENT F	SUPER CONTRIB: FE 28 OCT 09	0.00
Liability Cheque	29/10/2009	SHIRE OF BEVERLEY	OCT 09 SAL DEDUCTIONS	0.00
Liability Cheque	29/10/2009	WALGSP - SUPER	SUPER CONTRIB: FE 28 OCT 09	0.00
Direct Debit	30/10/2009	CBA - MERCHANT BANKING	SEP 2009 TRANSACTION FEES	-199.05
Direct Debit	30/10/2009	CBA - MERCHANT BANKING	SEPT 2009 ACCESS FEE	-31.46
Direct Debit	30/10/2009	ANZ- ONLINE BANKING/BANK FEES	AUDIT FEE for 08/09 BANK ACCOUNTS	-50.00
Direct Debit	30/10/2009	ANZ- ONLINE BANKING/BANK FEES	FEES for SEP 2009	-66.13
Direct Debit	30/10/2009	WESTNET PTY LTD	OCT 2009 INTERNET ACCESS	-66.00
Direct Debit	30/10/2009	DPI - LICENSING SERVICES	SEP/OCT 09 LICENSING PAYMENTS	-67,112.35
Cheque	632	16/10/2009	AUST POST	-901.78
Cheque	633	16/10/2009	DPT TREASURY & FINANCE	-121.00
Cheque	634	16/10/2009	SYNERGY	-2,421.75
Cheque	635	16/10/2009	TELSTRA	-1,366.83
Cheque	636	16/10/2009	WATER CORPORATION	-3,569.60

APP. 14 PAGE 5/6

SHIRE OF BEVERLEY

Cheque Detail

October 2009

Cheque	637	29/10/2009	SYNERGY	-4,650.20
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-300,054.92

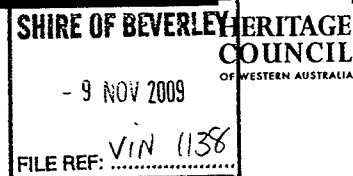
WAGES & SALARIES

EFT Payment	1/10/2009	WAGES & SALARIES	FE - 01 OCT 09	44,381.30
EFT Payment	15/10/2009	WAGES & SALARIES	FE - 15 OCT 09	43,128.62
EFT Payment	29/10/2009	WAGES & SALARIES	FE - 29 OCT 09	43,761.75
				<u>131,271.67</u>

Your ref: P5174
Our ref: Karmen Grzetic /9221 4177
Enquiries:



9 November 2009



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

Dear Mr Byers

P5174 BEVERLEY INFANT HEALTH CENTRE (FMR), Vincent Street, Beverley

I would like to advise that the condition and structural report on the former *Beverley Infant Health Centre* has been completed by Palassis Architects and Resource Engineering & Design. Please find a copy of the report attached for your information.

In summary, the structure of the former *Beverley Infant Health Centre* is in fair condition, and there does not appear to be any failure in the foundations of the building.

The report recommends a number of solutions to remediate current faults, and due to the reactive clay soils found in Beverley, ongoing maintenance of the building will be required.

I would be grateful if the Shire of Beverley could consider the report, and advise if the Shire intends to demolish the former *Beverley Infant Health Centre*. I would also appreciate if the Shire could indicate their current position on proposed entry of the place in the State Register of Heritage Places on a permanent basis. We would appreciate your comments by 7 December 2009.

In the meantime, should you have any questions or wish to meet to discuss the report, please do not hesitate to contact our Register Liaison Officer, Karmen Grzetic on 9221 4177 or heritage@hc.wa.gov.au

Yours sincerely

Penny O'Connor

MANAGER ASSESSMENT & REGISTRATION

Enc.

cc: Kris Bizzaca – Regional Heritage Adviser

PALASSIS

architecture
+ heritage

*beverley infant health centre
condition report*



*Prepared for
Heritage Council of Western Australia
September 2009*

09025 901.HCWA-KG

MAGENTA (WA) PTY LTD trading as PALASSIS ARCHITECTS 353 ROKEBY ROAD SUBIACO WESTERN AUSTRALIA 6008
ACN: 130 340 868 T: 08 9388 9455 F: 08 9388 0733 www.palarc.com.au email@palarc.com.au

1.0 Introduction 1
- Background 1
- Study Area 1

2.0 Evidence 3
- Documentary Evidence 3
- Physical Evidence..... 4
- Floor Plan..... 6
- Photographs 7

3.0 Recommendations 15
- Recommended Works 15

4.0 Appendices..... 17
- Appendix A RED Engineers Inspection Report 001
- Appendix B Correspondence from PWD 1958

contents

beverley infant health centre, condition report

Introduction

Palassis Architects, with RED Engineers, have been commissioned by the Heritage Council of Western Australia to inspect and report on the condition and structural adequacy of the *Beverley Infant Health Centre*.

Concerns have been raised by the Shire of Beverley pertaining to the building's condition, and subsequently a site inspection was carried out on the afternoon of Friday 31 July 2009 by Christopher Paterson of Palassis Architects and Richard Blaquiére of RED Engineers.

Background

The building was designed in 1949 by William G Bennett and Associates (Architects), and opened in 1952. The building continued to operate as an Infant Health Centre until late 2003 when the service was relocated to the Beverley Hospital. In 2009 the residential component of the building is rented out, whilst the former consulting rooms are used as a toy library.

