



SHIRE OF BEVERLEY MINUTES OF MEETING

Ordinary Meeting of Council held in the Council Chambers, 136 Vincent Street Beverley, on Tuesday 26 April 2022.



26 April 2022

ORDINARY MEETING

MINUTES

CONTENTS

1. OPENING	3
2. ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE	3
2.1 Members Present.....	3
2.2 Staff In Attendance	3
2.3 Observers And Visitors	3
2.4 Apologies and Approved Leave of Absence	3
2.5 Applications for Leave of Absence	3
3. DECLARATIONS OF INTEREST	3
4. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE	3
5. PUBLIC QUESTION TIME	3
6. CONDOLENCES	3
7. CONFIRMATION OF MINUTES	4
7.1 Minutes Of The Ordinary Council Meeting Held 22 March 2022	4
7.2 Minutes Of The Audit and Risk Committee Meeting Held 22 March 2022	5
7.3 Minutes Of The Annual Electors Meeting Held 5 April 2022	12
7.4 Minutes Of The Works Committee Meeting Held 14 April 2022	18
8. TECHNICAL SERVICES	30
8.1 10 Year Plant Replacement Program	30
8.2 5 Year Road Construction Program	33
9. PLANNING SERVICES	36
9.1 Development Application: Trade Supplies, Warehouse/Storage and Incidental Offices – Lot 505 on DP 421069 De Lisle Street, Beverley.....	36
10. BUILDING SERVICES & ENVIRONMENTAL HEALTH SERVICES	48
11. FINANCE	49
11.1 Monthly Financial Report	49
11.2 Accounts Paid by Authority	59
12. ADMINISTRATION	62
12.1 Electric Vehicle Strategy	62
13. ELECTED MEMBERS' MOTIONS WHERE NOTICE HAS BEEN GIVEN	76
13.1 Chief Executive Officer Performance Review Committee	76
14. NEW BUSINESS ARISING BY ORDER OF THE MEETING	79
15. CLOSURE	79

1. OPENING

The Chairman declared the meeting open at 3:00pm

2. ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

2.1 Members Present

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

2.2 Staff In Attendance

Mr SP Gollan Chief Executive Officer
Mr SK Marshall Deputy Chief Executive Officer
Mr SP Vincent Manager of Works
Mrs A Lewis Executive Assistant

2.3 Observers And Visitors

Nil

2.4 Apologies and Approved Leave of Absence

Cr TWT Seed Apologies
Mr BS de Beer Manager of Planning and Development Services

2.5 Applications for Leave of Absence

Nil

3. DECLARATIONS OF INTEREST

Nil

4. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

5. PUBLIC QUESTION TIME

Nil

6. CONDOLENCES

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

SWAIN	Judith Ann	6 April 2022
BARRETT-LENNARD	Margaret Jones	21 April 2022
NICHOLLS	Sylvia May	25 April 2022

7. CONFIRMATION OF MINUTES

7.1 Minutes Of The Ordinary Council Meeting Held 22 March 2022

OFFICER'S RECOMMENDATION & COUNCIL RESOLUTION

M1/0422

Moved Cr Sattler

Seconded Cr Martin

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

CARRIED 8/0

7.2 Minutes Of The Audit and Risk Committee Meeting held 22 March 2022

OFFICER'S RECOMMENDATION & COUNCIL RESOLUTION

M2/0422

Moved Cr Davis

Seconded Cr Norman

That the Minutes of the Audit and Risk Committee Meeting held Tuesday 22 March 2022 be received.

Attachment 7.2



22 MARCH 2022

**AUDIT & RISK COMMITTEE
MEETING**

MINUTES

Attachment 7.2

Audit & Risk Committee Meeting Minutes
22 March 2022

CONTENTS

1. OPENING	2
2. ELECTION OF CHAIRPERSON	5
3. ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE	2
3.1 Committee Members.....	2
3.2 Councillors Present	2
3.3 Staff In Attendance	2
3.4 Observers And Visitors	2
3.5 Apologies and Approved Leave of Absence	2
4. DECLARATIONS OF INTEREST	2
5. CONFIRMATION OF MINUTES	3
5.1 Minutes Audit and Risk Committee Meeting 8 February 2022	3
6. AMD AND OAG ENTRANCE MEETING.....	4
7. NEW BUSINESS ARISING BY ORDER OF THE MEETING	5
8. CLOSURE	5

Attachment 7.2

Audit & Risk Committee Meeting Minutes
22 March 2022

1. OPENING

The Shire President declared the meeting opened at 11:28am in Council Chambers.

2. ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

2.1 Committee Members

Cr DC White President
Cr CJ Lawlor
Cr MH Norman

2.2 Councillors Present

Cr DW Davis
Cr PJ Gogol
Cr SW Martin
Cr JR Maxwell
Cr AF Sattler
Cr TWT Seed

2.3 Staff In Attendance

Mr SP Gollan Chief Executive Officer
Mr SK Marshall Deputy Chief Executive Officer
Mrs A Lewis Executive Assistant

2.4 Observers And Visitors

Nil

2.5 Apologies and Approved Leave of Absence

Nil

3. DECLARATIONS OF INTEREST

Nil

Attachment 7.2

Audit & Risk Committee Meeting Minutes
22 March 2022

4. CONFIRMATION OF MINUTES

4.1 Minutes Audit and Risk Committee Meeting 8 February 2022

OFFICER'S RECOMMENDATION

That the Minutes of the Audit and Risk Committee Meeting held 8 February 2022 be confirmed.

COMMITTEE RESOLUTION

MAR1/0322

Moved Cr Norman

Seconded Cr Lawlor

That the Minutes of the Audit and Risk Committee Meeting held 8 February 2022 be confirmed.

CARRIED 3/0

Attachment 7.2

Audit & Risk Committee Meeting Minutes
22 March 2022

5. AMD AND OAG ENTRANCE MEETING

11.30am – Mr Mahmoud Salahat Office of the Auditor General and Ms Maria Cavallo, Director AMD Chartered Accountants joined the meeting via Teams.

The Entrance Summary was discussed including the timeline. Cr White requested that the Audit Report be available for the Audit and Risk Committee for Monday 24 October 2022. Ms Cavallo noted the request.

11.38am - Mr Mahmoud Salahat Office of the Auditor General and Ms Maria Cavallo, Director AMD Chartered Accountants left the meeting and did not return.

Attachment 7.2

Audit & Risk Committee Meeting Minutes
22 March 2022

6. NEW BUSINESS ARISING BY ORDER OF THE MEETING

6.1 Election of Chairperson

Cr White nominated Cr Norman.

Cr Lawlor seconded the nomination.

Cr Norman accepted the nomination.

Cr Norman assumed the Chair.

8. CLOSURE

The Chairman declared the meeting closed at 11.40am.

7.3 Minutes Of The Annual Electors Meeting Held 5 April 2022

OFFICER'S RECOMMENDATION & COUNCIL RESOLUTION

M3/0422

Moved Cr Martin

Seconded Cr Davis

That the Minutes of the Annual Electors Meeting held Tuesday 5 April 2022 be received.

CARRIED 8/0

Attachment 7.3



MINUTES

ANNUAL ELECTORS MEETING
For The Financial Year Ended 30 June 2021
Held at The Cornerstone Function Room,
141 Vincent Street, Beverley
On Tuesday 5 April 2022
Commencing At 10am

1. Commencement of Meeting

The President, Cr White declared the meeting opened at 10:00am.

The President began by acknowledging the traditional owners of the land, the Ballardong People and paid his respects on behalf of Council to Elders past and present. The President then introduced Councillors and Staff.

The President advised the attendees that this meeting normally occurs in December and that it was only being held now due to delays by the Office of Auditor General.

2. Attendance

Councillors

Cr DC White	President
Cr CJ Lawlor	Deputy President
Cr D Davis	
Cr P Gogol	
Cr S Martin	
Cr J Maxwell	
Cr M Norman	
Cr A Sattler	

Staff

Mr SP Gollan	Chief Executive Officer
Mr SK Marshall	Deputy Chief Executive Officer
Mr SP Vincent	Manager of Works
Ms A Lewis	Executive Assistant

Attachment 7.3

Annual Electors Meeting for Financial Year Ended 30 June 2021
Meeting held 5 April 2022

Public

Mrs G Petchell

Mr P Jenkin

Mrs J Rayner

Mrs B Foster

Mr K Murray

Mrs D Ridgway

Mr C Pepper

Rev. P Raymont

3. Apologies

Cr T Seed

Mr S de Beer, Manager of Planning and Development

Mrs A Fleay, Project Manager

4. Confirmation of Previous Minutes

MAE1/0422

Moved: Cr Martin

Seconded: Cr Gogol

That the Minutes of the Annual Electors Meeting for the Financial Year Ended 30th June 2020, held in the Cornerstone Function Room, 141 Vincent Street, Beverley, on Monday 14 June 2021, be confirmed.

CARRIED UNANIMOUSLY

5. Business Arising from Previous Minutes

Nil

6. Adoption of 2020/2021 Annual Report

MAE2/0422

Moved: Cr Sattler

Seconded: Mrs G Petchell

That the Annual Report for the Financial Year ended 30 June 2021, be received.

CARRIED UNANIMOUSLY

7. Annual Report Questions

7.1 Dee Ridgway - What is Caravan Park income vs expenditure and how is it trending?

Revenue = \$50,000 Expenses = \$28,000 Profit = \$22,000 (at 31/3 monthly figures not finalised). Trending well supported by good reputation, accessibility to the Town Centre and COVID travel restrictions. RV Site (Free 48 hour stop over) has had 126 visitors who have completed feedback forms this Financial Year to date.

7.2 Dee Ridgway - Chalet income vs expense to date?

Revenue = \$81,000 Expenses = \$38,000 Profit = \$43,000 (at 31 March 22 monthly figures not finalised).

7.3 Dee Ridgway - Does Council have plans to mitigate the increasing maintenance expenditure required for Edison Mill road?

No plan currently in place. Council has a 10 year road program which is reviewed annually.

7.4 Dee Ridgway - The bin at intersection of Westdale road and Great Southern Highway is clearly being used for more than just the rubbish it was intended for and is often an eyesore because of it. Main roads as the

Attachment 7.3

Annual Electors Meeting for Financial Year Ended 30 June 2021
Meeting held 5 April 2022

responsible entity previously wanted to remove the bin and the shire chose for it to remain and undertake the task of emptying the rubbish (which I supported). How much is it costing the shire to remove rubbish from the bin and surrounding area and is it time to remove it?

The bin is emptied 3 times a week (one hour per week), costing approximately \$7,800 per annum.

7.5 Dee Ridgway - How is Council going with its 10 year road programme?

Going well – like all plans there is a degree of flexibility with prioritisation being considered through the annual budget process.

8. General Business

Received written questions:

8.1 Progress on transfer of old nurses quarters and plans for its future?

Progress is very slow dealing with both WACHS and Department of Planning, Lands and Heritage to secure land tenure. WACHS does not own the land and negotiation would be with DPLH with the support of WACHS. Notification has been received that an investigation has commenced by DPLH for Shire land tenure and that Native Title and any other interests must be considered. It has almost been two years since the commencement of this action. Council will consider contacting the Minister or our Local Member to assist.

The use of the building is unknown but would be some sort of an extension to an existing health service.

8.2 Seniors House reserve \$162,000 – would Council consider increasing ILU type accommodation in town as part of its housing policy?

The current 10 Year LTFP includes a three stage Aged Housing Development strategy beginning in 2024/25 and ending in 2028/29; planning allowance in 2023/24.

