

## MINUTES OF AN ORDINARY MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBERS ON TUESDAY 19 JULY 2005

### 1. COMMENCEMENT

The President declared the meeting open at 11.00am.

### 2. ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

#### Attendance

Cr J. M. Schilling	President	West Ward
Cr N. J. McLean	Deputy President	South Ward
Cr M. G. Roberts		South Ward
Cr W. S. McDonald		South Ward
Cr B. M. Foster		West Ward
Cr V. A. Szczecinski		North Ward
Cr J. D. Alexander		North Ward
Cr S Leonhardt		North Ward
Mr K. L. Byers	Chief Executive Officer	
Mr S. P. Gollan	Deputy Chief Executive Officer	
Miss C. Emanuel	Secretary	

#### Leave of Absence

Cr A. D. Bailey	West Ward
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### 3. PUBLIC QUESTION TIME

- 3.1 Mr Phil Metham requested information from Council regarding the Infant Health Centre and the probability of its rental or purchase in the near future.

**The Shire President thanked Mr Metham for his offer to rent or purchase the Infant Health Centre and explained that the issue would be discussed by Council later in this meeting.**

- 3.2 Richard Smith and Greg Barrett-Lennard, representing the Beverley Bowling Club, presented Council with a proposal for financial assistance by way of a self-supporting loan of \$100,000.00 and a contribution of \$100,000.00 for the purchase of a synthetic bowling green.

**The Shire President informed Mr Smith and Mr Barrett-Lennard that this issue would be discussed in Council later in the meeting.**

- 3.3** Chief Fire Control Officer, John Barrett-Lennard and Fire Control Officers, Rob Williamson and Jim Aird attended Council Forum, when Greg Pobar, FESA representative displayed a 2.4 refurbished rural tanker, which is proposed to replace the Westdale Unit.

Chief Fire Control Officer, John Barrett-Lennard proposed that Council not accept the 2.4 refurbished tanker as it would not be suitable for Beverley fire needs.

- M1/0705** **Moved Cr Alexander** **Seconded Cr Roberts**  
**That Chief Fire Control Officer, John Barrett-Lennard and Chief Executive Officer, Keith Byers write and request a meeting with FESA Chief Executive Officer to discuss the replacement of Beverley's Central Brigade Tender.**

**CARRIED 8-0**

- 3.4** Mr Frank Richardson attended Council to observe Council's resolution of his proposed subdivision on Cooke and Springhill Roads, Westdale as outlined in agenda item 7.1.3.

#### **4. CONDOLENCES**

STRANGE	Mr Allen Richard (Jim)	19 June 2005
BARROW	Mr Jack Leighton	28 June 2005

#### **5. APPLICATIONS FOR LEAVE OF ABSENCE**

Nil

#### **6. CONFIRMATION OF MINUTES AND BUSINESS ARISING**

##### **6.1 MINUTES OF THE COUNCIL MEETING HELD ON 21 JUNE 2005**

- M2/0705** **Moved Cr Roberts** **Seconded Cr Szczecinski**  
**That the Minutes of the Ordinary Meeting of Council held on 21 June 2005, be confirmed.**

**CARRIED 8-0**

**6.2 MINUTES OF THE MEETING TO DISCUSS RECREATION FACILITIES AT THE OVAL HELD ON THURSDAY 28 APRIL 2005**

Appendix 1

**M3/0705 Moved Cr Foster Seconded Cr Leonhardt  
That the Meeting to discuss Recreation Facilities at the Oval held on Thursday 28 April 2005, be received.**

**CARRIED 8-0**

**BUSINESS ARISING**

**M4/0705 Moved Cr McLean Seconded Cr Szczecinski  
That Council agree to advise the sporting groups attending the next meeting, to discuss recreation facilities in Beverley, on 26 July 2005, that the Shire intend to improve the facilities, and request a list of specific changes/improvements that could be made to facilities at the recreation ground.**

**CARRIED 8-0**

**6.3 PRESIDENT'S REPORT**

Nil

Mr David Lodwick, Shire Planner, entered Council Chambers at 12.15pm.

Mr Frank Buise, Environmental Health Officer/Building Surveyor, entered Council Chambers at 12.15pm.

