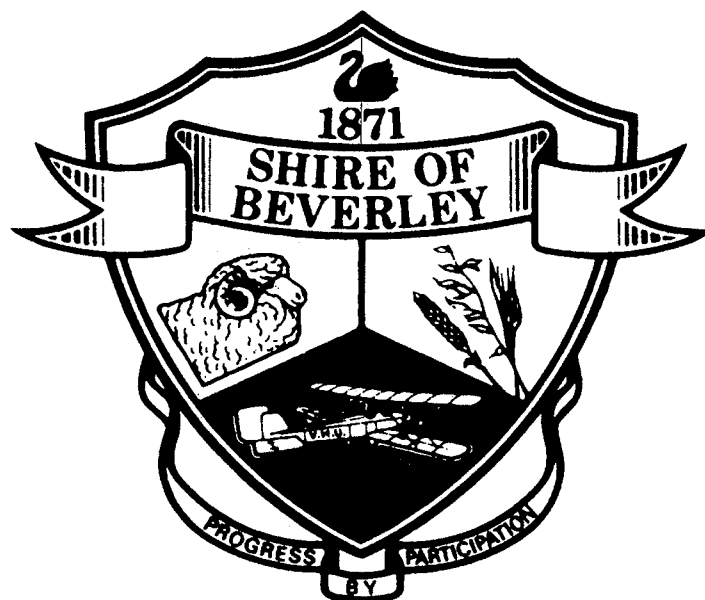


# **ORDINARY COUNCIL**

## **MEETING**

## **MINUTES**



**26 JULY 2011**

**MINUTES - CONTENTS**  
**26 JULY 2011**

ITEM NO	SUBJECT	PAGE
<b>1</b>	<b>MEETING COMMENCEMENT</b>	<b>1</b>
<b>2</b>	<b>ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE:</b>	<b>1</b>
<b>3</b>	<b>PUBLIC QUESTION TIME:</b> Nil	<b>1</b>
<b>4</b>	<b>CONDOLENCES:</b> C Dodd; J Rule; M Stokes	<b>1</b>
<b>5</b>	<b>APPLICATIONS FOR LEAVE OF ABSENCE</b> - Nil	<b>1</b>
	Cr Gogol for August Meeting	
<b>6</b>	<b>CONFIRMATION OF MINUTES AND BUSINESS ARISING</b>	<b>2</b>
<b>6.1</b>	<b>Minutes of the Council Meeting held on Tuesday 28 June 2011</b>	<b>2</b>
	Business Arising - Nil	
<b>6.2</b>	<b>Minutes of the Town Entry Statement Committee Meeting held on Tuesday 19 July 2011</b>	<i>Appendix 1</i> <b>2</b>
	Business Arising:	<b>2</b>
6.2.1	Town Entry Statement - Concept Plans	<b>2</b>
<b>7</b>	<b>PRESIDENT AND COUNCILLOR REPORTS</b>	<b>3-5</b>
<b>7.1</b>	<b>PRESIDENT'S REPORT:</b>	<b>3-4</b>
	Community Strategic Planning Workshops, Wheatbelt Development Commission, SEARTG, Local Government Convention, Avondale, Councillor Corrie Egberts Resignation, Substantive CEO Position, CEO Appreciation	
<b>7.2</b>	<b>COUNCILLOR REPORTS -</b>	<b>5</b>
	Cr Alexander; Grain Freight Lines, Cr Gogol; Avondale	
<b>8</b>	<b>OFFICERS' REPORTS</b>	
<b>8.1.1</b>	<b>TOWN PLANNING ITEMS</b>	<b>6-35</b>
8.1.1.1	Amendment 18 to Town Planning Sceme No. 2	<i>Appendix 2</i> 6-8
8.1.1.2	Development Application - Outbuilding - Lot 182 Langsford Street, Beverley	<i>Appendix 3</i> 9-11
8.1.1.3	Development Application - Outbuilding - Lot 2548 York Williams Road, Dale	<i>Appendix 4</i> 12-14
8.1.1.4	Scheme Amendment Initiation - Landlocked Properties	15-21
8.1.1.5	Development Application - Cottage Industry - 103 (Lot 340) Richardson Street, Beverley	<i>Appendix 5</i> 22-24
8.1.1.6	Subdivision Application - Three Lot Boundary Realignment - Lots 2 & 51 and Pt Location M Great Southern Highway, Beverley	<i>Appendix 6</i> 25-27
8.1.1.7	Subdivision Application - Three Lot Subdivision - Lot 2 Fisher Road, Morbinning	<i>Appendix 7</i> 28-29
8.1.1.8	Subdivision Application - Two Lot Subdivision - Lot 104 K1 Road, Bally Bally	<i>Appendix 8</i> 30-31
8.1.1.9	Development Application - Glider Hanger - Lot 29705 Lukin Street, Beverley	<i>Appendix 9</i> 32-35

**MINUTES - CONTENTS**  
**26 JULY 2011**

ITEM NO	SUBJECT	PAGE
<b>8.1.2</b>	<b>INFORMATION BULLETIN REPORT - SHIRE PLANNER</b>	<b>36</b>
<b>8.2.1</b>	<b>HEALTH &amp; BUILDING SERVICES ITEMS - Nil</b>	<b>36</b>
<b>8.2.2</b>	<b>INFORMATION BULLETIN REPORT - HEALTH &amp; BUILDING SERVICES:</b>	<b>36</b>
8.2.2.1	General	36
8.2.2.2	Building Licenses Issued	36
8.2.2.3	Repairs/Maintenance Officers Report	36
<b>8.3.1</b>	<b>PLANT, WORKS, RECREATION AND TOURISM ITEMS - Nil</b>	<b>37</b>
<b>8.3.2</b>	<b>INFORMATION BULLETIN REPORT - WORKS SUPERVISOR</b>	<b>37-39</b>
8.3.2.1	GENERAL - PLANT AND WORKS	37
8.3.2.1.1	Doctors Surgery Gardens	37
8.3.2.1.2	Short Street House Gardens	37
8.3.2.1.3	Caravan Park	37
8.3.2.1.4	Railway Station	37
8.3.2.1.5	Banner Poles	37
8.3.2.1.6	Work for the Dole Scheme	38
8.3.2.1.7	Rubbish Tip	38
8.3.2.1.8	Fuel	38
8.3.2.1.9	Grading	38
8.3.2.2	CONSTRUCTION	39
8.3.2.2.1	Regional Road Group	39
<b>8.4.1</b>	<b>FINANCE ITEMS</b>	<b>40-46</b>
8.4.1.1	Schedule of Accounts for the month of June 2011	<i>Appendix 10</i> 40
8.4.1.2	Financial Statement for the period ending 30 June 2011	40
8.4.1.3	Investment of Surplus Funds for the month of June 2011	41
8.4.1.4	Structural Reform - RTG Representation	42-43
8.4.1.5	Russell Goodrick's Best Country Town	44-46
<b>8.5.1</b>	<b>ADMINISTRATION ITEMS -</b>	<b>47-48</b>
8.5.1.1	Dry Season Assistance Scheme - Community Grants	<i>Appendix 11</i> 47
8.5.1.2	Councillor Corrie Egberts' Resignation	48
<b>8.5.2</b>	<b>INFORMATION BULLETIN REPORT - CHIEF EXECUTIVE OFFICER:</b>	<b>49</b>
8.5.2.1	WALGA Annual General Meeting	49
8.5.2.2	Beverley Art Gallery Society	49
<b>9</b>	<b>INFORMATION BULLETIN REPORT - PARTS ONE AND TWO - GENERAL SECTIONS</b>	<b>49</b>
<b>10</b>	<b>TABLED CORRESPONDENCE</b>	<b>50</b>
<b>11</b>	<b>OTHER BUSINESS -</b>	<b>51</b>
11.1	Keith Byers Thanked Past and Present Shire Presidents and Councillors	51
<b>12</b>	<b>CLOSURE</b>	<b>51</b>

**MINUTES OF THE ORDINARY MEETING OF COUNCIL  
HELD IN THE COUNCIL CHAMBERS ON TUESDAY 26 JULY 2011**

**1. COMMENCEMENT**

The President declared the meeting open at 10:00am.

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

Attendance

Cr DJ Ridgway	President	South Ward
Cr LC Shaw	Deputy President	West Ward
Cr MG Roberts		South Ward
Cr BM Foster		West Ward
Cr CJ Pepper		West Ward
Cr JD Alexander		North Ward
Cr P Gogol		North Ward
Cr KM Murray		North Ward
Mr KL Byers	Chief Executive Officer	
Mr SP Gollan	Deputy Chief Executive Officer	

Leave of Absence

Nil

**3. PUBLIC QUESTION TIME**

Nil

**4. CONDOLENCES**

DODD	Clifford	25 June 2011
RULE	John	8 July 2011
STOKES	Malcolm	19 July 2011

**5. APPLICATIONS FOR LEAVE OF ABSENCE**

Cr Gogol's leave of absence for August 2011 Council meeting was approved on the 28 June 2011.

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

**6.1 Minutes of the Ordinary Meeting of Council held in the Council Chambers on Tuesday 28 June 2011**

**COUNCIL RESOLUTION**

**M1/0711 Moved Cr Roberts** **Seconded Cr Gogol**  
That the Minutes of the Ordinary Meeting of Council held in the Council Chambers on Tuesday 28 June 2011, as printed, be confirmed.

**CARRIED 8/0**

**BUSINESS ARISING**

Nil

**6.2 Minutes of the Town Entry Statement Committee Meeting held in the Council Chambers on Tuesday 19 July 2011**

Appendix 1

**COUNCIL RESOLUTION:**

**M2/0711 Moved Cr Shaw** **Seconded Cr Foster**  
That the Minutes of the Town Entry Statement Committee Meeting held in the Council Chambers on Tuesday 19 July 2011, as printed, be received.

**CARRIED 8/0**

**BUSINESS ARISING**

**6.2.1 Town Entry Statement – Concept Plans**

**Moved Cr Foster** **Seconded: Cr Roberts**  
Council employ Creative Spaces to produce the three concept plans and a time frame to complete the Town Entry Statements and a final working plan including materials & buildings costs

**CARRIED 8/0**

## 7. PRESIDENT AND COUNCILLOR REPORTS

### 7.1 PRESIDENT'S REPORT

#### **Community Strategic Planning Workshops**

The two recent strategic planning sessions, with an array of members from the community involved, has provided invaluable comment, input and feedback toward the Community Strategic Plan being developed by Council.

#### **Wheatbelt Development Commission**

A presentation was made last Friday in Northam by Brendon Grylls to the two successful applicants from the Wheatbelt Region in the most recent Royalties for Regions funding round. The Wheatbelt Development Commission received funding to improve their capacity to support the development of regional projects and Northam received funding for a Water Re-use project.

The Development Commission is clearly focussing on regional projects that align with the Development Commission strategic plan, are well researched, supported with sound planning processes and involves partnerships.

#### **SEARTG**

The recent RTG meeting was a very lengthy day, covering presentations on the Regional Business Plan - Present State, Information Technology Audit, Regional Strategic Community Plan, Asset Management Plans and Governance and Representation in a proposed new entity. There was a presentation and discussion as to local input via "place" advisory committees in a new entity and the discussion of representation and wards needs to be addressed by Council for inclusion in the Business Plan.

I am very appreciative that many of our Councillors were able to attend this meeting.

#### **Local Government Convention**

I will be attending a Ministerial Dialogue in the lead up to the Convention and have nominated to be involved with Roundtable discussions on the topics of power/energy/gas and water with the Ministers Peter Collier MLC and Bill Marmion MLA.

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

**Avondale**

The National Trust has identified a programme of major works for its regional heritage places over the next four years which focuses on nine properties across seven Development Commission regions. The National Trust Board has supported Avondale as being phase one of this programme, for which a large funding application is currently underway to Royalties for Regions. Without a major injection of capital within the next 6 months (in principle at the very least) to commence the revitalization required to reverse the rundown state of the properties' facilities and create opportunity for it become self supporting I believe the Board will be handing it back to the state government and this iconic state asset will be lost.

**Councillor Corrie Egberts Resignation**

I would like to thank Councillor Corrie Egberts for his valued contribution and active role as an elected member within the Shire of Beverley.

**Substantive CEO Position**

The task of employing a Chief Executive Officer by Local Governments is governed by legislation and is one of the most important roles of Council. I suggest a committee be formed to initiate the preliminaries to ensure Council is well informed as to the manner in which they would like this process to occur, and that the committee consist of the President, Deputy President and one or two Councillors.

**CEO Appreciation**

As our Chief Executive Officer, Mr Keith Byers, is about to commence long service leave, with the intention of retiring, I would like to take this opportunity to recognise his commitment and dedication over the last 27 ½ years to our Shire and record the appreciation of Council, both past and present, for the sound manner in which the affairs of the Shire of Beverley have been conducted.

Good governance and robust financial management has meant Council has never been subject to irregular scrutiny or enquiry and the advice, information and patience provided to elected members has assisted to facilitate our important role on behalf of the community.

It is a privilege to have been able to work with Keith and on behalf of Council I most sincerely wish both he and Di an enjoyable long service leave and fulfilling next phase in their life's journey.

**M/0711**

**Moved Cr Gogol  
That the President's Report, be received.**

**Seconded Cr Alexander**

**CARRIED 8/0**

**7. PRESIDENT AND COUNCILLOR REPORTS  
ITEM 7.2 COUNCILLOR REPORTS**

**7.2 COUNCILLOR REPORTS**

Cr Alexander reported on the Grain Freight Lines

Meeting was attended by Cr's Alexander and Gogol.  
WATCO has advised of a willingness to upgrade of the rail network over the next 5 years. Government funding required for the upgrade would be \$100 million over the 5 years. Currently the cost of transporting grain from Narembeen is \$37 by train and \$26 by truck but this will reduce to \$24 for rail when the line is upgraded.

Informal discussion with CBH on the use of the Kokeby Bin and transporting of grain by road for the 2011/2012 harvest season.

Cr Gogol reported on Avondale

Avondale will be going ahead with the Vintage Truck Muster on the 20<sup>th</sup> and 22<sup>nd</sup> August. Consultation has been held with Show organisers and possibly a parade of trucks down Vincent & Forrest St on Show Day 20 August. Sheepdog trials went well and looking at further trials to be held at Avondale. Planning for the 2011 Harvest Festival is underway.

**COUNCIL RESOLUTION:**

**That a letter be forwarded CBH requesting that grain carted out of Kokeby Bin by road be via Brookton and not on shire local roads.**

**M/0711**

**Moved Cr Roberts**

**That the Councillor Reports, be received.**

**Seconded Cr Gogol**

**CARRIED 8/0**



At 10.50am Mr Peter Wright, the Shire Planner, entered the Chambers

## 8. OFFICERS' REPORTS

### 8.1.1 TOWN PLANNING ITEMS

---

<b>SUBMISSION TO:</b>	<b>July Council Meeting 26 July 2011</b>
<b>AGENDA ITEM:</b>	<b>8.1.1.1</b>
<b>REPORT DATE:</b>	<b>5 July 2011</b>
<b>SUBJECT:</b>	<b>FINAL ADOPTION AMENDMENT 18 TO TOWN PLANNING SCHEME NO. 2</b>
<b>FILE REFERENCE:</b>	<b>LUP010 18</b>
<b>AUTHOR:</b>	<b>Shire Planner – Peter Wright</b>

---

Appendix 2

### BACKGROUND

At its 26 October 2010 meeting Council initiated Amendment 18 to the Shire of Beverley's Town Planning Scheme No. 2 for the purpose of: -

1. Incorporating the zone "Light Industry" into Town Planning Scheme No. 2;
2. Rezoning Lot 126 Great Southern Highway, Lots 96, 97, 98 & 99 Hunt Road and Lots 124, 378 & 377 De Lisle Street, Beverley, from Recreation and Open Space to Light Industry;
3. Amending the Scheme Map accordingly;
4. Incorporating provisions into Town Planning Scheme No. 2 to allow the subdivision of Homestead lots; and
5. Incorporating provisions into Town Planning Scheme No. 2 to allow Council to vary a planning approval.

The amendment has been advertised in compliance with the *Town Planning Regulations 1967* (TP Regs) and is now being presented to Council for final adoption.

### COMMENT

In compliance with Regulation 25 of the TP Regs the proposal was advertised for a period of 42 days. A total of 2 submissions were received comprising of one objection and one no objection. A summary of the submissions and the officer's response is detailed in the table attached to this report.

**8.1.1**

**TOWN PLANNING ITEMS**

**ITEM 8.1.1.1**

**FINAL ADOPTION - AMENDMENT 18 TO TOWN PLANNING  
SCHEME NO. 2**

**(Continued)**

The only significant planning matter raised during the advertising was the lack of a buffer between the Light Industrial area and the Residential zoned area. Given the size of the area and the difficulty in providing access it would be impractical to provide a vegetated buffer. However a suggested modification to the amendment would allow a graduated interface between the Light Industrial and Residential areas.

Currently the proposed amendment will allow landowners to construct a dwelling at the front of their property provided the property is adjacent to a Residential zoned area. By making such provisions compulsory, Taylor Street would have the appearance and amenity of a Residential area whilst providing an interface with the Light Industrial area. Should Council grant final adoption of Amendment 18 it will be recommended proposed Clause 4.15.7 is changed from:

*“Notwithstanding Clause 4.15.6, single dwellings may be used to facilitate a transition from the Light Industry zone and Residential zones. Council may consider, at its discretion, granting development approval for a single dwellings if such development complies with all of the following criteria.”*

Modified proposed Clause 4.15.7 is recommended to read:

*“Notwithstanding Clause 4.15.6, single dwellings shall be used to facilitate a transition between the Light Industry zone and Residential zones. Prior to the granting of Planning Approval for a light industrial activity on a lot adjacent to a Residential zoned area, Planning Approval must be obtained and development substantially commenced for a single dwelling which complies with all of the following criteria.”*

**CONCLUSION**

Apart from the matter discussed above, there were no concerns raised during the advertising period. Therefore it will be recommended Amendment 18 is modified as detailed and granted final adoption.

**STATUTORY ENVIRONMENT**

Town Planning Schemes are amended under Section 75 of the Planning and Development Act 2005.

**8.1.1 TOWN PLANNING ITEMS**  
**ITEM 8.1.1.1**  
**FINAL ADOPTION - AMENDMENT 18 TO TOWN PLANNING**  
**SCHEME NO. 2**  
**(Continued)**

**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION:**

**M/0711 Moved Cr Foster Seconded Cr Roberts**  
**That Council resolve: -**

1. To endorse the officer's comments on the Summary of Submissions.
2. To modify Amendment 18 by altering proposed Clause 4.15.7 to read:

*"Notwithstanding Clause 4.15.6, single dwellings shall be used to facilitate a transition between the Light Industry zone and Residential zones. Prior to the granting of Planning Approval for a light industrial activity on a lot adjacent to a Residential zoned area, Planning Approval must be obtained and development substantially commenced for a single dwelling which complies with all of the following criteria:"*

3. To grant final adoption to Amendment 18 to the Shire of Beverley's Town Planning Scheme No. 2 for the purpose of:
  - Incorporating the zone "Light Industry" into Town Planning Scheme No. 2;
  - Rezoning Lot 126 Great Southern Highway, Lots 98 & 99 Hunt Road and Part Lots 378 & 377 De Lisle Street, Beverley, from Recreation and Open Space to Light Industry;
  - Amending the Scheme Map accordingly;
  - Incorporating provisions into Town Planning Scheme No. 2 to allow the creation of Homestead lots; and
  - Incorporating provisions to allow the modification of an existing Planning Approval.
4. To instruct the Shire Planner to forward the modified amendment documentation to the Western Australian Planning Commission for assessment and approval by the Minister for Planning.

**CARRIED 8/0**

## 8.1.1 TOWN PLANNING ITEMS

---

<b>SUBMISSION TO:</b>	<b>July Council Meeting 26 July 2011</b>
<b>AGENDA ITEM:</b>	<b>8.1.1.2</b>
<b>REPORT DATE:</b>	<b>8 July 2011</b>
<b>SUBJECT:</b>	<b>DEVELOPMENT APPLICATION – OUTBUILDING – LOT 182 LANGSFORD STREET, BEVERLEY</b>
<b>APPLICANTS:</b>	<b>D Ward</b>
<b>FILE REFERENCE:</b>	<b>LAN 471</b>
<b>AUTHOR:</b>	<b>Shire Planner – Peter Wright</b>

---

Appendix 3

### **BACKGROUND**

An application has been received to construct an outbuilding at Lot 182 Langsford Street, Beverley.

The subject site is zoned Rural Residential, approximately 1.8ha in area, cleared and has an existing outbuilding. Access is via Grigson Street.

The application is being referred to Council because the subject lot does not contain a dwelling, therefore a variation to Council's Outbuilding Policy is required. As such there is no delegated authority.

### **COMMENT**

The proposed outbuilding is a slightly larger replacement for an approved outbuilding that was destroyed in the January storm. The outbuilding is to be used to store machinery and equipment required for the maintenance of the lot.

The external finish is proposed to be Colorbond therefore it is unlikely there will be any increase in the external impact. A site inspection by staff indicates the proposed outbuilding will be aesthetically more pleasing than the previously approved outbuilding.

Council has the option of refusing the application due to the absence of a dwelling. However since the proposal is a replacement for a previously approved outbuilding and there is no proposal for ablution facilities, which demonstrates the outbuilding will not be used for residential purposes, refusal may be seen to be inequitable.

**8.1.1 TOWN PLANNING ITEMS**  
**ITEM 8.1.1.2**  
**DEVELOPMENT APPLICATION**  
**– OUTBUILDING – LOT 182 LANGSFORD STREET, BEVERLEY**  
**(Continued)**

**CONCLUSION**

The application to construct an outbuilding at Lot 182 Langsford Street, Beverley is supported due to:

- There will be no net increase in disturbance to amenity;
- The proposal is a replacement for an outbuilding previously approved by Council; and
- Recommended conditions of approval are anticipated to address any matters of concern.

Therefore it will be recommended the application be approved.

**STATUTORY ENVIRONMENT**

Approval of the application will require a variation to Council's Outbuilding Policy.

