

## MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBERS ON TUESDAY 27 NOVEMBER 2007

### 1. COMMENCEMENT

The President declared the meeting open at 10:07am.

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

#### Attendance

Cr JD Alexander	President	North Ward
Cr DJ Ridgway	Deputy President	South Ward
Cr WS McDonald		South Ward
Cr MG Roberts		South Ward
Cr P Gogol		North Ward
Cr KM Murray		North Ward
Cr BM Foster		West Ward
Cr LC Shaw		West Ward
Mr KL Byers	Chief Executive Officer	
Mr SP Gollan	Deputy Chief Executive Officer	
Mrs SC Collins	Senior Administration Officer	

#### Apologies

Nil.

#### Leave of Absence

Cr NF Flood	West Ward
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### 3. PUBLIC QUESTION TIME

#### 3.1 Standpipes

Mr Bob Reed raised concern that individuals had been taking large quantities of water from the standpipe in Brooking Street and using this resource in an indiscriminate manner. Mr Reed also claimed these same people were manipulating the records at the standpipe by altering the figures inserted by other users.

The Shire President advised this matter would be addressed later in the meeting.

**4. CONDOLENCES**

McDONALD	Ronald Hector James	3 November 2007
MURRAY	Daphne Gwendoline	16 November 2007
BARNESLEY	Dean Trevor	16 November 2007
ANGUS	Claude William	21 November 2007

**5. APPLICATIONS FOR LEAVE OF ABSENCE**

Nil.

**6. CONFIRMATION OF MINUTES, BUSINESS ARISING & PRESIDENT'S REPORT**

**6.1 MINUTES OF THE SPECIAL MEETING OF COUNCIL HELD IN COUNCIL CHAMBERS ON TUESDAY 23 OCTOBER 2007**

Appendix 1

**M1/1107 Moved Cr Roberts** **Seconded Cr Gogol**  
**That the Minutes of the Special Meeting of Council held in Council Chambers on Tuesday 23 October 2007, be confirmed.**  
**CARRIED 8-0**

**BUSINESS ARISING**

Nil.

**6.2 MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD IN COUNCIL CHAMBERS ON TUESDAY 30 OCTOBER 2007**

**M2/1107 Moved Cr Ridgway** **Seconded Cr McDonald**  
**That the Minutes of the Ordinary Meeting of Council held in Council Chambers on Tuesday 30 October 2007, be confirmed.**  
**CARRIED 8-0**

**BUSINESS ARISING**

**6.2.1 Activities for Youth (Item 7.5.5 October Council Meeting)  
(File Ref: CS 006)**

Cr Foster reported that she would be meeting with Lyn Kay in regard to discussing Youth Group/Committee meetings.

**It was agreed that Cr Foster be Council's representative at these meetings.**

**BUSINESS ARISING from the Ordinary Meeting of Council held on  
30 October 2007 (Continued)**

**6.2.2 Representatives on Council Committees - Plant & Works  
Committee (October Council Meeting) (File Ref: GOV 008)**

**Cr Foster advised that she has withdrawn from this  
Committee.**

**6.3 MINUTES OF THE DEVELOPMENT SERVICES COMMITTEE  
MEETING HELD IN COUNCIL CHAMBERS ON MONDAY 5  
NOVEMBER 2007**

Appendix 2

**M3/1107 Moved Cr Foster** **Seconded Cr Murray**  
**That the Minutes of the Development Services Committee Meeting**  
**held in Council Chambers on Monday 5 November 2007, be**  
**received.**

**CARRIED 8-0**

**BUSINESS ARISING**

The President advised that Mr Jim Alexander, Architect, will attend the meeting at 11am today to give a presentation to Council on the proposed ablution block at the Beverley Caravan Park. (Item 4.1)

*The business arising from the Development Services Committee Meeting will be dealt with later in the meeting. (refer pages 5 and 6)*

**6.4 PRESIDENT'S REPORT**

On Tuesday 20 November BHW Consulting held a meeting at the Shire Offices with the Shire of Brookton and the Shire of Beverley to finalise the Emergency Management and Recovery Plans, which will be complimentary to the total SEAVROC plans with attendees from the Police, Fire & Emergency Services, Fire & Rescue Service Brigade, St John's Ambulance Association, Beverley Health Services, Beverley District High School and Council representatives.

We are still having difficulty in attracting a suitably qualified Pool Manager. Contract Aquatic Management has been engaged to prepare the Pool and provide limited service. It is hoped that the Pool will be available to the public on weekends and that the Pool will be open for vacation swimming lessons.

## 6.4 PRESIDENT'S REPORT (Continued)

The Vice President, the CEO and myself held discussions with Dr Remi Adebayo about only one doctor in town and Remi gave assurances that he is attempting to find another doctor part time.

On Wednesday 21 November the CEO and I met with Hon Judi Moylan, Member for Pearce. Subjects discussed were:

- Aged Care
- Funding for Caravan Park
- General wellbeing of the financial and social issues of the District

On Monday 26 November a meeting was held with the Beverley Soaring Society (Gliding Club).

The President gave verbal updates.

**M4/1107 Moved Cr Foster** **Seconded Cr Shaw**  
**That the President's Report for the month of November be received.**

**CARRIED 8-0**

At 10.40am Mr F Buise, Environmental Health Officer/Building Surveyor, addressed Council in regard to the use of the hangar/clubhouse facility, at the Airstrip, by the Beverley Soaring Society (Gliding Club).

### 6.4.1 **Beverley Airfield/Airstrip Reserve (File Ref: BRE 32745)**

Mr F Buise, Environmental Health Officer/Building Surveyor advised that he had visited the area used by the Soaring Society at the Airstrip Reserve in the company of two members of the Society with the aim of inspecting the current usage of caravans that are located at this site. Mr Buise considered that the caravans presented a potentially dangerous situation, as they are parked too close to each other. Furthermore that the facilities were insufficient should the locality be deemed to be a Caravan Park.

**Council resolved that the Chief Executive Officer review the lease of the Airstrip Reserve between the Beverley Soaring Society (expiring in 2011) and the Shire of Beverley and that the Environment Health Officer/Building Surveyor consider the zoning and improvements needed to make the facility compliant for the proposed usage.**

At 10.55am Council adjourned for morning tea and reconvened at 11.00am.

At 11.00am Mr F Buise, Environmental Health Officer/Building Surveyor, introduced Mr Jim Alexander, Architect, who gave a presentation to Council relating to a proposed ablution block at the Beverley Caravan Park.

**6.3 BUSINESS ARISING from the Development Services Committee Meeting held on 5 November 2007**

**6.3.1 Swimming Pool Manager's House – Lot 35 Wright Street, Beverley (Item 4.2) (Our Ref: FM 009 & WRI 304).**

**M5/1107 Moved Cr Foster** **Seconded Cr Ridgway**  
That Council accept the tender submitted by WA Country Builders for the 'Preston Special' home at a cost of \$221,320 (including GST).

**CARRIED 8-0**

**M6/1107 Moved Cr Foster** **Seconded Cr McDonald**  
That any additional funding to build the Swimming Pool Manager's home in excess of the budgeted figure of \$220,000, but being no more than \$40,000, be funded from the Building Reserve Fund.

**CARRIED 8-0**

**6.3.2 Beverley Caravan Park (Item 4.1) (Our Ref: CP 035)**

**M7/1107 Moved Cr Foster** **Seconded Cr Roberts**  
That Council engage a quantity surveyor to inspect the concept plans for the ablution block to be built at the Beverley Caravan Park, as provided by Mr Jim Alexander Architect, and that costings be obtained for this facility.

**CARRIED 8-0**

**M8/1107 Moved Cr Foster** **Seconded Cr Murray**  
That the Chief Executive Officer prepare an application for a grant from regional partnerships for the purpose of the construction of an ablution block and a campers kitchen at the Beverley Caravan Park.

