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Minutes of the Ordinary Meeting of the Boddington Shire Council held in the Council Chamber on Tuesday 16 May 2006 commencing at 4.06pm.

1. DECLARATION OF OPENING

The Deputy Shire President, Cr Carrotts, declared the meeting open at 4.06pm.

2. ATTENDANCE

Cr PR Carrotts	Rural Ward	Deputy President
Cr SW Patten	Town Ward	
Cr EK Hoek	Town Ward	
Cr RA Kelsall	Rural Ward	
Cr DN Veitch	Rural Ward	
Mr P Bradbrook	Chief Executive Officer	
Mr A Cook	Director of Finance	
Mr M Dunbar-Stuart	Executive Assistant	
Mr R Belton	Town Planning Consultant (4.06pm – 6.00pm)	
Mr S Friend	Principal Environmental Health Officer/Building Surveyor	
Mr R Crossman	Manager of Works and Services	

APOLOGIES

Cr E Flaherty	Town Ward	President
Cr GJ Day	Town Ward	

VISITORS

Mrs Rosie Cornell (4.06pm – 5.00pm)
Mr J Nelson (4.06pm – 4.34pm)

3. DISCLOSURE OF FINANCIAL INTEREST

- 8.5.1 Cr Carrotts being an adjacent landowner.
8.1.1 Cr Kelsall being the applicant.

4. PUBLIC QUESTION TIME

Mr J Nelson - Asked what proposed development was intended along Crossman Road?

Cr Carrotts - Advised there would be little change in the near future.

Mr Belton - Advised that the Department of Land & Infrastructure is considering reverting back to requiring scheme water for 2 hectare lots rather than 4 hectare.

5. PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS

Mr Nelson presented a verbal report relating to the Hotham Way Railway Project during which he referred to the relationship between the Rail Heritage Foundation of WA and the Peel Development Commission. A second report was tabled (attached Appendix 1) providing an update on the project.

Mr Nelson left the meeting at 4.34pm

6. CONFIRMATION OF MINUTES

6.1 ORDINARY MEETING OF COUNCIL HELD 2 MAY 2006

Council Resolution No. 135/06 Moved Cr Veitch

That the minutes of the Ordinary Meeting of Council held on 2 May 2006 be confirmed as a true record of proceedings.

Seconded Cr Patten Carried 5/0

7. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

Cr Veitch announced he had a meeting of the Harvey Catchment Council to attend next week.

Cr Kelsall left the Council chambers at 4.35pm due to a Financial Interest in item 8.1.1

8.1 **Town Planning Consultant's Report**

8.1.1 Proposed Subdivision Lots 4,22,12927 Bannister-Marradong Road

Location: Between Bannister-Marradong Road and Days Road (locality plan attached)
Applicant: R & J Kelsall
File Ref. No: 130999
Disclosure of interest: Nil
Date: 5/5/06
Author: RJ Belton

Summary

An application to subdivide a portion of Lot 12927 off the Bannister-Marradong Road in Council's small holding area SH4 has been lodged in accordance with the requirements of Councils Rural Strategy. Conditional approval is recommended.

Background

The owner wishes to subdivide the eastern portion of Lot 12927 into 10 hectare small holdings in accordance with Council's Local Planning Strategy. Lot 12927, in common with a number of Lots in the locality, does not have a legal road frontage to a gazetted road. The applicant, who owns adjoining Lot 4, proposes access through that Lot to both Bannister-Marradong Road to the north and Days Road to the east.

The applicants land holdings surround Reserve no. 9687 (Lot 19511- 'Boddington Soak') and the proposed subdivision will create a larger Lot of 96 hectares around the reserve.

Comment

- The access proposed will provide a loop connection road from Bannister-Marradong Road through to Days Road.
- The proposal is for 9 x 10 hectare Lots and a 14.8 hectare Lot over the steepest section of Lot 12927.
- The applicant has addressed the fundamental Development and Land Management guidelines set out in the Council's Rural Strategy (clause 4.1.4) regarding slopes, topography, soils, vegetation cover, road infrastructure, Lot sizes etc.
- Remnant vegetation will be protected by the use of building envelopes limiting any clearing to building sites and access/fire break lines.
- Having regard to the extent of remnant vegetation on the property it will be necessary for the proponent to prepare a Fire Management Plan as part of the final subdivision approval process.

