



## SHIRE OF BEVERLEY NOTICE OF MEETING

Notice is hereby given that the next Ordinary Meeting of Council will be held in the Council Chambers, 136 Vincent Street Beverley, on Tuesday 22 March 2022. If you are attending the meeting, please arrive by 2.55pm to register your attendance.

### **Program**

3.00pm – 5.00pm                      Ordinary Meeting

A handwritten signature in black ink, appearing to read "S. Gollan", written over a horizontal line.

Stephen Gollan  
Chief Executive Officer

17 March 2022

### **DISCLAIMER**

*The recommendations contained in the Agenda are subject to confirmation by Council. The Shire of Beverley warns that anyone who has any application lodged with Council must obtain and should only rely on written confirmation of the outcomes of the application following the Council meeting, and any conditions attaching to the decision made by the Council in respect of the application. No responsibility whatsoever is implied or accepted by the Shire of Beverley for any act, omission or statement or intimation occurring during a Council meeting.*



**22 March 2022**

**ORDINARY MEETING**

**AGENDA**

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## **1. OPENING**

The Chairperson to declare the meeting open.

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

### **2.1 Members**

Cr DC White	Shire President
Cr CJ Lawlor	Deputy President
Cr DW Davis	
Cr PJ Gogol	
Cr SW Martin	
Cr JR Maxwell	
Cr AFC Sattler	
Cr TWT Seed	

### **2.2 Staff**

Mr SP Gollan	Chief Executive Officer
Mr SK Marshall	Deputy Chief Executive Officer
Mr SP Vincent	Manager of Works
Mr BS de Beer	Manager of Planning and Development Services
Mrs A Lewis	Executive Assistant

### **2.3 Observers And Visitors**

### **2.4 Apologies and Approved Leave of Absence**

### **2.5 Applications for Leave of Absence**

## **3. DECLARATIONS OF INTEREST**

## **4. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

Nil

## **5. PUBLIC QUESTION TIME**

## **6. CONDOLENCES**

The Shire of Beverley flew the flag at half-mast, as a mark of respect to:

GREGSON

Yvonne

27 February 2022



## **7. CONFIRMATION OF MINUTES**

### **7.1 Minutes Of The Ordinary Council Meeting Held 22 February 2022**

#### **OFFICER'S RECOMMENDATION**

That the Minutes of the Ordinary Council Meeting held Tuesday 22 February 2022 be confirmed.

**8. TECHNICAL SERVICES**

Nil

## **9. PLANNING SERVICES**

### **9.1 Proposed Repurposed Dwelling – Lot 115 on DP116101 Deep Pool Road**

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<b>Submission To:</b>	<b>Ordinary Council Meeting 22 March 2022</b>
<b>Report Date:</b>	<b>12 March 2022</b>
<b>Applicant:</b>	<b>Stephen and Robyn Barber</b>
<b>File Reference:</b>	<b>DEE 51476</b>
<b>Author and Position:</b>	<b>Stefan de Beer, Manager of Planning</b>
<b>Previously Before Council:</b>	<b>N/A</b>
<b>Disclosure(s) Of Interest:</b>	<b>None</b>
<b>Attachments:</b>	<b>Application Letter, Locality map, Site Plan, Dwelling Plans and Photos</b>

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#### **SUMMARY**

An application has been received to approve a Repurposed Dwelling, converted from an Outbuilding into a Single House at lot 115 on DP 116101, Deep Pool Road, Beverley. It will be recommended the application be approved.

#### **BACKGROUND**

The applicant is applying for Planning/Development Approval for an already converted Outbuilding being used as a Single Dwelling on the abovementioned lot.

The subject property is zoned 'Rural' in terms of the Shire of Beverley Local Planning Scheme No. 3 (LPS 3), is 64,7446 ha in extent and contains a converted outbuilding being used as a weekender/single house.

#### **COMMENT**

Pursuant to Table 3 – Zoning Table in the Shire of Beverley Local Planning Scheme No. 3 (LPS 3), a 'Repurposed Dwelling' is a discretionary land use in the Rural Zone meaning that the use is not permitted unless the local government has exercised its discretion by granting development approval.

A 'Repurposed Dwelling' is defined as follows in LPS 3:

*Means a building or structure not previously used as a single house, which has been repurposed for use as dwelling*

The proposed development is affected by Bushfire Prone Vegetation and a Bushfire Attack Level Assessment was submitted as part of the application. The determined BAL rating is 12.5.

Should Council resolve to approve the application it will be recommended a condition be imposed to require the building construction standard to adhere to this rating.

In addition to the justification presented by the proponent (letter attached hereto), the proposal is deemed to be in pace with the Shire of Beverley Local Planning Strategy, and Local Planning Scheme No. 3 and is recommended for approval.

## STATUTORY ENVIRONMENT

The application may be approved under the Shire of Beverley's Local Planning Scheme No. 3.

## CONSULTATION

No consultation was deemed required.

## FINANCIAL IMPLICATIONS

There are no financial implications relative to this application.

## STRATEGIC IMPLICATIONS

There are no strategic implications relative to this application.

## POLICY IMPLICATIONS

There are no policy implications relative to this application.

## RISK IMPLICATIONS

It is considered that the proposal has insignificant risks.

Consequence	Insignificant	Minor	Moderate	Major	Catastrophic
<b>Likelihood</b>					
Almost Certain	Medium (5)	High (10)	High (15)	Severe (20)	Severe (25)
Likely	Low (4)	Medium (8)	High (12)	High (16)	Severe (20)
Possible	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

## VOTING REQUIREMENTS

Simple Majority

## **OFFICER'S RECOMMENDATION**

That Council grant approval for a Repurposed Dwelling at 115 on DP116101 Deep Pool Road, Beverley, subject to the following conditions and advice notes:

### **Conditions:**

1. 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.
2. As the Water Corporation reticulated sewer is not available the premises are to be connected to an approved wastewater treatment system, which complies with the requirements of the Treatment of Sewage and Disposal of Effluent and Liquid Waste Regulations. The approved system is not to be used for disposal of industrial liquid waste or other non-ablution wastes (refer to Advice Note 5).
3. Suitable arrangements are to be made for provision of sufficient potable water for the dwelling.
4. The dwelling construction standard shall adhere to Australian Standard AS3959 for a determined Bushfire Attack Level of 12.5 (refer to Advice Note 6).

### **Advice Notes:**

- Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
- Note 2: Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.
- Note 3: Nothing in the approval or these conditions shall excuse compliance with all relevant written laws in the commencement and carrying out of the development.
- Note 4: The applicant is advised a building permit is required prior to commencement of any building works.
- Note 5: With regard to Condition 2, an application is to be submitted to the Council's Environmental Health Section in conjunction with the Building Permit application.
- Note 6: Australian Standard AS3959 Sections 3 & 5 apply.
- Note 7: If an applicant is aggrieved by this decision there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

Attachment 9.1

LOT 115 DP 116101 DEEP POOL ROAD



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Please refer to original documentation for all legal purposes.

## Attachment 9.1

BEVERLEY SHIRE COUNCIL  
136 Vincent Street  
BEVERLEY WA 6304

10<sup>th</sup> March 2022

Dear Sir or Madam

My husband and I purchased the property at Deep Pool Rd in 2015. At that time we would camp in our tent on weekends and holidays. Our tent eventually ripped to pieces in a storm, and as we had a shed on the property, which had previously been approved by the shire, some years beforehand, by the original owner, Greg Atwell, we decided to do the shed up as a genuinely nice, comfortable weekender.

The beautifully done up shed had been used as a weekender for 5 years, but due to circumstances, in December of 2020, we ended up needing to sell our home at 96 SEVILLE GROVE, in Perth and shift to the property at Deep Pool Rd permanently. This was in early 2021, just over a year ago. We were not expecting for this to be the case.

The shed has been built inside with an air gap between the outer Colourbond cladding and the new internal framing, using all steel framing, solidly attached to the original shed frame, at 400cm and 600cm apart, on all walls and ceiling. For example, the bathroom spacing of the studs is spaced at 400cm because the walls are fully tiled. Between the air gap and the internal steel framing we have covered the framing with shark insulation paper and then inside the steel framing we have used Earthwool insulation, to ensure it was well insulated and it definitely has proven to be so. All windows, as you will see in the attached paperwork, are fire approved materials, purchased from Jason Windows, as at the time we thought the extra expense was a valuable one.

My husband and I are asking you to please consider our application for our shed to be repurposed as a class 1 dwelling.

We would both just like to add, that we absolutely love living in Beverley, and we love the peace and the surrounding nature of our property. But because of the circumstances of needing to sell our home, due to my husband's heart condition (now currently waiting open heart surgery) we are no longer in a position both financially and physically, to build another home.

Thank you kindly for your consideration.

Yours Sincerely  
Robyn and Stephen Barber.



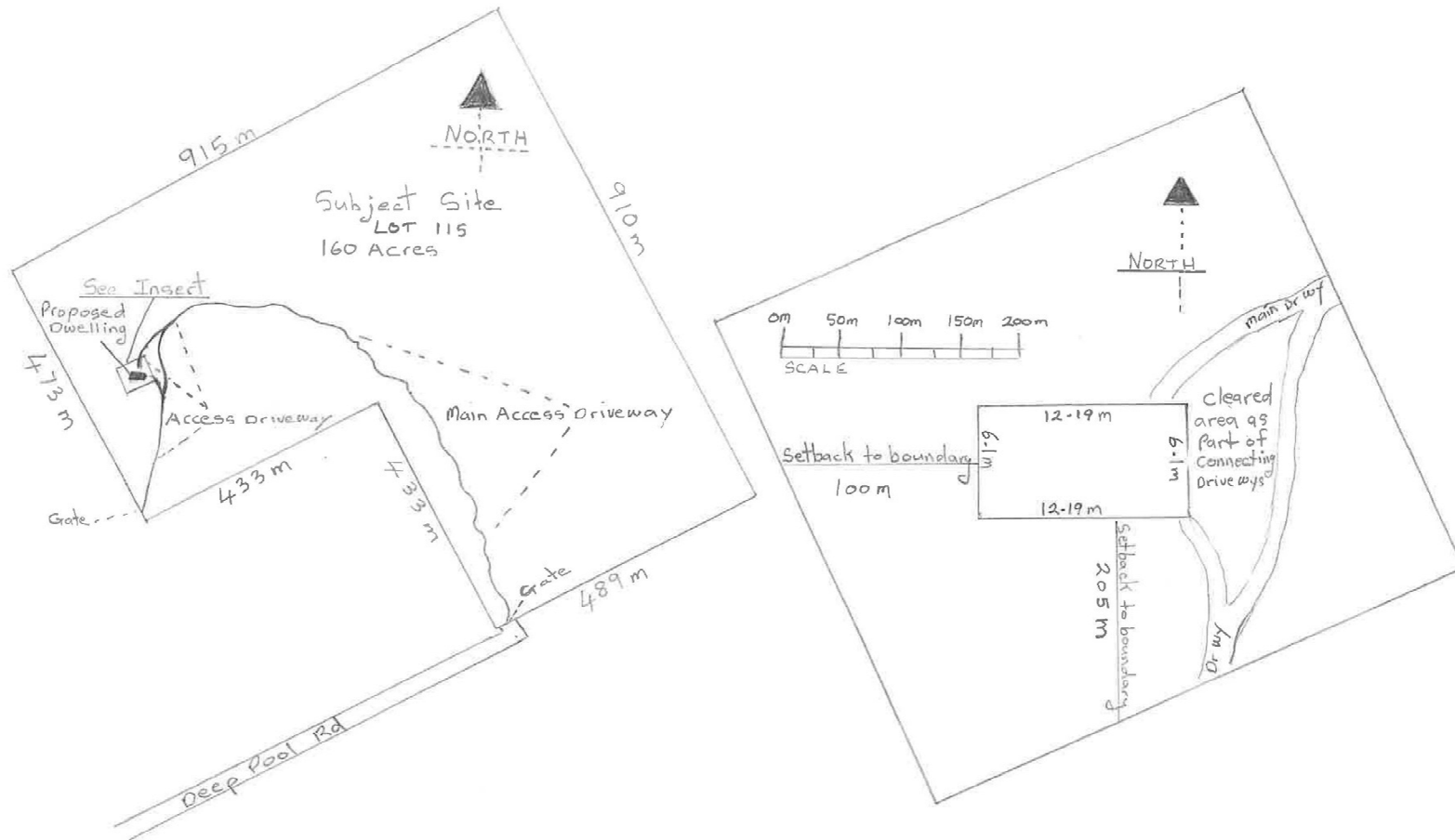
Attachment 9.1





Attachment 9.1

North ↑



Attachment 9.1

North - side view of building

**From:** robyn barber  
**Sent:** Friday, 4 March 2022 3:13 PM  
**To:** robyn barber  
**Subject:** Photos 1



West - back view of building.