## 7. REPORTS OF COMMITTEES AND OFFICERS

### 7.1 TOWN PLANNING

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<b>ITEM NUMBER:</b>	<b>7.1.1</b>
<b>DATE:</b>	<b>29 June 2005</b>
<b>SUBJECT:</b>	<b>FOREST MANAGEMENT PLAN 2004-2013: RESERVE PROPOSALS – SHIRE OF BEVERLEY</b>
<b>FILE REFERENCE:</b>	<b>PR-003</b>
<b>AUTHOR:</b>	<b>Shire Planner – David Lodwick</b>

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A copy of the proposed 'conservation park' plan was tabled at the Council meeting.

#### **BACKGROUND**

Council is in receipt of correspondence from the Department of Conservation and Land Management dated 16 June 2005 which states as follows:

*"The Forest Management Plan 2004-2013 (FMP 2004), which was subject to wide community and Government consultation, came into operation on 1 January 2004, following assessment by the Environment Protection Authority and approval by Minister for the Environment. The FMP 2004 revokes previous forest management plans and sets out how the forests of the South-West are to be managed over the next ten years. This includes provision for a sustainable timber industry in native forests and the creation of a comprehensive, adequate and representative system of conservation reserves in the forest regions.*

*This letter is concerned with the changes in land tenure (or reserve proposals) detailed in the FMP 2004 in its Appendix 2. In late 2004 State Parliament passed three Reserves Acts that implemented many of the tenure changes proposed in the FMP 2004 and committed to in the Government's Protecting our old-growth forests policy. There are still, however, about half of the proposals remaining to be implemented. The reserve proposals falling wholly or partly within the Shire of Beverley and remaining to be implemented are listed in the table below:*

<b>FMP PROPOSAL ID</b>	<b>LOCALITY</b>	<b>EXISTING TENURE</b>	<b>PROPOSED TENURE</b>
45 & 46	Flint, Gibbs	State Forest & Timber Reserve	Conservation Park

*The Government has requested that priority be given to implementing the remaining tenure changes in the FMP 2004 during this term of office. As part of the process to create the reserves, a fine-scale map has been prepared for the above proposal. A copy of the map showing the proposed final boundary is enclosed.*

*As part of established procedures for creating reserves, comments on the proposed boundaries are being sought from affected local governments, relevant State Government agencies and Aboriginal groups. Public utilities (i.e Telstra, AlintaGas, Western Power, Main Roads WA and the Water Corporation) are also being asked to identify any interests in the land. Following consideration of boundary comments, the reserves will be created either by legislative means (where cancellation of State Forest is required) or by administrative action under the Land Administration Act 1997 by the Department for Planning and Infrastructure. The reserves will be vested in the Conservation Commission of WA and managed by this Department.*

*Your comments are sought on the proposed boundary for the above mentioned proposal as shown on the attached map. Comments should be forwarded to CALM, marked to the attention of Vincent Fordham Lamont, to arrive no later than 16 August 2005.”*

## **COMMENT**

The process in determining land to be set aside for regional conservation parks, such as State Forest & Timber Reserve, is primarily based on extensive flora and fauna surveys and requires the approval of both houses of Parliament.

It is thought that dieback disease is in existence in the subject proposal area, hence the site is not considered suitable for harvesting and is therefore proposed for change of status to ‘Conservation Park’ accordingly.

Conservation Parks have regional or local significance. They are set aside to conserve wildlife and the landscape, for scientific study, and to preserve features of archaeological, historical or scientific interest.

‘Conservation Park’ status as well as restricting logging/harvesting, also allows CALM to consider future recreation proposals deemed to be consistent with the prime purpose of conservation and which does not adversely affect ecosystems e.g lookouts, interpretation programs etc. Future bauxite mining proposals as well as dieback disease however, would likely place limits/restrictions on visitor access to this site as well as similar sites elsewhere in the Avon and surrounding Region.

The Shire Planner has no objection to the proposed change in land tenure for the proposal.

**M5/0705**

**Moved Cr Leonhardt**

**Seconded Cr Roberts**

**That Council advise the Department of Conservation and Land Management that Council's preference is to retain current tenure of FMP Proposal ID 45 & 46 Flint, Gibbs as State Forest & Timber Reserve.**

**CARRIED 7-1**



## 7.1 TOWN PLANNING

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<b>ITEM NUMBER:</b>	<b>7.1.3</b>
<b>DATE:</b>	<b>5 July 2005</b>
<b>SUBJECT:</b>	<b>PROPOSED SUBDIVISION – AVON LOCATIONS 21177, 2539 &amp; 6136 COOKE AND SPRINGHILL ROADS WESTDALE</b>
<b>FILE REFERENCE:</b>	<b>PL128710</b>
<b>AUTHOR:</b>	<b>Shire Planner – David Lodwick</b>

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Appendix 3

A copy of proposed subdivision plan.

