

MINUTES OF AN ORDINARY MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBERS ON TUESDAY 28 NOVEMBER 2006

1. COMMENCEMENT

The President declared the meeting open at 10.00am.

2. ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

Attendance

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

Apologies

Nil

Leave of Absence

Nil

3. PUBLIC QUESTION TIME

3.1 STANDPIPES

Mr Wally Wright addressed Council requesting a permanent key for the standpipes.

Mrs Alexandra McDonald was concerned that due to the standpipe being locked on weekends that the Perth Tractor Pull Association had to cart 5,000 litres of water from Perth for their last event.

Mr Kim Bird advised that he has written to a number of politicians regarding the issue of water charges being levied and has received replies indicating Council was charging in excess of the set fee, which he would like to table for Council. Mr Bird also stated that under

legislation that Council should not be getting charged for water, which is on public land, which Council controls.

3.2 FIRE BREAKS

Mr Ron Glassby requested Council's policy on Fire Breaks within the Shire of Beverley particularly to the area East of Langsford Street.

Mrs Jill Pascoe advised that there are blocks in Lukin Street that have not had firebreaks install for the last three years.

Cr Shilling advised that land that is outside the townsite boundaries are not required to place a Fire Break around the perimeter. Cr Shilling also advised that the local bushfire brigade is currently doing inspections of vacant blocks in town, to provide a list of properties that require works to be done.

3.3 UNMADE ROAD RESERVE

Mrs Jill Pascoe enquired who is responsible for maintaining the unmade road reserve at the western end of Chipper Street.

Cr Schilling advised that unmade road reserves are the responsibility of the Department of Conservation and Land Management.

3.4 TRACTOR PULL

Mr David McKenzie addressed Council on behalf of the Perth Tractor Pull Association seeking permission to continue holding their Tractor Pull meetings at the racecourse in Beverley. He advised that the Tractor Pull Association would like to work with the community and Council to rectify any matters that have been raised.

Cr Schilling stated that Council has received complaints from landowners regarding excessive noise and dust from the racecourse when the tractor pull is having a meeting. These complaints have resulted in Council reassessing where tractor pull meetings can be held and resolved that at the completion of the Perth Tractor Pull 2006/2007 season they be required to relocate to Reserve 5265 (Lot C) with the Beverley Off Road Motor Sports Association.

Mr McKenzie enquired if the Perth Tractor Pull Association can work with the landowners surrounding the racecourse would Council reconsider the issue of the Tractor Pull relocating and if the Tractor Pull was to relocate to Reserve 6265 (Lot C) would Council consider a fix term lease of the area.

Cr Schilling responded that if the Perth Tractor Pull Association places a proposal before Council on rectifying problems associated with them

using the facility Council would consider it and Council would consider a fix term lease.

3.5 SWIMMING POOL

Mrs Gaynor Carter complimented Council and Mr Gary Anderson-Smith, Pool Manger on the presentation and cleanliness of the swimming pool facility.

4. CONDOLENCES

YOUNG Janet Dorothy 31 October 2006

BEECROFT Ernest 14 November 2006

5. APPLICATIONS FOR LEAVE OF ABSENCE

Nil

6. CONFIRMATION OF MINUTES AND BUSINESS ARISING

6.1 MINUTES OF THE COUNCIL MEETING HELD IN COUNCIL CHAMBERS ON 24 OCTOBER 2006

**M1/1106 Moved Cr Leonhardt Seconded Cr Foster
That the Minutes of the Ordinary Meeting of Council held in
Council Chambers on 24 October 2006, be confirmed.
CARRIED 9-0**

6.2 MINUTES OF THE DEVELOPMENT SERVICES COMMITTEE MEETING HELD IN COUNCIL CHAMBERS ON FRIDAY 3 NOVEMBER 2006

Appendix 1

**M2/1106 Moved Cr Foster Seconded Cr Roberts
That the Development Services Committee Meeting held in Council
Chambers on Friday 3 November 2006, be received.
CARRIED 9-0**

**6.3 MINUTES OF THE MEETING OF THE FIRE CONTROL OFFICERS
HELD IN COUNCIL CHAMBERS ON WEDNESDAY 18 OCTOBER
2006**

Appendix 2

**M3/1106 Moved Cr Szczecinski Seconded Cr Bailey
That the Meeting of the Fire Control Officers held in Council
Chambers on Wednesday 18 October 2006, be received.
CARRIED 9-0**

6.4 PRESIDENT'S REPORT

Appendix 3

**M4/0506 Moved Cr Foster Seconded Cr Roberts
That the President's reported for the month of November, be
received.
CARRIED 9-0**

7. REPORTS OF COMMITTEES AND OFFICERS

Mr Warwick Carter, Town Planner, entered Council Chambers at 10.50 am.

7.1 TOWN PLANNING

ITEM NUMBER:	7.1.1
DATE:	22 November 2006
SUBJECT:	PROPOSED BOUNDARY REALIGNMENT – LOCS 3114, 3115 AND 3988 CAROLING BALLY BALLY ROAD, BEVERLEY
OWNER:	Correring Pty Ltd
FILE REFERENCE:	132652
AUTHOR:	Shire Planner – Warwick Carter

Appendix 4

BACKGROUND

Address: 4114m 3115 Carolling Bally Bally Road and Loc
3988 Beringer Road.
Zoning: TPS2 - Farming
Area: ~192.9 hectares

An application for boundary realignment has been forwarded by the Western Australian Planning Commission for consideration and comment by Council.

The applicant proposes to realign the property boundaries of the properties to give road frontage to one of the lots and change the land areas.

COMMENT

Whilst the proposed lot sizes comply with Council's requirements for minimum lot size, the applicant has not demonstrated how the lots comply with the town planning scheme requirement that the resulting lots be suitable for ongoing agricultural production.

The plans also show a number of easements. These easements are between the applicant and a third party. It should therefore be stated that Council has not endorsed these easements and that they should not be considered as part of this application.

Footnote:

1. Should the application be approved, the easements shown on the plan are in no way endorsed by the Shire.

M5/1106

Moved Cr Leonhardt

Seconded Cr Bailey

That the Shire of Beverley recommend to the Western Australian Planning Commission that application 132652 be refused for the following reasons:

- 1. The applicant has not demonstrated that the resultant lots would be no impact upon continued agricultural production.**

CARRIED 8-1

7.1 TOWN PLANNING

ITEM NUMBER:	7.1.3
DATE:	22 November 2006
SUBJECT:	PROPOSED FENCE – 68 FORREST STREET, BEVERLEY – BEVERLEY BOWLING CLUB
FILE REFERENCE:	FOR 1623
AUTHOR:	Shire Planner – Warwick Carter

Appendix 6

BACKGROUND

Address: 68 Forrest Street
Zoning: TPS2 - Reserve

The applicant has applied for wrought iron fence along the street frontage at the Beverley Bowling club.

COMMENT

The proposed fence is open and will allow for an attractive streetscape. It is recommended that the application be approved.

M7/1106 **Moved Cr Leonhardt** **Seconded Cr Foster**
That Council approve the application for a fence at 68 Forrest Street subject to the following conditions:

- 1. The development shall be in complete accordance with the approved plans numbered 311006, prepared by the applicant and endorsed by Council's Shire Planner.**

CARRIED 9-0

7.1 TOWN PLANNING

ITEM NUMBER:	7.1.4
DATE:	22 November 2006
SUBJECT:	PROPOSED SHED – 26 HUNT ROAD, BEVERLEY
OWNER:	C Gilbert
FILE REFERENCE:	HUN965
AUTHOR:	Shire Planner – Warwick Carter

Appendix 7

BACKGROUND

Address:	26 Hunt Road Beverley
Zoning:	Residential R10
Area:	1136m ²
Use Class	Shed "AA"

Council refused an application for a shed at this property at its meetings in September and October. The applicant has modified the plans to now show a 54m² shed.