8.3 What is Councils plan for the Avondale Museum collection?

During 2021/22 Council conducted community consultation and the outcome was to look into moving the collection closer to the townsite. A budget allocation has been set for 2022/23 to start investigations. Council are considering moving various items to the vacant block near the Dead Finish Museum. The Historical Society have not been approached or consulted yet on this idea. The CEO and Project Officer have a meeting with the National Trust next month.

Questions from the floor:

8.4 Dee Ridgway – Can we please have an update on Vincent Street, specifically when will the fences be down?

The Chief Executive Officer gave the following update – originally the fences were meant to be down on Monday 4 April 2022. Unfortunately delays were incurred due to COVID isolations and the weather. The road will now be sealed on Saturday 9 April. All going well the water barriers and fencing will come down on Monday 11 April. Kerbing is due to commence on Wednesday 13 April. The footpaths are due to commence 26 April and the installation of streetlight poles 9 May. The final completion date is now 15 August.

Attachment 7.3

Annual Electors Meeting for Financial Year Ended 30 June 2021
Meeting held 5 April 2022

The CEO acknowledged and thanked the Men's Shed volunteers for their assistance helping people with their shopping. He expressed his appreciation to local businesses and the community for their continued patience.

The President gave further detail on the delays and changes to the project. He thanked the Shire Planner, Stefan de Beer for his many hours of work and commitment to the project. The President also thanked the community and business owners for their support.

8.5 Morag Whitney – was anything of historical interest found when they dug up the main street?

Apart from the old railway line, we do not believe so.

8.6 Peter Jenkin – the intersection of Forrest Street and Hunt Road was originally engineered for heavy haulage, will it be put back at the same standard?

Yes it will be completed to the Main Roads specifications as a heavy haulage intersection.

8.7 Jenny Rayner – are the Shire using the old painted bin enclosures?

No they are not being used again.

8.8 Jenny Rayner – can the old bin enclosure paintings be kept and displayed somewhere else?

Yes, they have been kept. Any suggestions for their display would be appreciated.

8.9 Chris Pepper – in regard to the Avondale Collection being moved, are the CBH bins still an option?

Unfortunately, no. Rob Dickie from CBH advised they are no longer closing bins. Cr Sattler commented that he was on the Avondale Museum Committee many years ago and the committee of that time worked out the entire collection will not fit in town.

Dee Ridgway commented that the collection is of agricultural significance and moving and managing the collection is probably beyond the realms of the Shire and outside help is needed. If the story of the growth of agriculture since European Settlement could be combined with the Aboriginal Food Project that is being researched it would be of great benefit to everyone.

Steve Gollan commented that Noongar Land Enterprises were unsuccessful in the grant application but will continue to seek other funding.

Rev. Raymont suggested that perhaps the State Museum could takeover the Management of the collection. The room was unaware if this is something the State Museum would consider.

Attachment 7.3

Annual Electors Meeting for Financial Year Ended 30 June 2021
Meeting held 5 April 2022

9. Vote of Appreciation

MAE3/0422

Moved: Morag Whitney

Seconded: Dee Ridgway

That a vote of thanks be made to Staff and Councillors to recognise the work they do for the Beverley Community.

CARRIED UNANIMOUSLY

10. Closure

The Shire President concluded the meeting by advising that Council has future projects in the wings, pending completion of the main street and outcomes of future grant funding application. Future projects include the Swimming Pool and Avon River Park.

For the immediate future, Council will be concentrating on bridges in the next budget as they require attention and are a major part of our agricultural requirement and network.

The President thanked Staff for the completion of the audit process and relayed that the OAG have assured a timely completion of the next audit.

The Shire President thanked everyone for their attendance and declared the meeting closed at 10:46am

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

Presiding Member:

Date:

7.4 Minutes Of The Works Committee Meeting Held 14 April 2022

Minutes attached.

Please refer to Items 8.1 and 8.2

OFFICER'S RECOMMENDATION & COUNCIL RESOLUTION

M4/0422

Moved Cr Sattler

Seconded Cr Davis

**That the Minutes of the Works Committee Meeting held Thursday 14 April 2022
be received.**

CARRIED 8/0

Attachment 7.4



14 APRIL 2022 @ 9:00am
WORKS COMMITTEE MEETING
MINUTES

Attachment 7.4

Works Committee Meeting Minutes
14 April 2022

CONTENTS

1. OPENING	2
2. ELECTION OF CHAIRPERSON	2
3. ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE	2
3.1 Members of Committee	2
3.2 Staff.....	2
3.3 Observers and Visitors.....	2
3.4 Apologies and Approved Leave of Absence	2
4. DECLARATIONS OF INTEREST	2
5. CONFIRMATION OF PREVIOUS MINUTES.....	3
6. OFFICER INFORMATION.....	4
6.1 10 Year Plant Replacement Program	4
6.2 5 Year Road Construction Program	7
6.3 Roads Inspection	10
7. NEW BUSINESS ARISING BY ORDER OF THE MEETING	11
8. CLOSURE	11

Attachment 7.4

Works Committee Meeting Minutes
14 April 2022

1. OPENING

The Chief Executive Officer declared the meeting open at 9:05am

2. ELECTION OF CHAIRPERSON

Cr Lawlor nominated Cr Sattler
Cr Davis seconded the nomination.
Cr Sattler accepted the nomination.

There were no other nominations.

Cr Sattler was duly elected as Chairman and took the chair.

3. ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

3.1 Members of Committee

Cr AFC Sattler	Chairperson
Cr DW Davis	
Cr CJ Lawlor	Deputy President
Cr TWT Seed	

3.2 Staff

Mr SP Gollan	Chief Executive Officer
Mr SP Vincent	Manager of Works
Mr D Burton	Mechanic

3.3 Observers and Visitors

Cr DC White	Shire President
Cr PJ Gogol	

3.4 Apologies and Approved Leave of Absence

Mr SK Marshall	Deputy Chief Executive Officer
Mrs A Lewis	Executive Assistant
Mr I Moulton	Works Crew Supervisor

4. DECLARATIONS OF INTEREST

Nil

Attachment 7.4

Works Committee Meeting Minutes
14 April 2022

5. CONFIRMATION OF PREVIOUS MINUTES

OFFICER'S RECOMMENDATION

That the Minutes of the Works Committee Meeting held on 23 March 2021 be confirmed.

COMMITTEE RESOLUTION

MWC1/0422

Moved Cr Lawlor

Seconded Cr Seed

That the Minutes of the Works Committee Meeting held on 23 March 2021 be confirmed.

CARRIED 4/0

Attachment 7.4

Works Committee Meeting Minutes
14 April 2022

6. OFFICER INFORMATION

6.1 10 Year Plant Replacement Program

SUBMISSION TO: Works Committee Meeting 14 April 2022
REPORT DATE: 7 April 2022
AUTHOR: S.P. Vincent, Manager of Works
ATTACHMENTS: 10 Year Plant Replacement Program

SUMMARY

Works Committee to discuss and review the Shire's Ten (10) Year Plant Replacement Program.

BACKGROUND

A review of the 10 Year Plant Replacement is conducted annually to determine which plant should be replaced or deferred.

Consequently, each financial year the program requires reviewing and updating to ensure previously identified machinery are still required and operating to our satisfaction.

COMMENT

The 10 Year Plant Replacement Program is attached.

STATUTORY ENVIRONMENT

Nil

FINANCIAL IMPLICATIONS

Future Budgets

STRATEGIC IMPLICATIONS

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

POLICY IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION

That the Works Committee recommend to Council the reviewed 10 Year Plant Program be received.

COMMITTEE RESOLUTION

MWC2/0422

Moved Cr Davis

Seconded Cr Lawlor

That the Works Committee recommend to Council the reviewed 10 Year Plant Program be received.

CARRIED 4/0

Attachment 7.4

Works Committee Meeting Minutes
14 April 2022

6.2 5 Year Road Construction Program

SUBMISSION TO: Works Committee Meeting 14 April 2022
REPORT DATE: 6 April 2022
APPLICANT: N/A
FILE REFERENCE: ADM 0309
AUTHOR: S.P. Vincent, Manager of Works
ATTACHMENTS: Proposed 2022/23 - 2026 Road Program

SUMMARY

The Works Committee to consider recommending to Council to endorse the Five Year Road Construction Program.

BACKGROUND

The forward road program is reviewed annually to inform future budgets and planning.

COMMENT

Attached is the draft Road Program for the committee to review.

STATUTORY ENVIRONMENT

Nil

FINANCIAL IMPLICATIONS

Future Budgets.

STRATEGIC IMPLICATIONS

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

POLICY IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION

That the Works Committee recommend to Council that the reviewed Five Year Road Program be received.

COMMITTEE RESOLUTION

MWC3/0422

Moved Cr Lawlor

Seconded Cr Davis

That the Works Committee recommend to Council that the reviewed Five Year Road Program be received.