Consultation – Undertaken by the West Australian Planning Commission.

Options

- Recommend refusal
- Recommend approval
- Recommend approval subject to conditions

Statutory Environment

The subject land lies in a Small Holding area 4 in sub precinct A3 in Council's Rural Strategy which allows for an average Lot size of 10 hectares (with a minimum of 5 hectares) with Lot sizes varying where topography, slopes, vegetation etc. circumstances apply.

The proposed layout complies with the development and land management guidelines set out in Council's Rural Strategy.

8.1.3 Proposed Subdivision Lot 17 Crossman Road Ranford

Location: Lot 17 Crossman Road, Ranford
Applicant: N & A Redwood
File Ref. No: 131068
Disclosure of interest: Nil
Date: 9/5/06
Author: RJ Belton

Summary

An application to subdivide Lot 17 Crossman Road, Ranford into 3 Lots in accordance with the Council's Scheme requirements is recommended for conditional approval.

Background

The subject land is coded 'R10' (minimum Lot size 1000m²) and the proposed subdivision plan accords with this density. There is no reticulated sewage service in Ranford. Scheme water is available.

Comment

- The property contains a brick and tile residence (plan attached) with access coming off the southern road frontage. Access to Crossman Road should be discouraged and banned if legally possible.
- The Environmental Health Officer points out that there is a high water table in the area and leach drains will need to be inverted.
- The extra two allotments being created would not warrant an upgrading of the existing road pavement.
- Note from the subdivision plan that the existing fence around the subject land does not accord with the title boundary.

Consultation – Undertaken by the Western Australian Planning Commission.

Options

- Refuse
- Approve
- Approve with conditions

Statutory Environment

- The proposed subdivision complies with the prescribed residential coding of 'R10'
- Western Australian Planning Commission has been approached to see whether access on to the Crossman Road can be banned altogether as a condition of subdivision approval.

Policy Implications – Most of Ranford town site is coded 'R10'

Financial Implications – Approval would increase Council's rate base.

Economic Implications – as above

Social Implications - nil

Environmental Considerations - nil

Strategic Implications

Where a property on a main road enjoys double frontage to an internal road, cross over access to the main road should be discouraged.

OFFICER RECOMMENDATION – ITEM 8.1.3

That the application for subdivision of Lot 17 Crossman Road, Ranford be approved subject to the following conditions:

1. Waste water disposal to be to the satisfaction of Council.
2. All Lots being connected to a reticulated water supply.
3. No access being permitted on to Crossman Road.
4. The proponent constructing cross over access to the proposed Lots 100 & 101, to Council specifications.
5. Lot 17 being fenced in accordance with title boundaries.

Council Resolution No. 138/06 Moved Cr Patten

That the application for subdivision of Lot 17 Crossman Road, Ranford be approved subject to the following conditions:

1. **Waste water disposal to be to the satisfaction of Council.**
2. **All Lots being connected to a reticulated water supply.**
3. **No access being permitted on to Crossman Road.**
4. **The proponent constructing cross over access to the proposed Lots 100 & 101, to Council specifications.**
5. **Lot 17 being fenced in accordance with title boundaries and Council's local fencing law.**

Seconded Cr Kelsall Carried 5/0

Reason for difference between Recommendation and Resolution: Point 5 was amended to ensure compliance with Council's local law relating to fencing.

Council Resolution No. 139/06 Moved Cr Hoek

That the meeting be closed to the public in accordance with section 5.23 (2) (c) of the act to allow council to discuss matters that include a sworn valuation of the 1760m² of proposed Lot 18 Assay Terrace in item 8.1.4.

Seconded Cr Kelsall Carried 5/0

Mr S Friend and Mrs R Cornell left the Council chambers at 5.00pm

PINK PAPER – CONFIDENTIAL

8.1.4 Proposed 'private treaty' acquisition (L.I.A) Farmers Avenue and Assay Terrace

Location: Abutting Lot 9 Farmers Avenue Boddington
Applicant: RB Hair
File Ref. No: FAR 9
Disclosure of interest: Nil
Date: 9/5/06
Author: RJ Belton

OFFICER RECOMMENDATION – ITEM 8.1.4

Recommendation

Council obtains a further valuation of the 1760m² of proposed Lot 18 Assay Terrace, to be amalgamated with Lot 9 Farmers Avenue, to confirm the valuation obtained is relevant.