**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION**

**M/0711 Moved Cr Pepper** **Seconded Cr Murray**  
That Council grant Planning Approval for the construction of an outbuilding at Lot 182 Langsford Street, Beverley, subject to the following conditions and advice notes: -

**Conditions: -**

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

**8.1.1**

**TOWN PLANNING ITEMS**

**ITEM 8.1.1.2**

**DEVELOPMENT APPLICATION**

**– OUTBUILDING – LOT 182 LANGSFORD STREET, BEVERLEY**

**(Continued)**

- 4. Cladding for the proposed development is to be Colorbond or similar approved material, in a colour which is in harmony with the existing built form in the area. Zinalume shall not be used for cladding.**

**Advice Notes: -**

- 1. Nothing in the approval or these conditions shall excuse compliance with all relevant written laws in the commencement and carrying out of the development.**
- 2. The applicant is advised a building licence is required prior to commencement of any building works.**

**CARRIED 8/0**

## 8.1.1 TOWN PLANNING ITEMS

---

<b>SUBMISSION TO:</b>	<b>July Council Meeting 26 July 2011</b>
<b>AGENDA ITEM:</b>	<b>8.1.1.3</b>
<b>REPORT DATE:</b>	<b>12 July 2011</b>
<b>SUBJECT:</b>	<b>DEVELOPMENT APPLICATION – OUTBUILDING – LOT 2548 YORK WILLIAMS ROAD, DALE</b>
<b>APPLICANTS:</b>	<b>N Lloyd &amp; M Black</b>
<b>FILE REFERENCE:</b>	<b>YOR 51299</b>
<b>AUTHOR:</b>	<b>Shire Planner – Peter Wright</b>

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Appendix 4

### BACKGROUND

An application has been received to construct an outbuilding at Lot 2548 York Williams Road, Dale.

The subject site is zoned Farming, approximately 38ha in area and generally cleared. Access is via Valentine Road.

The proposal is being referred to Council because the applicant does not own a dwelling in the Shire of Beverley, therefore a variation to Council's Outbuilding Policy is required. As such there is no delegated authority.

### COMMENT

Given the location of the proposed outbuilding and its relatively small size, it is unlikely there will be any substantial negative external impact.

However to minimise the opportunity for outbuildings to become de-facto dwellings Council's Outbuilding Policy states:

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

The applicant has stated that the purpose of the outbuilding is to store machinery that is used for maintaining the property. As such the proposed outbuilding may be considered to be ancillary to the use of the property. Should Council approve the application, to address the matter of the outbuilding being used as a dwelling, a condition of approval is recommended that prevents human habitation.

**8.1.1 TOWN PLANNING ITEMS**  
**ITEM 8.1.1.3**  
**DEVELOPMENT APPLICATION**  
**– OUTBUILDING – LOT 2548 YORK WILLIAMS ROAD, DALE**  
**(Continued)**

**STATUTORY ENVIRONMENT**

Planning Approval is required because the applicant does not own a dwelling in Beverley.

**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION**

**M/0711**      **Moved Cr Pepper**      **Seconded Cr Murray**  
That Council grant Planning Approval for the construction of an outbuilding at Lot 2548 York Williams Road, Dale, subject to the following conditions and advice notes: -

**Conditions:** -

1. If the development, the subject of this approval, is not **SUBSTANTIALLY COMMENCED** within a period of 2 years from the date of this approval being granted, the approval shall lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the responsible authority having first been sought and obtained.
2. Development shall be carried out only in accordance with the terms of the application as approved herein and any approved plan, prepared by the applicant and endorsed by Council's Shire Planner.
3. The outbuilding shall not be used for:
  - Commercial purposes, unless as a component of a rural pursuit;
  - Human habitation; and
  - Industrial purposes.
4. The outbuilding shall have a minimum 4 metre firebreak on all sides.



**8.1.1 TOWN PLANNING ITEMS**  
**ITEM 8.1.1.3**  
**DEVELOPMENT APPLICATION**  
**– OUTBUILDING – LOT 2548 YORK WILLIAMS ROAD, DALE**  
**(Continued)**

**ADVICE NOTES: -**

- 1. Nothing in the approval or these conditions shall excuse compliance with all relevant written laws in the commencement and carrying out of the development.**
- 2. The applicant is advised a building licence is required prior to commencement of any building works.**

**CARRIED 8/0**

## 8.1.1 TOWN PLANNING ITEMS

---

<b>SUBMISSION TO:</b>	<b>July Council Meeting 26 July 2011</b>
<b>AGENDA ITEM:</b>	<b>8.1.1.4</b>
<b>REPORT DATE:</b>	<b>21 June 2011</b>
<b>SUBJECT:</b>	<b>SCHEME AMENDMENT INITIATION – LANDLOCKED PROPERTIES</b>
<b>FILE REFERENCE:</b>	<b>LUP 010</b>
<b>AUTHOR:</b>	<b>Shire Planner – Peter Wright</b>

---

### BACKGROUND

During deliberation at a Council workshop related to Amendment 19 to the Shire of Beverley's Town Planning Scheme No. 2, the matter of residential development on lots without direct frontage to a constructed road was raised. It was requested the Shire Planner present a report on the matter to Council.

At its 28 June 2011 meeting Council resolved:

“That this matter lay on the table until the July meeting of Council.”

A workshop was conducted to discuss the matter and the item is subsequently being represented to Council.

In relation to applications for planning approval on lots without access to a constructed road, the Shire of Beverley's Town Planning Scheme No. 2 (TPS 2) Clause 4.4 **DEVELOPMENT OF LOTS ABUTTING UNCONSTRUCTED ROADS** provides Council with the following options:

- (a) refuse the application until the road has been constructed or access by means of constructed road is provided as the case may be; or
- (b) grant the application subject to a condition requiring the applicant to pay a sum of money in or towards payment of the cost or estimated cost of construction of the road or part thereof and any other conditions it thinks fit to impose; or
- (c) require such other arrangements are made for permanent access as shall be to the satisfaction of the Council.

Lots without access to constructed roads are the result of historical anomalies. The problem occurs where individual titles from contiguously rated farms are sold “on title”. Such lots could not be created under the modern subdivision process.

## 8.1.1

### **TOWN PLANNING ITEMS**

#### **ITEM 8.1.1.4**

#### **SCHEME AMENDMENT INITIATION – LANDLOCKED PROPERTIES (Continued)**

Where the lots are used for farming purposes or absorbed into a neighbouring property access is not a major consideration. However, similar to all other forms of residential development, where the lots are used for residential purposes and are not ancillary to a farming enterprise, Council is obliged to consider access.

It should be noted that regardless of whether the lot is used for agricultural purposes or not, if the dwelling is not required for farming operations, then the dwelling component should be regarded as rural residential or rural lifestyle. As such a higher standard of access should be applied.

A review of Town Planning Scheme No. 2 has revealed a concern relating to boundary fences. Such fences are specifically exempt from planning approval unless otherwise required by the scheme. Due to the imminent repeal of the Dividing Fences By-Law the Shire of Beverley will have no control over development standards relating to fences. It is proposed to modify the relevant provision in TPS 2 to require planning consent where a variation to a Council policy is proposed.

#### **COMMENT**

The Shire of Brookton has a policy guiding the implementation of a Town Planning clause identical to TPS 2 Clause 4.4. An applicant for a single dwelling on a Farming zoned property without frontage to a constructed road in Brookton sought an application for review with the State Administrative Tribunal in relation to conditions of approval.

The outcome was a precedent that required the applicant to only demonstrate the existence of an easement and be of the opinion the access was acceptable, to satisfy Part (c) of the subject clause.

#### **IMPLICATIONS**

The purpose of Clause 4.4 is to ensure landowners are able to access the property containing their dwelling in a safe and permanent manner. The best method of providing permanent, safe assured access is through the property having frontage to a constructed road. Where alternatives to constructed road frontage are proposed the Shire is not generally a party to such arrangements, therefore there is the potential that a dispute between neighbours could result in the blocking of access to a property containing a residence approved by Council.

## 8.1.1

### TOWN PLANNING ITEMS

#### ITEM 8.1.1.4

#### SCHEME AMENDMENT INITIATION – LANDLOCKED PROPERTIES

#### (Continued)

Other difficulties resulting from not having frontage to a constructed road include the standard of construction and maintenance of the access to the lot. There are examples of such access being impassable in winter and potentially being impassable in summer if the vehicle is not four wheel drive. This could result in emergency vehicles being unable to reach lots containing dwellings approved by the Shire, to attend medical or fire emergencies.

As in any other form of residential development safe convenient access to the property is an expected right. Not being able to access or egress a property containing a person's residence would substantially impact on the landowners amenity and domestic enjoyment of the property.

As in any other form of residential development safe convenient access to the property is an expected right. Not being able to access or egress a property containing a person's residence would substantially impact on the landowners amenity and domestic enjoyment of the property.

A further matter of concern is that if Beverley grows in compliance with the desires expressed during the consultation phase of the new Local Planning Strategy, then future ratepayers may become liable for the construction of roads or access to lots without constructed road frontage. Should the Shire incrementally approve dwellings and not require the construction of roads, it is possible the traffic volume on the unconstructed roads will become such that the road must be constructed. This is a particular concern if an accident occurs and persons are killed or injured. Since it is not possible to retrospectively impose planning conditions, the Shire will have to fund the construction from Shire rates. Therefore the ratepayers will be subsidising private development.

The SAT decision in Brookton means that under a Council policy it would be difficult to impose any access condition other than a crossover to any property with an easement, regardless of the state of the access. To comply with the SAT decision the applicant would only have to show that an easement exists and be of the opinion that the easement is acceptable. The SAT did not require independent expert opinion that the access was capable of all weather traffic.

## 8.1.1

### **TOWN PLANNING ITEMS**

#### **ITEM 8.1.1.4**

#### **SCHEME AMENDMENT INITIATION – LANDLOCKED PROPERTIES (Continued)**

There is also the possibility that the remainder of Clause 4.4 will be inoperable due to the potential that the applicant only has to demonstrate the existence of an easement that connects the lot to a constructed road, to comply. Parts a) and b) of Clause 4.4 apply to lots that require the construction of the road. Should Council require the construction of a road and the applicant can obtain an easement, then the SAT may support the use of the easement, regardless of the merits of having the road constructed.

Ultimately Council must decide on the type of Shire that is desired. Should Council anticipate there will be a population decline in Beverley, then access and road construction will require minimal consideration. However if Council considers Beverley should grow and develop, then appropriate controls are essential. Not having such controls risks the problem being compounded and the creation of greater difficulties for future Councils.

The planning system is designed to reflect community and Council desires within the constraints of State government policy. Council may allow the market and individuals looking after their own interests to determine how the Shire develops, or Council can provide leadership and guide development.

#### **MODIFIED PROVISIONS**

It should be noted that only discretionary decisions are able to be reviewed by the SAT. A statutory provision of TPS 2 is not appealable, however such statutory provisions would also bind Council.

It is recommended to amend TPS 2 where a dwelling is proposed to require the applicant to lodge and have approved any legal access allowed under Clause 4.4 c) and require Shire approval for any change of access arrangements or the dwelling is to be removed. This amendment should also require the access to be constructed and maintained to an all weather standard as certified by an appropriately qualified person.

## 8.1.1

### **TOWN PLANNING ITEMS**

#### **ITEM 8.1.1.4**

#### **SCHEME AMENDMENT INITIATION – LANDLOCKED PROPERTIES (Continued)**

Under this option the clause would have to be amended to state that Clause 4.4 c) only applies where there is no frontage to a road reserve, constructed or otherwise and the lot is not a part of a contiguously owned farm.

In the opinion of staff this modification will address identified access concerns.

#### **DEVELOPMENT APPROVAL FOR FENCES THAT VARY POLICY**

Under Section 7.6 of TPS 2 Council may make Town Planning Scheme Policies relating to aspects of development control. Such policies do not bind Council when considering any application for planning consent. However Council must take into account the provisions of the policy and objectives the policy was designed to achieve.

A difficulty arises where there is a policy but no specific requirement for planning approval. Under Clause 4.1.2 a range of development is exempt from the requirement for planning approval. Should Council introduce a policy on boundary fences under Clause 4.1.2 of TPS 2, the policy would be inoperative because fences are exempt from planning approval, unless there are specific provisions in the scheme requiring planning consent. The only specific fence provisions in TPS 2 relate to fences forward of the building line in Residential zones having to be visually permeable above 1.2m.

To allow Council to apply development control over fences that vary Council's policy, it is proposed to amend Clause 4.1.2b) to read:

"4.1.2 b) the erection of a boundary fence except where a variation to a Town Planning Scheme policy is proposed or as otherwise required by the Scheme;"

#### **STATUTORY ENVIRONMENT**

Town Planning Schemes are amended under Section 75 of the Planning and Development Act 2005.

**8.1.1 TOWN PLANNING ITEMS**  
**ITEM 8.1.1.4**  
**SCHEME AMENDMENT INITIATION – LANDLOCKED PROPERTIES**  
**(Continued)**

**OFFICER’S RECOMMENDATION/COUNCIL RESOLUTION**

**M/0711 Moved Cr Gogol Seconded Cr Shaw**  
**That Council initiate Amendment 20 to Town Planning Scheme No. 2 for the purpose of:**

- a) Insert the words “with the exception of dwellings” at the front of Clause 4.4c). The Clause shall read:**

**“with the exception of dwellings require other such arrangements are made for permanent access as shall be to the satisfaction of the Council”.**

- b) Inserting an additional Part d) to Clause 4.4 that allows construction of a dwelling on lot that is part of a contiguously owned farm, where the farm has access to a constructed road. The new Clause shall read:**

**“Where an application for planning consent for a dwelling is received for a lot that is a component of a contiguously owned farm and the farm has direct road frontage, Council may refuse the application or approve the application with whatever conditions it thinks fit to impose.”**

- c) Inserting an additional Part e) to Clause 4.4 that outlines the requirements for construction of a dwelling on lot that is not a component of a contiguously owned farm and does not have frontage to a constructed road or a road reserve. The new Clause shall read:**

**“Where an application for planning consent for a dwelling is received for a lot that does not have frontage to a constructed road or a road reserve and is not a component of a contiguously owned farm which has direct road frontage, Council shall refuse the application or approve the application under the following conditions as well as whatever other conditions it thinks fit to impose.**

- The location of any legal access must be approved by the Shire;**

**8.1.1 TOWN PLANNING ITEMS**

**ITEM 8.1.1.4**

**SCHEME AMENDMENT INITIATION – LANDLOCKED PROPERTIES  
(Continued)**

- **Should the legal access be altered in any manner without the written approval of the Shire, the dwelling must be removed and the land rehabilitated; and**
  - **Approved legal access must be constructed and maintained to an all weather standard as certified by an appropriately qualified person.”**
- d) **Altering the title of Clause 4.4 to include lots that do not abut any form of road reserve. The new title shall be:**
- “4.4 DEVELOPMENT OF LOTS NOT ABUTTING A CONSTRUCTED ROAD”**
- f) **Modify Clause 4.1.2 b) to read:**
- “4.1.2 b) the erection of a boundary fence except where a variation to a Town Planning Scheme policy is proposed or as otherwise required by the Scheme;”**

**That Council direct the Shire Planner to:**

- 1. Forward the documentation to the Environmental Protection Authority for assessment and the WAPC for information.**
- 2. If no objection is received from the Environmental Protection Authority, advertise the amendment in compliance with the Town Planning Regulations 1967 (as amended).**

**CARRIED 7/1**

**Cr Alexander asked for his vote to be placed on record as not agreeing to the motion.**



## 8.1.1 TOWN PLANNING ITEMS

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<b>SUBMISSION TO:</b>	<b>July Council Meeting 26 July 2011</b>
<b>AGENDA ITEM:</b>	<b>8.1.1.5</b>
<b>REPORT DATE:</b>	<b>13 July 2011</b>
<b>SUBJECT:</b>	<b>DEVELOPMENT APPLICATION – COTTAGE INDUSTRY – 103 (LOT 340) RICHARDSON STREET, BEVERLEY</b>
<b>APPLICANTS:</b>	<b>A Thomas</b>
<b>FILE REFERENCE:</b>	<b>RIC 752</b>
<b>AUTHOR:</b>	<b>Shire Planner – Peter Wright</b>

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Appendix 5

### BACKGROUND

An application has been received to conduct a Cottage Industry at 103 (Lot 340) Richardson Street, Beverley. It is proposed an existing outbuilding will be used to produce handcrafted leather goods, craft goods, etc. Hours of operation are proposed to be:

- Monday & Tuesday – 7.00pm to 9.30pm
- Wednesday, Thursday & Friday – 10.00am to 9.30pm

The goods are proposed to be retailed at markets, fairs, shows, etc, generally on weekends.

The subject site is zoned Residential R2.5, approximately 8,412m<sup>2</sup> in area, contains some vegetation and has existing outbuildings. Access is from Richardson Street via Lot 149. It should be noted Lot 340 is owned by the residents of Lot 149.

### COMMENT

Given the location, type and the small scale of the enterprise it is unlikely there will be any negative external impact. The nearest potentially sensitive land use (dwelling) is approximately 110 metres from the outbuilding. As such, the only potential disturbance to the neighbourhood would be from noise produced by the use of machinery during unsocial hours or if customers attended the property.

To address the matter of noise, should Council approve the application, it will be recommended that the use of machinery is restricted after 7.00pm as a condition of approval.

**8.1.1 TOWN PLANNING ITEMS**  
**ITEM 8.1.1.5**  
**DEVELOPMENT APPLICATION – COTTAGE INDUSTRY**  
**– 103 (LOT 340) RICHARDSON STREET, BEVERLEY**  
**(Continued)**

Retail sales are not proposed from the premises. However to ensure the amenity of the neighbourhood is not disturbed, should Council approve the application, it will be recommended retail sales are prohibited as a condition of approval.

**STATUTORY ENVIRONMENT**

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

**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION**

**M/0711 Moved Cr Gogol Seconded Cr Roberts**  
**That Council grant Planning Approval for a Cottage Industry at 103**  
**(Lot 340) Richardson Street, Beverley, subject to the following**  
**conditions and advice notes: -**

**Conditions: -**

- 1. If the development, the subject of this approval, is not SUBSTANTIALLY COMMENCED within a period of 2 years from the date of this approval being granted, the approval shall lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the responsible authority having first been sought and obtained.**
- 2. Development shall be carried out only in accordance with the terms of the application as approved herein and any approved plan, prepared by the applicant and endorsed by Council's Shire Planner.**
- 3. This approval is specific to the applicant and property and cannot be assigned or transferred to any other person or place.**
- 4. The outbuilding shall not be used for:**
  - Commercial purposes;**
  - Human habitation; and**
  - Industrial purposes, unless as a component of the approved Cottage Industry.**

**8.1.1**

**TOWN PLANNING ITEMS**

**ITEM 8.1.1.5**

**DEVELOPMENT APPLICATION – COTTAGE INDUSTRY  
– 103 (LOT 340) RICHARDSON STREET, BEVERLEY  
(Continued)**

5. No retail sales shall occur on site.
6. The hours of operation shall be:
  - Monday and Tuesday – 7.00pm to 9.30pm
  - Wednesday, Thursday and Friday – 10.00am to 9.30pm.
7. Any Variation to hours of operation requires a written request and the prior written approval of the Local Government (see Advice Note 2).
8. No power tools or machinery shall be started or operated after 7.00pm.

**Advice Notes: -**

1. Nothing in the approval or these conditions shall excuse compliance with all relevant written laws in the commencement and carrying out of the development.
2. With regard to Condition 7, a request using email is acceptable.

**CARRIED 8/0**

## 8.1.1 TOWN PLANNING ITEMS

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<b>SUBMISSION TO:</b>	July Council Meeting 26 July 2011
<b>AGENDA ITEM:</b>	8.1.1.6
<b>REPORT DATE:</b>	13 July 2011
<b>SUBJECT:</b>	<b>SUBDIVISION APPLICATION</b> <b>– THREE LOT BOUNDARY REALIGNMENT</b> <b>– LOTS 2 &amp; 51 AND PT LOCATION M GREAT</b> <b>SOUTHERN HIGHWAY, BEVERLEY</b>
<b>APPLICANTS:</b>	Ian C Ross Surveyors
<b>FILE REFERENCE:</b>	PL144478
<b>AUTHOR:</b>	Shire Planner – Peter Wright

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Appendix 6

### BACKGROUND

An application has been received to rearrange the boundaries of Lots 2 & 51 and Pt Location m Great southern Highway, Beverley.

The subject Lots are zoned Farming, approximately 260ha in total area, vacant and generally cleared with a small amount of remnant vegetation. Access is via Great Southern Highway although Lot 51 has no direct road frontage.

### COMMENT

Although not the optimum planning outcome, the application does resolve some matters of concern and does not increase the dwelling entitlements. The application removes a small, unserviced landlocked lot (Lot 51), which then allows all lots to have direct frontage to a constructed road.

However the subdivision of Pt Location m creates two small lots without any planning justification or demonstration of how the proposal will affect agricultural viability. The best planning outcome would be the amalgamation of Lots 2 & 51 without any subdivision of Pt Location m. To enhance the outcome of the subdivision, particularly since proposed lots 701 & 702 are adjacent to the Avon River, it will be recommended appropriate environmental conditions are recommended as conditions of approval.

Given that there will be no increase in dwelling entitlements and in the interest of equity, it is the opinion of staff the proposed outcome is slightly better than the current situation. Therefore it will be recommended the application is recommended for approval.



**8.1.1**

**TOWN PLANNING ITEMS**

**ITEM 8.1.1.6**

**SUBDIVISION APPLICATION**

**– THREE LOT BOUNDARY REALIGNMENT**

**– LOTS 2 & 51 AND PT LOCATION M GREAT SOUTHERN  
HIGHWAY, BEVERLEY**

**(Continued)**

4. The applicant/owner of the land shall make arrangements to ensure that prospective purchasers of the proposed lots are advised in writing that provision of a reticulated sewerage service will not be available to the lot and that all future dwellings on the lot will need to be connected to on-site effluent disposal system(s), to the satisfaction of the local government.
5. The applicant/owner of the land shall make arrangements to ensure that prospective purchasers of the proposed lots are advised in writing that provision of a reticulated water service will not be available to the lot and that prospective purchasers will be obliged to make their own arrangements for a supply of potable water, to the satisfaction of the local government.
6. A suitable water supply being provisioned to each proposed lot to the satisfaction of the local government.
7. Measures being taken to ensure the identification, mapping and protection of any vegetation on the site worthy of retention, prior to commencement of site works.
8. A fence restricting stock access to remnant vegetation is to be constructed on the remnant vegetation boundary to protect native vegetation;
9. Suitable arrangements being made for the revegetation and fencing of the Avon River watercourse denoted on the attached approved subdivision plan with appropriate native species;

**CARRIED 8/0**

## 8.1.1 TOWN PLANNING ITEMS

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<b>SUBMISSION TO:</b>	<b>July Council Meeting 26 July 2011</b>
<b>AGENDA ITEM:</b>	<b>8.1.1.7</b>
<b>REPORT DATE:</b>	<b>15 July 2011</b>
<b>SUBJECT:</b>	<b>SUBDIVISION APPLICATION – THREE LOT SUBDIVISION – LOT 2 FISHER ROAD, MORBINNING</b>
<b>APPLICANTS:</b>	<b>Ian C Ross Surveyors</b>
<b>FILE REFERENCE:</b>	<b>PL144445</b>
<b>AUTHOR:</b>	<b>Shire Planner – Peter Wright</b>

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Appendix 7

### BACKGROUND

An application has been received to subdivide Lots 2 and 5042 Fisher Road into three lots. It is proposed to create an approximately 19.5ha homestead lot and two balance lots of approximately 174ha and 160ha respectively.