On 19 August 2008 the building was entered in the State Register of Heritage Places as an interim entry.

Study Area

Beverley Infant Health Centre is located at 141 Vincent Street, the main street of Beverley, at the south-east corner with Dawson Street. The corner site enables two street entrances to the place, with the public entrance to the former Infant Health Centre from Vincent Street, and a private entrance to the former residential component of the building from Dawson Street. The site is mostly level with the single-storey building set well back from the street frontages and surrounded by lawn and shrubbery. There are some well-established trees towards the street corner intersection of the site.

beverley infant health centre, condition report



Fig. 1 Map of Beverley Town Centre showing location of Beverley Infant Health Centre in relation to other features of the town. (Google Maps Australia, 2009).

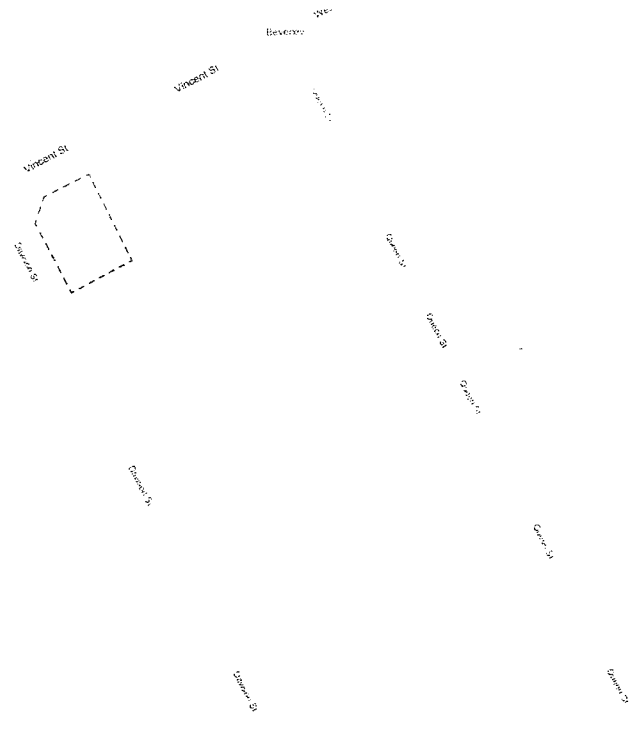


Fig. 2 Enlargement of town map showing location of Beverley Infant Health Centre site at corner of Vincent and Dawson streets. (Google Maps Australia, 2009).

Documentary Evidence

The Heritage Council has prepared assessment documentation that outlines the history of the place, but recently discovered documentation held by the Shire details a number of defects involving damp that were identified in 1958.

The communication from the Department of Public Works to the Beverley Road Board indicates that the building suffered from damp floors, with implied presence of dry rot.

The reasons indicated for the problems are: insufficient cross ventilation to external and internal walls, high garden bed ground levels, building up of Dawson Street so that the building sits in a water gathering hollow, and presence of linoleum which precluded any venting through the floor boards. Inspection in 1958 revealed that the earth below the building was saturated with the ground water sitting almost at the surface.

A solution involving insertion of additional wall vents, and sealing the ground beneath the timber floor with a plastic membrane was proposed. Notes pencilled in the margin indicate that these materials had been ordered. The writer of the letter confidently assured the reader that 'these proposals should result in a full elimination of excess moisture and water vapour in the under floor areas ...' A copy of the correspondence is attached as Appendix B.

Physical Evidence

During the site inspection on Friday 31 July 2009 no evidence of dry rot was observed (usually identifiable by a recognisable smell of mushrooms), however a number of damp related issues were identified, principally:

1. Ground levels are high around the building. Damp is evident by failure in the external paintwork.
2. Some areas of the garden beds include reticulation immediately adjacent to the building walls.
3. There are still only limited numbers of vents in the external walls, those that do exist are almost totally blocked. (It would appear that probably not all the 1958 recommendations were acted upon).
4. There are only 4 downpipes, the discharge of which is poor and in one case direct to the ground adjacent to the wall.
5. The gutters, which are underserved by downpipes, overflow into the eaves void with resultant failure of the paint finish to the eaves lining. The eaves lining is a cementitious sheet material, possibly asbestos sheet, and should be handled with care in event that any works occur to it.
6. There are multiple small (less than 3mm width) cracks in the walls consistent with movement caused by either seismic event (Beverley is only 40km from Meckering, epicentre of the October 1968 earthquake that caused significant building damage) or else by seasonal movement in the reactive clay soils. Some of these cracks have been filled in previously, some have reopened, and others appear to be experiencing little further movement.
7. There is evidence of some separation at the junction between wall and ceiling in various locations. The cracks are small (less than 4 mm) and not uncommon in older properties, particularly given the nature of the soil type in Beverley and the seasonal movement that occurs. The current residential tenant has observed that striker plates on door frames require seasonal adjustment to cope with building movement.
8. In the former consulting rooms (facing Vincent Street) there is evidence of ceiling damage in 2 rooms, one of which is beyond practicable repair and will require replacement. (One other ceiling, in the store room facing Vincent Street) has been replaced in July 2009, indicating other further damage in the same area). This is the result of defective roof plumbing in the following areas:

beverley infant health centre, condition report

- a. Failure of the flat roof or associated flashing over the Vincent Street porch. The roof has a very shallow pitch and may be allowing water to drive back under the roof tiles.
- b. Failure of the chimney flashing in the former waiting room (entry to toy library off Vincent Street)
- c. Failure of the parapet gutter in the vicinity of the north-east corner of the building behind the parapet wall and the chimney.
- d. It should be noted that the failure may in part be due to gutters being blocked due to close proximity of trees.