**CARRIED 8-0**

**6.3 BUSINESS ARISING from the Development Services Committee Meeting held on 5 November 2007 (Continued)**

**6.3.2 Beverley Caravan Park (Item 4.1) ) (Our Ref: CP 035)  
(Continued)**

**M9/1107 Moved Cr Shaw Seconded Cr Foster  
That Mr F Buise, Environmental Health Officer/Building Surveyor  
ascertain from the Department of the Environment the permit  
requirements to extend the existing Caravan Park to a portion of  
land on the opposite side of Council Road.  
CARRIED 8-0**

## 7. REPORTS OF COMMITTEES AND OFFICERS

### 7.1 TOWN PLANNING

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<b>SUBMISSION TO:</b>	<b>November Council Meeting 27 November 2007</b>
<b>AGENDA REFERENCE:</b>	<b>7.1.1</b>
<b>DATE:</b>	<b>21 November 2007</b>
<b>SUBJECT:</b>	<b>PROPOSED SHEDS AND DWELLINGS</b>
<b>OWNER:</b>	<b>Multiple</b>
<b>FILE REFERENCE:</b>	<b>Multiple</b>
<b>AUTHOR:</b>	<b>Shire Planner – Warwick Carter</b>

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Appendices 3 – 6 (inclusive)

#### BACKGROUND

The following items all comply with the Shire's Town Planning Scheme and related policies. Copies of the plans are attached. It is proposed to approve these items, subject to the development being in accordance with the approved plans.

#### COMMENT

The proposed development is located at:

	<b>Owner</b>	<b>Address</b>	<b>Development</b>	<b>File Ref</b>
1	D & Z Wilkinson	Lot 208 York-Williams Rd	Shed	LIT 50024
2	J Curtis & R Altinner	9 Monger St	Relocated Dwelling	Mon 51237
3	S Acs	Lot 196 Richardson St	Shed	RIC 1512
4	C Bruning & K Hardman	Loc 7184 Butchers Rd	Shed	BAR3 1491
5	S Schmidt	Lot 401 York-Williams Rd	Shed	YOR2 51221

**M10/1107 Moved Cr Foster** **Seconded Cr Roberts**  
That Council approve the applications for Development listed in the body of the report, excluding item 2, subject to the following conditions:

- (1) The development shall be in complete accordance with the approved plans, prepared by the applicant and endorsed by Council's Shire Planner.

**CARRIED 8-0**

Item 7.1.1.2 to be dealt with later in the meeting (refer Item 7.2.4 pages 20 and 21)

## 7.1 TOWN PLANNING

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<b>SUBMISSION TO:</b>	<b>November Council Meeting 27 November 2007</b>
<b>AGENDA REFERENCE:</b>	<b>7.1.2</b>
<b>DATE:</b>	<b>21 November 2007</b>
<b>SUBJECT:</b>	<b>PROPOSED MOTOCROSS</b>
<b>OWNER:</b>	<b>P Lychulit</b>
<b>FILE REFERENCE:</b>	<b>WES 51103</b>
<b>AUTHOR:</b>	<b>Shire Planner – Warwick Carter</b>

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### **BACKGROUND**

The subject property contains a motocross track used recreationally by the owner and his friends. The owner would now like to open the track up commercially to allow other people to use the facility for a fee.

### **COMMENT**

The use of the land for this purpose would constitute a use not listed in the Shire's Town Planning Scheme. If Council is satisfied that the development is consistent with the objectives of the Farming zone, then it may advertise the use for comment prior to making a final determination.

The objectives of the Farming zone that are relevant to this application relate to amenity and continued farming viability. There would be some noise implications, however the development is well setback from boundaries. It is considered appropriate to advertise this application to neighbours for their comment. With regard to continued farming, whilst this does not use the land for a farming purpose, it should not prejudice other farming activities in the area, once a dust management plan is implemented.

It is recommended that the application be advertised and subject to no objections approved.



**OFFICER'S RECOMMENDATION:**

That -

- A. Council determine the Motocross Park is consistent with the objectives of the Farming zone.
- B. The application be advertised to surrounding owners for a period of 21 days for comment.
- C. Subject to no objections being received, the application for a Motocross Park at Lot 100 Westdale Road is approved subject to the following conditions:-
  - 1. Development is to be in accordance with the approved plans, prepared by the applicant and endorsed by the Shire.
  - 2. A dust management plan is to be submitted to the satisfaction of the Shire's Health Officer.
  - 3. A noise Impact Assessment is to be submitted to the satisfaction of the Shire's Health Officer.
  - 4. The conditions and recommendations of the Dust Management Plan and Noise Impact Assessment are to be implemented to the satisfaction of the Shire's Health Officer.

**FOOTNOTE**

- 1. The application is to comply with the Health (Public Buildings) Regulations 1992 and Building Code of Australia. The applicant should liaise with the Shire's Health Officer with regard to public toilet facilities.
- 2. This is a planning approval only. It is the applicant's responsibility to obtain all other necessary approvals.

**M11/1107 Moved Cr Foster Seconded Cr Roberts  
That the Environmental Health Officer/Building Surveyor prepare a report on all aspects of the proposal for a Motocross facility, for consideration at the next meeting of Council.**

**CARRIED 8-0**

At 12.30pm Council adjourned for lunch.

Council reconvened at 1.32pm

## 7.1 TOWN PLANNING

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<b>SUBMISSION TO:</b>	<b>November Council Meeting 27 November 2007</b>
<b>AGENDA REFERENCE:</b>	<b>7.1.3</b>
<b>DATE:</b>	<b>23 November 2007</b>
<b>SUBJECT:</b>	<b>DRAFT OUTLINE DEVELOPMENT PLAN – LOT 3 SIMMONS ROAD, BEVERLEY</b>
<b>FILE REFERENCE:</b>	<b>DB 007</b>
<b>AUTHOR:</b>	<b>Shire Planner – Warwick Carter</b>

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Appendix 7

### **BACKGROUND**

Council has previously considered a rezoning application over this site.

### **COMMENT**

The proposed development will allow for 2 hectare properties in the area. The land is currently the subject of a rezoning application with the Minister for determination.

The future of the area around the development will allow for further development of lots, once the necessary rezonings have occurred and therefore the plan has been redesigned to allow for access through the site for future developments.

The original plans submitted by the applicant for the ODP and for the amendment all showed a 25m road reserve width. This width is considered appropriate, given that there will be open drainage, sealed road and the development is a low density development. Any smaller will compromise the ability to effectively deliver services to the area as well as the drainage design and appropriate road widths for a through road.

- M12/1107**      **Moved Cr Foster**      **Seconded Cr Shaw**  
**That Council –**
- A. Request a comprehensive drainage plan be submitted for the proposed ODP site to the satisfaction of the Chief Executive Officer.**
  - B. Request a modified plan showing the following:**
    - i) Minimum Lot size of 2 hectares;**
    - ii) Minimum Road Reserve width of 25m.**

- C. Upon receipt of the modified plan B above, Council adopt the Outline Development Plan, over Lot 3 Simmons Road, Beverley, for advertising and that the plan be referred back to Council after it has been advertised for 21 days to all landowners within the area for comment.**

**CARRIED 5-3**

## 7.1 TOWN PLANNING

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<b>SUBMISSION TO:</b>	<b>November Council Meeting 27 November 2007</b>
<b>AGENDA REFERENCE:</b>	<b>7.1.4</b>
<b>DATE:</b>	<b>23 November 2007</b>
<b>SUBJECT:</b>	<b>SUBDIVISION – QUAIRADING-YORK ROAD</b>
<b>OWNER:</b>	<b>RC Hastings</b>
<b>FILE REFERENCE:</b>	<b>PL 136086</b>
<b>AUTHOR:</b>	<b>Shire Planner – Warwick Carter</b>

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Appendix 8

### **BACKGROUND**

The applicant seeks to realign boundaries along physical features, which will create an additional lot.

### **COMMENT**

The development will create one additional lot and redistribute land area to make the lots a more viable size.

The Shire's Rural Strategy allows for this type of subdivision. The lots are serviced by road and therefore it is considered appropriate to recommend approval subject to no conditions.

**M13/1107 Moved Cr Foster** **Seconded Cr Gogol**  
**That Council recommend to the WAPC to approve application**  
**136086 subject to no conditions.**

**CARRIED 6-2**

## 7.1 TOWN PLANNING

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<b>SUBMISSION TO:</b>	<b>November Council Meeting 27 November 2007</b>
<b>AGENDA REFERENCE:</b>	<b>7.1.5</b>
<b>DATE:</b>	<b>23 November 2007</b>
<b>SUBJECT:</b>	<b>PROPOSED SUBDIVISION – LOT 3 SIMMONS ROAD, BEVERLEY</b>
<b>OWNER:</b>	<b>T &amp; A McLean &amp; Menat Pty Ltd</b>
<b>FILE REFERENCE:</b>	<b>PL 136131</b>
<b>AUTHOR:</b>	<b>Shire Planner – Warwick Carter</b>

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Appendix 9

### **BACKGROUND**

The Shire has received an application for subdivision in the Shire. The subdivision would create an additional lot with a small parcel of land being cussed to create a battleaxe leg.