COMMENT

The statutory provisions relating to this item are discussed below:

Town Planning Scheme No.2		
	Clause	Comment
1.	Table 1 – A Shed is an "AA" use that is permitted at the discretion of Council.	Council may approve or refuse the Shed.
Town Planning Policy No.8 – Outbuildings		
	Clause	Comment
2.	Table 2 – The maximum floor area for zincalume and colorbond sheds in the R10 zone is 55m ² .	The proposed shed is 54m ² and is proposed to be constructed of colorbond. It complies with Council's policy.

M8/1106 Moved Cr Foster **Seconded Cr Roberts**
That Council approve the application for a Shed at 26 Hunt Road, Beverley subject to the following condition:

- The development shall be in complete accordance with the approved plans numbered 220906, prepared by the applicant and endorsed by Council's Shire Planner.

CARRIED 9-0

7.1 TOWN PLANNING

ITEM NUMBER:	7.1.5
DATE:	22 November 2006
SUBJECT:	PROPOSED SHED – LOT 1 / LOC 13705 VINCENT STREET, BEVERLEY
OWNER:	T & L Sleep
FILE REFERENCE:	VIN175
AUTHOR:	Shire Planner – Warwick Carter

Appendix 8

BACKGROUND

Address:	Lot 1 / Loc 13705 Vincent Road
Zoning:	TPS2 - Farming
Area:	22.8225 hectares
Use Class:	Dwelling “AA”

The applicants have applied for a shed on the subject property. The Shed is to be constructed of Colorbond and is 90m² in area. There are also two other sheds on the property.

COMMENT

In their application, the applicants state that they wish to live in the Shed. A shed, by definition in the Shire’s Outbuilding policy is a class 10 structure and therefore non-habitable. Therefore, Council will have to approve the structure as a dwelling. For Council to do this it will see two dwellings on the one property and therefore the shed will need to be decommissioned upon construction of the second dwelling.

As a shed the size complies with the Shire’s policy. The setbacks have not been shown on any plans received.

M9/1106 Moved Cr Leonhardt Seconded Cr McDonald

That:

- A. The applicant submits a site plan showing the proposed setbacks of the dwelling (shed) from all boundaries, to the satisfaction of Council’s Shire Planner.**
- B. Subject to compliance with “A” above, that the Council approve the application for a dwelling at Lot 1 Beverley-Mawson Road subject to the following conditions:**
 - 1. The development shall be in complete accordance with the approved plans numbered 221107, prepared by the applicant and endorsed by Council’s Shire Planner.**

- 2. Within 2 weeks of the completion of the barn residence, the subject building shall be decommissioned to an outbuilding standard in accordance with the definition in the Shire of Beverley Outbuilding Policy.**

CARRIED 9-0

7.1 TOWN PLANNING

ITEM NUMBER:	7.1.6
DATE:	22 November 2006
SUBJECT:	PROPOSED SHED – LOT 102 STEVE EDWARDS DRIVE, BEVERELY
OWNER:	W & L Sleep
FILE REFERENCE:	STE51156
AUTHOR:	Shire Planner – Warwick Carter

Appendix 9

BACKGROUND

Address: Lot 102 Steve Edwards Drive
Zoning: TPS2 - Farming
Area: ~40ha
Use Class: Shed "AA"

The applicant has applied for a shed on the subject property. The shed is 75m² in area.

COMMENT

The proposed setbacks comply with the Shire's Outbuilding Policy and Town Planning Scheme. The shed is proposed to be 2.7m in wall height and has a total height of 3.45m. These dimensions comply with the Shire policy.

M10/1106 Moved Cr McLean Seconded Cr Roberts
That Council approve the application for a Shed at Lot 102 Steve Edwards Drive subject to the following conditions:

- 1. The development shall be in complete accordance with the approved plans numbered 141106, prepared by the applicant and endorsed by Council's Shire Planner.**

CARRIED 9-0

7.1 TOWN PLANNING

ITEM NUMBER:	7.1.7
DATE:	22 November 2006
SUBJECT:	PROPOSED SHED – LOT 46 HUNT ROAD, BEVERLEY
OWNER:	F Buise
FILE REFERENCE:	HUN 1121
AUTHOR:	Shire Planner – Warwick Carter

Appendix 10

BACKGROUND

Address: Lot 46 Hunt Street
Zoning: TPS2 - Residential R10
Area: 1090m²
Use Class: Shed “AA”

The applicant has applied for a shed on the subject property. The shed is 54m² in area.

COMMENT

The proposed setbacks comply with the Shire’s Outbuilding Policy and Town Planning Scheme. The shed is proposed to be 3.3m in wall height and has a total height of 4.1m. The Shire’s policy stipulates a maximum wall height of 3.0m and overall height of 4.0m. The applicant has stated that the additional height is to allow a camper truck to be parked.

The property is currently vacant. Therefore a condition requiring the commencement of a dwelling is added to bring the application into line with the policy.

M11/1106 Moved Cr Alexander Seconded Cr McDonald
That Council approve the application for a Shed at Lot 46 Hunt Street:

- 1. The wall height shall be no greater than 3.0m and ridge height 4.0m.**
- 2. The development shall be in complete accordance (with the exception of the dimensions listed in condition 1 above) with the approved plans numbered 161106, prepared by the applicant and endorsed by Council’s Shire Planner.**
- 3. Construction of the shed may not commence until the proposed dwelling is constructed to pad height.**

CARRIED 9-0

7.1 TOWN PLANNING

ITEM NUMBER:	7.1.8
DATE:	22 November 2006
SUBJECT:	PROPOSED SHED – LOT 129 HAMERSLEY STREET, BEVERLEY
OWNER:	J & A Chipchase
FILE REFERENCE:	HAM 71
AUTHOR:	Shire Planner – Warwick Carter

Appendix 11

BACKGROUND

Address: Lot 129 Hamersley Street
Zoning: TPS2 - Residential R5
Area:
Use Class: Shed "AA"

The applicant has applied for a shed on the subject property. The shed is 90m² in area.

COMMENT

The proposed setbacks comply with the Shire's Outbuilding Policy and Town Planning Scheme. The shed is proposed to be flat roofed with a maximum height of 2.83m. This complies with the Shire's policy.

**M12/1106 Moved Cr McDonald Seconded Cr Roberts
That Council approve the application for a Shed at Lot 129
Hamersley Road subject to the following conditions:**

- 1. The development shall be in complete accordance with the approved plans numbered 221106, prepared by the applicant and endorsed by Council's Shire Planner.**

CARRIED 9-0

7.1 TOWN PLANNING

ITEM NUMBER: 7.1.9
DATE: 22 November 2006
SUBJECT: PROPOSED OUTLINE DEVELOPMENT PLAN
FILE REFERENCE: DB007
AUTHOR: Shire Planner – Warwick Carter

Appendix 12

BACKGROUND

Council may adopt outline development plans (ODP) over residential zoned areas in the Shire to ensure subdivision will not prejudice the subdivision of other lots in the area. An ODP has been submitted for a Residential R2.5 area in the Shire, where the minimum lot size would be 4000m².

COMMENT

Should Council adopt the plan, it shall be advertised to all affected landowners for 21 days.

