

MINUTES OF AN ORDINARY MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBERS ON TUESDAY 16 AUGUST 2005

1. COMMENCEMENT

The President declared the meeting open at 11.05am.

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	
Miss C. Emanuel	Secretary	

Leave of Absence

Nil

3. PUBLIC QUESTION TIME

3.1 TOWN HALL FLOOR SURFACE

Denise Strange reported to Council that the Town Hall floor surface is too slippery for badminton players and linedancers and asked Council to investigate a non-slip surface for the floor.

4. CONDOLENCES

Nil

5. APPLICATIONS FOR LEAVE OF ABSENCE

Nil

Mr David Lodwick, Town Planner and Mr Frank Buise Environmental Health Officer/
Building Surveyor entered the meeting at 11.09am.

6. CONFIRMATION OF MINUTES AND BUSINESS ARISING

6.1 MINUTES OF THE COUNCIL MEETING HELD ON 19 JULY 2005

M1/0805 Moved Cr Roberts Seconded Cr Leonhardt
That the Minutes of the Ordinary Meeting of Council held on 19 July
2005, as amended, be received.

CARRIED 9-0

Amendment

M21/0705 reads:

That Council agree to attempt to set Standing Committee Meetings 6 months in advance.

M21/0705 to read:

That Council, for trial period, set dates and times for Standing Committee Meetings, 6 months in advance.

6.2 MINUTES OF THE PLANT & WORKS COMMITTEE MEETING HELD IN THE COUNCIL CHAMBERS ON MONDAY 1 AUGUST 2005.

Appendix 1

M2/0805 Moved Cr Szczecinski Seconded Cr Roberts
That the Minutes of the Plant & Works Committee Meeting held in the Council Chambers on Monday 1 August 2005, be received.

6.2.1 BUSINESS ARISING

2005 / 2006 ROAD PROGRAM

The Works Supervisor presented the meeting with a summary of roads that were highlighted during the recent road inspection and costings on works that were requested to be done on these roads.

The meeting discussed what roads should be included in the 2005 / 2006 road program.

The meeting agreed that the following roads be fully costed and included into the 2005 / 2006 road program when formulating the budget;

Northbourne / Sims Road

Gravel Sheet

York / Williams Road
Dobaderry Road
Morbinning Road
Talbot West Road
Bally Bally Road
Dale Bin North Road
Hobbs Road
Potts Road

Westdale Road

Smith Street
Lukin Street
Hope Street
Railway Street

Seal bridge approaches 3197 & 3200
Gravel Sheet
Gravel Sheet and Seal
Construct and Seal
Reconstruct Intersection and Seal
Gravel Sheet & Seal over Floodway
Improve vision at Floodway
Gravel Sheet and Seal Approach onto
the Mawson Road
Construct and Seal Sections H1, H2,
H4, H5 and H6
Construct and Seal
Construct and Seal
Construct and Seal
Construct and Seal

Amendment

M3/0805 Moved Cr McLean Seconded Cr Leonhardt
That *Talbot West Road construct and seal*, read, Talbot West Road
reconstruct section between existing bitumen and Shire of York
Boundary.

CARRIED 9-0

6.3 PRESIDENT'S REPORT

Nil

7. REPORTS OF COMMITTEES AND OFFICERS

7.1 TOWN PLANNING

ITEM NUMBER:	7.1.1
DATE:	22 July 2005
SUBJECT:	PROPOSED SUBDIVISION – LOT 1 & LOCATIONS 117 & 120 MAITLAND ROAD BEVERLEY
FILE REFERENCE:	PL128771
AUTHOR:	Shire Planner – David Lodwick

Appendix 2

A copy of proposed subdivision plan and location plans.

The application seeks to subdivide the site into 11 lots, with an average lot size of 33.6137 hectares.

BACKGROUND

Belton-Taylforth Consultants have prepared a subdivision application on behalf of A & P Boyle.