The subject lots are zoned Farming, approximately 352ha in total area, generally cleared with some remnant vegetation and have existing buildings associated with a rural pursuit. Access is via Fisher Road.

### COMMENT

The Shire of Beverley's Town Planning Scheme No. 2 (TPS 2) does not contain provisions that support this type of subdivision. Therefore Council cannot recommend approval of this application. The matter of Homestead lots is being considered as a part of Amendment 18 to TPS 2.

Regardless of TPS 2 provisions, staff do not recommend support for this proposal. The purpose of creating Homestead lots is to allow the continued occupation of dwellings that are surplus to the farming operations. An inspection by staff has determined the dwelling is derelict, abandoned and uninhabitable. It appears the dwelling has not been inhabited for a period of time. As such the proposal does not meet the criteria of continued occupation.

Without the justification of continued occupation of the dwelling, it may be argued the outcome of the proposal is the creation of a lifestyle lot. Such lots are not supported under TPS 2 and are considered to be unplanned, ad-hoc fragmentation of farm land.

**8.1.1 TOWN PLANNING ITEMS**  
**ITEM 8.1.1.7**  
**SUBDIVISION APPLICATION – THREE LOT SUBDIVISION**  
**– LOT 2 FISHER ROAD, MORBINNING**  
**(Continued)**

An additional consideration is that proposed Lot 710 would be physically divided by proposed Lot 711. This could be a justification for a future subdivision proposal. Such an outcome would further add to the unplanned, ad-hoc fragmentation of farm land in the area.

**STATUTORY ENVIRONMENT**

The proposal does not comply with the Shire of Beverley's Town Planning Scheme No. 2.

**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION**

**M/0711 Moved Cr Gogol** **Seconded Cr Roberts**  
That Council resolve to recommend to the Western Australian Planning Commission that application WAPC No. 144445 for a three lot subdivision of Lots 2 and 5042 Fisher Road, Morbinning, be refused for the following reasons:

1. The application cannot be supported under the provisions of the Shire of Beverley's Town Planning Scheme No. 2.
2. The dwellings are derelict, abandoned and uninhabitable, therefore continued occupation as a Homestead is not possible.
3. The proposal would result in unplanned, ad-hoc fragmentation of Farming zoned land.
4. The proposal would create a lot that is physically divided.

**CARRIED 8/0**



## 8.1.1 TOWN PLANNING ITEMS

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<b>SUBMISSION TO:</b>	<b>July Council Meeting 26 July 2011</b>
<b>AGENDA ITEM:</b>	<b>8.1.1.8</b>
<b>REPORT DATE:</b>	<b>15 July 2011</b>
<b>SUBJECT:</b>	<b>SUBDIVISION APPLICATION – TWO LOT SUBDIVISION – LOT 104 K1 ROAD, BALLY BALLY</b>
<b>APPLICANTS:</b>	<b>A J Marsh Pty Ltd</b>
<b>FILE REFERENCE:</b>	<b>PL144498</b>
<b>AUTHOR:</b>	<b>Shire Planner – Peter Wright</b>

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Appendix 8

### BACKGROUND

An application has been received to subdivide Lot 104 K1 Road, Bally Bally, into two lots. It is proposed to create an approximately 20ha Homestead lot and an approximately 634ha balance lot.

The subject lot is zoned Farming, approximately 654ha in area, cleared and has existing buildings associated with a rural pursuit. Access is via Yenyening Lakes Road.

### COMMENT

The Shire of Beverley's Town Planning Scheme No. 2 (TPS 2) does not contain provisions that support this type of subdivision. Therefore Council cannot recommend approval of this application. The matter of Homestead lots is being considered as a part of Amendment 18 to TPS 2.

Regardless of TPS 2 provisions, staff do not recommend support for this proposal. The purpose of creating Homestead lots is to allow the continued occupation of dwellings that are surplus to the farming operations. An inspection by staff has determined the dwelling is derelict, abandoned and uninhabitable. It appears the dwelling has not been inhabited for a period of time. As such the proposal does not meet the criteria of continued occupation.

Without the justification of continued occupation of the dwelling, it may be argued the outcome of the proposal is the creation of a lifestyle lot. Such lots are not supported under TPS 2 and are considered to be unplanned, ad-hoc fragmentation of farm land.

### STATUTORY ENVIRONMENT

The proposal does not comply with the Shire of Beverley's Town Planning Scheme No. 2.



## 8.1.1 TOWN PLANNING ITEMS

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<b>SUBMISSION TO:</b>	<b>July Council Meeting 26 July 2011</b>
<b>AGENDA ITEM:</b>	<b>8.1.1.9</b>
<b>REPORT DATE:</b>	<b>19 July 2011</b>
<b>SUBJECT:</b>	<b>DEVELOPMENT APPLICATION – GLIDER HANGER – LOT 29705 LUKIN STREET, BEVERLEY</b>
<b>APPLICANT:</b>	<b>G Beecroft &amp; R Duffy</b>
<b>FILE REFERENCE:</b>	<b>BRE 32745</b>
<b>AUTHOR:</b>	<b>Shire Planner – Peter Wright</b>

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### Appendix 9

#### **BACKGROUND**

The Shire has received a proposal to construct a hanger to house two gliders, adjacent to the northern section of the Beverley Airfield. The proposal is an extension to an existing non-conforming use recognised by Council at its 28 October 2008 meeting.

The subject site is zoned Farming, contains buildings associated with the Beverley Soaring Society, a number of on-site caravans and existing glider hangers.

There are a number of existing hangers to the south of the proposed development. These were granted Planning Approval by Council at its 28 October 2008 meeting.

#### **COMMENT**

The proposed development is regarded as a Club Premises and as such is a land use not permitted in a Farming zone. However under Clause 5.2 of the Shire of Beverley's Town Planning Scheme No. 2 (TPS 2) Council may grant Planning Approval for the extension of a recognised non-conforming land use. Council recognised non-conforming rights for the land use Club Premises on the subject site at its 28 October 2008 meeting. Therefore Council may grant Planning Approval for the proposed developments.

Comment by the Beverley Rifle Club as a result of the advertising of previous hanger applications indicates that the club is concerned proposed hangers may protrude into its safety zone. Although the Shires maps indicate no hanger will protrude into the safety zone, to ensure safety, should Council approve the application, it will be recommended the prohibition of hangers protruding into the safety zone, be a condition of approval.

**8.1.1 TOWN PLANNING ITEMS**  
**ITEM 8.1.1.9**  
**DEVELOPMENT APPLICATIONS**  
**– GLIDER HANGER – LOT 29705 LUKIN STREET, BEVERLEY**  
**(Continued)**

Site inspections have determined that a number of mature trees are located in the vicinity of the proposed developments. To protect the environmental values of the area it will be recommended, should Council approve the application, that no trees be removed, as a condition of approval.

In the opinion of staff the visual amenity of the area should be protected through the proposed hangers harmonising with the surrounding landscape. Therefore should Council approve the application it will be recommended the hangers be clad in Colorbond or similar material in a colour that is in harmony with the surrounding area, as a condition of approval.

A matter that should be considered by Council is the location of the proposed hanger. This is the first hanger to be located north of the main gliding facilities. As such this proposal may be considered to be setting a precedent. Given that the location of the proposed hanger is a substantial distance from the road, it is the opinion of staff that there will be no negative external impact. Therefore it will be recommended the application is approved.

It is considered the proposed development will be a relatively minor increase on an existing non-conforming use. It is the opinion of staff that the proposal will enhance an activity (gliding) that promotes a positive image of Beverley to the wider community. It will therefore be recommended Council grant Planning Approval for the application.

**STATUTORY ENVIRONMENT**

The applications may be approved under Clause 5.2 of the Shire of Beverley's Town Planning Scheme No. 2

**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION**

**M/0711**      **Moved Cr Gogol**      **Seconded Cr Pepper**  
**That Council grant Planning Approval for the construction of a glider hanger at Lot 29705 Lukin Street, Beverley, subject to the following conditions and advice notes: -**

**8.1.1 TOWN PLANNING ITEMS**  
**ITEM 8.1.1.9**  
**DEVELOPMENT APPLICATIONS**  
**– GLIDER HANGER – LOT 29705 LUKIN STREET, BEVERLEY**  
**(Continued)**

**CONDITIONS: -**

- 1. If the development, the subject of this approval, is not SUBSTANTIALLY COMMENCED within a period of 2 years from the date of this approval being granted, the approval shall lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the responsible authority having first been sought and obtained.**
- 2. Development shall be carried out only in accordance with the terms of the application as approved herein and any approved plan, prepared by the applicant and endorsed by Council's Shire Planner.**
- 3. No glider hanger is to protrude into the Beverley Rifle Club safety zone. (refer to Advice Note 3).**
- 4. No trees are to be removed without the prior approval of the Shire of Beverley, to the satisfaction of the Shire Planner.**
- 5. Cladding for the proposed development is to be Colorbond or similar approved material, in a colour which is in harmony with the area. Zinalume shall not be used for cladding.**

**ADVICE NOTES: -**

- 1. Nothing in the approval or these conditions shall excuse compliance with all relevant written laws in the commencement and carrying out of the development.**
- 2. The applicant is advised a building licence is required prior to commencement of any building works.**
- 3. With regard to Condition 3, the applicant is advised to confirm the location of the safety zone with the Beverley Rifle Club.**

**8.1.1 TOWN PLANNING ITEMS**  
**ITEM 8.1.1.9**  
**DEVELOPMENT APPLICATIONS**  
**– GLIDER HANGER – LOT 29705 LUKIN STREET, BEVERLEY**  
**(Continued)**

**COUNCIL RESOLUTION**

**Council resolved for the decision to be deferred until the new lease with the Beverley Soaring Society has been finalised.**

**CARRIED 8/0**

**8.1.2 INFORMATION BULLETIN REPORT – SHIRE PLANNER**

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

**COUNCIL RESOLUTION**

**M/0711 Moved Cr Foster** **Seconded Cr Murray**  
**That the Shire Planner’s Information Bulletin Report, be received.**  
**CARRIED 8/0**

The Shire Planner, Peter Wright withdrew from the chambers.

**8.2.1 HEALTH & BUILDING SERVICES ITEMS**

Nil.

**8.2.2 INFORMATION BULLETIN REPORT – HEALTH & BUILDING SERVICES**

**8.2.2.1 GENERAL**

General correspondence, duties and communications for Environmental Health Officer/Building Services.

**8.2.2.2 BUILDING LICENSES ISSUED**

Nil

**8.2.2.3 REPAIRS/MAINTENANCE OFFICER’S REPORT**

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

**COUNCIL RESOLUTION**

**That Council seek further information on a CCTV system and for this be monitored by the local police.**

**M/0711 Moved Cr Pepper** **Seconded Cr Shaw**  
**That the Health & Building Services Information Bulletin Report, be received.**

**Cr Roberts left the room and was absent during the vote**

**CARRIED 7/0**

**Cr Roberts returned to the meeting**

### **8.3.1 PLANT, WORKS, RECREATION AND TOURISM ITEMS**

Nil

The Works Supervisor Steve Vincent entered the chambers.

### **8.3.2 INFORMATION BULLETIN REPORT – WORKS SUPERVISOR**

#### **8.3.2.1 GENERAL – PLANT AND WORKS**

##### **8.3.2.1.1 Doctors Surgery Gardens**

Landscaping has been completed and reticulation laid. A quote has been received from Alex's Green Corner to supply plants for this area, it is more than double for the same plants supplied from Benara Nurseries. Another quote is being sourced.

Some of the rocks in the front of 58 John Street have been removed to help with the maintenance for this garden. This was requested by the doctor.

##### **8.3.2.1.2 Short Street House Gardens**

Reticulation has been laid at 5 Short Street.

##### **8.3.2.1.3 Caravan Park**

The old ablution block has been demolished and disposed of. The pad is to be excavated, back filled with sand and compacted prior to the new ablution block arriving.

##### **8.3.2.1.4 Railway Station**

Shrubs and trees have been planted on the land between the railway line and Richard Jas. These were supplied free of charge from Barbara Abbot.

##### **8.3.2.1.5 Banner Poles**

Reflective tape has been placed around each banner pole and frames made up to suit larger banners.



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

**8.3.2.1.6 Work for the Dole Scheme**

We currently have 4 - 6 workers on the scheme working on the following projects around town: rubbish collection, weed control along the creek line, installation of seating at the oval, cleanup at St Pauls Church and Cemetery, landscaping at the retirement village, painting and repair to the cattle yards and chook pens at the oval.

**8.3.2.1.7 Rubbish Tip**

Requested from the last Plant and Works meeting, extra test holes have been drilled to the south of the existing tip site to determine the depth of the rock. The holes drilled range from 5 feet to 10 feet to the rock. See attached map.

**8.3.2.1.8 Fuel**

Quotes from Fuel Distributors, Oil Tec and Beverley Dome Fuel and Hire have been received to supply fuel to the shire depot. After discussions with Council in the Chambers on 12 July 2011, it was agreed to purchase fuel from Beverley Dome Fuel and Hire. Fuel prices are continually changing. We will be monitoring them through Fuel Watch to ensure we are getting the best value.

**8.3.2.1.9 Grading**

The graders are currently working on Edison Mill Road and the York Williams Road. Many sections have had to be reworked after the recent heavy rain.

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

**8.3.2.2 CONSTRUCTION**

**8.3.2.2.1 Regional Road Group**

A draft copy of the five year programme has been attached outlining where funds are to be allocated. Our 2012/2013 submission along with the five year program must be received by Main Roads by 1 September 2011.

**COUNCIL RESOLUTION**

**M/0711 Moved Cr Roberts** **Seconded Cr Pepper**  
**That the Works Supervisor's Information Bulletin Report, be received.**

**CARRIED 8/0 -**

The Works Supervisor Steve Vincent withdrew from the Chambers at 12.05pm





Council meeting adjourned for lunch at 12.30pm

When the council meeting reconvened at 1.50pm Cr Roberts did not attend.

#### 8.4.1 FINANCE ITEMS

<b>SUBMISSION TO:</b>	<b>July Council Meeting 26 July 2011</b>
<b>AGENDA ITEM:</b>	<b>8.4.1.4</b>
<b>REPORT DATE:</b>	<b>20 July 2011</b>
<b>SUBJECT:</b>	<b>STRUCTURAL REFORM – RTG REPRESENTATION</b>
<b>FILE REFERENCE:</b>	<b>GOV 013</b>
<b>AUTHOR:</b>	<b>Deputy Chief Executive Officer – Stephen Gollan</b>

#### PROPOSAL

To consider an elected member structure/model for the new proposed local government for the purpose of progressing the South East Avon Regional Transition Group (SEATRG) Business Case.

#### BACKGROUND

A RTG meeting was held on Friday 1 October 2010 (Quairading) where it was endorsed (4/1) that representation be based on the table below (subject to each council's formal consideration & endorsement);

#### **Beverley, Cunderdin, Quairading, Tammin & York (Preferred option)**

Local Govt	Est Population	Est Electors #s	Elector / Cr Ratio	Deviation	Current No of Elected members	No of Proposed Elected Members SEARTG	Retention of current representation %
Beverley Ward	1,708	1,235	618	28%	9	2	22%
Cunderdin Ward	1,390	823	412	-15%	8	2	25%
Quairading Ward	1,134	762	381	-21%	9	2	22%
Tammin Ward	422	243	243	-50%	6	1	17%
York Ward	3,662	2,282	761	58%	6	3	50%
<b>Total</b>	<b>8,316</b>	<b>5,345</b>	<b>1:483</b>	<b>0%</b>	<b>38</b>	<b>10</b>	

Council at its meeting held on 26 October 2010 resolved as follows:

*"M24/1010 Moved Cr Roberts* *Seconded Cr Gogol*  
*That the Shire of Beverley advise the Regional Transition Group at its next meeting on the 11 November, 2010 that it supports the 12 Councillor model i.e. Beverley 3, Cunderdin 2, Quairading 2, Tammin 1 and York 4.*

*CARRIED 9-0"*



## 8.4.1 FINANCE ITEMS

---

SUBMISSION TO:	July Council Meeting 26 July 2011
AGENDA ITEM:	8.4.1.5
REPORT DATE:	20 July 2011
SUBJECT:	RUSSELL GOODRICK'S BEST COUNTRY TOWN
FILE REFERENCE:	
AUTHOR:	Deputy Chief Executive Officer – Stephen Gollan

---

### PROPOSAL

To consider a proposal to provide an opportunity to promote the Shire in a corporate video on an ongoing basis.

### BACKGROUND

Sheryl Jenkinson, Segment Producer from MRG International has contacted me offering Council the opportunity to be part of a television program focusing on Country Towns and Country Living.

### COMMENT

Below is an outline of the project provided by Sheryl Jenkinson.

#### *Russell Goodrick's Best Country Towns*

##### *About the Program:*

*This program is specifically focused on Country Living – the options, the benefits, the unique lifestyle and appeal. It promotes not only the tourism aspects, but also the opportunities in purchasing a home, a business and raising a family. It could include community events, activities, sporting clubs and local amenities. We expect the segments will be informative and enticing. The program will be hosted by former Channel 9 Newsreader and Logie Award winner Russell Goodrick and a highly skilled crew of professional presenters.*

##### *What we offer:*

*There are **only 6 three minute segments available**. Compared with typical commercial durations of just 30 seconds, these segments enable much more value and time to present the full picture, and allow for plenty of information to be telecast. The cost **includes all production and airtime** and offers **extensive exposure** through a bonus multi-media platform including local and national television and on-line marketing. Obviously you would have input in scripts, visuals and presentation.*

8.4.1

**FINANCE ITEMS**

**ITEM 8.4.1.5**

**RRUSSELL GOODRICK'S BEST COUNTRY TOWN  
(Continued)**

***Local & National Television exposure:***

*Targeted to a city demographic the Special is scheduled to air on Channel 9 Perth at 4.00pm on Saturday 3rd September - then repeated twice per month for 3 months nationally on Foxtel's Aurora Channel.*

***Website upload, Online sharing & emailing your Video:***

- *The program will be*
- *screened on Channel 9 Perth on Saturday 3rd September at 4.00pm*
- *screened on Foxtel Aurora 183 Channel nationally for exposures being "twice per month over a period of 3 months"*
- *The segment uploaded to your individual web site ( by your technicians or ours ) To view our web video pages <http://www.mrginternational.com/gallery/?album=1&gallery=12>*
- *MRG international's web site [www.mrginternational.com](http://www.mrginternational.com)*
- *Uploaded to MRG International's "YouTube" Channel, Face Book and available for "Twitter".*
- *Additionally receive a complimentary DVD to screen across the state-around the World.*
- *And you can use the wild footage for other purposes.*

***Program Segment Opportunities are limited -***

- *A 3 minute segment - \$8,000.00 (excluding GST) (The price Includes all production, air time and web uploads.)*

***Making it Easy***

- *All your Shire would need to provide are bullet point details and the presenter will write the script to which you can then make changes as necessary. For each segment a production crew which includes the presenter will come out to your destination on a day nominated by you.*

***About MRG International***

*For the past 15 years MRG International has been the largest independent producer of television programs in Western Australia having produced over 2,000 programs - some 16,000 to 20,000 segments.*

*You can view a sample of these at [www.mrginternational.com/videos](http://www.mrginternational.com/videos)*

If Council is wishing to participate in Russell Goodrick's Best Country Town program the cost can be included in the 2011 – 2012 budget.



**8.4.1 FINANCE ITEMS**  
**ITEM 8.4.1.5**  
**RRUSSELL GOODRICK'S BEST COUNTRY TOWN**  
**(Continued)**

**OFFICERS RECOMMENDATION**

**For Council's Consideration.**

**COUNCIL RESOLUTION**

**Moved: Cr Foster**  
**That no action be taken.**

**Second: Cr Pepper**

**Carried..7/0**

## 8.5.1 ADMINISTRATION ITEMS

---

<b>SUBMISSION TO:</b>	<b>July Council Meeting 26 July 2011</b>
<b>AGENDA ITEM:</b>	<b>8.5.1.1</b>
<b>REPORT DATE:</b>	<b>14 July 2011</b>
<b>SUBJECT:</b>	<b>DRY SEASON ASSISTANCE SCHEME – COMMUNITY GRANTS</b>
<b>FILE REFERENCE:</b>	<b>GS 002</b>
<b>AUTHOR:</b>	<b>Chief Executive Officer – Keith Byers</b>

---

Appendix 11

### BACKGROUND

In response to the drought conditions experienced in 2010 the Minister for Agriculture and Food initiated a number of financial assistance packages, which included offering all regional local governments \$20,000.00 to fund events for the purpose of uplifting moral.

In utilising the funds offered by the Minister, Council invited submissions from individuals/organisations wishing to organise functions. Applications closed on 14 February 2011.

### COMMENT

Council has already allocated \$5,000.00 to both the Beverley Art Gallery Society and Kerry Brindle (Concert), \$3,500.00 to both the Agricultural Society and Avondale Project Committee and a further \$500.00 to the Men's Shed. This leaves an amount of \$2,500.00 unallocated.

An application has now been received from the Beverley Community Resource Centre for \$2,000.00 to assist with their "Wild Women of the West" seminar which is to be held in November 2011.

### OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

**M/0711**      **Moved Cr Gogol**      **Seconded Cr Pepper**  
**That Council grant \$2,000.00 to the Beverley Community Resource Centre from the Dry Season Assistance Community Grant to help with the costs of the "Wild Women of the West" seminar.**  
**CARRIED 7/0 -**

## 8.5.1 ADMINISTRATION ITEMS

---

<b>SUBMISSION TO:</b>	<b>July Council Meeting 26 July 2011</b>
<b>AGENDA ITEM:</b>	<b>8.5.1.2</b>
<b>REPORT DATE:</b>	<b>8 July 2011</b>
<b>SUBJECT:</b>	<b>COUNCILLOR CORRIE EGBERTS' RESIGNATION</b>
<b>FILE REFERENCE:</b>	<b>GOV 010</b>
<b>AUTHOR:</b>	<b>Chief Executive Officer – Keith Byers</b>

---

### BACKGROUND

Councillor Corrie Egberts has tendered his resignation as a Councillor effective from 3 July 2011. Cr Egberts advised that as he no longer resides within the district he cannot continue to meet his commitments as a Councillor.

### COMMENT

Councillor Egberts' Term of Office was to expire in the October 2013, and as such his resignation has created a vacancy in the South Ward.

Council can either conduct an extra-ordinary election or in accordance with Section 4.16 of the Local Government Act seek approval from the Electoral Commissioner to defer such an election until the date of the ordinary elections, being 15 October 2011.

Section 4.16(4) states:

*"If a member's office becomes vacant under section 2.32 –*

- a) after the third Saturday in January in an election year; but*
- b) before the third Saturday in July in that election year,*

*the Council may, with the approval of the Electoral Commissioner, fix the ordinary elections day in that election year as the day for holding any poll needed for the extraordinary election to fill that vacancy."*

### OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION

M/0711

Moved Cr Foster

Seconded Cr Murray

That Council seek the approval of the Electoral Commissioner to conduct the poll to fill the extraordinary vacancy created by the resignation of Cr Egberts at the ordinary elections day scheduled for 15 October 2011.