CARRIED 4/0

Attachment 7.4

Works Committee Meeting Minutes
14 April 2022

FROM \$/k	TO \$/k	DBM	ROAD NAME	RESEAL / FINAL SEAL	WIDEN	DRAINAGE & PREP	CONSTRUCT & SEAL	GRAVEL SHEET	OTHER	DESCRIPTION	ESTIMATED COST
9.24	11.50	2.26	BEVERLEY EAST RD (Morbinning)	22						final seal	75,600
11.50	13.50	2.00	BEVERLEY EAST RD (Morbinning)		22	22				Reconstruct shoulders to 9 metres	114,959
1.87	3.74	1.87	WATERHATCH RD		22	22	22			widen seal to 7m	192,128
			Kokeby East Road bridge 3203 replacement					22			260,965
6.49	7.86	1.37	EDISON MILL RD					22		Westdale hill area	68,709
15.74	17.10	1.36	EDISON MILL RD					22		East of Scotts	34,000
8.70	11.70	3.00	YENYENING LAKES ROAD			22		22		gravel sheet	94,064
0.00	0.50	0.50	BALLY-BALLY RD	22						Final seal	15,750
2.35	5.09	2.74	DALE KOKEBY RD					22		Gravel Sheet	60,387
0.00	1.41	1.41	COOKES RD					22		Gravel sheet	35,250
1.05	1.05		COOKES RD			22				Increase the size of culvert	20,000
33.15	36.74	3.59	WEST DALE RD	22						Final seal	109,725
8.18	12.27	4.09	MAWSON RD	22						Final seal	125,400
12.40	16.68	4.28	MAWSON RD		22		22		22	Widen to 7m & cement stab	326,365
											1,513,301
11.50	13.50	2.00	BEVERLEY EAST RD (Morbinning)				23			Reconstruct and seal to 7 metres	110,000
13.50	15.50	2.00	BEVERLEY EAST RD (Morbinning)		23	23				Reconstruct shoulders to 9 metres	60,000
13.63			BEVERLEY EAST RD (Morbinning)			23				replace wooden culvert	20,000
1.87	3.74	1.87	WATERHATCH RD	23						Final seal	56,100
4.14	6.00	1.86	WATERHATCH RD		23	23	23			widen and seal to 7m	158,100
0.00	3.80	3.80	KOKEBY EAST RD		23	23	23			widen and seal to 7m	266,000
			BREMNER RD (if bridge is replaced)					23	23	reconstruct and seal to 7m 1km over bridge 3205	101,962
1.98	3.00	1.02	BREMNER RD (if bridge is replaced)					23	23	3205	101,962
11.70	14.70	3.00	YENYENING LAKES ROAD			23				gravel sheet	75,000
0.5	4	3.5	BALLY-BALLY RD					23		Gravel Sheet	87,500
0.60	3.60	3.00	POTTS RD					23		Gravel Sheet	75,000
0.00	0.50	0.50	CLULOWS RD					23		Seal 500 mts	10,000
0.00	0.50	0.50	BERINGER RD					23		seal 50 metres	10,000
0.00	1.89	1.89	THOMAS RD					23		exposed rocks	47,250
12.40	16.68	4.28	MAWSON RD	23						Final seal	128,400
16.68	20.76	4.08	MAWSON RD		23					Widen to 7m & cement stab	306,000
20.35	20.35	0.00	MAWSON RD		23				23	replace culvert and widen road over floodway	20,000
											1,531,312
11.50	13.50	2.00	BEVERLEY EAST RD (Morbinning)	24						final seal	60,000
13.50	15.50	2.00	BEVERLEY EAST RD (Morbinning)				24			Reconstruct and seal to 7 metres	110,000
15.50	17.50	2.00	BEVERLEY EAST RD (Morbinning)		24	24				Reconstruct shoulders to 9 metres	60,000
4.14	6.00	1.86	WATERHATCH RD	24						Final seal	55,800
6.80	9.00	2.20	WATERHATCH RD		24	24	24			widen seal to 7m	187,000
0.00	3.80	3.80	KOKEBY EAST RD	24						final seal	114,000
3.16	4.33	1.17	EDISON MILL RD					24		east of bill clelands gate	29,250
1.98	3.00	1.02	BREMNER RD	24						second coat seal	30,600
3.76	7.76	4	BARRINGTON RD					24		From Greenhills South to Glencoe Rd	100,000
3.60	7.60	4.00	POTTS RD					24		gravel sheet	100,000
0.00	0.50	0.50	CLULOWS RD	24							15,000
0.00	4.65	4.65	EWERTS RD					24		Bally Bally Hall to Fisher Rd	116,250
6.40	7.40	1.00	MAITLAND ROAD					24			25,000
16.68	20.76	4.08	MAWSON RD	24						Final seal	122,400
20.76	24.17	3.41	MAWSON RD		24		24		24	Widen to 7m & cement stab	255,750
											1,381,050
13.50	15.50	2.00	BEVERLEY EAST RD (Morbinning)	25						final seal	60,000
15.50	17.50	2.00	BEVERLEY EAST RD (Morbinning)				25			Reconstruct and seal to 7 metres	110,000
17.50	19.65	2.15	BEVERLEY EAST RD (Morbinning)		25	25				Reconstruct shoulders to 9 metres	64,500
6.80	9.00	2.20	WATERHATCH RD	25						final seal	66,000
9.40	11.81	2.41	WATERHATCH RD		25	25	25			widen seal to 7m	204,850
2.85	3.76	0.91	BARRINGTON RD					25		gravel remaining section	22,750
0.00	1.66	1.66	NORTHBOURNE RD					25		Wyalgima Rd to Piccadilly Rd	41,500
0.00	5.12	5.12	BALKULING RD					25		gravel sheet	128,000
			WEST DALE RD					25		to be advised hot mix intersections and repairs	405,000
20.76	24.17	3.41	MAWSON RD	25						Final seal	102,300
0	0.48	0.48	CANNON HILL ROAD				25	25		seal , kerb steep section	101,400
0	0.95	0.95	LITTLE HILL ROAD				25	25		seal , kerb steep section	127,250
											1,433,550

Attachment 7.4

Works Committee Meeting Minutes
14 April 2022

FROM slk	TO SLK	total	ROAD NAME	RESEAL / FINAL SEAL	WIDEN	DRAINAGE & PREP	CONSTRUCT & SEAL	GRAVEL SHEET	OTHER	
0.00	1.13	1.13	BEVERLEY EAST RD (Morbinning)							62,150
15.50	17.50	2.00	BEVERLEY EAST RD (Morbinning)	26						60,000
17.50	19.65	2.15	BEVERLEY EAST RD (Morbinning)				26			118,250
19.65	21.80	2.15	BEVERLEY EAST RD (Morbinning)		26	26				64,500
19.33			BEVERLEY EAST RD (Morbinning)							20,000
9.40	11.81	2.41	WATERHATCH RD	26						72,300
12.83	14.29	1.46	WATERHATCH RD		26	26	26			124,100
			WEST DALE RD						26	550,000
0.00	0.48	0.48	CANNON HILL ROAD	26						14,400
0.00	0.95	0.95	LITTLE HILL ROAD	26						28,500
										1,114,200

Attachment 7.4

Works Committee Meeting Minutes
14 April 2022

6.3 Roads Inspection

SUBMISSION TO: Works Committee Meeting 14 April 2022
REPORT DATE: 6 April 2022
APPLICANT: N/A
FILE REFERENCE: ADM 0309
AUTHOR: S.P. Vincent, Manager of Works

After reviewing the road program, the Committee and any interested Councillors are invited to view any roads that need further consideration.

The Shire Bus is not available for the inspection, small groups in cars will be required.

Attachment 7.4

Works Committee Meeting Minutes
14 April 2022

7. NEW BUSINESS ARISING BY ORDER OF THE MEETING

Nil

8. CLOSURE

The Chairman declared the meeting closed at 10:10am

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

PRESIDING MEMBER:

DATE:

8. TECHNICAL SERVICES

8.1 10 Year Plant Replacement Program

Submission To:	Ordinary Council Meeting 26 April 2022
Report Date:	19 April 2022
Applicant:	Works Committee
File Reference:	ADM 0176
Author and Position:	Steve Vincent, Manager of Works
Previously Before Council:	N/A
Disclosure(s) Of Interest:	None
Attachments:	Reviewed 10 Year Plant Replacement Program

SUMMARY

Council to consider receiving the 10 Year Plant Replacement Program as reviewed by the Works Committee.

BACKGROUND

A review of the 10 Year Plant Replacement is conducted annually to determine which plant should be replaced or deferred.

Consequently, each financial year the program requires reviewing and updating to ensure previously identified machinery are still required and operating to our satisfaction.

COMMENT

The 10 Year Plant Replacement Program was reviewed and updated by the Works Committee at its 14 April 2022 meeting.

STATUTORY ENVIRONMENT

Nil

FINANCIAL IMPLICATIONS

Future Budgets

STRATEGIC IMPLICATIONS

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

POLICY IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

COMMITTEE'S RECOMMENDATION & COUNCIL RESOLUTION

M5/0422

Moved Cr Sattler

Seconded Cr Davis

That the updated 10 Year Plant Program be received.

CARRIED 8/0

SHIRE OF BEVERLEY - 10 YEAR PLANT REPLACEMENT PROGRAMME

PLANT ITEM	AGE	REG NO	current	Averag e KM/ HRS per Year	Suggested CHANGEOVE R KM/ HRS	309000	391000	473000	276000	267000	312000	545000	34000	462000	401000	290000	267000
						21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Sedans & Utilities	2022.0		Mar-22														
CEO's Vehicle (Mazda CX9)	2022	0	BE - 1		30000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000
Deputy CEO's Vehicle (Mazda CX7)	2022	0	BEV - 0			12000			12000			12000			12000		
Doctor Vehicle (Holden Commodore)	2018	4	BEV - 464			12000			12000			12000			12000		
CESM Vehicle (Holden Colorado 4X4)	2018	4	BEV - 000				12000				12000				12000		
W/Super Vehicle (Holden Trail Blazer 4X4)	2020	2	BE - 020	67000	33,500	90000				12000			12000			12000	
Mechanic (Holden Rodeo 4X4 Tray top)	2022	0	BE- 024	2500	#DIV/0!	80000	25000						12000				
Mtce Grader (Triton 4 x 2 Manual Diesel Utility)	2017	5	BE- 035	90741	18,148	80000						12000					12000
Gardeners (Rodeo 4 x 2 Manual Diesel Utility)	2010	12	BE-015	118948	9,912	80000					20000						
Builders (Holden Rodeo 4X2 Tray top)	2022	0	BE-022	5500	#DIV/0!	80000	16000						12000				
Gardeners (Rodeo 4 x 2 Manual Diesel Utility)	2014	8	BE-031	47443	5,930	80000			12000								
Construction (Colorado 4x4 Dual Cab tray top)	2020	2	BE-016	41208	20,604	80000			12000			12000				12000	
Emergency Ute (Triton 4x4 Club Cab Diesel Utility)	2017	5	BE-541	74329	14,866	80000			12000					12000			
Trucks																	
Isuzu Giga Tandem Tip Truck	2013	9	BE-013	216824	24091.6	180000			142000			130000					
Isuzu Tip Truck	2022	0	BE-028	153727	#DIV/0!	140000	84000									70000	
Hino Tandem Tip Truck	2014	8	BE-012	165899	20737.4	180000			142000					130000			
Hino FM 2632 Water Truck	2019	3	BE-010	21204	7068	180000								90000			
Hino Maintenance Truck	2020	2	BE-037	34106	17053	120000					70000						
Side tipping trailer	2006	16	BE-3514	0	0												
Side tipping trailer	2008	14	BE-3635	0	0												
Plant Trailer	2007	15	BE-3579	0	0				100000								
Tractors																	
John Deere 4066 R Tractor	2019	3	BE-008	500	166.667						40000						
Kubota 4x2 Turf Tractor	2016	6	BE-023	1163	193.833			40000								40000	
Loaders, Graders & Backhoes																	
John Deere 670 GP Grader	2021	1	BE-001	398	398	6000				245000					245000		
John Deere 670G Grader	2017	5	BE-029	5360	1072	6000											
John Deere 670B Grader	1992	30	BE-003	1737	868.5			345000				245000					245000
John Deere 544K Loader	2009	13	BE-036	5102	392.462	5000								160000			
Komatsu Steel Wheel Loader	1998	24	BE-004	3880	161.667							50000					
Case 721FXT Loader	2019	3	BE-032	674	225	5000						180000					

SHIRE OF BEVERLEY - 10 YEAR PLANT REPLACEMENT PROGRAMME

PLANT ITEM		AGE	REG NO	current	Average KM/ HRS per Year	Suggested CHANGEOVER KM/ HRS	309000	391000	473000	276000	267000	312000	545000	34000	462000	401000	290000	267000	
							21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	
Case 590ST Backhoe	2016	6	BE-030	2513	419	5000			110000								110000		
Case175 SR skid steer loader	2019	3	BE-021	888	296	4000						30000							
Rollers & Compactors																			
Hamm Tyred Roller	2021	1	BE-026	71	71		150000										110000		
Bomag BW211D Vibrating Roller	2016	6	BE-033	2074	346				110000									11000	
Other Plant																			
Kubota Ride on Mower	2016	6	BE-423	506	84				25000									25000	
Mitsubishi Roasa Bus	2000	22	BEV 0	189716	8623.5														
Squirrel Cherry Picker	2017	5	BE-027	316	63										60000				
Cement Mixer																			
Iingersol Rand Compressor			BE-1727	0															
TOTAL PLANT CHANGEOVER							309000	391000	473000	276000	267000	312000	545000	34000	462000	401000	290000	267000	

8.2 5 Year Road Construction Program

Submission To:	Ordinary Council Meeting 26 April 2022
Report Date:	19 April 2022
Applicant:	Works Committee
File Reference:	ADM 171
Author and Position:	Steve Vincent, Manager of Works
Previously Before Council:	N/A
Disclosure(s) Of Interest:	None
Attachments:	Reviewed 5 Year Road Program

SUMMARY

Council to receive the Five Year Road Construction Program.