Submitted details are as follows:

“Site Location

The site comprises an area of 342.252 hectares, approximately 10 kilometres south-west of the Beverley townsite. The site is currently accessed via Maitland Road, and there are unconstructed road reserves that surround the site.

Current Land use

The land is currently used for agricultural purposes with the main activity being grazing and cropping. The majority of the site has been cleared, however there is an area of parkland cleared land in the north-east corner.

There are limited improvements on the property. Three dams and two small sheds have been constructed in the past. Various fences have also been established to internally divide the property.

Land uses in the locality are predominantly agricultural, with the area starting to be used for diversified rural activities, such as olives to the north and south of the site.

Surrounding lot sizes vary in size, with the subject site comprising some of the larger lots within the locality. Lots of 5, 19, 50, 64 and 83 hectares are located to the north. Lots of between 26 and 70 hectares to the south and smaller lots down to 18 hectares are located to the west. There are larger

lots to the east of the subject site, however these are subject to a current subdivision application.

Subdivision design

Impact on agriculture:

No agricultural land will be taken out of production as a result of this application. Opportunities for diversified and more intensive agriculture will be available including innovative aquaculture opportunities.

Size of lots:

The subdivision design has considered issues associated with the capability of the land, adjoining land uses and physical features of the land and existing improvements (fence lines). The smallest proposed lot is 20.2400ha, meeting the minimum lot size requirements of the Brookton-Beverley Rural Strategy.

Land Capability:

Land capability has been addressed in the attached Land Capability and Geotechnical Report.

Servicing, access and vehicle movement:

All essential services for a Rural-small holding development are available at the site. Access to the site is via Maitland Road with good connectivity to the Beverley townsite. Telephone and power services are available to the area. These services will need to be extended to cover each of the proposed lots. The owner proposed to establish a bore on each proposed lot prior to subdivision.

All proposed lots will have direct frontage to a public road. At present Maitland Road is constructed to the north-east corner of proposed lot 3 and the south-east corner of proposed lot 4. Un-constructed road reserves are located along the remaining boundaries of the site. To facilitate access to proposed lots 5,6,8 and 11 the unconstructed road adjoining these lots will need to be constructed. Similarly, the un-constructed road to the north of the site will need to be constructed to facilitate access to proposed lots 1,2 and 10. An internal road reserve is proposed to provide access to proposed lots 9 and 7, and to link the two roads north and south of the site.

Fire management:

The site and surrounding areas are largely cleared and fire risk is anticipated to be relatively low. Water for fire fighting will be available from dams on the site.

Rural amenity:

The lot sizes proposed are similar in range to the prevailing lot size in the locality. The relatively large 20 hectare minimum lot size should assist in maintaining the rural amenity of the locality.”

COMMENT

Compliance with Town Planning Scheme No.2

Clauses 3.5 and 3.6 of Council's Town Planning Scheme relate to the subdivision and development of land in the Farming zone. Clause 3.5 requires Council to support land use and subdivision proposals that are consistent with the continued viability of agricultural production. The clause also requires all proposals to have regard to the District Rural Strategy.

Clause 3.6 provides specific subdivision and development requirements as they relate to the District Rural Strategy. Clause 3.6.2(i) lists the five main criteria for subdivision in the Farming zone. These are:

1. Property consolidation and/or boundary realignments in order to address matters such as the protection of waterways, landform, remnant vegetation and landscape, the promotion of sound landcare practice, the provision of public constructed roads and the continued agricultural use of the majority of the land.
2. Creation of lots for ancillary agricultural purposes or for tourism.
3. Amalgamation of multiple farm lots or boundary redistribution to consolidate the most productive agricultural land into one new lot. Subdivision of the remainder of the land will be supported subject to land capability assessment and the total number of new lots not exceeding the number that originally existed.
4. Creation of lots for intensive or other agricultural purposes where it can be demonstrated the proposal will not adversely affect the use of land for agricultural purposes in the area.
5. Subdivision of a property that is already severed by a road, railway or service installation.

