

MINUTES OF AN ORDINARY MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBERS ON TUESDAY 18 OCTOBER 2005

1. COMMENCEMENT

The President declared the meeting open at 10.55am.

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	
Miss C. Emanuel	Secretary	

Leave of Absence

Nil

3. PUBLIC QUESTION TIME

3.1 SUNKEN TRENCH

Mr Fred Randall reported to Council that a trench dug by Garherst Pty Ltd when installing the sewerage line has collapsed on his property. The trench has been filled in by the shire but has sunk again.

Council advised that the Works Supervisor would contact the Water Corporation in an attempt to seek further information on filling the trench.

Mr Frank Buise, Environmental Health Officer/Building Surveyor, entered Council Chambers at 11am.

BUSINESS ARISING

6.1.1 BEVERLEY AIRFIELD

**M2/1005 Moved Cr Alexander Seconded Cr Roberts
That Council appoint three delegates to discuss with the Edwards
Family the future usage of the eastern leg of the airfield with the
objective of Council purchasing this section.
CARRIED 8-1**

**M3/1005 Moved Cr Roberts Seconded Cr Leonhardt
That Councillors Alexander, McLean and Schilling represent
Council.
CARRIED 9-0**

**6.2 MINUTES OF THE PLANT AND WORKS COMMITTEE MEETING
HELD IN THE COUNCIL CHAMBERS ON TUESDAY 12 OCTOBER
2005**

Appendix 1

**M4/1005 Moved Cr Szczecinski Seconded Cr Leonhardt
That the Minutes of the Plant and Works Committee Meeting held in
the Council Chambers on Tuesday 12 October 2005, be received.
CARRIED 9-0**

**6.3 MINUTES OF THE DEVELOPMENT SERVICES COMMITTEE
MEETING HELD IN THE COUNCIL CHAMBERS ON TUESDAY 12
OCTOBER 2005**

Appendix 2

**M5/1005 Moved Cr Foster Seconded Cr Roberts
That the Minutes of the Development Services Committee Meeting
held in the Council Chambers on Tuesday 12 October 2005, be
received and recommendations adopted.
CARRIED 9-0**

BUSINESS ARISING

6.3.1 BEVERLEY MEDICAL PRACTICE

**M6/1005 Moved Cr Foster Seconded Cr Roberts
That Council spend up to \$15,000.00 to furnish the Doctors
residence.**

7. REPORTS OF COMMITTEES AND OFFICERS

7.1 TOWN PLANNING

ITEM NUMBER:	7.1.1
DATE:	3 October 2005
SUBJECT:	PROPOSED TWO GROUPED DWELLINGS
LOCATION:	Lot 247 Hopkins Street, Beverley
OWNER:	Department of Housing and Works
FILE REFERENCE:	HOP-157
AUTHOR:	Shire Planner – David Lodwick

Appendix 3 – Site Plan, Floor Plan and Elevations.

BACKGROUND

Council is in receipt of a planning application from Franco Carozzi Architects on behalf of the Department of Works to establish two three bedroom dwellings on the subject land.

The subject land is 977m² in area and fronts both Edwards and Hopkins Streets respectively. The property contains an old fibro home and shed and a few scattered trees. These will be demolished and the site cleared accordingly upon approval of the development. The property also contains existing fibro and colorbond boundary fencing ranging from fair to good condition.

COMMENT

Under the Shire of Beverley Town Planning Scheme No.2, “Grouped Dwellings” in the Residential zone is an ‘AA’ use which means that the Council may, at it’s discretion permit the use. No advertising is required by the Scheme for such development.

As sewer is available to the site, there is sufficient land area to allow for two grouped dwelling units, with consideration under the R25 density code as permitted by the Town Planning Scheme.

External finishes of the two units incorporate face brick plinth with brick capping to detail and weatherboard lining and selecting colorbond custom orb roof sheeting.

The three bedroom units are of standard design with normal facilities including bathroom, laundry, WC, dining, kitchen and living rooms. Building areas for each unit are 108.5m² and 110m² respectively.

Building setbacks are satisfactory under the Rcodes averaging of setbacks criteria.