Other building maintenance issues have been noted including:

1. External joinery paint finishes in part are failing, in part due to the water ingress noted above, but also due to general aging of the paint finishes. Generally the external timberwork is still in fair-good condition.
2. The glass to one timber framed porch window is missing, and the joinery in this area is beginning to weather more rapidly.
3. Internally, surface finishes are aged in parts.

beverley infant health centre, condition report

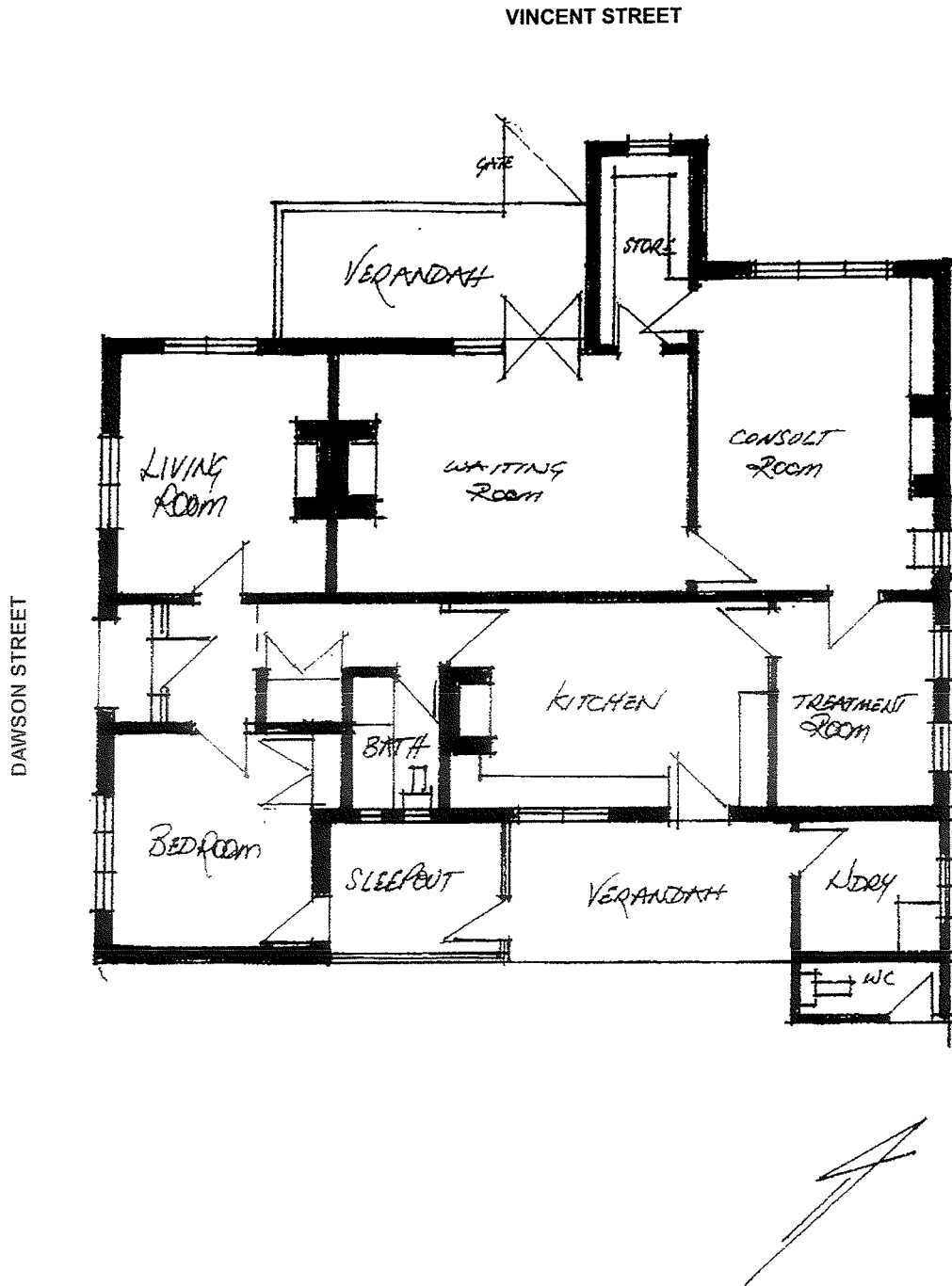


Fig. 3 Floor Plan of Beverley Infant Health Centre (Courtesy HCWA).

Beverley Infant Health Centre
FLOOR PLAN
1:100



Photo 1 View south-west across parking lot towards front elevation of Beverley Infant Health Centre (Palassis Architects).



Photo 2 View south-west towards front elevation of Beverley Infant Health Centre (Palassis Architects. July 2009).