District Rural Strategy

The subject land is included in Policy Area BE3 as identified by the Rural Strategy. A minimum lot size of 40 hectares is initially recommended. Although, subdivision to a minimum lot size of 20 hectares can be recommended by Council if a proposal demonstrates that it will not adversely impact on the use of land for agricultural purposes in the area.

The Strategy states that subdivision within the policy area will be conditionally recommended by Council in the interests of water course protection, revegetation, remnant vegetation protection/rehabilitation, landcare and greening principles and where groundwater supplies are proven which encourage projects of an intensive agricultural nature.

The Strategy further states that the minimum lot size of 20ha if recommended, will be conditional upon:-

- Stocking levels of any new lots created being approved by Council after consultation with relevant sources or Agriculture Western Australia;

- The appropriate protection and enhancement of remnant vegetation or implementation of a revegetation program in the interests of landcare and visual landscape values;
- All lots having frontage to a dedicated, constructed public road;
- A cost effective and efficient Bush Fire Management Plan being put in place by the Subdivider/developer, to the satisfaction of the Shire and the Bush Fire Service.

Applicant's Land Capability Report

- **Geology and Geomorphology**
The site is flat, occupying alluvial plains of the Dale River, at an elevation of 210m in the western two thirds, rising very gently to the east to be 220m in the south and north eastern corners.

The whole site is underlain by alluvial deposits which are featureless and difficult to determine from surface geology. However, they appear to occupy a broad palaeo valley that is partially sheeted by more recent sands.

A thin sheet of Aeolian sand has been layered across the surface, probably during the later Tertiary or Quaternary.

A small constructed drain leaves wet areas in the north east and exits in the central south.

- **Capability of the Soils**
Overall, the soils are suitable for cropping and grazing with limitations on the low lying loams and clays in the central north and north west, much of which has not been cleared.

The more sandy soils in the central south and east are suited to cropping and grazing.

Loam/clay subsoils will limit root penetration and will potentially lead to problems of increased soil salinity when irrigation using water of elevated salinity is used.

- **Vegetation**
The southern and western portion of the site is cleared. The remainder in the central north and north east is parkland cleared and a small area of remnant vegetation occurs along the northern side of the wetland. Some wetland species are associated with wet areas in the north eastern corner. The dominant trees are York Gums. Along the Dale River is mainly Flooded Gums. An area of original sandplain remnant vegetation occurs along the north of the wetland generally outside Lot 1 and the subject land.

Water Availability

1. Dale River

The dominant watercourse is the Dale River which flows along the western side of the site. Water quality in the river varies from winter to summer depending on the amount of fresh water, but typically 2500 to 3000 mg/L is common.

2. Maitland Swamp

The other main water body is the line of wetlands extending east and west of Maitland Swamp which lies on the adjoining lot to the east. Water from Maitland Swamp to the east typically flows all year round in most years.

It enters the north eastern corner of the site and then flows along a constructed drain to a dam in the central north and then to exit the site through the northern boundary. The water fills the dam on the subject land and then overflows to fill the dam on the adjoining property to the north.

The flow of water from Maitland Swamp is strong in winter, flowing along the cut channel to the dams. The quality of the water will be better than the summer quality and it would be possible to harvest this water and store it in dams for use in summer. However evaporation will cause loss of about half the water unless the dams are covered. There are also suggestions that dams in the central and western part of the site slowly leak vertically downwards. Therefore lined dams may be required.

Without some form of corporate structure and easements, subdivision of the land will impinge on the availability of this water source for the various lots.

3. Palaeochannel

A palaeochannel aquifer occurs at depth under the site, at the base as a semi confined aquifer. However, whilst water is available the quality under the subject land is not suitable for any crops apart from Date Palms, unless desalinated. Also, the volume of water may be restricted to sustainable use rates.