CARRIED 7/0 -

- 8.5.2 INFORMATION BULLETIN REPORT – CHIEF EXECUTIVE OFFICER**  
The Chief Executive Officer had provided an Information Bulletin Report under separate cover.

**8.5.2.1 WALGA ANNUAL GENERAL MEETING**

Council discussed the items listed in the WALGA AGM agenda and advised delegates (Cr Ridgway and Cr Shaw) to vote at their discretion.

**8.5.2.2 BEVERLEY ART GALLERY SOCIETY**

Late item tabled for the Art Society- seeking funding for Geraldton workshop for 4 people at \$200.00 per person.

**COUNCIL RESOLUTION**

- M/0711 Moved Cr Shaw** **Seconded Cr Foster**  
**That the Art Society Management agreement along with the request for financial assistance be deferred until the August meeting.**

**CARRIED 7/0**

**Resolved that the Chief Executive Officer's Information Bulletin Report, be received.**

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

The July 2011 Information Bulletin was provided under separate cover.

**COUNCIL RESOLUTION**

- M/0711 Moved Cr Pepper** **Seconded Cr Foster**  
**That the July 2011 Information Bulletin, be received.**

**CARRIED 7/0**

## 10. TABLED CORRESPONDENCE

- AUSTRALIAN RURAL ROAD GROUP INC
  - AGM Minutes
- AUSTRALIAN GOVERNMENT
  - 2010/2011 Winners National Awards for Local Government
- FESA
  - Major Incident Review June 2011
- WHEATBELT NRM
  - Wheatbelt NRM E-Newsletter
- ALGA
  - ALGA News June 24 2011
  - ALGA News July 1 2011
  - ALGA News July 8 2011
  - ALGA News July 15 2011
- PUBLIC HEALTH ADVOCACY INSTITUTE OF WA
  - Public Health Bill – Important Changes for Local Government
- WALGA
  - Western Councillor Issue 50
- HERITAGE TODAY
  - National Standards of Australian Museums and Galleries
- NEIGHBORHOOD WATCH
  - Journal Issue 2 June 2011
- WALGA
  - Regional Road Group Report August 2011
- REGIONAL DEVELOPMENT AUSTRALIA
  - RDA Wheatbelt Inc Community Newsletter
- AVON TOURISM ASSOCIATION
  - Minutes of Meeting and Newsletter

**11. OTHER BUSINESS**

Keith Byers thanked the past and present Shire Presidents and Councillors for their support over the years

**COUNCIL RESOLUTION**

**Moved: Cr Shaw**

**Seconded: Cr Foster**

**Thank you to Keith Byers for his dedication and for the sound and robust financial management he has provided for the Shire over the years.**

**CARRIED..7/0**

**12. CLOSURE**

There being no further business the meeting closed at 4.05.pm.

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

Presiding Member

Date

# APPENDIX LIST

26 JULY 2011

		Commencement Page of Appendix Item
Appendix 1	Item 6.2 – Minutes of the Town Entry Statement Committee Meeting held on 19 July 2011	1
Appendix 2	Item 8.1.1.1 – Amendment 18 to Town Planning Scheme No. 2	3
Appendix 3	Item 8.1.1.2 – Development Application – Outbuilding – Lot 182 Langsford Street, Beverley	11
Appendix 4	Item 8.1.1.3 – Development Application – Outbuilding- Lot 2548 York Williams Road, Dale	14
Appendix 5	Item 8.1.1.5 - Development Application – Cottage Industry – 103 (Lot 340) Richardson Street, Beverley	18
Appendix 6	Item 8.1.1.6 - Subdivision Application – Three Lot Boundary Realignment- Lot 2 & 51 and Pt Location M Great Southern Highway, Beverley	21
Appendix 7	Item 8.1.1.7 - Subdivision Application – Three Lot Subdivision- Lot 2 Fisher Road, Morbinning	23
Appendix 8	Item 8.1.1.8 - Subdivision Application – Two Lot Subdivision – Lot 104 K1 Road, Bally Bally	27
Appendix 9	Item 8.1.1.9 - Development Application – Glider Hanger – Lot 29705 Lukin Street, Beverley	29
Appendix 10	Item 8.4.1.1 - Schedule of Accounts for the month of June 2011	33
Appendix 11	Item 8.5.1.1 – Dry Season Assitance Scheme – Community Grants	43





The meeting reconvened @ 1.05pm

Rikki Clarke discussed the next steps. Rikki would need some guidance from the committee as to what was required.

From the discussions during the meeting it was requested that Creative Spaces produce 3 concept plans and a time frame to complete the project together with cost estimates for working up the design.

**5. CLOSURE:**

The meeting closed at 2.00pm

I hereby certify these Minutes as being confirmed in accordance with Section 522 of the Local Government Act 1995.

*Presiding Member*

*Date*

## SUMMARY OF SUBMISSIONS

Name	Summary of Submission	Officer Comment
1. C & W Gilbert	No Objection	
2. G Peart	<p>Objection</p> <p>2a) Proposes that an area marked on an attached map be retained as a buffer between Residential zoned area and proposed Light Industrial area.</p> <p>2b) The proposed buffer should be vegetated and subsequently maintained by the Shire.</p> <p>2c) Light Industrial areas almost always negatively impact on the noise and visual amenity of residents.</p> <p>2d) The area proposed to be rezoned is a buffer between an Industrial area and a Residential area.</p>	<p>Given the size of the area and the difficulty in providing access it would be impractical to provide a vegetated buffer. However a suggested modification to the amendment would allow a graduated interface between the Light Industrial and Residential areas.</p> <p>See 2a)</p> <p>It is anticipated the graduated interface between Residential and Light Industrial areas, combined with relevant proposed planning controls will address amenity concerns.</p> <p>The area currently acts as a buffer, however the land degraded, undeveloped, not utilised for recreation or conservation and has minimal maintenance. Properly planned the area is anticipated to become an asset to the Shire of Beverley.</p>

**Planning and Development Act 2005**

**RESOLUTION TO AMEND A TOWN PLANNING SCHEME**

**SHIRE OF BEVERLEY**

**TOWN PLANNING SCHEME NO.2**

**AMENDMENT NO.18**

RESOLVED that the local government, in pursuance of section 72 of the *Planning and Development Act 2005*, amend the above Town Planning Scheme by:

(a) Incorporating the zone "Light Industry" into Town Planning Scheme No. 2 by;

- Amending Table 1- Zoning Table to include the provisions for the Light Industry zone as follows:

Uses	Light Industry
3 Caretaker's Dwelling	AA
5 Club Premises	SA
7 Dry Cleaning Premises	P
9 Fuel Depot	SA
16 Industry - Light	P
19 Industry - Service	P
20 Intensive Agriculture	AA
21 Land Drainage Works	AA
23 Motor Vehicle Sales Premises	AA
24 Motor Vehicle Repair Station	AA
26 Office	AA
27 Public Recreation	AA
28 Public Utility	AA
32 Service Station	SA
33 Sheds	AA
34 Shop	AA
35 Single House	AA
36 Veterinary Consulting Rooms	SA

- Amending Table 2 – Site Requirements – Minimum Setbacks From Boundaries to include the provisions for the Light Industry zone as follows:

Zone	Street	Rear	Side
Light Industry	7.5m	7.5m	0

- Incorporating Clause 4.15 into Town Planning Scheme No. 2 which reads as follows:

#### **4.15 LIGHT INDUSTRY ZONE**

- 4.15.1 In addition to a building license, the Council's prior approval to commence development is required for all development including fencing. Such application shall be made in writing to the Council and be subject to the provisions of Clause 6.1 of the Scheme.
- 4.15.2 Fencing forward of the building line shall be visually permeable.
- 4.15.3 All street boundaries shall have a minimum one (1) metre of landscaping. A greater amount of landscaping may be required at Council's discretion.
- 4.15.4 The front setback area shall not be used for the storage and/or manufacture of goods or materials.
- 4.15.5 With regard to access:
- Should a 0 metre side setback be proposed, adequate provision shall be made to allow access to the rear of the property.
  - All carparking shall be contained on site.
  - The number of carparking bays to be provided and their location, shall be at Council's discretion.
- 4.15.6 Development approval for single dwellings will not normally be granted in the Light Industry zone.
- 4.15.7 Notwithstanding Clause 4.15.6, single dwellings may be used to facilitate a transition from the Light Industry zone and Residential zones. Council may consider, at its discretion, granting development approval for a single dwellings if such development complies with all of the following criteria:
- The lot fronts Residential zoned land;
  - The single dwelling complies with the R10 density requirements for the Residential Design Codes;
  - A 5 metre wide driveway is provided to supply access to the rear of the lot;

- All Light Industrial land use, including storage of material, associated parking and display of goods, is to the rear of the dwelling;
  - The front setback area is landscaped; and
  - All signage complies with council's signage policy.
- (b) Rezoning Lot 126 Great Southern Highway, Lots 96, 97, 98 & 99 Hunt Road and Lots 124, 378 & 377 De Lisle Street, Beverley, from Recreation and Open Space to Light Industry;
- (c) Amending the Scheme Map accordingly; and
- (d) Incorporating the following clause into Town Planning Scheme No. 2 to allow subdivision for Homestead lots in compliance Western Australian Planning Commission Development Control Policy 3.4.

3.6.2 (i) (f) It is proposed to create a homestead lot to allow the continued occupation of an existing farm house and it can be demonstrated that the proposal will not adversely affect the use of the land for agricultural purposes in the area. Council will only support the creation of a homestead lot where it can be demonstrated the population of the locality is declining or relatively static and the dwelling is no longer required for farming purposes.

The minimum lot size for a homestead lot shall be 1 ha and the maximum lot size shall be 20 ha. The proposed lot must contain an existing dwelling. In assessing such proposals Council will take into consideration the potential for adjoining land to be similarly subdivided/developed and may not support the proposal if an undesirable precedent will set.

Council will not support the creation of a homestead lot where a homestead lot has been excised from the farm in the past. A notification shall be placed on the title of the created lots informing future owners that no further homestead lots will be supported.

A detailed study of the suitability and capability of the site will be required, including information on the following matters:

- The availability and provision of a suitable water supply for domestic, land management and fire management purposes;
- Provision of constructed public road access and services;
- Land management measures including fire management;

- Environmental matters; and
  - Drainage considerations.
- (e) Incorporating the following clause into Town Planning Scheme No. 2 to allow Council to modify a planning approval providing the development had not commenced.

#### **6.7 AMENDING OR REVOKING A PLANNING APPROVAL**

6.7.1 The local government may, on written application from the owner of land in respect of which planning approval has been granted, revoke or amend the planning approval, prior to the commencement of the use or development subject of the planning approval.

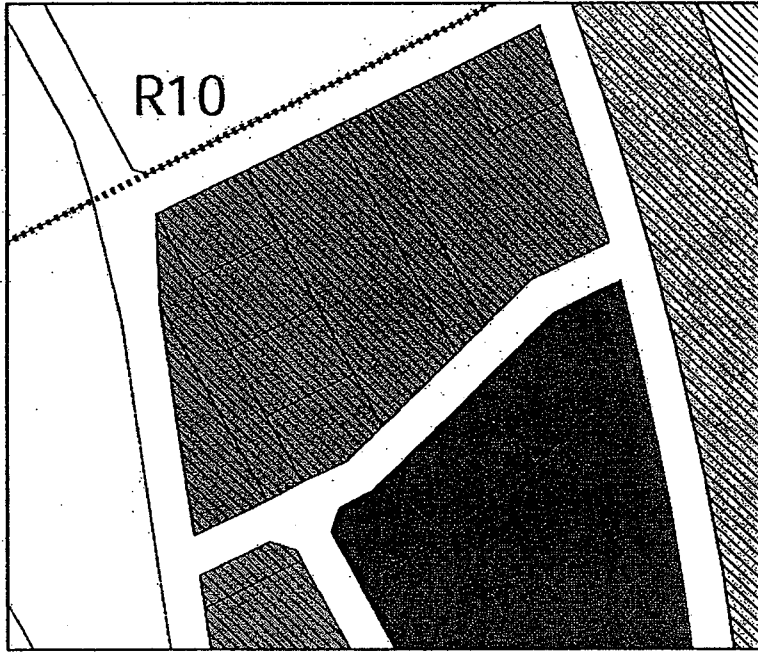
PLANNING AND DEVELOPMENT ACT 2005

SHIRE OF BEVERLEY TOWN PLANNING SCHEME NO.2








AMENDMENT NO. 18

SCHEME MAP

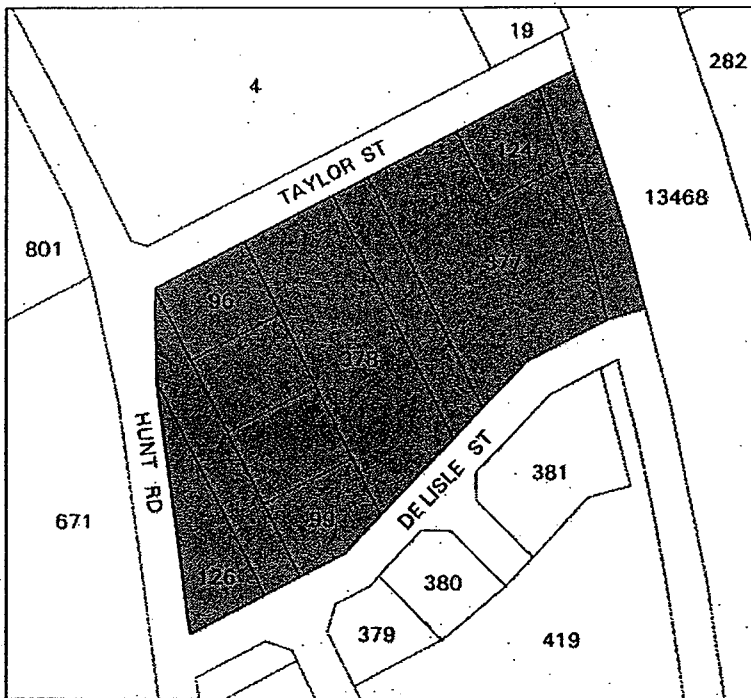
EXISTING ZONING



LEGEND

-  ROADS
-  RAILWAY
-  RESIDENTIAL
-  FARMING
-  PUBLIC PURPOSES
-  RECREATION AND OPEN SPACE
-  INDUSTRIAL

PROPOSED ZONING



-  LIGHT INDUSTRY



SHIRE OF BEVERLEY AMENDMENT 18 TOWN PLANNING SCHEME NO.2

COMMENTS

MR G PEART OF 18 HUNT ROAD BEVERLEY

I would suggest that the area I have marked on the proposed zoning scheme map be left as a buffer zone between lot 4 (residential area) and the proposed light industrial area.

The marked area should be planted with shrubs and trees and be maintained by the Shire.

Light industrial areas are almost always unsightly and sometimes noisy causing a nuisance to residents and devaluing their properties.

The proposed re-zoning in amendment 18 between Taylor Street and DeLisle Street to my understanding has always been a buffer zone since lots 379, 380 and 381 were zoned industrial.

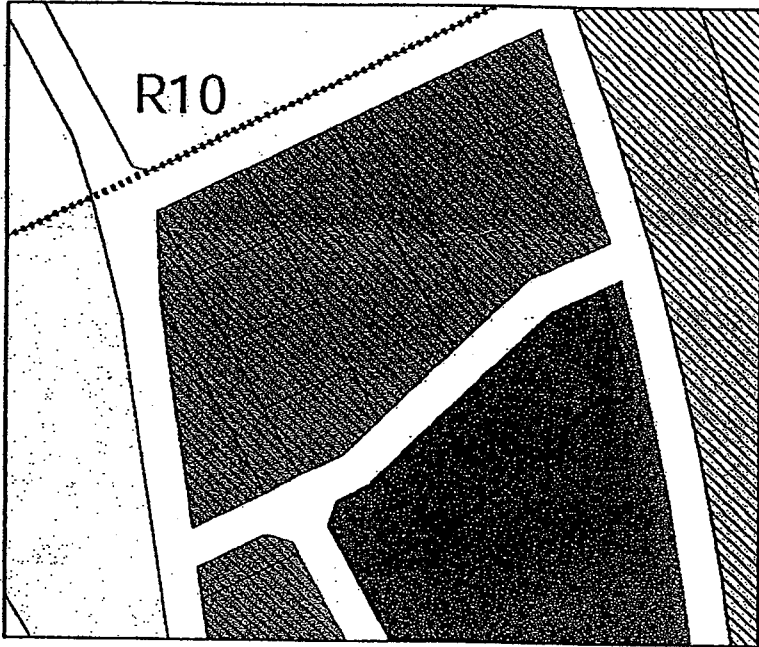









SHIRE OF BEVERLEY TOWN PLANNING SCHEME NO.2

AMENDMENT NO. 18

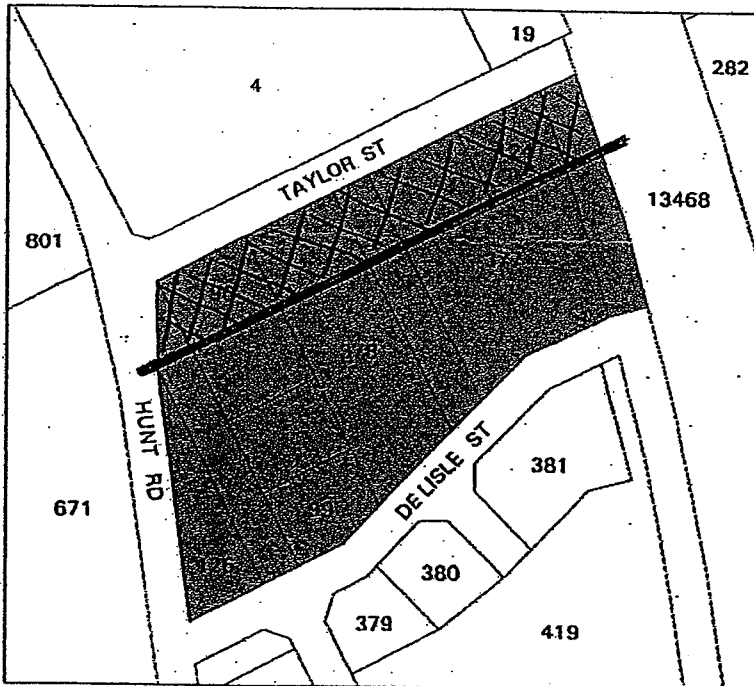
SCHEME MAP

EXISTING ZONING



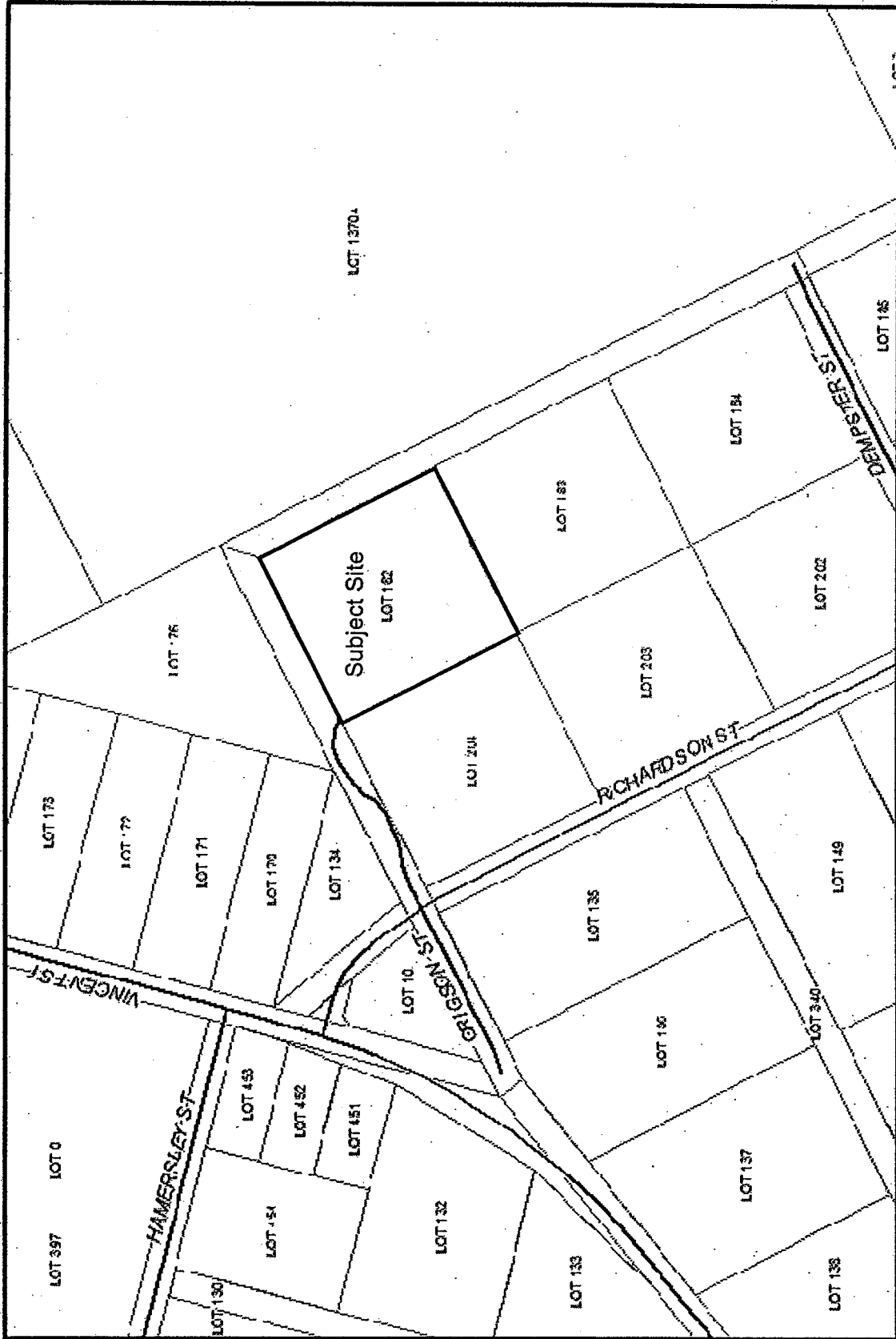
-  ROADS
-  RAILWAY
-  RESIDENTIAL
-  FARMING
-  PUBLIC PURPOSES
-  RECREATION AND OPEN SPACE
-  INDUSTRIAL