Beverley infant health centre. design report



Photo 3 View south-west showing front and side elevations of Beverley Infant Health Centre (Palassis Architects, July 2009).



Photo 4 View from Dawson Street footpath showing south-west elevation of Beverley Infant Health Centre (Palassis Architects, July 2009).

beverley infant health centre condition report

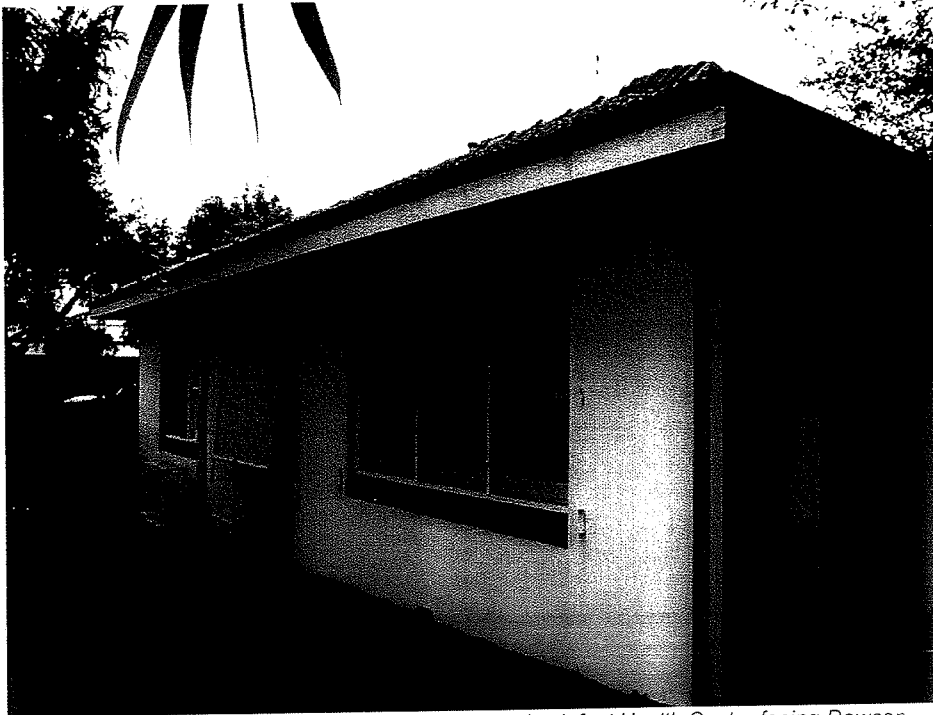


Photo 5 View north towards side elevation of Beverley Infant Health Centre facing Dawson Street (Palassis Architects, July 2009). See Photo XX for detail of obstructed vent base of wall.



Photo 6 View of rear (south-east) elevation of Beverley Infant Health Centre (Palassis Architects, July 2009).

beverley infant health centre. condition report

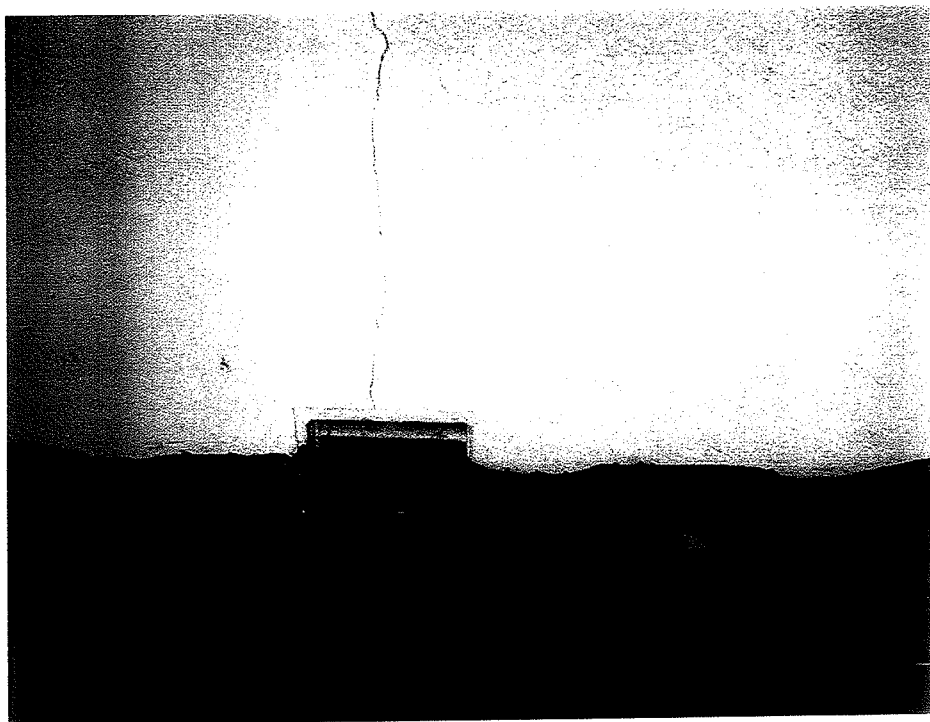


Photo 7 Detail showing high ground level and obstructed vent at base of south-west corner of building with vertical crack above (Palassis Architects, Jun. 2009)



Photo 8 Detail of deteriorated and water damaged external paint finish to cementitious sheet eaves lining (Palassis Architects, July 2009).