BACKGROUND

The forward road program is reviewed annually to inform future budgets and planning.

COMMENT

The 5 Year Road Program was reviewed and updated by the Works Committee at its 14 April 2022 meeting. It is attached for Council's reference.

STATUTORY ENVIRONMENT

Nil

FINANCIAL IMPLICATIONS

Future Budgets.

STRATEGIC IMPLICATIONS

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

POLICY IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

COMMITTEE'S RECOMMENDATION & COUNCIL RESOLUTION

M6/0422

Moved Cr Sattler

Seconded Cr Lawlor

That the reviewed Five Year Road Program be received.

CARRIED 8/0

FROM slk	TO SLK	total	ROAD NAME	RESEAL / FINAL SEAL	WIDEN	DRAINAGE & PREP	CONSTRUCT & SEAL	GRAVEL SHEET	OTHER		
9.24	11.50	2.26	BEVERLEY EAST RD (Morbinning)	22						final seal	75,600
11.50	13.50	2.00	BEVERLEY EAST RD (Morbinning)		22	22				Reconstruct shoulders to 9 metres	114,959
1.87	3.74	1.87	WATERHATCH RD		22	22	22			widen seal to 7m	192,128
			Kokeby East Road bridge 3203 replacement						22		260,965
6.49	7.86	1.37	EDISON MILL RD					22		Westdale hill area	68,709
15.74	17.10	1.36	EDISON MILL RD					22		East of Scotts	34,000
8.70	11.70	3.00	YENYENING LAKES ROAD			22		22		gravel sheet	94,064
0.00	0.50	0.50	BALLY-BALLY RD	22						Final seal	15,750
2.35	5.09	2.74	DALE KOKEBY RD					22		Gravel Sheet	60,387
0.00	1.41	1.41	COOKES RD					22		Gravel sheet	35,250
1.05	1.05		COOKES RD			22				Increase the size of culvert	20000
33.15	36.74	3.59	WEST DALE RD	22						Final seal	109,725
8.18	12.27	4.09	MAWSON RD	22						Final seal	125,400
12.40	16.68	4.28	MAWSON RD		22		22		22	Widen to 7m & cement stab	326,365
											1,513,301
11.50	13.50	2.00	BEVERLEY EAST RD (Morbinning)				23			Reconstruct and seal to 7 metres	110,000
13.50	15.50	2.00	BEVERLEY EAST RD (Morbinning)		23	23				Reconstruct shoulders to 9 metres	60,000
13.63			BEVERLEY EAST RD (Morbinning)			23				replace wooden culvert	20,000
1.87	3.74	1.87	WATERHATCH RD	23						Final seal	56,100
4.14	6.00	1.86	WATERHATCH RD		23	23	23			widen and seal to 7m	158,100
0.00	3.80	3.80	KOKEBY EAST RD		23	23	23			widen and seal to 7m	266,000
1.98	3.00	1.02	BREMNER RD (if bridge is replaced)				23	23	23	reconstruct and seal to 7m 1km over bridge 3205	101,962
11.70	14.70	3.00	YENYENING LAKES ROAD			23		23		gravel sheet	75,000
0.5	4	3.5	BALLY-BALLY RD					23		Gravel Sheet	87,500
0.60	3.60	3.00	POTTS RD					23		Gravel Sheet	75,000
0.00	0.50	0.50	CLULOWS RD				23			Seal 500 mts	10,000
0.00	0.50	0.50	BERINGER RD				23			seal 50 metres	10,000
0.00	1.89	1.89	THOMAS RD					23		exposed rocks	47,250
12.40	16.68	4.28	MAWSON RD	23						Final seal	128,400
16.68	20.76	4.08	MAWSON RD		23		23		23	Widen to 7m & cement stab	306,000
20.35	20.35	0.00	MAWSON RD		23				23	replace culvert and widen road over floodway	20,000
											1,531,312
11.50	13.50	2.00	BEVERLEY EAST RD (Morbinning)	24						final seal	60,000
13.50	15.50	2.00	BEVERLEY EAST RD (Morbinning)				24			Reconstruct and seal to 7 metres	110,000
15.50	17.50	2.00	BEVERLEY EAST RD (Morbinning)		24	24				Reconstruct shoulders to 9 metres	60,000
4.14	6.00	1.86	WATERHATCH RD	24						Final seal	55,800
6.80	9.00	2.20	WATERHATCH RD		24	24	24			widen seal to 7m	187,000
0.00	3.80	3.80	KOKEBY EAST RD	24						final seal	114,000
3.16	4.33	1.17	EDISON MILL RD					24		east of bill clelands gate	29,250
1.98	3.00	1.02	BREMNER RD	24						second coat seal	30,600
3.76	7.76	4	BARRINGTON RD					24		From Greenhills South to Glencoe Rd	100,000
3.60	7.60	4.00	POTTS RD					24		gravel sheet	100,000
0.00	0.50	0.50	CLULOWS RD	24							15,000
0.00	4.65	4.65	EWERTS RD					24		Morbinning Hall to Fisher Rd	116,250
6.40	7.40	1.00	MAITLAND ROAD					24			25,000
16.68	20.76	4.08	MAWSON RD	24						Final seal	122,400
20.76	24.17	3.41	MAWSON RD		24		24		24	Widen to 7m & cement stab	255,750
											1,381,050
13.50	15.50	2.00	BEVERLEY EAST RD (Morbinning)	25						final seal	60,000
15.50	17.50	2.00	BEVERLEY EAST RD (Morbinning)				25			Reconstruct and seal to 7 metres	110,000
17.50	19.65	2.15	BEVERLEY EAST RD (Morbinning)		25	25				Reconstruct shoulders to 9 metres	64,500
6.80	9.00	2.20	WATERHATCH RD	25						final seal	66,000
9.40	11.81	2.41	WATERHATCH RD		25	25	25			widen seal to 7m	204,850
2.85	3.76	0.91	BARRINGTON RD					25		gravel remaining section	22,750
0.00	1.66	1.66	NORTHBOURNE RD					25		Wyalgima Rd to Piccadilly Rd	41,500
0.00	5.12	5.12	BALKULING RD					25		gravel sheet	128,000
			WEST DALE RD						25	to be advised hot mix intersections and repairs	405,000
20.76	24.17	3.41	MAWSON RD	25						Final seal	102,300
0	0.48	0.48	CANNON HILL ROAD				25		25	seal , kerb steep section	101,400
0	0.95	0.95	LITTLE HILL ROAD				25		25	seal , kerb steep section	127,250
											1,433,550

FROM slk	TO SLK	total	ROAD NAME	RESEAL / FINAL SEAL	WIDEN	DRAINAGE & PREP	CONSTRUCT & SEAL	GRAVEL SHEET	OTHER		
0.00	1.13	1.13	BEVERLEY EAST RD (Morbinning)							62,150	
15.50	17.50	2.00	BEVERLEY EAST RD (Morbinning)	26					final seal	60,000	
17.50	19.65	2.15	BEVERLEY EAST RD (Morbinning)				26		Reconstruct and seal to 7 metres	118,250	
19.65	21.80	2.15	BEVERLEY EAST RD (Morbinning)		26	26			Reconstruct shoulders to 9 metres	64,500	
19.33			BEVERLEY EAST RD (Morbinning)			26			replace wooden culvert	20,000	
9.40	11.81	2.41	WATERHATCH RD	26					final seal	72,300	
12.83	14.29	1.46	WATERHATCH RD		26	26	26		widen seal to 7m	124,100	
			WEST DALE RD						26	to be advised hot mix intersections and repairs	550,000
0.00	0.48	0.48	CANNON HILL ROAD	26					final seal	14,400	
0.00	0.95	0.95	LITTLE HILL ROAD	26					final seal	28,500	
										1,114,200	

9. PLANNING SERVICES

9.1 Development Application: Trade Supplies, Warehouse/Storage and Incidental Offices – Lot 505 on DP 421069 De Lisle Street, Beverley

Submission To:	Ordinary Council Meeting 26 April 2022
Report Date:	29 March 2022
Applicant:	Saleeba Adams Architects
File Reference:	DEL 51771
Author and Position:	Stefan de Beer, Manager of Planning
Previously Before Council:	N/A
Disclosure(s) Of Interest:	None
Attachments:	Application Letter, Locality Map, Site Plan and Elevations

SUMMARY

An application has been submitted to develop a facility for Trade Supplies, Warehouse/Storage and Incidental Offices for Elders on Lot 505 on DP 421069 De Lisle Street, Beverley. The application will be recommended for approval.

BACKGROUND

The proponent made the following submission:

The owners propose to undertake a significant investment in developing the above property to facilitate a business expansion by Elders in Beverley with outreach support to the surrounding agricultural areas.

Buildings:

Administration / Sales Building and Warehouses

BCA Class 5, 7a

Administration / Sales building 217 m² - 6 staff.

General Warehouse building 417 m²

Dangerous Goods Warehouse building 279 m²

Painted precast concrete walls and Colorbond roof

Crossovers:

De Lisle Street and Mann Street

One way vehicle entry off De Lisle Street and exit onto Mann Street

Concrete paved and kerbed construction to Shire requirements

Carpark areas and Landscaping:

14 designated car bays provided, concrete paved, drained, line marked.

Disabled parking bay and set down provided.

Unmarked parking areas also available

Reticulated landscaping to De Lisle Street and Main Street frontages.

The subject site is 1.085 ha in extent, zoned *General Industry* pursuant to the Shire of Beverley Local Planning Scheme No. 3 (LPS 3) and is vacant. The subject site was developed as part of a subdivision initiative from *DevelopmentWA* (previously *LandCorp*).

The proposal is affected by Bushfire Prone Vegetation. A BAL (Bushfire Attack Level) assessment calculated a BAL rating of 19.

Please refer to the attached application documentation for further details.

COMMENT

The proposed development is considered to consist of the following components and land uses:

Trade Supplies, Warehouse/Storage and Incidental Offices.

Described as follows in the LPS 3:

Trade Supplies:

Pursuant to Table 3 – Zoning Table in LPS 3, a ‘*Trade Supplies*’ land use is a discretionary land use in the ‘*General Industry*’ Zone meaning that the use is not permitted unless the local government has exercised its discretion by granting development approval.

‘*Trade Supplies*’ are defined as follows in LPS 3:

means premises used to sell by wholesale or retail, or to hire, assemble or manufacture any materials, tools, equipment, machinery or other goods used for the following purposes including goods which may be assembled or manufactured off the premises —

- (a) automotive repairs and servicing;*
- (b) building including repair and maintenance;*
- (c) industry;*
- (d) landscape gardening;*
- (e) provision of medical services;*
- (f) primary production;*
- (g) use by government departments or agencies, including local government.*

Warehouse/Storage:

Pursuant to Table 3 – Zoning Table in LPS 3, a ‘*Warehouse/Storage*’ land use is a ‘*P*’ use in the ‘*General Industry*’ Zone which means it is permitted if it complies with any relevant development standards and requirements of this scheme.

‘*Warehouse/Storage*’ is defined as follows in LPS 3:

means premises including indoor or outdoor facilities used for —
(a) the storage of goods, equipment, plant or materials; or
(b) the display or sale by wholesale of goods.

Office:

Pursuant to Table 3 – Zoning Table in LPS 3, an ‘*Office*’ land use is an ‘*I*’ use in the ‘*General Industry*’ Zone which means that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with any relevant development standards and requirements of this scheme.