**From:** robyn barber  
**Sent:** Friday, 4 March 2022 3:14 PM  
**To:** robyn barber  
**Subject:** Photos 2



Attachment 9.1

South - side view of building.

**From:** robyn barber  
**Sent:** Friday, 4 March 2022 3:15 PM  
**To:** robyn barber  
**Subject:** Photos 3





Attachment 9.1

*East - front view of building.*

**From:** robyn barber  
**Sent:** Friday, 4 March 2022 3:16 PM  
**To:** robyn barber  
**Subject:** Photos 4



## **9.2 Proposed Repurposed Dwelling & Native Seedling Nursery – Lot 401 on DP63609 Westdale Road**

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<b>Submission To:</b>	<b>Ordinary Council Meeting 22 March 2022</b>
<b>Report Date:</b>	<b>12 March 2022</b>
<b>Applicant:</b>	<b>Darren Bennetts and Karen Wright</b>
<b>File Reference:</b>	<b>WES 1271</b>
<b>Author and Position:</b>	<b>Stefan de Beer, Manager of Planning</b>
<b>Previously Before Council:</b>	<b>N/A</b>
<b>Disclosure(s) Of Interest:</b>	<b>None</b>
<b>Attachments:</b>	<b>Application Letter, Locality Map, Site Plan, Dwelling Elevations and Layout</b>

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### **SUMMARY**

An application has been received to approve a Repurposed Dwelling, converted from an Outbuilding into a Single House, as well as a proposed Native Seedling Nursery at lot 401 on DP 63609, West Dale Road, Beverley. It will be recommended the application be approved.

### **BACKGROUND**

The applicant is applying for Planning/Development Approval for an already converted Outbuilding being used as a Single Dwelling on the abovementioned lot.

In addition to this development the proponent also intends to establish a Native Seedling Nursery, not open to the general public.

The subject property is zoned 'Rural' in terms of the Shire of Beverley Local Planning Scheme No. 3 (LPS 3), is 81.1221 ha in extent and contains a converted outbuilding being used as a weekender/single house.

### **COMMENT**

Pursuant to Table 3 – Zoning Table in the Shire of Beverley Local Planning Scheme No. 3 (LPS 3), a 'Repurposed Dwelling' is a discretionary land use in the Rural Zone meaning that the use is not permitted unless the local government has exercised its discretion by granting development approval.

A 'Repurposed Dwelling' is defined as follows in LPS 3:

*Means a building or structure not previously used as a single house, which has been repurposed for use as dwelling*

The proposed Native Seedling Nursery is regarded as an 'Agriculture – Intensive' land use in terms of LPS 3, is a discretionary land use in the Rural Zone meaning that the use is not permitted unless the local government has exercised its discretion by granting development approval.

An 'Agriculture - Intensive' land use is defined as follows in LPS 3:

*Means premises used for commercial production purposes, including outbuildings and earthworks, associated with any of the following:*

- (a) *The production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts;*
- (b) *The establishment and operation of plant or fruit nurseries...*

The proposed development is affected by Bushfire Prone Vegetation and a Bushfire Attack Level Assessment was submitted as part of the application. The determined BAL rating is 29.

Should Council resolve to approve the application it will be recommended a condition be imposed to require the building construction standard to adhere to this rating.

In addition to the justification presented by the proponent (letter attached hereto), the proposal is deemed to be in pace with the Shire of Beverley Local Planning Strategy, and Local Planning Scheme No. 3 and appropriate in this Zone and is recommended for approval.

### **STATUTORY ENVIRONMENT**

The application may be approved under the Shire of Beverley's Local Planning Scheme No. 3.

### **CONSULTATION**

No consultation was deemed required.

### **FINANCIAL IMPLICATIONS**

There are no financial implications relative to this application.

### **STRATEGIC IMPLICATIONS**

There are no strategic implications relative to this application.

### **POLICY IMPLICATIONS**

There are no policy implications relative to this application.

### **RISK IMPLICATIONS**

It is considered that the proposal has insignificant risks.

<b>Consequence</b>	<b>Insignificant</b>	<b>Minor</b>	<b>Moderate</b>	<b>Major</b>	<b>Catastrophic</b>
<b>Likelihood</b>					
Almost Certain	Medium (5)	High (10)	High (15)	Severe (20)	Severe (25)
Likely	Low (4)	Medium (8)	High (12)	High (16)	Severe (20)
Possible	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

<b>Risk Rating</b>	<b>Action</b>
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

### **VOTING REQUIREMENTS**

Simple Majority

### **OFFICER'S RECOMMENDATION**

That Council grant approval for a Repurposed Dwelling and Native Seedling Nursery at 401 on DP63609 Westdale Road, Beverley, subject to the following conditions and advice notes:

#### **Conditions:**

1. 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.
2. As the Water Corporation reticulated sewer is not available the premises are to be connected to an approved wastewater treatment system, which complies with the requirements of the Treatment of Sewage and Disposal of Effluent and Liquid Waste Regulations. The approved system is not to be used for disposal of industrial liquid waste or other non-ablution wastes (refer to Advice Note 5).
3. Suitable arrangements are to be made for provision of sufficient potable water for the dwelling.
4. The dwelling construction standard shall adhere to Australian Standard AS3959 for a determined Bushfire Attack Level of 29 (refer to Advice Note 6).

#### **Advice Notes:**

- Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
- Note 2: Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.
- Note 3: Nothing in the approval or these conditions shall excuse compliance with all relevant written laws in the commencement and carrying out of the development.
- Note 4: The applicant is advised a building permit is required prior to commencement of any building works.
- Note 5: With regard to Condition 2, an application is to be submitted to the Council's Environmental Health Section in conjunction with the Building Permit application.
- Note 6: Australian Standard AS3959 Sections 3 & 7 apply.
- Note 7: If an applicant is aggrieved by this decision there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.



Attachment 9.2

LOT 401 ON DP 63609



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## Attachment 9.2



16 February 2022

Shire of Beverley  
136 Vincent Street  
Beverley WA 6304

**Re: LOT 401 WESTDALE ROAD, BEVERLEY**

Attention : Stefan De Beer

On behalf of Darren Bennetts & Karen Wright, please find attached drawings for the abovementioned property, to obtain Planning Approval for a proposed Native Seedling Nursery and a Repurposed Dwelling.

The Nursery will be a low intensity operation based on "Grown to Order" seedlings with "No Public Access".

The seedlings are sown in summer and dispatched in winter. The operation will require minimal materials in the form of a trailer load of soil mix delivered once per month. Watering use will be in accordance with Water Authority Guidelines with total use around 100 litres/day and drainage will be inconsequential.

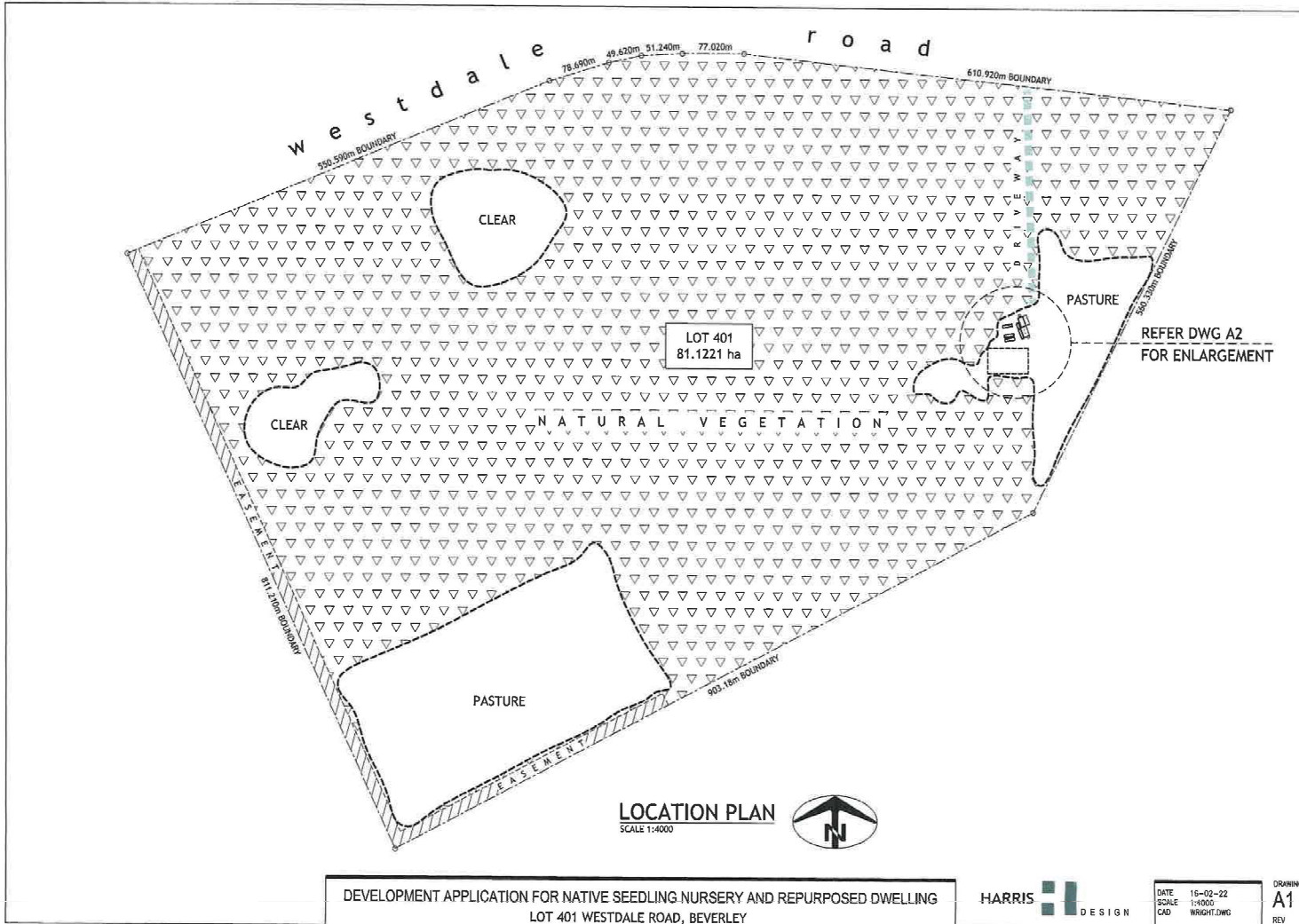
The Repurposed Dwelling will be subject to a future Building Application.