### **COMMENT**

The proposed lots are to be 86.95ha and 27.58ha. The applicant has not provided any details to demonstrate that the land can be used for farming at this scale, as is required by the Shire's Town Planning Scheme and Rural Strategy. Furthermore, the land may be subdivided in the future, if an amendment over the land was granted, as shown in the Shire's rural strategy. The proposed fragmentation of the land would make further development very difficult due to the advent of the battleaxe lot and the ad hoc nature of the subdivision.

- M14/1107**      **Moved Cr Ridgway**      **Seconded Cr Foster**  
**That Council recommend that application 136131 be refused due to the following reasons:**
- 1. The applicant has failed to demonstrate viability of the proposed lots;**
  - 2. The development is considered ad hoc and further thought needs to be given to the future of the land; and**
  - 3. The development is contrary to the principles of good and proper planning.**

**CARRIED 8-0**

## 7.2 HEALTH AND BUILDING

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<b>SUBMISSION TO:</b>	<b>November Council Meeting 27 November 2007</b>
<b>AGENDA REFERENCE:</b>	<b>7.2.1</b>
<b>DATE:</b>	<b>19 November 2007</b>
<b>SUBJECT:</b>	<b>DRAFT DISABILITY ACCESS AND INCLUSION PLAN</b>
<b>LOCATION:</b>	<b>Whole of Shire</b>
<b>FILE REFERENCE:</b>	<b>PH 025</b>
<b>AUTHOR:</b>	<b>Environmental Health Officer/Building Surveyor – Frank Buise</b>

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Appendix 10

### **BACKGROUND**

The purpose of a DAIP is to ensure that people with disabilities can access services provided by public authorities in Western Australia, and to participate and be included in their community. The goal is to provide, as much as is reasonable, the same level of access as people without a disability enjoy, and to ensure that people are not discriminated against on the basis of their disability.

When developing a DAIP, a local government must aim to achieve six desired outcomes. These provide a framework for translating the principles and objectives of the Act into tangible and achievable results.

The six desired outcomes are:

1. People with disabilities have the same opportunities as other people to access the services of, and any events organised by, a public authority.
2. People with disabilities have the same opportunities as other people to access the building and other facilities of a public authority.
3. People with disabilities receive information from a public authority in a format that will enable them to access the information as readily as other people are able to access it.
4. People with disabilities receive the same level and quality of service from staff of a public authority as other people receive from staff of that public authority.
5. People with disabilities have the same opportunities as other people to make complaints to a public authority.
6. People with disabilities have the same opportunities as other people to participate in any public consultation by a public authority.

The Disability Services Act stipulates that each local government is required to:

- Develop and implement a DAIP;
- Ensure staff, officers, agents and contractors implement the plan;
- Consult and promote the plan;
- Review and lodge the plan at least every five years;
- Report to the Commission every time the DAIP is reviewed or amended;
- Report to the Commission progress in implementing the DAIP each year; and
- Describe the DAIP activities in the Shire's Annual Report.

Staff have also been consulted during this process.

A copy of the draft plan has been sent to the Disability Services Commission and has been approved (in draft form).

## **STATUTORY ENVIRONMENT**

Disability Services Amendment Act 2004

The Disability Services Regulation 2004, Part 10 - Procedure for Public Consultation by Authorities, states:

- “(1) For the purposes of the Act, a public authority is to undertake consultation in relation to its disability access and inclusion plan by calling for submissions either generally or specifically -
- (a) by notice in a newspaper circulating throughout the State, or in the case of a local government, the district of that local government under the Local government Act 1995; or
  - (b) on any website maintained by or on behalf of the public authority.
- (2) Nothing in sub regulation (1) prevents a public authority from also undertaking any other consultation.”

**M15/1107**

**Moved Cr Foster**

**That Council adopt the Draft Disability Access and Inclusion Plan.**

**Seconded Cr Gogol**

**CARRIED 8-0**

## 7.2 HEALTH AND BUILDING

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<b>SUBMISSION TO:</b>	<b>November Council Meeting 27 November 2007</b>
<b>AGENDA REFERENCE:</b>	<b>7.2.2</b>
<b>DATE:</b>	<b>19 November 2007</b>
<b>SUBJECT:</b>	<b>CONCERT</b>
<b>LOCATION:</b>	<b>LOT 83 BUTCHERS ROAD, BEVERLEY</b>
<b>OWNERS:</b>	<b>Gypsy Jokers</b>
<b>FILE REFERENCE:</b>	<b>BUT 51004</b>
<b>AUTHOR:</b>	<b>Environmental Health Officer/Building Surveyor – Frank Buise</b>

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### BACKGROUND

Council at its meeting on 28 August 2007 approved an application by Wild Card Racing for a concert at the property.

I along with the Environmental Health Officer Trevor Lee I inspected the property on Saturday 27 October 2007. The event was extremely well organised with no reports of injuries or arrests. The office received no complaints concerning the event.

A number of food vans were on site as well as local Rotary, Apex and Lions club facilities. Some of these facilities were below the acceptable standard for food premises. Also the food handling in one van was well below standard. The person in question was a local.

The venue was BYO.

The Department of Health (Public Building's Officer) was invited after the event to assess the burnout pit for safety. Although there are no set standards for such an event. The officer found that the standard of safety was acceptable, but will be making a recommendation to the property owners.

### COMMENT

As Environmental Health Officers we are required by the Health Act (Public Buildings section) to ensure that there are facilities available to cater for the anticipated numbers of patrons. Things to consider are, Public Building (size of venue and numbers of people) toilets, rubbish, first aid facilities, food vehicles/vans, and staging and associated power generation equipment/leads, and general safety of patrons.



This event had been very well planned and organised. It is disappointing that a local group has let down the food handling side of the event. I will endeavour to train the group members in the FoodSafe program.

## **STATUTORY ENVIRONMENT**

Health Act 1911

**The information be received.**

## 7.2 HEALTH AND BUILDING

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<b>SUBMISSION TO:</b>	<b>November Council Meeting 27 November 2007</b>
<b>AGENDA REFERENCE:</b>	<b>7.2.3</b>
<b>DATE:</b>	<b>19 November 2007</b>
<b>SUBJECT:</b>	<b>RELOCATED DWELLING</b>
<b>LOCATION:</b>	<b>LOT 27 GREAT SOUTHERN HIGHWAY</b>
<b>OWNERS:</b>	<b>Bruce Thompson</b>
<b>FILE REFERENCE:</b>	<b>GRE 14</b>
<b>AUTHOR:</b>	<b>Environmental Health Officer/Building Surveyor – Frank Buise</b>

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Appendix 11

### **BACKGROUND**

The owner of this property seeks preliminary approval from Council to relocate a dwelling from Perth to his property on the edge of the townsite.

This application once approved must be treated as a new building application, and as such must comply with the current Building Code of Australia requirements.

Council Town Planning Scheme Policy No 9 (Relocated Second-Hand Buildings) section 4.1 states;

Applications for the relocation of second hand buildings on property within the shire of Beverley requires Council planning approval prior to a Building Licence being issued and relocation taking place. All applications for the relocation of second-hand buildings will be assessed against this policy prior to a decision being made under the provisions of the Scheme.

In determining the application, Council may:

- Approve the application;
- Approve the application with conditions; or
- Refuse the application.

Section 5.3 states:

When giving consideration to an application for planning consent, Council shall give consideration to:

The building in its relocated position being rendered visually acceptable by the use of verandahs, screening and/or landscaping; and  
The design, scale and bulk of the proposed building being compatible with the type of buildings that exist in the locality in which it is to be located.

Section 6 requires the applicant to pay a \$5,000 cash bond.

### **COMMENT**

The dwelling is a timber-framed house. It can be made to comply with the new requirements of the Building Code of Australia. The owner has indicated that he wishes to transport the dwelling to Beverley in an as is condition, then to undertake the required works.

The owner will address the meeting.