Photo 9 Detail at base of south corner of building
(Palassis Architects, July 2009)



Photo 10 Detail at base of east corner of building showing downpipe discharging directly
onto ground level and brick lined channel (not effective) around down pipe
(Palassis Architects, July 2009).

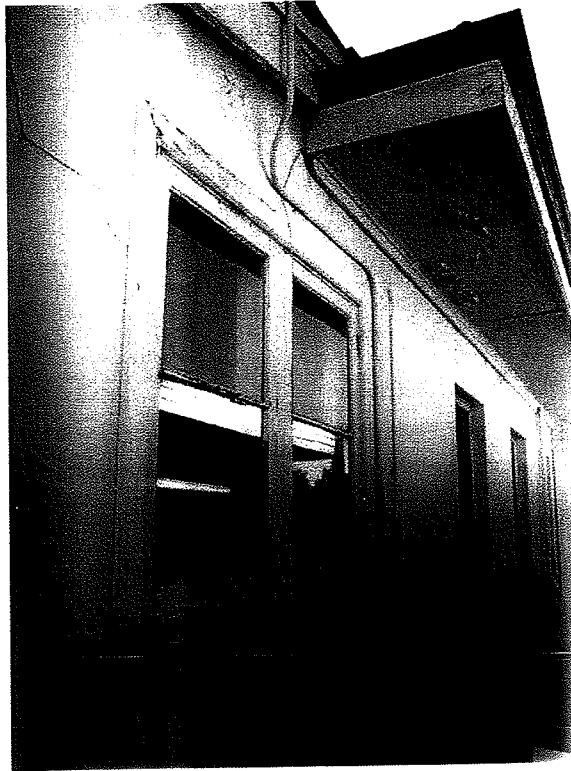


Photo 11
Detail of deteriorated condition of external joinery and paint finishes in south-east elevation with crack evident in masonry to left side of window (Palassis Architects, July 2009).

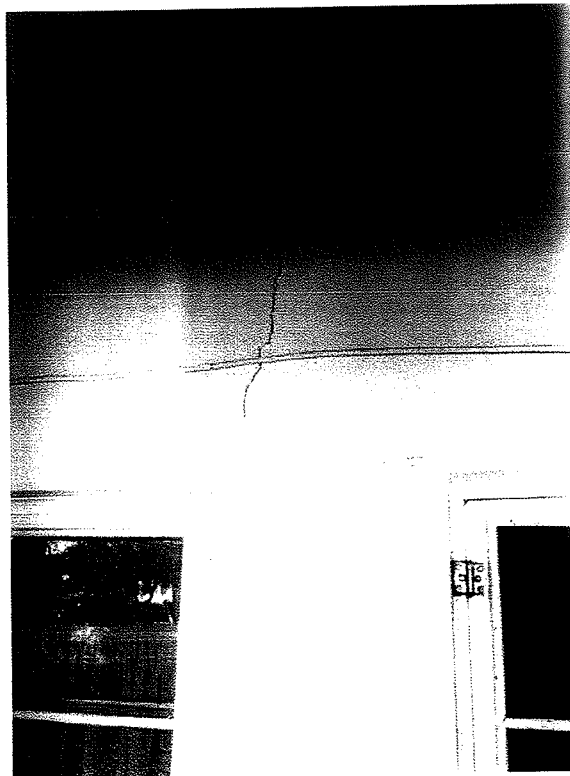


Photo 12
Detail of typical crack in external masonry, located above window in rear verandah (Palassis Architects, July 2009).

Haverley infant health centre. condition report

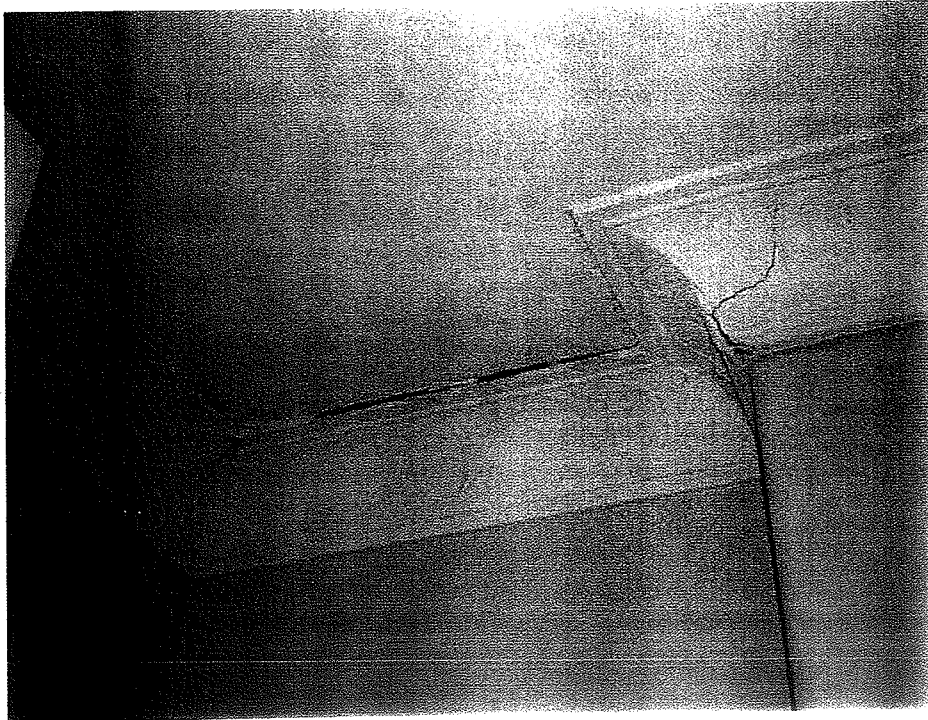


Photo 13 Interior detail showing separation of decorative cornice (Palassis Architects)