Minimum 50% open space required is achieved by the proposal. Each unit also complies with the minimum 30m² courtyard area specified under the Residential Design Codes.

Private store areas attached to carports meet the minimum 4m² dimension requirements. A carport is provided to each dwelling unit as appropriate.

Driveway(s) minimum width of 3 metres is achieved by the proposal.

The site plan indicates that new 1800 high post and rail fence clad with double-sided colorbond with colorbond capping will be installed along the side boundaries and to provide for appropriate separation of units.

A precast cream coloured retaining wall will also be provided along boundaries as required.

Driveways and carports will be concrete paved.

In summary, the application complies with the Residential Design Codes of WA and is recommended for conditional approval accordingly.

OFFICER'S RECOMMENDATION

That Council grant planning approval to Franco Carozzi Architects on behalf of the Department of Housing and Works for proposed two grouped dwellings at Lot 247 Hopkins Street Beverley in accordance with application dated 19 August 2005 and accompanying plans and subject to the following conditions:

1. If the development, the subject of this approval is not substantially commenced within a period of 2 years from the date of approval, the approval shall lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the responsible authority having first been sought and obtained;
2. Nothing in the approval or these conditions shall excuse compliance with all relevant written laws in the commencement and carrying out of the development;
3. A building licence being obtained prior to commencement of any building works;
4. On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition;
5. The noise generated by construction or operational activities is not to exceed the levels prescribed under the Environmental Protection (Noise) Regulations 1997;
6. The applicant is to make arrangements to the satisfaction of the Water Corporation for the provision of reticulated sewerage to all units within the development;

7. All stormwater disposal and drainage runoff for the development is to be to the satisfaction and specification of Council's Environmental Health Officer and Works Supervisor;
8. All vehicle crossings being designed and constructed to the satisfaction of Council's Works Supervisor;
9. Vehicle parking, manoeuvring and circulation areas to be constructed to the satisfaction of Council's Works Supervisor. Detailed engineering plans identifying pavement details (existing, finished levels and pavement type) and drainage details (invert, cover levels and pipe size) to be submitted and approved prior to issue of a Building Licence;
10. All driveways and hardstand areas being constructed in accordance with the approved plan to the satisfaction of Council's Shire Planner and Works Supervisor;
11. Any retaining walls on lot boundaries exceeding 600mm in height (above natural ground level) are to be designed by a certified Engineer to the satisfaction of Council's Principal Building Surveyor.
12. Any retaining walls to comply with Element 6 – Site Works as set out in the Residential Design Codes of Western Australia.
13. Redundant concrete driveway identified on submitted plan to be removed and the verge reinstated accordingly to the satisfaction of Council's Works Supervisor;
14. A landscaping plan to be submitted at time of building licence application for approval by Council's Shire Planner;
15. Demolition licence(s) to be obtained for all building(s) to be removed from the subject land.

M12/1005

Moved Cr Bailey

Seconded Cr Alexander

That Council grant planning approval to Franco Carozzi Architects on behalf of the Department of Housing and Works for proposed two grouped dwellings at Lot 247 Hopkins Street Beverley in accordance with application dated 19 August 2005 and accompanying plans and subject to the following conditions:

- 1. If the development, the subject of this approval is not substantially commenced within a period of 2 years from the date of approval, the approval shall lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the responsible authority having first been sought and obtained;**
- 2. Nothing in the approval or these conditions shall excuse compliance with all relevant written laws in the commencement and carrying out of the development;**
- 3. A building licence being obtained prior to commencement of any building works;**
- 4. On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition;**