The recommendation was not moved.

Cr Carrotts left the meeting at 5.17pm due to a possible Financial Interest in further discussions relating to value in item 8.1.4.

Summary

The Western Australian Police Legacy are seeking Council to purchase advertising space to help produce this years Safety Handbook.

Background

The Western Australian Police Legacy produce a child safety handbook which is distributed to Western Australia’s country and rural communities. These hand books are distributed through the education system and aim to provide information to Parents, Teachers and the Children with up-to-date information on water and road safety, bullying, first aid, drugs, and many more issues.

The booklet is to be finished in September 2006 and distributed in October 2006.

The WA Police Legacy is inviting the Boddington Shire to contribute to the production of the booklet through purchasing advertising space.

Comment

The advertising rates vary according to the space purchased. The benefits for the Shire of Boddington to purchase advertising space in this production is very limited and as such the minimum purchase of a three line non colour advertisement for \$250.00 would seem the most appropriate choice.

As this purchase is more of a donation for the production of the handbook, it would seem pertinent to pay for the advertising from the donations account.

Financial Implications

This purchase is to be debited form the Donations Account to which this can be accommodated within budget.

OFFICER RECOMMENDATION – ITEM 8.4.2

Motion

Moved

That a three line advertisement be purchased at a cost of \$250.00 plus GST in the Western Australian Police Legacy Safety Handbook.

Motion lapsed due to the lack of a mover

8.4.3 Staff Accommodation Reimbursement

Location: n/a
Applicant: Shire of Boddington
File Ref. No: P.3.1
Disclosure of interest: Nil
Date: 9th April 2006
Author: Aaron Cook

Summary

A policy is proposed that will reimburse staff for staying with family or friends whilst on training or work outside of Boddington when accommodation is required.

Background

Currently when staff attend training courses, accommodation is booked which adds to the cost of the training course. It was proposed informally to Council that staff be offered a \$50.00 reimbursement to encourage them to find alternative accommodation with family or friends. This has the potential to save Council a considerable sum, over the duration of a year, as all training being attended by staff is outside of Boddington.

8.5.2	WA Local Government Association – Systemic Sustainability Study
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Location: State-wide
Applicant: WA Local Government Association
File Ref. No:
Disclosure of interest: Nil
Date: 10 May 2006
Author: Peter Bradbrook

Summary

The WA Local Government Association (WALGA) commissioned an Independent Study into the Systemic Sustainability of Local Government in WA and a discussion paper has been prepared to explain how the Study will proceed, the relevant issues, and to form the basis of Local Government Submissions.

Background

A copy of the Initial Discussion Paper & Call for Submissions accompanies the agenda. Council is invited to comment on the terms of reference for the Study and on any of the issues raised in this discussion paper – and upon any other issue that Council believes to be relevant to the Study's terms of reference by 7th July 2006.

Comment

The Discussion Paper is being distributed to allow Councillors to consider the content and to make observations/suggestions etc. in response to the Paper.

Another report, undertaken by the Local Government Advisory Board, and released recently by the Minister for Local Government suggested many local authorities should amalgamate i.e. seven Councils in the Western Suburbs, those known as the 'doughnut' Councils – Northam Town/Shire, Narrogin Town/Shire, City of Geraldton/Shire of Greenough, and several other small Councils. However, the Government has, rather than 'bite the bullet' and force amalgamations, indicated the amalgamations will only occur if they are voluntary.

An abbreviated copy of this report is also included in the Agenda. Does Council agree with the contents of this document? Should amalgamations be forced on some Councils to improve economic efficiency? These questions and others need to be considered by Council if we are to respond to the Discussion Paper distributed via WALGA.

Consultation - Nil

Options – Council can elect to respond, or not to respond to the Discussion Paper.

Statutory Environment - Nil

Policy Implications - Nil

Financial Implications - Nil

Economic Implications

If Councils were amalgamated there would be economic savings, but not necessarily for Boddington – unless it was a shire that became amalgamated with neighbouring shires.

Social Implications

For those local authorities that were amalgamated, particularly in the country, there would be social ramifications if the Council offices were closed and staff located primarily at the local authority that was the main beneficiary of the amalgamation.

Environmental Considerations - Nil