### **STATUTORY ENVIRONMENT**

Building Code of Australia  
Shire of Beverley Town Planning Scheme No.2

- M16/1107**      **Moved Cr Gogol**      **Seconded Cr McDonald**  
**That Council resolve to grant planning approval to the owner of Lot 27 Great Southern Highway to relocate a transportable dwelling to Lot 27 Great Southern Highway Beverley subject to the following conditions;**
- 1. The applicant pay a \$5,000 cash bond,**
  - 2. Compliance with the Building Code of Australia,**
  - 3. A satisfactory structural engineers report being obtained**
  - 4. All asbestos sheeting to be removed prior to the dwelling being relocated to Beverley, and**
  - 5. That a Building Licence be issued prior to the dwelling being relocated.**

**CARRIED 8-0**

## 7.2 HEALTH AND BUILDING

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<b>SUBMISSION TO:</b>	<b>November Council Meeting 27 November 2007</b>
<b>AGENDA REFERENCE:</b>	<b>7.2.4</b>
<b>DATE:</b>	<b>19 November 2007</b>
<b>SUBJECT:</b>	<b>RELOCATED DWELLING</b>
<b>LOCATION:</b>	<b>LOT 32 MONGER STREET, BEVERLEY</b>
<b>OWNERS:</b>	<b>Jerome Curtis</b>
<b>FILE REFERENCE:</b>	<b>MON 51237</b>
<b>AUTHOR:</b>	<b>Environmental Health Officer/Building Surveyor – Frank Buise</b>

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Appendix 12

### **BACKGROUND**

The owner of this property seeks approval from Council to relocate a dwelling from Weydale Street, Doubleview to his property in Monger Street.

This application once approved must be treated as a new building application, and as such must comply with the current Building Code of Australia requirements.

Council Town Planning Scheme Policy No 9 (Relocated Second-Hand Buildings) section 4.1 states;

Applications for the relocation of second hand buildings on property within the Shire of Beverley requires Council planning approval prior to a Building Licence being issued and relocation taking place. All applications for the relocation of second-hand buildings will be assessed against this policy prior to a decision being made under the provisions of the Scheme.

In determining the application, Council may:

- Approve the application;
- Approve the application with conditions; or
- Refuse the application.

Section 5.3 states:

When giving consideration to an application for planning consent, Council shall give consideration to:

The building in its relocated position being rendered visually acceptable by the use of verandahs, screening and/or landscaping; and



## 7.2 HEALTH AND BUILDING

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<b>SUBMISSION TO:</b>	<b>November Council Meeting 27 November 2007</b>
<b>AGENDA REFERENCE:</b>	<b>7.2.5</b>
<b>DATE:</b>	<b>19 November 2007</b>
<b>SUBJECT:</b>	<b>HOUSE UNFIT</b>
<b>LOCATION:</b>	<b>LOT 348 FORREST STREET, BEVERLEY</b>
<b>OWNERS:</b>	<b>Robyn Ellis</b>
<b>FILE REFERENCE:</b>	<b>FOR 538</b>
<b>AUTHOR:</b>	<b>Environmental Health Officer/Building Surveyor – Frank Buise</b>

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Appendix 13

### **BACKGROUND**

Council at its meeting on 23 February 2006, declared the dwelling Unfit for Human Habitation under Section 135 of the Health Act, and further, declared that the dwelling should not be occupied after 28 February 2006.

The Environmental Health Officer Trevor Lee inspected the dwelling on 9 November 2007, and noted that the premises were still unoccupied, and the works had not been completed.

A letter has been received from the owner stating that works could be completed by July 2008.

Council must decide what course of action is necessary to either leave the status quo remain, or enforce further provisions of the Health Act, or Local Government Act in order to have the works completed earlier.

### **STATUTORY ENVIRONMENT**

Health Act 1911

Local Government (Miscellaneous Provisions) Act 1960

**M18/1107 Moved Cr Foster** **Seconded Cr Roberts**  
**That the Environmental Health Officer/Building Surveyor be instructed to write to the owner of Lot 348 Forrest Street, Beverley requesting her to provide Council with a schedule of works required for the completion of repairs to the residence at Lot 48 Forrest Street so that it can be considered at the next Council meeting.**

**CARRIED 8-0**

At 2.20pm Mr Steve Vincent, Works Supervisor entered the Chambers.

## 8. INFORMATION BULLETIN

### 8.2 ENVIRONMENTAL HEALTH OFFICER/BUILDING SURVEYOR

#### 8.2.1 GENERAL

##### 8.2.1.1

General Correspondence, duties and communications for EHO/Building issues; General duties with complaints, building activities follow-ups, food recalls, Building returns, water sampling, Builders Registration Board returns.

##### 8.2.1.2

**Lot 85 Vincent Street.** – The Order on the property has been lifted after the prospective purchasers submitted a plan outing the time to carry out the rectification works. Settlement of the property is early December 2007.

#### 8.2.2 BUILDING LICENSES ISSUED

Building licenses issued up to 20 November 2007.

Lic No	2 07/08	Lic No	4 07/08
Lot No	50 Bethany Rd	Lot No	48 Prior Pl
Building	Patio	Building	Relocated Dwelling
Value	\$12,000	Value	\$120,000
Lic No	5 07/08	Lic No	6 07/08
Lot No	63 Rickeys Rd	Lot No	13 North Dalebin Rd
Building	Dwelling	Building	Shed
Value	\$100,000	Value	\$7,000
Lic No	12 07/08	Lic No	13 07/08
Lot No	2 Vincent St	Lot No	23443 Dobaderry Rd
Building	Shed	Building	Shed
Value	\$11,500	Value	\$6,000
Lic No	14 07/08	Lic No	15 07/08
Lot No	337 Bennetts Rd	Lot No	182 Langsford St
Building	Shed	Building	Garage
Value	\$10,000	Value	\$3,990
Lic No	16 07/08	Lic No	17 07/08
Lot No	6910 Johnson Rd	Lot No	10453 Mawson Rd
Building	Shed	Building	Dwelling
Value	\$45,000	Value	\$35,000

## 8. INFORMATION BULLETIN

### 8.2 ENVIRONMENTAL HEALTH OFFICER/BUILDING SURVEYOR

#### 8.2.2 BUILDING LICENSES ISSUED (continued)

Lic No	19 07/08	Lic No	20 07/08
Lot No	93 Dawson St	Lot No	563 Kokendin Rd
Building	Awning	Building	Shed
Value	\$2,000	Value	\$30,000
Lic No	21 07/08	Lic No	22 07/08
Lot No	35 Forrest St	Lot No	383 Forrest St
Building	Dwelling	Building	Dwelling
Value	\$252,063	Value	\$219,638
Lic No	23 07/08	Lic No	24 07/08
Lot No	38 Forrest St	Lot No	11 Forrest St
Building	Dwelling	Building	Gazebo
Value	\$256,159	Value	\$2,000
Lic No	26 07/08	Lic No	27 07/08
Lot No	26 Dale Kokeby Rd	Lot No	3148 York-Qdg Rd
Building	Shed	Building	Shed
Value	\$36,256	Value	\$17,000
Lic No	28 07/08	Lic No	29 07/08
Lot No	2292 Cookes Rd	Lot No	13-18 Forrest St
Building	Site Works	Building	Retaining Wall
Value	\$150,000	Value	\$18,000
Lic No	30 07/08	Lic No	31 07/08
Lot No	2 Short St	Lot No	126 Vincent St
Building	Enclosure	Building	ATM
Value	\$19,000	Value	\$90,000
Lic No	32 07/08	Lic No	33 07/08
Lot No	3651 Thomas Rd	Lot No	29 Dawson St
Building	Garage	Building	Shed
Value	\$6,000	Value	\$10,000
Lic No	34 07/08	Lic No	35 07/08
Lot No	238 Dempster St	Lot No	50 Bethany Rd
Building	Patio	Building	Garage
Value	\$7,100	Value	\$9,730



## 8. INFORMATION BULLETIN

### 8.2 ENVIRONMENTAL HEALTH OFFICER/BUILDING SURVEYOR

#### 8.2.2 BUILDING LICENSES ISSUED (continued)

Lic No	37 07/08	Lic No	38 07/08
Lot No	127 Dobaderry Rd	Lot No	15 Brooking St
Building	Shed	Building	Pergola
Value	\$30,000	Value	\$3,000
Lic No	39 07/08	Lic No	40 07/08
Lot No	86 Cannon Hill Rd	Lot No	36 Lennard St
Building	Garage	Building	Dwelling
Value	\$33,528	Value	\$267,852
Lic No	41 07/08	Lic No	42 07/08
Lot No	39 Hunt Rd	Lot No	394 Queen St
Building	Carport	Building	Garage
Value	\$17,000	Value	\$2,900
Lic No	44 07/08	Lic No	45 07/08
Lot No	100 Brookton Hwy	Lot No	126 Forrest St
Building	Shed	Building	Verandah
Value	\$14,000	Value	\$14,000
Lic No	46 07/08		
Lot No	6341 Carrs Rd		
Building	Shed		
Value	\$15,000		

#### 8.2.3 REPAIRS/MAINTENANCE REPORT

The Shire Maintenance Officer provided a report of repairs/maintenance carried out for the period up to 20 November 2007.