PROPOSED ZONING



-  LIGHT INDUSTRY





Location Plan

RECEIVED

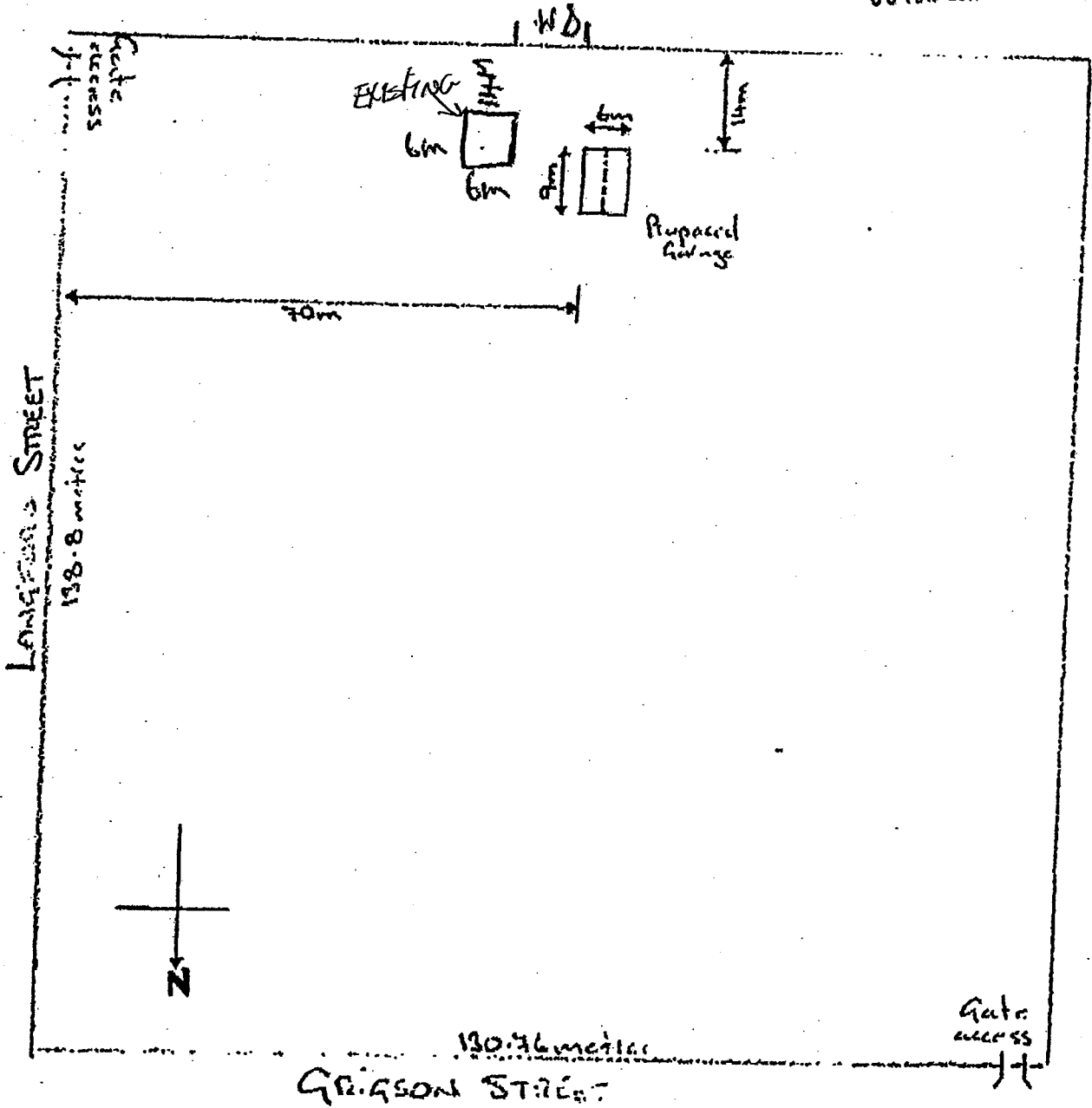
2-1 JUN 2011

Site plan for: Lot 182, Langford Street, Deserley

Mr D Ward Q N<sup>o</sup> 602442

RECEIVED

30 MAY 2011



# ENGINEERED FOR 41MPS - GARAGE (6m SPAN)

7-0117

MATERIALS SPECIFICATION			
SPAN	2.1m	2.4m TO 3.9m	4.2m
BOTTOM CHORD	50x50x5 L G450	50x50x5 L G450	50x50x5 L G450
TOP CHORD	50x50x2.5 L G450	50x50x2.5 L G450	50x50x2.5 L G450
WEBBING	25x25x2 L G350	25x25x2 L G350	25x25x2 L G350
END WEB	45x45x4 L G450	45x45x4 L G450	45x45x4 L G450
FLY BRACE BRACING	25x25x2 L WITH 1x1x12 BOLT		
PURLINS	G550 STUD FRAME WITH 2x 112x20 TEKS EACH END		
GIRTS	100C10 OR UNISPAN 1.6mm MAX SPAN 3000mm		
COLUMN CONNECTION	100C10 OR UNISPAN 1.6mm MAX SPAN 3000mm		
<b>COLUMNS</b>	40x40x4 L G450 WITH 2x 112x20 BOLTS		
2100 HIGH CODE 7	65x65x4 L G450 DURAGAL		
2400 HIGH CODE 8	65x65x5 L G450 DURAGAL		
2700 HIGH CODE 9	75x75x5 L G450 DURAGAL		
3000 HIGH CODE 10	90x90x5 L G450 DURAGAL		
3300 HIGH CODE 11	90x90x5 L G450 DURAGAL		
3600 HIGH CODE 12	90x90x6 L G450 DURAGAL		
3900 HIGH CODE 13	90x90x6 L G450 DURAGAL		
4200 HIGH CODE 14	90x90x8 L G450 DURAGAL		
<b>FOOTINGS</b>	450x450x400 IF 75mm SLAB INSTALLED		
TO 3950 HIGH	500x500x600 IF NO FLOOR SLAB		
TO 4200 HIGH	550x550x600 IF NO FLOOR SLAB		
<b>OPTIONAL ITEMS</b>	LOCATION AND SIZE TO CLIENT REQUIREMENTS		
ROLLER DOORS	LOCATION AND SIZE TO CLIENT REQUIREMENTS		
WINDOWS	LOCATION AND SIZE TO CLIENT REQUIREMENTS		
SKYLIGHTS	LOCATION AND SIZE TO CLIENT REQUIREMENTS		

**TYPICAL SECTION**

**PLAN**

**END ELEVATION**

**SIDE ELEVATION**

CLADDING  
FLASHINGS  
FRAMEWORK  
PURLINS/GIRTS  
DOOR FRAME  
DOOR TRACK  
EAVES BEAM  
ROOF PITCH BRACING  
FLOOR

-TRIMCOK OR CUSTOM DR3 TO MANUFACTURERS SPEC.  
-EX 0.4mm THICK  
-TO MANUFACTURERS SPEC.  
-30x30x1.6 GALV RHS  
-ELTRAK 200KG SYSTEM  
-6000mm SPAN 250C19  
-9000mm SPAN 300C30  
-12°  
-MAX 3 BAYS UNBRACED IN ANY WALL  
-CONCRETE TO CLIENT SPEC.  
-MIN 75mm THICK

TERRAIN CATEGORY: -2  
REGION: -2  
WIND SHIELDING IMPORTANCE FACTOR: -0.9  
FOR RESIDENTIAL USE  
METALLUM ENGINERED DRAWN TO PROJECT STANDARDS 25/11/199  
25/11/199  
25/11/199

DRAWING No: G-02442  
DATE: REF: P60006

**HIGHLINE** COPYRIGHT  
9 Felspar Street, Waterloo, N.Z. 6106  
Tel: (04) 431 5581  
Fax: (04) 431 5591  
Dialing Free (04) 8350 5448

PROPOSED GABLE ROOF GARAGE FOR 182 LANGFORD ST. WARD D BERKELEY



**SITE PLAN**

**BUILDER** : NEIL LLOYD & MICHELLE BLACK **RESIDENCE**

**SITE LOCATION** : **TITLE PARTICULARS**

Lot No **2358 / 23904** Dia/Plan  
**YORK-WILLIAMS RD & VALENTINE RD**  
 Street Location  
 Suburb **BEVERLY** Volume  
 Loc. Auth \_\_\_\_\_ Folio \_\_\_\_\_

**SERVICES AND DETAIL**

Electricity	N/A	View	N/A
Water	N/A	Objectional Features	N/A
Sewerage	N/A	Access	YES
Gas	N/A	Improvements	N/A
Telecom	N/A	Fencing	YES
Road	N/A	Adjoining Homes	N/A
Footpath	N/A	Drainage	N/A
Kerb	N/A	Re Peg Required	YES

**BUILDERS**

Services to be confirmed with AUTHORITIES for easements etc. Check Certificate of Title.  
 Site Survey only locates of boundary pegs or fences in relation to the boundary. It is not guaranteed.  
 The information shown on this drawing is current as at the date of the survey. Earthworks set out  
 are shown in red. The surveyor is not responsible for any errors or omissions in the original  
 preparation check, with the exception of those noted in this document. The surveyor does not  
 accept any responsibility for any errors or omissions in the original preparation.

**SURVEYOR** : **JIM ROGERS**

**DRAWN BY** : **J.R.**

**DATE** : **17/DEC/2010**

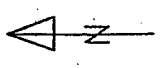
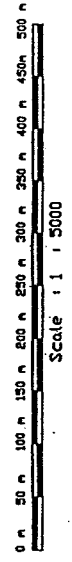
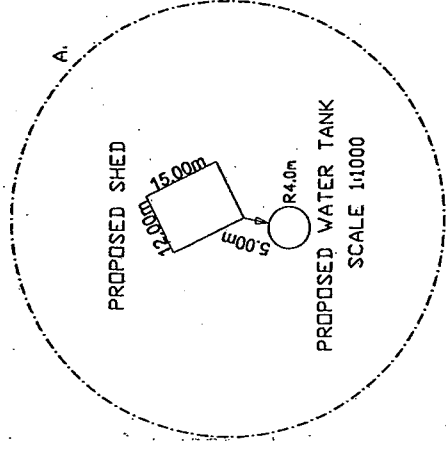
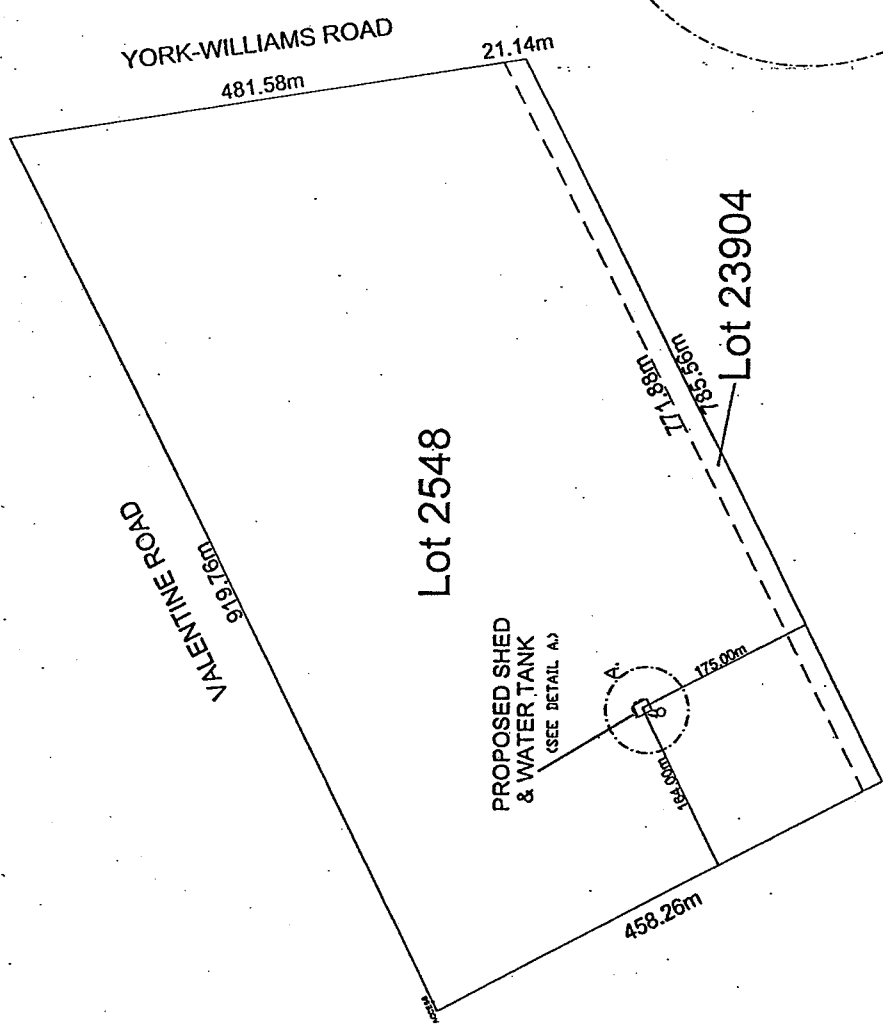
**MOB** : **0437 481945**

**ROGERS SURVEY**

**SHIRE OF BEVERLY**

74 JUN 2011

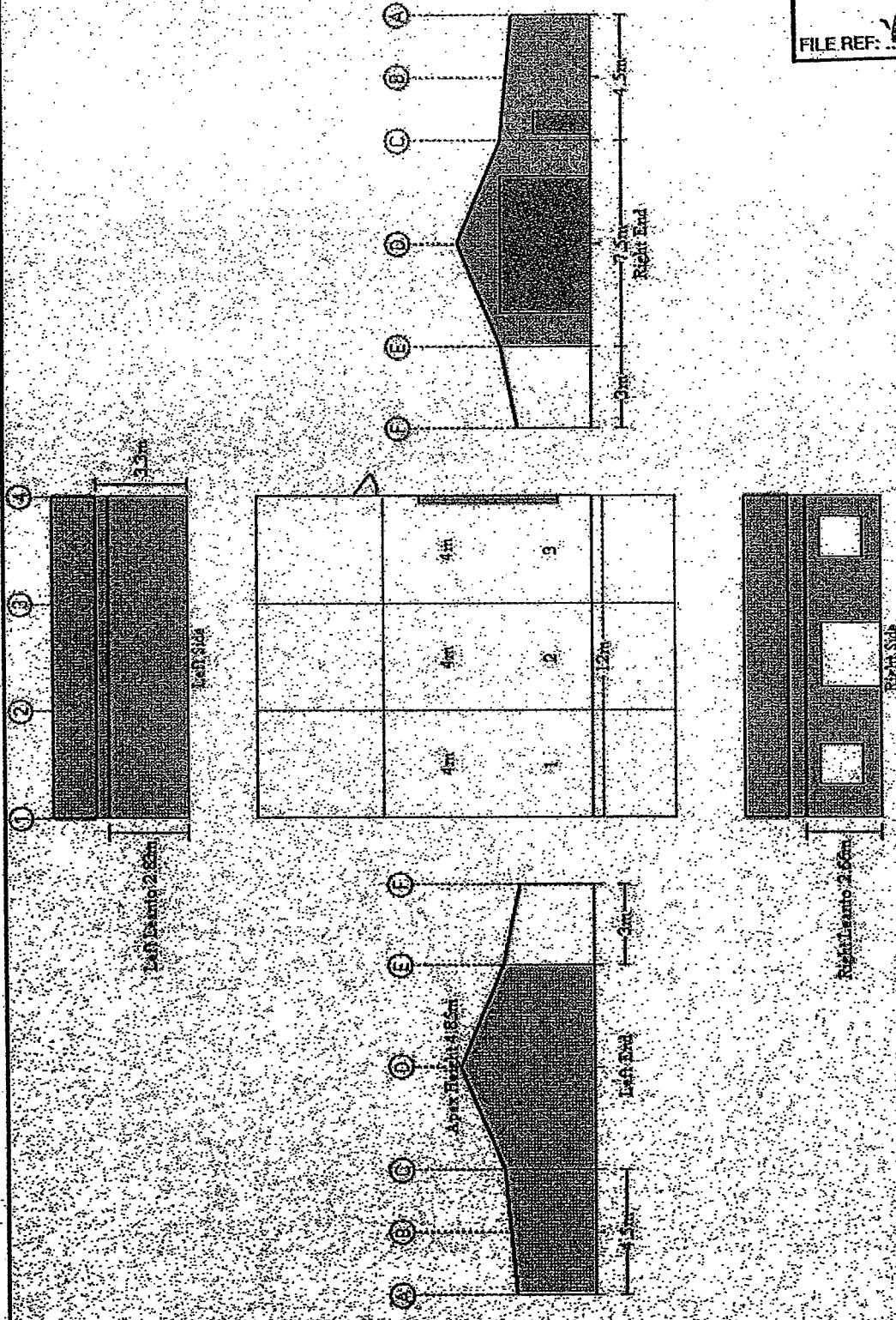
FILE REF: **YOR 51299**



SHIRE OF BEVERLEY

24 JUN 2011

FILE REF: YOR 51299



Wichem Steel  
 James Alan Smith  
 Phone: 1800 915 577  
 Fax: 1800 477 400  
 Email: j.as@wichem.com.au

Building Layout

REF: ASSEM00914

Project Name: YOR 51299

Site Address:

REF: ASSEM00914

Page Des: 2/1/10

Neil Lloyd & Michelle Black  
22 Lennox Road  
THORNIE WA 6108

23 June 2011

To whom it may concern

**RE: 2548 YORK WILLIAMS ROAD – WESTDALE**

I Neil Lloyd & Michelle Black propose to erect a shed at the above mentioned property. The shed will be 12 meters by 12 meters with a 3 meter leanto on one side.

The shed will primarily be used to store equipment to maintain the land & fences, eg, tractor, slasher & weed spraying equipment.

Please do not hesitate to contact me on 0408 098 827 or 0419 963 077 should you require any further information.