The design is straightforward and will allow for the development of all lots within the area. Not POS is identified within the area, however this could be located on adjacent areas and cash-in-lieu taken towards the development of other POS in the town.

**M13/1106 Moved Cr Alexander Seconded Cr Roberts
That Council adopt the Outline Development plan for advertising
and that the plan be referred back to Council after it has been
advertised to all landowners within the area for comment.
CARRIED 9-0**

7.1 TOWN PLANNING

ITEM NUMBER:	7.1.10
DATE:	22 November 2006
SUBJECT:	PROPOSED USE NOT LISTED – RESTAURANT – 145 VINCENT STREET, BEVERLEY
OWNER:	J Saville-Wright & L Vincenti
FILE REFERENCE:	VIN 51105
AUTHOR:	Shire Planner – Warwick Carter

Appendix 13

BACKGROUND

Address: 145 Vincent Street, Beverley
Zoning: Town Centre
Area: 1105m²

The subject property currently contains a run down cottage, which is proposed to be used as a restaurant capable of seating approximately 50 people. The applicant proposes to use the existing cottage and make some extensions.

COMMENT

The statutory provisions relating to this item are discussed below:

Town Planning Scheme No.2	
Clause	Comment
<p>1. Clause 3.2.5 – If a use is not mentioned in the zoning table, Council may:</p> <p>a) Determine the use is not consistent with the objectives and purposes of the particular zone and is therefore not permitted; or</p> <p>b) Determine by absolute majority the use is consistent with the objectives of the zone and thereafter advertise the use pursuant to clause 6.3 of the Scheme, following which Council at its discretion may approve the use.</p>	<p>The use of restaurant is not listed in the Scheme and the Town Centre zone has no listed objectives. However, it is considered that a use such as a restaurant would be generally consistent with purposes of a town centre and as such it is recommended that council resolve the use is consistent with the objectives of the zone.</p>
<p>2. Clause 4.7 – A person shall not develop or use any land unless car parking spaces</p>	<p>The scheme sets no figures on what the acceptable numbers of bays are. The common</p>

	<p>specified by Council are provided and constructed to the specifications of Council</p>	<p>requirement for restaurants in most Town Planning Schemes is 1 per 4 seats. The owner has advised that the premises could be licenced for 50 people, making a requirement of 12.5 bays (13 bays when rounded up). It is noted that there is some on street parking available that is likely to be used. However, this should not account for all the parking as other uses in Vincent Street also use this parking. It is recommended that no less than 6 bays be constructed on the site.</p>
<p>3.</p>	<p>Clause 6.2 – Council when advertising an application shall cause one or more of the following to happen:</p> <ul style="list-style-type: none"> a) Notify nearby landowners by mail of the proposed development giving 21 days to comment; b) Notice of the proposed development be published in a newspaper circulating the region giving 21 days to comment; c) A sign being erected on site notifying of the development giving 21 days to comment. 	<p>It is recommended that a letter be sent to nearby landowners notifying them of the development.</p>

OFFICER'S RECOMMENDATION

- A. That Council resolve pursuant to Claus 3.2.5 that a restaurant is consistent with the objectives of the Town Centre Zone.
- B. That the application be advertised to nearby landowners for a period of 21 days.
- C. Subject to no valid objections, in the opinion of the Chief Executive Officer, being received during B above, the application for a Restaurant be approved subject to the following conditions:

Conditions Prior to Commencement of Use:

These conditions shall be fulfilled prior to the commencement of the use. Please contact the Shire Planner to inspect these conditions before the building operations are commenced.

1. The applicant shall submit revised plans showing no less than 6 car parking bays on the subject property. All bays are to be designed to the Australian Standard for off street, car parking.
2. All car bays are to be constructed and sealed to the satisfaction of the Shire's Works Supervisor
3. The development shall be in complete accordance with the approved plans required by condition 1, prepared by the applicant and endorsed by Council's Shire Planner.

M14/1106

Moved Cr Schilling

Seconded Cr Roberts

- A. That Council resolve pursuant to Claus 3.2.5 that a restaurant is consistent with the objectives of the Town Centre Zone.**
- B. That the application be advertised to nearby landowners for a period of 21 days.**
- C. Subject to no valid objections, in the opinion of the Chief Executive Officer, being received during B above, the application for a Restaurant be approved subject to the following conditions:**

Conditions Prior to Commencement of Use:

These conditions shall be fulfilled prior to the commencement of the use. Please contact the Shire Planner to inspect these conditions before the building operations are commenced.

- 1. The applicant shall submit revised plans showing no less than 3 car parking bays on the subject property. All bays are to be designed to the Australian Standard for off street, car parking.**
- 2. All car bays are to be constructed of wash pea gravel and compacted to the satisfaction of the Shire's Works Supervisor.**
- 3. The development shall be generally in accordance with the approved plans required by condition 1, prepared by the applicant and endorsed by Council's Shire Planner.**

CARRIED 7-2

Mr Warwick Carter, Town Planner, left Council Chambers at 11.33 am.

Council adjourned for Morning Tea at 11.33 am.

Council reconvened from Morning Tea at 11.56 am.

Mr Frank Buise, Environmental Health Officer/Building Surveyor, left Council Chambers at 11.56 am.

7.2 HEALTH AND BUILDING

ITEM NUMBER:	7.2.1
DATE:	21 November 2006
SUBJECT:	USE OF CARAVAN
LOCATION:	Lot 102 Steve Edwards Drive, Beverley
FILE REFERENCE:	
AUTHOR:	Environmental Health Officer/Building Surveyor – Frank Buise

BACKGROUND

The future owners of this property have made application to the Council for permission to live in their caravan on the property whilst their new dwelling is being completed.

Settlement of the property is due on 8 December 2006. Building licence has not yet been issued.

The Caravan Parks and Camping Grounds Regulations 1999, Section 11 (2) (a) states:

- (a) by the local government of the district where the land is situated, if such approval will not result in the land being camped on for longer than 3 months in any 12 month;
- (b) by the Minister, if such approval will result in the land being camped on for longer than 3 months in any period of 12 months or
- (c) despite paragraph (b), by the local government of the district where the land is situated –
 - (1) if such approval will not result in the land being camped on for longer than 12 consecutive months; and
 - (2) if any person owns or has a legal right to occupy the land and is to camp in the caravan on the land while a building licence issued to that person in respect of the land is in force.

7.3 PLANT, WORKS, RECREATION AND TOURISM

ITEM NUMBER: 7.3.3
DATE: 21 November 2006
SUBJECT: VIB ROLLER TENDER
FILE REFERENCE: FM009
AUTHOR: Works Supervisor – Steve Vincent

BACKGROUND

Tenders closed on 17 November 2006 for the Vibration Roller.
 The allocation in the budget is, \$190,000.00, trade \$10,000.00.