### **BACKGROUND**

Gray & Lewis Land Use Planners have prepared and submitted a subdivision application on behalf of landowners F & S Richardson.

Submitted details are as follows:

#### “Subdivision Design

*It is proposed to subdivide the property into 4 lots of approximately equal land area (40 hectares each). Road frontage will be provided via the extension of a 20m road off Cooke Road along the northern boundary of Loc 6136 for a distance of approximately 680m.*

*Each proposed lot has sufficient area (approximately 20ha) of sandy loam, gravely brown loam or brown loam of generally good soil quality suitable for intensive agriculture. In addition, each lot has an existing dam or potential to establish a dam site with roaded catchment areas to harvest sufficient water supply for small intensive land uses.*

#### Services

- *Water Supply*  
*Reticulated water supply is not available to the subject land (nor is it a requirement for rural lots). It will be necessary to gain potable water from roof catchments and dams as is standard practice.*
- *Effluent Disposal*  
*Septic tanks and leach drains will be used for on-site sewerage disposal on the lots. The soil types are suitable for conventional septic systems to be utilised. Any effluent disposal systems will be located more than 100m from any existing watercourse. The septic systems will comply with government sewerage policies and Health Department standards.*
- *Electricity Supply*  
*The proposed lots will be connected to the existing overhead electricity supply currently servicing the existing lot.*



- *Road Construction*  
*The proposed cul de sac (20m wide) shall be designed and constructed (to rural gravel road standard) to the satisfaction of the Shire of Beverley.*

#### *Environmental Management*

*The Rural Strategy and Town Planning Scheme provisions stipulate that all proposals for subdivision demonstrate a range of environmental management initiatives as set out under point 2.4 of this report.*

*The land capability assessment clearly addressed all the requirements stipulated in the Rural Strategy and Scheme provisions necessary to allow Council to support subdivision including:*

*hydrological assessment – water availability;  
geotechnical factors; and  
environmental management:*

- aesthetics;*
- preservation of agricultural land;*
- landuse buffers;*
- rivers and streams;*
- flora and fauna;*
- nutrient management;*
- salinity;*
- stormwater, erosion, potential and fire management; and*
- fire control*

#### *Summary*

*The proposed subdivision of Avon Location 21177 and 2539 is consistent with the provisions in Council's Town Planning Scheme; the recommendations in the Shire of Beverley Rural Strategy and the Avon Arc Sub-Regional Strategy which recognise the changes that will be demanded for more intensive agricultural use in the western section of the Shire.*

*A Land Capability Study has been prepared to support the suitability of the land to sustain the proposed subdivision and determine appropriate future agricultural activities for the site. The study also identified the existing environmental issues and future management objectives of the proposal.*

*The proposed subdivision will not result in the land being less productive than it is presently. If in fact it is more likely to increase the agricultural production through the creation of smaller lots for more intensive agricultural activities utilising the available supply of water from roaded catchments and dam storage. In addition, there is the opportunity to implement procedures to repair environmental damage that has occurred through over clearing in the past.*

*The planned subdivision will not create an undesirable precedent through the unplanned breakdown of land holdings but demonstrate the potential for farm diversification and the more efficient utilisation of rural land in the Shire of Beverley.”*

## **COMMENT**

### Compliance with Town Planning Scheme No.2

Clauses 3.5 and 3.6 of Council's Town Planning Scheme relate to the subdivision and development of land in the Farming zone. Clause 3.5 requires Council to support land use and subdivision proposals that are consistent with the continued viability of agricultural production. The clause also requires all proposals to have regard to the District Rural Strategy.