5. The noise generated by construction or operational activities is not to exceed the levels prescribed under the Environmental Protection (Noise) Regulations 1997;
6. The applicant is to make arrangements to the satisfaction of the Water Corporation for the provision of reticulated sewerage to all units within the development;
7. All stormwater disposal and drainage runoff for the development is to be to the satisfaction and specification of Council's Environmental Health Officer and Works Supervisor;
8. All vehicle crossings being designed and constructed to the satisfaction of Council's Works Supervisor;
9. Vehicle parking, manoeuvring and circulation areas to be constructed to the satisfaction of Council's Works Supervisor. Detailed engineering plans identifying pavement details (existing, finished levels and pavement type) and drainage details (invert, cover levels and pipe size) to be submitted and approved prior to issue of a Building Licence;
10. All driveways and hardstand areas being constructed in accordance with the approved plan to the satisfaction of Council's Shire Planner and Works Supervisor;
11. Any retaining walls on lot boundaries exceeding 600mm in height (above natural ground level) are to be designed by a certified Engineer to the satisfaction of Council's Principal Building Surveyor.
12. Any retaining walls to comply with Element 6 – Site Works as set out in the Residential Design Codes of Western Australia.
13. Redundant concrete driveway identified on submitted plan to be removed and the verge reinstated accordingly to the satisfaction of Council's Works Supervisor;
14. A landscaping plan to be submitted at time of building licence application for approval by Council's Shire Planner;
15. Demolition licence(s) to be obtained for all building(s) to be removed from the subject land.
16. Homeswest to maintain common areas to satisfaction of Council.

CARRIED 9-0

7.2 HEALTH AND BUILDING

ITEM NUMBER:	7.2.1
DATE:	18 October 2005
SUBJECT:	RELOCATED DWELLING
LOCATION:	Lot 337 Bennetts Rd, Beverley
OWNER:	J & J Roki
FILE REFERENCE:	BEN735
AUTHOR:	Environmental Health Officer/Building Surveyor – Frank Buise

BACKGROUND

The owner of this property has made application to the Council for permission to relocate a dwelling from 29 Narrung Way, Nollamara to Lot 337 Bennetts Road.

David Lavell and Associates, Consulting Chartered Engineers inspected the dwelling on 11 October 2005, at its location in Nollamara. It is the typical timber framed (Homeswest styled) dwelling; it has asbestos external cladding and may have asbestos internal cladding.

Plans have been received showing the alterations to the dwelling once relocated.

The applicant is aware of what is required should the Council approve the application. He is also aware of the \$5,000 cash bond.

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

7.3 PLANT, WORKS, TOURISM AND RECREATION

ITEM NUMBER: 7.3.1
DATE: 12 October 2005
SUBJECT: TRUCK TENDERS
FILE REFERENCE:
AUTHOR: Works Supervisor – Steve Vincent

BACKGROUND

Tenders closed on the 10/10/05 for a tandem drive truck and maintenance truck. There is an allowance in the budget of \$90,000.00 for the tandem and \$70,000.00 maintenance truck.

COMMENT

The following tenders were received, all prices include GST.

Company	Model 13t	Trade	Price	Change over
WA Hino	Hino	\$88,500.00	\$198,078.00	\$109,578.00
Skipper Trucks	Mitsubishi	\$75,000.00	\$179,883.00	\$104,883.00
Skipper Trucks	Mitsubishi	\$75,000.00	\$194,656.00	\$119,656.00
Diesel Motors	Mercedes	\$0.00	\$202,246.00	\$202,246.00
Diesel Motors	Mercedes	\$0.00	\$218,471.00	\$218,471.00
Kenworth DAF	DAF	\$81,585.00	\$186,585.00	\$105,000.00
AV Tucks	Nissan UD	\$84,000.00	\$181,864.00	\$ 97,864.00
JEM Trucks	Isuzu GIGA	\$82,485.00	\$175,485.00	\$ 93,000.00
Off Road Trucks Australia	Tatra	\$0.00	\$214,500.00	\$214,500.00

Company	Model 3-4t	Trade	Price	Change over
WA Hino	Hino Duto	\$0.00	\$ 71,923.50	\$ 71,923.50
Skipper Trucks	Mitsubishi	\$0.00	\$ 70,779.50	\$ 70,779.50
Skipper Trucks	Mitsubishi	\$0.00	\$ 74,299.50	\$ 74,299.50
AV Tucks	Nissan UD	\$0.00	\$ 81,473.00	\$ 81,473.00
JEM Trucks	Isuzu NPR	\$0.00	\$ 73,668.10	\$ 73,668.10
JEM Trucks	Isuzu NQR	\$0.00	\$ 75,061.00	\$ 75,061.00