COMMENT

The following tenders were received:

Company	Roller Tendered	Price ex GST	Trade ex GST	Change over ex GST	OPTIONS Compaction meter ex GST	OPTIONS pad foot ex GST
Westrac	CS-533E, 10,840 kg, 130Hp, width 2290mm, Warranty 36 months / 6,000 hrs, delivery 26-28 weeks	149,785.00	36,000.00	113,785.00		17,533.00
Westrac	CS-563E, 11,450kg, 150Hp, width 2290 mm, Warranty 36 months / 6,000 hrs, delivery 6-8 weeks	159,660.00	36,000.00	123,660.00		21,023.00
Wirtgen	HAMM 3411, 11,250kg, 133 hp, 2250mm, Warranty 12 months / 1,000 hrs,	125,500.00	26,000.00	99,500.00	2,700.00	11,500.00
Wirtgen	HAMM 3412, 12,190kg, 133 hp, width 2250mm, Warranty 12 months / 1,000hrs,	131,500.00	26,000.00	105,500.00	2,700.00	11,500.00

Company	Roller Tendered	Price ex GST	Trade ex GST	Change over ex GST	OPTIONS Compaction meter ex GST	OPTIONS pad foot ex GST
Wel-Quip	Ammann ASC 110D, 11,495 kg, 156Hp, Warranty 24 months, width 2436mm, delivery ex Sydney	142,369.00	40,000.00	102,369.00	5,000.00	11,000.00
Wel-Quip	Ammann ASC 190D, 8,820 kg, 100Hp, Warranty 24 months, width 1930mm, delivery ex Sydney	123,449.00	40,000.00	83,449.00	5,000.00	11,000.00
Clark Equipment	SD-122DX TF, 12,335kg, 156 Hp, Width 2286 mm, Warranty hrs, delivery, Ex Perth, 87dba not < 85	131,350.00	30,000.00	101,350.00		10,018.00
Dynapac	CA 252D, 12,000 kg, 125Hp, width 2324 mm, Warranty 12 months / 1,500 hrs,	145,500.00	26,000.00	119,500.00		11,500.00
BT Equipment	Bomag BW177D-4, 7,500 kg, 76Hp, Width 1836 mm, Warranty 1000 hrs, delivery January 2007	117,000.00	32,000.00	85,000.00	9,980.00	10,850.00
BT Equipment	Bomag BW211D-4, 12,470 kg, 132Hp, Width 2250 mm, Warranty 1000 hrs, delivery January 2007	135,000.00	32,000.00	103,000.00	9,980.00	12,500.00
Smith Broughton	Outright purchase		11,777.00			

**M18/1106 Moved Cr Szczecinski Seconded Cr McLean
That the Plant and Works Committee**

- a) View the Cat CS-563E, Ammann ASC 110D and Bomag BW211D-4 rollers.
- b) Have delegated authority, to place an order on the roller selected

CARRIED 9-0

7.3 PLANT, WORKS, RECREATION AND TOURISM

ITEM NUMBER: 7.3.4
DATE: 21 November 2006
SUBJECT: 13t TIP TRUCK TENDER
FILE REFERENCE: FM009
AUTHOR: Works Supervisor – Steve Vincent

BACKGROUND

Tenders closed on 17 November 2006 for the tandem drive truck.
 The allocation in the budget is, \$177,000.00, trade \$82,000.00.

COMMENT

The following tenders were received:

Company	Truck Tendered	Price ex GST	Trade ex GST	Change over ex GST
Skipper Trucks	Mitsubishi Fuso FV51JKD2RFAA, 345 hp	169,440.00	82,420.00	87,020.00
JEM Trucks	Isuzu Giga CXZ, 385 hp	161,772.00	76,827.00	84,945.00
WA Hino	Hino 4562 700 Series 331 kW	181,316.00	80,909.00	100,407.00
AV Trucks	Nissan UD CW 385 - 385hp	167,273.00	76,364.00	90,909.00
South City Truck Sales	Outright Purchase		83,400.00	
Raytone Trucks	Outright Purchase		76,251.00	
Smith Broughtons	Outright Purchase		67,770.00	
City Bus and Truck Centre	Outright Purchase		55,555.00	
Wagga Trucks	Outright Purchase		61,255.00	
SFM	Body only		42,060.00	

M19/1106 Moved Cr Schilling **Seconded Cr Roberts**
That Council accept the tender from JEM Trucks, for the supply of
an Isuzu Giga CXZ truck for \$161,772.00.

CARRIED 9-0

Mr Steve Vincent, Works Supervisor, left Council Chambers at 2.30 pm.

Mr Ian Edwards entered the Council Chambers at 2.30 pm.

Mr Edwards addressed Council on the current situation in relation to the Beverley Airfield. Mr Edwards stated that there have been no outcomes reached from mediation negotiations between the Edwards family and the Beverley Soaring Society and that the matter is now going to trial.

Mr Edwards requested Council to write to the Beverley Soaring Society advising that if this matter goes to trial they will lose all community and Council support.

Mr Ian Edwards left the Council Chambers at 3.16 pm.

Council adjourned for afternoon tea at 3.16 pm.

Council reconvened from afternoon tea at 3.36 pm.

Mr Steve Vincent, Works Supervisor, returned to Council Chambers at 3.36 pm.

INFORMATION BULLETIN

8.3 WORKS SUPERVISOR

8.3.1.1 VINCENT DRAINAGE

A request has been made by the Hotel Beverley to investigate the water, which is seeping into their cellar and the rising damp.

The drains along the street were checked to see if they were blocked. They seemed to be fine, although the pipe is only 150mm in diameter and has very little fall. When it rains none of drains in this area can handle the run off due to the size of the pipes.

There is a possibility that the brickwork in the sumps is leaking. Dye has been put through the pipes on 10 November to monitor if this water is reaching the cellar, no report to date has been received that this is the case.

There is a lot of under ground water in this area, when Council dug the holes for the banner poles two of the holes in this area filled with water.

Consideration may be given to upgrade the drainage along Vincent Street as outlined in the report from 2003.

- M20/1106 Moved Cr Schilling Seconded Cr Roberts
That Council monitors the drain in front of the Hotel Beverley.
CARRIED 9-0**

8.3.1.2 FORREST STREET DRAINAGE

As requested from the October Council meeting an estimated costing to pipe storm water from railway Street road reserve to the open drain at lot 86 Forrest Street (Shire block) is as follows:

Design and plans			\$ 5,000.00
Concrete pipes Ø 600mm	class 3 80.5m		\$ 8,293.00
	class 4 65.9m		\$ 8,412.00
Sumps and side entries			\$ 1,569.00
Cement, materials			\$ 840.00
Cement slurry (65 x .3 x 1 @\$150)			\$ 2,925.00
Cartage			\$ 1,700.00
Labour, Plant and overheads			\$ 19,000.00
Machinery hire			\$ 6,080.00
			\$ 53,819.00

Recycled plastic pipe \$ 21,024.00
(Requires 800mm cover under the road)

This cost doesn't include any services or existing pipes that may need locating or moving.

- M21/1106 Moved Cr Bailey Seconded Cr Alexander
That this matter lay on the table until the December 2006
meeting.
CARRIED 9-0**

Mr Steve Vincent, Works Supervisor, left Council Chambers at 4.52 pm.

7.4 FINANCE

ITEM NUMBER:	7.4.1
DATE:	21 November 2006
SUBJECT:	SCHEDULE OF ACCOUNTS
AUTHOR:	Deputy Chief Executive Officer – Stephen Gollan

Appendix 14

M22/1106 Moved Cr Foster **Seconded Cr McLean**
That the Schedule of Accounts for the month of October 2006 be received.

CARRIED 9-0

7.4 FINANCE

ITEM NUMBER:	7.4.2
DATE:	23 November 2006
SUBJECT:	FINANCIAL REPORT FOR THE PERIOD ENDING 31 OCTOBER 2006
AUTHOR:	Deputy Chief Executive Officer – Stephen Gollan

M23/1106 Moved Cr Foster **Seconded Cr Leonhardt**
That the Financial Report for the month ending 31 October 2006, as presented, be received.