Regards

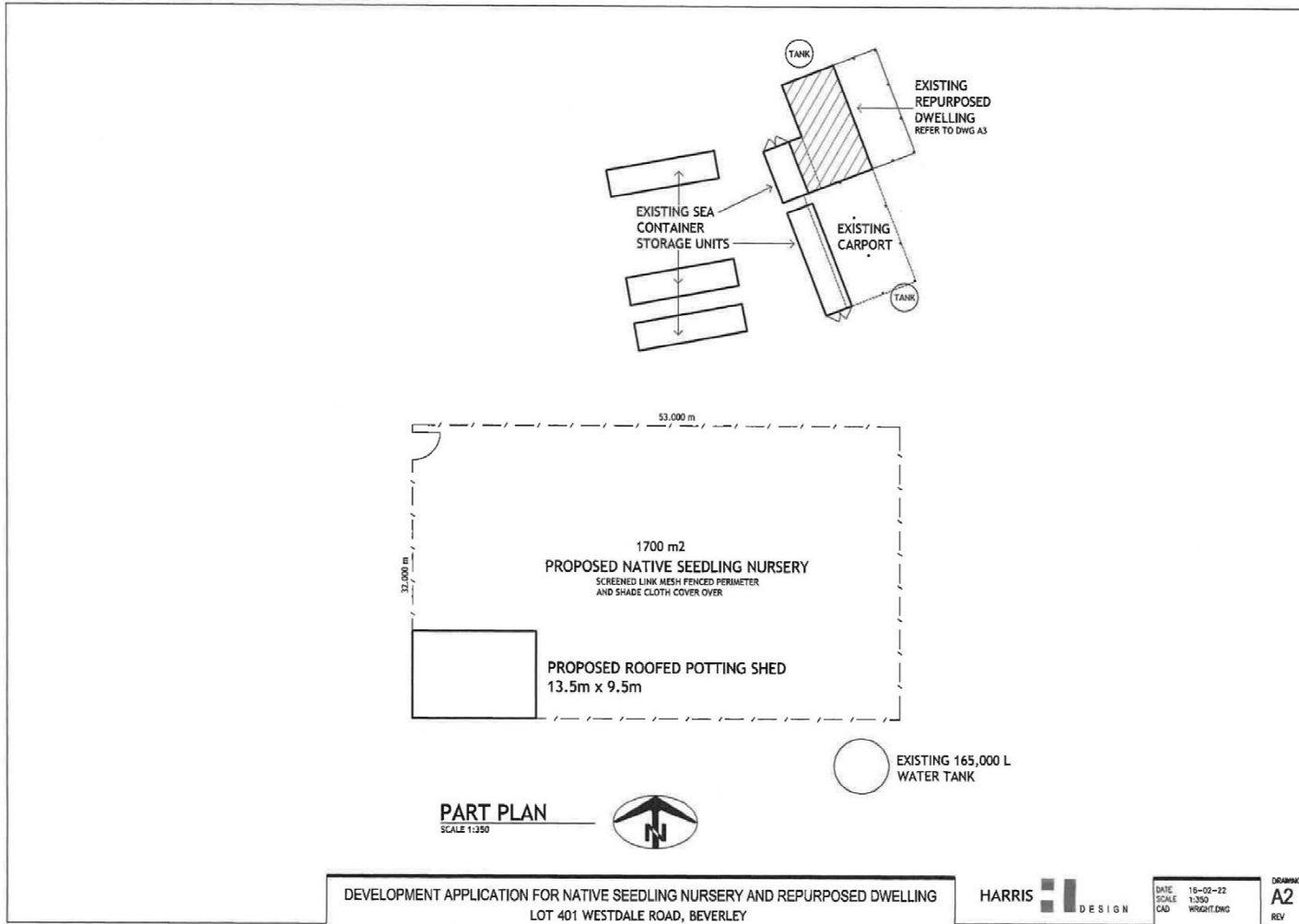
A handwritten signature in black ink, appearing to read "Kim Harris".

Kim Harris  
0417 935 414

Attachment 9.2

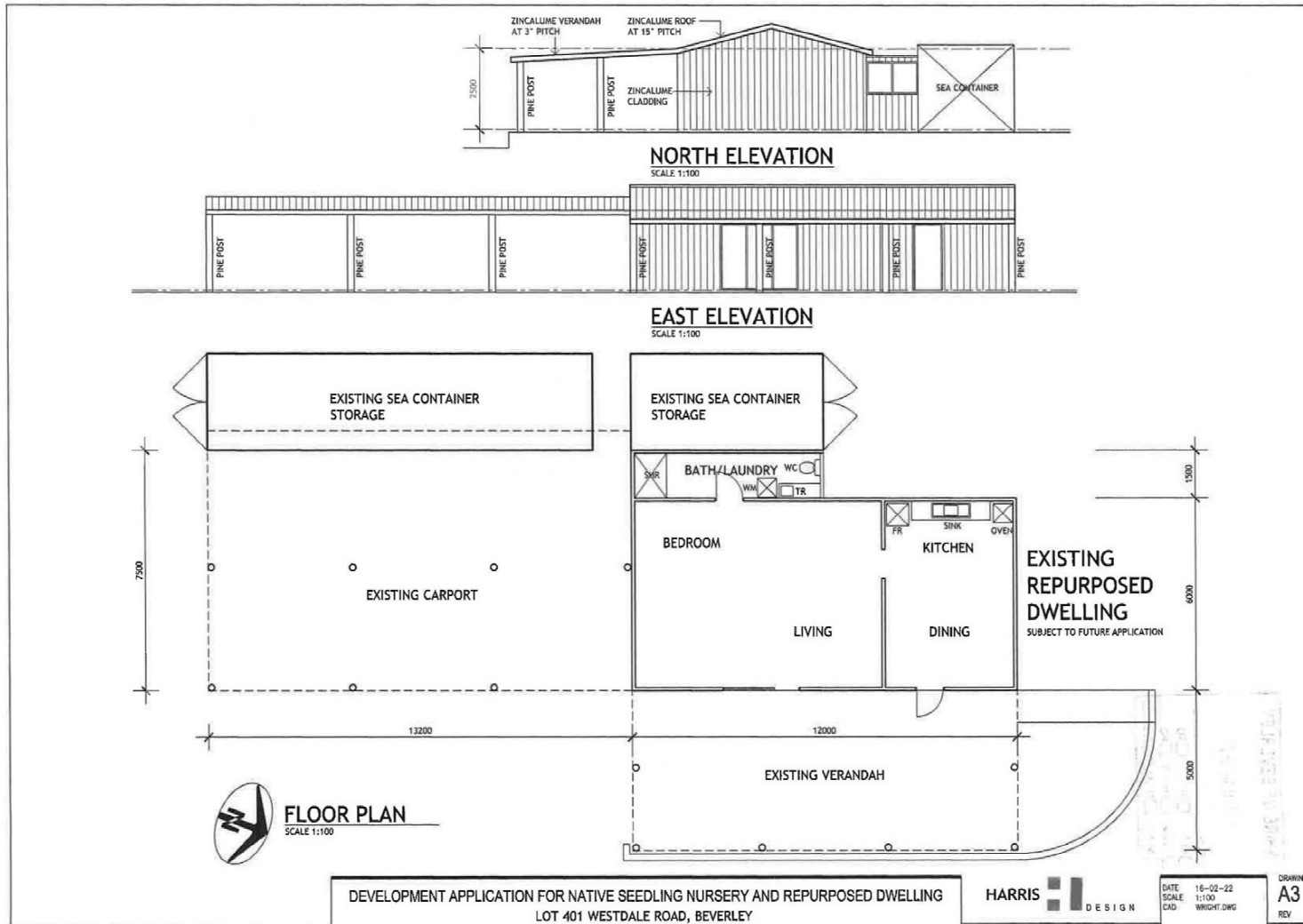


Attachment 9.2





Attachment 9.2



### **9.3 Development Application: Single House – 64 (Lot 27) Hunt Road**

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<b>Submission To:</b>	<b>Ordinary Council Meeting 21 March 2022</b>
<b>Report Date:</b>	<b>12 March 2022</b>
<b>Applicant:</b>	<b>Kim Riddell and Peter Coulonis</b>
<b>File Reference:</b>	<b>HUN 51259</b>
<b>Author and Position:</b>	<b>Stefan de Beer, Manager of Planning</b>
<b>Previously Before Council:</b>	<b>N/A</b>
<b>Disclosure(s) Of Interest:</b>	<b>None</b>
<b>Attachments:</b>	<b>Locality Map, Site Plan, Dwelling Plans</b>

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#### **SUMMARY**

An application has been received to construct a Single House at 64 (Lot 27) Hunt Road. It will be recommended the application be approved.

#### **BACKGROUND**

The subject property is located at 64 (Lot 27) Hunt Road (Corner of Council Road), is zoned 'Rural Townsite' with a density coding of R40 in terms of the Shire of Beverley Local Planning Scheme No. 3 (LPS 3). The lot is 2,013 m<sup>2</sup> in extent and vacant.

In terms of LPS 3 a 'single house' is a 'D' use (*discretionary*) in this Zone which means that *'the use is not permitted unless the local government has exercised its discretion by granting development approval'*.

#### **COMMENT**

The proposal is deemed to accord with the planning intent for the precinct as reflected in the Shire of Beverley Local Planning Strategy.

Applications for planning approval for single dwellings at 38 (Lot 1) and 40 (Lot 2) Queen Street, and 44 (Lot 12) Dawson Street (also within the 'Rural Townsite' zone), had previously been considered and approved by Council.

The proposed development is affected by Bushfire Prone Vegetation and a Bushfire Attack Level Assessment was submitted as part of the application. The determined BAL rating is 12.5.

Should Council resolve to approve the application it will be recommended a condition be imposed to require the building construction standard to adhere to this rating.

The proposal complies with all aspects of the Residential Design Codes for this Zone and the R40 density coding.

#### **CONSULTATION**

No consultation was deemed required.

#### **STATUTORY ENVIRONMENT**

The application may be approved under the Shire of Beverley's Local Planning Scheme No. 3.

## FINANCIAL IMPLICATIONS

There are no financial implications relative to this application.

## STRATEGIC IMPLICATIONS

There are no strategic implications relative to this application.

## POLICY IMPLICATIONS

There are no policy implications relative to this application.