**M19/1107 Moved Cr Roberts** **Seconded Cr Gogol**  
**That the Environmental Health Officer/Building Surveyor's Report**  
**be received.**

**CARRIED 8-0**

Mr Frank Buise, Environmental Health Officer/Building Surveyor left the Chambers at 2.28pm

### 7.3 PLANT, WORKS, RECREATION AND TOURISM

Nil.

## 8. INFORMATION BULLETIN

### 8.3 WORKS SUPERVISOR

#### 8.3.1 GENERAL – PLANT AND WORKS

##### 8.3.1.1 Main Street Banner Poles

The banner pole and both bollards at the east end of the main street have been knocked over. The driver of the ute that hit the pole said that when turning into Vincent Street he couldn't see the pole due to the setting sun.

Should this pole be replaced? There would be a risk that this could happen again. The cost to replace both banner pole and bollards would be approximately \$ 2,200 plus installation.

**M20/1107 Moved Cr Foster** **Seconded Cr McDonald**  
**That Council replace the banner pole and bollards at the east end of the main street.**

**LOST 5-3**

**M21/1107 Moved Cr McDonald** **Seconded Cr Foster**  
**That Council seek recovery of the costs of the damage caused to the banner pole and bollards in Vincent Street, from the person responsible.**

**CARRIED 5-3**

**8.3.1.2 Oval**  
Verti mowed and fertilised.

**8.3.1.3 Depot Fence**  
A new colourbond fence and gates have been installed near the town hall. This will now allow access to the near of the office without having to drive through the caravan park.

**8.3.1.4 Footpath Grinding**  
Waiting on contractor to grind approx 50 joints (due to commence on Thursday 29 November).

**8.3.1.5 Mann Road**  
A headwall has been replaced on a box culvert. This headwall give way over the winter months and until now it has been too wet to repair.

**8.3.1.6 Federation Park Shadecloth**

The shadecloth above the play equipment is away being repaired. It was cut by vandals only ten days after being installed after the last time it was ripped.

**8.3.1.7 Forrest Street Kerb**

The kerb and ramp on the corner of Vincent street and Forrest Street has been replaced. It has been constructed lower and reinforced to prevent future damage by trucks.

**8.3.1.8 Plant Report**

The Plant Report was received.

**8.3.2 CONSTRUCTION**

**8.3.2.1 Forrest Street Drain**

The pipes have been laid through the easement between Forrest and Railway Street. The remanding section under Forrest Street will be connected in conjunction with the upgrading of Forrest Street in the new year.

**8.3.2.2 Westdale Road**

Work is well underway with the reconstruction of the shoulders and new work on Westdale Road. The vegetation and unsuitable material has been removed. New gravel has been brought in and prepared ready for the stabilising machine, which is booked for the 3/12/07. One of the existing culverts will have to be replaced.

**8.3.2.3 York-Williams Road**

Gravel is currently being carted for the sections of York Williams Road to be sealed. These sections are over the Corberding Bridge and either side of the Westdale Road intersection. These will be sealed in conjunction with the Westdale Road.

**M22/1107 Moved Cr Roberts**

**That the Works Supervisor's Report be received**

**Seconded Cr Gogol**

**CARRIED 8-0**

Mr Steve Vincent, Works Supervisor left the Chambers at 2.50pm.

## 7.4 FINANCE

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**SUBMISSION TO:** November Council Meeting 27 November 2007  
**AGENDA REFERENCE:** 7.4.1  
**DATE:** 20 November 2007  
**SUBJECT:** SCHEDULE OF ACCOUNTS  
**AUTHOR:** Deputy Chief Executive Officer – Stephen Gollan

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Appendix 14

### COMMENT

The Schedule of Accounts for the month of October 2007 is attached.

**M23/1107** **Moved Cr Foster** **Seconded Cr Roberts**  
**That the Schedule of Accounts for the month of October 2007, be received.**

**CARRIED 8-0**

## 7.4 FINANCE

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**SUBMISSION TO:** November Council Meeting 27 November 2007  
**AGENDA REFERENCE:** 7.4.2  
**DATE:** 20 November 2007  
**SUBJECT:** FINANCIAL REPORT FOR THE PERIOD ENDED 31 OCTOBER 2007  
**AUTHOR:** Deputy Chief Executive Officer – Stephen Gollan

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### COMMENT

That the Financial Statement for the period ended 31 October 2007 is enclosed under separate cover.

**M24/1107** **Moved Cr Foster** **Seconded Cr Roberts**  
**That Council receive the Financial Report, as presented, for the period ended 31 October 2007.**

**CARRIED 8-0**

## 7.4 FINANCE

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**SUBMISSION TO:** November Council Meeting 27 November 2007  
**AGENDA REFERENCE:** 7.4.3  
**DATE:** 7 November 2007  
**SUBJECT:** INVESTMENT OF SURPLUS FUNDS  
**FILE REFERENCE:** FM 008  
**AUTHOR:** Deputy Chief Executive Officer – Stephen Gollan

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### BACKGROUND

Council has at present surplus funds that have been invested in line with Council's policy.

### COMMENT

Listed below are surplus funds that have been invested during the month of October with Esanda Investments.

▪ Office Equipment Reserve	\$ 19,894.00
▪ Annual Leave Reserve	\$ 100,292.00
▪ Building Reserve	\$ 232,815.00
▪ Plant Reserve	\$ 250,130.00
▪ Recreation Ground Reserve	\$ 235,453.00
▪ Bush Fire Fighters Reserve	\$ 64,471.00
▪ Avon River Development Reserve	\$ 26,506.00
▪ Community Bus Reserve	\$ 19,084.00
▪ Cropping Committee Reserve	\$ 71,721.00
▪ Road Construction Reserve	\$ 405,908.00
▪ Municipal Fund	\$ 500,000.00
▪ Municipal Fund	\$ 500,000.00
▪ Municipal Fund	\$ 500,000.00

The Investment terms are as follows

Certificate#	Term	Interest Rate	Amount	Expires
1541516024	3 Months	6.75%	\$ 1,426,274.00	22/11/2007
1541517004	30 Days	6.70%	\$ 500,000.00	21/11/2007
1233956001	2 Months	6.63%	\$ 500,000.00	24/12/2007
1233957001	90 Days	6.85%	\$ 300,000.00	22/01/2008

**M25/1107 Moved Cr Foster** **Seconded Cr Roberts**  
**That Council receive the investment report for the month of**  
**October 2007.**

**CARRIED 8-0**

## 7.5 ADMINISTRATION

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<b>SUBMISSION TO:</b>	<b>November Council Meeting 27 November 2007</b>
<b>AGENDA REFERENCE:</b>	<b>7.5.1</b>
<b>DATE:</b>	<b>8 November 2007</b>
<b>SUBJECT:</b>	<b>LAND RESUMPTION – GREENHILLS SOUTH ROAD</b>
<b>FILE REFERENCE:</b>	<b>WO GRE1</b>
<b>AUTHOR:</b>	<b>Chief Executive Officer – Keith Byers</b>

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Appendix 15

### BACKGROUND

Part of the 2007/08 Road Program is to realign the Greenhills South Road at the boundary of the Shire of York. To achieve this aim has required the resumption of Portion of Avon Location 18869, being Lot 230 from TP Lee and CTLT Bui.

The owners have agreed to the proposal and have been compensated for an amount of \$1,000.

### COMMENT

To proceed with the matter Council must formally resolve to take the land and dedicate it as a road.