CARRIED 9-0

7.4 FINANCE

ITEM:	7.4.3
DATE:	21 November 2006
SUBJECT:	INVESTMENT OF SURPLUS FUNDS
FILE REFERENCE:	FM008
AUTHOR:	Deputy Chief Executive Officer – Stephen Gollan

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 November 2006 with Esanda Investments.

▪ Office Equipment Reserve	\$ 18,681.00
▪ Annual Leave Reserve	\$ 94,179.00
▪ Building Reserve	\$ 358,803.00
▪ Leave and Gratuity Reserve	\$ 18,142.00
▪ Plant Reserve	\$ 511,109.00
▪ Recreation Ground Reserve	\$ 221,101.00
▪ Bush Fire Fighters Reserve	\$ 59,501.00
▪ Avon River Development Reserve	\$ 24,972.00
▪ Community Bus Reserve	\$ 17,978.00
▪ Cropping Committee Reserve	\$ 67,350.00
▪ Municipal Fund	\$ 400,000.00
▪ Municipal Fund	\$ 400,000.00
▪ Municipal Fund	\$ 400,000.00

The Investment terms are as follows:

Certificate #	Term	Interest Rate	Amount	Expires
1412817003	2 Months	6.20%	\$1,391,816.00	08/01/2007
1412806003	91 Days	6.18%	\$ 400,000.00	15/01/2007
1412803002	2 Months	6.25%	\$ 400,000.00	14/02/2007
1412801002	3 Months	6.16%	\$ 400,000.00	14/12/2006

M24/1106	Moved Cr Leonhardt That the investment report for the month of November 2006 be received.	Seconded Cr Roberts CARRIED 9-0
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7.4 FINANCE

ITEM:	7.4.4
DATE:	22 November 2006
SUBJECT:	BAD DEBTS – SALE OF PROPERTY
FILE REFERENCE:	FM002
AUTHOR:	Deputy Chief Executive Officer – Stephen Gollan

BACKGROUND

Council would be aware outstanding debts have been handed onto Austral Mercantile for their action in obtaining the monies owed to Council.

COMMENT

Listed below are property owners who owe monies to Council in relation to unpaid rates.

Assessment	Owner	Property Details	Amount Outstanding
859	Jose Viana (Deceased)	Lot 19 Seabrook Street	\$1,658.85
1382	James McBreen	Lot 11 Great Southern H/Way	\$4,570.04
1387	Carleton Donaldson	Lot 16 Great Southern H/Way	\$3,519.96
1388	Gwen Donaldson	Lot 17 Great Southern H/Way	\$3,518.91
1410	Manuka Bilich	Lot 39 Great Southern H/Way	\$5,095.12
1430	Bertha Edwards (Deceased)	Lot 230 Vincent Street	\$5,095.12

Section 6.64 of the Local Government Act 1995 authorise a local government to proceed with the sale of land on which rates have been unpaid for at least three (3) years. This action can only be taken if Council, has at least once, in the previous three (3) year period, attempted to recover the overdue rates by legal action under Section 6.56.

STATUTORY REQUIREMENTS

Sections 6.64 to 6.75 of the Local Government Act 1995
Schedule 6.3 of the Local Government Act 1995
Regulations 72 to 78 of the Local Government (Financial Management) Regulations 1996

M25/1106 Moved Cr Leonhardt Seconded Cr Roberts
That Council authorise Austral Mercantile to commence
proceeding to recovery outstanding rates and charges under
Sections 6.64 to 6.75 of the Local Government Act 1995.
CARRIED 9-0

7.4 FINANCE

ITEM:	7.4.5
DATE:	21 November 2006
SUBJECT:	CENTRAL WHEATBELT DIVISION OF GENERAL PRACTISE - RATES
FILE REFERENCE:	HUN1616
AUTHOR:	Deputy Chief Executive Officer – Stephen Gollan

BACKGROUND

Council in 2003 gifted Lot 310 Hunt Road, Beverley to the Central Wheatbelt Division of General Practise Inc, to construct a residence on.

COMMENT

Due to an oversight by the Administration no rates were levied against this property at the time. This error was found when reviewing the Ratebook earlier this year.

A rates notice was then produce and forwarded on the Central Wheatbelt Division of General Practise Inc for back rates on the property. Details of which are shown below.

YEAR	RATES	RUBBISH	ESL	TOTAL
2002 / 2003	\$ 495.60	\$ 63.40	\$ 0.00	\$ 559.00
2003 / 2004	\$ 622.44	\$130.00	\$ 30.00	\$ 782.44
2004 / 2005	\$ 659.79	\$130.00	\$ 30.00	\$ 819.79
2005 / 2006	\$ 783.05	\$140.00	\$ 35.00	\$ 958.05
2006 / 2007	\$ 808.76	\$140.00	\$ 35.00	\$ 983.76
Interest Accrued	\$ 180.72		\$ 5.75	\$ 186.47
	\$3,550.36	\$603.40	\$135.75	\$4,289.51

The Central Wheatbelt Division of General Practise Inc has written advising that the Commissioner of Taxation has enabled them to receive tax concessions, as a charitable organisation.

Also that the Division is a not for profit entity rolling out primary health care in the Central Wheatbelt through its general practitioners. As a not for profit entity in receipt of charitable concessions from the Commonwealth Government, the division requests an exemption from Council rates on the property it owns within the Shire of Beverley.

The Central Wheatbelt Division of General Practise Inc has recently paid all outstanding monies owed on this property.

Section 6.26 of the Local Government Act 1995 describes what land is Rateable and what land is deemed to be not rateable. This section is shown below.

Local Government Act 1995
Part 6-Financial management
Division 6-Rates and service charges
Subdivision 1-Introduction and basis of rating

6.26. Rateable land

- (1) Except as provided in this section all land within a district is rateable land.
- (2) The following land is not rateable land -
 - (a) land which is the property of the Crown and -
 - (i) is being used or held for a public purpose; or
 - (ii) is unoccupied, except
 - (I) where any person is, under paragraph (e) of the definition of owner in section 1.4, the owner of the land other than by reason of that person being the holder of a prospecting licence held under the *Mining Act 1978* in respect of land the area of which does not exceed 10 hectares or a miscellaneous licence held under that Act; or
 - (II) where and to the extent and manner in which a person mentioned in paragraph (f) of the definition of owner in section 1.4 occupies or makes use of the land;
 - (b) land in the district of a local government while it is owned by the local government and is used for the purposes of that local government other than for purposes of a trading undertaking (as that term is defined in and for the purpose of section 3.59) of the local government;
 - (c) land in a district while it is owned by a regional local government and is used for the purposes of that regional local government other than for the purposes of a trading undertaking (as that term is defined in and for the purpose of section 3.59) of the regional local government;
 - (d) land used or held exclusively by a religious body as a place of public worship or in relation to that worship, a place of residence of a minister of religion, a convent, nunnery or monastery, or occupied exclusively by a religious brotherhood or sisterhood;
 - (e) land used exclusively by a religious body as a school for the religious instruction of children;
 - (f) land used exclusively as a non-government school within the meaning of the *School Education Act 1999*;
 - (g) land used exclusively for charitable purposes;
 - (h) land vested in trustees for agricultural or horticultural show purposes;

- (i) land owned by Co-operative Bulk Handling Limited or leased from the Crown or a statutory authority (within the meaning of that term in the *Financial Administration and Audit Act 1985*) by that company and used solely for the storage of grain where that company has agreed in writing to make a contribution to the local government;
 - (j) land which is exempt from rates under any other written law; and
 - (k) land, which is declared by the Minister to be exempt from rates.
- (3) If Co-operative Bulk Handling Limited and the relevant local government cannot reach an agreement under subsection (2)(i) either that company or the local government may refer the matter to the Minister for determination of the terms of the agreement and the decision of the Minister is final.
- (4) The Minister may from time to time, under subsection (2)(k), declare that any land or part of any land is exempt from rates and by subsequent declaration cancel or vary the declaration.
- (5) Notice of any declaration made under subsection (4) is to be published in the *Gazette*.
- (6) Land does not cease to be used exclusively for a purpose mentioned in subsection (2) merely because it is used occasionally for another purpose, which is of a charitable, benevolent, religious or public nature.