Depending on the soil type and land use the volume of sustainable water calculated by Water Direct Limited is 110,000, which will irrigate between 11 and 36 hectares depending on the crops grown. This water will require desalination.

This water is, however, well suited in quality and quantity for the development of an aquaculture precinct.

- Conclusions on Water Quality and Quantity

There are no suitable natural fresh water sources on site. All natural water on site is brackish and is suitable for stock. It is highly suitable for brackish and marine aquaculture. On the other hand, it is generally unsuitable for horticulture without remediation.

- **Alternative Landuses**
The site has restricted alternatives for new land uses; the soils can form impediments to root penetration of deep rooted perennial species, the water quality is unsuitable for most land uses and there is potential for vertical leakage from ponds and dams. However, there is abundant water from the palaeochannel that could be available through desalination.
- **Aquaculture**
The site is uniquely, in having large supplies of water suitable for marine and brackish water aquaculture. This quality of water is most suitable for the culture of marine inland aquaculture.

The use of brackish and saline water is desirable for species such as barramundi, saltwater trout and Mulloway because the eating quality of fish grown in brackish and saline conditions is superior to those grown in freshwater. Other species such as black bream, silver perch and yabbies will all be suitable for the quality of water.

Adjacent Subdivision

Council will recall that it recently supported, at the May Ordinary Meeting, a not dissimilar proposed nearby subdivision of Mr Burridge's land (Lot 3 & Lot 6) on the eastern side of Maitland Road which proposed to subdivide the site into 12 lots with an average lot size of approximately 38 hectares, including smaller lots down to 22 hectares.

Conclusion

In summary, the application meets the principles and intent of the Shire's Rural Strategy and is therefore duly recommended for conditional approval.

M4/0805

Moved Cr McLean

Seconded Cr Foster

That Council recommends to the Western Australian Planning Commission that the proposed subdivision (WAPC ref: 128771) of Lot 1 and Locations 117 & 120 Maitland Road Beverley be approved subject to the following conditions:

- 1. Those lots not fronting an existing road being provided with frontage to a constructed subdivisional road, connected by a constructed subdivisional road(s) to the local road system and such subdivisional road(s) being constructed and drained at the subdivider's cost to the specifications approved by, and to the satisfaction of the Local Authority;**

7.1 TOWN PLANNING

ITEM NUMBER:	7.1.2
DATE:	26 July 2005
SUBJECT:	PROPOSED REVISED PLAN AS AN AMENDMENT TO THE EXISTING APPROVAL FOR TWO GROUPED DWELLINGS
LOCATION:	LOT 293 Dawson Street, Beverley
FILE REFERENCE:	DAW959
AUTHOR:	Shire Planner – David Lodwick

Appendix 3

Site plans, elevations and floor plan

BACKGROUND

Council is in receipt of a proposed revised plan as an amendment to the existing approval issued previously for two three bedroom dwellings on the subject vacant land. The land is owned by the Department of Housing and Works.

Refer copy of plans attached.

COMMENT

The subject land is 1017m² in area with a 26.96m lot frontage and 37.72m depth.

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 its discretion, permit the use.

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

As such, Council previously granted approval to the proposed grouped dwelling development at its meeting of 19 April 2005 subject to standard planning, building, health and engineering conditions.

Proposed Revised Plan

A revised plan for the two unit development has now been submitted by the proponent for Council consideration. The reason for this is to address the issue of stormwater disposal to Dawson Street following detailed site investigations by applicant consulting engineers.

The revised plan provides for two units side by side with carport linkage, rather than located behind each other as approved by Council previously.

The revised plan identifies retaining walls along the side boundaries as necessary along with stone pitched bank and steps down to rear of the site so as to minimise erosion impacts.

Materials and unit design aspects do not differ from previous. The submitted plans show colorbond custom orb roof with hardiflex wall lining and hardies primeline weatherboard cladding and front ballustrading.