## RISK IMPLICATIONS

It is considered that the proposal has insignificant risks.

Consequence	Insignificant	Minor	Moderate	Major	Catastrophic
<b>Likelihood</b>					
Almost Certain	Medium (5)	High (10)	High (15)	Severe (20)	Severe (25)
Likely	Low (4)	Medium (8)	High (12)	High (16)	Severe (20)
Possible	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

## VOTING REQUIREMENT

Simple Majority

## OFFICER'S RECOMMENDATION

That Council resolve to grant planning approval for a Single House at 64 (Lot 27) Hunt Road, Beverley, subject to the following conditions and advice notes:

### Conditions:

1. 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.
2. Where practicable storm water shall be discharged in a manner so that there is no discharge onto the adjoining properties to the satisfaction of the Shire.
3. Prior to occupation, the development hereby permitted shall be connected to the reticulated Water Corporation deep sewer system to the satisfaction of the Shire.
4. Prior to occupation, the development hereby permitted shall be connected to the reticulated Water Corporation potable water supply system to the satisfaction of the Shire.
5. Prior to the occupation of the development, a vehicle crossover shall be constructed to the satisfaction of the Shire.

6. The dwelling construction standard shall adhere to Australian Standard AS3959 for a determined Bushfire Attack Level of 12.5 (refer to Advice Note 5).

**Advice Notes:**

- Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
- Note 2: Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.
- Note 3: Nothing in the approval or these conditions shall excuse compliance with all relevant written laws in the commencement and carrying out of the development.
- Note 4: The applicant is advised a building permit is required prior to commencement of any building works.
- Note 5: Australian Standard AS3959 Sections 3 & 5 apply.
- Note 6: If an applicant is aggrieved by this decision there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.



Attachment 9.3

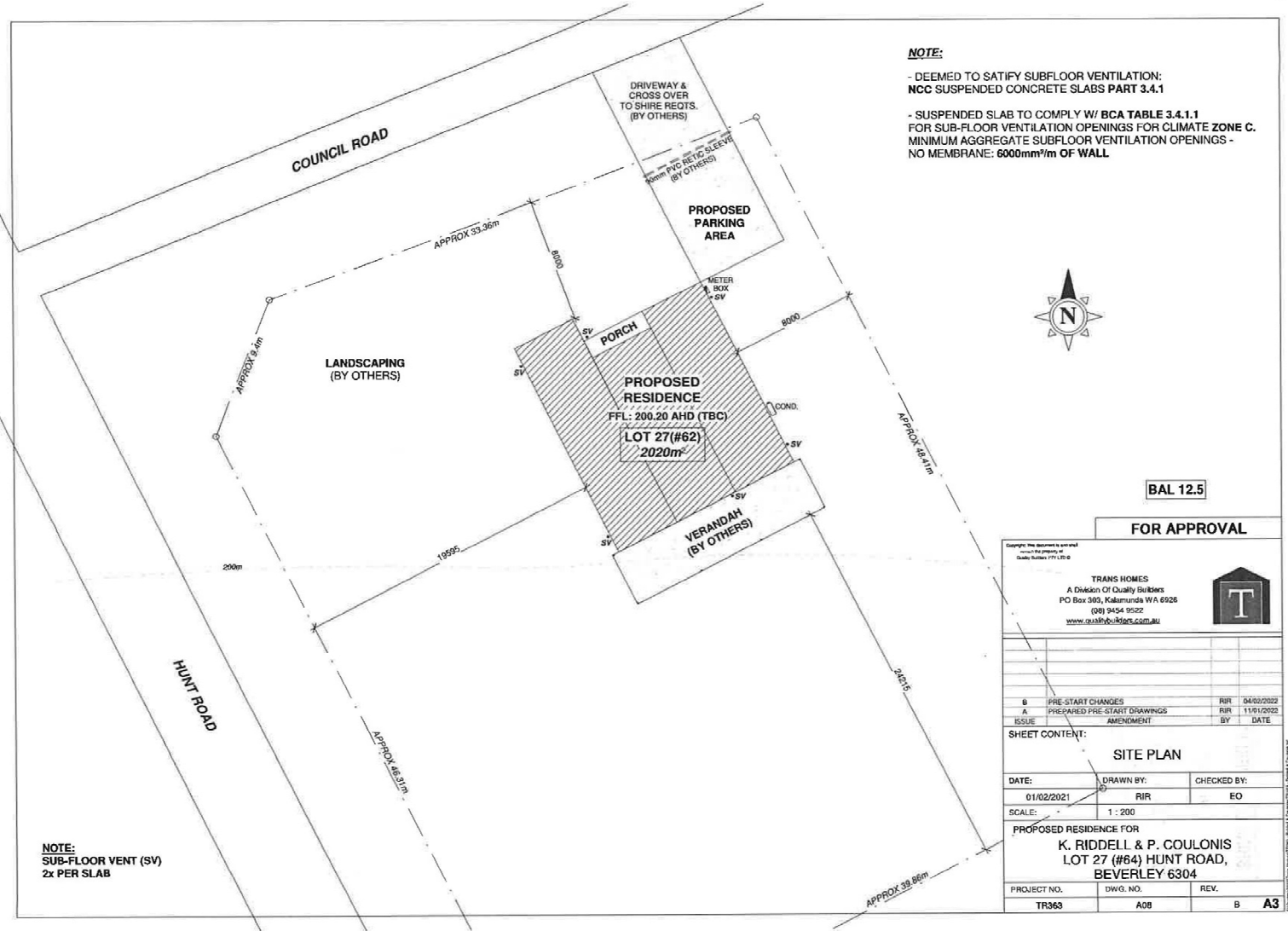
64 (lot 27) Hunt Road



Created: 23 November 2020 from Map Viewer Plus: <https://maps.landgate.wa.gov.au/maps-landgate/reg/lot/27/>

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Attachment 9.3



Attachment 9.3

**1**  
A00 **ARTIST'S PERSPECTIVE 1**

**2**  
A00 **ARTIST'S PERSPECTIVE 2**

**BAL 12.5**

**FOR APPROVAL**

<small>Copyright: This document is not valid without the approval of Quality Builders Pty Ltd</small>  <b>TRANS HOMES</b> A Division Of Quality Builders PO Box 363, Kalamunda WA 6326 (08) 9454 9522 www.qualitybuilders.com.au				<b>SHEET CONTENT:</b>	PROPOSED RESIDENCE FOR <b>K. RIDDELL &amp; P. COULONIS</b> LOT 27 (#64) HUNT ROAD, BEVERLEY 6304		
		<b>ARTIST'S PERSPECTIVE</b>					
		DATE:	DRAWN BY:	CHECKED BY:	PROJECT NO.	DWG. NO.	REV.
		12/05/2021	RIR	EO	TR363	A00	B
SCALE:	<b>A3</b>						

Attachment 9.3

**E1 ELEVATION**  
A02 1 : 100

**E2 ELEVATION**  
A02 1 : 100

**E3 ELEVATION**  
A02 1 : 100

**E4 ELEVATION**  
A02 1 : 100

**BAL 12.5**

**FOR APPROVAL**

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**TRANS HOMES**  
A Division Of Quality Builders  
PO Box 303, Kalamunda WA 6320  
(08) 9454 9227  
www.qualitybuilders.com.au

ISSUE	AMENDMENT	BY	DATE
D	PRE-START CHANGES	RIR	04/02/2022
C	PREPARED PRE-START DRAWINGS	RIR	11/01/2022
B	UPDATED DETAILS	RIR	14/05/2021
A	1ST DRAFT	RIR	12/05/2021

SHEET CONTENT:				PROPOSED RESIDENCE FOR		
<b>ELEVATIONS</b>				DATE:	DRAWN BY:	CHECKED BY:
				24/10/2020	RIR	EO
SCALE:	1 : 100	<b>A3</b>	PROJECT NO.	DWG. NO.	REV.	
			TR363	A02	D	

K. RIDDELL & P. COULONIS  
LOT 27 (#64) HUNT ROAD,  
BEVERLEY 6304



#### **9.4 Development Application: Single House – 46 (Lot 9) Dawson Street**

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<b>Submission To:</b>	<b>Ordinary Council Meeting 22 March 2022</b>
<b>Report Date:</b>	<b>15 March 2022</b>
<b>Applicant:</b>	<b>Classic Home &amp; Garage Innovations for Oladipo Family Superfund</b>
<b>File Reference:</b>	<b>DAW 992</b>
<b>Author and Position:</b>	<b>Stefan de Beer, Manager of Planning</b>
<b>Previously Before Council:</b>	<b>N/A</b>
<b>Disclosure(s) Of Interest:</b>	<b>None</b>
<b>Attachments:</b>	<b>Locality Map, Site Plan and Dwelling Plans</b>

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#### **SUMMARY**

An application has been received to construct a Single House at 46 (Lot 9) Dawson Street. It will be recommended the application be approved.

#### **BACKGROUND**

The subject property is located at 46 (Lot 9) Dawson Street is zoned 'Rural Townsite' with a density coding of R40 in terms of the Shire of Beverley Local Planning Scheme No. 3 (LPS 3). The lot is 860 m<sup>2</sup> in extent and vacant.

In terms of LPS 3 a 'single house' is a 'D' use (*discretionary*) in this Zone which means that *'the use is not permitted unless the local government has exercised its discretion by granting development approval'*.

#### **COMMENT**

The proposal is deemed to accord with the planning intent for the precinct as reflected in the Shire of Beverley Local Planning Strategy.

Applications for planning approval for single dwellings at 38 (Lot 1) and 40 (Lot 2) Queen Street, and 44 (Lot 12) Dawson Street (also within the 'Rural Townsite' zone), had previously been considered and approved by Council.

The proposed development is not affected by Bushfire Prone Vegetation.

The proposal complies with all aspects of the Residential Design Codes for this Zone and the R40 density coding.

#### **CONSULTATION**

No consultation was deemed required.

#### **STATUTORY ENVIRONMENT**

The application may be approved under the Shire of Beverley's Local Planning Scheme No. 3.

#### **FINANCIAL IMPLICATIONS**

There are no financial implications relative to this application.



## STRATEGIC IMPLICATIONS

There are no strategic implications relative to this application.

## POLICY IMPLICATIONS

There are no policy implications relative to this application.

## RISK IMPLICATIONS

It is considered that the proposal has insignificant risks.

Consequence	Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood					
Almost Certain	Medium (5)	High (10)	High (15)	Severe (20)	Severe (25)
Likely	Low (4)	Medium (8)	High (12)	High (16)	Severe (20)
Possible	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

## VOTING REQUIREMENT

Simple Majority

## OFFICER'S RECOMMENDATION

That Council resolve to grant planning approval for a Single House at 46 (Lot 9) Dawson Street, Beverley, subject to the following conditions and advice notes:

### Conditions:

1. 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.
2. Where practicable storm water shall be discharged in a manner so that there is no discharge onto the adjoining properties to the satisfaction of the Shire.
3. Prior to occupation, the development hereby permitted shall be connected to the reticulated Water Corporation deep sewer system to the satisfaction of the Shire.
4. Prior to occupation, the development hereby permitted shall be connected to the reticulated Water Corporation potable water supply system to the satisfaction of the Shire.
5. Prior to the occupation of the development, a vehicle crossover shall be constructed to the satisfaction of the Shire.