Council may consider the Central Wheatbelt Division of General Practise Inc to be a charitable organisation and if they do can grant them an exemption on Council rates under Section 6.26 (g) of the Local Government Act 1995.

M26/1106

Moved Cr McLean

Seconded Cr Foster

That Council advise the Central Wheatbelt Division of General Practise Inc that it will grant them an exemption from Council's rates from 1st July 2007, however they must continue to pay the FESA levy and rubbish charge.

CARRIED 8-1

7.4 FINANCE

ITEM:	7.4.6
DATE:	22 November 2006
SUBJECT:	HIRING OF OLD BEVERLEY SCHOOL
FILE REFERENCE:	CP009
AUTHOR:	Deputy Chief Executive Officer – Stephen Gollan

BACKGROUND

Council has received requests to use the facilities at the Old Beverley School to hold meetings, children parties and other small forums.

COMMENT

At present this building is solely used by the Playgroup on Thursday mornings.

The main reason why people have asked to use this building is that it is safe for children as the perimeter is fenced which prevents the children from exiting the area.

Council if they wish for this building to be used to hold functions there needs to be a hire charge. The hiring charge could be the same as the Amenities Building.

M27/1106 Moved Cr Schilling **Seconded Cr Foster**
That Council allow the Old Beverley School to be hired by
members of the community with a hire fee structure matching that
of the Amenities Building.

CARRIED 9-0

7.5 ADMINISTRATION

ITEM NUMBER:	7.5.1
DATE:	21 November 2006
SUBJECT:	INDUSTRIAL AREA
FILE REFERENCE:	CP003
AUTHOR:	Chief Executive Officer – Keith Byers

BACKGROUND

For many years Council has been frustrated that the proposed industrial area has been unable to be developed as a result of a Native Title Claim.

The Department of Planning and Infrastructure advised that the Native Title Taking action has now been completed and that the State Land Services (SLS) will proceed to resume the area for “use and requirements of the Shire of Beverley for light industrial subdivision”. SLS now await Council’s advice as to the proposed subdivision.

COMMENT

The original light industrial area subdivision was undertaken by DOLA in approximately 1995 and the services to the present four lots that were sold, provided by that Department.

Unfortunately DOLA (now and arm of the Department of Planning and Infrastructure) do not involve themselves in such development and although Council might like to be directly involved, it may be more prudent to seek assistance from Landcorp, thus reducing Council’s financial exposure.

M28/1106 Moved Cr Foster **Seconded Cr Schilling**
That Council approach Landcorp with a view to being involved with the development of the light industrial area and that the Department of Land Services be advised accordingly.

CARRIED 9-0

7.5 ADMINISTRATION

ITEM NUMBER:	7.5.2
DATE:	21 November 2006
SUBJECT:	UNDERGROUND POWER
FILE REFERENCE:	EST006
AUTHOR:	Chief Executive Officer – Keith Byers

Appendix 15

BACKGROUND

Advice has been received from the Minister of Energy that Local Law of the Underground Power Program – Localised Enhancement Project is now open, and closes on the 2nd February 2007. Funding is available for successful projects on a dollar-for-dollar basis, up to a maximum of \$250,000.00. If a Council project was approved for short listing, a non-refundable deposit of \$5,000.00 is required.

The main drivers for success will be based upon significant features such as heritage, tourism, visual and geographical (town centre, residential, commercial).

The estimated cost is likely to be in the vicinity of \$650.00 per linear metre.

COMMENT

Some years ago Council contemplated making a similar application for Vincent Street, seeking a pro-rata cost from business houses in the street. This was to be based on the width of the frontage of properties. The business houses declined and the proposal was therefore aborted.

Although Council has not made any provision with the budget for underground power, the only funding that would be required in 2006/07 is the \$5,000.00 deposit.

M29/1106 **Moved Cr Schilling** **Seconded Cr Roberts**
That Council submit an expression of interest for funding from the
Underground Power Program – Localised Enhancement Project.
CARRIED 9-0

7.5 ADMINISTRATION

ITEM NUMBER:	7.5.3
DATE:	21 November 2006
SUBJECT:	TOURIST INFORMATION
FILE REFERENCE:	VIN 1619
AUTHOR:	Chief Executive Officer – Keith Byers

BACKGROUND

A request has come to Council from the Beverley Community Development Association to:

1. Replace the map outside the Tourist Bureau,
2. Replace the sign depicting an aeroplane which is situated between the Dead Finish and Information Bay,
3. Erect a public noticeboard between the Lions shelter and Peppers' Shop, and
4. Repaint and replace carpet in the office area of the Aeronautical Museum.

COMMENT

It would appear that all items have merit, however, there is no funding allocated in this year's budget for any of the requests.

Perhaps Council might give favourable consideration to replacing the carpets and painting the Bureau office along with the provision of the noticeboard in 2006/2007.

The replacement of the information board in front of the Museum is likely to be quite expensive and should be considered in 2007/2008. In the meantime I have instructed the Works Supervisor to at least clean up the Perspex and remove the sheet with the names of property owners.

With regard to the Aeronautical Museum directional signs on Hunt Road, the Works Supervisor is removing the "Silver Centenary" portion, which has deteriorated beyond repair. The actual sign is not too bad but might be replaced in 2007/2008.

OFFICER'S RECOMMENDATION

That Council:

- (a) Replace the carpets and repaint the office of the Tourist Bureau in 2006/2007,
- (b) Erect a noticeboard between the Lions shelter and Peppers' shop in 2006/2007, and
- (c) Consider the replacement of the district map and Aeronautical Museum signs when adopting the 2007/2008 budget.

M30/1106

Moved Cr Schilling

Seconded Cr Foster

That Council:

- (a) Replace the carpets and repaint the office of the Tourist Bureau in 2006/2007,**
- (b) Consider the replacement of the district map and Aeronautical Museum signs when adopting the 2007/2008 budget.**

CARRIED 9-0

7.5 ADMINISTRATION

ITEM NUMBER:	7.5.4
DATE:	21 November 2006
SUBJECT:	STANDPIPES
FILE REFERENCE:	WS005
AUTHOR:	Deputy Chief Executive Officer – Stephen Gollan

BACKGROUND

At the March 2006 Council Meeting it was resolved to review the procedures put in place in relation to obtaining water from standpipes within the Shire of Beverley.

COMMENT

The issue of obtaining water from standpipes with the shire has been an on going problem for a number of months.

Shown below is a report of Council's actions in relation to this matter.

April 2006 Council Meeting

M1/0406

Moved Cr Alexander

Seconded Cr Bailey

That Council agree to lock all standpipes within the Shire from Monday 1 May 2006.

CARRIED 9-0

May 2006 Council Meeting

M4/0506

Moved Cr Leonhardt

Seconded Cr McLean

That all standpipes be locked and be available only for fire fighting with Council reviewing the matter at the November Council Meeting.

CARRIED 7-2

M5/0506

Moved Cr McLean

Seconded Cr Roberts

That the Shires of Quairading and York be contacted, requesting policies on the use of their standpipes.