SFM Engineering	11m ³ tipping body only			\$ 40,700.00
Smith and Broughtons	Outright purchase BE 013			\$ 73,997.00
W&P Truck & Machinery	Outright purchase BE 013			\$ 63,611.00
Bruce Cook	Outright purchase BE 013			\$ 82,000.00

- M14/1005** **Moved Cr Szczecinski** **Seconded Cr Leonhardt**
That Council;
- a) **Accept the tender from JEM Truck Sales, for the supply of an Isuzu Giga 385 CXZ truck at a changeover price of \$93,000.00 inclusive of GST.**

 - b) **Accept the tender from JEM Truck sales, for the supply of an Isuzu NQR 450 truck at a changeover price of \$75,061.80 inclusive of GST.**

CARRIED 9-0

Mr Steve Vincent, Works Supervisor, left Council Chambers at 2.25pm.

7.5 ADMINISTRATION

ITEM NUMBER:	7.5.1
DATE:	11 October 2005
SUBJECT:	DEPT. SPORT & RECREATION GRANT APPLICATION – BOWLING CLUB
LOCATION:	Lots 3 – 8 Forrest Street, Beverley
FILE REFERENCE:	FOR 44112
AUTHOR:	Chief Executive Officer – Keith Byers

BACKGROUND

At Council's July meeting a deputation from Richard Smith and Greg Barrett-Lennard, representing the Beverley Bowling Club, was received. Messrs Smith and Barrett-Lennard requested Council's financial assistance towards the installation of two (2) synthetic greens.

After much consideration Council resolved the following:
*"That the Beverley Bowling Club be advised that Council is prepared to assist with the installation of synthetic greens by:-
Underwriting a loan of up to \$150,000 on behalf of the club, and contributing a cash component of \$5,000.00."*

This assistance is subject to the Bowling Club providing a business plan, satisfying council that it has the ability to meet the annual loan repayments and confirmation that a grant of up to one third of the total cost of the project has been guaranteed by the Department of Sport and Recreation.

COMMENT

The Bowling Club is now forwarding an application for a grant of \$139,167.00 to the Department of Sport and Recreation for assistance with the greens.

The break-up of the total cost is:-

Council Contribution	\$50,000.00
Applicants cash contribution	\$28,336.00
Volunteer Labour	\$50,000.00
Loan	\$150,000.00
Grant	\$139,167.00
TOTAL (excluding G.S.T.)	\$417,503.00

The Club is now seeking Council's endorsement for the application.

BUDGET IMPLICATIONS

At the 2005/2006 Budget, Council did not make allowance for its \$50,000.00 contribution to the greens, however there will be

7.5 ADMINISTRATION

ITEM NUMBER:	7.5.2
DATE:	11 October 2005
SUBJECT:	SALE OF COURTHOUSE, OLD POLICE STATION AND QUARTERS
LOCATION:	Reserves 6614 and 21307 Bartram Street, Beverley
FILE REFERENCE:	VIN 6614, BAR 21307
AUTHOR:	Chief Executive Officer – Keith Byers

BACKGROUND

The Department of Planning and Infrastructure has advised that its Land Asset Management Services (LAMS) is considering the disposal of the Reserve on which the Courthouse, Old Police Station and Quarters are located (A telephone enquiry indicated the value of the Courthouse to be in the vicinity of \$90,000.00). Council is invited to comment on the proposal.

COMMENT

The Courthouse, Reserve 6614, was vested with the Shire of Beverley on the 15 April 1988 for 'Community Purposes'. Since that time the building has been solely maintained by the Council.

A Conservation Plan for this building and the Old Police Station and Quarters was commissioned by the Department of Land Administration in 1996 and the Judicial Complex listed on the Register of Heritage Plans in 2002.

The major concern is that it appears the State Government can, at any time, remove vesting orders from council regardless of whether significant sums of money have been invested in the buildings by the district.

Although the Shire does have the opportunity to lease the Railway Station for a period of twenty one (21) years. I would hope the same treatment could not be contemplated bearing in mind that some \$300,000.00 has been spent restoring this building.

Irrespective of whether Council wished to retain the Courthouse, there is certainly a principle at stake, which should be defended.

BUDGET IMPLICATIONS

Council certainly does not have \$90,000.00 budgeted for the purpose of purchasing the Courthouse.