‘*Office*’ is defined as follows in LPS 3:

means premises used for administration, clerical, technical, professional or similar business activities.

The proposed development is affected by Bushfire Prone Vegetation. The determined BAL rating is 19.

Shire of Beverley Local Planning Policy - Development of Industrial Land

In terms of the above Local Planning Policy controlling development within 'General Industry' and 'Light Industry' Zoned land, the objectives are to:

- 1) *Encourage the visual improvement of existing and future industrial development as part of the overall Shire Townscape improvement process.*
- 2) *Protect the amenity of development in zones which abut the 'General Industry' and 'Light Industry' Zoned land, via the establishment of appropriate landscape buffers and the imposition of landscape and building setback land use conditions on any planning approval issued for industrial development in conformity with the provisions of the Shire's Local Planning Scheme No. 3. All landscape works on any project site are to be undertaken by the developer as part of the initial project development process.*
- 3) *Ensure that no person erects a building on 'General Industry' and 'Light Industry' Zoned land, unless the facade of the building is constructed of and/or clad in a building material, to a design and specification approved by Council.*
- 4) *Ensure that all fencing associated with any industrial project is of a type and in a location approved by Council as part of the Planning Approval process.*
- 5) *Ensure that all stormwater generated by any industrial Project is disposed of by the developer in a manner which is approved by Council.*

Should Council consider approving the application, the above prescripts of the policy will be used to frame appropriate conditions of planning approval.

Shire of Beverley Local Planning Scheme No 3

The proposed use is deemed to align with the 'General Industry' Zoning.

Clause 37 in LPS 3 reads as follows:

- (1) *All development shall provide at least one (1) refuse storage area readily accessible to service vehicles and screened from view from a public street by a close fence, wall or screen landscaping no less than 1.8m in height.*
- (2) *A person shall not use land for open storage purposes unless it is screened from public view by a fence or wall to the satisfaction of the local government.*
- (3) *The minimum standard fence shall be a 1.8m in height link mesh security fence unless otherwise approved by the local government.*

Should Council consider approving the application, the above requirements of LPS 3 will be used to frame appropriate conditions of planning approval.

Parking:

Clause 40(1) & (2) of LPS3 reads as follows:

- (1) In considering an application for development approval for the development and use of land for a purpose specified in Table 6, the Local Government shall require arrangements for the provision of car parking spaces not less than the number specified in Table 6.*

Table 6 in LPS3 deals with the number of onsite car parking spaces required to be provided for different land uses. For an *Office* Land use the number of required parking spaces are 1 per 40 m² gross leasable area (GLA).

For a *Warehouse/Storage* and by extension *Trade Supplies* Land use the number of required parking spaces are 1 bay per 100 m² gross leasable area (GLA).

Using the applicant's submission on floor areas the minimum required number of parking bays are as follow:

Office: 217 m² GLA ÷ 40 = 5.4 or **6 bays** rounded;

Warehouse/Storage/Trade Supplies: 696 m² GLA ÷ 100 = 6.96 or **7 bays** rounded;

Total minimum number of parking bays required as per LPS 3 = **13**

Total number of formal parking bays proposed: **14**

Conclusion

The proposal is supported for the following reasons, and will henceforth be recommended for conditional approval:

- The proposed development is deemed to be compatible with the objectives and purpose of the '*General Industry*' Zone;
- It is anticipated to be a high quality Development;
- The proposed development complies with setbacks and other development standards and requirements as prescribed in the Shire of Beverley Local Planning Scheme No. 3.

Advertising

No public consultation was deemed required.

STATUTORY ENVIRONMENT

The application complies with the requirements of 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 specific strategic implications relative to this application. The application is deemed to align with the Shire's Local Planning Strategy.

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 REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION & COUNCIL RESOLUTION

M7/0422

Moved Cr Martin

Seconded Cr Davis

That Council resolve to grant development approval for a Trade Supplies, Warehouse/Storage and Incidental Office Land Use at Lot 505 on DP 421069, De Lisle 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. Prior to occupation, an area(s) on the subject land shall be set aside for the purpose of waste disposal/collection bins. Such area(s) shall be fenced so as not to be visible from any public road or thoroughfare.
3. Prior to occupation of the development, landscaping is to be completed in accordance with the approved plans or any approved modifications thereto to the satisfaction of the local government.
4. The front street setback area shall not be used for the storage and/or manufacture of goods or materials;
5. Fencing forward of the building line shall be visually permeable;
6. No part of the subject property shall be used for open storage purposes unless it is screened from public view by a fence or wall to the satisfaction of the local government;
7. Prior to occupation of the development, the car parking, vehicle access and circulation areas shown on the approved site plan, including the

provision of universally accessible (disabled) car parking is to be constructed, drained, and line marked to the satisfaction of the local government.

- 8. All stormwater generated by the development shall be disposed of by the developer in a manner which is approved by and to the satisfaction of Council.**
- 9. The building construction standard shall adhere to Australian Standard AS3959 for a determined Bushfire Attack Level of 19 (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 being 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 & 6 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.**

CARRIED 8/0

Attachment 9.1

Lot 505 on DP 421069



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Please refer to original documentation for all legal purposes.

Attachment 9.1

23 March 2022

Shire of Beverley
PO Box 20
Beverley WA 6304

Attention: Planning Department

Dear Sir,

**RE: Application for Planning Approval – ELDERS Beverley
Proposed Office and Warehouse, Carpark
Lots 505 De Lisle Street, cnr Mann Street, Beverley.**



Please find attached the following items relating to works proposed at the above property.

- DA Application Form, signed
- Application fee
Please call the owner for credit card details, David Lloyd mb 0417 952 575
- Certificate of Titles
- BAL Assessment
- The following drawings:
 - DA01 - Site Plan / Feature Survey
 - DA02 - Floor Plans
 - DA03 - Elevations

The owners propose to undertake a significant investment in developing the above property to facilitate a business expansion by Elders in Beverley with outreach support to the surrounding agricultural areas.

In general terms the proposal includes a high quality Office / Sales building, Warehouses, designated customer / staff parking areas with a one-way entry and exit vehicle flow.

Key elements of the proposal include:

- Titles
The property is located on a single Title, attached.
- BAL
The site is located in DFES's fire prone zone (pink area) and a BAL assessment has been undertaken, attached, and the property rated BAL19.
- Setbacks
 - 16.8m De Lisle Street
 - 15.9m Mann Street
 - 12.8m West side
 - 32.0m Rear

Attachment 9.1

- Administration / Sales Building and Warehouses
BCA Class 5, 7a
Administration / Sales building 217m², 6 staff.
General Warehouse building 417m².
Dangerous Goods Warehouse building 279m².
Painted precast concrete walls and colorbond roof
Note: Elders signage not included in this application.
- Crossovers, De Lisle Street and Mann Street
One way vehicle entry off De Lisle Street and exit onto Mann Street
Concrete paved and kerbed construction to Shire requirements
- Carpark areas and Landscaping
14 designated car bays provided, concrete paved, drained, line marked.
Disabled parking bay and setdown provided.
Unmarked parking areas also available
Reticulated landscaping to De Lisle Street and Main Street frontages.

I trust the proposal details are clear however should you have any queries or require further information please do not hesitate to contact me.

Yours faithfully,



Grant Adams
Director

Attachment 9.1



DA01

MARCH 2022
1:250 @ A1

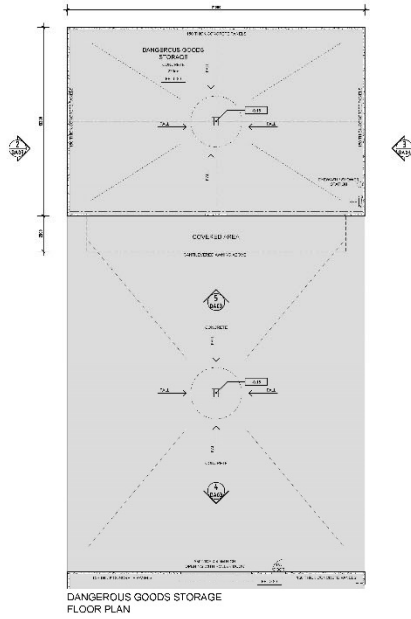
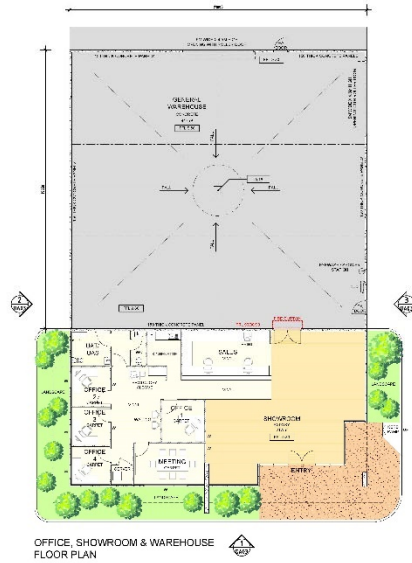
ELDERS BEVERLEY

LOT 505 DE LISLE ST, BEVERLEY



SITE PLAN

Attachment 9.1



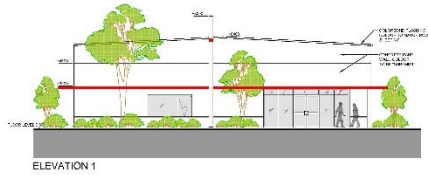
DA02
FLOOR PLANS

MARCH 2022
1:100 @ A1

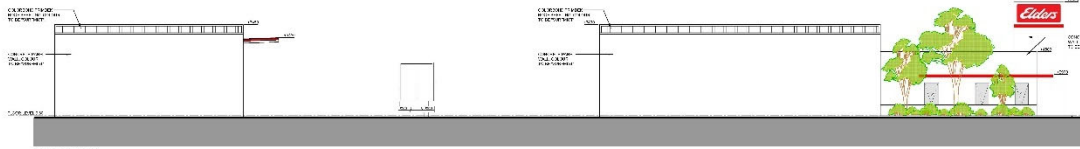
ELDERS BEVERLEY
LOT 505 DE LISLE ST, BEVERLEY



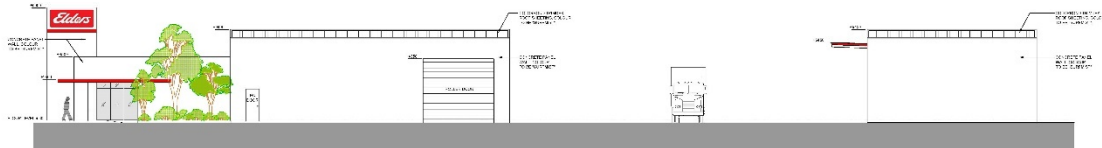
Attachment 9.1



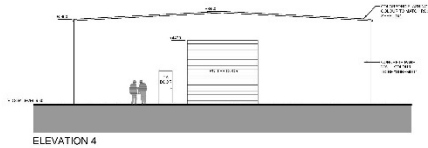
ELEVATION 1



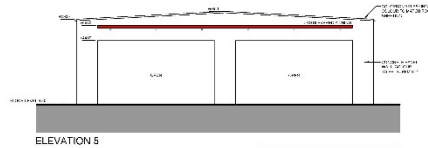
ELEVATION 2



ELEVATION 3



ELEVATION 4



ELEVATION 5

DA03 JANUARY 2022 ELDERS BEVERLEY
ELEVATIONS 1:100 @ A1 LOT 505 DE LISLE ST, BEVERLEY



10. BUILDING SERVICES & ENVIRONMENTAL HEALTH SERVICES

Nil

11. FINANCE

11.1 Monthly Financial Report

Submission To:	Ordinary Council Meeting 26 April 2022
Report Date:	19 April 2022
Applicant:	N/A
File Reference:	N/A
Author and Position:	Simon Marshall, Deputy Chief Executive Officer
Previously Before Council:	N/A
Disclosure(s) Of Interest:	Nil
Attachments:	March 2022 Financial Reports