Unit 1 is 95m² and Unit 2 96m² in area. Each unit is three bedroom with standard facilities provided: i.e. kitchen, laundry, family and lounge room, bathroom, as well as rear patio and front porch entrance.

Building setbacks are satisfactory, including minimum 6m front setback.

Minimum 50 percent 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 meet the minimum 4m² dimension requirements. A carport is provided for each dwelling as appropriate. The driveway(s) minimum width of 6m is identified on the application plan to service the units.

It is recommended that the driveway be brick paved. Detailed drainage management plans will need to be submitted prior to issue of a building licence.

The revised plan will alleviate the drainage concerns for the site and is therefore recommended for approval accordingly.

M6/0805

Moved Cr Foster

Seconded Cr Roberts

That Council grant approval to Colin Cockram Architect for proposed revised plan as an amendment to the existing approval for two grouped dwellings at Lot 293 Dawson Street Beverley in accordance with letter dated 19 July 2005 and accompanying plans dated 18 July 2005 SK 01 D & SK 02 C and subject to the following conditions as previously issued by Council for such development dated 19 April 2005 as specified below:

- 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. **This approval does not authorise any interference with dividing fences;**
6. **The noise generated by construction or operational activities is not to exceed the levels prescribed under the Environmental Protection (Noise) Regulations 1997;**
7. **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;**
8. **All stormwater and drainage runoff produced on the site is to be suitably retained on site to the satisfaction of Council's Shire Planner and Works Supervisor;**
9. **All vehicle crossings being designed and constructed to the satisfaction of Council's Works Supervisor;**
10. **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;**
11. **All driveways being constructed with brick paving to the satisfaction of Council's Shire Planner;**
12. **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.**
13. **Any retaining walls to comply with Element 6 – Site Works as set out in the Residential Design Codes of Western Australia.**

CARRIED 9-0

7.1 TOWN PLANNING

ITEM NUMBER:	7.1.3
DATE:	5 August 2005
SUBJECT:	FOREST MANAGEMENT PLAN 2004-2013: RESERVE PROPOSALS
FILE REFERENCE:	PR003
AUTHOR:	Shire Planner – David Lodwick

Appendix 4

Copy of CALM letter

BACKGROUND

Council at its July meeting considered a proposal from the Department of Conservation and Land Management to change the existing tenure of an area of land located off Schilling Road from “State Forest and Timber Reserve” to “Conservation Park.”

Council subsequently resolved:

“That Council’s preference is to retain the existing tenure of FMP Proposal ID 45 & 46 Flint, Gibbs as State Forest and Timber Reserve.”

The Shire Planner duly forwarded this advice on to the Department of Conservation and Land Management accordingly.

COMMENT

Council is now in receipt of a further letter from the Department of Conservation and Land Management dated 1 August 2005, which outlines the process in more detail.

Extract of the letter advises:

“This area, in accordance with the FMP, is now being managed by CALM as if it were already a conservation park. As a proposed conservation park the timber on the proposed reserve is not used in the sustained timber yield figures contained in the FMP and approved by the Government, i.e under the FMP the area cannot be logged and will continue to be managed as if it were a conservation park. Formal reservation as a conservation park would formalise its current management.”

The letter further states:

“Preparation of a formal CALM Act management plan for the new conservation park would not occur until some time after the land tenure change is implemented. Involvement of the Shire and the local community

in any future management planning process would be welcomed and would ensure that the local community has a voice in any future plans for this area, which may involve designated recreation sites, walk trails etc. In the meantime, the two areas proposed as conservation park, would continue to be managed in accordance with the FMP, which is a management plan that applies across national parks, nature reserves, conservation parks and State forest in the south-west forests.”

M7/0805 Moved Cr Foster Seconded Cr Szczecinski
That Council receive and note the further information provided in the letter from CALM dated 1 August 2005 in relation to the FMP Conservation Park proposal.