Yours sincerely

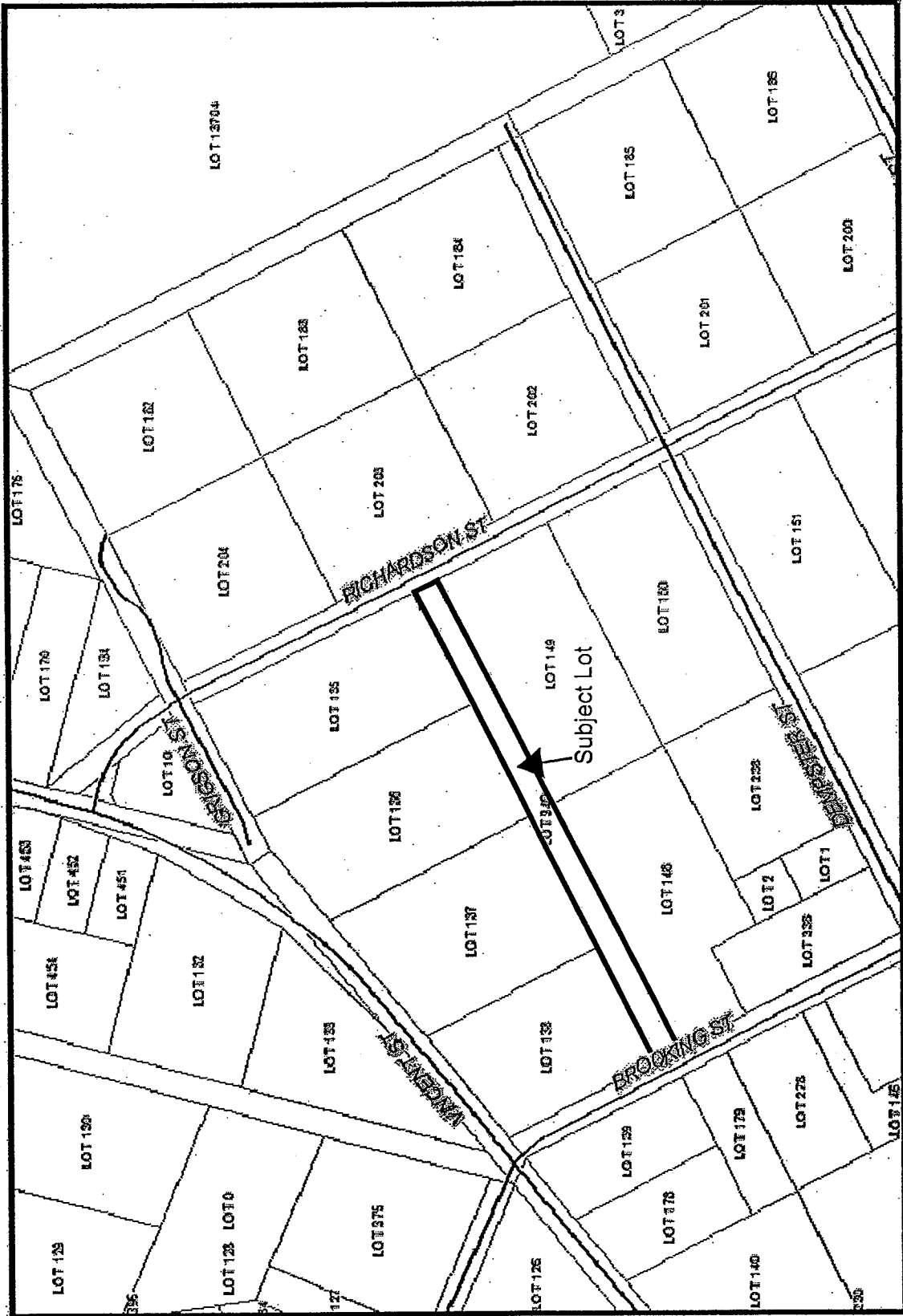


Neil Lloyd

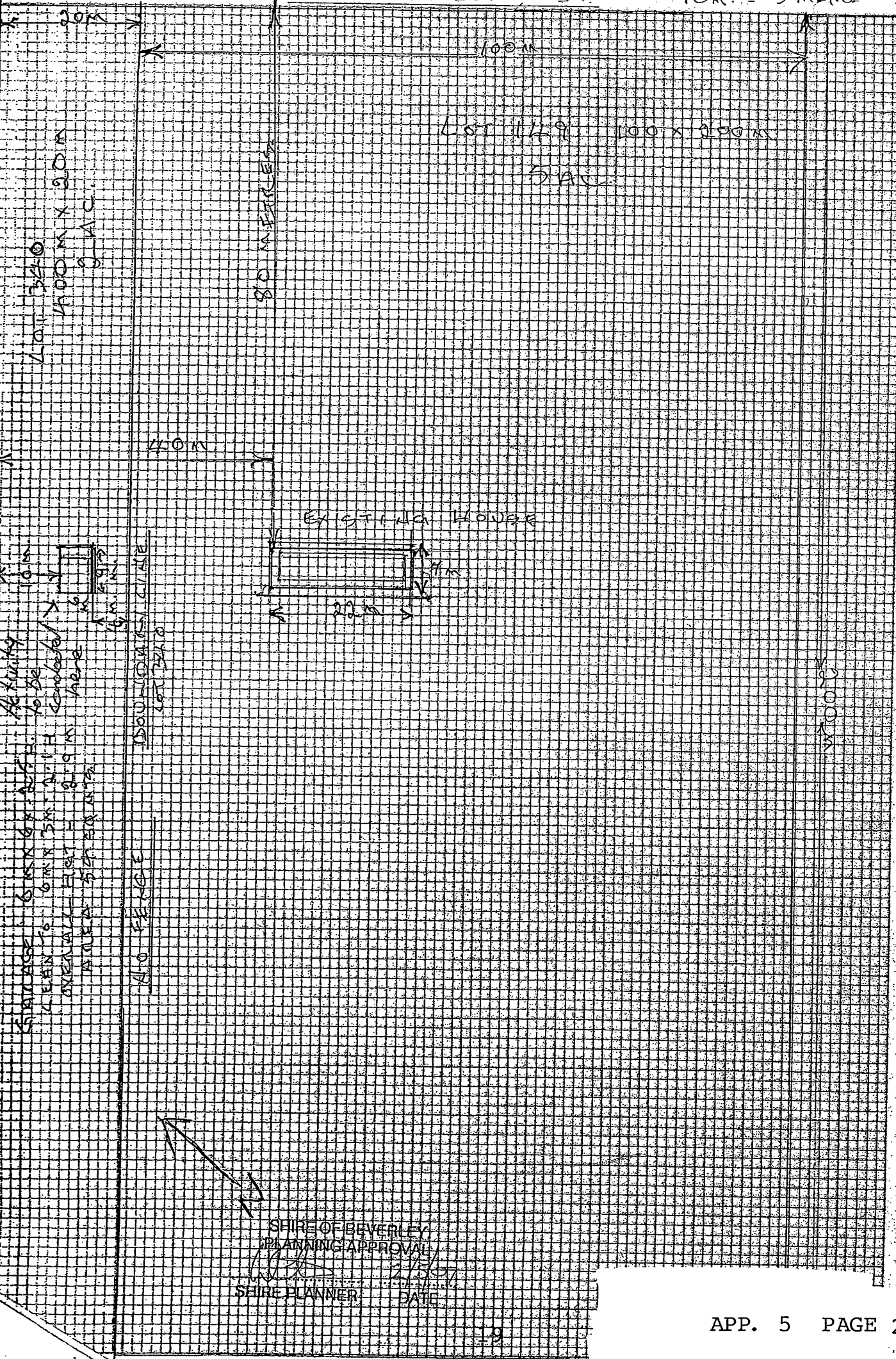


Michelle Black





Location Plan



SHIRE OF BEVERLEY  
 PLANNING APPROVAL  
 SHIRE PLANNER  
 DATE 2/3/07

**Attachment for 'Cottage Industry'  
Permit  
Handcrafted Leather goods, craft goods etc.**

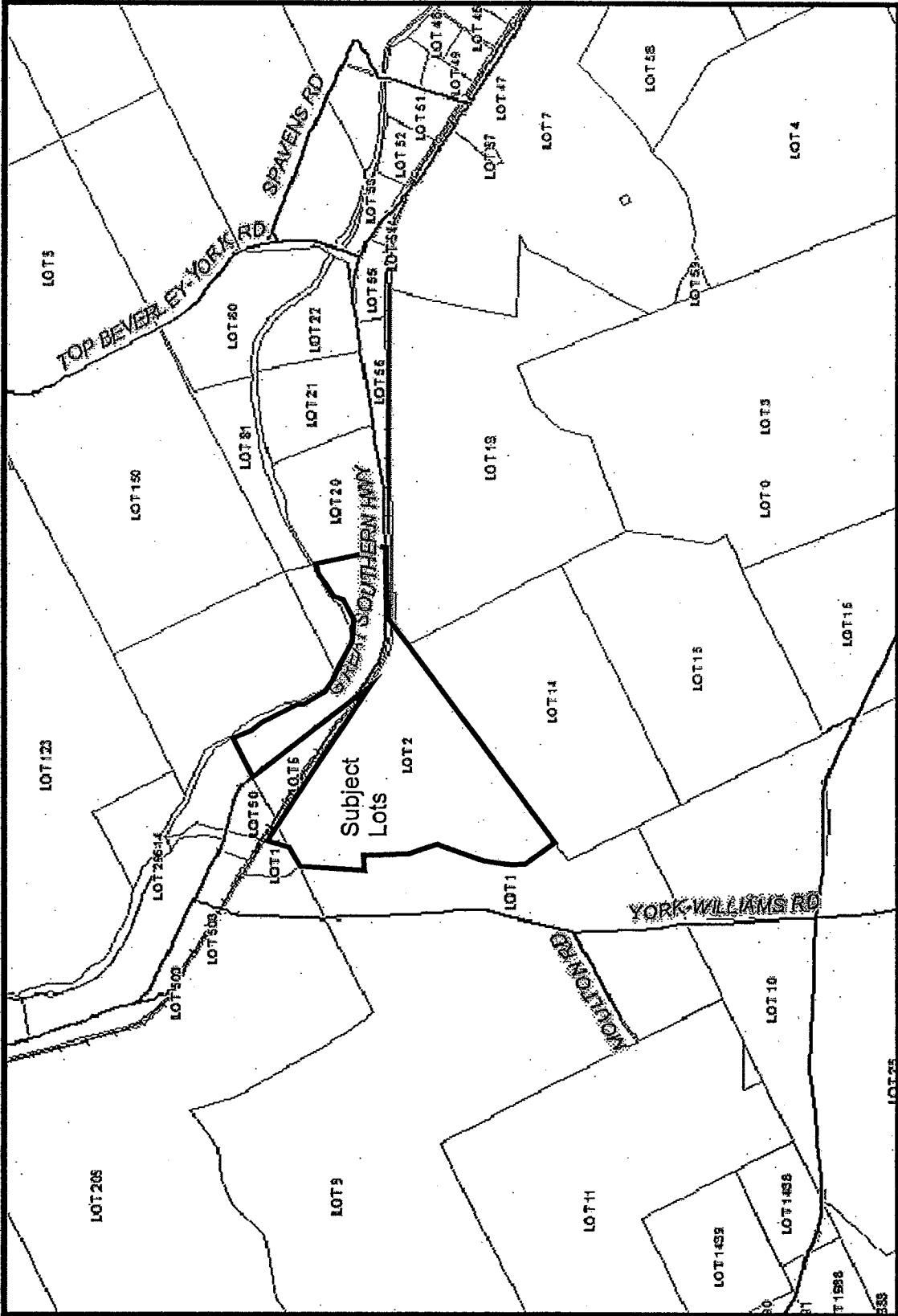
- Conducted in an outbuilding compatible to the zone and not exceeding 55m2.
- Does not require the provision of any essential service main.
- There is no noise, vibration or smell or anything else that can affect neighboring properties.
- No excess waste or pollutants.
- No employees

**Hours of Operation:** Hours of operation are varied, Monday & Tues approx. 7.00pm – 9.30pm  
Wed, Thursday, Friday approx from 10am – 9 -9.30pm.  
Sat & Sun. I am attending markets, fairs, shows etc. mainly at the weekends.

**Andrew Thomas**



6/7/11

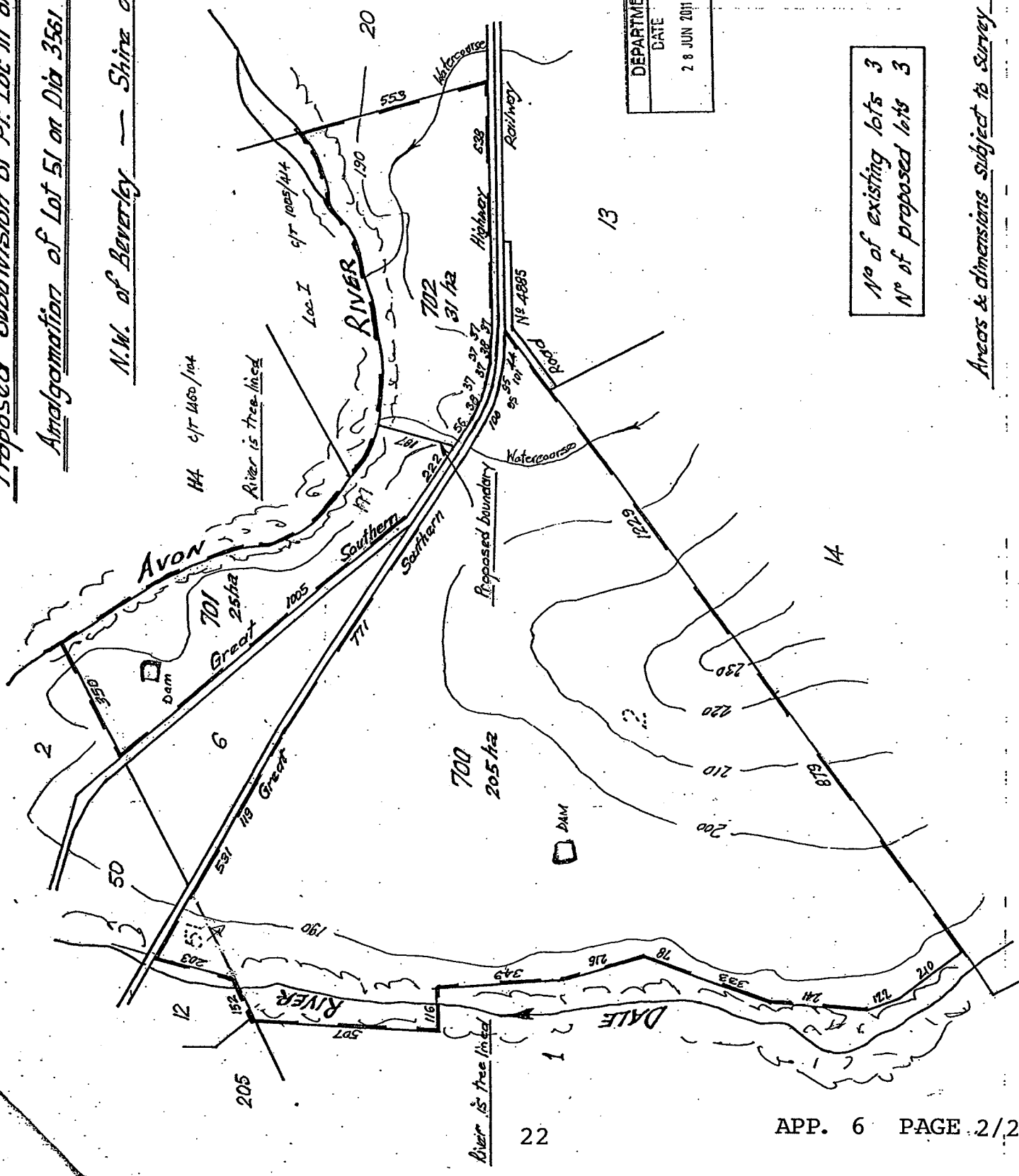


Location Plan

Proposed Subdivision of Pt. Loc M on Plan 1174 and  
Amalgamation of Lot 51 on Dia 3561 with Lot 2 on Dia 12002

N.W. of Beverley — Shire of Beverley

Scale 1:10000 at A3



DEPARTMENT OF PLANNING	
DATE	2 8 JUN 2011
FILE	1 4 4 4 7 8

Areas of original lots

Pt. Loc M	55 ha
Lot 51	1.64 ha
Lot 2	203 ha

No of existing lots	3
No of proposed lots	3

Areas & dimensions subject to Survey

IAN C. ROSS  
LICENSED SURVEYOR  
LANDING AND YORK  
216 SUMMIT ROAD  
92551747 941 5888  
JUN 11  
BN/257283

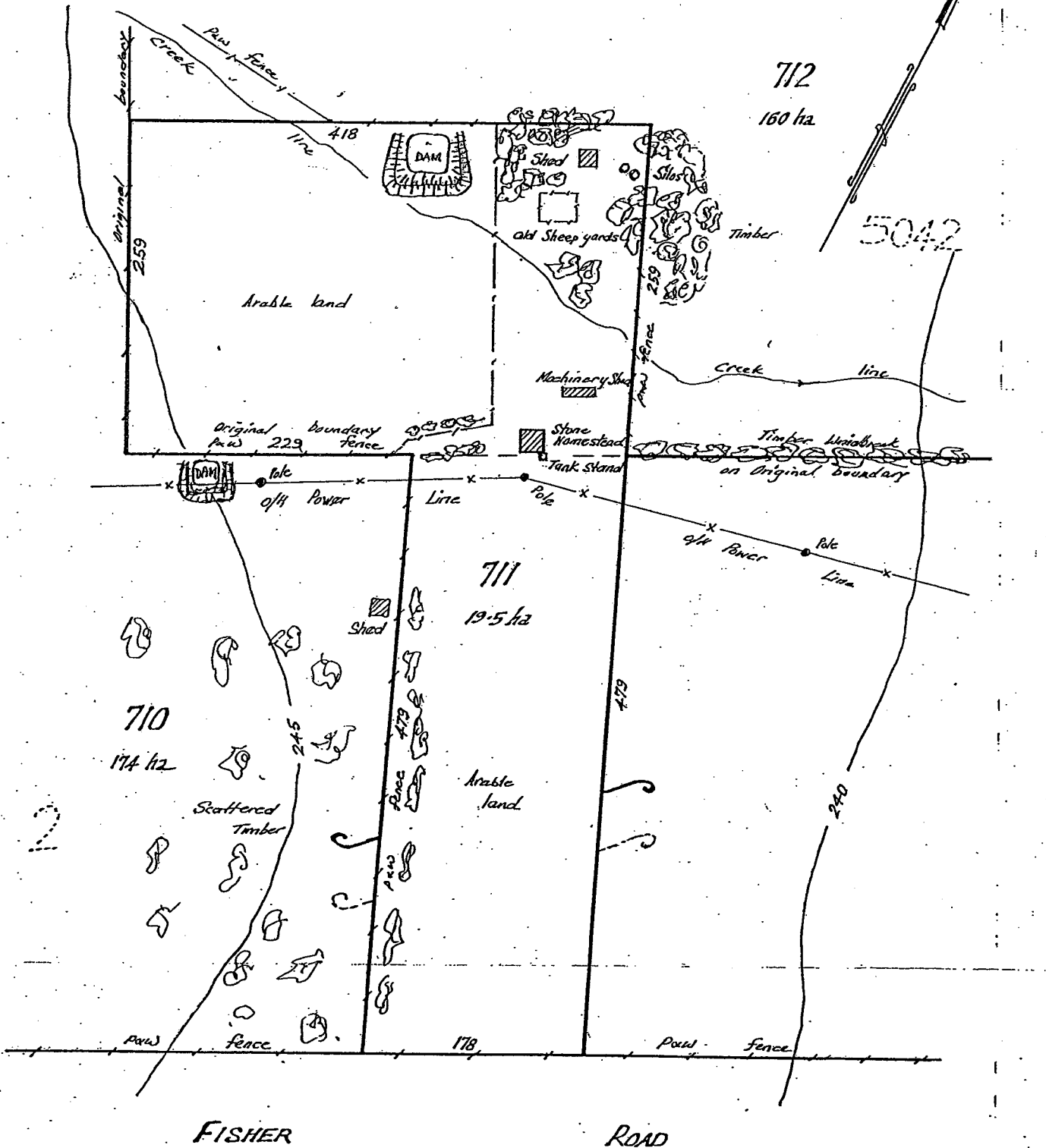


Enlargement of Proposed Homestead Lot 711

ex lots 2 & 5042 of Marbinning - Shire of Beverley

Scale 1:3000 at A3

Sheet 2 of 2



FISHER

ROAD

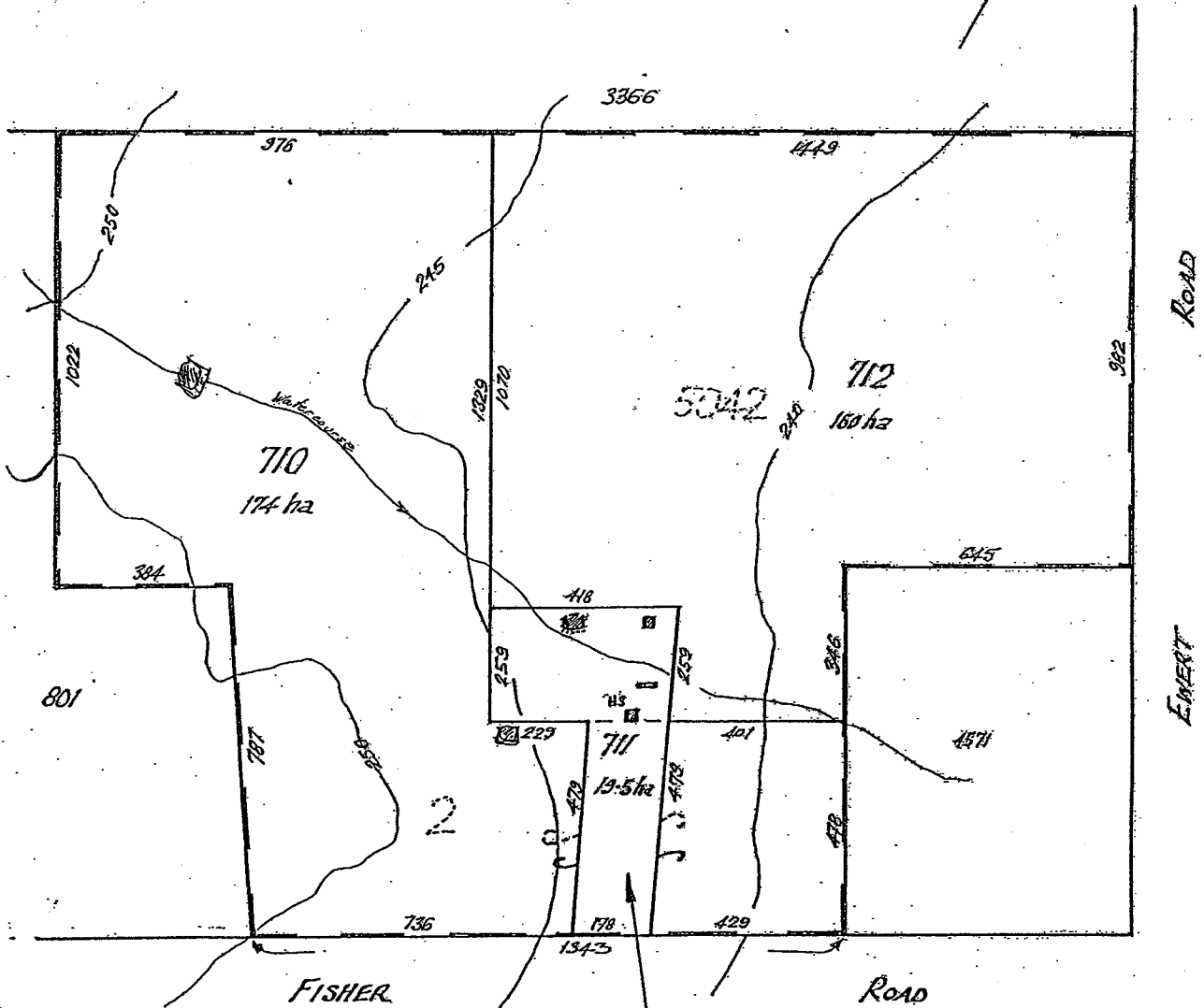
DEPARTMENT OF PLANNING	
DATE	FILE
23 JUN 2011	144445

IAN C. ROSS  
 LICENSED SURVEYOR  
 MUNDARING AND YORK  
 215 SUMMIT ROAD 100 AVON TERRACE  
 5285 1747 9541 1108

Proposed excision of Homestead Lot from  
Lot 2 on Dia 75460 & Lot 5042 on DP109689  
Morbinning - Shire of Beverley

Scale 1:10000 of A3

Sheet 1 of 2



No. of existing lots 2  
 No. of proposed lots 3

Original Areas:  
 Lot 2 182.72 ha  
 Lot 5042 169.97 ha

Proposed Homestead  
Lot  
See enlargement Sheet 2

Dimensions & Areas  
subject to survey

DEPARTMENT OF PLANNING	
DATE	FILE
23 JUN 2011	144445

IAN G. ROSS  
 LICENSED SURVEYOR  
 MUNDARING AND YORK  
 245 SUNNAT ROAD 109 AKON TERRACE  
 9285 1747 9541 1405  
 2011/06/23



215 Summit Road,  
Mundaring, 6073  
(08) 9296 1747



Ian C. Ross  
Licensed Surveyor M.I.S. (Aust.)

Consultant in Land Subdivision, Mapping,  
Road Design & Drainage Systems

Reference BV31800  
15<sup>th</sup> June 2011

The Secretary  
WA Planning Commission  
Locked Bag 2506  
Perth WA 6001

Dear Sir/Madam,

PROPOSED EXCISION OF A HOMESTEAD LOT FROM  
LOT 2 ON DIA 75460 & LOT 5042 ON DP109689  
SHIRE OF BEVERLEY

It is proposed to excise a homestead lot from the main farm at Morbinning east of Beverley.

The homestead is of stone construction and is situated well back from Fisher Road on gentle sloping arable land. There are various outbuildings and some arable land situated behind it.

The building is no longer occupied as a farm residence and it is the intention of the interested party to preserve the integrity of the homestead and outbuildings and to utilise the surrounding land.