CARRIED 9-0

June 2006 Council Meeting

M32/0606

Moved Cr Szczecinski

Seconded Cr Roberts

That Council allow persons to access a key from standpipes within the Shire of Beverley, subject to meeting the following requirements:

1. A key being obtained from the Council Office.
2. A \$50.00 bond being paid for the key.
3. Completion of a Standpipe Key Request form.

4. The Administration being supplied meter readings prior to water being taken and at the completion of water being taken
5. The key is returned to the Council Office no later than 4.00pm on the day of issue
6. That the water taken be paid for when returning the key and
7. That Council will conduct a review of standpipes in November 2006.

CARRIED 9-0

July 2006 Council Meeting

Members of the public raised concern that they cannot obtain keys over the weekend or outside of normal working hours due to the restrictions Council placed on the issuing of keys for the standpipes.

August 2006 Council Meeting

The Beverley District Motorcycle Club requested access to water for the motorcross track at Ulinga Park. Council refused their request.

Council has received a number of requests from ratepayer and sporting groups requesting keys. The current system of recording meter numbers and returning the key by close of business appears to be working well. However this does not assist people who are only able to cart water on weekends.

Rural landholders have also raised concern that during a fire there is a possibility that they would not be able to fill up their fire fighting units from the standpipes due to them being locked. The three fire units that are located in town all have standpipe keys attached to the key ring. The Forrest Product Commission has also requested keys for the standpipes but they were refused.

Council could consider unlocking the standpipes for a trial period of three months from 1st December 2006 to 28th February 2007 and request that meter numbers and litres taken need to be recorded. If the honesty system is abused the standpipes will be locked once again and they be solely used for Fire fighting purposes and drought.

Council also if they wish can leave the standpipes locked and the current processes will remain until such time Council wishes to alter them.

7.5 ADMINISTRATION

ITEM NUMBER:	7.5.5
DATE:	22 November 2006
SUBJECT:	CROPPING COMMITTEE RESERVES
FILE REFERENCE:	CP017
AUTHOR:	Deputy Chief Executive Officer – Stephen Gollan

Appendix 16

BACKGROUND

Councillors Szczecinski, Bailey and McLean met and discussed various issues in relation to Cropping Committee and the reserves under their control.

COMMENT

Correspondence has been received from Councillor McLean listing suggestions from their meeting and has requested that these be placed before Council for discussion.

Drilling

That Council authorise the drilling of the reserves as listed below to find out the clay content, possible location of underground water and possible dam sites.

- Portion Reserve 5265 Lot A (Old Commonage)
- Portion Reserve 5265 Lot B (Sand Pit)
- Portion Reserve 5265 Lot C (Between Great Southern Highway and Railway Reserve)
- Portion Reserve 5265 Lot D (Off Bremner Road)
- Reserve 25266 (Bethany Farm)
- Reserve 38798 (Mt Kokeby Block)

Lot 78 Waterhatch Road

If Council was to subdivide portion of Lot 78 Waterhatch Road, where the bore is located they could then consider selling the remaining area and use the proceeds of the sale to offset the cost to purchase Reserve 2633 (Old Aerodrome) which is located adjacent to the CBH facility.

Three (3) Year Leases

That the following Reserves be advertised for leasing for a period of three (3) years from the 30th March 2007. The conditions to be placed on these reserves could be that the cropping rotation be set as 2007 Pasture, 2008 Cropping and 2009 Pasture with no hay to be cut on these leases

- Portion Reserve 5265 Lot A (Old Commonage)

- Portion Reserve 5265 Lot C (Between Great Southern Highway and Railway Reserve)
- Portion Reserve 5265 Lot D (Off Bremner Road)
- Reserve 38798 (Mt Kokeby Block)

Grazing Leases

That the Portion Reserve 5265 Lot A (Old Commonage), Portion Reserve 5265 Lot C (Between Great Southern Highway and Railway Reserve), Portion Reserve 5265 Lot D (Off Bremner Road) and Reserve 38798 (Mt Kokeby Block) be advertised to lease for grazing rights only for the period 1st January 2007 to 31st March 2007.

York sporting groups have also shown interest in leasing reserves if the local organisations do not wish to utilise them.

I have advertised the grazing leases as listed above in the December Blarney.

Council also has received advise from the Department of Planning and Infrastructure that the lease fee for Avon Location 27959 (Bethany Farm) has now increased to \$7,500.00 per annum compared to \$4,500.00 last year. The Department of Planning and Infrastructure also wish to know if Council wish to renew their lease on Reserve 38798 (Mt Kokeby Block).

M34/1106

Moved Cr McLean
That Council:

Seconded Cr Szczecinski

- 1 Authorise the drilling of the reserves as listed below to find out the clay content, possible location of underground water and possible dam sites.**
 - Portion Reserve 5265 Lot A (Old Commonage)
 - Portion Reserve 5265 Lot B (Sand Pit)
 - Portion Reserve 5265 Lot C (Between Great Southern Highway and Railway Reserve)
 - Portion Reserve 5265 Lot D (Off Bremner Road)
 - Reserve 25266 (Bethany Farm)
 - Reserve 38798 (Mt Kokeby Block)

- 2 That the following Reserves be advertised for leasing for a period of three (3) years from the 1st April 2007. The conditions to be placed on these reserves will be two (2) years pasture and one (1) year crop at the lessee discretion with no hay to be cut on these leases.**
 - Portion Reserve 5265 Lot C (Between Great Southern Highway and Railway Reserve)
 - Portion Reserve 5265 Lot D (Off Bremner Road)
 - Reserve 38798 (Mt Kokeby Block)

- 3** That the following Reserve be advertised for leasing for a period of one (1) year from the 1st April 2007. The condition to be placed on this reserve is crop only with no hay to be cut on the lease.
- Portion Reserve 5265 Lot A (Old Commonage)
- 4** That the Portion Reserve 5265 Lot A (Old Commonage), Portion Reserve 5265 Lot C (Between Great Southern Highway and Railway Reserve), Portion Reserve 5265 Lot D (Off Bremner Road) and Reserve 38798 (Mt Kokeby Block) be advertised to lease for grazing rights only for the period 1st January 2007 to 31st March 2007.
- 5** Renew their lease on Reserve 38798 (Mt Kokeby Block).
CARRIED 9-0

M35/1106 Moved Cr Alexander Seconded Cr Schilling
That Council write to Department of Department of Planning and Infrastructure advising that they wish to renew their lease on Reserve 38798 (Mt Kokeby Block).
CARRIED 9-0

7.5 ADMINISTRATION

ITEM NUMBER:	7.5.7
DATE:	21 November 2006
SUBJECT:	OFFICE CLOSURE OVER CHRISTMAS/NEW YEAR PERIOD
AUTHOR:	Deputy Chief Executive Officer – Stephen Gollan

BACKGROUND

Council would be aware the Administration Centre closes for business between the Christmas / New Year period.

COMMENT

Christmas Day this year falls on the Monday with Boxing Day being the Tuesday this would then mean there will 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.

M37/1106 Moved Cr Schilling Seconded Cr Roberts
That the Shire of Beverley Administration Centre close for business from 4.30pm, Friday 22nd December 2006 and reopen on Tuesday 2nd January 2007.

CARRIED 9-0

7.5 ADMINISTRATION

ITEM NUMBER: 7.5.8
DATE: 21 November 2006
SUBJECT: CHRISTMAS BREAK-UP FUNCTION
AUTHOR: Deputy Chief Executive Officer – Stephen Gollan

BACKGROUND

Council would be aware they hold an annual Christmas function each year.