**M26/1107 Moved Cr Gogol** **Seconded Cr McDonald**  
**That Council concur to the Taking of the Land, "Portion of Avon Location 18869, being Lot 230, the subject of FR Rodda Drawing 2359B; to its dedication as a Road under section 56 of the Land Administration Act and that the Department for Planning and Infrastructure be indemnified against any claim as a result of this action.**

**CARRIED 8-0**

## 7.5 ADMINISTRATION

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<b>SUBMISSION TO:</b>	<b>November Council Meeting 27 November 2007</b>
<b>AGENDA REFERENCE:</b>	<b>7.5.2</b>
<b>DATE:</b>	<b>8 November 2007</b>
<b>SUBJECT:</b>	<b>DELEGATIONS</b>
<b>FILE REFERENCE:</b>	<b>GOV 003</b>
<b>AUTHOR:</b>	<b>Chief Executive Officer – Keith Byers</b>

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### BACKGROUND

Section 5.42 of the Local Government Act gives Council the power to delegate to the CEO the exercise of its powers or the discharge of any of the duties except those referred to in section 5.43.

Section 5.46 of the Local Government Act requires delegations made to the CEO be reviewed by the delegate at least once every financial year.

### COMMENT

The current delegations were reviewed/approved by Council at the November 2006 Ordinary Meeting. As delegations have been put to Council over the past few years, I put them to Council at this meeting for re-approval.

- M27/1107 Moved Cr Foster Seconded Cr Gogol**  
**That Council approve of the following list of delegations to the Chief Executive Officer: -**
- **Use of Common Seal on appropriate documents.**
  - **Invite tenders in accordance with budget.**
  - **Approve/refuse building applications. (Includes relocated/ second-hand houses in accordance with Council Policy).**
  - **Authority to appoint and dismiss staff in accordance with the Act and appropriate Awards.**
  - **Review salaries of all employees.**
  - **Approve attendance at conferences, seminars and staff training.**
  - **Authorise annual leave and unpaid study leave.**
  - **Discretion to pay for un-accumulated sick leave and attendance at funerals, each case being judged upon its merits.**
  - **Imposition of Harvest Bans.**
  - **Alteration of Restricted and Prohibited Burning periods, after consultation with Chief Fire Control Officer.**
  - **Approve roadside clearing and/or burning.**
  - **Recommend extra mass permits for vehicles in line with Council Policy.**

- **Approve staff use of plant.**
- **Approve private works.**
- **Approve applications for payment of rates by arrangement.**
- **Issuing of Council purchase orders.**
- **Destroy old accounting books and records in accordance with legislative requirements.**
- **Issue permits for the sale and consumption of liquor on Council property.**
- **Act and serve orders relating to hygiene, noise abatement, repair of dwellings and the declaration of buildings being deemed unfit for human habitation in accordance with the Health Act.**
- **Issue infringement notices relating to Bush Fire Act, Litter Act and Dog Act.**
- **Undertake legal action necessary to recover unpaid infringement notices, rates and debtors accounts.**
- **Install firebreaks on private property where the owner has failed to comply with requirements under the Bush Fire Act.**
- **Permit variations to firebreak order upon request from landowners.**
- **Sign strata titles in accordance with the Strata Titles Act.**
- **Issue permits for street stalls.**
- **Speak on behalf of and represent the views of the Council of the Shire of Beverley to the media and other third parties as appropriate.**
- **Represent Council in the Court of Competent Jurisdiction for breaches of the Australian Building Code, Health Act, Local Government Act, Bush Fires Act, Litter Act and Dog Act.**
- **Attend to all matters, which relate to the Town Planning Function of the Shire of Beverley and to sign all correspondence, planning consents and clearances, which relate to the same.**
- **To make payments for the Municipal Fund and the Trust Fund with the requirement either of the Deputy Chief Executive Officer or a Councillor counter signing the cheques.**
- **Issue notices under Section 3.25 of the Local Government Act 1995 with all notices issued being referred to Council at the ensuing meeting for endorsement.**
- **Approve the write off of any balances under \$50.00, either debit or credit.**

**CARRIED 8-0**



## 7.5 ADMINISTRATION

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<b>SUBMISSION TO:</b>	<b>November Council Meeting 27 November 2007</b>
<b>AGENDA REFERENCE:</b>	<b>7.5.3</b>
<b>DATE:</b>	<b>20 November 2007</b>
<b>SUBJECT:</b>	<b>DEEP POOL ROAD</b>
<b>FILE REFERENCE:</b>	<b>WO DEE</b>
<b>AUTHOR:</b>	<b>Chief Executive Officer – Keith Byers</b>

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Appendix 16

### BACKGROUND

Correspondence has been received from Mr Greg Atwell, an owner of a property serviced by Deep Pool Road, informing Council that this road has been degrading over the past few years and the lack of maintenance has now reached a point where it is difficult to traverse.

This road is the access to other properties further south of Mr Atwell's, east of the Dale River.

Mr Atwell wishes to know –

- (a) What steps are being undertaken to correct the damaged sections; and
- (b) When does the Shire propose upgrading Deep Pool Road to a standard suitable for all weather access.

### COMMENT

The Works Supervisor, Mr Steve Vincent and myself have inspected the road and agree that it requires attention to make it trafficable during the winter months, particularly if there is above average rainfall.

Throughout the summer it will be possible to gravel sheet some sections up to Mr Atwell's residence, however there are at least 3 creek crossings, which need significant upgrading.

Much of the section beyond the Atwell's household does not exist and the firebreak/roadway is not on the correct alignment.

**M28/1107 Moved Cr Gogol** **Seconded Cr Roberts**  
**That the Shire workforce gravel sheet sections of Deep Pool Road as deemed necessary by the Works Supervisor and that Council observe the floodways and unformed section of road at the road inspection scheduled for 7 April 2007.**

**CARRIED 8-0**

## 7.5 ADMINISTRATION

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<b>SUBMISSION TO:</b>	<b>November Council Meeting 27 November 2007</b>
<b>AGENDA REFERENCE:</b>	<b>7.5.4</b>
<b>DATE:</b>	<b>20 November 2007</b>
<b>SUBJECT:</b>	<b>SOUTH EAST AVON VOLUNTARY REGIONAL ORGANISATION OF COUNCIL (SEAVROC)</b>
<b>FILE REFERENCE:</b>	<b>GR 018</b>
<b>AUTHOR:</b>	<b>Chief Executive Officer – Keith Byers</b>

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### BACKGROUND

In early 2005 the five Shires of Beverley, Brookton, Cunderdin, Quairading and York, at the instigation of Commissioner Troy from the Shire of York, formed a loose alliance for the purpose of resource sharing and to convince future governments of our collective ability to successfully restructure and remain financially viable without the need to amalgamate.

The formation of SEAVROC has been quite a success in obtaining grant funding for specific projects and is highly regarded by the present State Government.

### COMMENT

Unfortunately the present local government legislation limits the opportunity for SEAVROC to operate as a voluntary body capable of securing grants. To do so requires a more formal arrangement, adding to the already over regulation that assists with individual Councils.

Various governance structures have been discussed and the consensus has been that any regional model needs to provide for autonomy and local decision making for each member shire. The two options that have been explored are a regional council and an alliance structure.

The alliance concept is based around each member shire taking on responsibility for various portfolios of local government functions. The alliance structure does not provide robust governance or sufficient accountability for performance.

A Regional Council does have the potential to provide the governance structure to establish a regional organisation to provide shared services to the SEAVROC shires. Combined back office functions, joint works teams and professional services such as Environmental Health, Planning, Engineering and Finance have the potential to provide improved services at a lower cost than each of the individual shires.

The *Local Government Act 1995* provides for the Regional Council option but imposes an unacceptable compliance cost overhead.

The South Australian local government legislation allows the creation of a subsidiary organisation to provide services to a local government. A subsidiary governed by SEAVROC member shires has the potential to provide shared services without the compliance costs imposed by the current local government legislation. A subsidiary organisation would be accountable to the member shires and there would be no requirement for accountability to the Department of Local Government and Regional Development. Member shires would continue to have the autonomy to govern and provide services to their local communities.

It is proposed that this legislation be provided to the Department of Local Government and Regional Development and endorsed as an example of enabling legislation.

**M29/1107**      **Moved Cr Foster**      **Seconded Cr Gogol**  
**That Council support changes to the *Local Government Act 1995* to enable a regional entity that can provide shared services and be accountable to SEAVROC member shires.**

**CARRIED 8-0**

## 7.5 ADMINISTRATION

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**SUBMISSION TO:** November Council Meeting 27 November 2007  
**AGENDA REFERENCE:** 7.5.5  
**DATE:** 16 November 2007  
**SUBJECT:** DECEMBER COUNCIL MEETING DATE  
**REFERENCE:** CM 005  
**AUTHOR:** Chief Executive Officer – Keith Byers

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### BACKGROUND

Council's December meeting is scheduled to be held on Tuesday 25 December 2007, being Christmas Day.