Yours sincerely,

Ian C Ross  
Licensed Surveyor

23 JUN 2011

14445

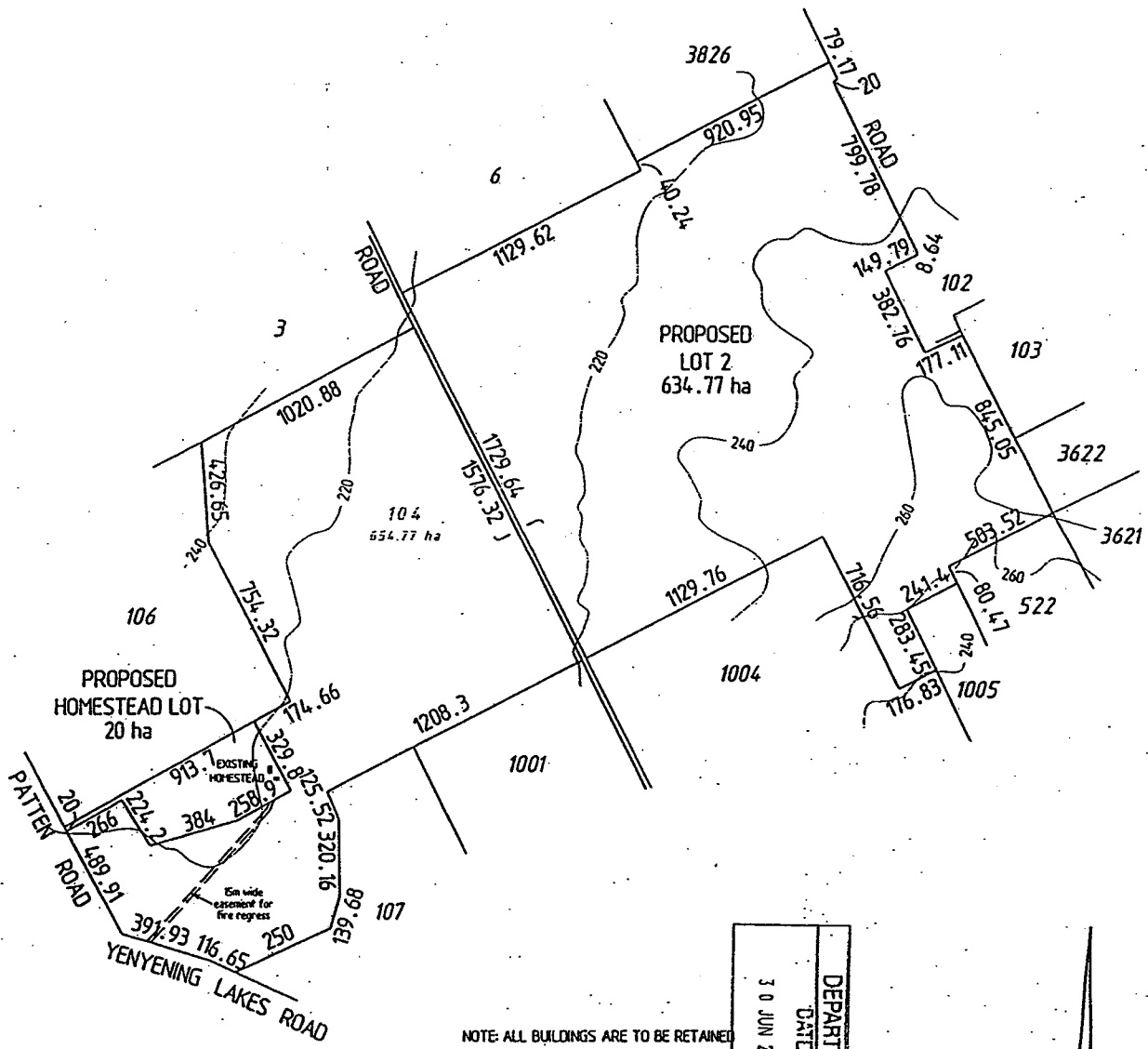
Registered Proprietor RAYBO Pty Ltd, as Trustee for the I.C. & Y.M. Ross Family Trust ABN 24 809 173 657  
trading as Ian C. Ross Surveyors ACN 009 125 651



# PROPOSED HOMESTEAD LOT LOT 104 ON DP 26068



ACN 054 353 687  
ABN 11 054 353 687  
Alan Marsh (Director)  
L.S., A.I.T., M.I.S.



NOTE: ALL BUILDINGS ARE TO BE RETAINED

DEPARTMENT OF PLANNING
DATE
30 JUN 2011
FILE
144498



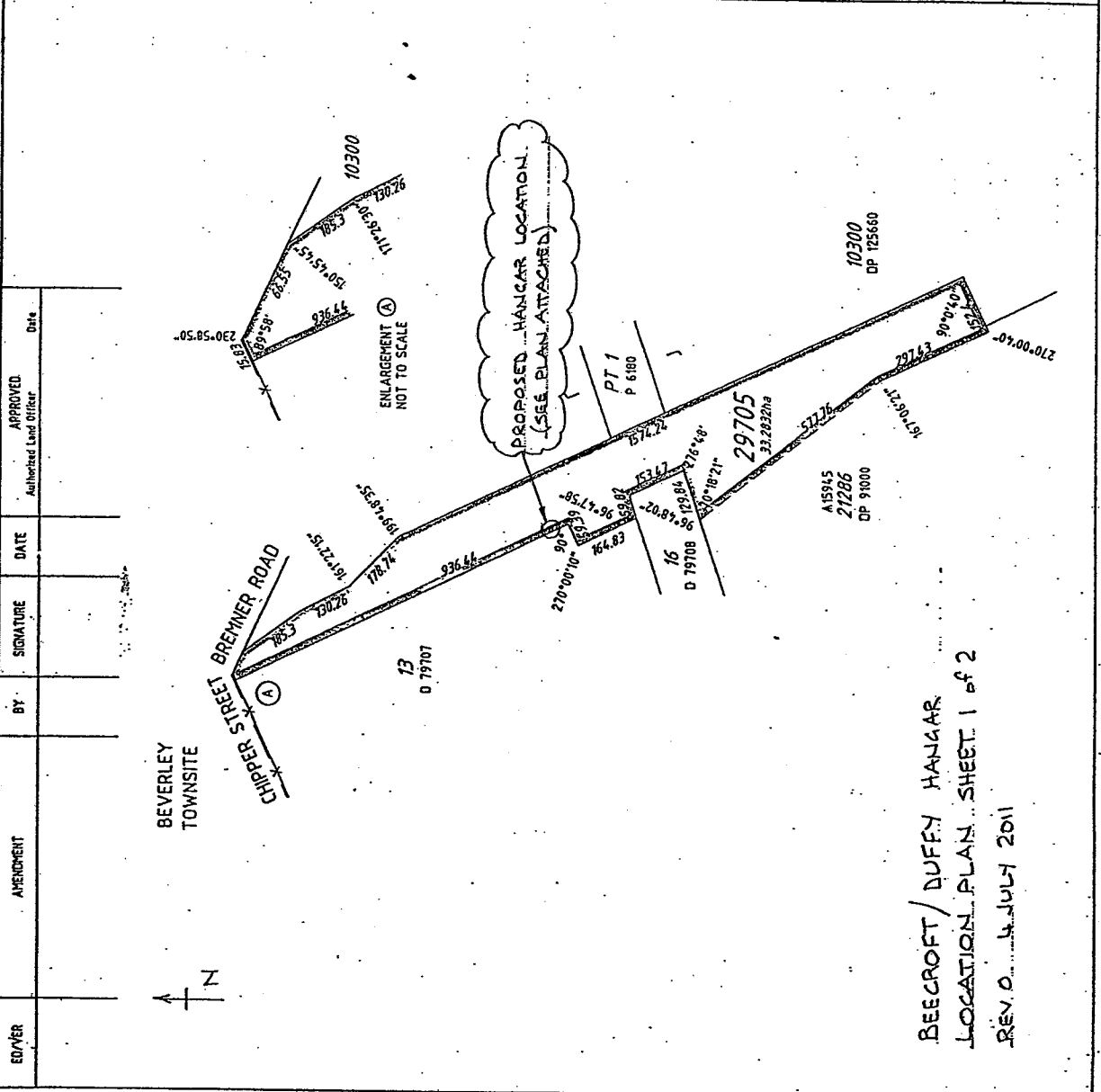
SCALE 1:20000

DATE: 12-5-2011  
CONTOUR INTERVAL: 10 METRES  
DATUM: AHD  
NOTE: ALL DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY

25 Wheatley Street GOSNELLS WA 6110 Post Office Box 355 GOSNELLS WA 6990  
Mobile: 0438 582 441 A.Marsh (Residence) 9398 7881 Email: aj.marsh@west

DP 38700

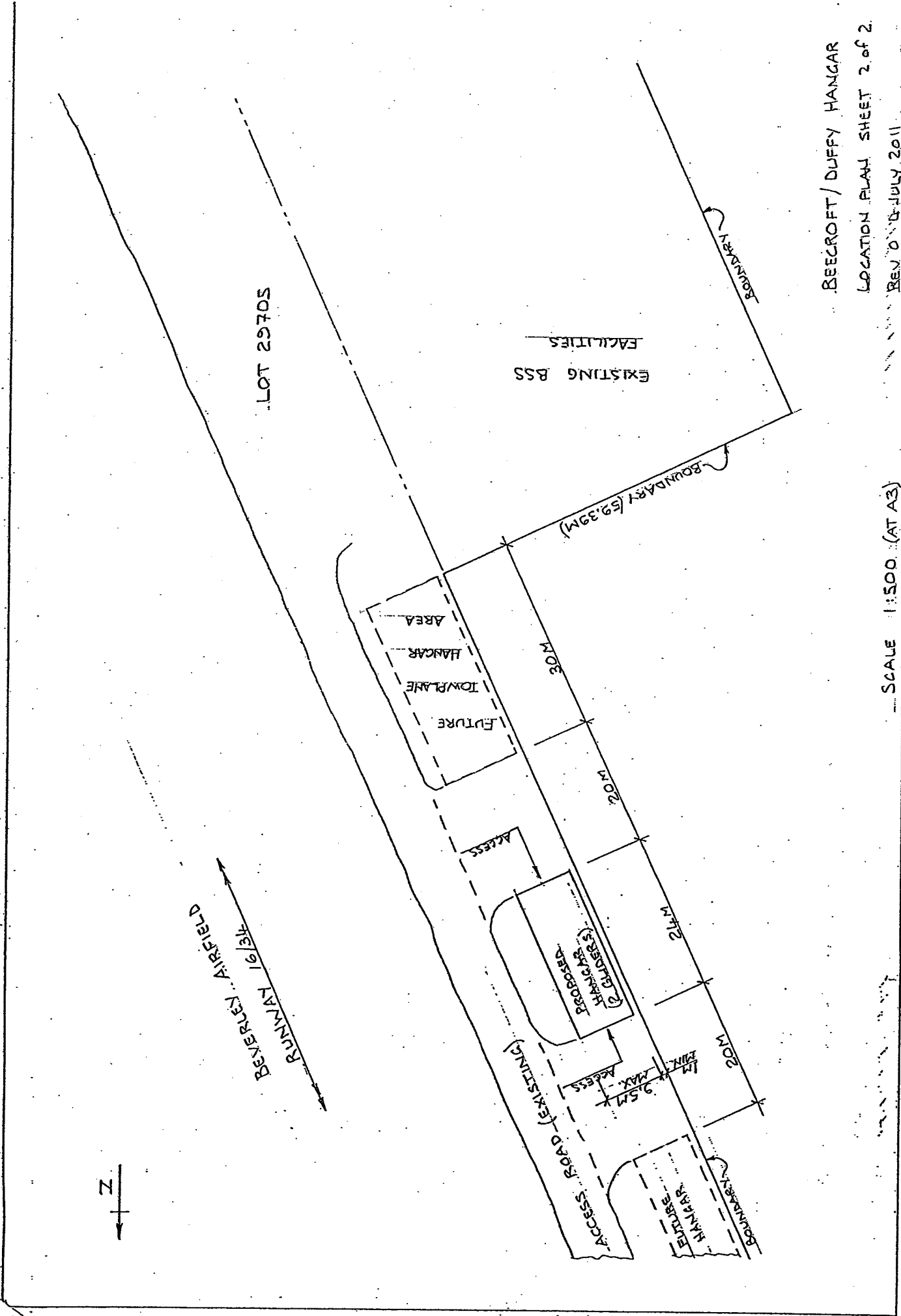
TYPE	CROWN
PURPOSE	SUBDIVISION
PLAN OF	LOT 29705
DISTRICT	AVON FILE 3190/1989V2
TOWNSITE	SHIRE OF BEVERLEY
LOCAL AUTHORITY	BEVERLEY
LOCALITY	BEVERLEY
FORMER TENURE	REFERENCE
LOC 18445 DP 22236 C/L 3004/602 (H)	
LOC 28647 DP 18362 C/L 3004/602 (H)	
SCALE: ALL DISTANCES ARE IN METRES	1:10000
SUBJECT TO SURVEY NOT FOR ALIENATION PURPOSES	
LOGGED DATE 26/9/03	TYPE OF VALIDATION FULL ADT ✓
FEE PAID	LEGAL COMMENT
ASSESS No.	COLLECTED CORRECT 30/1
	IN ORDER FOR DEALINGS
SUBJECT TO Redescription of A 32745	
	APPROVED DATE 8/10/03
	FOR AUTHORIZED LAND OFFICER
	APPROVED DATE 8/10/03
	AUTHORIZED LAND OFFICER



EDIFIER	AMENDMENT	BY	SIGNATURE	DATE	APPROVED	DATE
					Authorized Land Officer	

BEECROFT / DUFFY HANGAR  
LOCATION PLAN SHEET 1 of 2  
REV. 0 4 JULY 2011

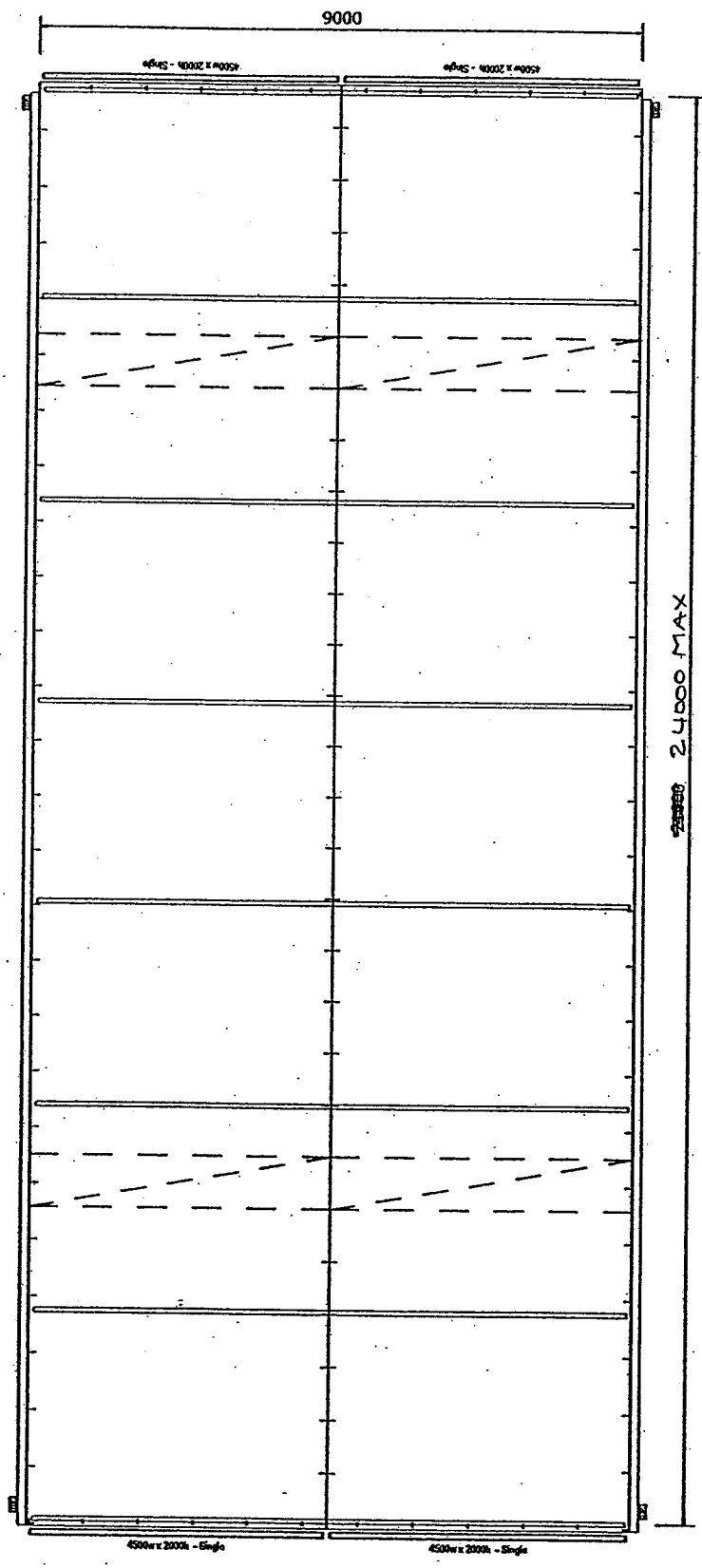
LANDGATE COPY OF ORIGINAL NOT TO SCALE Sat Jul 2 14:37:32 2011 JOB 37078361



BEECROFT/DUFFY HANGAR  
 LOCATION PLAN SHEET 2 of 2  
 REV'D 10 JULY 2011

SCALE 1:500 (AT A3)

**OPTION ITEMS**  
 4 x Skylights  
 4 x Polycarb. Tint. TBA  
 4 x SLDoors



**PLAN VIEW**

Quote Number : MGIA120398  
 Client Name : GREG BEECROFT  
 Site Address : TBA  
 Beverly airfield, WA

Date Produced : 17 May 2011

Pages : 1 of 1

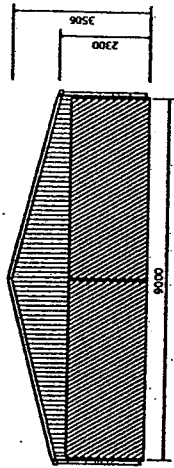
**ACTION SHEDS AUSTRALIA**

Po Box 497  
 South Fremantle, WA 6162  
 Phone : 0430242385  
 Email : sales@actionsheds.com.au

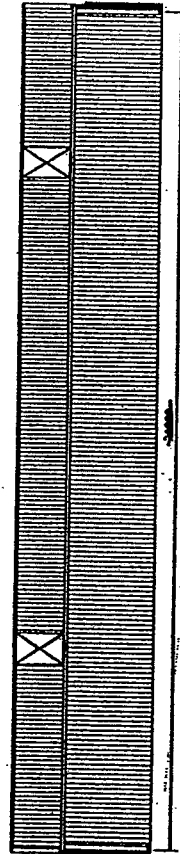
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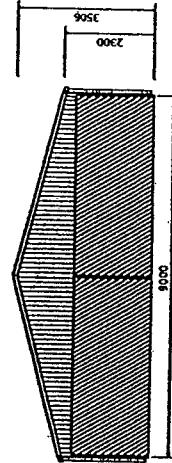
Back



Left



Front



Right

**ACTION SHEDS AUSTRALIA**

Po Box 497  
 South Fremantle, WA 6162  
 Phone : 0430242385  
 Email : sales@actionsheds.com.au

**ELEVATION DRAWINGS**

Quote Number : MGIA120398  
 Client Name : GREG BEECROFT  
 Site Address : TBA  
 Beverly airfield, WA

Date Produced : 17 May 2011

Pages : 1 of 1

Produced by Fielders Endurance QikQuote v2.3.17 : 09/04/10, Fielders Pty Ltd and QikDraw Systems Pty Ltd 2007.

SHIRE OF BEVERLEY  
**CHEQUE DETAIL - Municipal and Trust Accounts - JUNE 2011**

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
EFT Pymt		09/06/2011	AGEST - AUST GVT EMP SUPER TRUST	SUPER CONTRIB: FE 08 JUN 11	-182.59	
EFT Pymt		09/06/2011	COLONIAL FIRST STATE-MOULTON CLARE	SUPER CONTRIB: FE 08 JUN 11	-121.18	
EFT Pymt		09/06/2011	CSRFB - CATHOLIC SUPER & RETIREMENT FUN	SUPER CONTRIB: FE 08 JUN 11	-149.66	
EFT Pymt		09/06/2011	FUEL DISTRIBUTORS OF WA P/L	3,990 L DIESEL	-5,581.21	
EFT Pymt		09/06/2011	ING - LEONHARDT Scott	SUPER CONTRIB: FE 08 JUN 11	-143.16	
EFT Pymt		09/06/2011	LEONHARDT Karina	2011-06 JUN BLARNEY ISSUE	-700.00	
EFT Pymt		09/06/2011	LEWIS Alison	2011-06 JUN BLARNEY ISSUE	-200.00	
EFT Pymt		09/06/2011	WA TREASURY CORPORATION	JUN REPAYMENTS: LOANS 112, 115	-10,337.21	
EFT Pymt		09/06/2011	WALGSP - SUPER	SUPER CONTRIB: FE 08 JUN 11	-6,985.91	-24,410.92
Liability Chq		09/06/2011	AGEST - AUST GVT EMP SUPER TRUST	SUPER CONTRIB: FE 08 JUN 11	0.00	0.00
Liability Chq		09/06/2011	COLONIAL FIRST STATE-MOULTON CLARE	SUPER CONTRIB: FE 08 JUN 11	0.00	0.00
Liability Chq		09/06/2011	CSRFB - CATHOLIC SUPER & RETIREMENT FUN	SUPER CONTRIB: FE 08 JUN 11	0.00	0.00
Liability Chq		09/06/2011	ING - LEONHARDT Scott	SUPER CONTRIB: FE 08 JUN 11	0.00	0.00
Liability Chq		09/06/2011	SHIRE OF BEVERLEY	2011-06 JUN SAL DEDUCTIONS (08 JUN): RATES	0.00	0.00
Liability Chq		09/06/2011	WALGSP - SUPER	SUPER CONTRIB: FE 08 JUN 11	0.00	0.00
Direct Debit		15/06/2011	3 MESSAGING	3 MESSAGING: 2011-05 MAY: 0 TXT MSGS	-82.50	-82.50
EFT Pymt		21/06/2011	ADVANCED AUTO LOGIC P/L	SUNDRY PLANT: PARTS	-602.00	

CHQ LISTINGS 2010-2011.xlsx - JUN 11



CHEQUE DETAIL - Municipal and Trust Accounts - JUNE 2011

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
EFT Pymt		21/06/2011	AIT5	FUEL TAX CREDIT: MAY 11	-162.80	
EFT Pymt		21/06/2011	APRALMCO5 AUST PERFORMING RIGHT ASS	11/12 YR LIC FOR PUBLIC PERFORM &/OR COMMUNICATION OF COPYRIGHT MUSIC	-93.39	
EFT Pymt		21/06/2011	ASP - ALLOY & STAINLESS PRODUCTS	BLADES: SPL03 & MOW04	-342.89	
EFT Pymt		21/06/2011	AVON AUTO AIR	BE029 (GDRO2): CHECK AIR CONDITIONER & REPAIR	-203.50	
EFT Pymt		21/06/2011	AVON TRADING	MAY 2011 HARDWARE SUPPLIES	-1,413.00	
EFT Pymt		21/06/2011	AVON WASTE	2440 BIN COLLECTS ME 17 JUN 11 - @ \$1.62 PER BIN, GST INC & RECYCLING BINS	-4,221.08	
EFT Pymt		21/06/2011	AVONDALE FARM PROJECT ASSOCIATION	DRY SEASON ASSISTANCE SCHEME: AVONDALE HARVEST FESTIVAL	-3,500.00	
EFT Pymt		21/06/2011	BAILEYS FERTILISERS	OVAL: 2T GROSORB	-2,750.00	
EFT Pymt		21/06/2011	BDH - BEV DOME HIRE	COURTHOUSE GARDENS: DINGO HIRE	-110.00	
EFT Pymt		21/06/2011	BEV AG SOCIETY	DRY SEASON ASSISTANCE SCHEME: BEVERLEY SHOW	-3,500.00	
EFT Pymt		21/06/2011	BEV ELECT SERVICES (SMITH K)	CPARK CAMPERS KITCHEN: ELECTRICAL FIT OUT	-12,931.60	
EFT Pymt		21/06/2011	BEV FARM SERVICES	UNIFORMS: OUTSIDE STAFF	-51.65	
EFT Pymt		21/06/2011	BEV GAS & PLUMBING	REC VEHILCE DUMP SITE & CAMPERS KITCHEN	-19,932.00	
EFT Pymt		21/06/2011	BEV IGA	MAY 2011 PURCHASES	-272.76	
EFT Pymt		21/06/2011	BEV NEWS - Barry & Pauline	MAY 2011 ACCOUNT	-80.00	
EFT Pymt		21/06/2011	BEV STEEL FABRICATION	BE0000 (UTE12): PARTS	-10.00	
EFT Pymt		21/06/2011	BLECHY'S TYRE & BATTERY	MAY 11 - TYRE MAINTENANCE	-1,437.50	
EFT Pymt		21/06/2011	BOC LIMITED	MAY 2011: CYLINDER RENTAL	-75.09	