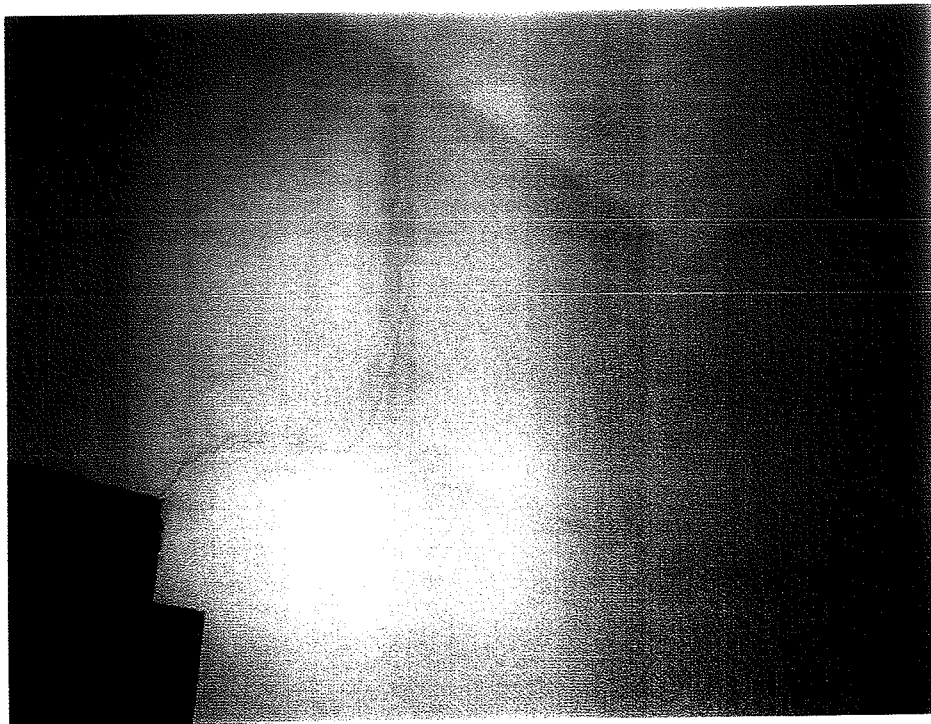


Photo 14 Detail showing interior masonry cracks above opening and evidence of repair (Palassis Architects. July 2009)

beverley infant health centre, cond



Photo 15 Detail of crack in north-west wall of waiting room (Palassis Architects, July 2009).

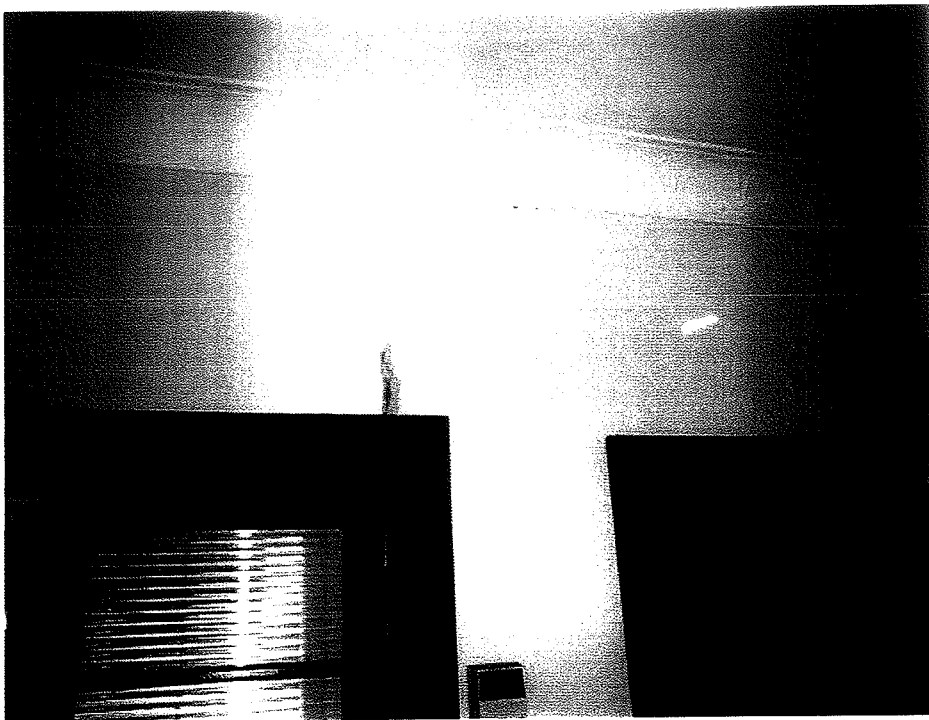


Photo 16 Detail of crack above door in north-west wall of waiting room (Palassis Architects, July 2009).