### COMMENT

As this is a public holiday it would be necessary to move the meeting date forward. I would suggest that the date be brought forward to the third Tuesday of December, being Tuesday 18 December 2007.

By bringing the meeting date forward this only allows three weeks between meeting dates. Council could consider not holding a December meeting and hold a January meeting instead.

Council in the past has not held January meetings due to holidays being taken by both councillors and staff.

**M30/1107**      **Moved Cr McDonald**      **Seconded Cr Gogol**  
**That Council conduct the December meeting of Council on the 3<sup>rd</sup>**  
**Tuesday in December, being Tuesday 18 December 2007.**  
**CARRIED 8-0**

**M31/1107**      **Moved Cr Ridgway**      **Seconded Cr Gogol**  
**That Council's January meeting be conducted on the 22 January**  
**2008 commencing at 1.00pm.**  
**CARRIED 6-2**

## 7.5 ADMINISTRATION

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**SUBMISSION TO:** November Council Meeting 27 November 2007  
**AGENDA REFERENCE:** 7.5.6  
**DATE:** 16 November 2007  
**SUBJECT:** OFFICE CLOSURE OVER CHRISTMAS/NEW YEAR PERIOD  
**AUTHOR:** Chief Executive Officer – Keith Byers

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### BACKGROUND

The Administration Centre has traditionally closed for business between the Christmas / New Year period.

### COMMENT

Christmas Day this year falls on the Tuesday. With Boxing Day being the Wednesday this would then mean that there would be three days between Boxing Day and New Years Day that the Administration Centre would be closed.

To my knowledge there has been no major complaints that the Administration Centre is closed during this period.

Annual Leave will be utilised by staff over these days.

**M32/1107 Moved Cr Foster** **Seconded Cr Murray**  
**That the Shire of Beverley Administration Centre close for business from 4.30pm, Monday 24 December 2007 and reopen on Wednesday 2 January 2008.**

**CARRIED 8-0**

## 7.5 ADMINISTRATION

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**SUBMISSION TO:** November Council Meeting 27 November 2007  
**AGENDA REFERENCE:** 7.5.7  
**DATE:** 16 November 2007  
**SUBJECT:** CHRISTMAS BREAK-UP FUNCTION  
**AUTHOR:** Chief Executive Officer – Keith Byers

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### BACKGROUND

It has been the custom for Council to hold an annual Christmas function each year.

### COMMENT

If it is Council's wish to continue this tradition, a suitable date will need to be selected.

I have spoken to Works Supervisor who has advised me that the outside workforce will close down for the Christmas / New Year period from Friday 21 December 2007.

**M33/1107**      **Moved Cr Foster**      **Seconded Cr Murray**  
**That Council's Christmas function be held on Thursday 20**  
**December 2007 at the Old Pre-School Building commencing at**  
**6.00pm.**

**CARRIED 8-0**

**8. INFORMATION BULLETIN**

**8.1 CHIEF EXECUTIVE OFFICER**

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<b>ITEM NUMBER:</b>	<b>8.1.1</b>
<b>DATE:</b>	<b>20 November 2007</b>
<b>SUBJECT:</b>	<b>AUDIT REPORT</b>
<b>FILE REFERENCE:</b>	<b>FM 003</b>
<b>AUTHOR:</b>	<b>Chief Executive Officer – Keith Byers</b>

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Appendix 17

**BACKGROUND**

Attached is a copy of the Audit Report undertaken by Gregory Froomes Wyllie, Certified Practising Accountant. The contents of the report should be considered by the Audit Committee and the Committee's comments noted.

**COMMENT**

The Audit Report will form part of Council's 2006/2007 Annual Report, which will need to be tabled at the next Council Meeting for adoption.

**Council resolved that the Audit Committee hold a meeting within the next month.**

## 8. INFORMATION BULLETIN

### 8.1 CHIEF EXECUTIVE OFFICER

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<b>ITEM NUMBER:</b>	<b>8.1.2</b>
<b>DATE:</b>	<b>20 November 2007</b>
<b>SUBJECT:</b>	<b>CENTRAL COUNTRY ZONE – ELECTION 2008</b>
<b>FILE REFERENCE:</b>	<b>GR 003</b>
<b>AUTHOR:</b>	<b>Chief Executive Officer – Keith Byers</b>

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Appendix 18

#### **BACKGROUND**

Nominations are now open for a Central Country Zone State Council Representative and a Deputy State Council Representative. Both positions are for a two year period commencing in April 2008. Both nominations close at 4pm on Thursday 31 January 2008.

#### **COMMENT**

Members may nominate themselves or other elected members.

**The information be received.**

### 8.1 CHIEF EXECUTIVE OFFICER

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<b>ITEM NUMBER:</b>	<b>8.1.3</b>
<b>DATE:</b>	<b>20 November 2007</b>
<b>SUBJECT:</b>	<b>WHEATBELT HEALTH REGION – BEVERLEY HEALTH SERVICE – EXPRESSION OF THANKS</b>
<b>FILE REFERENCE:</b>	<b>FM 011, CS 010 &amp; PH 023</b>
<b>AUTHOR:</b>	<b>Chief Executive Officer – Keith Byers</b>

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Appendix 19

#### **BACKGROUND**

Council has received a thank you letter from the Beverley Health Service for the contribution towards decorating of scooters for our seniors interaction with the school children.

**The information be received.**



## **8. INFORMATION BULLETIN**

### **8.1 CHIEF EXECUTIVE OFFICER**

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<b>ITEM NUMBER:</b>	<b>8.1.4</b>
<b>DATE:</b>	<b>21 November 2007</b>
<b>SUBJECT:</b>	<b>SALARY REVIEW – MR FR BUISE</b>
<b>FILE REFERENCE:</b>	<b>PER 002</b>
<b>AUTHOR:</b>	<b>Chief Executive Officer – Keith Byers</b>

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#### **BACKGROUND**

Council's Environmental Health Officer/Building Surveyor Frank Buisse's salary review was due on 10 November 2007.

The review clause of his contract, which is due to expire on 10 November 2008 states: -

"The Health Scheme must review the remuneration taking into account of: -

- (a) The total remuneration of employees holding positions similar to the position of Health Schemes within Western Australia of similar size to the Health Scheme; and
- (b) The Health Schemes policy of reviews from time to time which shall be based upon performance, productivity and such other matters as the Council reasonably considers relevant, but there is no obligation on the Health Scheme to increase the remuneration other than in accordance with the C.P.I. increments."

Frank currently receives an annual salary of \$65,130 and the 2.6% C.P.I. would automatically increase this to \$66,023. At a recent meeting with Frank, Graeme Fardon and myself he indicated he would like his salary increased to \$75,000.

Rates currently being offered at other Council's include: -

Merredin Scheme	\$75,500
Wongan Hills	\$75,000
Dalwallinu	\$75,000
Brookton	\$70,000
Waroona	\$84,000

Although Council has only budgeted \$68,000 I believe it would be prudent to offer the \$75,000 requested.

**M34/1107 Moved Cr Murray** **Seconded Cr Foster**  
**That Council increases the Environmental Health Officer/Building Surveyor salary to \$75,000 per annum.**

**CARRIED 8-0**

## **8. INFORMATION BULLETIN**

### **8.1 CHIEF EXECUTIVE OFFICER**

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<b>ITEM NUMBER:</b>	<b>8.1.5</b>
<b>DATE:</b>	<b>21 November 2007</b>
<b>SUBJECT:</b>	<b>SOUTH EAST AVON VOLUNTARY REGIONAL ORGANISATION OF COUNCILS (SEAVROC) - WORKSHOP</b>
<b>FILE REFERENCE:</b>	<b>GR 018</b>
<b>AUTHOR:</b>	<b>Chief Executive Officer – Keith Byers</b>

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#### **BACKGROUND**

A Workshop for SEAVROC members is to be held in York on Wednesday 5 December 2007 at 10am to discuss the future of the alliance.

A copy of the agenda along with issues papers “The Way Forward” was provided.