CARRIED 9-0

7.1 TOWN PLANNING

ITEM NUMBER:	7.1.4
DATE:	11 August 2005
SUBJECT:	PROPOSED ORGANIC OLIVE GROVE – “BEAMING ESTATE” – DALE KOKEBY RD, BEVERLEY
FILE REFERENCE:	DAL-622
AUTHOR:	Shire Planner – David Lodwick

Appendix 5

Site Plan, Letter dated 10 August

BACKGROUND

Council is in receipt of a planning application from Great Southern Olive Holdings Pty Ltd dated 3 August 2005 in respect of the above.

Application states:

“Organic Olive Grove Development Proposal

Land Description/Location:

Beaming Hill Estate – Dale Kokeby Road, Beverley.

Bruvale Farms, Corberding Road, Brookton.

Refer attached Location Plan for location of properties.

Grove Details:

The location of the proposed organic olive grove development is in a rural area. Beaming Hill Estate is approximately 17.5 kms south/west of Beverley.

Bruvale Farms is 20kms south-south west of Beverley.

Total area of proposed new plantings

Beaming Hill Estate 350 Hectares (in addition to the 100 hectares of olive grove already under production).

Bruvale Farms: 350 Hectares.

Total 700 Hectares

Development to commence in early Summer 2005 and be completed in Winter 2006.

Anticipated full production of the mature grove will be 12-15,000 tonnes of olive fruit per year.

Grove Blocks will be off-set 20 metres from any remnant vegetation areas.

Water Supply:

Water supply to the Grove will be from existing shallow and deep aquifers. External Consultants are currently preparing a groundwater resources assessment and management plan.

4.0ML/Ha net water requirement = 3200ML total water supply needed.

Soil Conditions:

All soils are being mapped in terms of primary rooting zones, salinity, gravel content and morphological differences, to ensure suitability for olives is known, and management requirements, in particular amelioration and irrigation, are clearly defined.

All grove areas will be grassed down and cover cropped to prevent erosion and to improve the organic content and health of the soil.

Waste Products:

Being an organic olive grove business only, there will be no significant waste products produced. The olives will be taken off-site and processed elsewhere.

All ground cover grasses will be slashed/mulched and all olive prunings will be mulched.

All chemical mixing and storage will be carried out in a contained area (see Buildings below).

Access To Grove:

The Dale-Kokeby Road and Corberding Road provide good access to both properties.

It is possible that the irrigation for both properties may need to be linked and the mainline may need to be positioned under the Dale-Kokeby Road.

Buildings:

Additional Machinery and Chemical Storage Sheds will probably be required.

Separate planning approval will be sought for these constructions at a later date."

The applicant further advises:

"As you will see from the application, it is intended that Beaming Hill and Bruvale Farms (for which an application for planning approval has also been submitted) will be managed together by GSOH as one organic olive grove development.

As we have limited time until we are required to exercise our Option to Purchase, we request that the application is dealt with at the Council meeting of 16 August 2005."

COMMENT

Under Council's Town Planning Scheme, an organic olive grove as "Intensive Agriculture" and/or "Rural Industry" is an 'AA' use in the Farming zone which means that approval is at the discretion of Council.

Existing Development

Currently on the subject land is a single residence, an olive storage shed and a couple of machinery shed

Operations

Harvest time is April, May and June - Approx 16 hours a day.
Combination of flat deck truck with bins and a bulk tipper. Harvest would begin approximately 3 years from date of approval and plantings.

A copy of further applicant details submitted dated 10 August 2005 is attached.

Town Planning Scheme No.2

Clause 3.5 states in relation to the Farming Zone:

"In this zone the Council will support land use and subdivision proposal which are consistent with the continued viability of agricultural production, the establishment of uses ancillary to agricultural activity, or which are required to service the travelling public or tourists, as well as the maintenance of rural character and amenity."