SUMMARY

Council to consider accepting the financial reports for the period ending 31 March 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 31 March 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
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 & COUNCIL RESOLUTION

M8/0422

Moved Cr Norman

Seconded Cr Lawlor

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

CARRIED 8/0

**SHIRE OF BEVERLEY
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDING
31 March 2022**

Description	Budget 2021/22	YTD Budget 2021/22	YTD Actual 2021/22	YTD Variance	Notes To Material Variances
Operating Revenue					
General Purpose Funding	3,388,968.00	3,245,676.00	3,250,520.44	4,844.44	
Governance	2,100.00	2,000.00	25,271.01	23,271.01	CCZ Golf Day Sponsorship and Green Fees \$11,646, BBRF Consultant fee partial refund \$7,610, LSL contribution for T Jurmann \$2,540 and Good Driver Rebate \$2,384 unbudgeted.
Law, Order & Public Safety	242,100.00	95,052.00	94,533.23	(518.77)	
Health	300.00	144.00	1,218.19	1,074.19	
Education & Welfare	0.00	0.00	0.00	0.00	
Housing	129,692.00	104,373.00	101,125.14	(3,247.86)	
Community Amenities	211,385.00	206,410.00	216,860.22	10,450.22	Town Planning Fees \$10,416 greater than anticipated.
Recreation & Culture	218,434.00	168,409.00	210,970.67	42,561.67	Moort Wabiny Park Retention Fee \$33,963 transfer from Trust partially offset by final retention fee repayment to Contractor. Swimming Pool season fees \$2,044, Gym memberships \$1,937, Bi-Tone Caravan Club Oval Hire \$2,041 greater than anticipated.
Transport	3,950,230.00	1,809,348.00	1,913,929.54	104,581.54	Regional Airports Funding grant for runway seal \$104,538 received YTD.
Economic Activities	197,344.00	178,671.00	206,769.65	28,098.65	Caravan Park and Cabin charges \$28,809 greater than anticipated.
Other Property & Services	43,100.00	31,885.00	34,162.82	2,277.82	
Total Operating Revenue	8,383,653.00	5,841,968.00	6,055,360.91	213,392.91	
Operating Expenditure					
General Purpose Funding	(162,227.00)	(103,584.00)	(90,096.58)	13,487.42	Admin costs reallocated \$13,971 lower than anticipated YTD.
Governance	(306,541.00)	(198,404.00)	(194,779.07)	3,624.93	
Law, Order & Public Safety	(432,526.00)	(272,352.00)	(248,520.45)	23,831.55	ESL expenditure lower than anticipated YTD.
Health	(154,777.00)	(107,502.00)	(91,521.85)	15,980.15	Doctor's Surgery and House \$9,974 and Admin costs reallocated \$8,658 lower than anticipated YTD. Doc Vehicle running expenses (\$2,382) greater than anticipated YTD.
Education & Welfare	(111,017.00)	(79,956.00)	(56,018.21)	23,937.79	
Housing	(205,724.00)	(158,060.00)	(133,134.57)	24,925.43	Staff and Other Housing Maintenance expenses \$34,911 and Admin costs reallocated \$4,567 lower than anticipated YTD. Staff Housing costs reallocated (\$15,598) less than anticipated YTD.
Community Amenities	(666,749.00)	(485,009.00)	(452,158.40)	32,850.60	Stormwater drainage maintenance \$18,700, Other Planning Expenses \$3,556, Drum Muster \$1,905 and Admin costs reallocated \$7,817 lower than anticipated YTD.
Recreation & Culture	(1,592,700.00)	(1,160,235.00)	(1,130,639.52)	29,595.48	Admin costs reallocated \$17,912 and Various building maintenance \$12,192 lower than anticipated YTD.
Transport	(2,519,187.00)	(1,925,025.00)	(1,930,360.40)	(5,335.40)	
Economic Activities	(593,888.00)	(379,287.00)	(367,080.81)	12,206.19	Loss on disposal of Kinetic Sculpture (\$5,418) unbudgeted. Depreciation charged (\$6,722) greater than anticipated. Admin costs reallocated \$21,836 lower than anticipated YTD.
Other Property & Services	(15,050.00)	(5,909.00)	121,638.41	127,547.41	PWOH & POC allocation timing versus expenditure.
Total Operating Expenditure	(6,760,386.00)	(4,875,323.00)	(4,572,671.45)	302,651.55	
Net Operating	1,623,267.00	966,645.00	1,482,689.46	516,044.46	

**SHIRE OF BEVERLEY
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDING
31 March 2022**

Description	Budget 2021/22	YTD Budget 2021/22	YTD Actual 2021/22	YTD Variance	Notes To Material Variances
Capital Income					
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	Proceeds for Vehicle Trade Ins greater than anticipated.
New Loan Raised	1,000,000.00	1,000,000.00	1,000,000.00	0.00	
Total Capital Income	1,373,285.00	1,368,045.00	1,549,327.19	181,282.19	
Capital Expenditure					
Land and Buildings	(329,893.00)	(242,393.00)	(281,302.40)	(38,909.40)	Moort Wabiny Park final retention fee payment (\$15,438) offset by transfer from Trust. Onsite Cabin Carports (\$3,789) greater than anticipated due to internal labour and plant allocations. 20/21 Hunt Road Village works carried over (\$14,309). Rec Ground Terrace development (\$18,470) unbudgeted. Recreation Ground Play Area Extension \$10,049 and Town Hall Floor Replacement \$2,671 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)	(2,248,313.00)	(2,258,038.52)	(9,725.52)	
Other Infrastructure	(2,017,912.00)	(1,418,225.00)	(1,304,894.10)	113,330.90	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.
Total Capital Expenditure	(8,181,024.00)	(4,769,924.00)	(4,635,413.96)	134,510.04	
Net Capital	(6,807,739.00)	(3,401,879.00)	(3,086,086.77)	315,792.23	
Adjustments					
Depreciation Written Back	2,405,056.00	1,785,684.00	1,787,026.03	1,342.03	
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	

**SHIRE OF BEVERLEY
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDING
31 March 2022**

Description	Budget 2021/22	YTD Budget 2021/22	YTD Actual 2021/22	YTD Variance	Notes To Material Variances
Add Funding From					
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)	
Total Adjustments	5,184,472.00	3,619,425.00	3,585,266.89	(34,158.11)	
CLOSING SURPLUS/(DEFICIT)	0.00	1,184,191.00	1,981,869.58	797,678.58	

**SHIRE OF BEVERLEY
STATEMENT OF NET CURRENT ASSETS
FOR THE PERIOD ENDING
31 March 2022**

Description	Actual 2020/21	YTD Actual 2021/22
Current Assets		
Cash at Bank	2,311,028.21	2,270,683.84
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	674,897.14
Prepaid Expenses	0.00	0.00
Self Supporting Loan - Current	14,284.95	5,239.57
Inventory - Fuel	10,281.78	12,557.07
Total Current Assets	5,626,931.50	5,550,855.57
Current Liabilities		
Accounts Payable	(908,299.23)	(757,325.84)
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
Total Current Liabilities	(1,369,870.52)	(1,164,883.88)
Adjustments		
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
Total Adjustments	(2,603,251.44)	(2,404,102.11)
NET CURRENT ASSETS	1,653,809.54	1,981,869.58

**SHIRE OF BEVERLEY
STATEMENT OF FINANCIAL POSITION
AS AT
31 March 2022**

Description	Actual 2020/21	YTD Actual 2021/22	Movement
Current Assets			
Cash and Cash Equivalents	5,142,037.11	4,858,161.79	(283,875.32)
Accounts Receivable	360,327.66	574,897.14	214,569.48
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	12,557.07	2,275.29
Total Current Assets	5,626,931.50	5,550,855.57	(76,075.93)
Current Liabilities			
Accounts Payable	(438,600.91)	(338,310.22)	100,290.69
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
Total Current Liabilities	(1,369,870.52)	(1,164,883.88)	204,986.64
Non-Current Assets			
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	29,874,185.32	(500,080.59)
Plant and Equipment	1,902,265.11	2,223,626.19	321,361.08
Furniture and Equipment	124,354.85	100,722.85	(23,632.00)
Infrastructure	60,266,728.95	62,802,383.57	2,535,654.62
Self Supporting Loan - Non Current	10,968.23	10,968.23	0.00
Total Non-Current Assets	92,868,776.16	95,202,079.27	2,333,303.11
Non-Current Liabilities			
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
Total Non Current Liabilities	(1,389,261.41)	(2,368,785.77)	(979,524.36)
Net Assets	95,736,575.73	97,219,265.19	1,482,689.46

**SHIRE OF BEVERLEY
STATEMENT OF FINANCIAL POSITION
AS AT
31 March 2022**

Description	Actual 2020/21	YTD Actual 2021/22	Movement
Equity			
Accumulated Surplus	(44,609,994.71)	(46,336,615.12)	(1,726,620.41)
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
Total Equity	(95,736,575.73)	(97,219,265.19)	(1,482,689.46)

SHIRE OF BEVERLEY OPERATING STATEMENT BY NATURE & TYPE FOR THE PERIOD ENDING 31 March 2022		
Description	Budget 2021/22	YTD Actual 2021/22
Income		
Rates	2,940,151.00	2,932,874.26
Operating Grants, Subsidies and Contributions	1,063,533.00	749,948.98
Profit On Asset Disposal	72,600.00	109,974.86
Service Charges	0.00	0.00
Fees & Charges	648,180.00	631,193.72
Interest Earnings	25,831.00	16,451.68
Other Revenue	60,500.00	113,563.36
Non-Operating Grants, Subsidies and Contributions	3,659,796.00	1,615,366.50
Total Income by Nature & Type	8,470,591.00	6,169,373.36
Expenditure		
Employee Costs	(2,245,286.00)	(1,625,678.79)
Materials & Contracts	(2,000,424.00)	(1,009,008.03)
Utilities	(199,182.00)	(169,565.91)
Depreciation On Non-Current Assets	(2,405,056.00)	(1,787,026.03)
Interest Expenses	(65,273.00)	(46,691.70)
Insurance Expenses	(227,251.00)	(229,583.75)
Other Expenditure	(107,725.00)	(80,347.84)
Loss On Asset Disposal	(37,500.00)	(10,288.98)
Loss on Revaluation of Non-Current Assets	0.00	0.00
Total Expenditure by Nature & Type	(7,287,697.00)	(4,958,191.03)
Allocations		
Reallocation Codes Expenditure	440,373.00	271,507.13
Reallocation Codes Income	0.00	0.00
Total Allocations	440,373.00	271,507.13
Net Operating by Nature & Type	1,623,267.00	1,482,689.46

SHIRE OF BEVERLEY						
INVESTMENT OF SURPLUS FUNDS						
AS AT 31 March 2022						
Account #	Account Name	Amount Invested (\$)		Term	Interest Rate	Maturation
3630922	Reserve Funds Bendigo					
	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%
	Total		2,586,777.95			

11.2 Accounts Paid by Authority

Submission To:	Ordinary Council Meeting 26 April 2022
Report Date:	19 April 2022
Applicant:	N/A
File Reference:	N/A
Author and Position:	Simon Marshall, Deputy Chief Executive Officer
Previously Before Council:	N/A
Disclosure(s) Of Interest:	Nil
Attachments:	March 2022 List of Reports (Contact Shire)

SUMMARY

Council to consider authorising the payment of accounts.