COMMENT

I have spoken to the Works Supervisor who has advised me that the outside workforce will close down for the Christmas / New Year period from Friday 22nd December 2006.

Council may wish to hold their December meeting on Tuesday 19th December 2006. It could be possible to hold the function after this meeting. Council does however normally invite local politicians to their December meeting and this could make for a very long day.

The other time that could be suitable to hold the function is Thursday 21st December 2006.

OFFICER'S RECOMMENDATION

That the Christmas function be held on Thursday 21st December 2006, at the Amenities Building commencing at 6.00pm.

M38/1106

Moved Cr Leonhardt

Seconded Cr Foster

That the Christmas function be held on Thursday 21st December 2006, at the Old School Building commencing at 6.00pm.

CARRIED 9-0

- **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 planning consent, vary setbacks and make minor adjustments to building setbacks in accordance with Council Policies, Town Planning Schemes or Planning Codes.**
- **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 infringement notices relating to Bush Fire Act, Litter Act and Dog 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.**
- **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.**
- **For the Deputy Chief Executive Officer to inform the bank each day authorising the direct debit for police licensing.**
- **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 \$20.00, either debit or credit.**

CARRIED 9-0

8. INFORMATION BULLETIN

8.1 CHIEF EXECUTIVE OFFICER

ITEM NUMBER: 8.1.2
DATE: 21 November 2006
SUBJECT: LOT 114 BARNSELY STREET
FILE REFERENCE:
AUTHOR: Chief Executive Officer – Keith Byers

BACKGROUND

Licensed Valuer, Mr Edward Mogridge has placed a valuation of \$60,000 on Lot 114 Barnsley Street.

A decision is now required as to whether Council wish to retain the block or place it on the market for sale.

**M40/1106 Moved Cr Schilling Seconded Cr Szczecinski
That Council retains Lot 114 Barnsley Street, Beverley.
CARRIED 7-2**

8. INFORMATION BULLETIN

8.5 SWIMMING POOL MANAGERS REPORT

8.5.1 POOL BOWL SUMP

Overview

Under the Pool Bowls there is an extensive drainage system which removes the ground water from around the pool Bowls.

Without this drainage system operational the Pool Bowls cannot be emptied without taking the risk of the Pool Bowls 'Floating' out of the ground on the ground water. This can inflict catastrophic damage to the pools.

Current State

- The existing sump pump is more than 40yrs old and has not worked for sometime, possibly years.
- The existing pipe work from the pool sump to the pump is galvanised steel and at 46yrs or age is likely to be so badly rusted as to be unserviceable.
- The electrical conduit from the pump to the pool sump is steel and is likely so rusted that new cables cannot be pulled through.

Failure to have System Operating

When the Pool Bowls need to be emptied for maintenance the ground water must be pumped out prior to the emptying of the pools.

1. The ground water needs to be removed at least 2 months prior to ensure no residual water is retained within the surrounding soil.
2. The Pool Sump needs to be maintained in a dry state by continuously pumping during the whole period that the Pool Bowls are empty.

Failure to do the above and there is a very real risk of destroying the Pool Bowls.

Existing Damage

1. The scum gutters at the deep end of the 50m Pool are 10-15mm higher than the shallow end of the Pool. This indicates that the Pool Bowl has lifted at the deep end relative to the shallow end.

2. The scum gutter height of the Toddlers Pool is 65mm below the scum gutters in the 50m pool. This indicates that the whole 50m Pool has lifted by 65mm.
3. The variation in scum gutter heights has upset the hydraulics of the Pools 'Return to Filter' system making it ineffective. This in addition to the designed limited return flow through the scum gutters makes it impossible for the Pools to return water to the Plant Room at any more than 50% of the flow capabilities of the Main Pool Pump and Filters.
4. The Toddlers pool Scum gutter is totally flooded resulting in no "Skimming Action" occurring. All solid contaminants entering the Toddlers Pool sink to the bottom or stay suspended within the water. This presents a very real and concerning health hazard to all patrons who utilise the Toddler/Learners pools.

An address to the water circulation problems and possible solutions will be addressed in the next Budget Submissions Report as the rectification of the problems will be very expensive.

M41/1106

Moved Cr Schilling

Seconded Cr Foster

That

- a) **A float switch actuated submersible pump is installed within the Pool Sump.**
- b) **A new PVC pipe is laid to direct water from the pool sump to the Pool Backwash overflow drain.**
- c) **A new PVC conduit is laid to accommodate the wiring required for the submersible pump.**
- c) **The Pool sump drain is maintained at all times in a dry state to avoid any further problems or damage to the Pool Bowls by the presence of ground water.**

CARRIED 9-0

9. TABLED CORRESPONDENCE

- Annual Ryegrass Toxicity Action Committee – Draft Minutes 2006.02.
- Main Roads Western Australia – ‘Wheatbelt South Temporary Route Assessment Process for 2006/7 Harvest’.
- Celebrate WA – Email: ‘Applications Sought for WA Week Small Grants Scheme’.
- Perth Region Tourism Organisation T/A Experience Perth – Annual Report 2005/2006.
- Parsons Brinckerhoff Australia Pty Ltd – ‘Wheatbelt Region Road Evaluation Study – Final Report’.
- Local Government News – Issues: 40.06, 41.06, 42.06, and 44.06.
- ALGA (Australian Local Government Association – ALGA News: October 20, October 27, November 3, November 10, and November 17.
- Department of Premier and Cabinet - Office of Citizens and Civics – ‘Working Together – Involving Community and Stakeholders in Decision-Making’.
- Department of Health – ‘Public Health Consultation: A Guide for Developers’.
- Tourism Western Australia – ‘Journeys’ Magazine – Spring 2006.
- The Community Housing Coalition of Western Australia – Annual Report 2006.
- Main Roads Western Australia – ‘Traffic Management for Events – Code of Practice – July 06’.
- Department of Premier and Cabinet – ‘Draft State Water Plan – October 2006’.

10. OTHER BUSINESS

10.1 BEVERLEY AIRFIELD

M42/1106 Moved Cr Schilling Seconded Cr Foster
That Council write to the Beverley Soaring Society advising that a significant sector of the community are angry that the issues of the airfield can't be resolved without Supreme Court intervention and are placing pressure on the Council to take affirmative action on behalf of the Edwards family.

CARRIED 9-0

10.2 LOT 18 GREAT SOUTHERN HIGHWAY, KOKEBY

Council has received correspondence from Mr and Mrs Gunn who own Lot 18 Great Southern Highway, Kokeby asking if Council would sell the adjoining Lot 19 on the proviso that planning permission to build would be granted. If Council did not wish to sell, would Council consider making an offer to purchase Lot 18 at a cost, which not only compensates them for the amount of money they have paid in rates since they purchased the land, but also reflects their lost opportunity to develop their investment.

M43/1106 Moved Cr Alexander Seconded Cr Leonhardt
Council advised Mr and Mrs Gunn that:
a) It is not prepared to sell Lot 19 Great Southern Highway
b) It is willing to purchase Lot 18 Great Southern Highway for the sum of all rates paid, from their original purchase date.

CARRIED 9-0

10.3 JOHNSON ROAD

Council has received correspondence from Mr and Mrs Jiritano regarding constructing a road on the road reserve adjacent to their property. They are seeking further clarification on points raised by the Shire Planner and Works Supervisor at a meeting, which was held.

M44/1106 Moved Cr Alexander Seconded Cr Leonhardt
That a report be produced to the December Council meeting.

CARRIED 9-0