**Advice Notes:**

- Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
- Note 2: Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.
- Note 3: Nothing in the approval or these conditions shall excuse compliance with all relevant written laws in the commencement and carrying out of the development.
- Note 4: The applicant is advised a building permit is required prior to commencement of any building works.
- Note 5: If an applicant is aggrieved by this decision there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.



Attachment 9.4

46 (Lot 9) Dawson Street



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Please refer to original documentation for all legal purposes.



Attachment 9.4

STANDARD PANELS SPAN LIMITATION:			
PANEL SIZE	WIND CLASS	MINIMUM PANEL SPAN LIMIT	
Span (m)	Span (m)	Span (m)	Span (m)
Span 10 mm	W7 (W0.90)	47.00	46.10
Span 15 mm	W8	75.00	73.00
Span 20 mm	W9	98.75	96.00
Span 25 mm	W10	125.00	120.00

**CONSTRUCTION NOTES:**

**SITE PREPARATION:**  
CLEAR ALL ORGANIC MATTER UNDER THE SITE TO A DEPTH OF 300mm BELOW SLAB LEVEL.

**WIND REGION:**  
NOT GREATER THAN 2.

**SAND PAD:**  
UNDER FOOTINGS AND SLAB TO BE CLEAN FILL AND COMPACTED TO ONE (1) BLOW PER 300mm ON A STANDARDISED WEIGHT PENETROMETER.

**POISON:**  
PROVIDE TERMITIC TREATMENT FOR SOIL UNDER SLAB IN ACCORD WITH AS 3602.1. TERMITIC PROTECTION IS REQUIRED WHERE ADJOINING ARE EXPOSED. TISBER IS TO BE TREATED TO AS 3680.1.

**VAPOUR PROOF MEMBRANE (VPM):**  
VPM TO BE 200µm PUC-VPM WITH ALL EDGES LAPPED & SEALED.

**CONCRETE:**  
FOR SLAB MIN. GRADE ABOVE AT 28 DAYS REINFORCEMENT TO BE F242 REBAR PLACED AT TOP OF SLAB WITH COVER 25mm.

**BASE CHANNEL:**  
TO BE ITEM (B) WITH LEGS REMOVED LAID ON DPC & BOLTED TO SLAB AT 100mm CTR UNDER PANEL JOINTS WITH 8 DIA. UTRM BOLTS.

**INTERNAL LINING:**  
15mm PLASTERBOARD (DYP) PROTECT LIVING WITH TAPE AND FLUSH JOINTS FASTENED TO METAL STUDWORK (75mm) AT 600mm CTR. WHITE FINISH (PAINTED) AS SELECTED.

**CONNECTORS:**  
PANEL CONNECTORS WITH FLANGES TO BE FITTED OVER AND SCREWED TO THE TOP LID OF THE BASE CHANNEL WITH ONE NO.10 TIECS PER EXTERNAL FIN.

**BEAM:**  
ALUMINIUM BEAM TO BE ITEM (A) FIXED WITH CLEATS AS DETAILLED BOLTS TO E & DIA MILD STEEL GALVANIZED BOLTS. SCREWS TO BE 80 NO. 10 TIECS.

**PURLINS:**  
TO BE FIXED EACH END WITH CLEATS AS DETAILLED AND FASTENED AS PER THE BEAM ABOVE.

**EXTERNAL LINING:**  
TO BE COLORTEX CLADDING OVER INSULATION ONTO METAL CLADDING AS SELECTED FASTENED TO THE VERTICAL STUDS. FINISH AS SELECTED.

**WINDOWS AND DOORS:**  
TO BE SLIDING AND HINGED AS SPECIFIED, MODULES IN ALUMINIUM FRAMES. EXTERNAL GLASS SCREENS SUITABLE FOR CATEGORY 3 TERMITIC PROTECT FIBRE THROUGH THE FLASHING UP TO ITEM (B) SURROUND AND SEALED WITH A SILICON BEAD.  
- INT. DOORS: #1 Sliding 2143 (1800 mm)  
- EXT. DOORS: #1 Sliding 2143 x 1800 mm  
- WINDOWS: #2 Sliding 1500x1200 mm, #1 Sliding 1114x1200 mm, #1 Sliding 900x800 mm

**CEILINGS:**  
15mm PLASTERBOARD (TAPE & FLUSH JOINTS). WHITE FINISH (PAINTED) AS SELECTED.

**INSULATION:**  
INSULBREAK 95 IS INSERTED BEHIND EXTERNAL WALL CLADDING AND UNDER ROOF SHEET. BRANCHED GOLD MATTS IN ALL WALLS (R.2.5) AND BRANCHED GOLD CEILING MATTS (R.2.5) ABOVE PLASTERBOARD FLAT CEILING.

**ROOF SHEETING:**  
TO BE CLASSIC INSULATED PANEL (135mm) FITTED WITH 175 SCREWS NO.14 TIECS. COLORBOND FINISH AS SELECTED.

**GUTTERS & FLASHINGS:**  
TO BE FITTED WITH COLORBOND FINISHING AS SELECTED.

**DOWNPIPES AND SOAKWELLS:**  
PROVIDE ONE 100x50mm DOWNPIPE PER 50mm OF ROOF DRAINED. CONNECTED TO SOAKWELL BY OWNER AND LOCATED AWAY FROM THE SLAB EDGES.

**ELECTRICAL:**  
TO BE PROVIDED TO CLIENT'S REQUIREMENTS AND INSTALLED IN ACCORDANCE WITH WESTERN POWER REGULATIONS. FITTINGS TO BE SELECTED BY CLIENT.

**MODIFICATIONS TO STRUCTURE:**  
MODIFICATIONS TO THE PROPOSED APPROVED STRUCTURE REQUIRE THE APPROVAL OF A CONSULTING ENGINEER.

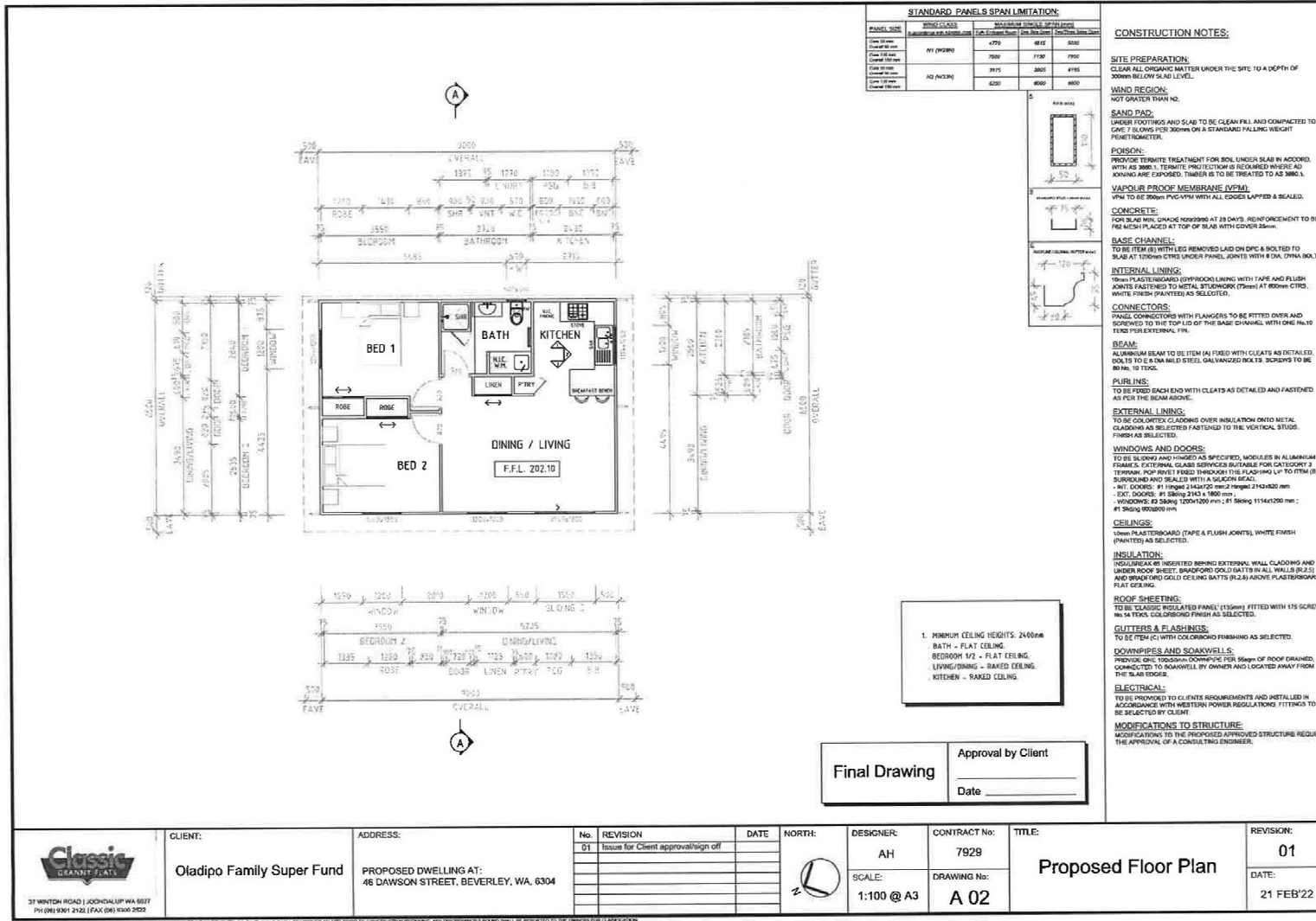
Final Drawing

Approval by Client
Date _____

<p>37 WINTON ROAD   JOONDALUP WA 6207 PH (08) 9351 2122   FAX (08) 9391 2522</p>	<p>CLIENT: <b>Oladipo Family Super Fund</b></p>	<p>ADDRESS: PROPOSED DWELLING AT: 46 DAWSON STREET, BEVERLEY, WA, 6304</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>Issue for Client approval/sign off</td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	REVISION	DATE	01	Issue for Client approval/sign off											<p>NORTH: -</p>	<p>DESIGNER: AH</p> <p>SCALE: 1:100 @ A3</p>	<p>CONTRACT No: 7929</p> <p>DRAWING No: A 04</p>	<p>TITLE: <b>Proposed Elevations</b></p>	<p>REVISION: <b>01</b></p> <p>DATE: <b>21 FEB'22</b></p>
	No.	REVISION	DATE																				
01	Issue for Client approval/sign off																						



Attachment 9.4




- 1. MINIMUM CEILING HEIGHTS: 2400mm
- BATH - FLAT CEILING
- BEDROOM 1/2 - FLAT CEILING
- LIVING/DINING - RAKED CEILING
- KITCHEN - RAKED CEILING

Final Drawing

Approval by Client

Date \_\_\_\_\_

 37 WINTON ROAD   JOONDALUP WA 6107 PH (08) 9391 2122   FAX (08) 9390 2022	CLIENT:	ADDRESS:	No.	REVISION	DATE	NORTH:	DESIGNER:	CONTRACT No:	TITLE:	REVISION:
	Oladipo Family Super Fund	PROPOSED DWELLING AT: 46 DAWSON STREET, BEVERLEY, WA, 6304	01	Issue for Client approval/sign off				AH	7929	Proposed Floor Plan
							SCALE:	DRAWING No:		DATE:
							1:100 @ A3	A 02		21 FEB'22

**10. BUILDING SERVICES & ENVIRONMENTAL HEALTH SERVICES**

Nil

## **11. FINANCE**

### **11.1 Monthly Financial Report**

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<b>Submission To:</b>	<b>Ordinary Council Meeting 22 March 2022</b>
<b>Report Date:</b>	<b>14 March 2022</b>
<b>Applicant:</b>	<b>N/A</b>
<b>File Reference:</b>	<b>N/A</b>
<b>Author and Position:</b>	<b>S.K. Marshall, Deputy Chief Executive Officer</b>
<b>Previously Before Council:</b>	<b>N/A</b>
<b>Disclosure(s) Of Interest:</b>	<b>Nil</b>
<b>Attachments:</b>	<b>February 2022 Financial Reports</b>

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#### **SUMMARY**

Council to consider accepting the financial report for the period ending 28 February 2022.