Clause 3.6 provides specific subdivision and development requirements as they relate to the District Rural Strategy. Clause 3.6.2(i) lists the five main criteria for subdivision in the Farming zone. These are:

1. Property consolidation and/or boundary realignments in order to address matters such as the protection of waterways, landform, remnant vegetation and landscape, the promotion of sound landcare practice, the provision of public constructed roads and the continued agricultural use of the majority of the land.
2. Creation of lots for ancillary agricultural purposes or for tourism.
3. Amalgamation of multiple farm lots or boundary redistribution to consolidate the most productive agricultural land into one new lot. Subdivision of the remainder of the land will be supported subject to land capability assessment and the total number of new lots not exceeding the number that originally existed.
4. Creation of lots for intensive or other agricultural purposes where it can be demonstrated the proposal will not adversely affect the use of land for agricultural purposes in the area.
5. Subdivision of a property that is already severed by a road, railway or service installation.

### District Rural Strategy

The subject land is included in Policy Area BE3a as identified by the Rural Strategy. A minimum lot size of 40 hectares is initially recommended. Although, subdivision to a minimum lot size of 20 hectares can be recommended by Council if a proposal demonstrates that it will not adversely impact on the use of land for agricultural purposes in the area.

The Strategy states that subdivision within the policy area will be conditionally recommended by Council in the interests of water course protection, revegetation, remnant vegetation protection/rehabilitation, landcare and greening principles and where groundwater supplies are proven which encourage projects of an intensive agricultural nature.

The Strategy further states that the minimum lot size of 20ha if recommended, will be conditional upon:-

- Stocking levels of any new lots created being approved by Council after consultation with relevant sources or Agriculture Western Australia;
- The appropriate protection and enhancement of remnant vegetation or implementation of a revegetation program in the interests of landcare and visual landscape values;
- All lots having frontage to a dedicated, constructed public road;
- A cost effective and efficient Bush Fire Management Plan being put in place by the Subdivider/developer, to the satisfaction of the Shire and the Bush Fire Service.

#### Applicant's Land Capability Report

1. The site:  
Locations 21177 and 2539 lie on the eastern side of a valley draining to the Dale River. The site has been used for many years predominantly for grazing, with, in more recent years, the loamy eastern soils being cropped. Almost all the site is cleared, although the western rocky section on less capable soils remains as occasional remnant trees and shrubs. Extensive tree planting has occurred along a small drainage line.
2. Potential and Likely Landuses:  
Each proposed lot has 20 hectares of arable land, and a site suitable for water catchment. The amount of water is sufficient for four plus hectares of olives. On the western granite based soils the land quality is not sufficient for significant change to land use. The other parts of each lot over 20 hectares each are suitable for more intensive, most likely some form of perennial horticulture.
3. Geology and Geogmorphology:  
Locations 21177 and 2539 lie on an east facing hill that drops from 330 metres AHD on the western boundary down to 255 metres AHD on the eastern boundary.

The western portion of the site is underlain by basement granite/gneiss of the Western Gneiss Terrane. The granite is exposed as small to large outcrops on steeper slopes. Around the periphery and in the east are Tertiary clay sediments deposited as sedimentary lake beds in the palaeochannel which extends onto the eastern portion of the site. The soils are developed on weathered material shed from the granite dome and on the sedimentary clays. Most ground is sloping, varying from gentle to steep on some western slopes.

The eastern area is more gently sloping and appears to be developed on a deep valley fill deposit of a palaeochannel. Drilling to the east of this, by the current owner, has revealed

that palaeochannel sediments of at least 42 metres depth, with an aquifer at the base and at 20 metres depth.

4. Vegetation:

All the site has been cleared with just scattered trees and shrubs remaining around the steeper slopes of the granite dome. Even the rocky soils of the dome have largely been cleared and grazed. Over the years the pasture on the dome is stated to have been improved through the introduction of fertiliser and superphosphate.

Vegetation on the site is mainly restricted to the rocky soils in the west with scattered York Gum Eucalyptus and occasional Eucalyptus wandoo.

5. Soils:

The capability of soil units over the site is detailed on the proposed subdivision plan.

6. Hydrological Assessment – Water Availability:

Significant water can be generated as runoff from the granite hills to the south and west. This is already being harvested by a dam in the south. However, the water quality of this dam is more brackish than that required for some sensitive crops, but is suitable for olives. If the dam was emptied and allowed to refill the water quality can be expected to improve. The water quality is acceptable for all stock. This dam has a roaded catchment of 1 hectare, as shown on the attached aerial photograph, and demonstrates that roaded catchments are suitable for construction on the subject land. This dam overflows each winter and shows that there is scope for enlargement of the dam and the potential to capture greater amounts of runoff.

The small western dam is a catchment dam with a small seepage, and whilst the water quality is acceptable for all crops and stock, the catchment and quantity of water are suitable only for stock as there is insufficient water for horticultural activities.

A catchment of 2.3 hectares of solid granite basement occurs in the north western corner. A dam could be constructed downstream on the watercourse to capture the water generated by this catchment. Additional water also feeds to this catchment but the runoff will be less because of the proportion of soil on the wider catchment.











## 7.2 HEALTH AND BUILDING

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**ITEM NUMBER:** 7.2.3  
**DATE:** 19 July 2005  
**SUBJECT:** DRUM MUSTER PROGRAM  
**FILE REFERENCE:**  
**AUTHOR:** Environmental Health Officer/Building Surveyor –  
Frank Buise

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### **BACKGROUND**

State Coordinator of Drum Muster, Beverley Henderson requested dates proposed for the Shire of Beverley Drum Muster Program from the Environmental Health Officer/Building Surveyor, Frank Buise.

**Council agreed that the next collection date for the Drum Muster Program in Beverley be held on 19 and 20 September 2005.**

Mr David Lodwick, Shire Planner, left Council Chambers at 2.05pm.

Mr Frank Buise, Environmental Health Officer/Building Surveyor, left Council Chambers at 2.05pm.

**7.3 PLANT, WORKS, TOURISM AND RECREATION**

Nil

Cr J. Alexander left Council Chambers at 2.22pm.

Cr J. Alexander entered Council Chambers at 2.25pm.



**7.4 FINANCE**

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**ITEM NUMBER:** 7.4.2  
**DATE:** July 2005  
**SUBJECT:** TRIANNUAL FINANCIAL REPORT FOR THE PERIOD  
ENDING 30 JUNE 2005  
**AUTHOR:** Deputy Chief Executive Officer – Stephen Gollan

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**COMMENT**

That the Triannual Report for the period ending 30 June 2005 is under separate cover.

**M12/0705 Moved Cr Foster** **Seconded Cr Szczecinski**  
**That the Triannual Report for the month ending 30 June 2005, as presented, be received.**

**CARRIED 8-0**



## 7.4 FINANCE

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<b>ITEM NUMBER:</b>	<b>7.4.4</b>
<b>DATE:</b>	<b>14 July 2005</b>
<b>SUBJECT:</b>	<b>INTER MUNICIPAL GOLF TOURNAMENT</b>
<b>FILE REFERENCE:</b>	<b>CR002</b>
<b>AUTHOR:</b>	<b>Deputy Chief Executive Officer – Stephen Gollan</b>

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### **BACKGROUND**

The Shire of Gingin is hosting the 2005 Inter Municipal Golf Tournament to be held on Friday 2 September 2005.

### **COMMENT**

This Golf Tournament is open to all Local Government Authorities, Department of Local Government and the Western Australian Municipal Association.

The day commences with registration at 10.00am, with the actual hit off time being at 11.00am.

The competition is 18 holes Stableford in teams of four. There are various trophies for the day.

The cost of the day is \$70.00 per player; this includes green fees, buffet dinner and refreshments.

**Council resolved that Cr Leonhardt, Cr Szczecinski, Deputy Chief Executive Officer, Stephen Gollan and Chief Executive Officer, Keith Byers will attend the 2005 Inter Municipal Golf Tournament in Gingin.**

Members of the Beverley Art Gallery Committee, Mrs Jenny Broun, Ann Rayner, Marylou Hutchinson and Amanda McLean, with Mr Phil Skipsy, retired Builder and Grants Co-ordinator for the Shire of Bruce Rock entered Council Chambers at 3.15pm.

Members of the Beverley Art Gallery Committee presented Council with plans for an Ampitheatre and gardens at the Beverley Railway Station.

The proposed area would encompass a bandstand/gazebo (for weddings) a heritage rose garden and table settings, children's playground, fountain, birdbaths, tuckshop etc, and the amphitheatre would be utilised for cinema, concerts, school bands, musicals and other entertainment for the Shire of Beverley.

**Council resolved to consider the plans and proposal, presented by the Beverley Art Gallery Committee, at future Council Meetings.**

Members of the Beverley Art Gallery Committee left Council Chambers at 3.45pm.