**The information be received.**

### **8.1 CHIEF EXECUTIVE OFFICER**

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<b>ITEM NUMBER:</b>	<b>8.1.6</b>
<b>DATE:</b>	<b>21 November 2007</b>
<b>SUBJECT:</b>	<b>TALBOT WEST ROAD</b>
<b>FILE REFERENCE:</b>	<b>WO TAL2</b>
<b>AUTHOR:</b>	<b>Chief Executive Officer – Keith Byers</b>

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#### **BACKGROUND**

At Council's meeting on 25 September 2007, Council resolved to realign the Talbot West Road at the York border and offered compensation to adjoining owners, utilising figures supplied by the Valuer General plus 10%.

Three of the owners have agreed to the proposal in written form, however the fourth owner has advised that the Valuation is insufficient. I have requested he reply in writing and to submit a counter offer for Council's consideration.

**The information be received.**

**8. INFORMATION BULLETIN**

**8.4 SHIRE PLANNER**

Nil.

**8. INFORMATION BULLETIN**

**8.5 POOL MANAGER**

Nil.

**8. INFORMATION BULLETIN**

**8.6 COUNCILLOR REPORTS**

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<b>ITEM NUMBER:</b>	<b>8.6.1</b>
<b>DATE:</b>	<b>27 November 2007</b>
<b>SUBJECT:</b>	<b>ROAD DIVIDING ISLAND ACROSS JOHN STREET AT GREAT SOUTHERN HIGHWAY AND INTERSECTION HUSKING STREET, BEVERLEY</b>
<b>FILE REFERENCE:</b>	<b>TT 006, RO 021, &amp; WO GRE</b>
<b>AUTHOR:</b>	<b>Councillors Peter Gogol and Keith Murray</b>

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The islands situated on Great Southern Highway placed as traffic control devices are considered by local ratepayers and heavy vehicle drivers as a hazard and danger to all traffic using the highway mentioned. They have already caused a number of accidents.

**Council resolved that an Officer from Main Roads Western Australia be requested to inspect the traffic control island devices on Great Southern Highway at the T-Junction with John Street to consider how they might be modified.**

## 8. INFORMATION BULLETIN

### 8.6 COUNCILLOR REPORTS

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<b>ITEM NUMBER:</b>	<b>8.6.2</b>
<b>DATE:</b>	<b>27 November 2007</b>
<b>SUBJECT:</b>	<b>BEVERLEY EASTER ART PURCHASE EXHIBITION VENUE FOR 2008</b>
<b>FILE REFERENCE:</b>	<b>RC 017</b>
<b>AUTHOR:</b>	<b>Councillor Dee Ridgway</b>

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Venue for 2008 Beverley Easter Art Purchase Exhibition – 3 contingency venues discussed in the event the Town Hall is not available for use due to ceiling problem: -

- Peppers old grocery store – most preferred
- Marquee
- Exhibition shed - least preferred

Peppers have indicated to the Art Gallery Committee President they would be agreeable for their building to be used and picture rails could be attached to the walls along with extra screws to accommodate lighting.

It was noted a change of venue would need to be well signposted.

**Cr Ridgway commented that Pepper's old grocery store is the preferred venue to conduct the 2008 Easter Art Exhibition should the Town Hall not be ready for use.**

## 8.6 COUNCILLOR REPORTS

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<b>ITEM NUMBER:</b>	<b>8.6.3</b>
<b>DATE:</b>	<b>27 November 2007</b>
<b>SUBJECT:</b>	<b>BEVERLEY RAILWAY STATION</b>
<b>FILE REFERENCE:</b>	<b>VIN 47116</b>
<b>AUTHOR:</b>	<b>Councillor Dee Ridgway</b>

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A carriage (with wheels) has become available for purchase - representatives from the Art Group and Shire to inspect.

**Cr Ridgway reported to the meeting that the railway carriage will be inspected before further action is taken to acquire the vehicle.**

A gazebo suitable for the Railway Station outdoor area redevelopment has been identified and plans for same submitted to the Shire. Whilst a gazebo is included in the redevelopment plans it was not included in the grant application, for which an answer has still not been received.

The Lion Club have been approached for assistance with the gazebo.

**Cr Ridgway reported that the Art Gallery Committee and Beverley Art Gallery Society have advised that they will be fund raising towards the proposed gazebo.**

## 8. INFORMATION BULLETIN

### 8.6 COUNCILLOR REPORTS

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ITEM NUMBER:	8.6.4
DATE:	27 November 2007
SUBJECT:	FIRE HAZARD REDUCTION/FIRE RISK ON SMALL LANDHOLDINGS/ABSENTEE LANDHOLDERS
FILE REFERENCE:	ES 002
AUTHOR:	Councillor Dee Ridgway

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I am concerned about potential fire hazard situations on some small landholdings in the shire and a lack of understanding of fire risk/paddock preparation/fire control by the owners.

Chief Fire Control Officer John Barrett-Lennard has commenced an education programme for small landowners and meetings have been held in the Avondale and Dale fire control areas for landowners in those areas and he is available to talk to Council.

Mr Barrett-Lennard has also instigated an "Advisory Calendar" for small landowners, suggesting appropriate action times and means to help with preparation of their landholdings for the summer.

I believe this calendar is posted on the Beverley Shire website. It was also proposed to send it out with the rates, however I suggest a special mail out in April may be more appropriate to give landowners time to take action and/or source help.

**Council resolved that the Chief Executive Officer obtain firebreak orders from other Councils and liaise with the Bush Fire Brigades, prior to the April 2008 Council meeting, so that fire prevention policies can be considered and adopted.**

With the increasing number of small landholdings in the shire, and many of the owners unfamiliar with this risk in rural areas, I suggest Council takes an active interest in how the reduction of potential fire risk is approached. This could perhaps come under the banner of the Plant & Works Committee (or representatives of that committee) rather than setting up another committee.

Following on from these concerns – a huge fire risk problem continues in the Mt Kokeby precinct, where there are a lot of small blocks of less than an acre upon which no form of grass manipulation has taken place for many years.

Within the Beverley town boundary owners could have been forced to deal with the risk, whether by themselves, or enforced with a bill attached. A fire through here could well end up in the river and burn along into Beverley.

**Council resolved to consider formulating a policy to remove the fire hazard that exists with the small land holdings adjacent to the Mt. Kokeby townsite, prior to the April 2008 meeting.**

## 9. TABLED CORRESPONDENCE

- COMMUNITY HOUSING COALITION OF WESTERN AUSTRALIA
  - Annual Report 2007
- WALGA
  - Report on Local Government Road Assets and Expenditure 2005 - 2006
- DEPARTMENT OF WATER – SWAN AVON REGION
  - Water Reform Made Simple – Meeting the Challenge of Increased Water Demand and Reduced Availability in Western Australia
- WALGA
  - Local Government Alcohol Management Package
- OFFICE OF CRIME PREVENTION
  - State Designing Out Crime Strategy

## 10. OTHER BUSINESS

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<b>ITEM NUMBER:</b>	<b>10.1</b>
<b>SUBJECT:</b>	<b>WHEELIE BIN REPLACEMENT – Cr Gogol</b>
<b>FILE REFERENCE:</b>	<b>WM 001</b>

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Enquiry as to what is in place in regard to the situation where a resident's bin is inherited on purchase of a property and the wheelie bin is in a poor condition and in other situations where the bin is old and needs replacement.

**Council resolved to implement a policy in regard to the replacement of wheelie bins.**

**10. OTHER BUSINESS**

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**ITEM NUMBER: 10.2**  
**SUBJECT: STRAY DOGS – Cr Gogol**  
**FILE REFERENCE: LE 012**

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Enquiry in regard to the situation of stray dogs during the weekend.  
The Chief Executive Officer advised in regard to Ranger duties.

**Council resolved that the Shire Ranger be the contact officer for animal control problems during weekends and that this information be placed in the Beverley Blarney.**

**10. OTHER BUSINESS**

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**ITEM NUMBER: 10.3**  
**SUBJECT: LOCKING OF TOWN STANDPIPES**  
**FILE REFERENCE: WS 005**

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Council discussed the matter of the concern expressed at public question time in regard to usage of standpipe water.

**M35/1107 Moved Cr Foster** **Seconded Cr Roberts**  
**That Council lock the town standpipes from 1 January 2008 and that the matter be advertised in the Blarney notifying the public that keys can be obtained from the Council upon payment of a deposit.**

**CARRIED 8-0**

**11. CLOSURE**

**There being no further business the meeting closed at 5.05pm.**

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

Presiding Member \_\_\_\_\_

Date \_\_\_\_\_