#### **BACKGROUND**

There is a statutory requirement that the Local Government is to prepare, each month, a statement of financial activity reporting on sources and applications of its funds and to present the statement to Council.

Council adopted a budget variance reporting parameter of 10% on budgeted items of \$10,000 or greater at the July 2021 Ordinary Meeting, item 11.3.

#### **COMMENT**

The monthly financial reports for the period ending 28 February 2022 have been provided and include:

- Financial Activity Statement;
- Statement of Net Current Assets;
- Statement of Financial Position; and
- Supplementary information, including;
  - Operating Statement by Nature and Type;
  - Road Maintenance Report; and
  - Investment of Surplus Funds Report.

#### **STATUTORY ENVIRONMENT**

Section 6.4(1) of the *Local Government Act* provides that a local government is to prepare an annual financial report for the preceding financial year and such other financial reports as are prescribed.

Regulation 34 of the *Local Government (Financial Management) Regulations* requires a Statement of Financial Activity to be prepared each month which is to contain the following details:

- (a) annual budget estimates;
- (b) budget estimates to the end of the month;
- (c) actual amount of expenditure and revenue;
- (d) material variances between comparable amounts in (b) and (c) above; and
- (e) the net current assets at the end of the month to which the statement relates (i.e. surplus / (deficit) position).



The Statement is to be accompanied by:

- (a) explanation of the composition of net current assets, less committed assets and restricted assets;
- (b) explanation of the material variances; and
- (c) such other information considered relevant by the local government.

### FINANCIAL IMPLICATIONS

All revenue and expenditure, unless disclosed in the notes to material variances, are as per the 2021/22 Budget.

### STRATEGIC IMPLICATIONS

Nil

### POLICY IMPLICATIONS

AF004 – Investing Surplus Funds

### RISK IMPLICATIONS

It is a requirement of the *Local Government (Financial Management) Regulations 1996* that a Statement of Financial Activity is prepared within two months of the end of the reporting period. This report mitigates the risk of non-compliance.

Consequence	Insignificant	Minor	Moderate	Major	Catastrophic
<b>Likelihood</b>					
Almost Certain	Medium	High	High	Severe	Severe
Likely	Low	Medium	High	High	Severe
Possible	Low	Medium	Medium	High	High
Unlikely	Low	Low	Medium	Medium	High
Rare	Low	Low	Low	Low	Medium

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

### VOTING REQUIREMENTS

Simple Majority

### OFFICER'S RECOMMENDATION

That the monthly financial report for the month of February 2022 be accepted and material variances be noted.

<b>SHIRE OF BEVERLEY STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDING 28 February 2022</b>					
<b>Description</b>	<b>Budget 2021/22</b>	<b>YTD Budget 2021/22</b>	<b>YTD Actual 2021/22</b>	<b>YTD Variance</b>	<b>Notes To Material Variances</b>
<b>Operating Revenue</b>					
General Purpose Funding	3,388,968.00	3,245,676.00	3,245,752.14	76.14	LGGC General Grant funding (\$15,525) allocation lower than anticipated for 21/22.
Governance	2,100.00	2,000.00	24,180.10	22,180.10	CCZ Golf Day Sponsorship and Green Fees \$11,646, BBRF Consultant fee partial refund \$7,610 and Good Driver Rebate \$2,384 unbudgeted.
Law, Order & Public Safety	242,100.00	95,052.00	94,248.23	(803.77)	
Health	300.00	128.00	1,218.19	1,090.19	
Education & Welfare	0.00	0.00	0.00	0.00	
Housing	129,692.00	96,458.00	86,171.44	(10,286.56)	Reduced rental income due to sale of 50 Dawson St and Units 2 (renovation), 7 (renovation) and 10 of the Hunt Road Village being vacant.
Community Amenities	211,385.00	204,882.00	211,336.05	6,454.05	
Recreation & Culture	218,434.00	123,102.00	160,681.34	37,579.34	Moort Wabiny Park Retention Fee \$33,963 transfer from Trust partially offset by final retention fee repayment to Contractor.
Transport	3,950,230.00	1,646,432.00	1,750,300.37	103,868.37	Regional Airports Funding grant for runway seal \$104,538 received YTD.
Economic Activities	197,344.00	165,747.00	173,856.76	8,109.76	
Other Property & Services	43,100.00	29,020.00	30,008.24	988.24	
<b>Total Operating Revenue</b>	<b>8,383,653.00</b>	<b>5,608,497.00</b>	<b>5,777,752.86</b>	<b>169,255.86</b>	
<b>Operating Expenditure</b>					
General Purpose Funding	(162,227.00)	(92,408.00)	(77,490.09)	14,917.91	Admin costs reallocated \$14,796 lower than anticipated YTD.
Governance	(306,541.00)	(172,687.00)	(173,543.50)	(856.50)	
Law, Order & Public Safety	(432,526.00)	(245,632.00)	(216,746.31)	28,885.69	ESL expenditure lower than anticipated YTD.
Health	(154,777.00)	(93,614.00)	(80,880.43)	12,733.57	Doctor's Surgery and House \$7,841 and Admin costs reallocated \$8,786 lower than anticipated YTD. Doc car running expenses (\$2,275) greater than anticipated YTD.
Education & Welfare	(111,017.00)	(48,222.00)	(51,932.02)	(3,710.02)	
Housing	(205,724.00)	(133,910.00)	(119,382.03)	14,527.97	Staff and Other Housing Maintenance expenses \$22,117 and Admin costs reallocated \$4,844 lower than anticipated YTD. Staff Housing costs reallocated (\$13,185) less than anticipated YTD.
Community Amenities	(666,749.00)	(419,286.00)	(387,953.80)	31,332.20	Stormwater drainage maintenance \$16,031, Rubbish and Recycling collection fess \$3,157, Other Planning Expenses \$3,152, Drum Muster \$1,593 and Admin costs reallocated \$8,395 lower than anticipated YTD.
Recreation & Culture	(1,592,700.00)	(1,009,103.00)	(980,095.06)	29,007.94	Admin costs reallocated \$18,643 and Various building maintenance \$8,796 lower than anticipated YTD.
Transport	(2,519,187.00)	(1,697,052.00)	(1,696,229.02)	822.98	
Economic Activities	(593,888.00)	(331,260.00)	(319,262.93)	11,997.07	Loss on disposal of Kinetic Sculpture (\$5,418) unbudgeted. Admin costs reallocated \$19,574 lower than anticipated YTD.
Other Property & Services	(15,050.00)	(5,268.00)	84,510.89	89,778.89	PWOH & POC allocation timing versus expenditure.
<b>Total Operating Expenditure</b>	<b>(6,760,386.00)</b>	<b>(4,248,442.00)</b>	<b>(4,019,004.30)</b>	<b>229,437.70</b>	
<b>Net Operating</b>	<b>1,623,267.00</b>	<b>1,360,055.00</b>	<b>1,758,748.56</b>	<b>398,693.56</b>	

**SHIRE OF BEVERLEY  
STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDING  
28 February 2022**

Description	Budget 2021/22	YTD Budget 2021/22	YTD Actual 2021/22	YTD Variance	Notes To Material Variances
<b>Capital Income</b>					
Self Supporting Loan - Principal Repayment	14,285.00	9,045.00	9,045.38	0.38	
Proceeds from Sale of Assets	359,000.00	359,000.00	540,281.81	181,281.81	
New Loan Raised	1,000,000.00	1,000,000.00	1,000,000.00	0.00	
<b>Total Capital Income</b>	<b>1,373,285.00</b>	<b>1,368,045.00</b>	<b>1,549,327.19</b>	<b>181,282.19</b>	
<b>Capital Expenditure</b>					
Land and Buildings	(329,893.00)	(235,893.00)	(252,975.03)	(17,082.03)	Moort Wabiny Park final retention fee payment (\$15,438) offset by transfer from Trust. Cabin Carports (\$3,789) greater than anticipated due internal labour & plant allocations. 20/21 Hunt Rd Village works carried over (\$9,264). Rec Ground Terrace development (\$1,243) unbudgeted. Recreation Play Area \$10,049 and Town Hall Floor Replacement \$2,67i lower than budgeted.
Plant and Equipment	(946,980.00)	(806,980.00)	(716,690.05)	90,289.95	Grader purchase \$41,500, Rubber tyred roller \$42,320, Mechanics Ute \$4,350 and DCEO Vehicle \$2,998 less than anticipated.
Office Furniture and Equipment	0.00	0.00	0.00	0.00	
Road Construction	(4,784,186.00)	(1,547,643.00)	(1,554,233.84)	(6,590.84)	
Other Infrastructure	(2,017,912.00)	(1,351,225.00)	(1,237,488.81)	113,736.19	Vincent St under grounding of power works saving \$113,428.
Land Under Control	0.00	0.00	0.00	0.00	
Loans - Principal Repayments	(102,053.00)	(54,013.00)	(74,488.89)	(20,475.89)	Vincent St loan repayments (\$20,476) unbudgeted.
<b>Total Capital Expenditure</b>	<b>(8,181,024.00)</b>	<b>(3,995,754.00)</b>	<b>(3,835,876.62)</b>	<b>159,877.38</b>	
<b>Net Capital</b>	<b>(6,807,739.00)</b>	<b>(2,627,709.00)</b>	<b>(2,286,549.43)</b>	<b>341,159.57</b>	
<b>Adjustments</b>					
Depreciation Written Back	2,405,056.00	1,593,704.00	1,587,296.80	(6,407.20)	
Movement in Leave Reserve Cash Balance	0.00	0.00	186.25	186.25	
Movement in Non-Current Loan Repayments	0.00	0.00	0.00	0.00	
Movement in Non-Current SSL Income	0.00	0.00	0.00	0.00	
Movement in Non-Current Lease Repayments	0.00	0.00	0.00	0.00	
Movement in Non-Current Investments	0.00	0.00	0.00	0.00	
Movement in Non-Current LSL Provision	0.00	0.00	0.00	0.00	
Movement in Non-Current Deferred Pensioner Rates	0.00	0.00	0.00	0.00	
(Profit)/Loss on Disposal of Assets Written Back	(35,100.00)	(64,000.00)	(99,685.88)	(35,685.88)	Profit on asset disposals higher than anticipated.
Loss on Revaluation of Non-Current Assets Written Back	0.00	0.00	0.00	0.00	
Rounding	0.00	0.00	0.00	0.00	
<b>Add Funding From</b>					
Transfer (To)/From Reserves	1,160,706.00	243,931.00	243,930.95	(0.05)	
Opening Surplus/(Deficit)	1,653,810.00	1,653,810.00	1,653,809.54	(0.46)	
<b>Total Adjustments</b>	<b>5,184,472.00</b>	<b>3,427,445.00</b>	<b>3,385,537.66</b>	<b>(41,907.34)</b>	
<b>CLOSING SURPLUS/(DEFICIT)</b>	<b>0.00</b>	<b>2,159,791.00</b>	<b>2,857,736.79</b>	<b>697,945.79</b>	

**SHIRE OF BEVERLEY  
STATEMENT OF NET CURRENT ASSETS  
FOR THE PERIOD ENDING  
28 February 2022**

Description	Actual 2020/21	YTD Actual 2021/22
<b>Current Assets</b>		
Cash at Bank	2,311,028.21	2,978,187.47
Cash - Unrestricted Investments	0.00	0.00
Cash - Restricted Reserves	2,830,708.90	2,586,777.95
Cash on Hand	300.00	700.00
Accounts Receivable	460,327.66	648,999.30
Prepaid Expenses	0.00	0.00
Self Supporting Loan - Current	14,284.95	5,239.57
Inventory - Fuel	10,281.78	11,454.76
<b>Total Current Assets</b>	<b>5,626,931.50</b>	<b>6,231,359.05</b>
<b>Current Liabilities</b>		
Accounts Payable	(908,299.23)	(561,962.11)
Loan Liability - Current	(102,053.23)	(48,039.98)
Annual Leave Liability - Current	(252,079.13)	(252,079.13)
Long Service Leave Liability - Current	(107,438.93)	(107,438.93)
Doubtful Debts	0.00	0.00
<b>Total Current Liabilities</b>	<b>(1,369,870.52)</b>	<b>(969,520.15)</b>
<b>Adjustments</b>		
Less Restricted Reserves	(2,830,708.90)	(2,586,777.95)
Less Self Supporting Loan Income	(14,284.95)	(5,239.57)
Add Leave Reserves - Cash Backed	139,689.18	139,875.43
Add Loan Principal Expense	102,053.23	48,039.98
<b>Total Adjustments</b>	<b>(2,603,251.44)</b>	<b>(2,404,102.11)</b>
<b>NET CURRENT ASSETS</b>	<b>1,653,809.54</b>	<b>2,857,736.79</b>

**SHIRE OF BEVERLEY  
STATEMENT OF FINANCIAL POSITION  
AS AT  
28 February 2022**

Description	Actual 2020/21	YTD Actual 2021/22	Movement
<b>Current Assets</b>			
Cash and Cash Equivalents	5,142,037.11	5,565,665.42	423,628.31
Accounts Receivable	360,327.66	548,999.30	188,671.64
Contract Asset - Current	100,000.00	100,000.00	0.00
Prepaid Expenses	0.00	0.00	0.00
Self Supporting Loan - Current	14,284.95	5,239.57	(9,045.38)
Inventory	10,281.78	11,454.76	1,172.98
<b>Total Current Assets</b>	<b>5,626,931.50</b>	<b>6,231,359.05</b>	<b>604,427.55</b>
<b>Current Liabilities</b>			
Accounts Payable	(438,600.91)	(142,946.49)	295,654.42
Contract Liability - Current	(462,861.62)	(419,015.62)	43,846.00
Loan Liability - Current	(102,053.23)	(48,039.98)	54,013.25
Lease Liability - Current	(6,836.70)	0.00	6,836.70
Annual Leave Liability - Current	(252,079.13)	(252,079.13)	0.00
Long Service Leave Liability - Current	(107,438.93)	(107,438.93)	0.00
Doubtful Debts	0.00	0.00	0.00
<b>Total Current Liabilities</b>	<b>(1,369,870.52)</b>	<b>(969,520.15)</b>	<b>400,350.37</b>
<b>Non-Current Assets</b>			
Non-Current Debtors	134,837.98	134,837.98	0.00
Non-Current Investments	55,355.13	55,355.13	0.00
Land and Buildings	30,374,265.91	29,907,709.78	(466,556.13)
Plant and Equipment	1,902,265.11	2,244,687.90	342,422.79
Furniture and Equipment	124,354.85	103,396.54	(20,958.31)
Infrastructure	60,266,728.95	62,145,315.60	1,878,586.65
Self Supporting Loan - Non Current	10,968.23	10,968.23	0.00
<b>Total Non-Current Assets</b>	<b>92,868,776.16</b>	<b>94,602,271.16</b>	<b>1,733,495.00</b>
<b>Non-Current Liabilities</b>			
Loan Liability - Non Current	(1,277,171.79)	(2,256,696.15)	(979,524.36)
Lease Liability - Non Current	(13,673.30)	(13,673.30)	0.00
Annual Leave - Non Current	0.00	0.00	0.00
Long Service Leave Liability - Non Current	(98,416.32)	(98,416.32)	0.00
<b>Total Non Current Liabilities</b>	<b>(1,389,261.41)</b>	<b>(2,368,785.77)</b>	<b>(979,524.36)</b>
<b>Net Assets</b>	<b>95,736,575.73</b>	<b>97,495,324.29</b>	<b>1,758,748.56</b>

**SHIRE OF BEVERLEY  
STATEMENT OF FINANCIAL POSITION  
AS AT  
28 February 2022**

Description	Actual 2020/21	YTD Actual 2021/22	Movement
<b>Equity</b>			
Accumulated Surplus	(44,609,994.71)	(46,612,674.22)	(2,002,679.51)
Reserves - Cash Backed	(2,830,708.90)	(2,586,777.95)	243,930.95
Reserve - Revaluations	(48,295,872.12)	(48,295,872.12)	0.00
<b>Total Equity</b>	<b>(95,736,575.73)</b>	<b>(97,495,324.29)</b>	<b>(1,758,748.56)</b>



<b>SHIRE OF BEVERLEY OPERATING STATEMENT BY NATURE &amp; TYPE FOR THE PERIOD ENDING 28 February 2022</b>		
<b>Description</b>	<b>Budget 2021/22</b>	<b>YTD Actual 2021/22</b>
<b>Income</b>		
Rates	2,940,151.00	2,932,874.26
Operating Grants, Subsidies and Contributions	1,063,533.00	739,238.11
Profit On Asset Disposal	72,600.00	109,974.86
Service Charges	0.00	0.00
Fees & Charges	648,180.00	532,321.47
Interest Earnings	25,831.00	15,683.38
Other Revenue	60,500.00	105,830.86
Non-Operating Grants, Subsidies and Contributions	3,659,796.00	1,455,366.50
<b>Total Income by Nature &amp; Type</b>	<b>8,470,591.00</b>	<b>5,891,289.44</b>
<b>Expenditure</b>		
Employee Costs	(2,245,286.00)	(1,347,048.64)
Materials & Contracts	(2,000,424.00)	(872,892.78)
Utilities	(199,182.00)	(152,152.92)
Depreciation On Non-Current Assets	(2,405,056.00)	(1,587,296.80)
Interest Expenses	(65,273.00)	(46,691.70)
Insurance Expenses	(227,251.00)	(229,583.75)
Other Expenditure	(107,725.00)	(78,223.85)
Loss On Asset Disposal	(37,500.00)	(10,288.98)
Loss on Revaluation of Non-Current Assets	0.00	0.00
<b>Total Expenditure by Nature &amp; Type</b>	<b>(7,287,697.00)</b>	<b>(4,324,179.42)</b>
<b>Allocations</b>		
Reallocation Codes Expenditure	440,373.00	191,638.54
Reallocation Codes Income	0.00	0.00
<b>Total Allocations</b>	<b>440,373.00</b>	<b>191,638.54</b>
<b>Net Operating by Nature &amp; Type</b>	<b>1,623,267.00</b>	<b>1,758,748.56</b>

SHIRE OF BEVERLEY						
INVESTMENT OF SURPLUS FUNDS						
AS AT 28 February 2022						
Account #	Account Name	Amount Invested (\$)	Total	Term	Interest Rate	Maturation
3630922	<b>Reserve Funds Bendigo</b>					
	Long Service Leave	0.00				
	Airfield Emergency	40,183.93				
	Plant	171,821.79				
	Emergency Services	28,739.24				
	Building	290,708.13				
	Recreation Ground	578,230.77				
	Cropping Committee	190,956.82				
	Avon River Development	25,993.50				
	Annual Leave	139,875.43				
	Community Bus	38,066.45				
	Infrastructure	551,764.65				
	Senior Housing	162,270.23				
	Mainstreet Development	307,811.76				
Avondale Mach Museum	60,355.25	2,586,777.95	4 mnths	0.30%	11/05/2022	
	<b>Total</b>		<b>2,586,777.95</b>			

## **11.2 Accounts Paid by Authority**

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<b>Submission To:</b>	<b>Ordinary Council Meeting 22 March 2022</b>
<b>Report Date:</b>	<b>10 March 2021</b>
<b>Applicant:</b>	<b>N/A</b>
<b>File Reference:</b>	<b>N/A</b>
<b>Author and Position:</b>	<b>S.K. Marshall, Deputy Chief Executive Officer</b>
<b>Previously Before Council:</b>	<b>N/A</b>
<b>Disclosure(s) Of Interest:</b>	<b>Nil</b>
<b>Attachments:</b>	<b>February 2022 List of Reports (Contact Shire)</b>

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### **SUMMARY**

Council to consider authorising the payment of accounts.

### **BACKGROUND**

The following list represents accounts paid by authority for the month of February 2022.

### **COMMENT**

Unless otherwise identified, all payments have been made in accordance with Council's 2021/22 Budget.

### **STATUTORY ENVIRONMENT**

Regulation 12 of the *Local Government (Financial Management) Regulations* provides that:

- (1) A payment may only be made from the municipal fund or the trust fund —
  - (a) if the local government has delegated to the CEO the exercise of its power to make payments from those funds — by the CEO; or
  - (b) otherwise, if the payment is authorised in advance by a resolution of the council.
- (2) The council must not authorise a payment from those funds until a list prepared under regulation 13(2) containing details of the accounts to be paid has been presented to the council.

Regulation 13 of the *Local Government (Financial Management) Regulations* provides that:

- (1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —
  - (a) the payee's name;
  - (b) the amount of the payment;
  - (c) the date of the payment; and
  - (d) sufficient information to identify the transaction.
- (2) A list of accounts for approval to be paid is to be prepared each month showing —
  - (a) for each account which requires council authorisation in that month —
    - (i) the payee's name;
    - (ii) the amount of the payment; and
    - (iii) sufficient information to identify the transaction;

and

- (b) the date of the meeting of the Council to which the list is to be presented.
- (3) A list prepared under sub regulation (1) or (2) is to be —
  - (a) presented to the Council at the next ordinary meeting of the council after the list is prepared; and
  - (b) recorded in the minutes of that meeting.

### FINANCIAL IMPLICATIONS

Unless otherwise identified, all payments have been made in accordance with Council's 2021/22 Budget.

### STRATEGIC IMPLICATIONS

Nil

### POLICY IMPLICATIONS

Authority to Purchase – All acquisitions should be in accordance with budget provisions or to a maximum specified cost.

### RISK IMPLICATIONS

Failure to present a detailed listing in the prescribed form would result in non-compliance *Local Government (Financial Management) Regulations 1996*, this report mitigates the risk of non-compliance.

Consequence	Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood					
Almost Certain	Medium	High	High	Severe	Severe
Likely	Low	Medium	High	High	Severe
Possible	Low	Medium	Medium	High	High
Unlikely	Low	Low	Medium	Medium	High
Rare	Low	Low	Low	Low	Medium

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

### VOTING REQUIREMENTS

Simple Majority

## OFFICER'S RECOMMENDATION

That the List of Accounts as presented, be received:

### February 2022:

(1) **Municipal Fund** – Account 016-540 259 838 056

Cheque vouchers

01 February 2022	1855-1855	(1)	\$	17.00	(authorised by CEO S Gollan and DCEO S Marshall)
10 February 2022	1856-1856	(1)	\$	1,885.99	(authorised by CEO S Gollan and DCEO S Marshall)
23 February 2022	1857-1857	(1)	\$	20,322.73	(authorised by CEO S Gollan and DCEO S Marshall)

Total of cheque vouchers for February 2022 incl \$ 22,225.72 previously paid.

EFT vouchers

01 February 2022	EFT 7831-7845	(40)	\$	20,272.72	(authorised by CEO S Gollan and DCEO S Marshall)
02 February 2022	EFT 1-41	(41)	\$	63,323.37	(authorised by CEO S Gollan and DCEO S Marshall)
03 February 2022	EFT 7847-7854	(8)	\$	178,428.30	(authorised by CEO S Gollan and DCEO S Marshall)
10 February 2022	EFT 7856-7881	(26)	\$	85,596.52	(authorised by CEO S Gollan and DCEO S Marshall)
16 February 2022	EFT 7883-7898	(16)	\$	455,078.07	(authorised by CEO S Gollan and DCEO S Marshall)
16 February 2022	EFT 1-42	(42)	\$	63,071.70	(authorised by CEO S Gollan and DCEO S Marshall)
23 February 2022	EFT 7899-7918	(20)	\$	126,785.55	(authorised by CEO S Gollan and DCEO S Marshall)
23 February 2022	EFT 7919-7919	(1)	\$	30,428.14	(authorised by CEO S Gollan and DCEO S Marshall)
28 February 2022	EFT 7920-7920	(1)	\$	2,448.92	(authorised by DCEO S Marshall and CR D White)

Total of EFT vouchers for February 2022 incl \$ 1,025,433.29 previously paid.

(2) **Trust Fund** – Account 016-259 838 128

Cheque vouchers

10 February 2022	EFT 1514-1514	(1)	\$	30.00	(authorised by CEO S Gollan and DCEO S Marshall)
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Total of cheque vouchers for February 2022 incl \$ 30.00 previously paid.

EFT vouchers

10 February 2022	EFT 7882-7882	(1)	\$	5,994.00	(authorised by CEO S Gollan and DCEO S Marshall)
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Total of EFT vouchers for February 2022 incl \$ 5,997.00 previously paid.

(3) **Direct Debit** Payments totalling \$ 85,485.97 previously paid.

(4) **Credit Card** Payments totalling \$ 1,671.47 previously paid.

## **12. ADMINISTRATION**

### **12.1 Staff COVID-19 Isolation Leave Policy**

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<b>Submission To:</b>	<b>Ordinary Council Meeting 22 March 2022</b>
<b>Report Date:</b>	<b>16 March 2022</b>
<b>Applicant:</b>	<b>Administration</b>
<b>File Reference:</b>	<b>ADM 0468</b>
<b>Author and Position:</b>	<b>Ashleigh Fleay, Project Officer/OHS</b>
<b>Previously Before Council:</b>	<b>March 2020</b>
<b>Disclosure(s) Of Interest:</b>	<b>Staff Member</b>
<b>Attachments:</b>	<b>Staff COVID-19 Isolation Leave Policy</b>

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#### **SUMMARY**

Council to consider adopting the attached Staff COVID-19 Isolation Leave Policy.

#### **BACKGROUND**

On 24<sup>th</sup> March 2020, Council moved a motion to provide employees with a special allowance for paid COVID-19 leave for a maximum of 20 working days (Monday-Friday) in the event of a lockdown.

Due to the ongoing changes to the COVID-19 pandemic and since the original adoption of the allowance 2 years ago, there has been significant changes to the WA Governments mandates, restrictions and lockdowns.

The current mandates require any persons who are COVID-19 positive or are classified as a close contact as per the Government regulations are required to isolate for 7 days or until they present with no symptoms.

#### **COMMENT**

The attached policy has been developed in line with Council's motion moved in March 2020, however, has been amended to support employees in the event that they contract COVID-19 or are subject to being a close contact and are required to isolate as per the WA Government guidelines.

Adoption of this policy will ensure employees are well supported through the COVID-19 pandemic.

#### **STATUTORY ENVIRONMENT**

Local Government Act 1995

#### **CONSULTATION**

Incident Management Team (CEO, DCEO, EA, PO)  
WA State Government COVID-19 Regulations

#### **FINANCIAL IMPLICATIONS**

Budget provision will need to be made in the 2022/23 financial year.

#### **STRATEGIC IMPLICATIONS**

Goal 9 - We have a healthy and safe community.



## POLICY IMPLICATIONS

New Policy

## RISK IMPLICATIONS

Medium (9) - There is a medium risk that employees will contract COVID-19 and will be required to isolate as per the Government mandates.

It is considered that the health protocols and procedures in place within the organisations are adequate to mitigate any risk.

Consequence	Insignificant	Minor	Moderate	Major	Catastrophic
<b>Likelihood</b>					
Almost Certain	Medium (5)	High (10)	High (15)	Severe (20)	Severe (25)
Likely	Low (4)	Medium (8)	High (12)	High (16)	Severe (20)
Possible	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

## VOTING REQUIREMENTS

Simple Majority

## OFFICER'S RECOMMENDATION

That Council adopt Policy S030 - Staff COVID-19 Isolation Leave Policy.

Attachment 12.1

**9.30 Staff COVID-19 Isolation Leave**

<b>Policy Type:</b>	Staff
<b>Date Adopted:</b>	March 2022

<b>Policy No:</b>	<b>S030</b>
<b>Date Last Reviewed:</b>	

<b>Legal (Parent):</b>
1.

<b>Legal (Subsidiary):</b>
1.

<b>ADOPTED POLICY</b>	
<b>Title:</b>	<b>COVID-19 STAFF ISOLATION LEAVE POLICY</b>
<b>Objective:</b>	<b>To establish guidelines for appropriate leave arrangements if/when staff are infected with COVID-19 or are deemed a close contact as directed by the WA Government.</b>

**POLICY**

Council will offer a special COVID-19 leave allowance providing a maximum of 20 working days (Monday- Friday) paid leave for employees conditional in the event that they are COVID-19 positive or are deemed a close contact and are required to isolate as per the current WA Government directions.

In the event that an employee is required to take further leave above the allocated 20 working days (Monday-Friday), then they shall be required to use their own accrued leave.

## **12.2 Use of the Common Seal**

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<b>Submission To:</b>	<b>Ordinary Council Meeting 22 March 2022</b>
<b>Report Date:</b>	<b>15 March 2022</b>
<b>Applicant:</b>	<b>Administration</b>
<b>File Reference:</b>	<b>ADM 0265</b>
<b>Author and Position:</b>	<b>Stephen Gollan, Chief Executive Officer</b>
<b>Previously Before Council:</b>	<b>Reported as required.</b>
<b>Disclosure(s) Of Interest:</b>	<b>None</b>
<b>Attachments:</b>	<b>Nil</b>

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### **SUMMARY**

Council to endorse the use of the Common Seal.

### **BACKGROUND**

Allocation of the Common Seal requires accompanying signatures of both the Shire President (or Deputy) and Chief Executive Officer (or person acting in that position).

### **COMMENT**

The Common Seal has recently been attached to the following documents:

1. License Agreement: Old Beverley Racecourse, Portion of Reserve 3378 between the Shire of Beverley and Western Australian Tractor Pull Association Inc.

### **STATUTORY ENVIRONMENT**

*Local Government Act 1995*, Part 9, Division 3, Execution of documents states:

- (1) A document is duly executed by a local government if -
  - (a) the common seal of the local government is affixed to it in accordance with subsections (2) and (3); or
  - (b) it is signed on behalf of the local government by a person or persons authorised under subsection (4) to do so.
- (2) The common seal of a local government is not to be affixed to any document except as authorised by the local government.
- (3) The common seal of the local government is to be affixed to a document in the presence of –
  - (a) the mayor or president; and
  - (b) the chief executive officer or a senior employee authorised by the chief executive officer,  
each of whom is to sign the document to attest that the common seal was so affixed.
- (4) A local government may, by resolution, authorise the chief executive officer, another employee or an agent of the local government to sign documents on behalf of the local government, either generally or subject to conditions or restrictions specified in the authorisation.

- (5) A document executed by a person under an authority under subsection (4) is not to be regarded as a deed unless the person executes it as a deed and is permitted to do so by the authorisation.
- (6) A document purporting to be executed in accordance with this section is to be presumed to be duly executed unless the contrary is shown.
- (7) When a document is produced bearing a seal purporting to be the common seal of the local government, it is to be presumed that the seal is the common seal of the local government unless the contrary is shown.

Council to consider something

## CONSULTATION

Not required

## FINANCIAL IMPLICATIONS

Nil

## STRATEGIC IMPLICATIONS

Goal 12 – Council leads the organisation and engages with community in an accountable and professional manner.

## POLICY IMPLICATIONS

Delegation EO-D010

## RISK IMPLICATIONS

Low (1) – this report mitigates the risk of non-compliance.

Consequence	Insignificant	Minor	Moderate	Major	Catastrophic
<b>Likelihood</b>					
Almost Certain	Medium (5)	High (10)	High (15)	Severe (20)	Severe (25)
Likely	Low (4)	Medium (8)	High (12)	High (16)	Severe (20)
Possible	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

Risk Rating	Action
Low	Monitor for ongoing improvement.
Medium	Comply with risk reduction measures to keep risk as low as reasonably practical.
High	Review the risk and take additional measures to ensure risk is low as reasonably achievable.
Severe	Unacceptable risk level, reduction measures must be introduced before proceeding.

## VOTING REQUIREMENTS

Simple Majority

## OFFICER'S RECOMMENDATION

That Council note and endorse the use of the Common Seal having been attached to:

1. License Agreement: Old Beverley Racecourse, Portion of Reserve 3378 between the Shire of Beverley and Western Australian Tractor Pull Association Inc.

**13. ELECTED MEMBERS' MOTIONS WHERE NOTICE HAS BEEN GIVEN**

Nil

**14. NEW BUSINESS ARISING BY ORDER OF THE MEETING**

New Business of an urgent matter only arising by order of the meeting.

**15. CLOSURE**

The Chairman to declare the meeting closed.