All proposals must demonstrate the following:

- (i) How land use, land management and environmental issues are to be addressed.*
- (ii) The reasons for more intensive agriculture development, the suitability and capability of the land to support the proposal and how the proposal relates to, the continuing operation and management of existing adjoining agricultural land uses and the District Rural Strategy.*
- (iii) Landcare and other measures proposed to address land conservation, vegetation protection and rehabilitation issues affecting the land.*
- (iv) The provision of water and services to the site, particularly where the rezoning of farming zoned land for Rural/Residential development is proposed on land identified for such land use on maps 13 and 14 of the District Rural Strategy.*
- (v) The provision of bush fire services and fire prevention and fire suppression measures."*

Beverley-Brookton Rural Strategy

The subject land is included in Policy Area BE3 as identified by the Rural Strategy.

The Strategy states:

- This Policy Area generally embraces land which is of low agricultural quality and it encompasses terrain which subject to more detailed study could have possible ground water potential and as a result of this, potential for development of an intensive agricultural nature.
- Future land Use and Management Practices within the Policy Area, should be required to address aspects such as:-
 - Revegetation in appropriate locations in the interests of water quality preservation, prevention of land degradation.

Conclusion

The Shire Planner is supportive of the proposal as it will further increase the viability of the existing olive farm and encourage further investment in this industry in the region. Submission of appropriate management plans will ensure that water resource use for the operation is appropriately utilised and maintained and Rural Strategy requirements satisfactorily addressed.

M8/0805 Moved Cr Leonhardt Seconded Cr Szczecinski
That Council grant planning approval to Great Southern Holdings Pty Ltd for establishment of an organic olive grove development at “Beaming Hill Estate” at Lots 141, 589, 851, 852, 863, 21, 25, 26 27, 30, 31 and 1239 Dale-Kokeby Road Beverley in accordance with application dated 3 August 2005 and accompanying plans, and further details dated 10 August 2005 and subject to the following conditions:

- 1. Submission of the following plans for approval by Council’s Shire Planner:**
 - **Groundwater resources assessment and management plan;**
 - **Fire Management Plan;**
 - **Revegetation Plan;**
 - **Irrigation Plan.**
- 2. A building license being sought and issued for all buildings to be constructed prior to construction commencing;**
- 3. Production waste water system to be installed to the satisfaction of Council’s Principal Environmental Health Officer;**
- 4. Food processing and bottling areas to comply with the Health Act (as amended) and Health (Food Hygiene) Regulations 1993;**
- 5. Any irrigation mainline linkage for both farms under Dale-Kokeby Road to be undertaken to the satisfaction and specification of Council’s Principal Works Supervisor.**

CARRIED 9-0

7.4 FINANCE

ITEM NUMBER:	7.4.2
SUBJECT:	FINANCIAL REPORT FOR THE PERIOD ENDING 31 JULY 2005
AUTHOR:	Deputy Chief Executive Officer – Stephen Gollan

COMMENT

The Financial Report for the period ending 31 July 2005 was issued under separate cover.

M14/0805 Moved Cr Foster **Seconded Cr Leonhardt**
That the Financial Report for the month ending 31 July 2005, as presented, be received.

CARRIED 9-0

Mr Stephen Gollan, Deputy Chief Executive Officer, left Council Chambers at 1.50pm

7.5 ADMINISTRATION

ITEM NUMBER: 7.5.3
DATE: 11 August 2005
SUBJECT: SENIORS LUNCHEON
FILE REFERENCE:
AUTHOR: Councillor – Belinda Foster

BACKGROUND

The Seniors Luncheon is an annual event, organised by Shire Councillors, and enjoyed by all who attend.

COMMENT

The Seniors Luncheon takes some organising. Leaving this to the last minute puts excessive pressure on those organising the details for the event.

M17/0805 Moved Cr Foster **Seconded Cr Roberts**
That Council conduct the Seniors Luncheon on Friday 28 October,
and that the Chief Executive Officer write to the Lions Club of
Beverley and accept their offer to arrange entertainment for the
event.

CARRIED 9-0