Recommendations

The following works are recommended to remediate failure. It should be noted that some ongoing movement, with potential for cracks, is likely due to the reactive clay soils found in Beverley and that ongoing minor maintenance will be required.

Note: Reference should also be made to the Structural Inspection report prepared by RED Engineers, and attached as Appendix A.

Recommended Works

1. Lower ground levels around the building so that finished ground levels are at least 200mm below floor level and that all wall vents are unobstructed.
2. Redirect reticulation so that there is no reticulation within 600mm of the wall, and that any reticulation within 1,500mm of the wall should be of the trickle type, not spray.
3. Increase the number of vents in the external walls so that there would be 4 vents minimum per elevation.
4. Provide 2 No. additional downpipes. Discharge to concrete gulleys that can be kept clean and from there ensure that soakwells are located at least 4,000mm from the building.
5. Clean all gutters and provide 1 No. overflow "pop" on each elevation.
6. Maintain all trees in the near vicinity, which assist in managing the ground water. Their removal could increase the volume of water in the building vicinity. Monitor and make sure that roots do not damage the building or encroach into drains.
7. Prior to any repainting, rake out and fill the junction between wall and ceiling in various locations with a paintable flexible sealer.
8. Inspect the flat roof, parapet gutter and chimney flashings. Replace damaged flashings with new code 5 lead. Replace parapet gutter if damaged with new code 6 lead, or galvanised iron.
9. In the event that the flat roof is damaged then replace the sheeting with new sheeting purpose manufactured for shallow pitch.
10. Replace missing glass to the porch window, and execute associated minor joinery repair.

3.0 *recommendations*

beverley infant health centre, condition report

11. Prepare and paint all external joinery. Execute paint scrapes to assist in determining colour scheme.
12. Repair the damaged ceiling in the former waiting room, taking care to conserve the original cornicework.
13. Replace the damaged ceiling in the former clinic room (north east corner). Replace ceiling battens to match original pattern.

Appendices:

Appendix A: RED Engineers Inspection Report 001, September 2009

Appendix B: Correspondence from Department of Public Works, 26th August 1958

beverley infant health centre, condition report

INSPECTION REPORT 001

To: Katrina Chisholm
From: Richard Blaquiere
Date: 28th September 2009
Inspection Date: 31st July 2009
Present: Richard Blaquiere, Christopher Paterson
Subject: Beverley Infant Health Centre – Structural Inspection

Beverley Infant Health Centre - Structural Inspection

(to be read in conjunction with the condition report prepared by Palassis Architects)

1. Introduction

Resource Engineering and Design (RED) were engaged by the Heritage Council of Western Australia via Palassis Architects to carry out a site inspection of the building.

This was carried out by Richard Blaquiere of RED Engineers and Christopher Paterson of Palassis Architects on Friday 31st July 2009.

2. General Description

The building is a double brick and clay roof tile construction. The building is built on limestone block foundations and the roof structure is constructed from timber. The exterior of the building has been rendered with lime cement render finish, which has been painted. The front porch has been covered over with an almost flat metal roof. The roof has minimal fall to the gutter. There is a skillion roof / veranda at the rear of the building.

3. Roof

Inspection of the roof externally was carried from the ground. There are no signs of any distortion or sagging of the roof structure. There was no inspection inside the roof.

The front veranda is poorly installed. Further inspection of this structure may reveal where water is entering the building. There is also limited drainage from this roof.

It is suggested that the interior of the roof be inspected as part of a future inspection.

4. Exterior

Inspection of the exterior of the building revealed the following:

4.1 Front (Vincent St) Elevation

Front LH window has a minor crack in the render between the window and the ground. It is difficult to determine the depth of this crack.

There is some weathering of the rendered surface.

There is one downpipe in the RHS of this elevation.

4.2 Side (Dawson St) Elevation

The LH window has a minor crack in the render between the window and the roof. It is difficult to determine the depth of the crack.

The RH window has two (2) cracks in the render above the window and one (1) crack in the render below the window.

These cracks are all from the corners of the window frame.

These cracks are bigger, but are still difficult to determine the depth of the crack.

There is a large crack in the internal wall of this window. There is evidence of repairs to previous cracks in the internal wall.

Further investigation of the steel lintel over the window needs to be done. This can be via a visual inspection from above, with the roof tiles removed. This will determine if the lintel has failed.

4.3 Rear Elevation

There are two (2) down pipes in the rear elevation. There is also an enclosed room, an open veranda and an enclosed laundry and wc.

There is a minor crack in the render above the window that is under the open veranda. There is a larger crack in the corner of the wall, to the right of the rear entry door. This crack is formed from the wall that is part of the laundry.

Poor tying in of the wall during construction may have caused this. Further investigation of this needs to be done.

4.4 Side Elevation

The side of the building that is close to the side boundary fence has several cracks in the render. The worst are in the single leaf wall that forms the laundry. It is difficult to determine the depth of the cracks.

There is one (1) down pipe in this side of the building.

There is a brick drainage channel on this side of the building. This needs to drain water away from the building. It does not do this in its current format.