BACKGROUND

The following list represents accounts paid by authority for the month of March 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 & COUNCIL RESOLUTION

M9/0422

Moved Cr Sattler

Seconded Cr Norman

That the List of Accounts as presented, be received:

March 2022:

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

Cheque vouchers

23 March 2022 1858-1858 (1) \$ 47.77 (authorised by DCEO S Marshall and Pres D White)

Total of cheque vouchers for March 2022 incl \$ 47.77 previously paid.

EFT vouchers

02 March 2022 EFT 7922-7948 (27) \$ 67,200.73 (authorised by DCEO S Marshall and Cr D Davis)

02 March 2022 EFT 1-37 (43) \$ 74,087.50 (authorised by DCEO S Marshall and Cr D Davis)

08 March 2022 EFT 7949-7950 (2) \$ 16,059.50 (authorised by DCEO S Marshall and Pres D White)

14 March 2022 EFT 7952-7976 (25) \$ 303,710.55 (authorised by CEO S Gollan and DCEO S Marshall)

16 March 2022 EFT 7977-7991 (15) \$ 259,769.76 (authorised by CEO S Gollan and DCEO S Marshall)

16 March 2022 EFT 1-37 (41) \$ 69,915.28 (authorised by CEO S Gollan and DCEO S Marshall)

23 March 2022 EFT 7993-8012 (20) \$ 79,117.53 (authorised by DCEO S Marshall and Pres D White)

30 March 2022 EFT 1-37 (40) \$ 60,810.56 (authorised by CEO S Gollan and DCEO S Marshall)

30 March 2022 EFT 8014-8018 (5) \$ 35,698.20 (authorised by CEO S Gollan and DCEO S Marshall)

Total of EFT vouchers for March 2022 incl \$ 966,369.61 previously paid.

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

Cheque vouchers

02 March 2022 1515-1515 (1) \$ 200.00 (authorised by DCEO S Marshall and Cr D Davis)

23 March 2022 1516-1516 (1) \$ 600.00 (authorised by DCEO S Marshall and Pres D White)

Total of cheque vouchers for March 2022 incl \$ 800.00 previously paid.

EFT vouchers

23 March 2022 EFT 7992-7992 (1) \$ 500.00 (authorised by DCEO S Marshall and Pres D White)

Total of EFT vouchers for March 2022 incl \$ 500.00 previously paid.

(3) Direct Debit payments totalling \$ 125,625.67 previously paid.

(4) Credit Card payments totalling \$ 3,847.04 previously paid.

CARRIED 8/0

12. ADMINISTRATION

12.1 Electric Vehicle Strategy

Submission To:	Ordinary Council Meeting 26 April 2022
Report Date:	25 March 2022
Applicant:	Administration
File Reference:	ADM 0277
Author and Position:	Simon Marshall, Deputy Chief Executive Officer
Previously Before Council:	N/A
Disclosure(s) Of Interest:	N/A
Attachments:	2023-32 Electric Vehicle Strategy

SUMMARY

Council to consider adopting the draft 2023-32 Electric Vehicle Strategy.

BACKGROUND

At the February 2022 Ordinary Council meeting briefing session Council directed staff to investigate and produce a 10 year Electric Vehicle Strategy for Council's consideration.

COMMENT

Presented is the draft 2023-32 Electric Vehicle Strategy. The Strategy outlines Council's acknowledgement of the potential shift away from fossil fuels, towards electric powered vehicles in the next decade.

The Strategy outlines consideration for the likely infrastructure requirements which may present based on this shift and Council's proactive approach to forward planning for this change.

STATUTORY ENVIRONMENT

Nil

CONSULTATION

Department of Transport
RAC WA
Electric Vehicle Charger Suppliers

FINANCIAL IMPLICATIONS

See financial projections in the Strategy document.

STRATEGIC IMPLICATIONS

Goal 11 – We aim to protect and preserve our natural environment.
Strategy 11.4 Reduce our environmental footprint.

POLICY IMPLICATIONS

Nil

RISK IMPLICATIONS

Medium (9) - There is a moderate risk that Council take no action and future infrastructure requirements aren't met.

It is considered that the proposed Strategy will provide the necessary infrastructure to adapt to the changing technology as required.

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 REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION & COUNCIL RESOLUTION	
M10/0422	
Moved Cr Norman	Seconded Cr Martin
That the draft 2023-32 Electric Vehicle Strategy be adopted.	
CARRIED 8/0	

Attachment 12.1

**Shire of Beverley
Electric Vehicle Strategy
2023-2032**



Attachment 12.1

Contents

Executive Summary	1
Internal Requirements	2
External Requirements	3
SWOT Analysis.....	5
Budget Projections	6
Actions	9
Appendix	10

Glossary of Terms

Electric Vehicles (EVs): Vehicles which utilise an electric motor and battery source of power.

Internal Combustion Engine Vehicles (ICEs): Vehicles with utilise and internal combustion engine and are powered by diesel or petrol or other combustible fuel.

Plug In Hybrid Electric Vehicle (PHEVs): Vehicles which utilise multiple fuel sources, one being battery power.

Alternating Current (AC) Electric Vehicle Chargers: Electric Vehicle chargers which utilise AC current power to recharge the vehicles battery. Often referred to as trickle or slow chargers.

Direct Current (DC) Electric Vehicle Chargers: Electric Vehicle chargers which utilise DC current power to recharge the vehicles battery. Often referred to as fast chargers.

Attachment 12.1

Executive Summary

The Shire of Beverley Council acknowledges the shift in technology that is occurring which will see Internal Combustion Engine (ICE) Vehicles eventually being phased out with the preference turning towards Electric Vehicles (EVs) for private transportation in the coming decades.

Data shows that the adoption of EVs and Plug In Hybrid Electric Vehicles (PHEV) is growing with sales increasing by 170% for the first half of 2021. Although EVs and PHEVs still only make up 1.5% of total new vehicle registrations at this time (*source: RACWA*).

There are currently over 3,100 registered plug in electric vehicles in Western Australia (*source: Department of Transport*).

Globally, electric vehicle (EV) uptake is on the rise. This recent decade has witnessed about 10 million electric cars on the road with a 41% increase of EV registrations in 2020. A further acceleration in uptake is expected as EV prices reach parity with conventional vehicles. Governments around the world are supporting the transition to EVs as a fundamental action in achieving their emission reduction goals. (*Source: Government of Western Australia: Guide to Electric Vehicles*)

Further, the Grattan Institute has recommended the sale of new petrol and diesel cars be phased out in Australia by 2035 in a bid to “supercharge the switch to electric vehicles” to help cut carbon emissions to net zero by 2050.

21 countries including China and the United States are planning on phasing out the sale of new ICE vehicles by 2035 (Source: Wikipedia: Phase-out of fossil fuel vehicles).

Council believes it is important to begin planning for accommodating this technology shift and the infrastructure requirements that go along with it.

Key focus areas include Council's transition to EVs and the infrastructure requirements from an operational level, of the residents of Beverley and the visitors to Beverley.

Attachment 12.1

Internal Requirements

The Shire of Beverley currently employs 36 people, the majority of whom currently commute to work using some kind of ICE Vehicle transportation.

A fleet of 4 Passenger vehicles and 8 Utilities are currently maintained by Council. It is expected that heavy plant and trucks will continue to be diesel powered ICE types for the next 10 years and beyond.

With this in mind, should there be a shift towards EVs by employees or a phase out of ICE vehicles, onsite charging infrastructure will need to be considered.

Small, slow charging alternating current (AC) chargers can be purchased relatively cheaply. It would be proposed to provide charging spaces for each of the Shires fleet vehicles and one space for employees vehicles. Also an allowance for a chargeable, direct current (DC) charger should also be made.

This equates to 13 AC charging points and one dual DC charging point in the vicinity of the Shire Administration Office and Depot.

Consideration to security and out of hours usage by unauthorised vehicles needs to be considered.

DRAFT

Attachment 12.1

External Requirements

Sales of EVs has increased 170% in the first half of 2021 with the EV market making up 1.5% of new vehicle registrations. There are currently 3,152 registered plug in electric vehicles registered in Western Australia.

Following extensive research, DC fast charging systems with a minimum 50kW capacity seem to be the best option to provide quick (45 – 60 minute) full charge options for EV visitors.

Further, given the standardisation of charger connections (and the phasing out of Charge de Move (CHAdEMO connections), a dual Combined Charging System (CCS) adapter set up would strategically be the best option, although there are 256 Nissan Leaf and 269 Mitsubishi Outlander registered vehicles in Western Australia which currently utilise the CHAdEMO system (combined 17% of current market).

Locally there are currently very few, if any, EVs being utilised by residents. However, moves across the world have seen the banning of new petrol powered vehicles by 2035. If Australia follows suit and the range capabilities of EVs continues to increase, the disruption will be significant and the number of EVs in the local district will grow accordingly.

DRAFT

Attachment 12.1

WA DOT REGISTERED ELECTRIC VEHICLES AS AT 1 November 2021

Vehicle Make	Vehicle Model	BEV (Battery)	FCEV (Fuel Cell)	PHEV (Hybrid)	Grand Total
AUDI	8V			9	9
	A3			2	2
	GE	26			26
	Q7			1	1
B.M.W.	3 SERIES SEDAN			13	13
	7 SERIES G11			1	1
	F56	29			29
	I3			55	55
	I8			9	9
	X5			16	16
HOLDEN	VOLT			7	7
HYUNDAI	IONIQ	111		64	175
	KONA	149			149
JAGUAR	I-PACE	31			31
KIA	NIRO			35	35
MERCEDES BENZ	205			34	34
	213			16	16
	253			23	23
	293	39			39
	EQA-Class	24			24
MG	AZS1			64	64
MITSUBISHI	I CAR	35			35
	OUTLANDER			269	269
NISSAN	LEAF	256			256
PORSCHE	CAYENNE			64	64
	PANAMERA			4	4
	Y1A	35			35
RENAULT	KANGOO	5			5
	ZOE	25			25
TESLA	MODEL 3	1016			1016
	MODEL S	156			156
	MODEL X	53			53
	MODEL3	405			405
	ROADSTER	2			2
TOYOTA	MIRAI		15		15
VOLVO	S60			5	5
	S90			1	1
	V60			3	3
	XC40			6	6
	XC60			36	36
	XC90			4	4
Grand Total		2396	15	741	3152

Attachment 12.1

SWOT Analysis

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> • Well positioned being in close range ~160km from Perth. • Cornerstone has conduit infrastructure ready for installation of a DC fast charge unit with potential of utilising solar power to charge vehicles for a fee. • Historical investment in promoting Beverley as a tourism destination complemented by the Visitor Centre, Mainstreet Upgrade and Cabins. EV charging would add to this offering. • Council's subscribed payment system can be integrated and utilised for the charging payment tap n go system (lower setup/operational costs). • Cost recovery model as a minimum; vehicle charging only costing us when someone is paying. Charge fees set to recover cost at a minimum. 	<ul style="list-style-type: none"> • Currently only a limited 32amp charge option located at the Rec Ground which is inconvenient. Slow and out of the way. • Evolving market and technology. Preferred/standard charging plugs may change in the future. • May not receive a Return On Investment given current capital costs and system lives unknown/utilisation rate unknown. Given low fees to be charged e.g. decent volume required to make a decent profit. • No current infrastructure allowance around Shire Admin or Depot areas. Any future works in these areas should consider allowance for conduit infrastructure as a minimum. • Is it Councils core business/responsibility to provide this infrastructure/service?
<u>Opportunities</u>	<u>Threats</u>
<ul style="list-style-type: none"> • Low number of charging points currently in the Wheatbelt. Opportunity for "first mover" advantage by installing a DC Fast Charger. See Appendix 1. • Potentially charge for solar generated power at the Cornerstone site (possible zero cost input during the day depending on tenants draw). • Investment in a Revenue producing asset with a growing market and low cost base. • Cost of EV chargers is reducing. • Potential to expand and utilise Admin Building solar generation with an expansion of the charging network. • Potential funding opportunities through grant funds. • Shire could become the "service station" provider of the future if fossil fuels become redundant and we move early. 	<ul style="list-style-type: none"> • Long range battery life developments may make charging within close proximity to Perth redundant. • Other technology becomes favoured over EV e.g. Hydrogen. • Not having an EV charging option may make EV owners bypass Beverley for other towns which offer the service. • If EV Vehicles are widely adopted there will be a massive infrastructure investment requirement to cater for the shift in technology. • Federal or State Government may provide funding incentives in the future to establish the required infrastructure after we have moved early (also an opportunity).