CHQ LISTINGS 2010-2011.xlsx - JUN 11

CHEQUE DETAIL - Municipal and Trust Accounts - JUNE 2011

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
EFT Pymt		21/06/2011	BOULTON Kim	RECORD MANAGEMENT ASSISTANCE	-3,126.20	
EFT Pymt		21/06/2011	BOYLE Scott	VINCENT ST GARDENS: 40m3 COMPOST	-440.00	
EFT Pymt		21/06/2011	BROUN Jennifer	VOID: CR B FOSTER REFUSED TO SIGN PYMT (RLWY STN ART GALLERY: CONCERT TICKETS)	0.00	
EFT Pymt		21/06/2011	BUNNINGS BUILDING SUPPLIES P/L	HARDWARE SUPPLIES	-249.20	
EFT Pymt		21/06/2011	CDA - ANGELFISH HOLDING P/L	AIR CONDITIONING SERVICE	-915.00	
EFT Pymt		21/06/2011	CID CONSULTANTS	DGRANT: MORBINING RD - CLAIM 3 REALIGN ROAD & BRIDGE	-9,625.00	
EFT Pymt		21/06/2011	CONIGLIO AINSWORTH ARCHITECTS	INDEPENDENT LIVING UNITS - ARCHITECTURAL SERVICES	-2,200.00	
EFT Pymt		21/06/2011	COOTE MOTORS	REMOVE ABANDONED VEHICLE from BROOKTON HIGHWAY	-516.55	
EFT Pymt		21/06/2011	COUNTRY COPIERS NORTHAM	READING: 14 MAY - 14 JUN 11	-558.41	
EFT Pymt		21/06/2011	COURIER AUSTRALIA/TOLL IPEC	FREIGHT CHARGES: 05 MAY - 03 JUN 2011	-238.82	
EFT Pymt		21/06/2011	COVENTRYS	PARTS	-157.82	
EFT Pymt		21/06/2011	DCA - DOMINIC CARBONE & ASSOC	MAR 11 FINANCIALS	-660.00	
EFT Pymt		21/06/2011	DORMA BWN AUTOMATICS PTY LTD	AUTOMATC DOORS: SCHEDULED SERVICE	-132.00	
EFT Pymt		21/06/2011	FERGUSON AIEC	REIMBURSEMENT: S/C BOOTS	-139.00	
EFT Pymt		21/06/2011	FESA - FIRE & EMERGENCY SERVICES AUTH	10/11 - OPT B 4th QTR	-6,782.02	
EFT Pymt		21/06/2011	FREEMASONS TAVERN - KEPAJE UNIT TRUST ORD COUNCIL MEET: 24 MAY 11		-382.00	
EFT Pymt		21/06/2011	FUEL DISTRIBUTORS OF WA P/L	7,010 L DIESEL	-10,014.48	
EFT Pymt		21/06/2011	HAINES NORTON	APR11 BAS - PREP & RECONCILIATION	-440.00	

CHQ LISTINGS 2010-2011.xlsx - JUN 11

CHEQUE DETAIL - Municipal and Trust Accounts - JUNE 2011

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
EFT Pymt		21/06/2011	HERSEY JR & A PTY LTD	VARIOUS PARTS	-1,858.42	
EFT Pymt		21/06/2011	HMM ELECTRICAL (BOWDEN M)	RLWY STAN ART GALLERY: REPLACE STAGE SUB-MAIN	-3,146.00	
EFT Pymt		21/06/2011	HITACHI CONSTRUCTION MACHINERY (AUST, BEC030 (BHO2): PARTS		-287.76	
EFT Pymt		21/06/2011	HOTEL BEV - MAXWELL	BUILDING BEAUTIFICATION SCHEME	-320.84	
EFT Pymt		21/06/2011	JAS Richard	BE016 (TRK10): PARTS	-140.00	
EFT Pymt		21/06/2011	JASOL AUSTRALIA	VARIOUS: CLEANING PRODUCTS	-735.95	
EFT Pymt		21/06/2011	KAY Lyn	BALL SPORTS GRANT: T BALL COACHING	-882.00	
EFT Pymt		21/06/2011	LANDGATE (VGO)	VALUATION FEES	-123.00	
EFT Pymt		21/06/2011	LR SIMS & CO	ILU - PROGRESS PAYMENT CERTIFICATE 2	-69,196.80	
EFT Pymt		21/06/2011	MACTAGGART Paul	2010-11 DRIVERS LIC REMBURSEMENT	-11.60	
EFT Pymt		21/06/2011	MAJOR MOTORS PTY LTD	BE028 (TRK05): PARTS	-606.95	
EFT Pymt		21/06/2011	MAROCCHI ENGINEERING GROUP	ILU - SITE INSPECTION TO CHECK FOUNDATIONS	-742.50	
EFT Pymt		21/06/2011	MCINTOSH & SON	SERVICES: BEC08 (LDR06) & BEC08 (TRA03)	-822.40	
EFT Pymt		21/06/2011	MCLEODS BARRISTERS & SOLICITORS	DRAFT LEASE AGREEMENT: BEV MOTORCYCLE CLUB	-897.60	
EFT Pymt		21/06/2011	MORRIS PEST & WEED	VARIOUS BRIDGES: INSPECT & TREAT	-4,171.20	
EFT Pymt		21/06/2011	MSA CONSTRUCTION	2011-05 MAY RELIEF "BUILDING INSPECTOR"	-2,871.00	
EFT Pymt		21/06/2011	NNT - NEAT N TRIM	UNIFORMS: MOULTON Gail	-190.00	
EFT Pymt		21/06/2011	OCEAN BROADBAND	B/BAND - JUL TO SEP 11: 59 SMITH ST, 136 VINCENT ST, 6 BARNESLEY ST	-659.55	

CHEQUE DETAIL - Municipal and Trust Accounts - JUNE 2011

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
EFT Pymt		21/06/2011	OCLC (UK) LTD	2011/12 AMLIB SOFTWARE SUPPORT & MAINTENANCE	-1,178.77	
EFT Pymt		21/06/2011	ORICA/SPECTRUM	2011-05 MAY CHLORINE CYLINDER RENTAL (ORICA)	-77.75	
EFT Pymt		21/06/2011	QUICK CORP AUST	ARCHIVING STATIONERY	-614.19	
EFT Pymt		21/06/2011	RIDGWAY Dee	ALGA (19 - 22 JUN 2011): AIRFARE REIMBURSEMENT	-676.25	
EFT Pymt		21/06/2011	RIDGWAY Mark & Erica	ASS 51120 - REFUND	-69.09	
EFT Pymt		21/06/2011	ROGERS Philippa	VOID: CR B FOSTER REFUSED TO SSIGN PYMT (RLWY STN ART GALLERY: TREATMENT PLAN for ZJA BRAKEVAN C...	0.00	
EFT Pymt		21/06/2011	RURAL TRAFFIC SERVICES	TRAFFIC CONTROL: STORM DAMAGE - 29 JAN	-68,127.92	
EFT Pymt		21/06/2011	SAI GLOBAL LTD (NEE STANDARDS AUST)	11/12 MEMBERSHIP	-389.00	
EFT Pymt		21/06/2011	SHIRE OF BROOKTON	2011-05 MAY: TOWN PLANNING SCHEME	-11,769.95	
EFT Pymt		21/06/2011	SHIRE OF YORK	RANGER SERVICES: DOG CONTROL - MAY 11	-775.33	
EFT Pymt		21/06/2011	TURF DEVELOPMENTS WA PTY LTD	REC GROUND: SOIL ANALYSIS & REPORT	-495.00	
EFT Pymt		21/06/2011	TWINKARRI	STORM DAMAGE - 29 JAN 11: CLEAN UP ON 11 APR - 26 MAY 11	-78,272.70	
EFT Pymt		21/06/2011	WA TREASURY CORPORATION	JUN 11 RPYMTS: LOANS 116, 117	-16,093.90	
EFT Pymt		21/06/2011	WALGA - WA LOCAL GOVERNMENT ASSOCIA	ADVERTISING: AMEND 18 - TPS2 & SIGNAGE POLICY	-994.24	
EFT Pymt		21/06/2011	WHEELCHAIR SPORTS	BALL SPORTS GRANT: WHEEL LIFE PROGRAM	-1,230.00	-356,693.42
EFT Pymt		21/06/2011	BROUN Jennifer	RLWY STN ART GALLERY: CONCERT TICKETS	-72.09	
EFT Pymt		21/06/2011	ROGERS Philippa	RLWY STN ART GALLERY: TREATMENT PLAN for ZJA BRAKEVAN CARRIAGE	-3,300.00	-3,372.09
Liability Chq		23/06/2011	AGEST - AUST GVT EMP SUPER TRUST	SUPER CONTRIB: FE 22 JUN 11	0.00	0.00

CHQ LISTINGS 2010-2011.xlsx - JUN 11

## CHEQUE DETAIL - Municipal and Trust Accounts - JUNE 2011

		DETAILS			TOTALS	
TYPE	NUM	DATE	PAYEE		AMT PAID	TOTALS
Liability Chq		23/06/2011	ATO - AUSTRALIAN TAX OFFICE	2011-06 JUN PAYG TAX	0.00	0.00
Liability Chq		23/06/2011	COLONIAL FIRST STATE-MOULTON CLARE	SUPER CONTRIB: FE 22 JUN 11	0.00	0.00
Liability Chq		23/06/2011	CSRF - CATHOLIC SUPER & RETIREMENT FUN	SUPER CONTRIB: FE 22 JUN 11	0.00	0.00
Liability Chq		23/06/2011	ING - LEONHARDT SCOTT	SUPER CONTRIB: FE 22 JUN 11	0.00	0.00
Liability Chq		23/06/2011	LGRCEU	2011-06 JUN UNION FEES	0.00	0.00
Liability Chq		23/06/2011	SHIRE OF BEVERLEY	2011-06 JUN SAL DEDUCTIONS (22 JUN); RATES	0.00	0.00
Liability Chq		23/06/2011	WALGSP - SUPER	SUPER CONTRIB: FE 22 JUN 11	0.00	0.00
EFT Pymt		29/06/2011	AGEST - AUST GVT EMP SUPER TRUST	SUPER CONTRIB: FE 22 JUN 11	-182.59	
EFT Pymt		29/06/2011	COLONIAL FIRST STATE-MOULTON CLARE	SUPER CONTRIB: FE 22 JUN 11	-131.00	
EFT Pymt		29/06/2011	CSRF - CATHOLIC SUPER & RETIREMENT FUN	SUPER CONTRIB: FE 22 JUN 11	-149.66	
EFT Pymt		29/06/2011	ING - LEONHARDT SCOTT	SUPER CONTRIB: FE 22 JUN 11	-143.38	
EFT Pymt		29/06/2011	LEWIS MOTORS	ASSET 8670 BEV SDN 22	-36,607.35	
EFT Pymt		29/06/2011	LGRCEU	2011-06 JUN UNION FEES	-69.60	
EFT Pymt		29/06/2011	RIECK K & D	ASS 233 - REFUND	-231.43	
EFT Pymt		29/06/2011	WALGSP - SUPER	SUPER CONTRIB: FE 22 JUN 11	-7,098.31	-44,613.32
Direct Debit		30/06/2011	DPI - LICENSING SERVICES	MAY/JUN 11 LICENSING PAYMENTS	-79,956.55	-79,956.55
Direct Debit		30/06/2011	CBA - MERCHANT BANKING	JUN 2011 TRANSACTION FEES	-52.60	-52.60
Direct Debit		30/06/2011	CBA - MERCHANT BANKING	MAY 2011 ACCESS FEE	-29.42	-29.42

CHQ LISTINGS 2010-2011.xlsx - JUN 11

Page 6 of 10

CHEQUE DETAIL - Municipal and Trust Accounts - JUNE 2011

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
Direct Debit		30/06/2011	ANZ- ONLINE BANKING/BANK FEES	MAY 2011 FEES	-68.30	-68.30
Direct Debit		30/06/2011	WESTNET PTY LTD	JUN 2011 INTERNET ACCESS	-66.00	-66.00
Cheque #	856	09/06/2011	WATER CORPORATION	STANDPIPES: BATYS & BALKULING RD PIPES	-464.60	
Cheque #	857	21/06/2011	ATO - AUSTRALIAN TAX OFFICE	2011-05 MAY BAS RETURN	-5,079.00	
Cheque #	858	21/06/2011	AUST POST	MAY 2011 POSTAGE	-282.28	
Cheque #	859	21/06/2011	BEV ART GALLERY SOCIETY (BAGS)	DRY SEASON ASSISTANCE GRANT	-5,000.00	
Cheque #	860	21/06/2011	GREATLEY ELL PAUL	ASS 51280 - REFUND	-89.79	
Cheque #	861	21/06/2011	SHIRE OF BEVERLEY	VEHICLE REGISTRATIONS	-5,463.15	
Cheque #	862	21/06/2011	SYNERGY	STREET LIGHTS: 22 APR - 24 MAY 11	-1,762.85	
Cheque #	863	21/06/2011	TELSTRA	2011-06 JUN TELEPHONE ACCOUNTS	-1,220.01	
Cheque #	864	21/06/2011	THAN THAN AYE	REISSUING CHQ PYMT 807 (24 DEC 10) AS CHQ NOT RECEIVED	-37.13	-19,398.81
Gen Jrn	1747	13/06/2011		MAY 11 * - CREDIT CARD	-2,121.90	-2,121.90
Gen Jrn	1764	30/06/2011		TFR TO TRUST: RETENTION FEE re INV 239: 10% RETENTION on PP2 CERTIFIED	-3,801.00	-3,801.00
Gen Jrn	1765	30/06/2011		TFR TO TRUST: RETENTION FEE re INV 196: 10% RETENTION on PP1 CERTIFIED	-7,688.54	-7,688.54
Gen Jrn	1778	30/06/2011		JUN 11 INTEREST	0.00	0.00
					<b>-542,355.37</b>	<b>-542,355.37</b>

SHIRE OF BEVERLEY  
**CHEQUE DETAIL - Municipal and Trust Accounts - JUNE 2011**

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
<b>WAGES &amp; SALARIES</b>						
EFT Pymt		9/06/2011	WAGES & SALARIES	FE - 08 JUN 11	-39,065.35	
EFT Pymt		23/06/2011	WAGES & SALARIES	FE - 22 JUN 11	-39,591.53	
					<b>-78,656.88</b>	<b>-78,656.88</b>

**TRANSFERS TO TRUST**

Gen Jrnl	1748	19/06/2011		2011-06 JUN (08/06) SAL DEDUCT: ASS 473-\$40; ASS 598-\$75; ASS 831-\$50; ASS 1133-\$50; ASS 1309-\$60; ASS 51120-\$40.	-265.00	
Gen Jrnl	1758	23/06/2011		2011-06 JUN (22/06) SAL DEDUCT: ASS 473-\$40; ASS 598-\$75; ASS 831-\$50; ASS 1309-\$60; ASS 51120-\$40.	-215.00	
					<b>-480.00</b>	<b>-480.00</b>

**UNPRESENTED PAYMENTS for CURRENT BANK STATEMENT**

Cheque #	864	21/06/2011	THAN THAN AYE	REISSUING CHQ PYMT 807 (24 DEC 10) AS CHQ NOT RECEIVED	37.13	
					<b>37.13</b>	<b>37.13</b>

**PAYMENTS PRESENTED IN CURRENT BANK # RELATING TO PRIOR MONTHS' TRANSACTIONS**

Cheque #	853	27/05/2011	ELSING Fiona	BRB REFUND - CANCELLED BUILDING APPLICATION	-39.00	
Cheque #	854	27/05/2011	HOBBS ERIC	ASS 1332 - REFUND	-131.11	
Cheque #	855	27/05/2011	TEE GB & CA	BRB REFUND - CANCELLED BUILDING APPLICATION	-39.00	
					<b>-209.11</b>	<b>-209.11</b>

CHO LISTINGS 2010-2011.xlsx - JUN 11

CHEQUE DETAIL - Municipal and Trust Accounts - JUNE 2011

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
<b>INVESTMENTS</b>						
Transfer		29/06/2011	RESERVE INVESTMENT	ANN LEAVE I INVEST FUNDS TRF'D TO RESERVE ACCOUNT	-120,619.00	
Transfer		29/06/2011	RESERVE INVESTMENT	ANN LEAVE I INTEREST TRF'D TO RESERVE ACCOUNT	-2,926.32	
Transfer		29/06/2011	RESERVE INVESTMENT	AVON RIVER INVEST FUNDS TRF'D TO RESERVE ACCOUNT	-18,737.00	
Transfer		29/06/2011	RESERVE INVESTMENT	AVON RIVER INTEREST TRF'D TO RESERVE ACCOUNT	-454.68	
Transfer		29/06/2011	RESERVE INVESTMENT	BUILDING RE INVEST FUNDS TRF'D TO RESERVE ACCOUNT	-926,882.00	
Transfer		29/06/2011	RESERVE INVESTMENT	BUILDING RE INTEREST TRF'D TO RESERVE ACCOUNT (Incorrect tfr)	-22,491.51	
Transfer		29/06/2011	RESERVE INVESTMENT	BUILDING RE INTEREST TRF'D TO RESERVE ACCOUNT (corrected tfr)	-24,491.51	
Transfer		29/06/2011	RESERVE INVESTMENT	BUSH FIRE R INVEST FUNDS TRF'D TO RESERVE ACCOUNT	-93,314.00	
Transfer		29/06/2011	RESERVE INVESTMENT	BUSH FIRE R INTEREST TRF'D TO RESERVE ACCOUNT	-2,264.39	
Transfer		29/06/2011	RESERVE INVESTMENT	COM BUS RE INVEST FUNDS TRF'D TO RESERVE ACCOUNT	-24,775.00	
Transfer		29/06/2011	MUNICIPAL INVESTMENT	COM BUS RE INTEREST TRF'D TO RESERVE ACCOUNT	-601.20	
Transfer		29/06/2011	RESERVE INVESTMENT	CROP COM F INVEST FUNDS TRF'D TO RESERVE ACCOUNT	-155,452.00	
Transfer		29/06/2011	RESERVE INVESTMENT	CROP COM F INTEREST TRF'D TO RESERVE ACCOUNT	-3,772.24	
Transfer		29/06/2011	RESERVE INVESTMENT	OFFICE EQUIP INVEST FUNDS TRF'D TO RESERVE ACCOUNT	-24,296.00	
Transfer		29/06/2011	MUNICIPAL INVESTMENT	OFFICE EQUIP INTEREST TRF'D TO RESERVE ACCOUNT	-589.58	
Transfer		29/06/2011	RESERVE INVESTMENT	PLANT RES INVEST FUNDS TRF'D TO RESERVE ACCOUNT	-302,052.00	
Transfer		29/06/2011	RESERVE INVESTMENT	PLANT RES INTEREST TRF'D TO RESERVE ACCOUNT	-7,217.05	
Transfer		29/06/2011	RESERVE INVESTMENT	REC GROUN INVEST FUNDS TRF'D TO RESERVE ACCOUNT	-283,252.00	
Transfer		29/06/2011	RESERVE INVESTMENT	REC GROUN INTEREST TRF'D TO RESERVE ACCOUNT	-6,871.92	
Transfer		29/06/2011	RESERVE INVESTMENT	ROAD CONS INVEST FUNDS TRF'D TO RESERVE ACCOUNT	-203,148.00	
Transfer		29/06/2011	RESERVE INVESTMENT	ROAD CONS INTEREST TRF'D TO RESERVE ACCOUNT	-4,929.64	
Transfer		29/06/2011	RESERVE ACCOUNT	PLANT RES BUDGET ALLOCN TRF'D TO RESERVE ACCOUNT	-150,000.00	
<b>INVESTMENTS</b>					<b>-2,379,117.04</b>	<b>-2,379,117.04</b>

TOTAL EXPENDITURE FOR MUNICIPAL ACCOUNT

**-3,000,781.27**



CHEQUE DETAIL - Municipal and Trust Accounts - JUNE 2011

TYPE	NUM	DATE	PAYEE	DETAILS	AMT PAID	TOTALS
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**TRUST ACCOUNT DETAILS**

PAYMENTS RAISED IN CURRENT MONTH

PAYMENTS RAISED IN CURRENT MONTH 0.00 0.00

PAYMENTS UNPRESENTED IN CURRENT BANK #

Cheque #	1421	8/04/2011	MASAW Frederick	REFUND-GYM KEY BOND	-30.00
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PAYMENTS UNPRESENTED IN CURRENT BANK # -30.00 -30.00

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

PAYMENTS PRESENTED IN CURRENT BANK # RELATING TO PRIOR MONTHS' TRANSACTIONS 0.00 0.00

OTHER AMENDMENTS/GENERAL JOURNALS

OTHER AMENDMENTS/GENERAL JOURNALS 0.00 0.00

TOTAL EXPENDITURE FOR TRUST ACCOUNT -30.00

TOTAL EXPENDITURE as reconciled to the JUNE 2011 BANK STATEMENTS

Municipal Account Expenditure -3,000,781.27

Trust Account Expenditure -30.00

Total Expenditure for JUNE 2011 -3,000,811.27

06 July 2011

Shire of Beverley  
PO Box 20  
BEVERLEY WA 6304

Dear Mr Keith Byers

**REFERENCE: 2010 DRY SEASON ASSISTANCE SCHEME**

I am writing to the Shire in regards to gaining financial support of \$2000 for our 'Wild Women of the West' Seminar which is to be held in November 2011.

Our seminar is the outcome of a successful funding grant awarded to the Beverley CRC which is part of WA Grants for Women Program 2011.

This seminar is aimed at women's issues within the rural community and we are hoping we can, with the financial assistance of the Shire, secure Maggie Dent as our main guest speaker. We all feel that bringing in such a well reputed speaker, we will be able to attract to a wider audience.

We are opening our seminar to all Community Groups within our town to showcase their support and services available to women. Also we hope to inspire women of our community to continue to enhance their talents and live a more enriched life in a rural capacity.

All our guest speakers are local women or from our surrounding Wheatbelt precinct, which we feel will bring a more personable approach to the seminar and also gaining recognition to the amazing residences of our town.

We are hoping this seminar will lead women within our community to be inspired to become more involved in social networking and become aware of different departments available to them.

Please do not hesitate to contact me if you require further information and we look forward to your favourable consideration.

Yours sincerely



Samantha Fricker  
Administration Officer

Proudly supported by



Department of  
Regional Development and Lands



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