5. Interior

5.1 Bedroom

This room has a bad crack in the wall above the window. It has been repaired previously.

Suggest investigation of the lintel be carried out to ensure that it has not failed. This can be done via removal of the roof tiles.

5.2 Living Room

There is a horizontal crack in the wall above the entry door to the room. This crack does not go right across the wall.

5.3 Waiting Room

This room has several bad cracks in the wall above the window and the entry door. There is also evidence of water entry through the ceiling and dropped cornice in the room.

The roof needs to be made water proof. The drainage from the flat metal roof over the front veranda needs to be improved. Water is flooding into the wall and the ceiling space.

5.4 Store

The ceiling in this room was being replaced when this inspection was carried out.

5.5 Consulting Room

There is a crack in the wall above the small side window in this room.

There is a large crack in the wall above the door that goes into the storeroom. This may be due to poor tying of the wall during construction.

6. Underside of the Building

There was no inspection of the area under the building.

7. Summary

The building structure is in fair condition for a building that is approximately 57 years old. There does not appear to be any failure of the foundations of the building. There is likely to be movement of the heavy clay soil that the building is constructed on, resulting in some of the cracks.

Most of the cracks are aesthetic only and are in the rendered finish which can be rectified next time the building is painted, however some of the cracks need further investigation.

8. Recommendations

The cracks in the bedroom wall require some further investigation to ensure that the lintel is structurally adequate.

The cracks in the waiting room need further investigation, and the water ingress rectified.

The drainage of the rainwater from the roof needs to be improved, which may include adding more drain pipes.

The drainage of water around the building needs to be improved by directing the stormwater and ground water away from the building.

A further intensive investigation is recommended.

Correspondents will greatly facilitate the transaction of their business by:

Confining each letter to one subject.
Writing on one side only of the paper.
Addressing all letters to—
"Under Secretary"

DEPARTMENT OF PUBLIC WORKS RS.LD.

In replying please quote:

P.W. 1905/58

PERTH 26th August, 1958

TELEPHONE: BA 0181

The Secretary, Engineer,
BEVERLEY ROAD BOARD.

Dear Sir,

Ref. Beverley Infant Health Centre.

Subject to our conversation at your office on August 11th last, and previous correspondence, I have made inspection of the above premises and am in a position to recommend the following action in respect to the rectification of the damp floors.

The sub-floor inspection was made through the several inspection holes that were cut at the request of Mr. Solomon, the district supervisor.

The earth below the building was completely saturated. Ground water level at the time was virtually at the surface of the soil. In substantiation of your letter of 2nd July it appears that the ground level beneath the building is 9" to 10" lower than the road and area surrounding the building with the result that the floors virtually form a cover to a "tank" of water and soil.

Quite obviously the sub-floor ventilation to the building is inadequate. There are only 5 vents 9" x 6" in the external wall and no apparent indication of any internal vent holes through interior walls. This latter fact can be fully verified when the floor is renewed.

It must be noted that the architects specification in Clause 63 makes full allowance for the venting of walls both internally and externally, but does not appear to have been adhered to, at least with respect to the external walls. However this ventilation in the normal course of events would probably prove sufficient, but the situation in this case has been aggravated to an impossible degree by the building up of the level of the surrounding gardens and the adjoining Dawson Street.

The combination of these factors, in addition to the effective vapour barrier provided by the linoleum flooring has contributed to the development of conditions of conducive to the action of dry rot, and the rectification of these troubles will involve considerable expense.

The Road Board proposal to build a concrete floor in the establishment is not received favourably. It is considered that the construction of concrete floors initially may be cheaper but in this case the considerable damage and trouble that will be involved in carrying out this work inside the existing building would effectively nullify any real savings.

A.M.

7'6" x 300 - 004 Vancouver Blk

Furthermore considerable trouble would be experienced in gaining proper consolidation of the fill inside the building and it is considered the concrete slabs would have to be re-inforced for proper results. Again further expense would be involved in ensuring that a fully water tight slab was obtained and in the provision of heavier underfelts.

Altogether the proposal is not satisfactory for a building of this nature and function.

The alternative solution is to remove all floors room by room (if required for convenience sake in operation of the clinic) except the matrons bed room, entry hall and lounge. (check with actual inspection.)

New sub-floor vents should be added in the positions marked green on the accompanying sketch, and the existing vents marked red, checked for clear air passage through the inner leaf of the exterior walls.

The flooring, joists and bearers should be inspected and renewed where there are any signs of rot. An application of "Hardie proof" timber preservative would be an advantage but not essential.

Prior to re-laying the floor the surface of the ground below should be covered with a layer of .004 "visqueen" plastic sheet with 6" side lap at joins, taped with the manufacturers adhesive strip and the whole sheet turned up 12" around the enclosing walls, but taking care that the vent openings are not obstructed. By this means the bulk of the moisture and vapour from the ground is kept from the floor timbers.

The same treatment should be applied underneath the matrons bedroom, lounge room and hall. Access in this case would be through holes cut in the floor and most careful supervision should be employed wherever floors are removed.

It is considered that these proposals should result in a full elimination of excess moisture and water vapour in the under floor areas and also provide adequate ventilation.


UNDER SECRETARY FOR WORKS.