Attachment 12.1

Budget Projections

EV Infrastructure Capital Budget 10 Year Projection			
Internal	Units	\$/Unit	Total
AC Chargers	13	6,000	78,000.00
<u>DC Fast Charger</u>	<u>1</u>	<u>60,000</u>	<u>60,000.00</u>
			138,000.00
External			
<u>DC Fast Charger</u>	<u>1</u>	<u>60,000</u>	<u>60,000.00</u>
			60,000.00
<u>Total</u>			<u>198,000.00</u>

Attachment 12.1

Budget Projections (continued)

EV Infrastructure Operating Budget - DC Charger 10 Year Projection						
Expense	Days	kWh/day	\$/kWh	\$/Day	\$/Year	\$/10 Year
Power +2% pa increase compounded	150	60	0.40	24.00	3,600.00	43,883.80
Maintenance +2% pa increase compounded					5,000.00	60,949.72
					8,600.00	104,833.52
Revenue				\$/Day	\$/Year	\$/10 Year
Charger Fees - 51c/kWh + \$1/min + 2% increase pa compounded			150	120.60	18,090.00	220,516.09
					18,090.00	220,516.09
Total					9,490.00	115,682.57
<u>Assumptions</u>						
Average EV Capacity (kWh)	60	www.ev-database.org				
Average charge @ 50% (kWh)	30					
Charge Cycle - 45 mins	32	max charges per day				
5% Usage Assumption	2	charges per day				

Attachment 12.1

Budget Projections (continued)

EV Infrastructure Operating Budget - AC Charger 10 Year Projection						
Expense	Days	kWh/day	\$/kWh	\$/Day	\$/Year	\$/10 Year
Power +2% pa increase compounded	365	234	0.40	93.60	34,164.00	416,457.25
Maintenance +2% pa increase compounded					5,000.00	60,949.72
					39,164.00	477,406.97
Revenue	Days	\$/Day	\$/Year	\$/10 Year		
Nil	-	-	-	-	-	-
					-	-
Total					39,164.00	477,406.97
Average EV Capacity (kWh)	60	www.ev-database.org				
Average charge @ 40% (kWh)	24					
Number of Charge Points	13					
75% Usage Assumption	9.75	charges per day				

Attachment 12.1

Actions

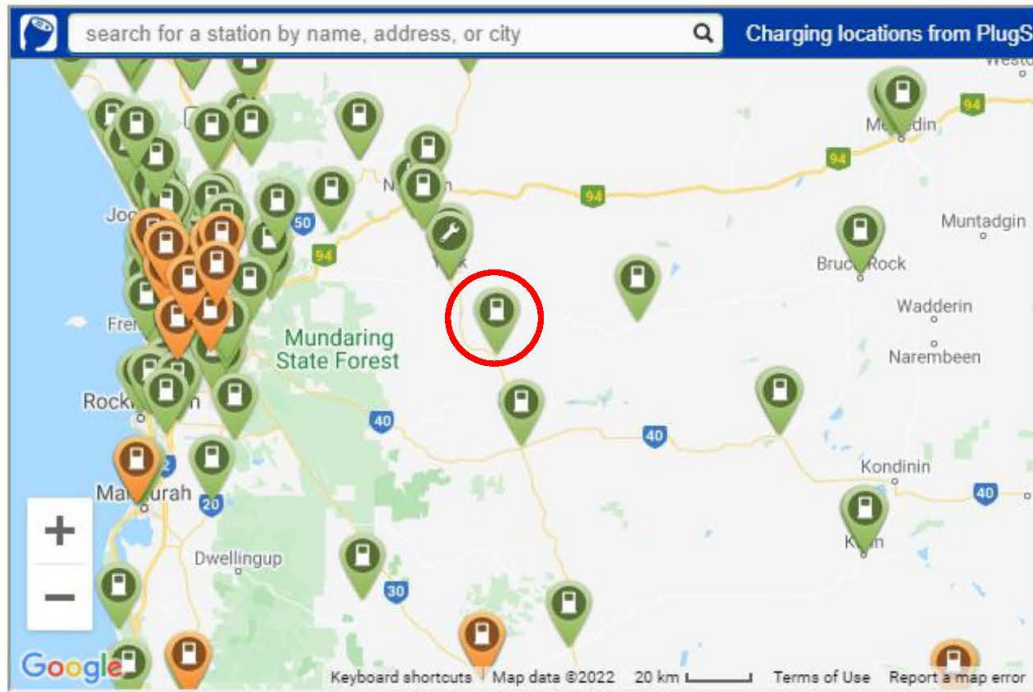
- Install a DC Fast Charge Station behind the Cornerstone Building.
- Include the provision for the installation of conduit infrastructure and power requirements for AC charging stations and one DC Fast Charge station when developing plans for the Old School Building/Admin Car Park upgrade.
- Include provision for DC Fast Charging or AC Charging stations (depending on application) infrastructure in any development works on any future building assets including Residences.
- Consider where solar can be utilised to decrease the operating costs of running the chargers as part of the planning process.

DRAFT

Attachment 12.1

Appendix

1. Registered EV Charging Locations as at 2 February 2022



- Green – Slow Charger Points
- Orange – Fast Charger Points
- Red circle – Beverley Town Site

13. ELECTED MEMBERS' MOTIONS WHERE NOTICE HAS BEEN GIVEN

13.1 Chief Executive Officer Performance Review Committee

Submission To:	Ordinary Council Meeting 26 April 2022
Report Date:	20 April 2022
Applicant:	Shire Administration
File Reference:	ADM 0412
Author and Position:	Cr DC White, Shire President
Previously Before Council:	N/A
Disclosure(s) Of Interest:	Holds position of CEO
Attachments:	Nil

SUMMARY

Council to consider the appointment of a Standing Committee to a Chief Executive Officer Performance Review Committee.

BACKGROUND

The Local Government (Administration) Amendment Regulations 2021 were published in the Government Gazette on 2 February 2021, which introduced new regulations and mandatory minimum standards into the Local Government (Administration) Regulations 1996 for the recruitment, selection, performance review and early termination of local government CEOs. In the main the Model CEO Standards have been included as a new schedule 2 to the Local Government (Administration) Regulations 1996.

At its meeting held on 27 April 2021 (M14/0421), Council adopted the Standards into its Policy Manual as S029 CEO Recruitment, Performance and Termination Policy.

In line with the Local Government Act 1995 (the Act), and the Shire of Beverley CEO Recruitment, Performance and Termination Policy S029 (the Standards), Council will need to appoint a Committee with the purpose of:

1. Undertaking a review of the Chief Executive Officers (CEO) Performance in accordance with Regulation 17 of Schedule 2, Division 3 of the Local Government (Administration) Regulations 1996, the Standards and the contract of employment of the CEO.
2. Establishing any additional performance criteria, with agreement from the CEO, in line with Regulation 16 of Schedule 2, Division 3 of the Local Government (Administration) Regulations 1996.

COMMENT

The Shire's CEO Recruitment, Performance and Termination S029 Policy states:

Division 3 — Standards for review of performance of CEOs

15. Overview of Division

This Division sets out standards to be observed by the local government in relation to the review of the performance of CEOs.

16. Performance review process to be agreed between local government and CEO

- (1) *The local government and the CEO must agree on —*
 - (a) *the process by which the CEO's performance will be reviewed; and*
 - (b) *any performance criteria to be met by the CEO that are in addition to the contractual performance criteria.*
- (2) *Without limiting subclause (1), the process agreed under subclause (1)(a) must be consistent with clauses 17, 18 and 19.*
- (3) *The matters referred to in subclause (1) must be set out in a written document.*

17. Carrying out a performance review

- (1) *A review of the performance of the CEO by the local government must be carried out in an impartial and transparent manner.*
- (2) *The local government must —*
 - (a) *collect evidence regarding the CEO's performance in respect of the contractual performance criteria and any additional performance criteria in a thorough and comprehensive manner; and*
 - (b) *review the CEO's performance against the contractual performance criteria and any additional performance criteria, based on that evidence.*

18. Endorsement of performance review by local government

Following a review of the performance of the CEO, the local government must, by resolution of an absolute majority of the council, endorse the review.

19. CEO to be notified of results of performance review

After the local government has endorsed a review of the performance of the CEO under clause 18, the local government must inform the CEO in writing of —

- (a) *the results of the review; and*
- (b) *if the review identifies any issues about the performance of the CEO — how the local government proposes to address and manage those issues.*

Council have the authority to decide the appropriate numbers for the Committee. As a guide, Council may like to consider the Shire President, Deputy President, Chair of Audit and Risk Committee and one other Councillor. Alternatively, it may chose the whole of Council.

Once the Committee is chosen, their role will then include developing a policy to guide the performance review process, developing the performance agreement in the first instance, conducting the performance review and reporting on the findings and recommendations of the review to council.

STATUTORY ENVIRONMENT

Local Government Act 1995.

Local Government (Administration) Amendment Regulations 2021.

Local Government (Administration) Regulations 1996.

CONSULTATION

Council

FINANCIAL IMPLICATIONS

2021/22 Budget Allocation – CEO Performance Appraisal

STRATEGIC IMPLICATIONS

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

POLICY IMPLICATIONS

S029 CEO Recruitment, Performance and Termination Policy

RISK IMPLICATIONS

Section 5.38 of the Act provides that, for a CEO who is employed for a term of more than one year, the performance of a CEO is to be reviewed formally at least once in every year of their employment. Formalising a Committee and conducting an annual review will mitigate the risk of non-compliance.

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 REQUIREMENTS

Simple Majority

RECOMMENDATION & COUNCIL RESOLUTION

M11/0422

Moved Cr White

Seconded Cr Lawlor

That Council appoint a Standing Committee for its Chief Executive Officer Performance Review Committee consisting of the President, Deputy President, and Chairman of the Audit Committee.

CARRIED 8/0

14. NEW BUSINESS ARISING BY ORDER OF THE MEETING

Nil

15. CLOSURE

The Chairman declared the meeting closed at 3:17pm

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

PRESIDING MEMBER:

DATE: