



'The Council and Staff of the Shire of Boddington, in partnership with the community, are committed to operating effectively and efficiently to provide quality lifestyle opportunities that encourage population growth and development'

MINUTES

**For The
Ordinary Meeting of Council
Held on
21 April 2022
At 5:30pm**

Council Chambers
39 Bannister Rd, Boddington

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1. DECLARATION OF OPENING

Shire President Garry Ventris declared the meeting open at 5:30pm.

I would like to begin by acknowledging the Traditional Owners of the land on which we meet today. I would also like to pay my respects to Elders past and present and emerging.

2. ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

2.1 Attendance

Cr G Ventris	Shire President
Cr E Smalberger	Deputy Shire President
Cr E Schreiber	
Cr C Erasmus	
Cr L Lewis	
Cr A Ryley	
Cr I Webster	

Mrs Julie Burton	Chief Executive Officer
Mrs Cara Ryan	Executive Manager Corporate Services
Mr P Haas	Principal Environmental Health Officer/Building Surveyor
Mr J Atkins	Manager of Works & Services

Ms T Hodder	Executive Officer (minutes)
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Visitors: Nil

2.2 Apologies

Nil.

2.3 Leave of Absence

Nil.

3. DISCLOSURES OF INTEREST

Cr Smalberger declared a Financial Interest in Item 9.2.3 as she is a member of the Tidy Towns Committee.

Cr Smalberger declared an Interest in Impartiality in Item 9.4.1 as she is a member of the Boddington Progress Group.

Cr Lewis declared a Financial Interest in Item 9.2.3 as he is a member of the Tidy Towns Committee.

Cr Lewis declared an Interest in Impartiality in Item 9.4.1 as he is a member of the Boddington Progress Group

Cr Schreiber declared an Interest in Impartiality in Item 9.2.3 as he is a member of the Tidy Towns Committee.

Cr Schreiber declared an Interest in Impartiality in Item 9.4.1 as he is a member of the Boddington Progress Group.

4. PUBLIC QUESTION TIME

Public question time is limited to a total of fifteen minutes of duration, except by consent of the person presiding. Each speaker is limited to three minutes duration to speak, except by consent of the person presiding.

5. PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS

Nil.

6. CONFIRMATION OF MINUTES

COUNCIL RESOLUTION: 24/22

Moved Cr Lewis

That the minutes of the Ordinary Meeting of Council held on 17 March 2022 be confirmed as a true record of proceedings.

That the minutes of the Special Meeting of Council held on 3 March 2022 be confirmed as a true record of proceedings.

Seconded: Cr

Erasmus

Carried: 7/0

7. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

Nil.

8. RECEPTION OF MINUTES & RECOMMENDATIONS OF COMMITTEES HELD SINCE PREVIOUS MEETING OF COUNCIL

Nil

9. REPORTS OF OFFICERS

9.1 PLANNING & DEVELOPMENT SERVICES

9.1.1 Proposed Child Care Premises and Dwelling - Strata Lot 6/54 Hotham Avenue, Boddington

File Ref No:	3.0027
Applicant:	Domestic Drafting Service
Disclosure of Interest:	Nil
Author:	Steve Thompson
Attachments	9.1.1A Location Plan 9.1.1B Details originally provided by applicant 9.1.1C Submissions 8.1.1D Applicant response to submissions 8.1.1E Planning Bulletin 72/2009 Child Care Centres 9.1.1F Extract from <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> 9.1.1G Environmental noise assessment

Summary

Council is requested to consider and approve a development application for a childcare premise and associated dwelling, following the completion of an environmental noise assessment.

Background

The Council, at its Ordinary Meeting of 16 December 2021 resolved the following:

‘That Council:

1. Defer making a decision on the Development Application for a child care premises and a dwelling on Strata Lot 6 (No. 54) Hotham Avenue and require the applicant to provide a noise impact assessment by a suitably qualified acoustic consultant. The noise impact assessment to outline noise levels from comparable child care premises, predicted noise levels from proposed operations, consistency with the *Environmental Protection (Noise) Regulations 1997*, mitigation measures and recommendations.
2. Note the Shire administration will separately report back to the Council, following matters set out in point 1 being suitably addressed, with the Council to determine whether or not it will approve the Development Application for the child care premises and dwelling.
3. Note the submissions received on the Development Application as set out in Attachment 9.1.1C.

Advice

Part 14 of the *Planning and Development Act 2005* provides the right to apply to the State Administrative Tribunal for review of some planning decisions. The applicant may wish to take professional advice to determine whether or not such a right exists in the present instance. The *State Administrative Tribunal Rules 2004* require that any such applications for review be lodged with the Tribunal within 28 days of the date on which notice of the decision is given.'

The site's location is outlined in Attachment 9.1.1A which is close to the town centre. The area contains a mix of residential, short stay, community (RSL and Boddington Hospital) and commercial uses.

The site is 1361m² in area, is vacant, cleared and gently sloping. It forms part of a strata subdivision which is partly developed with dwellings (units).

Proposal

The applicant seeks development approval for child care premises along with a dwelling on Strata Lot 6 (No. 54) Hotham Avenue, Boddington (the site). The applicant proposes:

- The childcare premises will be located on a site of 1000m²;
- The single storey building will have a floor area of 274m² plus verandahs and porches;
- The premises will accommodate up to 40 children;
- Operation hours of the centre are proposed between 6:30am to 6:00pm, Monday to Friday;
- Vehicle access to and from the child care premises is via a new crossover from Hotham Avenue which is separate to the accessway servicing the existing units; and
- 11 car parking bays including one universal access bay.

Additionally, the applicant seeks development approval for a dwelling in the western portion of the site. The dwelling is to be located on a proposed lot which is 358m². The dwelling will be accessed from the existing accessway (common property).

Consultation

The Shire consulted widely for a 28 day period through:

- Writing to 100 landowners within 200 metres of the application site;
- Placing details on the Shire's website;
- A public notice in the Bodd News;
- A public notice on the Shire's notice board;
- A sign placed on the application site; and
- Placing details on the Shire's Facebook page.

Following the extensive consultation, five submissions were received with four raising objections and one submission in support (see Attachment 9.1.1C). All those objecting owned properties in the unit complex at No. 54 Hotham Avenue. There were no objections from other neighbours. The main issues and objections raised in the submissions relate to:

- Noise impacts on shift workers and the elderly in the neighbouring units;
- Hours of operation;
- Increased traffic;
- Restricted driveway access to other units;
- Devaluation of existing units due to the operation of a family day care centre;
- Loss of visual amenity due to a proposed 1.8 metre high fence;
- Increased water use and a lack of separate meters; and

- There are two existing childcare facilities in Boddington.

In accordance with established practice, the Shire administration has liaised with the applicant following the receipt of submissions. In response to the submissions, the applicant has provided a response to the submissions (see Attachment 9.1.1D).

Planning framework

In summary:

- The site is zoned 'Residential R40' in the *Shire of Boddington Local Planning Scheme No. 3 (LPS3)*;
- The objectives of the Residential zone in LPS3 are:
 - 'To provide for a range of housing and a choice of residential densities to meet the needs of the community.
 - To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.
 - To provide for a range of non-residential uses, which are compatible with and complementary to residential development.'
- 'Child Care Premises' is defined in LPS3 as -
 - (a) an education and care service as defined in the Education and Care Services National Law (Western Australia) section 5(1), other than a family day care service as defined in that section is provided; or
 - (b) a child care service as defined in the Child Care Services Act 2007 section 4 is provided';
- A 'Child Care Premises' is an 'A' use in the Residential Zone in LPS3 which means the local government needs to seek comments before determining the Development Application;
- The *Shire of Boddington Local Planning Strategy* includes a strategy to 'Support community wellbeing and quality of life by considering and responding to changing community characteristics and needs'; and
- The *Shire of Boddington Strategic Community Plan 2017 – 2027* supports a strong, healthy and safe community including 'Health, education and family support services that meet the needs of the community'

The Shire has no planning policy on family day care or the larger scale child care centres (now called 'child care premises'). The Western Australian Planning Commission's *Planning Bulletin 72/2009 Child Care Centres* is provided in Attachment 9.1.1E. The bulletin provides useful information. 9.1.1F is an extract from the *Planning and Development (Local Planning Schemes) Regulations* which sets out matters to be considered by local government in assessing a Development Application. Some of the matters raised in the submissions are not included in the list of matters in the Regulations (e.g. some matters raised are not planning considerations).

Environmental noise assessment

Following the Council meeting on 16 December 2021, the landowner appointed EcoAcoustics Pty Ltd to prepare an environmental noise assessment (see Attachment 8.1.1G). This assesses the proposal against the *Environmental Protection (Noise) Regulations 1997*. This assessment concludes the development can comply with the noise regulations subject to mitigation measures including a 2.2 metre high acoustic barrier to adjoining residential properties. Further details are outlined below.

Comment

A) Overview

While appreciating the matters raised which object to the application, following assessment against LPS3, the Local Planning Strategy, other planning guidance, details provided by the applicant and the submissions, it is concluded that the Development Application is overall suitable. Accordingly, it is recommended the Development Application be conditionally approved. It is noted:

- The environmental noise assessment confirms the development can comply with the *Environmental Protection (Noise) Regulations 1997*;
- The local planning framework promotes new community services and facilities;
- It is consistent with expectations in a Residential zone to provide for a range of non-residential uses, which are compatible with and complementary to residential development;
- As set out in LPS3, child care premises are considered a potentially appropriate use for residential areas;
- The proposed use is considered appropriate for this site and this area and is compatible with a residential neighbourhood (if effectively managed);
- The child care premises are appropriate within the residential area as it provides community service and benefit;
- It is located outside of the bushfire prone area as set at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>;
- Traffic impacts are expected to be relatively low and can be readily handled on Hotham Avenue and the nearby road system;
- There is sufficient on-site parking, while parking and vehicle manoeuvring will be contained on-site. This should enhance safety and amenity for adjoining/nearby residents;
- It will be appropriately serviced;
- It supports a growing population, economic development and job creation;
- The proposed building size and design are appropriate; and
- Development conditions can assist to control the nature of the activity.

While noting the above, there are various issues associated with the proposed child care premises, which should be considered by the Council in determining the Development Application. Some of these issues are outlined below.

B) Planning Bulletin 72/2009

It is suggested the Development Application is overall consistent with Planning Bulletin 72/2009 (see Attachment 9.1.1E). This includes:

- The site is near the town centre and opposite the hospital;
- Access, parking and traffic impacts are considered suitable from a traffic engineering/safety point of view;
- The site is of sufficient size and dimension to accommodate the development without detrimentally affecting the amenity of the area. This includes addressing noise impacts;
- The site is of a sufficient size (1000m²) to accommodate the development, including parking and outdoor play areas;
- The site is well separated from off-site uses that may have an adverse impact on the child care premises. The owner of the property containing the Boddington Tyre Service raises no objections;

- The site is located within a predominately residential area within easy walking distance for local residents;
- It is a gently sloping property which can assist to reduce noise transfer; and
- It is not a contaminated site.

C) Amenity

During the consultation process, concerns were raised in relation to the compatibility of the child care facility in relation to existing units at No. 54 Hotham Avenue. One of the objectives of *Planning Bulletin 72/2009 – Child Care Centres* is to 'locate child care centres appropriately in relation to their surrounding service area'. The Bulletin includes requirements that child care centres should be located to provide:

- The maximum benefit to the community;
- Within easy walking distance;
- Serviced by public transport (not applicable in Boddington);
- In areas where surrounding uses are compatible;
- Suitable in terms of traffic safety and engineering; and
- Not adversely impacting on the amenity of the area.

The site is centrally located with good accessibility to the local community.

It is suggested that the applicant prepares an appropriate management plan to address key management considerations including ways to mitigate amenity impacts.

D) Noise from children and traffic

As outlined in the report to Council on 16 December 2021, it is suggested that noise impacts are the key issue with the Development Application.

The owners of other units at No. 54 Hotham Avenue raised concerns in relation to noise and the impacts of the proposal on the residential amenity of the area. Specific concerns relate to the level of noise that would result from the child care premises (from children) plus noise from traffic impacting shift workers or older residents.

In response, an environmental noise assessment has been prepared (see Attachment 9.1.1G). The report assessed noise emissions from child play, mechanical plant (air conditioning units, plant and extraction fans) and car doors closing at the proposed site, against the *Environmental Protection (Noise) Regulations 1997*.

The environmental noise assessment acknowledges the proposal will create noise, however the development can comply with the *Environmental Protection (Noise) Regulations 1997*. The assessment, prepared by a suitably qualified acoustic consultant, provides technical evidence in modelling (predicting) noise levels from proposed operations, outline mitigation measures on adjacent properties and recommendations.

The modelling involved the use of noise contours to predict noise levels from the children's main outdoor area located on the northern and eastern sides of the building. Given the proposed location of the play area, receivers most impacted by outdoor child play would be those located to the north-west and north-east of the site. In order to achieve an acceptable indoor noise level, the report recommends construction of a 2.2 metre high noise barrier wall along the boundaries where the play area adjoins residential properties.

It is suggested that a condition of the development approval includes that recommendations in the environmental noise assessment are incorporated into the detailed design/documentation which is formalised through the building permit process.

It is noted there are differences in operating times between the applicant's advice (Attachment 8.1.1B which proposes to operate from 6.30am to 6.00pm Monday to Friday) and the environmental noise assessment (7.00am to 7.00pm Monday to Friday).

E) Traffic and parking

The applicant proposes pick-up and drop-off facilities on the site. The proposal creates a separate access off Hotham Avenue for the child care facility. This effectively separates child care and unit traffic. The proposed dwelling will use the existing accessway (common property), similar to other units.

During the consultation period, concerns were raised regarding the increase of traffic in the area. The expected impact of the proposed development on traffic conditions is expected to be modest.

Hotham Avenue is wide adjoining the site and has capacity to accommodate traffic from the development. The proposal is not expected to detrimentally impact on the functionality and amenity of the area and is not expected to create or exacerbate any unsafe conditions for children and families using the centre, or for pedestrians or road users. The Shire administration is satisfied that the proposal would not adversely impact on nearby residents relating to traffic impacts. Accordingly, it is suggested that a traffic impact statement/assessment is not required for this proposed child care premises.

The proposed parking is located in front of the building and is readily accessible in accordance with Planning Bulletin 72/2009. Vehicles can enter and exit the site in a forward gear. The proposal provides a total of 11 car parking bays which addresses Planning Bulletin 72/2009 and LPS3. The Planning Bulletin sets a standard of one space per five children plus staff parking. By way of comparison, Table 6 of LPS3 sets a standard of 1 parking space per staff member and 2 spaces for the picking up and setting down of persons for a family day care (smaller scale development compared to a child care premises).

It is expected that parents/guardians will generally drop off/pick up children and will not require parking for any length of time.

Based on hours of operation, the location of the car park and the separate access to Hotham Avenue, it is suggested there will be limited impacts from vehicle lights on nearby units.

F) Design

The proposed building design of the child care premises and the dwelling reflect the character of the area. This includes a skillion roof for the child care premises when viewed from Hotham Avenue.

It is noted there were some concerns raised regarding views from two units to a 1.8m high Colourbond wall. Balancing this, there is a need for privacy and mitigating noise impacts.

G) Management

Child care premises are subject to licensing under the *Child Care Services Act 2007* and Commonwealth requirements.

At a local level, it is suggested the planning consideration relates to effective management including being a 'good neighbour'. This is a critical issue that can only be addressed following the site being used for the intended purpose. Significantly, the responsibility for appropriate on-going management rests with the landowner/operator to ensure that the development does not create inappropriate impacts, including noise, to adjoining/nearby properties. As outlined earlier, it is suggested that the applicant prepares an appropriate management plan to address key management considerations.

The applicants proposed hours of operation from Monday to Friday between 6.30am – 6.00pm is consistent with community expectations.

H) Competition

During the consultation period, concerns were raised that there are two existing child care premises in Boddington. The planning framework does not specifically limit the number of business types to an area, recognising competitive neutrality as an important component of a market led economy.

It is highlighted that economic competition is not a planning consideration as set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* (Attachment 9.1.1F). This reflects the decisions of tribunals and courts in Western Australia and Australia. Accordingly, the Council is unable to refuse the Development Application on the basis of competition and impacts on existing businesses.

While there are some narrow circumstances in which competition may be considered a relevant planning consideration, such circumstances are not considered to relate to this particular proposal. A relevant planning consideration is protecting amenity, both current and intended future amenity.

I) Landscaping

The proposed landscaping is consistent with LPS3. It is recommended that the applicant prepare, implement and maintain an approved landscape plan.

J) Water

This can be readily addressed through a sub meter installed at the child care operators' expense.

K) Impact on property values

This is not a planning consideration as set out in the Regulations.

L) Conclusion

Following assessment against LPS3, the planning framework, the environmental noise assessment and considering the views of the submitters, it is concluded the development is conditionally appropriate for this site. It is recommended that Council grant conditional development approval to the child care premises and the dwelling.

Strategic Implications

Pillar 1	A vibrant and connected community
Outcome 1.1	Attract or develop support services for those who require them.

Statutory Environment

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
Shire of Boddington Local Planning Scheme No. 3
Environmental Protection Act 1986
Environmental Protection (Noise) Regulations 1997
Child Care Services Act 2007
Planning Bulletin 72/2009 – Child Care Centres

Policy Implications

Nil

Financial Implications

The applicant has paid the Development Application fee. The applicant has a right of review to the State Administrative Tribunal to review the Council's decision. If this occurred, the Shire would have associated legal expenses.

Economic Implications

The development, if approved and implemented, can assist to provide economic benefits to the local economy including job creation through construction and the on-going operation of the facility.

Social Implications

Four landowners objected to the application and have various concerns and objections. Various range social impacts have been raised. While noting this, it is considered the proposed development is compatible with adjoining and nearby development if effectively managed.

The need for additional child care premises is considered to be a market decision. While noting this, the demands for child care premises are expected to increase as the population of Boddington grows.

It is also noted that some issues are outside the scope of planning legislation and the planning system.

Environmental Considerations

The key issue relates to noise impacts. The environmental noise assessment reveals the child care facility can comply with the *Environmental Protection (Noise) Regulations 1997*.

Risk Considerations

Risk Statement and Consequence	Reputation, Compliance and Natural Environment.
Risk Rating (prior to treatment or control)	Moderate
Principal Risk Theme	Failure to meet Statutory, Regulatory or Compliance Requirements.
Risk Action Plan (controls or treatment proposed)	Proposed development conditions will assist to minimise risks. If a decision is made to refuse the application, the Council should provide sound reasoning to support a solid defence at the State Administrative Tribunal should the applicant wish to pursue a Right of Review.

Consultation

The Shire consulted widely for 28 days through:

- Writing to 100 landowners within 200 metres of the application site;
- Placing details on the Shire's website;
- A public notice in the Bodd News;
- A public notice on the Shire's notice board;
- A sign placed on the application site; and
- Placing details on the Shire's Facebook page.

Options

The Council can:

1. Approve the Development Application with no conditions;
2. Approve the Development Application with conditions;
3. Refuse the Development Application (giving reasons).

Voting Requirements

Simple Majority

Officer Recommendation/Council Decision

COUNCIL RESOLUTION: 25/22

Moved Cr Webster

That Council approve the Development Application for a child care premise and a dwelling at Strata Lot 6 on Strata Plan 33114 (No. 54) Hotham Avenue, Boddington subject to the following conditions:

1. The development hereby approved must be carried out generally in accordance with the plans and specifications submitted outlined in Attachment 9.1.1B and these shall not be altered and / or modified without the prior knowledge and written consent of the local government.

2. This approval shall expire if the development hereby approved has not been substantially commenced within a period of two (2) years from the date hereof, or within any extension of that time (requested in writing prior to the approval expiring) that may be granted by the local government. Where the Development Approval has lapsed no further development is to be carried out.
3. The maximum number of children on the premises at any one time shall not exceed 40. The applicant is to maintain at all times a licence to operate the premises as a 'Child Care Premises' as required under the Child Care Services Act 2007.
4. Operating hours are to be restricted to a drop off time of no earlier than 6.30am and a pick up time of no later than 6.00pm Monday to Friday unless otherwise approved by the local government.
5. Prior to the occupation of the development, vehicle parking areas, accessways and the crossover shall be designed, constructed, sealed, kerbed, drained, line marked in accordance with the approved plans and thereafter maintained to the satisfaction of the local government.
6. All vehicle parking shall be contained on site. Vehicle parking in association with the operation of the child care premises is not permitted on the Hotham Avenue verge at any time.
7. The provision of details prior to occupation as to how stormwater will be addressed for the proposed development (including stormwater from roofs, car parking and other areas) to the satisfaction of the local government. The stormwater facilities provided in accordance with this condition shall be met prior to occupation of the development to the satisfaction of the local government and then permanently maintained in an operative condition to the satisfaction of the local government.
8. The provision of details, provided prior to issue of a Building Permit, which demonstrate the development incorporates all design and operational recommendations as specified within the Environmental Noise Assessment prepared by EcoAcoustics Pty Ltd (dated 14 March 2022) to the satisfaction of the local government. The required design and operational mitigation measures, include the 2.2 metre high acoustic wall where the play area adjoins residential properties (properties to the north west and to the north east), to be provided to the satisfaction of the local government prior to occupation.
9. The installation of any outdoor lighting on the building and/or in the car parking area shall be in accordance with the requirements of *Australian Standard AS4282-1997: Control of the Obtrusive Effects of Outdoor Lighting*.
10. Prior to the commencement of site works, a detailed landscaping plan is to be submitted for approval by the local government. The plan is to specify details of the vegetation, hard landscaping, paving materials and reticulation methods. All landscaping shall be carried out in accordance with the approved landscaping plan/s within 60 days of the practicable completion of the building and from then on maintained to the specification and satisfaction of the local government.

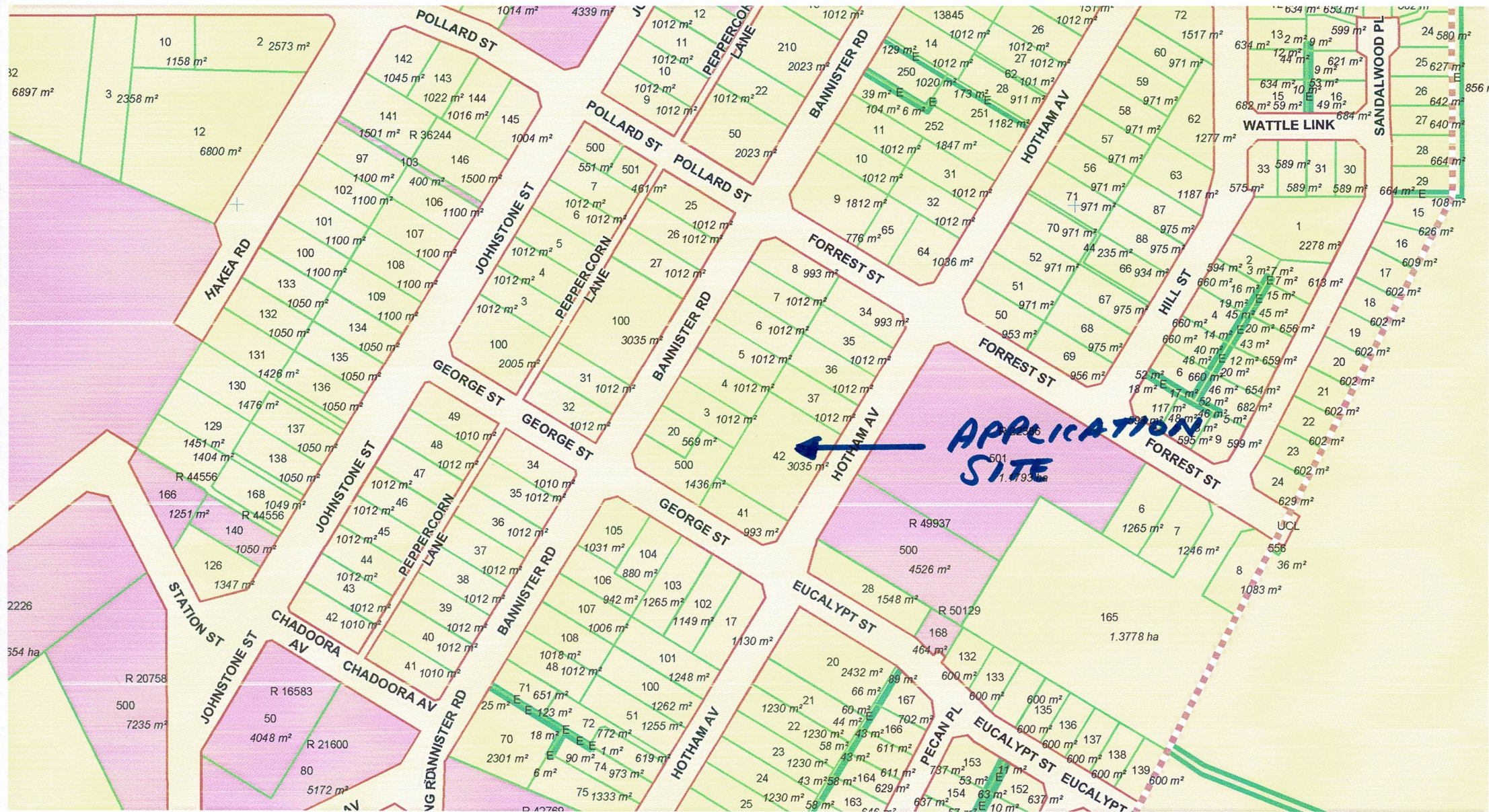
11. A bin storage/rubbish enclosure area of sufficient size to service the development is to be provided on-site and screened from public view to the satisfaction of the local government.
12. The development is connected to the reticulated sewerage system prior to occupation of the development.
13. No signs are to be erected on the lot without prior approval of the local government.
14. The applicant/landowner is to submit and gain local government approval for a Management Plan prior to the commencement of the development. Following this, the landowner/operator is to ensure the Management Plan is effectively implemented on an on-going basis to the satisfaction of the local government.

Advice

- A) In relation to Condition 8, the level of noise emanating from the premises shall not exceed that prescribed in the *Environmental Protection Act 1986*, and the *Environmental Protection (Noise) Regulations 1997*. The operator should be particularly mindful of adjoining and nearby residents including where neighbours are undertaking shift work.
- B) The proponent is advised that the approved development must comply with all relevant legislation, including the Health Act, the Building Code of Australia and the Health (Public Buildings) Regulations, and be licensed. A copy of the licence to be provided to the local government prior to the commencement of the child care premises.
- C) The applicant is to retain appropriate Public Liability Insurance to cover the entire area the subject of this approval to the satisfaction of the local government.
- D) The developer of the child care premises is responsible for either installing a separate water meter or a sub meter at their cost.
- E) The applicant is advised that there is an approved commercial operation (Boddington Tyre Service) at 47 Bannister Road. The child care premises may on occasion be impacted by their standard operations.
- F) The applicant/operator is encouraged to promote sustainable transport options including walking, riding, carpooling and community transport.
- G) Part 14 of the *Planning and Development Act 2005* provides the right to apply to the State Administrative Tribunal for review of some planning decisions and you may wish to take professional advice to determine whether or not such a right exists in the present instance. The *State Administrative Tribunal Rules 2004* require that any such applications for review be lodged with the Tribunal within 28 days of the date on which notice of the decision is given.

Seconded: Cr Smalberger

Carried: 5/2





25a Dorothy Street, Gosnells, WA 6110

TEL 08 9398 2139 | MOB 0417 945 820 | ABN 33085773190

29.09.2021

4010 Cover

SHIRE OF BODDINGTON

PO BOX 4

Boddington WA 6390

Attention Planning Department

Dear Sir/Madam,

RE: PROPOSED CHANGE OF USE RESIDENTIAL TO CHILD CARE FACILITY TO BE CONSTRUCTED ON STRATA LOT 6, HN 54 HOTHAM AVE BODDINGTON.

Please find attached the signed DA application form, a copy of the Certificate of Title and the plans prepared for this development.

We have proposed one only residential unit on the property with access from the strata common property.

The proposed childcare facility has access directly from the street. The centre is designed to accommodate 40 children. We have provided carparking for 8 bays + disabled parking being 6 for staff members and two additional bays for drop off and pick up.

Hours of operation would be Monday to Friday 6.30am to 6pm daily.

The payment of fees can be emailed to faye@domesticdraftingservice.com.

Should you require any further information please do not hesitate to contact me

Yours faithfully

FAYE LEWANDOWSKI

Manager

DOMESTIC DRAFTING SERVICE

DESCR: Proposed Childcare Centre
& Residence

CLIENT: TAQWA

ADDRESS: Lot 6, HN 54 Hotham Avenue
BODDINGTON

JOB NO: 4010

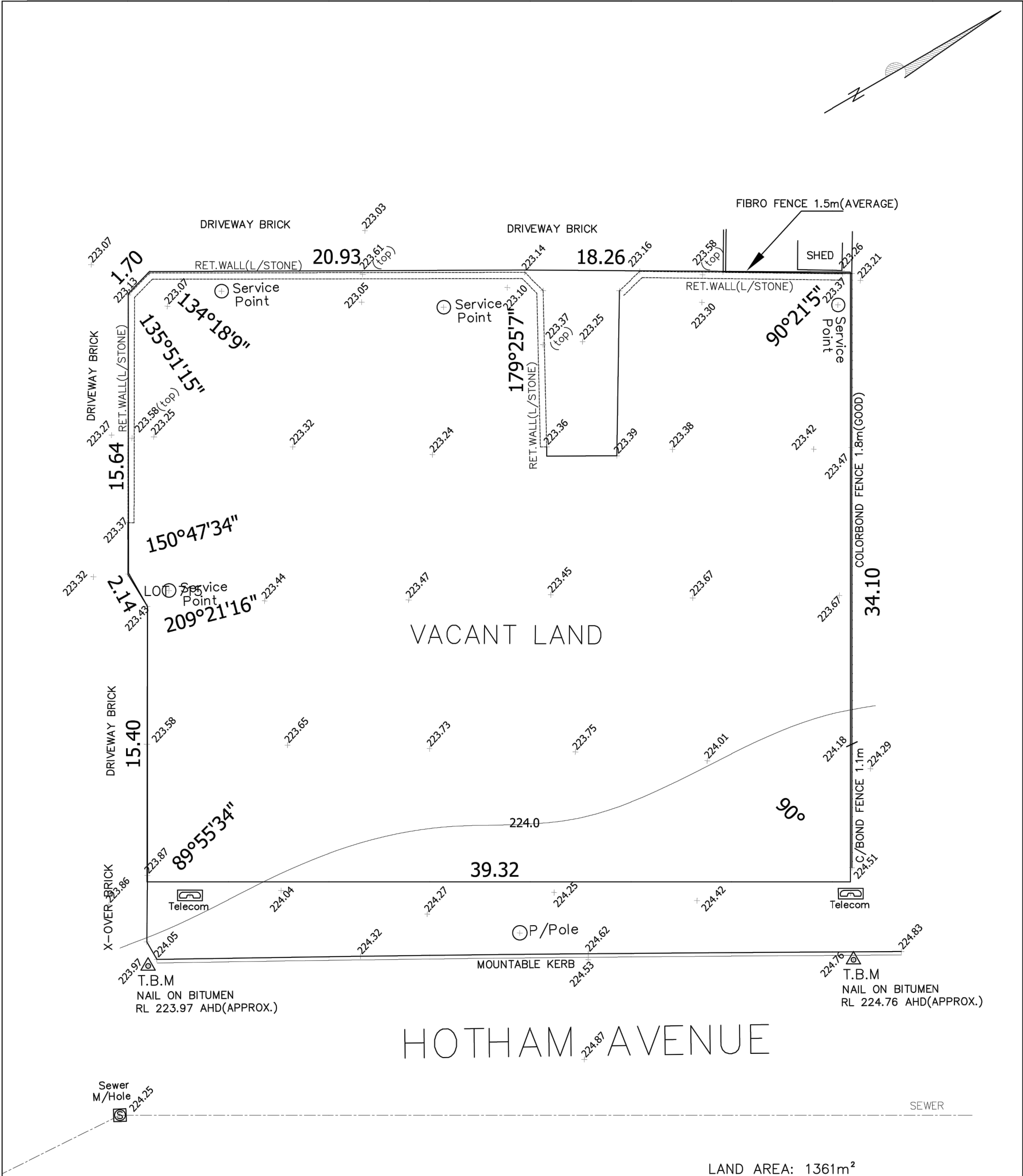
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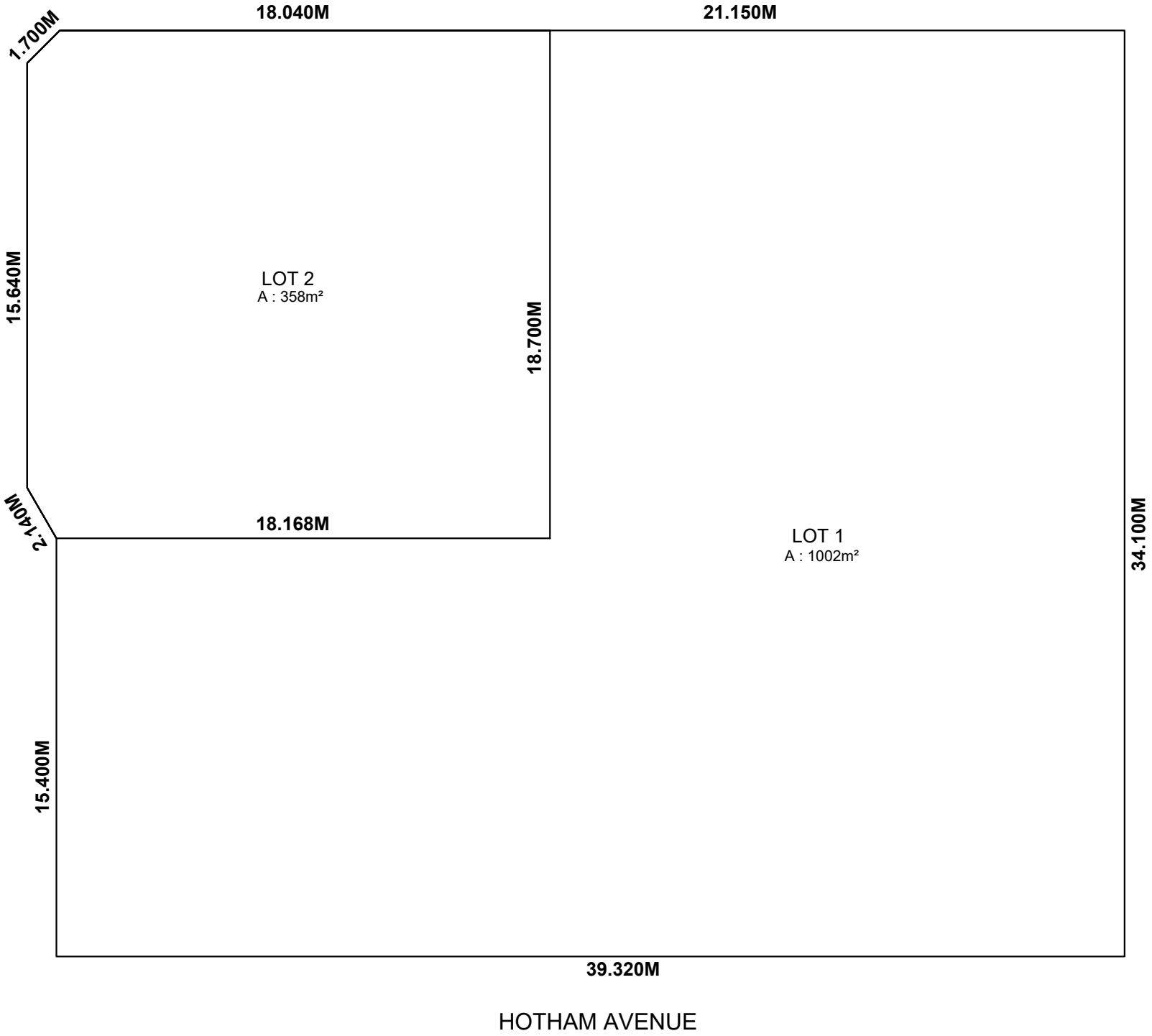
- 1 : Level & Feature Survey & Area Alottment Plan
 - 2 : Site Plan & Proposed Landscaping Plan
 - 3 : Proposed Childcare Centre Floor Plan & Elevations
 - 4 : Proposed Residence Floor Plan & Elevations
-



25a Dorothy Street, Gosnells, WA 6110
TEL 08 9398 2139 | MOB 0417 945 820 | ABN 33085773190

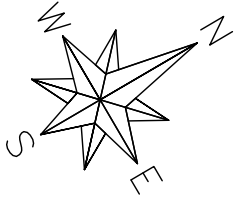



FEATURE SURVEY OF UNIT 6/ 54 HOTHAM AVENUE BODDINGTON				DATE: 20/02/2021	
SCALE: 1: 200	S/PLAN: 33114	C/T: 2113/714	LOCAL AUTHORITY: SHIRE OF BODDINGTON	DATUM: AHD (APPROX.)	
				Site survey only location of boundary pegs or fences in relation to the boundary is not guaranteed	



AREA ALLOTTMENT PLAN

SCALE 1: 200





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DRAWN	DATE	CHECK	DESCR
WS	15.09.21	FL	DA 1

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CLIENT
TAQWA

PROJECT
PROPOSED CHILDCARE CENTRE & RESIDENCE

ADDRESS
HN 54 HOTHAM AVENUE BODDINGTON

PAGE 1 / 4

REV DA1

SCALE 1: 200 (A2 PAGE)

DWG 4010

INDOOR SPACE CALCULATIONS

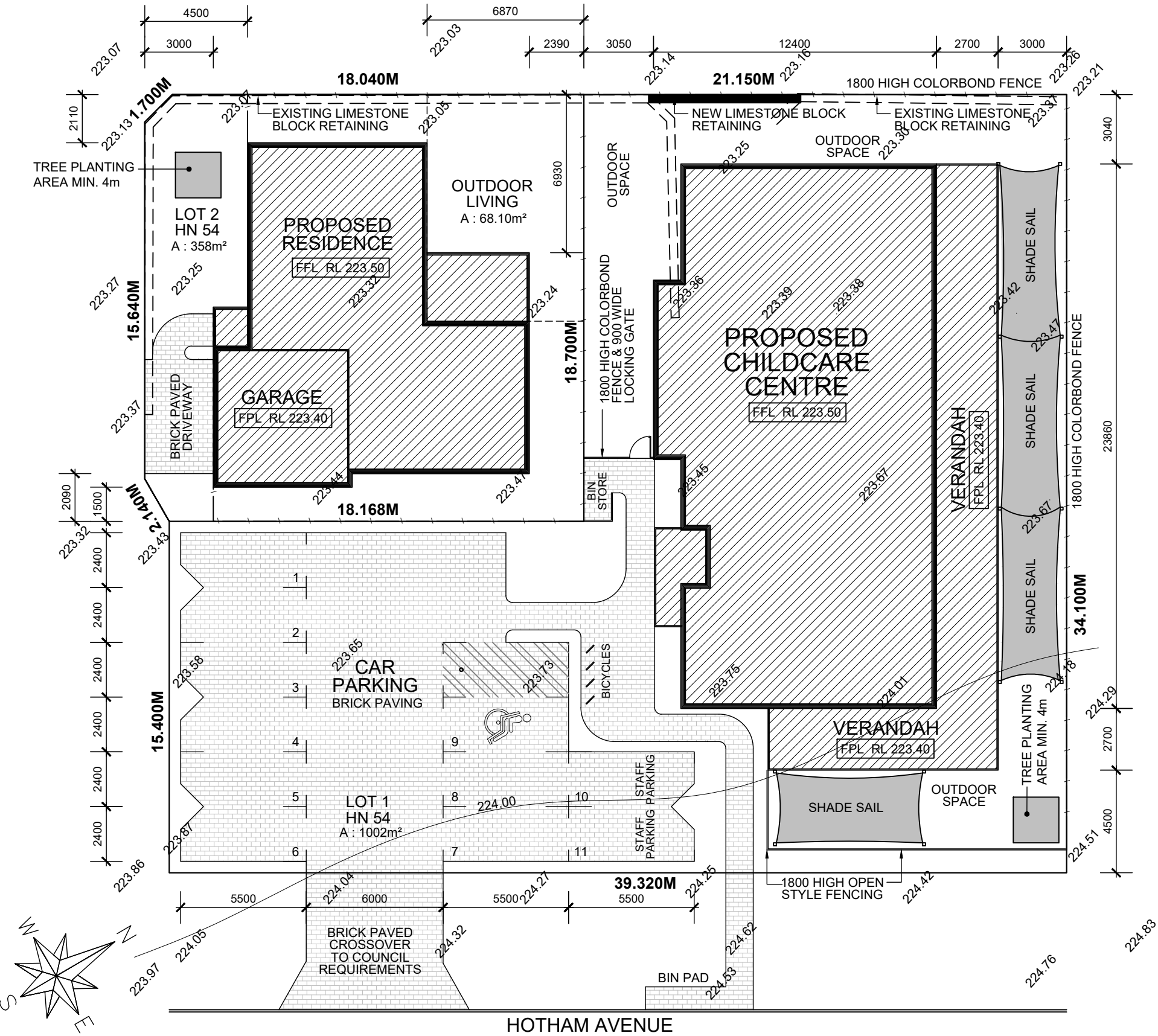
ROOM	AGE	QUANTITY	SIZE
ACTIVITY 1	0 - 2 YEARS	8	26.90m²
ACTIVITY 2	2 - 3 YEARS	15	49.68m²
ACTIVITY 3	3 - 5 YEARS	17	57.24m²
TOTAL		40	133.82m²
TOTAL INDOOR AREA REQUIRED 3.25m² PER CHILD = 130.00m²			

OUTDOOR SPACE CALCULATIONS

TOTAL OUTDOOR AREA 326.24m²
TOTAL OUTDOOR AREA REQUIRED 7.00m² PER CHILD = 280.00m²

CAR PARKING CALCULATIONS

CAR PARKING FOR STAFF - 1 BAY PER STAFF MEMBER = 8 BAYS
2 BAYS FOR SET DOWN & PICK UP OF CHILDREN = 2 BAYS
TOTAL NUMBER OF BAYS PROVIDED = 11 BAYS
1 DISABLED PARKING BAY PROVIDED
BICYCLE PARKING SPACES PROVIDED = 4 BAYS



SITE PLAN

SCALE 1: 200

AREAS	m²
RESIDENCE	118.36
GARAGE	37.64
STORE	4.05
PORCH	2.56
ALFRESCO	13.44
TOTAL	176.05

SITE	m²
SITE AREA - LOT 2	358.00
55% AREA	196.90
SITE COVERAGE	160.05

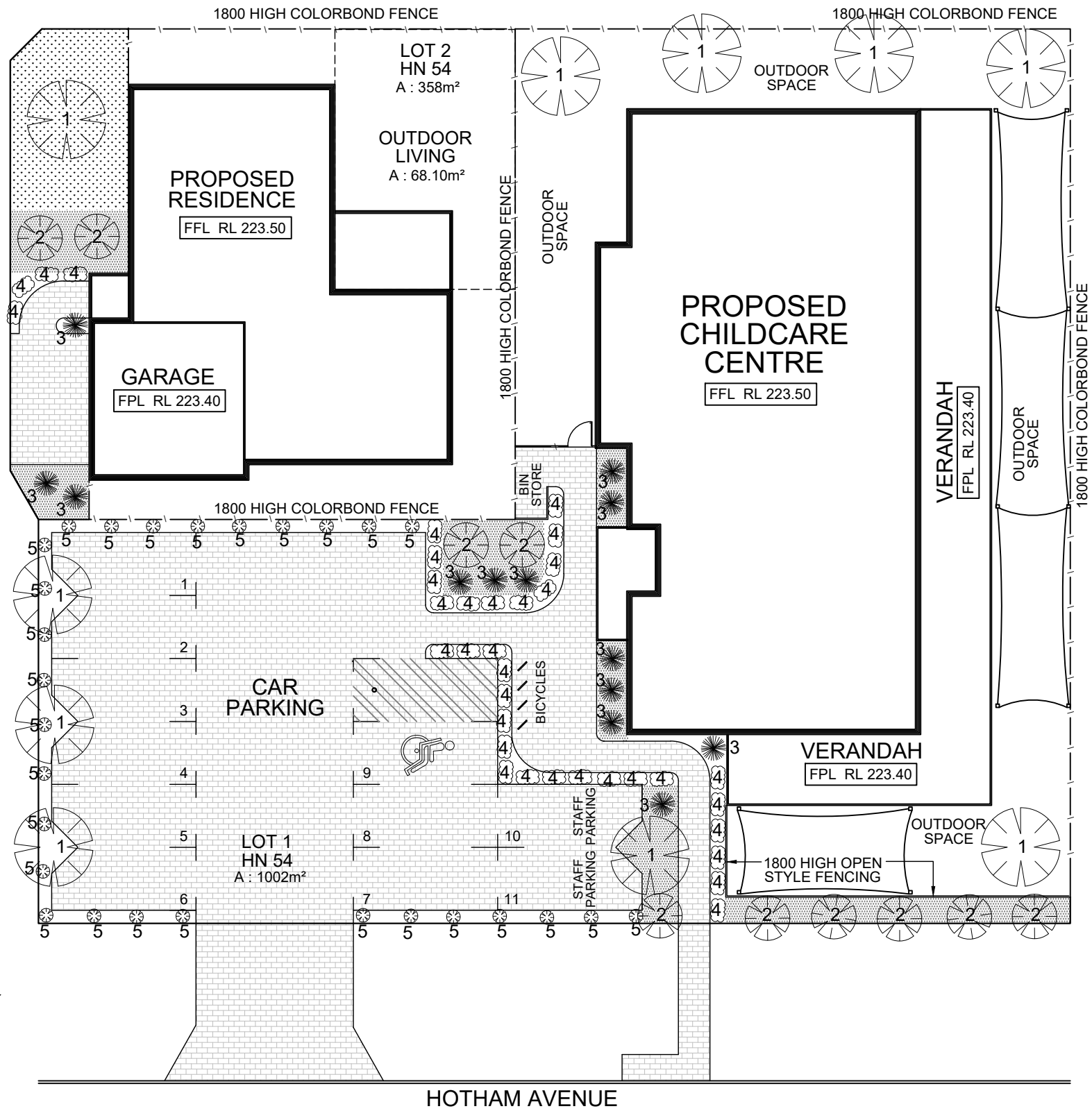
AREA	m²
CHILDCARE CENTRE	274.10
VERANDAH	91.64
PORCH	7.76
TOTAL AREA	373.50
SITE AREA - LOT 1	1002.00
BUILDING FOOTPRINT	272.10
SITE COVERAGE %	27.15%

LANDSCAPE AND RETICULATION NOTES:

1. ALL LANDSCAPE BEDS ARE TO BE PREPARED WITH GOOD QUALITY LOAM.
2. PROVIDE 100mm COMPOSTED ORGANIC MULCH IMMEDIATELY AFTER PLANTING.
3. ALL PLANTS TO BE WATERED WITH SUB-SURFACE IRRIGATORS VIA A SUB-SURFACE DELIVERY SYSTEM TO THE BASE OF THE PLANT.
4. THE LAWN AREAS TO BE IRRIGATED VIA A SUB-SURFACE SYSTEM INSTALLED PRIOR TO LAYING THE LAWN.
5. THE WEEKLY TIMER CONTROLLED RETICULATION SYSTEM TO BE SET TO AUTOMATICALLY WATER PLANTS AND LAWN AREA AS PERMITTED BY WATER RESTRICTION TIMES AND DAYS.

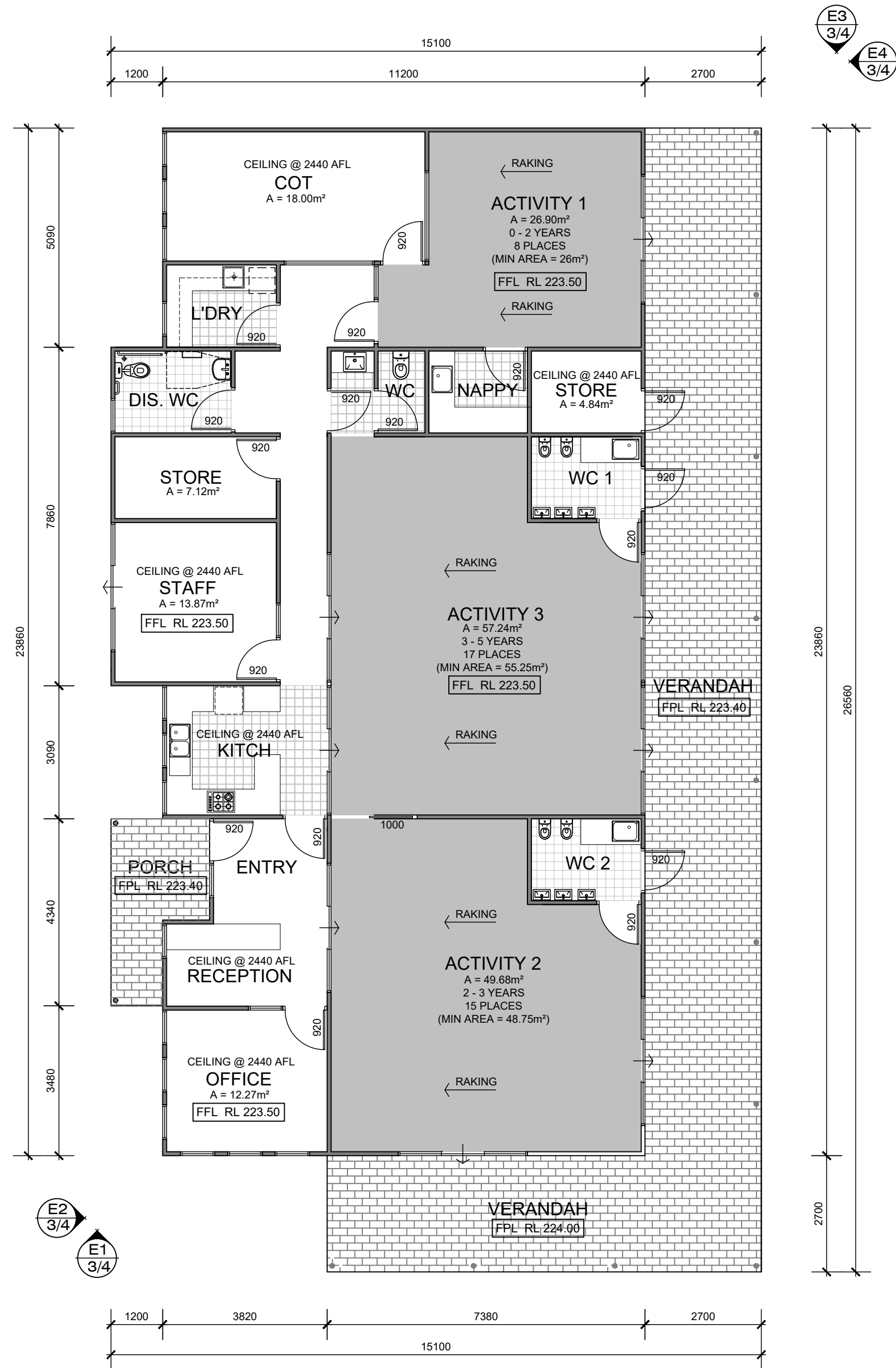
LANDSCAPING LEGEND

No.	BOTANICAL NAME	COMMON NAME	DESCRIPTION	POT SIZE	QTY
1	MAGNOLIA GRANDIFLORA	MAGNOLIA LITTLE GEM	VERSATILE SMALL / MEDIUM EVERGREEN TREE WITH ATTRACTIVE GLOSSY LEAVES & CREAMY - WHITE FLOWERS IN SUMMER	45lts	10
2	PRUNUS CERASIFERA 'ELVINS'	DWARF FLOWERING PLUM	A SMALL FASTIGATE TREE WITH RICHLY COLOURED FOLIAGE AND ATTRACTIVE SPRING BLOSSOM	8lts	10
3	CORDYLINE AUSTRALIS	CORDYLINE RED STAR	HARDY ARCHITECTURAL PLANT WITH STRAPPY RED / BURGUNDY FOLIAGE TO CREATE VISUAL FEATURE	300mm	13
4	HEBE LEMON & LIME	HEBE LEMON & LIME	COMPACT EVERGREEN HEDGING / BORDER PLANT WITH BRIGHT LIME GREEN FOLIAGE	150mm	31
5	MYOPORUM PARVIFOLIUM PURPUREA	CREeping BOOBIALLA	COMPACT EVERGREEN HEDGING / BORDER PLANT WITH BRIGHT LIME GREEN FOLIAGE	150mm	27
	MULCH	JUNGLE MULCH	A BLEND OF COMPOSTED TREE MULCH & SCREENED PEAT	100mm THICK	130m²
	LAWN	SIR WALTER BUFFALO (ROLL ON)	A HARDY GRASS THAT IS SOFT UNDER FOOT & EASY TO MAINTAIN		30m²



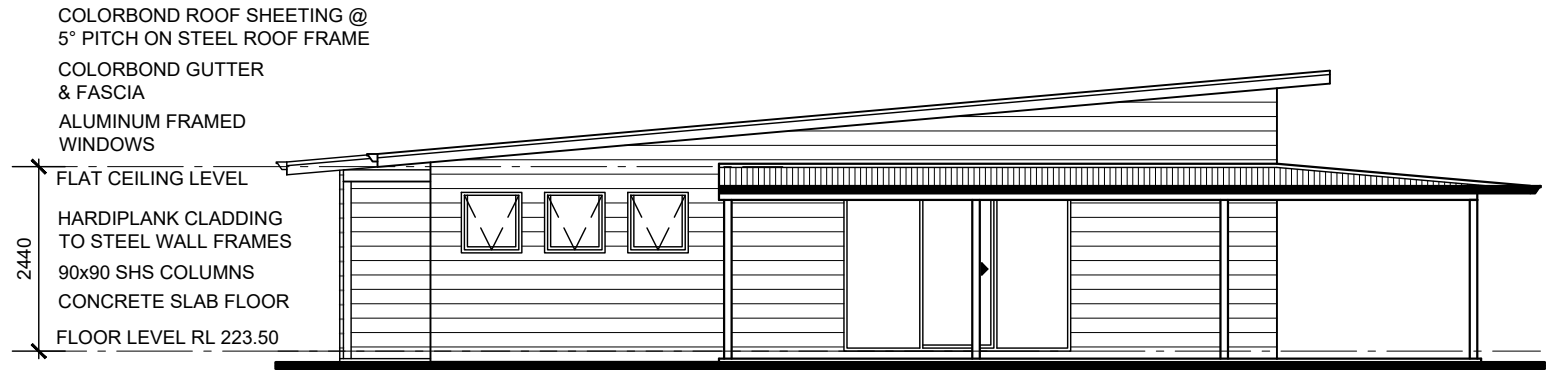
LANDSCAPING PLAN

SCALE 1: 200



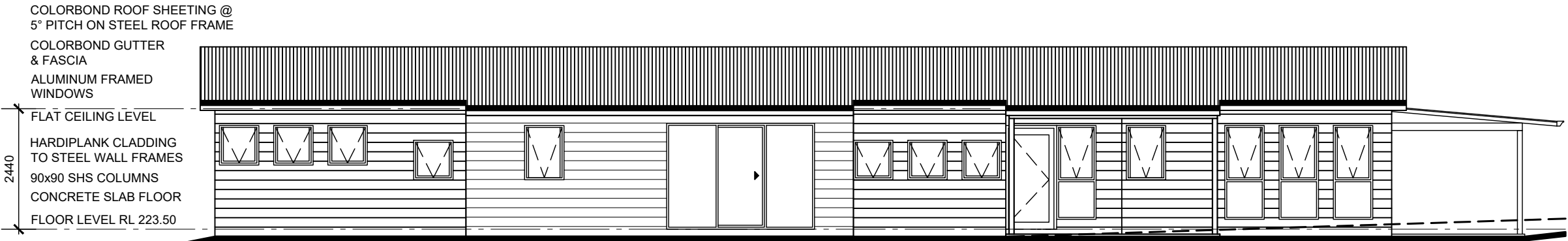
PROPOSED CHILDCARE CENTRE FLOOR PLAN

SCALE 1:100



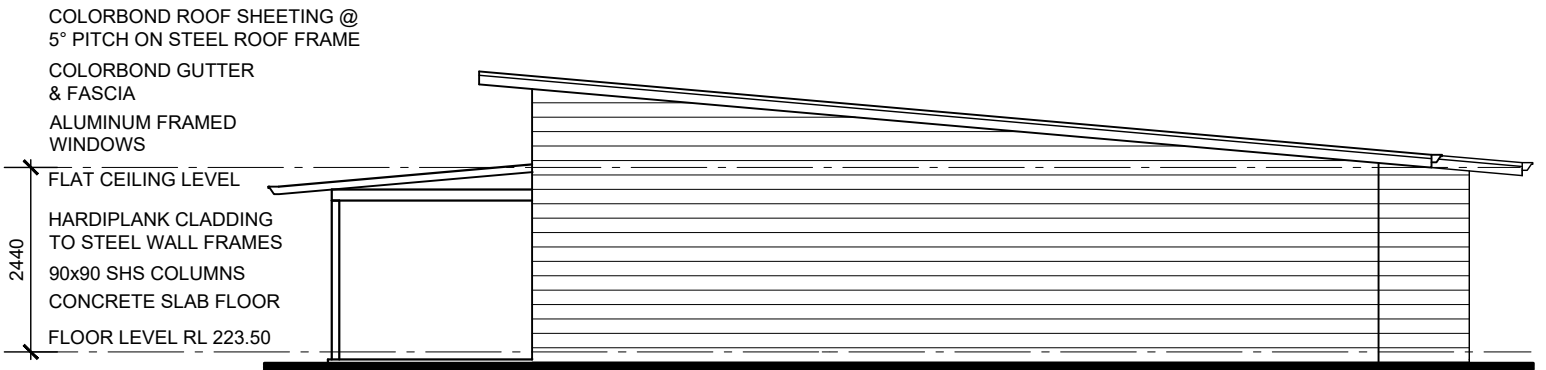
ELEVATION E1 - WEST

SCALE 1:100



ELEVATION E2 - SOUTH

SCALE 1:100



ELEVATION E3 - EAST

SCALE 1:100



ELEVATION E4 - NORTH

SCALE 1:100

AREA	m²
CHILDCARE CENTRE	274.10
VERANDAH	91.64
PORCH	7.76
TOTAL AREA	373.50
SITE AREA - LOT 1	1002.00
BUILDING FOOTPRINT	272.10
SITE COVERAGE %	27.15%

INDOOR SPACE CALCULATIONS

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OUTDOOR SPACE CALCULATIONS

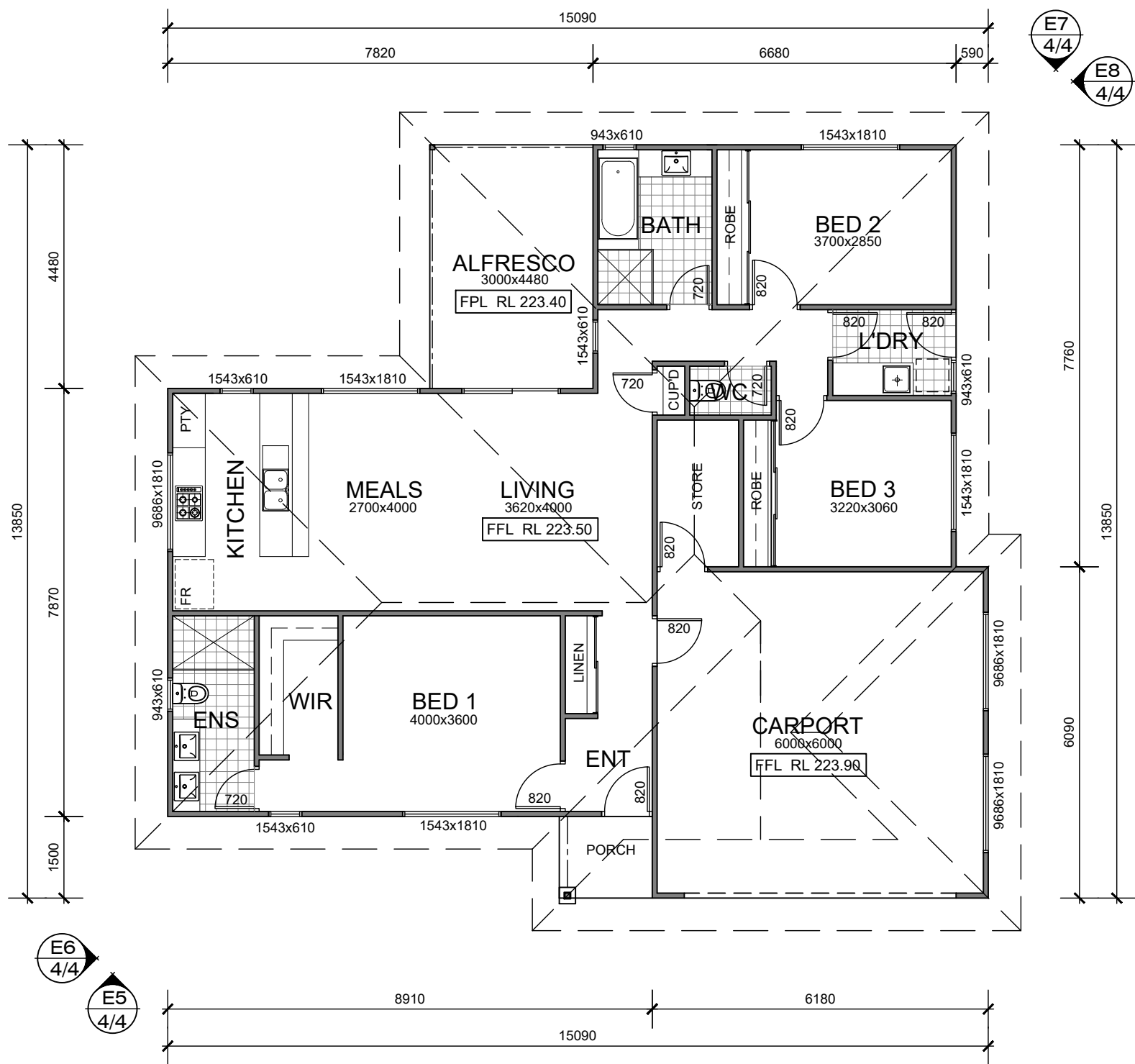
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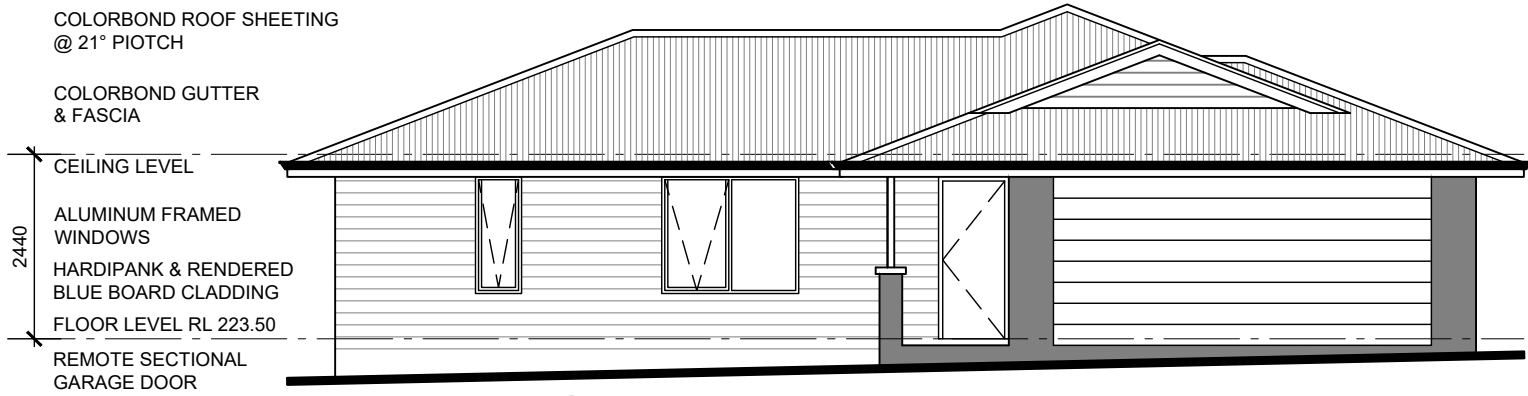


PROPOSED FLOOR PLAN

SCALE 1:100

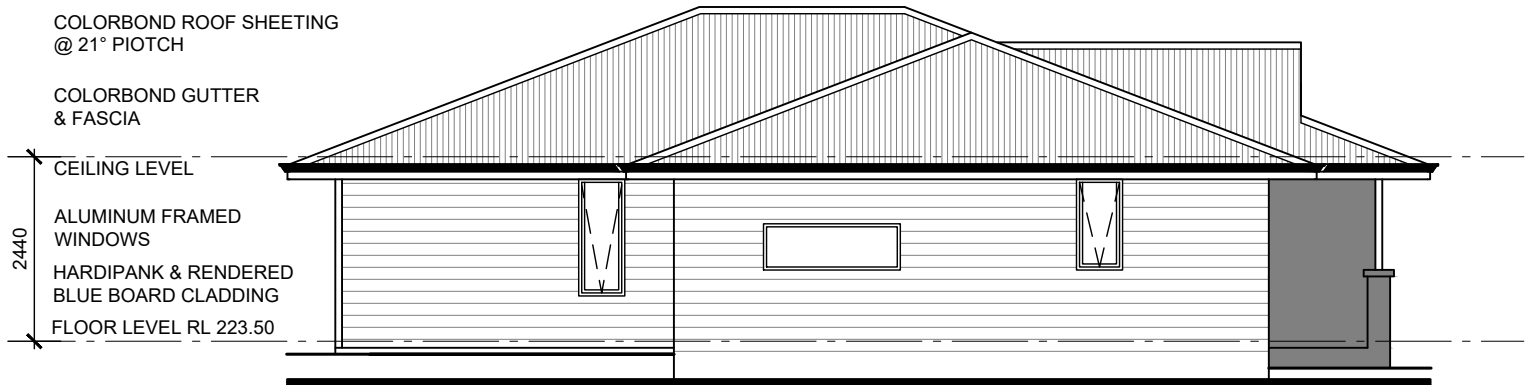
AREAS	m ²
RESIDENCE	118.36
GARAGE	37.64
STORE	4.05
PORCH	2.56
ALFRESCO	13.44
TOTAL	176.05

SITE	m ²
SITE AREA - LOT 2	358.00
55% AREA	196.90
SITE COVERAGE	160.05



ELEVATION E5

SCALE 1:100



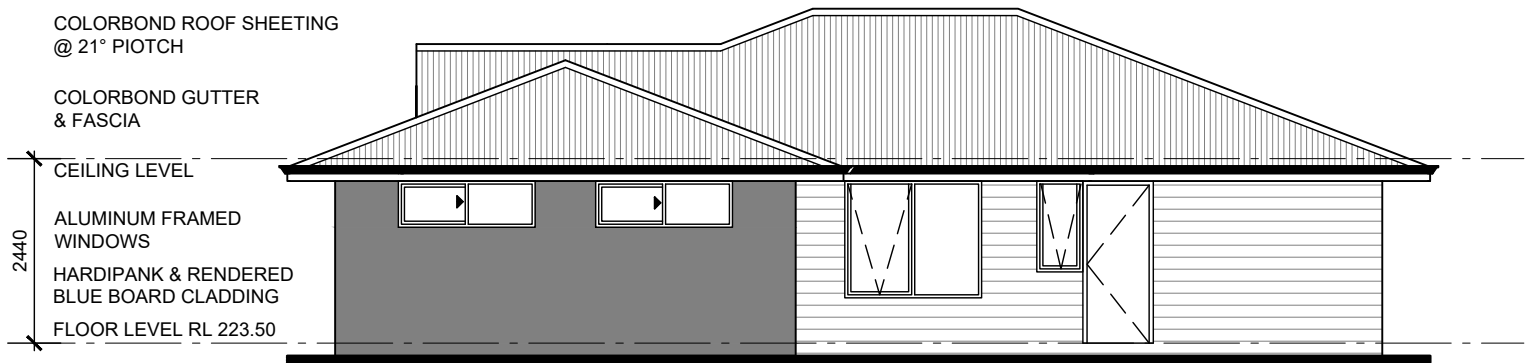
ELEVATION E6

SCALE 1:100



ELEVATION E7

SCALE 1:100



ELEVATION E8

SCALE 1:100



**DOMESTIC
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DRAWN WS DATE 15.09.21 CHECK FL DESCR DA 1

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CLIENT
TAQWA
PROJECT
**PROPOSED CHILDCARE CENTRE
& RESIDENCE**
ADDRESS
**HN 54 HOTHAM AVENUE
BODDINGTON**

PAGE 4 / 4
REV DA1
SCALE 1:100
(A2 PAGE)
DWG 4010

28 October 2021

Gaye & Terry Salmeri
PO Box 56
BODDINGTON WA 6390

Ms Julie Burton
Chief Executive Officer
Shire of Boddington
BODDINGTON WA 6390

Dear Ms Burton

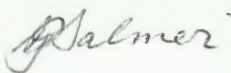
RE: Application for Development Approval-Proposed Childcare Facility-Strata Lot 6 (#54) Hotham Avenue Boddington

With reference to the above application, as an owner of an adjoining property I feel this area is not suitable for a childcare centre.

My reasons being:

- 1...Water-at present the cost of utilities are currently shared between the existing 5 units, a separate meter would need to be installed on Lot 6.
- 2...Noise-Operating hours between 6.30am and 6.00pm daily with approximately 40 children plus staff and parents...concerned about the impact this will have on existing residents and shift workers.
- 3...This will surely have an impact on the value of our property...who would want to purchase a dwelling with a Childcare Centre in such close proximity.
- 4...Driveway access (common land) to existing units is already limited, basically a one lane, one way driveway.
- 5...Units 4 & 5 will be looking at a 1.8 metre high colourbond fence.
- 6...The town of Boddington already has 2 childcare facilities, what would be the repercussions for them if a 3rd centre was to be built?

Yours sincerely



Gaye Salmeri

From: Vicki Heales [<mailto:vickiheales@hotmail.com>]

Sent: Friday, 29 October 2021 10:58 AM

To: Tracy Murray <records@boddington.wa.gov.au>

Subject: Proposed Childcare Facility A275 A1019

Good Morning Steve,

I am writing to express my concerns around the application to build a child care centre at 54 Hotham Avenue.

My husband and I are the owners of Unit 2/54 Hotham Avenue. We purchased this property as an investment firstly for my elderly parents to live in.

I feel that the building of a childcare centre right next to the unit would negatively impact their quality of life with ongoing traffic and noise for a long period of the day and lights shining right in their window from the car park as it would be used during hours of darkness.

Not only this but I feel that once my parents no longer live there that a childcare centre would devalue my property both in resale value and rental income. Boddington is mainly a mining town and I can not imagine that shift workers would want to purchase or rent a property right next door to a childcare centre as it would impact their ability to prepare themselves for shift due to the noise and traffic volume. Therefore reducing the market for my property significantly.

The issue of water would also need to be addressed at the property as we would not be able to share the water bill as we currently do, as a childcare centre would use significantly more water.

I also feel that work would need to be done to the driveway if this were to go ahead as a building in the front block with the way the current driveway it is set up would significantly restrict vehicle access to the units. Trucks and vehicles with trailers would have almost no chance of getting in and back out.

I am also wondering why we would need another childcare centre in town when there is already 2 and it would have quite an impact on the residents surrounding the development. Obviously it is unlikely someone with children would purchase or rent such small units and therefore would never be of any benefit to anyone living in the complex. I also feel that it may negatively impact the long term residents and patients of the hospital having ongoing noise and traffic all day.

Happy to discuss further if required

Kind Regards

Vicki Pyke

0433677910

From: Alison Josland <alijos@westnet.com.au>

Sent: 01 November 2021 12:09

To: Tracy Murray <records@boddington.wa.gov.au>

Subject: Re Application for Development Approval - Proposed Child Care Facility

To Julie Burton,

I am writing on behalf of my mother Alice Josland as the owner of Unit 5/54 Hotham Avenue, We are concerned that the proposed child care centre will ultimately make re-sale near on impossible as the position of her unit will be basically down a long narrow driveway and difficult to manoeuvre in.

With the proposed fencing making it one way in one way out and unless you have a small vehicle you could not possibly park your car in the garage. We also have concerns as to the Water it can't be split 6 ways so there would need to be a separate meter for the Child Care Centre. I personally have no objections to land being developed but have always thought that where the position is directly opposite the Hospital and Surgery it would have been better to have more purpose-built Units for the Elderly as we found it perfect for my elderly mother who unfortunately has had to move out of Boddington as we do not have nursing home facility here.

Kind Regards

Alison Josland

From: Lee-Anne Albertini (Corporate) <lalbertini@nsrltd.com>
Sent: 28 October 2021 14:52
To: Tracy Murray <records@boddington.wa.gov.au>
Cc: Lee-anne Albertini <184albertini@gmail.com>; steve@edgeplanning.com.au
Subject: Proposed Childcare Facility - 54 Hotham Avenue Boddington

Good Afternoon

I am writing in relation to the application for development approval for the proposed childcare facility – strata lot 6 (no. 54) Hotham Avenue, Boddington.

I would like it noted that I object to the application for various reasons as follows:

The water – a separate meter would need to be installed. The account is already split 5 ways.
Resale value – this will drop due to the nature of the business (it is already rock bottom)
Hours of Operation – 6.00 am to 6 pm (I have my property rented – this will affect shift workers)
Already day cares in Boddington
1.8 meter fence line in front of my property

I hope my objection will be taken into consideration.

Lee-Anne Albertini (Hodshon)
4/54 Hotham Avenue
Boddington



Lee-Anne Albertini
Executive Assistant

Level 1, 388 Hay Street, Subiaco WA 6008
T: +61 8 6188 2101
E: lalbertini@nsrltd.com

Please consider the environment before printing this email



Hi Tamsin

Just to let you know we have no problems with this going ahead but please make sure that they are aware that the Boddington Tyre service is behind them and are quite noisy.

Thanks Paul Carrotts

4 November 2021



18.11.2021
4010 Reply

SHIRE OF BODDINGTON
PO BOX 4
Boddington WA 6390

Attention Julie Burton CEO
Shire of Boddington

Dear Madam,

RE: PROPOSED CHANGE OF USE RESIDENTIAL TO CHILD CARE FACILITY TO BE CONSTRUCTED
ON STRATA LOT 6, HN 54 HOTHAM AVE BODDINGTON.

Response to neighbour comments

We thank you for the opportunity of responding to the comments received as follows

Location of Development adjacent to units.

Unit 6 area is 1360m² It was always going to be divided yet again upon development. It does not have common property as such as it is bounded by common property driveway and the street frontage.

358m² is proposed to be used for another residential unit with its access onto the common property driveway.

Shift workers and Noise from the childcare centre. Shift workers are predominant in most mining town as is the nature of their employment. The Childcare centre has been situated on this property away from the majority of units within this development with another dwelling proposed between them. Not all people object to the laughter of children. All measures will be undertaken to reduce the impact of any generated noise as would be required.

Increase in traffic

The impact of traffic generated from this centre would be minimal. Not all children would be dropped off at the same time (like a school for example) Children would be dropped off and collected at varying times over the day therefore reducing the impact that traffic would create.

Location opposite hospital.

The impact of a childcare facility opposite a hospital can have a positive effect all round. It is a known fact that elderly people benefit from interaction with children and the same for children with elderly persons.

The hospital is set back from the road with landscaping and carparking in front of the hospital. Any noise generated from the childcare centre would be muffle at least before reaching the hospital. The walls of the hospital being double brick would reduce this impact again.

Workers at the hospital would benefit from being able to drop their children at day care just across the road.

Water fees/rates

It goes without saying that a separate water meter would be in place for the day care centre. If this was not available via the water corporation then a sub meter would be installed. There will be no added cost to any of the existing unit owners for water.

Value of property.

Property values are as they are. With the increase in workers at the mine just out of town the demand for housing has increased as with property values in WA. As mentioned above all efforts to address issues will be undertaken as required.

Driveway access to existing units.

The existing units are serviced by a common driveway. The rear units have been accessing their properties over Unit 6 in the past and may have got used to having this access across someone's private property without permission. I am sure the original designs were more than adequate.

Units 4 & 5 looking at 1.8m high colour bond fence.

That was always on the cards when unit 6 was developed. These unit holders must have realised that there would be a development in front of them eventually. As with all properties the privacy fence is a requirement. If required we could propose an open style pool fencing be installed at the rear, but this is not good for either party for privacy or noise.

Adding an additional childcare centre into Boddington with 2 centres already.

With society as it is today both parents are having to work to support the household. There is a growing need for good Childcare facilities in all areas including Boddington to supply that need in order that parents can obtain work. This creates employment in the area also.

Sleeping facilities for children within the complex

Sleeping cots have been provided for babies as is the requirement by the Dept of Education for Child Care of Babies. Children older than babies have a mat which is placed on the floor at sleep time under the supervision of the Care support workers.

Lights from vehicles into existing window.

This could be addressed by construction a colour bond fence at 1.2m high.

The idea of having no fence, only landscape was for openness however as previously stated if this is deemed necessary and required then we will do so.

It is not anticipated that many persons would be attending the centre during the hours of darkness for this to occur.

This side of the carpark is also further away from the entry doors and most people would park as near to the door as possible.

Please note this centre is closed at night time.

Access for vehicles to the existing units.

As previously addressed the existing driveway adequately provides vehicle access and turning bays for the existing units. Unit 6 is private property that has been used by the existing property owners.

We wish to thank you in anticipation of a favourable outcome however should you require any further information please do not hesitate to contact me

Yours faithfully

FAYE LEWANDOWSKI

Manager
DOMESTIC DRAFTING SERVICE

1 Purpose

This planning bulletin outlines the revised child care centre guidelines and aims to:

- differentiate between child care related activities operating in existing residential area, such as family day care that takes place in dwellings, and non-residential child care activities;
- outline a consistent policy approach to planning for child care centres; and
- advise of planning considerations in relation to the location and development of child care centres.

The bulletin has been prepared in consultation with the Department for Child Protection, Department for Communities, Department of Health (DOH), Department of Environment and Conservation (DEC) and local government.

The bulletin supersedes *Planning Bulletin 72 Child Care Centres* (June 2005) and the planning guidelines included in it.

2 Background

The community and local government have raised issues relating to the location and development of child care centres, including centre-based care, family day care, outside school hours care, vocational care and occasional care. A need has been identified for a consistent planning approach, with particular regard to location, site characteristics, environmental suitability, design, traffic, access, noise and health impacts, and safety issues, which could provide guidance when considering proposals for child care centres.

A number of recent decisions by the State Administrative Tribunal have highlighted the lack of policy or shortcomings of existing local policies on child care centres.

The child care centre guidelines have been revised as a result of submissions received following the release of planning bulletin 72 in June 2005. During the public advertising period a total of 19 submissions were received. While these submissions were generally supportive, further refinements and improvements were identified and have been incorporated, where appropriate. The planning bulletin is intended to provide a guidance document for decision-makers, developers and the community for use when planning for child care centres.

Site contamination

The commencement of the *Contaminated Sites Act 2003* on 1 December 2006 has created new statutory obligations for land users and has highlighted the importance of preventing the development of child care services on land that is unsuitable for this use because of soil and groundwater contamination at or near the site.

The *Contaminated Sites Act 2003*, which is administered by the DEC, requires that known or suspected contaminates sites are reported to DEC by:

- an owner or occupier of a site;
- a person who caused or contributed to the contamination of a site; or
- an auditor engaged to investigate and report on site contamination in accordance with the *Contaminated Sites Act 2003*.

Any party considering development of a child care service must obtain and consider any information DEC has about the contamination status of a given site. It should be emphasised that the absence of a report to DEC is no guarantee that a site is uncontaminated. In summary, proposals for the development of a child care service must:

- exercise duty of care to ensure that the site is suitable for use as a child care service;
- seek and consider any information held by DEC about the contamination status of the site; and
- seek and consider any other information about the contamination status of the site, irrespective of whether or not it has been reported to DEC under the *Contamination Sites Act 2003*.

Further information about the *Contaminated Sites Act 2003* can be obtained from DEC on 1300 762 982.

Supply and demand for child care services

The ever-increasing demand for child care centres and the strong focus on their appropriate distribution and location is closely linked to demographic change. In the past 30 years, the population of the state has almost doubled to about two million and is expected to rise to approximately three million by 2031, while households also are becoming more diverse. There is a trend for both parents to work due to economic pressures, which creates a greater demand for child care services. Consequently, the availability of child care centres in close proximity to the workplace is becoming more important.

The rising demand for child care services means that these businesses are becoming larger and have a potentially greater impact. Larger child care centres also tend to have a greater catchment area which may, in some cases, lead to overprovision of facilities. Oversupply in some areas may result in increased vacancy levels that may affect the viability and quality of the services provided.

There is increasing evidence of an oversupply of child care services in many outer urban areas across the Perth metropolitan region, but

in areas of high land value (where the need for these facilities is often greater), such as in or around the central business district, there has been minimal development of new child care centres.

Child care centres provide a much needed community function, but many are operated as a commercial venture, with market forces influencing the location and availability of the service. While the Western Australian Planning Commission (WAPC) strongly supports the provision of necessary facilities, it is important to emphasise that the need for a service does not justify development in inappropriate locations.

Planning for child care centres

Broadly, child care centre activities are located in residential areas; however, there is a growing trend for these services to be located elsewhere.

Typically, where child care centre activities appear in local planning schemes, the use is listed as discretionary under a particular zoning category and, consequently, requires planning approval. Local government in exercising discretion may require proposals to be advertised and external advice may be sought in relation to specialised matters such as noise or pollution.

The *Child Care Services Act 2007* contains regulations that address matters such as staffing, equipment, indoor and outdoor space requirements, shade, fencing, and health and safety. In addition, many local governments have policies dealing with the development of child care centres, which address a range of matters such as building design, setbacks and car parking ratios specific to each locality.

The Federal Government also has regulations relating to the operation of child care centres and services through the requirements in its child care accreditation system. While this system mainly focuses on service delivery, it does outline additional requirements with regard to child health, environmental health and child safety.

3 Policy guidance

The following section provides policy provisions to guide local governments in the preparation of scheme provisions and local policies on child care centres.

3.1 Introduction

This policy focuses on matters pertaining to the proper location, considerations and standards that should apply to the development of child care centres. A child care centre is defined as premises used for the daily or occasional care of children in accordance with the regulations for child care under the *Child Care Services Act 2007*. Child care centres are non-residential land uses providing an educational and community support function mainly in residential and employment areas.

The purpose of the policy is to provide guidance to decision-makers, developers and the community for use when planning for child care centres. It is acknowledged that development requirements in the city and inner urban areas are quite different to those in outer suburban areas, and the guidelines should be administered accordingly.

3.2 Objectives

The objectives of this policy are to:

- a) locate child care centres appropriately in relation to their surrounding service area;
- b) minimise the impact a child care centre has on its surrounds, in particular on the amenity of existing residential areas;
- c) minimise the impact the surrounds may have on a child care centre; and
- d) consider the health and safety of children attending the child care centre within the confines of the planning system.

3.3 Location of child care centres

The appropriate location of a child care centre is crucial in meeting the needs of children and their families. It also is crucial in limiting the impact a child care centre may have on surrounding activities and vice versa.

This may be achieved by locating child care centres on sites that are:

- a) distributed strategically to provide the maximum benefit to the community it serves;
- b) within easy walking distance or part of appropriate commercial, recreation or community nodes and education facilities;

- c) located in areas where adjoining uses are compatible with a child care centre (includes considering all permissible uses under the zoning of adjoining properties);
- d) serviced by public transport (where available);
- e) considered suitable from a traffic engineering/safety point of view; and
- f) of sufficient size and dimension to accommodate the development without affecting the amenity of the area.

Child care centres generally would not be suitable where:

- g) soil contamination exceeds the levels regarded by DEC and DOH as suitable for standard residential land uses with accessible soils as published in guideline *Assessment Levels for Soil, Sediment and Water* (Department of Environment, November 2003);
- h) groundwater is to be abstracted for the irrigation of gardens and play area within the child care centre and groundwater contamination exceeds 10 x Australian drinking water criteria in accordance with the *Contaminated Sites Reporting Guideline for chemicals in groundwater* (DOH 2006);
- i) the service provided by the centre will have a demonstrable, adverse impact on the existing or planned level of child care centre services enjoyed by the local community;
- j) access is from a major road or in close proximity to a major intersection where there may be safety concerns;
- k) access is from a local access street which may impact on the amenity of the area due to traffic and parking;
- l) the current use or any permissible use under the zoning of the adjoining premises produces unacceptable levels of noise, fumes or emissions or poses a potential hazard by reason of activities or materials stored on-site;
- m) noise produced by roads, railways and aircraft are likely to have an adverse impact on the site; and/or

- n) the site is in a heavy industry area or in the buffer area of a heavy industry area.

3.4 Site characteristics

Sites selected for child care centres should be of sufficient size and suitable shape to accommodate the development, including all buildings and structures, parking for staff and parents, outdoor play areas and landscaping, as determined by the relevant local planning scheme or local policy and applicable regulations. As a general rule sites in a residential area should be of regular shape and greater than 1000 sqm.

The topography of the site and surrounds should also be considered as steep slopes may affect access to the facility, noise transfer and methods of noise mitigation.

Sites selected for child care centres should also be assessed to determine their potential for soil and groundwater contamination. Section 6 of the DEC's *Contaminated Sites and the Land Use Planning Process* (April 2006) guideline sets out a useful methodology to assist local governments in carrying out such assessments.

The licence to operate a child care centre, issued under the regulations (*Child Care Services Act 2007*) limits the number of children the centre can accommodate.

3.5 Design of centres

The visual appearance of the child care centre, including any signage, building design, colour, scale, shape and form, should be in accordance with the local government local planning scheme or relevant local policy and applicable regulations. In the absence of any specific provisions, the visual appearance of the development should reflect the character of the area, enhance its amenity and be considered appropriate for regular use by children.

Parking areas should be located in front of the building. If this is not possible they should be clearly visible and easily accessible from the entry to the site. As a general rule, the minimum parking requirement for a child care centre, including staff parking, will be one space per five children. The number of parking bays may be varied by the local government given the specific provisions of the local planning scheme or

relevant local policy and any unique circumstances relating to the proposed development, such as reciprocal parking arrangements, available public transport and street parking. Vehicles will be required to enter and exit the site in a forward gear, and there may be additional requirements resulting from a traffic impact assessment.

Outdoor play areas should be in a safe location on the site, and away from any adjoining noise-sensitive premises, such as dwellings and nursing homes.

Landscaping should be provided in accordance with the relevant local planning scheme or relevant local policy or applicable regulations. In the absence of any such provisions, landscaping will be required along the street frontage of the development to a standard equal to that required or provided for on adjacent properties. Landscaping should not include potentially hazardous heights, landscape fittings, and potentially toxic plants.

3.6 Traffic impacts

A traffic impact statement/assessment should be required for the development of a child care centre.

This statement/assessment should address:

- a) the site characteristics and surrounding area;
- b) the proposal and its expected trip generation;
- c) parking requirements, including the design of parking areas, and any pick-up and drop-off facilities;
- d) existing traffic conditions and any future changes expected to the traffic conditions;
- e) current road safety conditions, including a crash history in the locality; and
- f) the expected impact of the proposed development on the existing and future traffic conditions.

A child care centre should be approved only if it can be demonstrated that it will have a minimal impact on the functionality and amenity of an area and will not create or exacerbate any unsafe conditions for children and families using the centre, or for pedestrians or road users.

3.7 Noise impacts

A noise impact assessment may be required for the development of a child care centre.

The objectives should be to limit the noise impact of the child care centre on adjacent properties, and also limit any noise impact from external sources on the child care centre. This may be achieved either by physical separation, design and layout of the centre or by implementing noise-mitigation measures, such as acoustic treatments to buildings.

As a general rule, the hours of operation of a child care centre should be limited to between the hours of 7 am and 7 pm weekdays and on Saturdays, unless otherwise agreed to with the local government.

Although each application will need to be assessed on its merits, the following basic principles apply:

- a) Where a child care centre is located adjacent to a noise-sensitive use, such as houses, retirement villages and nursing homes, the noise-generating activities of the child care centre, such as the outdoor play areas, parking areas and any plant and equipment, are to be located away from the noise-sensitive use.
- b) Where, due to design limitations or safety considerations, noise-generating activities such as outdoor play areas are located close to noise-sensitive uses, appropriate noise mitigation is to be undertaken.
- c) As there is now a considerable body of research that demonstrates the negative impact of inappropriate noise on child development, the design and construction of buildings may include noise-mitigation measures to reduce impact from external sources and to achieve accepted indoor noise limits.

3.8 Need for child care centres

Legal decisions have discounted the requirement for an applicant to prove the need for commercial facility, for example through market surveys, as part of the planning approval process. However, if there is a demonstrable impact on the amenity of an area or the level of service enjoyed by a community, then this is a relevant local planning consideration.

Accordingly, the WAPC is of the view that, although a proponent does not have to demonstrate there is sufficient demand for the activity, there may be a need to show that the development will not have an adverse impact on the amenity of the area or the level of service to the community by similar existing or approved facilities.

In such instances, and depending on the scale of the proposal, the applicant may be asked to provide further information in regard to the level of existing services in the locality, proximity to other centres, population catchments for the new centre and the number of primary schools and kindergartens in the locality, in relation to the development of a new facility.

3.9 Consultation

Appropriate consultation should be undertaken to consider the likely impact a child care centre may have on the amenity of an existing residential area. A minimum requirement should be for the local government or the applicant to advise adjoining neighbours in writing and display public advertisements on the site, in accordance with the public notification procedures of the local government.

Where the location of a child care centre was predetermined in a structure plan, or similar wide-ranging site assessment completed prior to any residential development in the vicinity, comprehensive consultation on a planning application may not be necessary.

3.10 Implementation

This policy provides guidance to decision-making authorities on the location and development of the child care centres.

Development of a child care centre usually requires planning approval from the local government, or in some cases the WAPC, and a licence from the Department for Communities, pursuant to the relevant regulations for child care under the *Child Care Services Act 2007*. The regulations address a wide range of issues including indoor and outdoor space requirements, shade, fencing, some internal structural requirements and environmental health needs.

Local governments have local planning schemes or relevant local policies that address a variety of other planning matters, such as the appearance of buildings, parking requirements and the provision

of landscaping, and should be contacted for further information.

3.11 Application requirements

In addition to completion of the mandatory application form and fees, applications for child care centres should be accompanied by:

- a) a written statement outlining the number of children proposed, age group breakdown, days and hours of operation and staff requirement;
- b) a location plan depicting surrounding lots and road layout;
- c) a site contour survey plan prepared by a licensed land surveyor, indicating the location of the proposed building and existing buildings and structures on adjacent sites;
- d) a detailed site plan to a scale sufficient to identify clearly the boundaries and all proposed structures, external play areas; landscaping, refuse storage area, car parking, pedestrian and vehicle access ways, crossover/s and kerb locations, verge width and associated road infrastructure (eg light poles, traffic islands) for the full road reserve width for all roads abutting the application site;
- e) floor plans and elevations to all sides of the proposed building to a minimum scale of 1:100, or such other scale as required by the decision-making authority;
- f) a traffic impact statement/assessment, if required by the decision-making authority;
- g) a noise impact assessment, if required by the decision-making authority;
- h) a signage strategy;
- i) if the site has been used for a potentially contaminating activity the information listed in section 6 of DEC's *Contaminated Sites and Land Use Planning Process* (available on the DEC website at www.dec.wa.gov.au); and
- j) any additional information relevant to the assessment of the application.

3.12 Review

If a planning application for a child care centre is refused or an applicant is aggrieved by any of the conditions of an approval, there is a right of review of the decision by the State Administrative Tribunal, in accordance with the relevant

legislation. Such applications for review must be lodged with the tribunal within the prescribed time and in accordance with the rules and regulations of the tribunal.

Applicants considering making such an application for review should consult the tribunal and, if necessary, a legal practitioner or other appropriate professional in relation to commencement and conduct of a review.

4 Comment and further information

Further information, any enquiries or correspondence on this planning bulletin should be directed to:

Director
Policy Development and
Coordination
Department of Planning
Albert Facey House
469 Wellington Street
Perth WA 6000

quoting file reference
WAPC/09/0014

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67. Consideration of application by local government

- (1) Development approval cannot be granted on an application for approval of —
 - (a) development that is a class X use in relation to the zone in which the development is located, unless —
 - (i) the development relates to land that is being used for a non-conforming use; and
 - (ii) the local government considers that the proposed use of the land would be less detrimental than the non-conforming use;
 - or
 - (b) development that otherwise does not comply with a requirement of this Scheme, unless —
 - (i) this Scheme gives the local government discretion to waive or vary the requirement or to grant development approval despite non-compliance with the requirement; or
 - (ii) the development is permitted under a provision of this Scheme in relation to non-conforming uses.
- (2) In considering an application for development approval (other than an application on which approval cannot be granted under subclause (1)), the local government is to have due regard to the following matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application —
 - (a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;
 - (b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the *Planning and Development (Local Planning Schemes) Regulations 2015* or any other proposed planning instrument that the local government is seriously considering adopting or approving;
 - (c) any approved State planning policy;
 - (d) any environmental protection policy approved under the *Environmental Protection Act 1986* section 31(d);
 - (e) any policy of the Commission;
 - (f) any policy of the State;
 - (fa) any local planning strategy for this Scheme endorsed by the Commission;
 - (g) any local planning policy for the Scheme area;
 - (h) any structure plan or local development plan that relates to the development;
 - (i) any report of the review of the local planning scheme that has been published under the *Planning and Development (Local Planning Schemes) Regulations 2015*;
 - (j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;
 - (k) the built heritage conservation of any place that is of cultural significance;
 - (l) the effect of the proposal on the cultural heritage significance of the area in which the development is located;
 - (m) the compatibility of the development with its setting, including —
 - (i) the compatibility of the development with the desired future character of its setting; and

- (ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;
 - (n) the amenity of the locality including the following —
 - (i) environmental impacts of the development;
 - (ii) the character of the locality;
 - (iii) social impacts of the development;
 - (o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;
 - (p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;
 - (q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;
 - (r) the suitability of the land for the development taking into account the possible risk to human health or safety;
 - (s) the adequacy of —
 - (i) the proposed means of access to and egress from the site; and
 - (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;
 - (t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;
 - (u) the availability and adequacy for the development of the following —
 - (i) public transport services;
 - (ii) public utility services;
 - (iii) storage, management and collection of waste;
 - (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);
 - (v) access by older people and people with disability;
 - (v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;
 - (w) the history of the site where the development is to be located;
 - (x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;
 - (y) any submissions received on the application;
 - (za) the comments or submissions received from any authority consulted under clause 66;
 - (zb) any other planning consideration the local government considers appropriate.
- (3) Subclause (1) has effect despite the zoning table for this Scheme.

[Clause 67 amended: SL 2020/252 r. 74.]



EcoAcoustics

Proposed Childcare Centre **54 Hotham Avenue Boddington** Environmental Noise Assessment

14 March 2022

Report Number: 22011035 - 01

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Minutes Ordinary Council Meeting 21 April 2022





Report: 22011035 - 01

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Executive Summary

EcoAcoustics Pty Ltd was commissioned to conduct an assessment of a proposed childcare centre located at 54 Hotham Avenue Boddington. The noise impact assessment has been completed to support the proposal, as part of the development application. The purpose of this report is to assess the noise emissions from the site in accordance with the prescribed standards contained in the *Environmental Protection (Noise) Regulations 1997*.

The predicted noise levels comply with the Regulations at all nearby residential premises, with the inclusion of 2.2 metre high acoustic barrier located along the residential property boundary adjacent to the outdoor play area.

The predicted noise levels comply with the Regulations at all nearby residential premises, however, to minimise the impact of the childcare centre on nearby residences, it is recommended that the following be considered:

- The side property boundary fence adjacent to the children's outdoor play areas is required to be increased to a height of 2.2 metres above the play area.
- Air-conditioning installed as part of the development is to be selected for quiet operation, and the rated sound power level should not exceed the noise levels in *Table 3.2*. It has been assumed that external condensers will be located as shown in *Figure 1.3*. Any plant installed additional to this area will be required to be assessed to determine the noise impact, and as such, an acoustic report (completed by a suitably qualified acoustical consultant) will be required to be submitted to the Council once plant selection has occurred;
- Soft ground such as grass, soft-fall or sand should be installed to minimise impact noise and improve acoustic absorption within the outdoor play areas.



1 Introduction

EcoAcoustics Pty Ltd was commissioned to conduct an assessment of a proposed childcare centre located at 54 Hotham Avenue Boddington. The noise impact assessment has been completed to support the proposal, as part of the development application. The purpose of this report is to assess the noise emissions from the site in accordance with the prescribed standards contained in the *Environmental Protection (Noise) Regulations 1997*.

Appendix A contains a description of some of the terminology used throughout this report.

1.1 Site Locality & Surroundings

The site is located at 54 Hotham Avenue Boddington. The site and surroundings are shown in an aerial photo in Figure 1.1. As can be seen on the aerial photo, existing residential premises are located to the north south and west of the site. Across Hotham Road to the east is the Boddington Hospital.



Figure 1.1: Site and Surroundings (Source: Google Earth)

1.2 Site Layout

It is proposed to construct a new single storey building housing five rooms for children, two for babies 0 to 2 years, and toddlers 2 – 3 years and two for kindy 3-4 years and schoolies over 4 years, with associated kitchen, staff and foyer areas. The development will also include a residential premises constructed adjacent to the site, as shown on *Figure 1.2*.

The site layout is presented on *Figure 1.2*. *Figure 1.3* presents the proposed building floor plan and the building elevations of the proposed site.



The childcare centre will operate from 7am to 7pm Monday to Friday, catering for up to 40 children plus staff.

Car parking will be located to the southeast of the building, with entry and exit onto Hotham Road. A total of 11 car parking bays will be provided on the southeastern side of the proposed building.

The outdoor play area is located to the north between the building and the property boundary, along with additional outdoor play space toward the front of the site fronting Hotham Road and the rear of the site adjacent to the property boundary. The outdoor areas will generally be used intermittently between 8am and 6pm.

It is understood that the location and models of external air conditioning plant has not been determined, however for the purpose of this assessment it has been assumed to be located in the staff courtyard. The assumed location is shown on Figure 1.3. The units are likely to be split system units capable of heating and cooling and have been assumed to be located at ground height. Toilet and kitchen exhaust fans have been assumed above the toilet and kitchen areas on the roof.



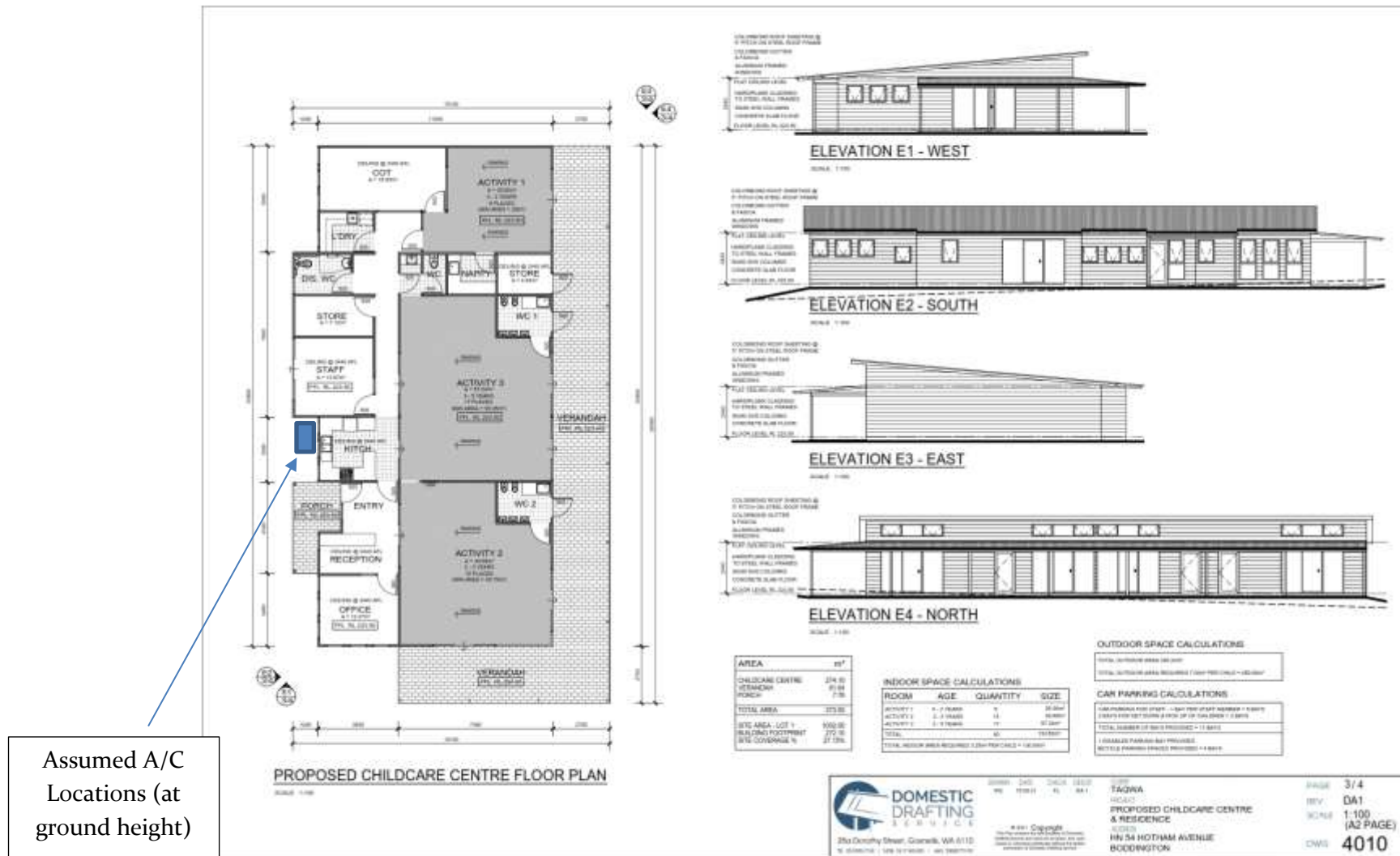


Figure 1.3: Proposed Building Layout and Elevations (source: Domestic Drafting Service)



2 Criteria

In Western Australia all Environmental noise is regulated by the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*. Noise emissions from the childcare centre are required to satisfy the assigned noise levels specified in Regulations 7, 8 and 9.

The standard stipulated in Regulation 7 of the Environmental Protection (Noise) Regulations 1997 states:

7. (1) *Noise emitted from any premises or public place when received at other premises –*
- a) *Must not cause or significantly contribute to, a level of noise which exceeds the assigned level in respect of noise received at premises of that kind; and*
 - b) *Must be free of –*
 - *Tonality;*
 - *Impulsiveness; and*
 - *Modulation.*

A...noise emission is taken to significantly contribute to a level of noise if the noise emission exceeds a value which is 5dB below the assigned level...

Regulation 9 defines tonality, impulsiveness and modulation. It is regarded that noise is free of these characteristics if:

- a) Tonality, impulsiveness and modulation cannot be equitably removed by means other than decreasing the overall level of noise emission; and
- b) Subsequent to any adjustments as displayed in Table 2.1 noise emissions remain compliant with the required standards when measured at the point of reception.

Table 2.1: Adjustments for Intrusive Characteristics

Tonality	Modulation	Impulsiveness
+ 5dB	+ 5dB	+ 10dB

The baseline assigned levels (prescribed standards) are specified in Regulation 8 and are shown below in Table 2.2.



Table 2.2: Baseline Assigned Noise Levels

Premises Receiving Noise	Time Of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Noise Sensitive	0700 to 1900 hours Monday to Saturday (Day)	45 + influencing factor	55 + influencing factor	65 + influencing factor
	0900 to 1900 hours Sunday and public holidays (Sunday)	40 + influencing factor	50 + influencing factor	65 + influencing factor
	1900 to 2200 hours all days (Evening)	40 + influencing factor	50 + influencing factor	55 + influencing factor
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays (Night)	35 + influencing factor	45 + influencing factor	55 + influencing factor
Commercial	All hours	60	75	80
Industrial	All hours	65	80	90

For the residences located adjacent to the site, an influencing factor of 1 has been determined. The assigned noise levels are shown in Table 2.3.

Table 2.3: Assigned Noise Levels

Premises Receiving Noise	Time Of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Residences R1 to R6	0700 to 1900 hours Monday to Saturday (Day)	46	56	66
	0900 to 1900 hours Sunday and public holidays (Sunday)	41	51	66
	1900 to 2200 hours all days (Evening)	41	51	56
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays (Night)	36	46	56



3 Methodology

Computer modelling software SoundPlan 8.2 has been used to calculate the noise levels at nearby residences. Noise modelling is used as it is not affected by background noise sources and can provide the noise level for various weather conditions.

The software incorporates algorithms enabling the modelling to include the influence of wind and atmospheric stability. Input data required in the model are:

- Meteorological Information;
- Topographical data;
- Ground Absorption; and
- Source sound power levels.

3.1.1 Meteorological Information

Meteorological information utilised is based on that specified in the now repealed document EPA *Guidance for the Assessment of Environmental Factors No.8 Environmental Noise draft* and are shown below in Table 3.1.

Table 3.1: Modelling Meteorological Conditions

Parameter	Night (1900-0700)	Day (0700-1900)
Temperature (°C)	15	20
Humidity (%)	50	50
Wind Speed (m/s)	3	4
Wind Direction*	All & Prevailing	All & Prevailing
Pasquil Stability Factor	F	E

Note that the modelling package used allows for all wind directions to be modelled simultaneously.

The above conditions approximate the typical worst-case for enhancement of sound propagation. The EPA policy is that compliance with the assigned noise levels needs to be demonstrated for 98% of the time, during the day and night periods, for the month of the year in which the worst-case weather conditions prevail. In most cases, the above conditions occur for more than 2% of the time and therefore must be satisfied.

At wind speeds greater than those shown above, sound propagation may be further enhanced, however background noise from the wind itself and from local vegetation is likely to be elevated and dominate the ambient noise levels.



3.1.2 Topographical Data

Topographical data was based on information provided by Domestic Drafting Service and Google Earth.

3.1.3 Ground Absorption

Ground absorption varies from a value of 0 to 1, with 0 being for an acoustically reflective ground (e.g. water or bitumen) and 1 for acoustically absorbent ground (e.g. grass). In this instance value of 0.6 has been used.

3.1.4 Source Sound Levels

Table 3.2 shows the sound power levels used in the modelling. The sound power levels have been determined based on data provided by the *Association of Australasian Acoustical Consultants Guideline for Child Care Centre Acoustic Assessments, October 2013*.

Table 3.2: Overall Source Sound Power Levels

Description	Overall
Children playing 0 to 2 years (10 children) ¹	77 to 80 dB(A)
Children playing aged 2 to 6 years (10 children) ¹	83 to 90 dB(A)
Cars on the site	85 to 94 dB(A)
Air-Conditioning Condenser Units	80 dB(A)
Toilet Exhaust Fan	60 to 65 dB(A)

- Note that the total numbers of children have been extrapolated to the specific number of children based on the formula contained in the AAAC Guidelines.



4 Assessment of Children's Play Areas

Table 4.1 presents the predicted noise levels associated with children playing in the outdoor play areas and compares this to the Regulations. The centre does not operate during the evening or night periods; therefore the assessment is required for the daytime only. Noise level predictions have been made to the nearest façade of the nearby residences. Figure 4.1 presents a noise contour plot showing the daytime noise emissions from the children's play areas.

The predictions include:

- 1.8-metre-high Colourbond fence along the eastern boundary of the site;
- children playing in all outdoor play areas, with 75% of the total number of children playing outside simultaneously, resulting in approximately 30 children playing in the outside areas, split up between the outdoor play spaces based on their ages.

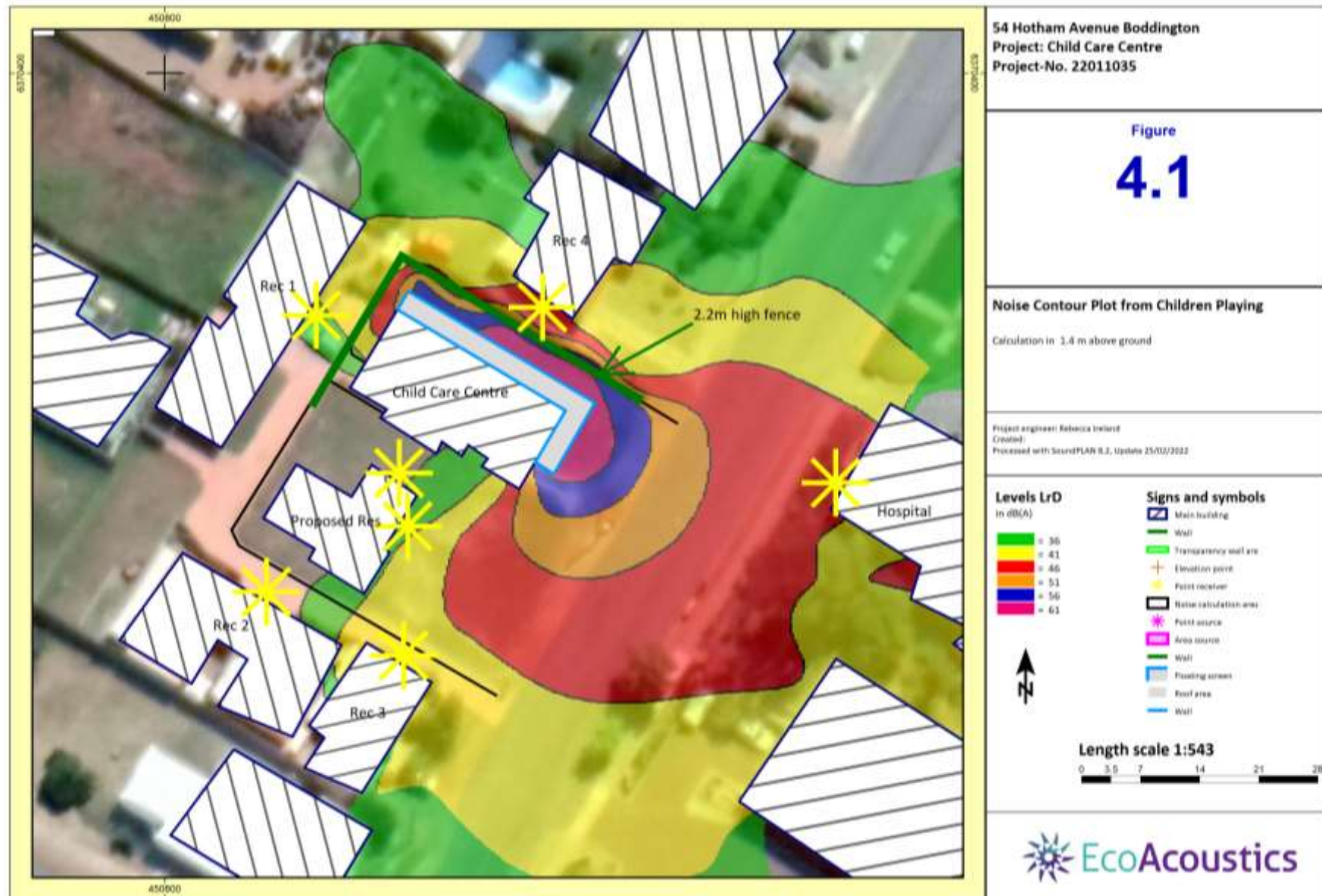
It is important to note that owing to the structured nature of a childcare centre, outdoor play time is structured based on the age of the child, for example babies under 2 years are likely to only play outside for short times during the day owing to their daily sleep patterns.

Table 4.1: Predicted Noise from Children Playing

Location (ref Figure 1.1)	Floor Height	Predicted Noise Level L _{A10} , dB(A)	Assigned Noise Level Day L _{A10} , dB(A)	Complies with Assigned Noise Level
Res 1	Ground	36	46	Complies
Res 2	Ground	29	46	Complies
Res 3	Ground	43	46	Complies
Res 4	Ground	48	46	+2dB
Hospital	Ground	46	46	Complies
Proposed Residence	Ground	31	46	Complies

The results presented in Table 4.1 and illustrated graphically in Figure 4.1 show that the predicted L_{A10} noise levels from children playing in the outdoor play areas complies with the regulatory levels during the day period at most residential receiver locations, with the exception of Residence 4 which exceeds by +2dB. To ensure compliance at Residence 4, the property boundary fence is required to be increased to 2.2 metres high.

Noise from children playing inside the building will be significantly lower than noise from children playing in the external play areas, owing to the attenuation provided by the building façade. A minimum reduction of 5 to 15 dB(A) can be expected depending on whether windows are open or closed. Based on the assessment, noise from children playing indoors will comply with the regulatory levels at all residential receivers.





5 Assessment of Car Park Noise

Table 5.1 presents the predicted noise levels associated with cars parking on the site and compares this to the Regulations. The car parking includes car doors closing, vehicles starting and moving around the site. To represent the worst-case scenario, the predictions have been based on the car doors closing as this is the noisiest activity.

Table 5.1: Noise from Car Park

Location (ref Figure 1.1)	Floor Height	Predicted Noise Level Car Doors Closing L_{Amax} , dB(A)	Assigned Noise Level Day L_{A01} , dB(A)	Complies with Assigned Noise Level
Res 1	Ground	40	56	Complies
Res 2	Ground	44	56	Complies
Res 3	Ground	56	56	Complies
Res 4	Ground	44	56	Complies
Hospital	Ground	40	56	Complies
Proposed Residence	Ground	43	56	Complies

The results presented in Table 5.1 show that the predicted noise levels from the car park complies with the regulatory levels during the day period at nearby residential premises.



6 Assessment of Mechanical Plant Noise

Table 6.1 presents the predicted noise levels associated with mechanical plant, including air-conditioning units located as shown on *Figure 1.3*, toilet and kitchen exhaust fans located on the rooftop above the toilet and kitchen areas and compares the results to the Regulations.

Table 6.1: Noise from Mechanical Plant

Location (ref <i>Figure 1.1</i>)	Floor Height	Predicted Noise Level L_{A10} , dB(A)	Adjusted Noise Level L_{A10} , dB(A) ¹	Assigned Noise Level Day L_{A10} , dB(A)	Complies with Assigned Noise Level
Res 1	Ground	28	33	46	Complies
Res 2	Ground	24	29	46	Complies
Res 3	Ground	31	36	46	Complies
Res 4	Ground	28	33	46	Complies
Hospital	Ground	27	32	46	Complies
Proposed Residence	Ground	37	42	46	Complies

1. +5 dB(A) adjustment may be required if the mechanical plant is considered Tonal

The results presented in Table 6.1 show that the predicted noise levels from the air-conditioning units comply with the regulatory levels at all nearby residential premises.



7 Recommendations and Discussion

The predicted noise levels comply with the Regulations at all nearby residential premises, however, to minimise the impact of the childcare centre on nearby residences, it is recommended that the following be considered:

- The side property boundary fence adjacent to the children's outdoor play areas is required to be increased to a height of 2.2 metres above the play area.
- Air-conditioning installed as part of the development is to be selected for quiet operation, and the rated sound power level should not exceed the noise levels in *Table 3.2*. It has been assumed that external condensers will be located as shown in *Figure 1.3*. Any plant installed additional to this area will be required to be assessed to determine the noise impact, and as such, an acoustic report (completed by a suitably qualified acoustical consultant) will be required to be submitted to the Council once plant selection has occurred;
- Soft ground such as grass, soft-fall or sand should be installed to minimise impact noise and improve acoustic absorption within the outdoor play areas.



8 Conclusion

The results of the noise predictions show that the proposed childcare centre can comply with the assigned noise levels associated with the *Environmental Protection (Noise) Regulations 1997*.



Appendix A

Terminology





Terminology

Ambient Noise

Ambient noise refers to the level of noise from all sources, including background noise as well as the source of interest.

A-Weighting

An A-weighted noise level is a noise level that has been filtered as to represent the way in which the human ear distinguishes sound. This weighting indicates the human ear is more sensitive to higher frequencies than lower frequencies. The A-weighted sound level is described as L_A dB.

Background Noise

Background noise is the noise level from sources other than the source of interest. Background may originate from such things as traffic noise, wind induced noise, industrial noise etc.

Decibel (dB)

The decibel is the unit that characterises the sound power levels and sound pressure of a noise source. It is a logarithmic scale with regard to the threshold of hearing.

Impulsive Noise

An impulsive noise source is a short-term impact noise which may originate from such things as banging, clunking or explosive sound.

Influencing factor

$$= 1/10 (\% \text{ Type } A_{100} + \% \text{ Type } A_{450}) + 1/20 (\% \text{ Type } B_{100} + \% \text{ Type } B_{450})$$

Where:

% Type A_{100} = The percentage of industrial land within a 100m radius of the premises receiving noise

% Type A_{450} = The percentage of industrial land within a 450m radius of the premises receiving noise

% Type B_{100} = The percentage of commercial land within a 100m radius of the premises receiving noise

% Type B_{450} = The percentage of commercial land within a 450m radius of the premises receiving noise

+ Traffic factor (maximum 6 dB)

= 2 for each secondary road within 100m

= 2 for each major road within 450m

= 6 for each major road within 450m



L_{A1}

An L_{A1} level is the A-weighted noise level which is overreached for one percent of a measurement period. It represents the average of the maximum noise levels measured.

L_{A1} assigned level

An assigned L_{A1} level which is not to be exceeded for more than 1% of a delegated assessment period.

L_{A10} assigned level

An assigned L_{A10} level which is not to be exceeded for more than 10% of a delegated assessment period.

L_{A10}

An L_{A10} level is the A-weighted noise level which is exceeded for 10 percent of the measurement period and is considered to represent the “intrusive” noise level.

L_{A90}

An L_{A90} level is the A-weighted noise level which is overreached for 90 percent of the measurement period. It represents the “background” noise level.

L_{Aeq}

L_{Aeq} refers to the comparable steady state of an A-weighted sound which, over a specified time period, contains the same acoustic energy as the time-varying level during the specified time period. It represents the “average” noise level.

L_{AFast}

The noise level in decibels, obtained using the A frequency weighting and the F time weighting as specified in AS1259.1-1990. L_{AFast} is used when examining the presence of modulation.

L_{Amax}

The L_{Amax} level is the maximum A-weighted noise level throughout a specified measurement.

L_{Amax} assigned level

The L_{Amax} assigned level describes a level which is not to be exceeded at any time.

L_{APeak}

The L_{APeak} level is the maximum reading (measured in decibels) during a measurement period, using the A frequency weighting and P time weighting AS1259.1-1990.



L_{ASlow}

A L_{ASlow} level is the noise level (measured in decibels) obtained using the A frequency weighting and S time weighting as specified in AS1259.1-1990

Major Road

A Major road has an estimated average daily traffic count of more than 15,000 vehicles.

Maximum Design Sound Level

Maximum Design Sound Level is the level of noise beyond hearing range of most people occupying the space start, become dissatisfied with the level of noise.

Modulating Noise

A modulating source is an audible, cyclic and regular source. It is present for at least 10% of a measurement period. The quantitative definition of tonality is:

a fluctuation in the discharge of noise which;

- a) is more than 3 dB $L_{A Fast}$ or is more than 3 dB $L_{A Fast}$ in any one-third octave band;
- b) is present for at least 10% of the representative

One-Third-Octave Band

One-Third-Octave-Band are frequencies that span one-third of an octave which have a centre frequency between 25 Hz and 20 000 Hz inclusive.

Representative Assessment Period

Representative Assessment Period describes a period of time not less than 15 minutes, and not surpassing four hours. It is determined by an inspector or authorised person to be suitable for the assessment of noise emissions.

Reverberation Time

Reverberation time refers to an enclosure for a sound of a specified frequency or frequency band as well as the time that would be necessary for the reverberantly decaying sound pressure level in the enclosure to decrease by 60 decibels.

RMS

The root mean square level is used to represent the average level of a wave form such as vibration.

Satisfactory Design Sound Level

Satisfactory Design Sound Level refers to the level of noise that has been found to be acceptable for the environment in question, which is also to be non-intrusive.



Secondary / Minor Road

A Secondary / Minor road has an estimated average daily traffic count of between 6,000 and 15,000 vehicles.

Sound Pressure Level (L_p)

Sound Pressure Level refers to a noise source which is dependent upon surroundings, and is influenced by meteorological conditions, topography, ground absorption; distance etc. Sound Pressure Level is what the human ear actually hears. Noise modelling predicts the sound pressure level from the sound power levels whilst taking into account the effect of relevant factors (meteorological conditions, topography, ground absorption; distance etc).

Sound Power Level (L_w)

A sound power level of a noise source cannot be directly measured using a sound level meter. It is calculated based on measured sound pressure levels at recognised distances. Noise modelling includes source sound power levels as part of the input data.

Specific Noise

Specific Noise relates to the component of the ambient noise of interest. It can be specified as the noise of interest or the noise of concern.

Tonal Noise

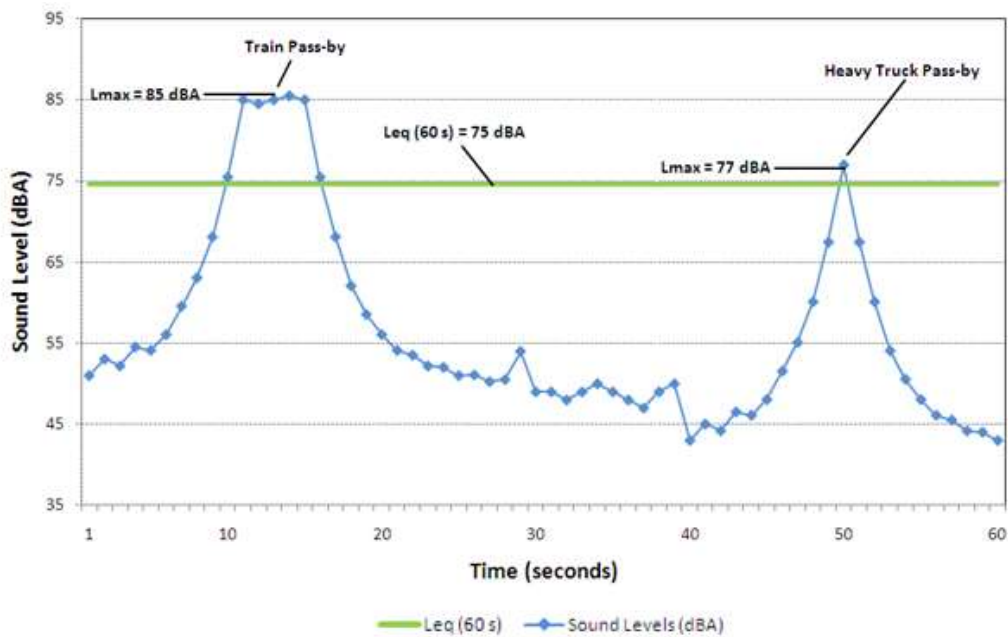
A tonal noise source can be designated as a source that has a specific noise emission over one or several frequencies, such as droning. The quantitative definition of tonality is:

the presence in the noise emission of tonal characteristics where the difference between —

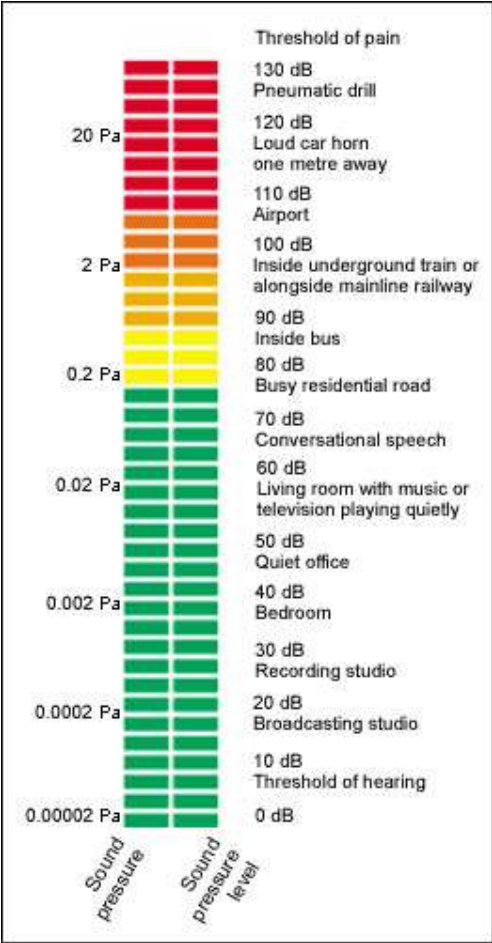
- a) the A-weighted sound pressure level in any one-third octave band; and
- b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands, is greater than 3 dB when the sound pressure levels are determined as $L_{Aeq,T}$ levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as $L_{A\ Slow}$ levels.



Chart of Noise Level Descriptors



Typical Noise Levels



9.2. CHIEF EXECUTIVE OFFICER

9.2.1 Appointments to Committees of Council

File Reference: 2.049
Applicant: Not Applicable
Disclosure of Interest: Nil
Author: Chief Executive Officer
Attachments: Nil

Summary

Council is requested to approve appointments of Council delegates to organisations and committees to which Council has membership or representation.

Background

At the Ordinary Meeting of Council on 21 October 2021 Council appointed delegates to committees. This item is being presented to Council due to the recent extraordinary election and provides an opportunity for new councillors to nominate in their areas of interest.

The following nominations to committees are not being re-presented, due to either the automatic nomination of the Shire President or Deputy, or where a formal nomination process from an external agency is required to be adhered to:

- Peel Regional Leaders Forum
- Peel Zone (WALGA)
- Development Assessment Panel

Comment

Nominations have been received from Councillors in relation to the following representation:

- | | |
|-------------------------------------|---------------------------------------|
| - LEMC | Cr Lewis (Proxy) |
| - Aged Accommodation Committee | Shire President (additional delegate) |
| - HWEDA Shire President (Delegate) | Deputy President (proxy) |
| - South32 Liaison Committee | Cr Lewis (delegate) Cr Ryley (proxy) |
| - Rail Heritage Foundation of WA | Cr Ryley (proxy) |
| - Newmont Community Reference Group | Cr Ryley (delegate) |

All other appointments remain unchanged.

Statutory Environment

Local Government Act (1995)

5.8. *Establishment of committees*

5.10. *Appointment of committee members*

5.11. *Tenure of committee membership*

Policy Implications

Nil

Financial Implications

Nil

Economic Implications

Nil

Strategic Implications

Nil

Social Implications

Nil

Environmental Considerations

Nil

Consultation

Nominations were received from interested Councillors at the Information Session on 7 April 2022.

Options

1. Further amend the representation to external committees;
2. Determine that the representation should remain the same.

Voting Requirement

Simple Majority

Officer Recommendation/Council Decision

COUNCIL RESOLUTION: 26/22

Moved Cr Erasmus

That Council appoint the following as delegates of Council to the respective committee or organisations as included in the following table:

Committee/Organisation	Delegate	Proxy Delegate
Local Emergency Management Committee	Cr Schreiber	Cr Lewis
Boddington Aged Accommodation Committee	Shire President Cr Erasmus	Cr Schreiber
Hotham William Economic Development Alliance	Shire President	Cr Smalberger CEO
South West Regional Road Group	Cr Webster	Manager Works & Services (MWS)

Committee/Organisation	Delegate	Proxy Delegate
Boddington Local Health Advisory Group	Cr Erasmus	Cr Schreiber
SOUTH 32 Worsley Community Liaison Committee	Cr Lewis	Cr Ryley
Rail Heritage Foundation of WA	Cr Schreiber	Cr Ryley
Youth Advisory Committee	Cr Smalberger	Shire President
Community Reference Group (Newmont)	Cr Ryley	Cr Webster

Seconded: Cr Webster

Carried: 7/0

9.2.2 Council Policy | Employee Gratuities

File Reference: 2.015
Applicant: Not applicable
Disclosure of Interest: Nil
Author: Chief Executive Officer
Attachments: 9.2.2A Draft Employee Gratuity Policy

Summary

Council is requested to consider and adopt a policy on employee gratuity payments, in order to provide a consistent approach to recognise employees who voluntarily leave the Shire of Boddington.

Background

Currently, the Shire of Boddington does not have a policy to provide a consistent approach to gratuities for staff on their departure.

Comment

The draft Policy, attached at 9.2.2A, has been developed based on industry research. The proposed approach is a modest level of gratuity payments for staff, recognising that the Shire is funded by public money, however, also providing some level of acknowledgement for staff efforts and loyalty, which is an important factor in a strong employee culture.

In summary, the Policy provides the following:

The Chief Executive Officer is authorised to make a contribution towards a gift to recognise the service of employees voluntarily leaving the employment of the Shire, up to the following limits:

- a. Between 0-2 years of service \$50.
- b. Between 2-5 years of service \$100.
- c. Between 5-10 years of service \$150.
- d. Between 10-20 years of service \$200.
- e. Over 20 years \$300.

While the Policy does not propose a significant level of gratuity payments, it is important to put in place an approach that is transparent, consistent and reflective of the length of service of the employee.

Consultation

Nil

Strategic Implications

Nil

Legislative Implications

Local Government Act 1995, s 5.50 - Payments to employees in addition to contract or award (gratuity & gifts)

Policy Implications

No current policy exists in relation to this matter

Financial Implications

Minimal financial impact will result from the adoption of this Policy. No Budget adjustment is required.

Economic Implications

Nil

Social Implications

Nil

Environmental Considerations

Nil

Risk Considerations

Risk Statement and Consequence	The risk of non compliance with the legislative requirement to have a policy, and the lack of consistent approach are the two key risks.
Risk Rating (prior to treatment or control)	Low
Principal Risk Theme	Reputational
Risk Action Plan (controls or treatment proposed)	No further actions proposed.

Options

1. Adopt the Policy as presented
2. Choose an alternative range for gratuities
3. Choose to have no gratuity payment for employees

Voting Requirements

Absolute Majority

Officer Recommendation/Council Decision

COUNCIL RESOLUTION: 27/22

Moved Cr Lewis

That Council adopts the Employee Gratuity Policy in accordance with Attachment 9.2.2A.

Seconded: Cr Ryley

Carried: 7/0

Policy Title
Business Unit

Employee Gratuity Payments
Office of the Chief Executive

1. Purpose

- 1.1. The purpose of this Policy is to provide a framework for recognising, where relevant, the contribution of employees when they voluntarily leave the employment of the Shire.

2. Scope

- 2.1. This Policy is applicable to all Shire of Boddington employees

3. Definitions

Term	Meaning
Policy	This Shire of Boddington Council Policy titled "Employee Gratuity Payments"

4. Policy Statement

- 4.1. The Chief Executive Officer is authorised to make a contribution towards a gift to recognise the service of employees voluntarily leaving the employment of the Shire, up to the following limits:
- Between 0-2 years of service \$50.
 - Between 2-5 years of service \$100.
 - Between 5-10 years of service \$150.
 - Between 10-20 years of service \$200.
 - Over 20 years \$300.

5. Related Documentation / Legislation

Section 5.50 of the Local Government Act

Cr Smalberger left the room at 6:00pm, having declared a Financial interest in Item 9.2.3 as she is a member of the Tidy Towns Committee.

Cr Lewis left the room left the room at 6:00pm, having declared a Financial Interest in Item 9.2.3 as he is a member of the Tidy Towns Committee.

Cr Schreiber declared an Interest Affecting Impartiality in Item 9.2.3 as he is a member of the Tidy Towns Committee and remained in the room.

9.2.3 Sponsorship for representation at State and National Awards

File Reference:	3.0049
Applicant:	Not applicable
Disclosure of Interest:	Nil
Author:	Chief Executive Officer
Attachments:	Nil

Summary

Following recent success in being nominated for the State WastedSorted awards, and the National Tidy Towns awards, Council is requested to approve sponsorship of the Boddington Reduce Reuse Recycle (RRR) to attend the State Function in May 2022, as well as consider the representation at the National Tidy Towns awards in July 2022.

Background

The WasteSorted Awards are held on an annual basis to acknowledge innovative solutions to reduce waste and meet the reuse and recycling targets in WA's Waste Strategy. The Boddington RRR has been nominated in two of the ten categories, being the Community Waste Award and the Regional Waste Award.

Tidy Towns Awards highlight and recognise regional and remote communities that demonstrate effective litter prevention activities, positive environmental outcomes and projects that reflect the heritage, culture and engagement of their community. Boddington was announced the State winner in November 2021.

Comment

The Waste Awards are being held at the Ritz Carlton Hotel in Perth, in May 2022. Tables of 10 are \$550 for charity organisations. Due to the significant work that the RRR undertakes for the community, much of which complements the work of local government, it is recommended that the cost of attending the prestigious State Award function is sponsored by the Shire of Boddington to a maximum amount of \$550.

The National Tidy Towns Awards are being held in Hastings Victoria in July 2022. As Boddington is the State Winner, automatic entry into the National Awards is granted. The cost of travel and associated costs including flights, accommodation and car hire are estimated at \$1500 per person. To assist representatives to attend the National Tidy Towns event, Keep Australia Beautiful Council WA have provided sponsorship of \$2,000. It is recommended that the Shire provides an amount of up to \$2,500 to allow for a total of three representatives to attend the Awards.

Given both awards are significant, and unlikely to be offered again in the short to medium terms, it is considered reasonable that Shire funding is provided for attendance and representation.

Consultation

Nil

Strategic Implications

Pillar 3: A Healthy, Clean, Green and Sustainable Environment
Waste is managed in the most sustainable way possible
Strategy 3.6 Promote and upgrade recycling opportunities
Strategy 3.7 Educate the community on waste best practice

Legislative Implications

Nil

Policy Implications

Policy 05.15 Attendance at events

Financial Implications

There is no budget allocation for this purpose, however, sufficient funds exist in the donations area to accommodate both sponsorship proposals, totalling \$3,050.

Economic Implications

Nil

Social Implications

Promotion of the nominations and awards increases a sense of pride in the community, and encourages further progress in waste and tidy towns related projects.

Environmental Considerations

No environmental impact will result from the recommendation. Environmental outcomes are promoted through both Awards, and this will be communicated locally to increase awareness and encourage everyone to do their part.

Risk Considerations

Risk Statement and Consequence	Failure to have adequate representation presents a reputational risk. The risk of setting a precedent through the sponsorship of community groups to attend awards also exists. In this case, the recommendation is only to attend awards at a State and National level, and as such, it is considered that the precedent is reasonable.
Risk Rating (prior to treatment or control)	Moderate
Principal Risk Theme	Reputational

Risk Action Plan (controls or treatment proposed)	Nil
---	-----

Options

1. Choose to sponsor a lesser or greater number of attendees
2. Decide not to sponsor or attend one or both award functions.

Voting Requirements

Simple Majority

Officer Recommendation/Council Decision

Council Resolution: 28/22

Moved Cr Erasmus

That Council:

1. Sponsor the Boddington Reduce Reuse Recycle the amount of \$550, to attend the State WasteSorted Awards in May 2022.
2. Approve the attendance of two representatives to attend the National Tidy Towns Awards in July 2022 in Hastings Victoria, being Cr Smalberger and Cr Lewis, and allocate up to \$2,500 towards travel and associated expenses.

Seconded:

Cr Webster

Carried: 5/0

Cr Smalberger and Cr Lewis returned to the room at 6:15pm.

Matter Arising

Moved: Cr Webster

Council Resolution: 29/22

That the Chief Executive Officer be approved as a third representative to attend the National Tidy Towns Awards.

Seconded: Cr Erasmus

Carried: 7/0

9.2.4 Boddington Community Resource Centre - Event Funding

File Reference: 3.0028
Applicant: Not applicable
Disclosure of Interest: Nil
Author: Chief Executive Officer
Attachments: 9.2.4A Request for funding

Summary

Council is requested to consider a proposal from the Boddington Community Resource Centre to fund events in the 2022/23 year.

Background

In September 2021, Council resolved to provide \$10,000 in funding to the Boddington Community Resource Centre (BCRC) for the November 2021 Friday Night Festival. This level of funding was provided given that planning for this event did not occur in sufficient time to source grant funding, and also due to the significance of this event on the Boddington event calendar.

At the time the agreement was reached, discussions were held to ensure there was a commitment to reaching an earlier agreement in 2022, to allow both the BCRC and the Shire of Boddington to have sufficient planning and preparation time to run successful events.

Comment

A discussion was held in March 2022 to initiate planning for the Friday Night Festival, the Saturday Street Parade, and the Christmas Celebration. The discussion included confirmation that the Shire would prefer the BCRC were the event manager for the Friday Night Festival, due to the significant Shire workforce resources that were already allocated to the Boddington Rodeo Weekend. The Christmas event was achievable for the Shire or the BCRC to run – either option was viable.

The BCRC have subsequently provided a formal request for funding (Attachment 9.2.4A) for the Friday Night Festival, Saturday Street Parade, and Christmas Celebration. The request notes that the BCRC will be applying for up to \$40,000 in funding for the events, however, requests the Shire provides an allocation of \$25,000 as back-up funding in case the grant requests are not successful.

Following the receipt of the letter, a further discussion with BCRC occurred, to clarify that ordinarily the Shire would not be in a position to sponsor the events to this level due to various factors. This included a discussion around the circumstances that surrounded the \$10,000 sponsorship in 2021 for the Friday Night Festival, with both organisations going through a period of change at that time.

To show ongoing support for the Festival, it is recommended that \$5,000 be provided to the Boddington Community Resource Centre to manage this event in 2022. This support will increase the potential success of grant applications as the commitment will demonstrate a partnership approach. It is further recommended that an allocation of an additional \$5,000 be included in the 2022/23 Budget, to mitigate the risk that the grant funding application is not successful. This would not be allocated to the BCRC unless the total funding received for the event is less than \$10,000.

To provide certainty to the Boddington Community Resource Centre in delivering future year events, it is proposed to offer a three year sponsorship of \$5,000 per year, for the Friday Night Festival events in 2022, 2023, and 2024. This will allow planning and funding applications to commence well in advance of the event being held.

The Shire of Boddington ran the Christmas Celebration event in 2021 for the first time. The cost to run the event was approximately \$5,500, excluding staff costs. Given the Friday Night Festival and Christmas Celebration are only 4 weeks apart, and due to the limited resources of the BCRC, it is considered a more practical outcome that the Shire of Boddington manages the Christmas Celebration in future. An annual budget allocation of \$5,000 is recommended for this event.

Consultation

Boddington Community Resource Centre

Strategic Implications

Pillar 1 A Vibrant and Connect Community
 An inclusive and engaged community
Strategy 1.12 Support opportunities for volunteering and community connection.

Pillar 2 A Thriving and Diverse Economy
Strategy 2.6 Support event based tourism initiatives

Legislative Implications

Nil

Policy Implications

Nil

Financial Implications

The commitment to event funding will impact future budgets. This impact is lower than previous commitments to the BCRC due to the expiry of the previous Memorandum of Understanding.

Economic Implications

Community events and festivals can attract tourists and visitors at local, regional and intrastate level.

Social Implications

Events have direct and indirect impacts on communities. They provide opportunities for participation, skills development, volunteering, and community connection

Environmental Considerations

Nil

Risk Considerations

Risk Statement and Consequence	The Friday Night Festival is a significant event on the Boddington Event Calendar. If funding is not provided for this event, the CRC may not be able to organise an event of the calibre of previous years, and the reputation of the Rodeo Weekend as a multifaceted experience may suffer.
Risk Rating (prior to treatment or control)	Medium
Principal Risk Theme	Reputational
Risk Action Plan (controls or treatment proposed)	No further actions proposed

Options

1. Not allocate funding to the BCRC for the Festival.
2. Fund an alternative amount.

Voting Requirements

Absolute Majority

Officer Recommendation/Council Decision

COUNCIL RESOLUTION: 30/22

Moved Cr Smalberger

That Council:

1. **Approve \$5,000 in funding to be allocated to the Boddington Community Resource Centre for the Friday Night Festival event on an annual basis for three years, commencing November 2022.**
2. **Endorse the Community Christmas Celebration event being delivered by the Shire of Boddington, and approve an allocation of \$5,000 being included in the draft 2022/23 Budget for the event.**

Seconded: Cr Webster

Carried: 7/0

31/03/2021

Hi Julie,

As discussed in our last meeting held on the 09th of March 2022, it was proposed that the BCRC were to come back to you with a plan moving forward for the next three years on 3 events listed below:

- **Friday Night Festival**
- **Saturday Street Parade**
- **Lighting of the Xmas tree at the BCRC**

The BCRC are prepared to put the above events on, subject to funding (grants) being approved.

I am currently searching for the grants that apply to these events and have found the following that may be of assistance.

- RAC – www.townteammovement.com
I have a quotation coming back from team movement on their assistance to help with The Friday Night Festival
- Lottery west
- Smarties Grant

To scale up the size of these events will equate to what grant monies we receive.

I would extend the area to include the BCRC Hub where other food vans can come into - have the gallery open for vendors to set up in, so the size will increase.

- Friday Night Festival - I will apply for \$40,000 - This will give us more variety for the Friday Night festival – including more paid entertainment options/ music - Celebratory chef vendors.
- Saturday Street Parade – I will apply for \$5000.00
- The lighting of the Xmas Tree – I will apply for \$10,000

Obviously without the funding from grant monies we do not know how big we can go, so a plan B needs to be in place, and that's where The Shire comes into play, please see below BCRC expenditure on the events we have put on in the past.

BCRC Expenditure on the below Events - does not include what The Shire's costs are:

Friday Night Festival - Nov 2020 - \$15,600.00

Saturday Street Parade - Nov 2020 - \$1950.00

Lighting of the Xmas Tree – Dec 2020 - \$6585.00

Obviously, this would not have been feasible without The Shire of Boddington Contribution, so we kindly ask if the grant monies are not awarded our way are you able to set aside in your budget \$25,000 for The Boddington Community Resource Centre for these three events.

I will endeavour to keep you updated on how I am progressing with The Grants.

Thanks Julie,

Kind regards

Angela Atkins

Centre Manager

Boddington Resource Centre

20 Bannister Road

BODDINGTON WA 6390

Angela.Atkins@boddingtonoldschool.org

Ph (08) 9883 8246

Mob 0498 004 974

9.2.5 Ranford Playground Project

File Reference:	2.013
Applicant:	Not applicable
Disclosure of Interest:	Nil
Author:	Chief Executive Officer
Attachments:	9.2.5A Ranford Community Space Concept Plan 9.2.5B Playground options (indicative only)

Summary

Council is requested to approve additional funding of \$15,000 for the Ranford Playground Project following an assessment of the playground equipment that is able to be funded within the current budget allocation of \$35,000.

Background

In 2010, the Shire of Boddington agreed to progress various initiatives in the Ranford townsite, including obtaining land for public open space and planning for a playground and passive recreational space at Lot 53 (32) Christie Street.

The Ranford Community Space Concept Plan, as Attachment 9.2.5A, was also adopted by Council in 2010. At that time, the Shire requested management over the Reserve. This request has been dormant for a number of years, with it recently being prioritised by the Department of Planning Lands and Heritage due a request by Shire staff to progress the Ranford Playground project. The Shire has recently received advice that the Management Order has been approved.

Comment

To progress this concept, staff have investigated playground options in line with the 2021/22 Budget allocation. The \$35,000 in the current budget will provide a very modest playspace. An option is to increase the budget for this project, which will provide enhanced play equipment. Options to illustrate the various types of play equipment and associated costs are provided at attachment 9.2.5B.

It is proposed that an additional \$15,000 be allocated to the project, to ensure a reasonable level of infrastructure is delivered for the Ranford community. This will provide a total of \$50,000 to be allocated to play equipment, loose fill softfall (mulch), limestone edging and other complementary infrastructure such as seating.

Consultation

Consultation occurred in 2010/11 in relation to both the road closure and Concept Plan. Further consultation will occur with the residents of Ranford regarding the specific playground configuration.

Strategic Implications

Pillar 1	A Vibrant and Connect Community Facilities and services that support lifelong wellbeing
Strategy 1.6	Support and diversify recreational activities for people of all ages and abilities

Legislative Implications

Nil

Policy Implications

Nil

Financial Implications

The budget implication of \$15,000 will result in the estimated surplus being reduced.

Economic Implications

Nil

Social Implications

The installation of a playspace in Ranford will provide local families with an area to utilise for healthy activity and interaction. There is currently no similar amenities within the Ranford locality.

Environmental Considerations

Nil

Risk Considerations

Risk Statement and Consequence	The primary risk is that local families may consider the play equipment that is within the scope of the current budget allocation, is considered inadequate for a public playspace.
Risk Rating (prior to treatment or control)	Moderate
Principal Risk Theme	Reputational
Risk Action Plan (controls or treatment proposed)	Consultation will occur to obtain public feedback regarding the specific play equipment.

Options

1. Allocate an additional budget allocation for the playground.
2. Maintain the current budget allocation of \$35,000.

Voting Requirements

Absolute Majority

Officer Recommendation/Council Decision

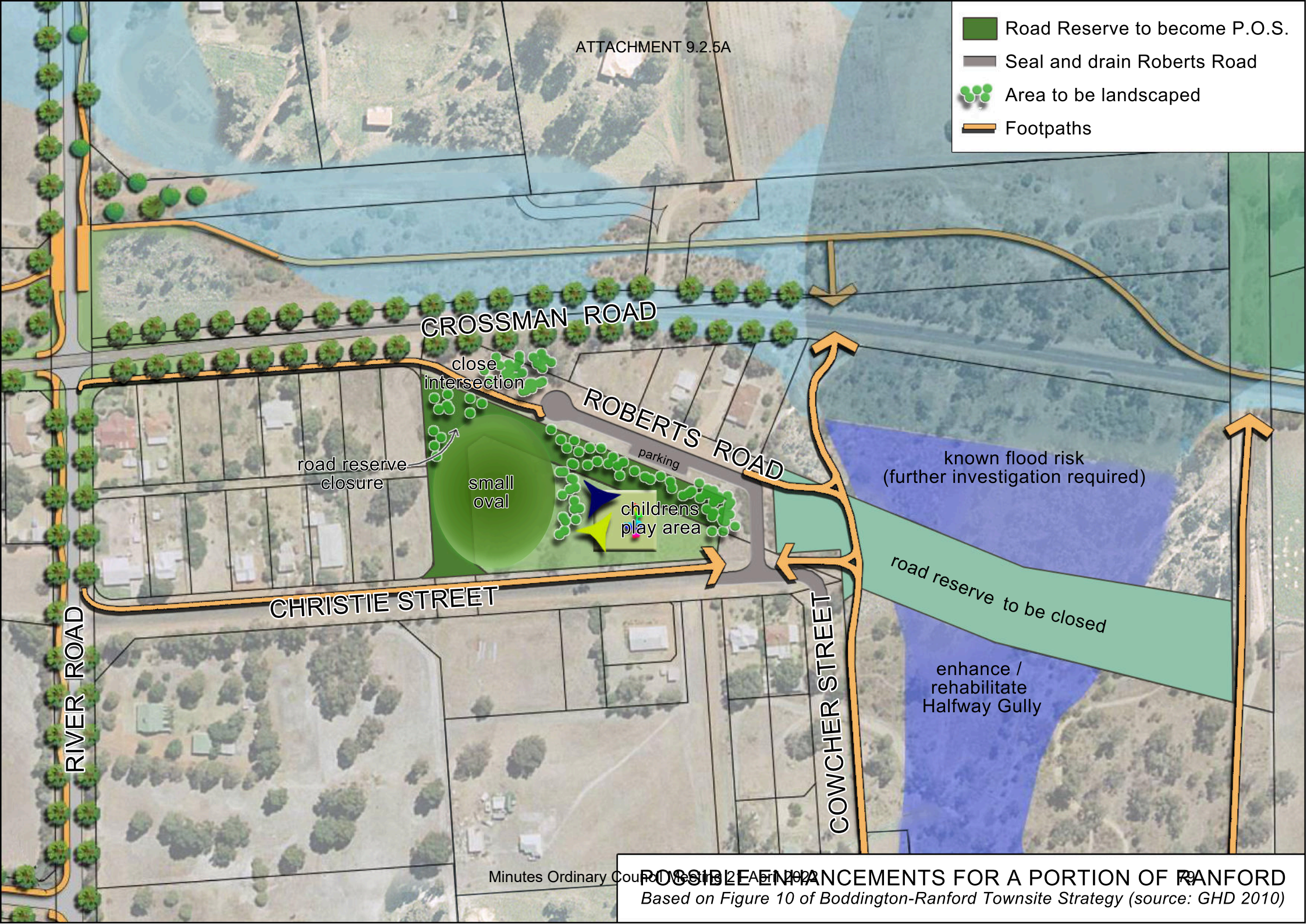
COUNCIL RESOLUTION: 31/22

Moved Cr Schreiber

That Council approve an amendment to the 2020/21 Budget of \$15,000 to provide a total of \$50,000 for the Ranford Playground project, in order to provide a larger variety of play equipment and associated infrastructure.

Seconded: Cr Erasmus

Carried: 7/0



ATTACHMENT 9.2.5A

- Road Reserve to become P.O.S.
- Seal and drain Roberts Road
- Area to be landscaped
- Footpaths

CROSSMAN ROAD

ROBERTS ROAD

CHRISTIE STREET

COWCHER STREET

RIVER ROAD

close intersection

road reserve closure

small oval

childrens play area

parking

known flood risk
(further investigation required)

road reserve to be closed

enhance /
rehabilitate
Halfway Gully

Minutes Ordinary Council Meeting 2 April 2024

POSSIBLE ENHANCEMENTS FOR A PORTION OF RANFORD
Based on Figure 10 of Boddington-Ranford Townsite Strategy (source: GHD 2010)



RANFORD PARK (UPDATED) SHIRE OF BODDINGTON

FOR THE ATTENTION OF
Vicky Lyster

PREPARED BY

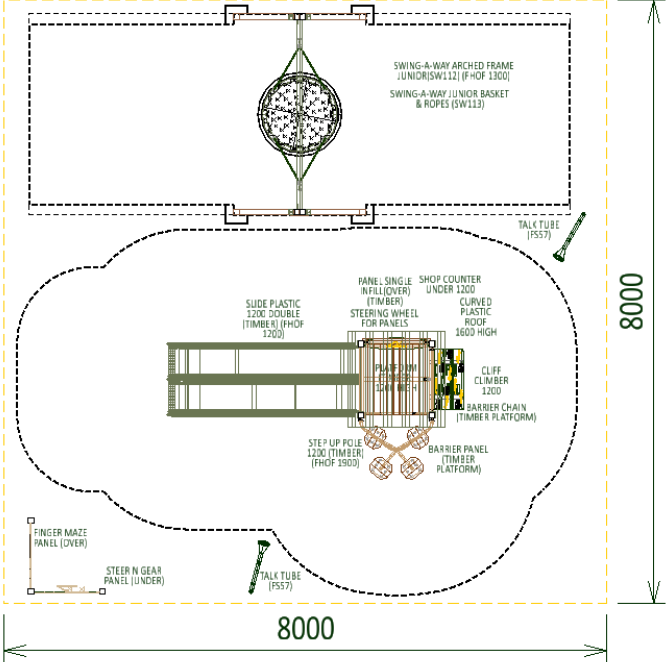
May Alvarez | Design Consultant

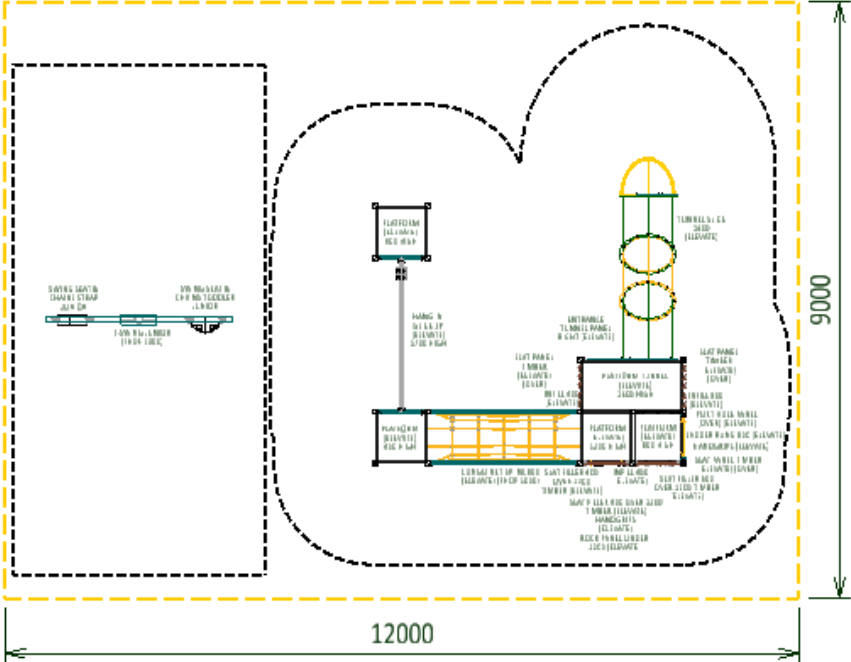
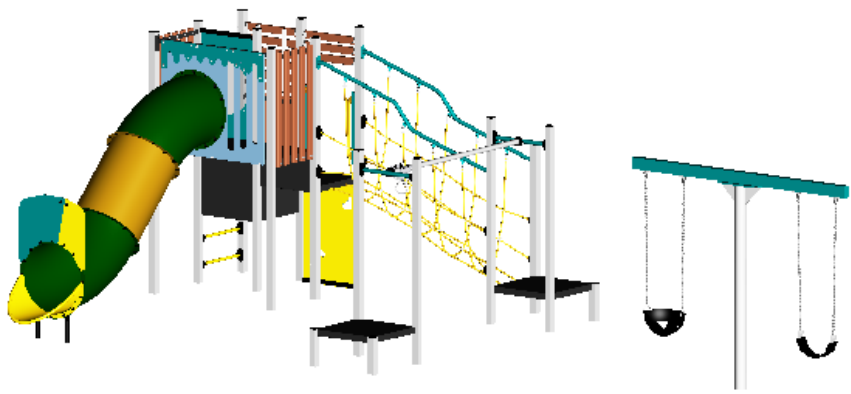
E: may@forparkaust.com.au M: 0437 516 313

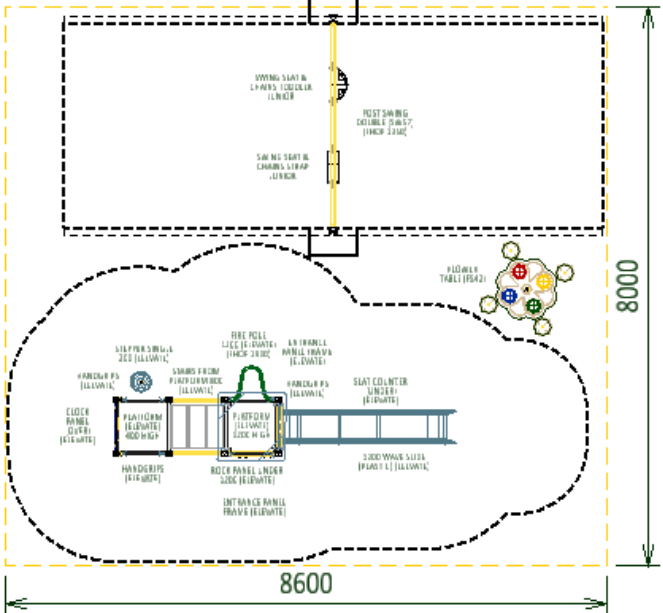

24/03/2022

QUOTATION

I am pleased to provide the following quotation for your consideration. Please refer to the attached plans and 3D images.

OPTION ONE	PRICE
<p>Supply Timber Essentials Structure WS1-2544 which includes:</p> <ul style="list-style-type: none"> - Swing-A-Way Arched Junior with Basket & Ropes - Talk Tubes set of 2 - Freestanding Panels 	<p>\$18,960.00</p>
Deliver, assemble & install	\$3,770.00
<p>Earthworks to build pit including;</p> <p>Box out 150mm and backfill with 300mm mulch - 76m²</p> <p>Single 350mm limestone edging - 35m</p>	<p>\$12,570.00</p>
SUB TOTAL	\$35,300.00
GST	\$3,530.00
GRAND TOTAL	\$38,830.00

OPTION TWO	PRICE
<p>Supply Elevate Structure WSELV5-0031 which includes;</p> <ul style="list-style-type: none"> - T-Swing with Strap & Toddler Seat  	\$28,260.00
Deliver, assemble & install	\$6,090.00
<p>Earthworks to build pit including;</p> <p>Box out 150mm and backfill with 300mm mulch - 123m²</p> <p>Single 350mm limestone edging - 45m</p>	\$16,450.00
SUB TOTAL	\$50,800.00
GST	\$5,080.00
GRAND TOTAL	\$55,880.00

OPTION THREE	PRICE
<p>Supply Elevate Structure WSELV2-0037 which includes;</p> <ul style="list-style-type: none"> - Post Swing Double (SW57) with Strap & Toddler Seat - Flower Table (FS42)  	\$18,300.00
Deliver, assemble & install	\$5,100.00
<p>Earthworks to build pit including;</p> <p>Box out 150mm and backfill with 300mm mulch - 79m²</p> <p>Single 350mm limestone edging - 36m</p>	\$13,500.00
SUB TOTAL	\$36,900.00
GST	\$3,690.00
GRAND TOTAL	\$40,590.00

*Quote does not include stainless fasteners or stainless components – if you would like the quote to include this, please advise your Design Consultant as pricing will vary.

PROJECT SPECIFICATIONS

Note: Unless otherwise specified this quotation is based on a clear and levelled site free from encumbrances. Please refer to the following Project Specifications for scope of works.
Please note: It is a requirement under the Australian Standards to have a 'Softfall Area' around playground equipment with a free fall height greater than 600mm. Dimensions required are shown on the plan(s) provided.

1. Site Preparation	
a. Levelling of site	No
b. Removal & disposal of turf & soil	No
c. Hard digging	No
d. Dial B4U dig	No
e. Service scan	No
f. Drainage	No
g. Other	No
2. Liquidated Damages	No
3. Site Security	
a. Barrier mesh & capped star pickets	No
b. Temporary security fencing	No
c. Security guard	No
4. Supply and Installation	
a. Freight/delivery – when installed	Yes
b. Installation including logistical costs	Yes
c. Site cleanup with spoils removed	Yes
5. Softfall	
a. CSBR rubber softfall surfacing	No
b. Loose fill softfall (mulch)	Yes
c. Other	No
d. Turf surround & maintenance	No
6. Shade Structures	
a. Shade unit (sails/hard roof structure etc)	No
7. Stainless fasteners and components (recommended for coastal installations and corrosive environments)	No
8. Forpark Australia Design and Construction documentation -supplied upon completion supplied upon completion of project and final payment	Yes
9. Project Manager to liaise with client on timing of supply/installation and all other related works	Yes

Permits & Fees for Playground Equipment & Shade Structures
Unless otherwise stated, no allowance has been made for any Government or Local Council Permits, Development Applications or Fees that may be required. Pricing is site specific and can be quoted upon request.

If there are items in the above specification list that you require for your project that are currently not included, please let us know and we'll adjust the specifications and provide you with an updated quote.

METHODOLOGY

WORKPLACE HEALTH & SAFETY

The policies contained in Forpark Australia's WHS Manual apply to all workers, while they are present on any site owned, occupied or managed by Forpark Australia, irrespective of their employment relationship with Forpark Australia, inclusive of workers, contractors and workers of contractors. The content of this Work Health and Safety Management System (WHSMS) has been aligned with key elements from:

- AS/NZS 4801
- WHSAS 18001

In regards to Projects awarded to Forpark Australia, site specific safety management plans, safe work practices and a risk assessment analysis will be provided prior to commencement of works.

WORKPLACE HEALTH & SAFETY POLICY

Forpark Australia recognises its moral and legal responsibility to provide a safe and healthy work environment for workers (including contractors and workers of contractors), clients and visitors to site. This commitment extends to ensuring that operations do not place the local community at risk of injury, illness or property damage.

ENVIRONMENTAL MANAGEMENT

Aim

At Forpark Australia we are committed to conducting our business in an environmentally aware and responsible manner. We seek the co-operation of our workers and business partners in ensuring our organisational practices are conducted with minimal environmental impact.

Objective

To work with workers, visitors and business partners to achieve compatibility between economic development and the maintenance of the environment to minimise harm.

The objective of Forpark Australia's EMP is to actively work towards elimination and reduction of negative effects to the environment by ensuring environmental impacts are incorporated into all levels of the organisation, from planning to project delivery, and utilising best practice techniques wherever possible.

Statement of Commitment

Forpark Australia recognises its moral and legal responsibility to minimise damage to the environment caused by work activities. This commitment extends to ensuring that operations do not unnecessarily endanger flora, fauna, sensitive areas, sites of heritage importance or present concerns to members of the public and community.

INSPECTION / CLOSE OUT

Forpark Australia has in place an Inspection Checklist upon completion of all Forpark Projects. This Checklist includes, but is not limited to ensuring the following tasks have been performed to our company's expectations for quality.

1. As Constructed Particulars
2. Site Safety
3. Under Surfacing
4. Cosmetics
5. Equipment Installation
6. Accessories
7. Free Standing Equipment
8. ParkFit Equipment
9. Shade Structures.

Once Forpark Australia is satisfied with the completion of works, we will arrange an appropriate handover/inspection for our Customer as per the Program of Works. All relevant handover documentation including Warranties, Engineering (if applicable) and 'As Constructed' Drawings will be provided prior to the onsite handover.

ADDITIONAL INFORMATION

SECURITY

Forpark will not be liable for any costs to repair any damage due to vandalism that may occur during the installation process. If vandalism may be an issue please discuss security options with your Forpark representative.



SAFETY STANDARDS

Our play equipment meets and/or exceeds all Australian Safety Standards for playgrounds, including the following – AS 4685:2014 Parts 1-6 and 11, AS 4685:2021 Parts 1-6 (for Forpark Elevate range), Playground equipment (Safety requirements and test methods), AS/NZS 4422:2016 Playground surfacing (Specifications, requirements and test method) and AS 4685 2017 Playgrounds and playground equipment (Part 0: Development, installation, inspection, maintenance and operation).

As per AS 4685:2021, additional measures should be taken for equipment in which the stability depends on only one cross-section. Foundations of one-post equipment shall be accessible for periodic inspection. Your choice of impact attenuating surfacing should be carefully planned in order to allow for inspections and if access to the foundations is required. For example, for synthetic surfacing, this may require the surfacing to be cut-back and re-laid.

GUARANTEE

We provide a 20 Year Structural Guarantee on our play equipment. For full details please ask to see our guarantee information sheet.

DESIGN

As we create your design specifically to meet your needs, please speak to us if you would like any changes. Many of our components can be swapped with other components from our range and colours can be tailored to meet your visual needs.

COLOURS

Colours shown on the 3D presentation are only one suggestion. When placing your order, you may choose from the Forpark Colour Chart.

VANDAL RESISTANCE

To avoid vandalism we use specially made tamper-resistant Tri-Lobe and Torx bolts that cannot be adjusted without special tools. The heads are rounded for additional safety. We can also create your design by choosing components that are resistant to vandalism.

QUALITY ASSURANCE

We are Quality Assured to AS/NZS ISO 9001:2015. This certification gives our customers peace of mind in knowing we have a demonstrated commitment to quality and service.

SELF-INSTALLATION

A benefit of our equipment is that most holes are pre-drilled if you prefer to install the equipment yourselves. Please note: Our guarantee remains in force if you install the equipment yourselves, as long as installation is strictly in accordance with the instructions provided.

DELIVERY

Currently 14-16 weeks from date of order.

HARD DIGGING

The above quotation is on the premise that the area is cleared and unencumbered. No allowance has been made for rock or hard digging on the site and if this is encountered there will be an additional charge once costing is known and agreeable to both parties.

SERVICE LINES

A consequence of digging is encountering service lines such as drainage, water, power, sewer, gas and phone lines. Whilst Forpark conduct an industry standard due diligence process, we can take no responsibility for the repair or relocation of any existing service lines during our work, as they are not always noted on plans, may be in a different location/height to that expected and can be undetectable. The customer is responsible for these services and is required to notify us of any prior to work commencing. We will carry out a Dial B4U Dig and also conduct an on-site service search, if required and available. If included, this is noted in your Scope of Works above.

INSTALLATION AND TRANSPORT VEHICLES

Installation and softfall carrying trucks may need to drive on or near the grassed area to gain access to where the equipment will be installed. Forpark Australia will take all care possible, however unless otherwise arranged, Forpark will not accept liability for any damage (e.g. wheel ruts) caused during this process.

SITE CONDITIONS

Unless otherwise stated, no allowance has been made for site preparation; including, but not limited to; disposal of spoil, drainage, fencing, levelling, re-turfing, security, sediment control, on-site service search or unavoidable restoration of disturbed surfaces. If a site induction of more than 30 minutes is required, and has not been advised prior to quoting, we reserve the right to charge for additional time.

TERMS AND CONDITIONS OF SALE

Unless otherwise agreed by the supplier in writing, payment for all goods shall be within 7 days of delivery of goods. OR payment will be 25% deposit upon placement of order with remaining balance due prior to despatch. A tax invoice will be supplied on despatch of goods. Our payment terms do not include agreement to any liquidated damages or retention fees. For our Terms and Conditions of Sale, applicable to all orders placed, please refer to www.forparkaust.com.au/terms-conditions.

VALIDITY

This quotation is valid for thirty (30) days from date of quotation.

Please note: All designs and drawings forming part of this proposal are 'commercial in confidence' and are copyright © to Forpark Australia. No part of this quote may be reproduced without our consent.

LICENCES AND INSURANCES

Public Liability	Limit of Liability: \$20,000,000.00
Products Liability	Limit of Liability: \$20,000,000.00
Professional Indemnity	Limit of Liability: \$10,000,000.00
Construction All Risk-Playground Install	Limit of Liability: \$300,000.00 Max Per Project
Motor Vehicle Insurance	Limit: As per Schedule
Workers Compensation	Workers Compensation Insurance – QBE Insurance
Quality Assurance	AS/NZS ISO 9001:2015 The Development, Manufacture, Assembly and Installation Management of Playground and Parkland Equipment

9.2.6 Boddington Aged Care Accommodation Project

File Reference: 3.000591
Applicant: Not applicable
Disclosure of Interest: Nil
Author: Chief Executive Officer
Attachments: 9.2.6A Aged Care Accommodation and Services Strategy

Summary

Council is requested to formally consider and accept the Aged Care Accommodation and Services Strategy (ACASS), as the basis to progress an aged care facility in the Shire of Boddington.

Background

In March 2021, the Shire of Boddington Aged Care Committee confirmed its commitment to progress an investigation regarding an Aged Care Accommodation facility to provide 24 hour 7 day a week care to vulnerable aged residents from the Shire of Boddington and surrounding areas. This study was commissioned to review non-traditional models of residential aged care for their applicability to Boddington, including analysis of the financial and licence implications and pathways, and a market scan to identify approved providers with whom a partnership may be possible.

To progress this initiative, the Shire of Boddington invited applications from consultants to undertake a review of non-traditional models of residential aged care, for their applicability to Boddington, including analysis of the financial and licence implications and pathways to implementation. It was intended that the review would result in a recommendation that included a suitable model, its expected viability (and assumptions) with the implementation pathway to scan the marketplace for any approved providers with whom a delivery partnership may be possible. The consultant was asked to consider the opportunities provided by the Shire of Boddington's location and amenity to meet the needs of the broader aged population within reasonable proximity, when recommending a viable option.

The objective of the Strategy was to guide Council, staff, business and the community on the most effective way to support aged care service delivery, taking into account potential economic development opportunities, emerging trends in care, and the competitive advantages that the Shire of Boddington may enjoy.

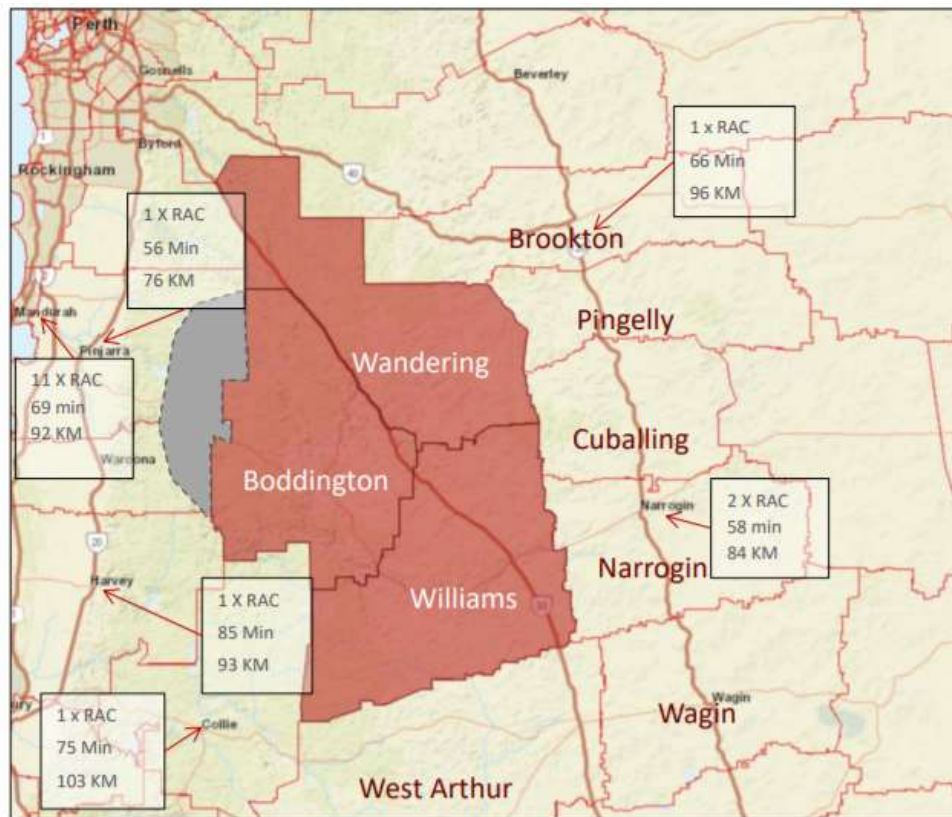
Comment

The Aged Accommodation Committee met several times throughout the development of the ACASS, to ensure that the outcome was relevant to the need of Boddington and surrounding localities.

The Aged Care Accommodation and Services Strategy (Attachment 9.2.6A) noted the following key conclusions:

- Boddington's aged 70+ population is experiencing significant growth.
- Boddington's aged 80+ population is experiencing even higher growth.
- The unmet demand for residential aged care is 37 places by 2026 across Boddington, Wandering and Williams, and 47 places by 2031 (of which 21 and 27 places are Boddington alone).
- This supports the feeling in the community that a solution to the current (and projected) gap in residential aged care is needed.

The Strategy considered the Shires of Boddington, Wandering and Williams within the scope of the demand modelling. These areas are identified in the below illustration, which also indicates the nearest residential aged care (RAC) facility, and distance from Boddington.



The Strategy provides two clear alternate pathways forward, which require a concerted effort over a period of time to realise a positive outcome for Boddington.

Option 1: The facility to be operated by a private provider. Key considerations include:

- Requires close working relationship with WA Country Health Service (WACHS).
- The project will need to be led by Boddington to both identify and then work with the private provider, and WACHS to create a viable solution.
- Advocacy and incentives will be required
- Land requirement needs to be determined
- Workforce will be a major constraint

Option 2: The facility to be operated by WACHS via Commonwealth multi-purpose services. This option will require:

- WACHS to agree to take custody of the project.
- WACHS to share the vision.
- Advocacy and potentially incentives

WACHS has since confirmed they do not have capacity to build or run such a facility as it is too large for the WACHS service model. WACHS are interested in pursuing collaboration opportunities regarding workforce planning, discussing land requirements, and note they will be a key stakeholder.

Given that Option 2 is not a possibility, a suitable private provider to deliver the residential aged care service needs to be sourced, as well as a suitable parcel of land to build the facility on.

Without the land, the viability of the project will be significantly constrained, and it is likely to be very difficult to attract a private operator.

The ACASS estimates the build cost of an aged care accommodation facility to be between \$11.6m and \$14.9m. Federal grants are a potential source of funding for a private operator, and if successful, are likely to fund approximately 60% of the capital costs.

Next steps

A site assessment of the land around the hospital is required, to confirm if the space available is sufficient for the existing and future expansion of the facility. Following the confirmation of site suitability, an expression of interest process is proposed, to identify a preferred provider and enable in-depth discussions to occur.

It is also noted that throughout the project, regular advocacy opportunities should be actively sought, in order to brief State and Federal politicians and other key identified stakeholders.

Consultation

Various methods of engagement were held with key stakeholders including:

- Several meetings with the Aged Accommodation Committee
- Workshops with community members in Williams, Wandering and Boddington
- Discussions with other key stakeholders in Boddington

Strategic Implications

Pillar 1 A vibrant and connected community

1.3 Plan for ageing with appropriate housing, residential and aged care options

Legislative Implications

Nil

Policy Implications

Nil

Financial Implications

No specific financial implications will result from the acceptance of this report, however, both workforce and financial resources will be needed to progress the project.

Economic Implications

Aged care is a significant economic contributor extending beyond employment opportunities. It provides income to suppliers of goods and services, and helps to reduce the incidence and costs associated with more expensive health care. This facility is likely to employ 70 or more people, will attract incoming residents, source goods and services locally and will retain community members in the area.

Social Implications

A local facility will benefit those who wish to age within their community, and will have a positive impact on family cohesion. Aged accommodation in Boddington is likely to lead to better health outcomes (mental and physical health) including reduced loneliness, due to higher quality and more timely provision of care.

An indirect social benefit is the potential increase in volunteering, due to time efficiencies, a lack of draw from the population and increased opportunities for volunteering activities.

Environmental Considerations

Nil

Risk Considerations

Risk Statement and Consequence	Failure to provide an aged care facility in Boddington will continue to result in displacement of families and a lower quality of life for our older people who wish to remain in familiar surroundings. This project is a high priority for the community.
Risk Rating (prior to treatment or control)	High
Principal Risk Theme	Reputational
Risk Action Plan (controls or treatment proposed)	Ongoing resources, both workforce and financial, need to be allocated to this project to keep the momentum moving forward.

Options

1. Accept the report as presented.
2. Proceed with an alternative direction for this project

Voting Requirements

Simple Majority

Officer Recommendation/Council Decision

COUNCIL RESOLUTION: 32/22

Moved Cr Erasmus

That Council accept the report entitled Aged Care Accommodation and Services Strategy as the basis to proceed with a project to deliver aged accommodation in the Shire of Boddington.

Seconded: Cr Erasmus

Carried: 7/0

VERSO

Aged Care Accommodation and Services Strategy

Prepared for Shire of
Boddington

20 September 2021

Turn to us for innovative solutions

Verso Consulting Pty Ltd

Mail

Verso Consulting
PO Box 412
Clifton Hill VIC 3068

While Verso Consulting Pty Ltd endeavours to provide reliable analysis and believes the material it presents is accurate, it will not be liable for any claim by any party acting on such information.

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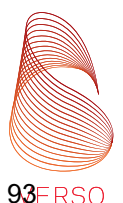
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Executive Summary

Project Context

The Shire of Boddington wishes to facilitate or to establish an aged care accommodation facility. The purpose of this initiative is to provide residential care to older persons with complex care needs from the Shire of Boddington and surrounding areas.

To progress this initiative, the Shire of Boddington engaged Verso Consulting to undertake a review of non-traditional models of residential aged care for their suitability to Boddington, including analysis of the financial and licence implications and pathways to implementation.

The review is intended to provide a recommendation that includes a suitable model, its expected viability (and assumptions) with an implementation pathway to scan the marketplace for approved providers with whom a delivery partnership may be possible.

Demand

Service Catchment

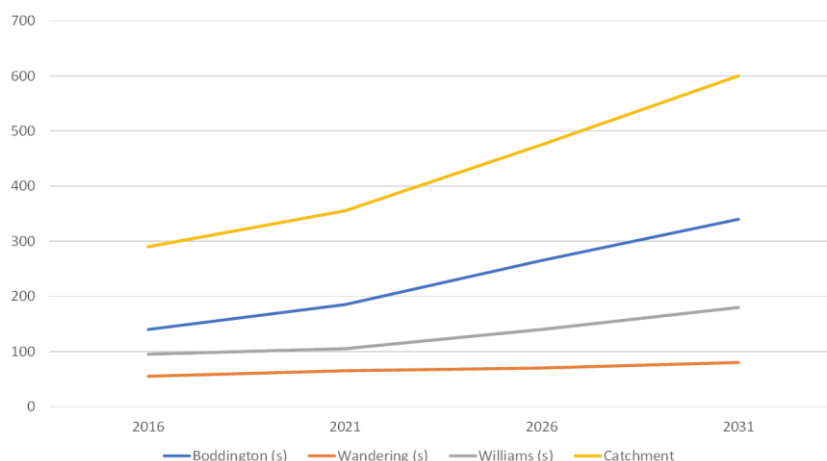
The catchment for residential aged care based in Boddington includes Williams and Wandering. Community forums and broader supply and demand evidences supports the validity of the catchment.

Population 70+ years

Between the 2011 and 2016 census periods, the population aged 70+ grew in both the catchment (+39.2%) and in Boddington Local Government Area (LGA) (+39.8%). In this period, the overall population declined in both the catchment (-8.5%) and in Boddington LGA (-17.1%). The other two LGAs in the catchment experienced a small overall growth in population.

The 2016 census detailed that there were 330 persons aged 70+ in the catchment, with 151 residing within Boddington LGA. WA Tomorrow population projections demonstrate that by 2026 there are estimated to be 475 people aged 70+ in the catchment and 265 in Boddington LGA.

It is worth noting that in Shire of Boddington's 2012 needs study, the 70+ population was projected to be 486 for the catchment and 297 for Boddington LGA. This is similar to the WA Tomorrow projections used in the updated needs study (Appendix 1). Therefore the projections can be confidently used to support strategic planning.



The percentage increase from 2016 to 2031 for the catchment's 70+ population using the 2016 census data and WA Tomorrow projections (+81.8%) is slightly higher than the 2012 population needs study documented (+80%), and a significant 125.2% for Boddington. Calculating high growth of the 70+ population supports recommendations related to the development of aged care services to meet complex higher care needs.

The data for populations aged 85 and older demonstrates even higher growth (based on the 2016 census and WA Tomorrow population projections) of +234.3% for the catchment +253% for the Boddington.

Demand for Residential Aged Care

The table below shows that without residential aged care being supplied in the catchment (operational places) by 2026 there will be demand for 37 places. Using WA Tomorrow projections, the unmet demand is estimated grow to 47 places in the catchment by 2031. The broader area of the Southern Wheatbelt is also delivering less aged care places than the demand estimates would justify, indicating that alternate placements are less likely in a broader Wheatbelt catchment.

LGA	70+ Population	Benchmark	Operational (2020)	Variance (+/-)
Boddington (S)	265	20.7	0	- 20.7
Wandering (S)	70	5.5	0	- 5.5
Williams (S)	140	10.9	0	- 10.9
Catchment	475	37.1	0	- 37.1
Wheatbelt South SA3*	3,419	266.7	202	- 64.7

Characteristics of residential aged care residents

The characteristics of the residents entering a residential aged care facility supports an understanding of the model of care required and the form of building design that will be most appropriate. This also provides insight into the workforce skills and expertise required to deliver the service.

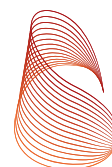
The *Likelihood of residential aged care use in later life*¹ report highlights the requirement for residential aged care:

- An estimated 34% to 53% of Australians will enter a residential aged care facility during their lifetime
- About 9% of people using aged care services at any one point time are in residential aged care

Key findings of the report include:

- The majority of residents entering residential aged care in the catchment are aged 80 years and older
- More than 20% of entrants will stay for less than 5 months, however about 1 in 4 residents will stay longer than four years
- 84% of residents exit the facility because they have died, pointing to the requirement to provide palliative care within residential aged care
- The people entering residential aged care have complex health care and behavioural support needs, with 54% having 5 to 8 long-term health conditions and 23% having 9 or more. 35% had 5-8 impairment types and 38% had 9 or more.

¹ [Broad JB, Ashton T, Gott M, McLeod H, Davis PB, Connolly MJ. Likelihood of residential aged care use in later life: a simple approach to estimation with international comparison. Aust N Z J Public Health. 2015;39(4):374–9].



- Dementia care is required for at least 53% of residents, with 40% also having a mental health diagnosis
- Australian Institute of Health and Welfare publications detail that 79% of residents have a mental health diagnosis (26% who are not living with dementia) although more current research suggests that 93% had a mental or behavioural disorder, including dementia 58% or depression 54%.

Residential Aged Care Viability

Summary of changes over the last 15 years

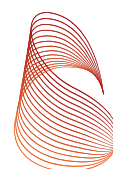
Over the last 15 years residential aged care has changed significantly. The big picture trends have been:

- The abolition of the low care (hostel) and high care (nursing home) divide
- Increased capacity of providers to seek residential aged care deposits (RADs) or Daily Accommodation Payments (DAPs) from all persons entering a residential aged care facility. Previously bonds could only be secured from older people entering a low care facility
- Consolidation of ownership of residential aged care into increasingly fewer providers including listed companies
- The diminishing role of local community organisations, local government and health services
- The central role of dementia care in residential aged care
- Increasingly complex care needs of older persons entering residential aged care
- Significant reduction of smaller sized facilities

Size and financial viability

A range of operational issues impact financial viability relative to a residential aged care facility's size:

- Administrative and management functions including compliance requirements are the same regardless of size
- Larger facilities can assign the functions to specialised staff improving efficiencies and can support these functions with lower cost clerical staff
- As a portion of the overall size of the facility, vacancies and refurbishments can be managed more readily within the business model, e.g. One vacant bed offline for two weeks to be refurbished after a resident exits in a 100 bed facility is a loss of 1%, whereas in a 30 bed facility this represents 3.3%.
- Rostering of staff can be more easily flexed to match the actual load as occupancy levels change in large facilities
- Overnight staffing ratios can be more easily managed in a large facility than in a small facility, particularly registered nurse costs
- Increased scale can improve a range of options for specialist inputs such as dementia specialist, allied health and clinical nurse practitioners
- Larger facilities located in areas with strong property markets can increase their earnings from non-operational property investment strategies. These are often not available to smaller aged care facilities located in rural townships without the same capital gain opportunities.



Royal Commission statement on funding

The following statements by the Royal Commission into Aged Care Quality and Safety² provide a perspective on the current status of the aged care system and the impact felt in places such as Boddington. The Commissioners reported:

“Funding for aged care is insufficient, insecure and subject to the fiscal priorities and wide-ranging responsibilities of the Australian Government. This affects access to, and the quality and safety of, care.”

“The aged care system has been affected by piecemeal approaches and policy compromises that detract from quality care. For several decades, one of the priorities for governments dealing with the aged care system has been to restrain the growth in aged care expenditure. This priority has been pursued irrespective of the level of need, and without sufficient regard to whether the funding is adequate to deliver quality care. This has occurred through limiting expenditure without accounting for the actual cost of delivering services, rationing access to services, and neglecting reform of the funding model.”

“These should not be thought of as inadvertent errors in the design of the aged care system in Australia. These are design features.”

The overall operating model for residential aged care

Providers of residential aged care seek to generate value in two ways:

1. By delivering services for which the Commonwealth Government pays subsidies and residents pay fees
2. Property investment which is currently the strongest driver for generating value

The Stewart Brown (aged care specialist accountants) survey of 44% of residential aged care facilities was published in their annual Aged Care Financial Performance Survey. The December 2020 quarter report provides the most up-to-date data on the status of residential aged care operations and financial performance. Key insights include:

- The average result is a deficit of \$6.10 per bed per day
- A decline in occupancy over the year of 1.3% in the past 12 months for all facilities
- If the special funding for COVID-19 and a rural and remote viability supplement had not been provided, the situation would have been worse
- The situation in rural and remote aged care is worse, with average per bed day operating loss of \$10.54

Figure 1: Overview of the operational issues



Source: Stewart Brown Aged Care Aged Care Financial Performance Survey December 2020

² Royal Commission into Aged Care Quality and Safety Final Report Volume 2 page 188

Summary of current residential aged care viability

Residential aged care is not operationally viable primarily due to government failures that have focused on restraining expenditure by design with no regard for the impact on the safety and quality of care provided to older people. The worsening situation has been a long-term trend.

Currently the viability of residential aged care is further disproportionately and negatively impacted by:

- The degree of rurality
- Size of the aged care facility

The larger for-profit providers represent a small group of approved providers (3%) but hold 36% of funded places. Their business models are primarily driven by the non-operational activities of property investment.

Models of residential aged care

There are three basic concepts that support small scale or homelike residential aged care. The models have been developed to address viability and/or to deliver safe high quality care related to the contemporary care needs of people entering residential aged care. The three broad models reviewed for application in Boddington are:

- Small scale residential aged care designed to address viability using either a place based (multi service) model, federated model, hub and spoke model or the multi-purpose service (MPS) model
- Small scale and or homelike models that are part of a larger campus focused on superior dementia/mental health care/maintenance of wellbeing
- Housing based alternatives providing the equivalent to residential aged care using home care packages to fund and provide care

Selection Principles

Principles and threshold issues used for determining the right/best option(s) must be able to respond to:

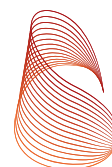
- The quantum of need, bearing in mind that the facility might have a 40 year life
- Care and safety issues
- The requirement to attract and retain the leadership and staff required to deliver the care safely
- Viability issues and the capacity to return a surplus to enable reinvestment of funds into service improvement and capital replacement/refurbishment
- The preferred position of the Shire of Boddington to attract or facilitate the involvement of an approved provider

Option Selection

A workshop was conducted with the Shire of Boddington project committee to consider the best options.

Residential aged care required in Boddington

The committee reaffirmed the resolute view from the community forums that residential aged care is required in Boddington. The foundational principle is that it is a human right to be able to age in the community of choice. The



negative impact on residents, carers, partners and families when older persons have to leave their community go to residential aged care some distance away is considered unacceptable.

The committee's preferred options are:

Option 1: A small sized residential aged care facility operating under current business rules achieving enhanced viability through delivering a multiplicity of service types. Within this model, the committee is not discounting that there may be opportunities to develop a 'federated model'. The committee also appreciate the care model and design exemplified in the Green House Project, and similar models should be incorporated into the facility design and operations. The committee considers that co-locating the facility adjacent to the hospital would be particularly beneficial. In this model a close and effective relationship with Western Australia Country Health Service (WACHS) will be desirable.

Sector feedback indicates attracting an approved provider in the current operational environment is unlikely due to COVID-19 restrictions and effects, negative operational results, major reforms and associated uncertainties, restrained property investment opportunities in Boddington, increased regulation, and current occupancy rates. The committee accepts that to achieve the vision for high quality residential aged care and the outcomes achieved in models such as the Greenhouse Project, a local community organisation may have to be developed to operate the facility and the mix of other services.

Option 2: Work with WACHS to have the Boddington Hospital reclassified as a MPS, with WACHS as the provider delivering residential aged care in the manner discussed in the care models in this section. The community would seek for this model to be a genuine partnership between the Commonwealth, the State and the local community.

This option will require significant collaboration and a shared vision with WACHS.

Business Case – Option 1

Key enabling factors

There is current and growing demand for residential aged care in Boddington driven by the population characteristics.

Financial viability can be enhanced in a small scale facility through delivering a range of complimentary services such as (but not limited to): home care packages, post-acute care, disability services, Veterans Home Care, respite, older persons housing or even child care. Good business leadership has found to be a vital factor using this approach.

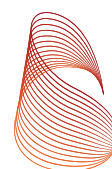
There is an opportunity to develop partnerships and collaborations into the future with other similar rural aged care services that could support the development of shared capability and economies of scale.

The cost and complexity of care can be reduced by adopting international best practices in the care model and the building design.

A package of capital and land may provide incentives to support an existing approved provider to undertake a feasibility study (this report could help support the business plan).

Key limiting factors

The scale of demand (35-45 beds) is low when compared to contemporary residential aged care. Smaller sized facilities have generally been unviable. Residential aged care providers derive value from operations and property investment. The operations side of the equation is unviable because of scale and the overall government funding model. The property investment (enabled by RADs) is not likely to be a commercially attractive proposition in Boddington. The implication is that providers are unlikely to be attracted to Boddington to deliver residential aged care under the current operating conditions.



The current operational business model may limit opportunities to attract the capital required to construct and develop the facility – at \$330,000 per place, the capital required would be between \$11.6m to \$14.9m.

There is uncertainty regarding the future of residential aged care due to the recommendations of the Royal Commission into Aged Care Quality and Safety and the Federal Government's response.

Customers

Demand for residential aged care is being driven by a growing number of people aged 85+ and a lack of supply. Key care needs are dementia care and mental health; however, the group of people requiring residential aged care typically have 5 to 8 comorbidities with the implication that current and future residents will need a high degree of technical nursing care. The demand is drawn from a catchment that includes Wandering, Williams, and Boddington.

Partners

Potential partners may include Shire of Boddington, WACHS, an approved provider of residential aged care, local health providers, the local governments of Wandering and Williams, Development Commissions and the Federal Government.

Budget

Capital

Capital development cost for the residential aged care facility: \$11.6m to 14.9m

Standalone residential aged care facility operating result

The expected operational loss for a standalone facility is using current industry average results:

- \$10.54 per bed day x 365 x 35 places = **\$134,649**
- \$10.54 per bed day x 365 x 45 places = **\$173,120**

A 20 year operational shortfall based on current business rules and funding model = **\$2.7m to \$3.5m.**

New Mandated increased care hours: Flowing from the Royal Commission the Commonwealth has mandated care staff and registered nurses hours. This will increase the care cost hours. UPA has advised for its small facilities that this will add to operational losses by \$4.00 per person per bed day even after increased subsidies have been applied. The mandated care cost are estimated to have the following impact:

- 35 places projected additional operational shortfall = **\$51,100**
- 45 places projected additional operational shortfall = **\$65,700**

The overall operational result is estimated at:

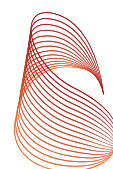
- 35 places projected additional operational shortfall = **\$186,149**
- 45 places projected additional operational shortfall = **\$238,820**

A 20 year operational shortfall based on current business rules and the additional cost impost = **\$3.7M to \$4.8M**

Mix of other services operational result

The estimated operating results for a mix of additional services is:

- 2 Short Term Restorative Care places operational result = \$21,152 p.a.



- 15 home care packages (revenue \$386,152) operating result: \$5.67 per client per day x 365 x 15 = \$31,043
- A range of basic care services (CHSP equivalent) at \$300,000 at 8.75% margin = \$26,250 (for full calculation see Appendix 2)
- NDIS service provision at 25 hrs per day x 365 x \$58.80 = revenue of \$536,550; margin 3.14% = \$16,848 (for full calculation see Appendix 2)
- Potential saving by spreading administration, quality, IT, HR etc across multiple services = \$20,000

Positive results from a broader suite of services = \$115,293 p.a. or \$2.3m over 20 years.

Operating result combining residential aged care and a mix of other services

In a mixed model of residential aged care and other aged and disability services, the negative operating result may be between: **\$70,856** and **\$123,527** p.a. or a result over 20 years of **\$1.4m** and **\$2.5 m**.

Non-operating result

Non-operating income is impacted by the RADs. Estimating the result is based on 60% of places (21 to 27) attracting a RAD of \$300,000. Potentially, there would be between \$6.3m and \$8.1m from which the organisation could earn income from term deposits or investments, e.g. older persons housing. Even on a conservative estimate of 2.5% return, the result could be between \$157,500 and \$202,500. Over 20 years, non-operational income could exceed \$3.2m or \$4.1m.

20 year outlook operating and non-operational result

With the addition of a mixed model and non-operating revenue, the result over 20 years may be between \$1.8m (35 places) and \$1.6M (45 places).

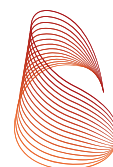
Investors

Notwithstanding previous comments made regarding the likelihood of attracting an approved provider, the option should be incentivised and all options exhausted prior to considering other alternatives. The investment options may be dependent on the following:

- Securing an in-principle agreement with an approved provider who is willing and able to deliver the services in a manner consistent with the community vision and best practice
- Securing an approved provider may require:
 - The provision of land on a peppercorn lease over 99 years
 - A capital grant

This would enable the provider to build out a detailed business case benefiting from non-operational results to justify anticipated negative operational results.

- A capital grant may be provided by the Commonwealth government, state government or alternatively from the Boddington Gold Mine
- Granted land could be Shire owned, state government land or Crown land
- Based on a viable business model and securing an experienced operator, banks would lend money for development, construction start up and as a long-term mortgage (up to 60% of the required capital – land and building value) or the approved provider's asset position
- A large provider could also provide a loan from their internal resources



- An alternate approach would be to establish a community organisation to become an approved provider granting land and securing a capital grant and borrowing money to develop, construct and cover the start-up operational shortfall

Business Case – Option 2

Key enabling factors

- There is current and growing demand for residential aged care in Boddington driven by the population characteristics
- Integrated approaches to health, community care and residential aged care can produce improved outcomes for older people and improve health literacy relevant to aged care across the community
- The cost and complexity of care can be reduced by adopting international best practices in the care model and the building design
- The Commonwealth government has been developing a suite of reforms of the MPS model, and in response to the Royal Commission into Aged Care Quality and Safety, has agreed to expand the model where there has been market failure. The reforms bring the MPS model, with reference to aged care, into alignment with aged care standards in the broader system.

Key limiting factors

It is unknown how the reclassification may impact health services at Boddington Hospital and what the implications might be with reference to funding.

WACHS would need to be a willing and active partner to:

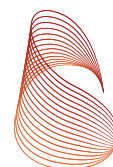
- Consider this option
- Co-design the service model with the community, including the building design (considering flexible and integrated service delivery)
- Develop a comprehensive plan to deliver community care, respite, and restorative care across the catchment (Wandering, Williams and Boddington)
- Develop a workforce with a focus on local employment where possible
- Deliver residential aged care services at the required scale

The Commonwealth would need to agree to the reclassification and provide adequate funding to support the scale of operations required.

There is uncertainty regarding reform details, timeframes and funding limitations of the MPS model and how the model intersects with consumer choice. There is also a lack of detail on how capital would be accessed for the expansion of the model.

Customers

The demand for residential aged care is being driven by a growing number of people aged 85+ and a lack of supply. Key care needs are dementia care and mental health. However, the group of people requiring residential aged care typically



have 5 to 8 comorbidities with the implication that current and future residents will need a high degree of technical nursing care as well. The demand is drawn from a catchment that includes Wandering, Williams and Boddington.

Partners

Potential partners may include Shire of Boddington, WACHS,, the local governments of Wandering and Williams, Development Commissions and the Federal Government.

Budget

The budget is to be determined within the MPS program funding and budget.

Next Steps

Immediate actions

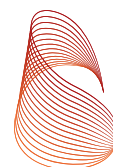
The consultants recommend that:

- The Shire of Boddington receive the report
- Confirm the vision, the model of care and the model of viability, i.e. Option 1 or Option 2
- Consider/determine the role the Shire will play in realising the vision for residential aged care and the accompanying viability considerations e.g. advocate, facilitator, partner, investor (seeding, in kind or long-term), customer
- Build consensus with the Shires of Wandering and Williams and their communities regarding the model and their ongoing voice in realising the vision
- Identify if land is available to grant to a prospective approved provider and its suitability considering the model and what the process would be to obtain/grant the land and under what conditions
- Develop collateral to support the marketing of the opportunity and to garner investor support
- Obtain seed money to move through the project inception and realisation phase
- Maintain a project steering committee to work through the next phases of the project

Project Inception

Conduct a project inception workshop with key stakeholders:

- Confirming the vision for the development, model of care, model of community engagement and integration and integration with health
- The viability issues and how they will managed by design, integration and the risks
- The ongoing communication process
- The next steps, noting that The Commonwealth would need to agree to the reclassification and provide adequate funding to support the scale of operations required



- Identify and quantify resources (including human) required to realise the project
- Communicate with relevant State and Commonwealth politicians about the project and intended cause of action; seek their support

Project Realisation

Threshold Issues

There are two threshold issues that need to be determined first:

- Whether WACHS would be willing to partner with the community to explore the concept of establishing a MPS in Boddington to deliver 35-45 places and to also deliver other aged care services to the catchment
- Whether an approved provider organisation would establish 35 to 45 bed aged care facility in Boddington, what incentives could be offered and what would the process be for securing the incentives

Alternate Response

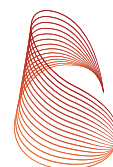
If an approved provider or cannot be incentivised to develop and deliver the model of care envisaged, it is recommended that the following key steps be taken:

- Support the project committee to form a legal entity to deliver aged care services and model of care and viability envisaged in the catchment that includes directors who meet the Commonwealth's requirements for key personnel under the Aged Care Act and consistent with the approved provider governance reforms recommended by the Royal Commission
- Obtain seed funding to manage the costs associated with developing policies and procedures, the organisational design, the concept design for the building and site location and support to develop the approved provider application and associated detailed business case required by the Commonwealth
- Prepare a concept design for the land and buildings
- Prepare a detailed business plan required as an attachment to the Approved Provider application
- Prepare and lodge an Approved Provider application and manage the iterative process often required to meet all of the Commonwealth's requirements
- In concert with the Approved Provider application, develop a comprehensive set of policies and procedures to manage compliance with the Aged Care Act and to enhance practice
- On approval, negotiate with the Commonwealth for licences if the Aged Care Act is still in the process of being rewritten
- Manage land grant processes, and capital grant funding applications
- Build the business case for the additional mix of services as determined in the project inception phase

Project Commencement

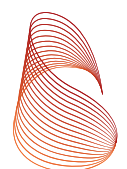
The project commencement activities will be dependent on:

- The response from WACHS
- Current Approved Providers



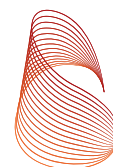
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- Alternatively, forming a local organisation that meets the requirements and succeeds in the application to become an Approved Provider

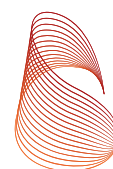


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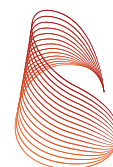
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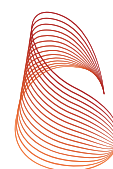
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1 Context

1.1 Background and scope

The Shire of Boddington wishes to facilitate establishment of an aged care accommodation facility. The purpose of this initiative is to provide residential care to older persons with complex care needs from the Shire of Boddington and surrounding areas.

To progress this initiative, the Shire of Boddington engaged Verso Consulting to undertake a review of non-traditional models of residential aged care for their suitability to Boddington, including analysis of the financial and licence implications and pathways to implementation. The review is intended to provide a recommendation that includes a suitable model, its expected viability (and assumptions) with the implementation pathway to scan the marketplace for approved providers with whom a delivery partnership may be possible.

As part of this review, Verso Consulting has therefore:

- Reviewed the Shire of Boddington's 2012 Aged Care Plan (developed with support from Verso Consulting) to assess the continued relevance of the recommendations contained therein, in light of the significant changes that have occurred in the Australian aged care system since (including the shift to consumer directed care and the Royal Commission into Aged Care)
- Liaised with industry, government and the community through stakeholder and community consultation
- Obtained data and research specific to Boddington and the catchment area
- Identified current, emerging, and future trends to guide recommendations
- Identified and analysed varying models of aged care accommodation suitable for use in Boddington

1.2 About this report

This report:

- Identifies the assets and comparative advantages, challenges and opportunities within the Shire of Boddington in relation to the provision of aged care accommodation and services
- Identifies suitable non-traditional models of residential aged care with a focus on the economics of these opportunities to develop a short list of the top 2 priority opportunities
- Identifies key limiting and enabling supply and demand factors for the short list priority opportunities
- Identifies the likely investors, partners, suppliers, and customers for each of the priority opportunities
- Provides a business case and high level budget for each priority opportunity, identifying potential funding sources and next steps to advance the priority opportunity

2 Aged Care Needs in Boddington & Surrounds

This chapter identifies the assets and comparative advantages, challenges and opportunities within the Shire of Boddington in relation to the provision of aged care accommodation and services.

2.1 Review and Research

Verso conducted a review the Shire of Boddington's 2012 Aged Care Plan to assess the continued relevance of the recommendations contained therein. This was achieved by comparing and contrasting evidence required in the project briefing by obtaining data and research specific to Boddington, the surrounding area and a broader catchment area, including:

- Catchment rationale and evidence
- Supply across the catchment for aged care
- Contemporary understanding of WACHS and their aged care policy and practices
- Boddington Hospital services and future service plan
- Updated demographics and a comparison to the projections used in the study
- Updated demand for aged care services and older persons housing including the Boddington Seniors Village wait list and business model

2.2 Catchment Rationale and Evidence

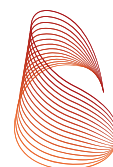
In the community forums (conducted in Williams, Boddington and Wandering) and in other stakeholder discussions the proposed catchment was discussed to test the potential for Boddington based residential aged care to draw from the areas identified. Several factors were considered and are discussed in the following section.

Current Boddington health and related services

The degree to which Boddington's health services are accessed from persons across the catchment was reviewed. There is evidence that people access services such as medical and hospital care from across the catchment, however not exclusively. For example, there is a much stronger relationship between Narrogin and the residents in most parts of Williams. There are also residents of Boddington that may access services in Armadale due to choice, specialisation or availability.

Other Residential Aged Care Options

The capacity of other residential aged care facilities in Narrogin (in particular) or other Wheatbelt locations to meet the current and future needs were reviewed. Key insights identified a need for an alternate to the current residential options in Narrogin due to wait times for a suitable place and concerns amongst some respondents relating to the quality of care. Travel time/distance to access alternate aged care in the Wheatbelt was also identified as an issue.



Accessing Services in Mandurah and Perth

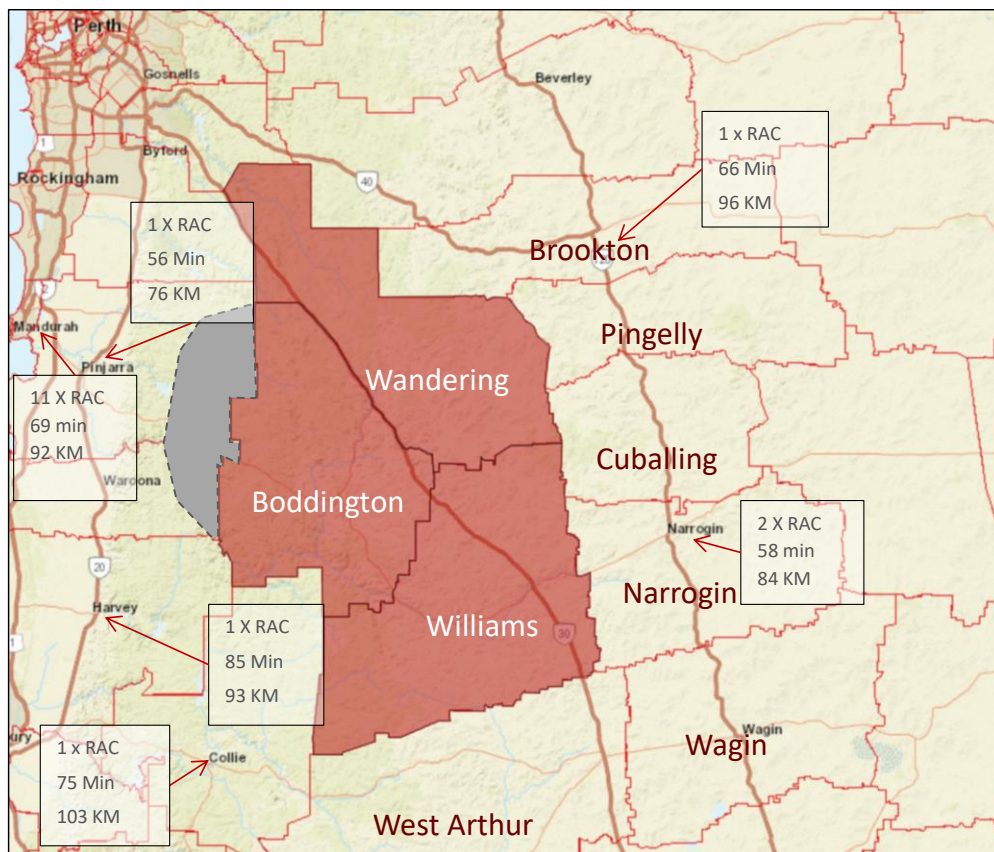
There was strong evidence that people in the catchment do not wish to access services in Mandurah, Perth's South Eastern suburbs or in towns in the Peel Region as alternatives to accessing aged care close to home. This outlook forms the basis of a shared value across the catchment communities and its local stakeholders. People see that it is their fundamental right to age in place. The example cited more than once was the placement of a Boddington resident in Albany which effectively cut the person off from their family. This example was seen as cruel and unacceptable.

The WA Country Health Service (WACHS) did not share the imperative of close-to-home ageing for Boddington residents, putting forward the alternate perspective that the travel times to multiple options in Mandurah and in the south east suburbs of Perth were reasonable. This response was provided taking into account the challenge of establishing residential aged care in Boddington due to scale and related viability, the complexity of care presented in residential aged care and scarcity of the workforce required to support the complex care needs of potential residents.

Catchment Overview

The catchment detailed in Figure 1 below forms the basis for estimating current and future demand for aged care in a Boddington-based service. The demographic profiles in the updated needs study (see Appendix 1) have been developed using population data from Wandering, Boddington and Williams. The map also demonstrates travel times and distances from Boddington to aged care facilities that may be accessed by people in the catchment. The implication of this information is that a resident's family or friends may have to undertake a round trip of 2 hours or more to visit a facility. For some older people the cost or physical exertion of the travel required to visit may be prohibitive. In planning in an urban setting, a 30 minute round trip is often considered to be the primary catchment.

Figure 2: Catchment



2.3 Aged Care Supply from Metropolitan Perth

In the 2012 needs study (see 2.5), the capacity of Perth based residential aged care providers to offer services to residents of the Boddington catchment was discussed. At that time there was a significant service gap in the Metro South West and Metro South East regions, with a shortfall of 819 places. Consultations had identified that the suburban fringes were poorly serviced with a lack of residential aged care, home care packages and basic services.

In 2021 the capacity of Perth and Mandurah based providers to respond to the demand for residential aged care in the Boddington catchment include the following factors:

- Residential aged care deposits (RADs) sought in these services are benchmarked to real-estate values in the immediate area where the facility is located. This means that the residents in the Boddington catchment may face barriers in accessing the service of their choice due to the relationship between real estate values in the Boddington catchment and RADs sought. In postcodes 6210 (Mandurah) and 6112 (Armadale), the RADs range from \$200,000 to \$525,000 at an average of \$384,6963.
- COVID-19 has significantly disrupted aged care services across Australia undermining consumer confidence and affecting providers' admission policies
- Falling occupancy rates in residential aged care. However, sector commentators and consultations undertaken by Verso show that some consumers struggle to find beds, with providers 'picking and choosing' their residents. This may be due to intersecting issues including health complexities, complex behaviours, financial capacity etc.
- As at June 2021, residential aged care places in Metro South East and Metro South West regions fell short of the Commonwealth's planning benchmarks by 740– in the post COVID environment this could mean that the availability of places will again retract.

Table 1: Occupancy Rates WA

Occupancy Rates in RACs	2015-16	2016-17	2017-18	2018-19	2019 20
Western Australia	94.5%	93.8%	93.2%	90.3%	89.4%
Australia	92.4%	91.8%	90.3%	89.4%	88.3%

Source: Aged Care Financing Authority Ninth report on the Funding and Financing of the Aged Care Sector

Comment

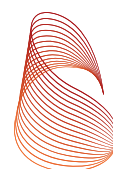
The demand for residential aged care is being impacted by the increasing availability of high care (Level 3 and 4) home care packages. The stated preference of older people is that they wish to remain independent in their own home for as long as possible.

The countering factor is that vacancy rates in residential aged care in locations such as Mandurah could provide people from the Boddington catchment with access to residential care now and into the immediate future. It is noted that this option is not considered to be acceptable to community members.

2.4 Aged Care Supply from the Wheatbelt Region

The supply of residential aged care beds in the Wheatbelt (Boddington is within the Wheatbelt aged care planning region as defined by the Commonwealth; there is no Peel region under this definition) has sharply declined due to the closure of

³ AIHW



low care (hostel) residential aged care beds in WACHS services. In 2013/14 residential aged care admissions for all providers across the Wheatbelt was 301 persons. In the latest comparable data, 2018/19 new admissions had fallen to 112 persons. The average age of admission had declined from an average of 84.2 to 83.3 years.

In 2012, when the first aged care needs study was completed, Boddington Hospital offered residential aged care places. These places were funded by the state government rather than the Commonwealth. These places are no longer available, although it is noted that there are instances where the hospital will provide a bed for care “while awaiting placement”.

WACHS

Consultations were undertaken with WACHS as part of this project. Discussions included the Royal Commission’s recommendation that in rural and remote Australia that the MPS model should be expanded. In the Commonwealth’s response to the Royal Commission they have accepted this recommendation. However, WACHS has not considered this an option for Boddington Hospital at this stage. There is much more to be understood about what this recommendation means before WACHS would be able to use the MPS model as mechanism to respond to market failure in places such as Boddington. WACHS expressed interest in this study and would like to be informed on key findings and related recommendations.

The profile of alternate residential aged care relatively close to the Boddington catchment includes:

- Narrogin (58 minutes’ drive away);
- Residency by Dillons Narrogin 50 places (some shared rooms) with RADs of \$220,000 and \$330,000
- Karinya Residential Care 50 places with RADs of \$350,000
- Brookton (66 minutes’ drive away)
- Kalkarni Residency Baptistcare 43 places (some shared rooms) with RADs of \$300,000 to \$400,000

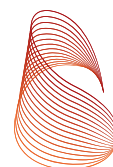
Implications

There is limited availability in alternate residential aged care options for people living in the catchment. Several respondents consulted as part of the background research for project also stated that there was a need for better quality of care than currently offered in Narrogin.

There is a total of 576 residential aged care beds in the Wheatbelt (provided by WACHS and other providers). The Commonwealth benchmark of 78 places per 1,000 persons aged 70+ years would equate to 898 places; therefore, there is a calculated shortfall of 322 places.

In 2012, consultations with Boddington District Hospital revealed that people are moving into the area and bringing their elderly parents with them to maintain close access to the hospital and medical centre. It can be surmised that this dynamic will continue to increase with the expansion of the Boddington mine and other economic drivers that will feed population growth.

Consultations showed that “CACP (now Level 2 home care packages) are well used and often ‘topped up’ by staff so people do not need to move away”. There are no Level 3 or 4 home care package providers in the area so people who need a higher level of care often enter a residential care facility which may be as far away as Albany. Feedback from consultations undertaken in 2021 demonstrate that the situation has deteriorated due to closures of aged care beds in the Boddington Hospital and a lack of Boddington-based home care service provision. A key insight from the consultations is that there is significant inconsistency in the quality of home care service provision and the quantum of care is not meeting demand.



2.5 Needs Study Findings

In 2012 Verso Consulting prepared a needs study for the Shire of Boddington. As part of this project we have reviewed and assessed the continued relevance of the recommendations contained therein.

To achieve this assessment, catchment assumptions were examined and validated and demographic and other service data was updated. Consultations were undertaken to provide further information regarding unmet need and service gaps and the implications for the community. The full updated 2021 needs study is attached (Appendix 1).

In this section we have provided a summary of highlights and implications from the study and reviewed the relevance of the 2012 recommendations.

2.5.1 Aged Population

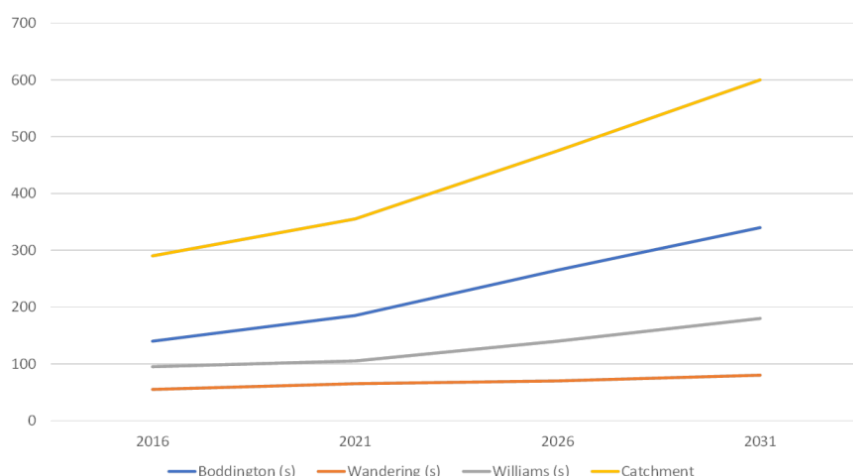
An examination of the 70+ population was undertaken, as this population is used as the basis by the Commonwealth for aged care planning including as an estimate of demand for funded service types including residential aged care, transition care, short term restorative care and home care packages.

Between the 2011 and 2016 census periods, the population aged 70+ grew in both the catchment (+39.2%) and in Boddington local government area (LGA) (+39.8%). In this period, the overall population declined in the catchment (-8.5%) and in Boddington LGA (-17.1%). The other two LGAs in the catchment experienced a small overall growth in population.

Population projections for 2017 were detailed in the 2012 report as 348 persons aged 70+ years for the catchment and 201 persons in Boddington. Comparatively, the 2016 census detailed the 70+ population was 330 for the catchment and 151 in Boddington.

The population projections relied on in 2012 estimated that by 2027 the 70+ population would grow to 486 for the catchment and 297 for Boddington LGA. Similarly, WA Tomorrow population projections used for the updated needs study estimate the 70+ population in 2026 to grow to 475 people in the catchment and 265 in Boddington LGA. Therefore the projections can be confidently used to support strategic planning.

Figure 3: 70+ Population projections by LGA and the catchment as a whole



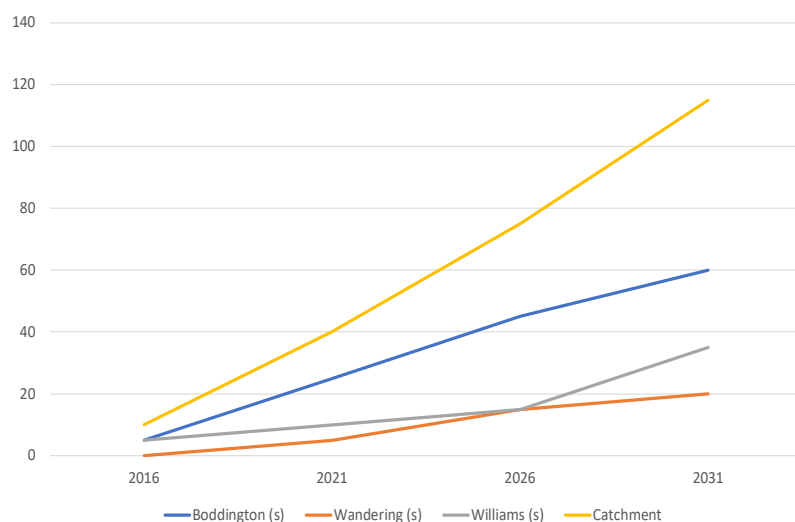
Source: Source: Department of Planning, Lands and Heritage, Western Australia Tomorrow population forecasts, official WA State Government forecasts to 2031, <https://www.dplh.wa.gov.au/information-and-services/land-supply-and-demography/western-australia-tomorrow-population-forecasts#latest>

The population of persons aged 85+ was also examined. This population are the highest users of aged care services supporting complex care. For example, in the Wheatbelt the average age of entry to residential aged care is 83.3 years (84.6 in Metro South West).

The 2012 needs study identified that the population aged 85+ was projected to grow from the 2011 census of 27 persons in the catchment and 18 people in Boddington to 52 in the catchment and 25 in Boddington LGA by 2027.

The 2016 census used in the updated needs study identifies 35 people aged 85+ in the catchment and 17 in Boddington. The numbers and future projections may be somewhat constrained by the number of people who are unable to remain in the community due to the lack of high care services to support their needs.

Figure 4: 85+ Population projections by LGA and the catchment as a whole



Source: Source: Department of Planning, Lands and Heritage, Western Australia Tomorrow population forecasts, official WA State Government forecasts to 2031, <https://www.dplh.wa.gov.au/information-and-services/land-supply-and-demography/western-australia-tomorrow-population-forecasts#latest>

The projections based on WA Tomorrow predict high growth of the 85+ population by 2026 of 75 people in the catchment and 45 in Boddington. It is noted that there is a difference between WA Tomorrow's 2016 projections as shown in the figure above (10 persons in the catchment) and the 2016 census record of 35 persons. The implication is that projections may be conservative.

Continued relevance of the 2012 recommendations and implications

The 2012 needs study recommended that “additional aged care services will need to be developed to support an 80% increase in the 70+ population from 2012 to 2027”.

Using 2016 census data and WA Tomorrow projections, the percentage increase from 2016 to 2031 for the 70+ population is slightly higher at +81.8% for the catchment and a significant 125.2% for Boddington. Calculating high growth of the 70+ population supports recommendations related to the development of aged care services to meet complex care needs.

The 85+ data demonstrates even higher growth of +234.3% for the catchment +253% for the Boddington. The 85+ population projections do not consider that some may have to relocate due to a lack of access to appropriate aged care services. This data reinforces the 2012 recommendation related to service development.

2.5.2 Remoteness

Using the Modified Monash Remoteness Scale, the catchment is rated as Moderately Accessible (equivalent to an Accessibility/Remoteness Index of Australia score of 3.52 to 5.80). Areas that fall within this rating are classified as having ‘significantly restricted accessibility of goods, services and opportunities for social interaction’. As a result, providers of aged care services operating in these areas can claim:

- An additional \$2.42 per day per client for home care packages regardless of the level
- An additional \$33.65 per residential aged care bed (this figure is calculated giving consideration to at least 50% of residents having behavioural support needs)

2.5.3 Supply and Demand in Boddington Catchment

As discussed earlier, the residential aged care options in adjoining metropolitan and Wheatbelt regions are unlikely to be able to respond to the needs of older persons in the Boddington catchment. Consultations also confirm strong desire for residents in the catchment to ‘age in place’ in their community close to family and friends and where they feel they belong. This choice is considered to be a fundamental right and the position is a strongly held value.

This section details the benchmark supply and demand equation. This is based on 78:1,000 places per 70+ population for 2021 through to 2031. The operational places detailed in the tables assume that no additional places will be constructed and brought online. Consultations did not provide any evidence of planned expansion of current services. Contributing factors include current operating conditions (widespread deficits), falling occupancy rates, uncertainty created by the Royal Commission and COVID-19 impacts.

The data tables demonstrate that between 2026 and 2031, a residential aged care facility with 35-45 beds located in Boddington could be justified to meet the growing need, if no other solutions were developed that impact the catchment.

Table 2: 2021 - Aged Care Planning Benchmarks (78:1000, 70+ population)

LGA	70+ Population	Benchmark	Operational (2020)	Variance (+/-)
Boddington (S)	185	14.4	0	- 14.4
Wandering (S)	65	5.1	0	- 5.1
Williams (S)	105	8.2	0	- 8.2
Catchment	355	27.7	0	- 27.7
Wheatbelt South SA3*	2,921	227.8	202	- 26

* DoH ABS Projections

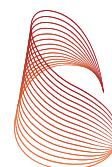


Table 3: 2026 - Aged Care Planning Benchmarks (78:1000, 70+ population)

LGA	70+ Population	Benchmark	Operational (2020)	Variance (+/-)
Boddington (S)	265	20.7	0	- 20.7
Wandering (S)	70	5.5	0	- 5.5
Williams (S)	140	10.9	0	- 10.9
Catchment	475	37.1	0	- 37.1
Wheatbelt South SA3*	3,419	266.7	202	- 64.7

* DoH ABS Projections

Table 4: 2031 - Aged Care Planning Benchmarks (78:1000, 70+ population)

LGA	70+ Population	Benchmark	Operational (2020)	Variance (+/-)
Boddington (S)	340	26.5	0	- 26.5
Wandering (S)	80	6.2	0	- 6.2
Williams (S)	180	14.0	0	- 14.0
Catchment	600	46.8	0	- 46.8
Wheatbelt South SA3*	3,924	306.1	202	- 104.1

* DoH ABS Projections

2.5.4 Older Persons Housing

Older persons housing is relevant in this discussion as the scale of any residential aged care option is predicated on the retention of older people in the community, and the feasibility and options may be further enhanced by attracting incoming retirees. The population of older people retained and attracted will also support the sustainability of vital local health services, which in turn will enhance retention and attraction.

The figure below details why older people move based on comprehensive consultations and data analysis.

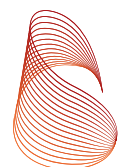
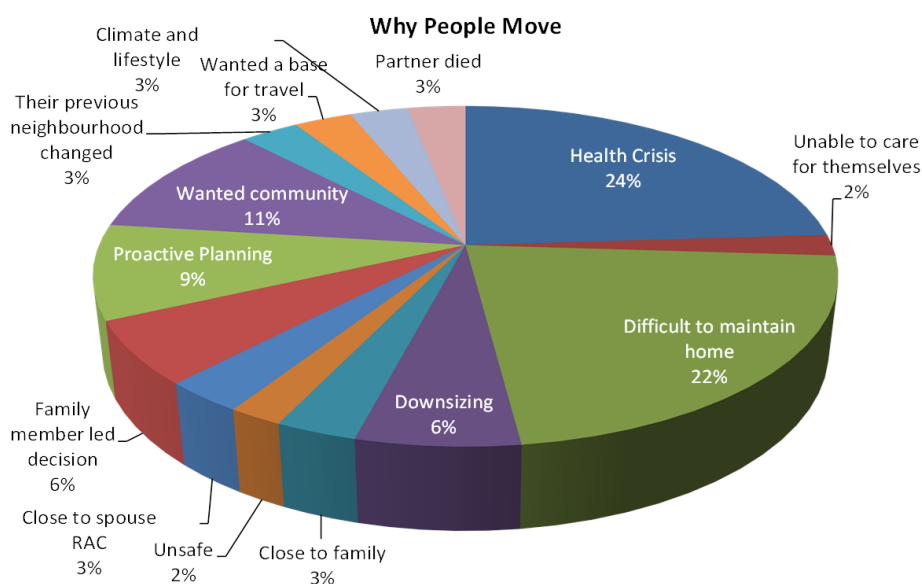


Figure 5: Why Older People Move

Source: Verso Consulting Aged Housing Research

Key Findings: Age-appropriate Housing Demand Research

The wide range of reasons cited by older people for their move to alternate housing demonstrates the complex range of factors that influence this decision. Only 6% were specifically looking for an enhanced lifestyle, which is a common retirement village marketing strategy. 94% of respondents were responding to changes relating to their age or capacity. Wider community consultations conducted by Verso reinforced the proposition that the decision to move to older persons' housing is often motivated by a strong desire to remain independent and avoid entering residential aged care.

University of NSW

Associate Professor Dr George Earl, Head of Construction Management & Real Estate at the University of NSW, describes a planning ratio (demand calculation) in *Evolution, Prospects and Challenges*⁴. As the most transparent demand estimate data, it is relied upon as the basis of this analysis. Estimates for retirement living demand are as follows: 0.2% aged 55 to 64 years, 2.0% aged 65 to 74 years, 4.0% aged 75 to 84 years and 7.0% aged 85+. It should be noted that retirement living does not encompass all the options that support changing housing needs.

Table 5: Dr Earl Projections (1.9% of 55+ population)

Area	Current Supply	2021 Projected Demand	2031 Projected Demand	Demand Δ 2021-2031 (+/-)
Boddington	7	4	8	+100%
Wandering	?	3	4	+25%
Williams	?	6	6	0%
Catchment	7	13	19	

Sources: ABS Census of Population & Housing, 2016 and WA Tomorrow population projections

⁴ Stinson, *The Retirement Village Industry In Australia: Evolution, Prospects and Challenges*, University of Queensland, 2002.

Verso Demand Estimate

Structured qualitative research surveys were undertaken by Verso Consulting with 122 individuals living in retirement units in 2009. The average age of respondents was 79 years. This study is useful as it is based on actual behaviours, rather than consumer aspirations. The study collected information about numbers and reasons for housing moves in the 13 years leading up to 2009. All participants were living in their own/family home, flat or independent living unit (ILU) in 1997. Successive relocations recorded a continuum of change from larger homes to ILUs as issues of mobility and home maintenance increasingly came into play. Results are summarised in the table below.

Table 6: Results of Verso's Housing Research

Dwelling type	1997	Intermediate Move made between 1997 and 2009	Current (2009)
Own/Family Home	103	12	38
Flat/Unit	13	14	11
ILU	6	-	43
Retirement Unit	-	2	5
Aged Care Facility	-	6	25
Total	122	34	122

Source: Verso Consulting Aged Housing Research

This research identified that 63% of older people surveyed were prepared to move (often from the family home) to alternate accommodation if it facilitated maintenance of their independence. This willingness to relocate has been verified in further surveys undertaken by Verso with a wide range of community members across all regions of rural Western Australia (n650+). This research was undertaken in rural localities including the Boddington catchment. The following reasons were cited as to why older people surveyed chose to move.

Table 7: Verso Demand Estimate based on 24% of 79+ population

Area	Current Supply	2021 Projected Demand (less supply)	2031 Projected Demand	Demand Δ 2021-2031 (+/-)
Boddington LGA	7*	24	50	+108%
Wandering	?	11	13	+18%
Williams	?	18	30	+67%
Catchment	7	53	93	+75%

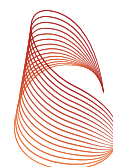
Sources: ABS Census of Population & Housing, 2016 and WA Tomorrow projections

*Older people may be living permanently in the caravan park as an alternate ageing in place arrangement

The 2012 needs study stated:

Consultations undertaken to develop this proposal demonstrate that the rate of sale of retirement units and general confidence of retirees improves with the knowledge that they will have access to residential and community aged care and the expected range of health services when required. RSL WA indicates that in their Jurien Bay development that the average age of retirees is 77 years. Other data sources indicate that residents of retirement villages are in their mid to low 70's.

Consultations also highlighted the following: 'ILUs would mean that people from out of town would be able to move closer and still be independent', 'Rents in town are very high due to the mine' and "You see these old



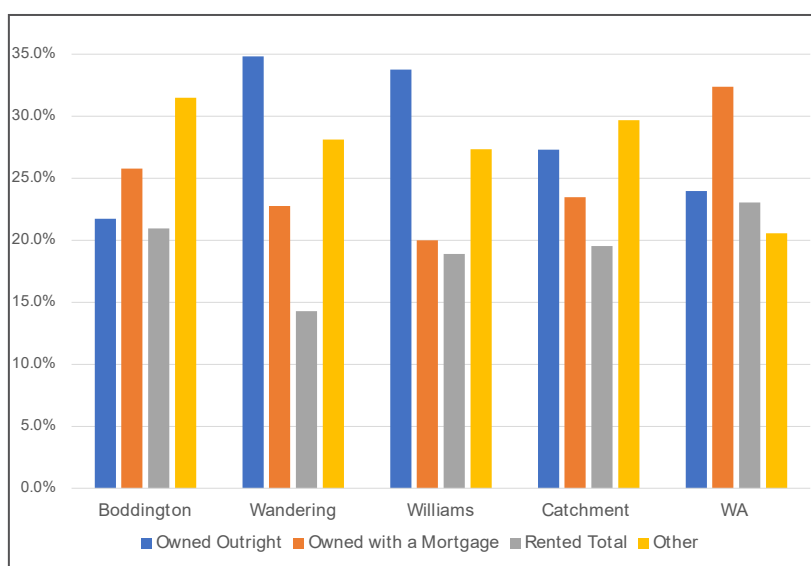
people struggling to find somewhere to live. They often end up in old farmhouses close to town which are not ideal. It breaks your heart."

Boddingtons' health and aged care services will impact on the retirement village (rate of sale, possibly the pricing, stability of the residents and capacity to age in place). The mix of housing types in the retirement village will ensure the needs of seniors across the catchment are met. There is sufficient current and future demand to develop a 40 unit retirement/ILU village.

Consultations and ongoing studies confirm that these insights are still current. The assets of the Boddington community, including health services, pharmacy, a hospital, the landscape and proximity to Perth, all act as advantages to retain current populations of older people and to support incoming migration of "tree changers". A restrictive factor in both is the supply of appropriate housing.

The figure below demonstrates the structure of housing ownership within the general populations of Boddington, Wandering and Williams LGAs, the catchment and the state as a whole.

Figure 6: Home Ownership Structure (General population - 2016)



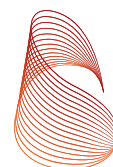
Source: ABS 2016 Census Tenure and Landlord Type Data, viewed 04.06.21, <https://auth.censusdata.abs.gov.au/webapi/jsf/tableView/tableView.xhtml>

It can be concluded that an active rental market will impact rental costs. Data from realestate.com showed that in August 2021 the average rental in Boddington was \$350.00. Based on current rental rates, Verso has prepared updated data on the socio-economic advantage or disadvantage detail in the table below.

Table 8: Local Government Area - Index of Relative Socio-economic Advantage and Disadvantage, 2016

LGA	Score	Rank	Min	Max
Boddington (S)	978	345	904	1068
Wandering (S)	1004	421	1004	1004
Williams (S)	1019	446	949	1070

Source: 2016 SEIFA datacubes were released on 27 March 2018, viewed [https://www.abs.gov.au/AUSSTATS/abs@.nsf/DetailsPage/2033.0.55.001 2016?OpenDocument](https://www.abs.gov.au/AUSSTATS/abs@.nsf/DetailsPage/2033.0.55.001%2016?OpenDocument)



Weekly Income

The table below details the median income for older persons living in the catchment. The data confirms the relative economic disadvantage of Boddington's population identified through the SEIFA compared to Wandering and Williams.

Table 9: Weekly Income 2016 population (aged 55+ and 70+)

	Income less than \$500 pw		Income \$500-\$999		Income \$1,000+ pw	
	55+	Age 70+	55+	Age 70+	55+	Age 70+
Boddington (S)	218	88	86	27	117	8
Wandering (S)	63	23	34	8	30	8
Williams (S)	125	56	76	24	99	21
Catchment Total	403	168	198	64	243	35

Source: Census of Population and Housing, 2016, TableBuilder

Continued Relevance of Recommendations

Boddington's relative disadvantage coupled with comparatively high rents and limited choice is impacting on the area's capacity to support the aged care housing needs of older persons in the catchment - in particular, the capacity to provide aged housing (ILUs) and options for older persons with limited income and assets.

In addition, the capacity to provide affordable and appropriate housing to attract and retain the health workforce is a factor that requires a positive response to both retain and attract additional older people into the community.

2.6 The Nature of Need in a Residential Facility

Understanding the characteristics of older people who need to access residential aged care provides a framework to consider the relative merits of the options to be considered by the Shire of Boddington.

The requirement for residential aged care is highlighted as follows:

- An estimated 34% to 53% of Australians will enter a residential aged care facility during their lifetime⁵
- About 9% of people using aged care services at any one point time are in residential aged care

2.6.1 Age at entry

Most residents entering residential aged care in the catchment will be aged 80 years and older. The majority of Indigenous entrants into residential aged care in Metro South West were younger than 80 years, with 38% being less than 70 years of age.

In the Wheatbelt region there was a 62.8% decline in entrants into permanent residential aged care between 2013/14 and 2018/19. A major factor was the closure of hostels/low care in WACHS facilities (mainly MPS) thereby reducing the number of beds available across the Wheatbelt.

⁵ [Broad JB, Ashton T, Gott M, McLeod H, Davis PB, Connolly MJ. Likelihood of residential aged care use in later life: a simple approach to estimation with international comparison. Aust N Z J Public Health. 2015;39(4):374-9].

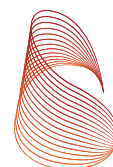


Table 10: Entry into Permanent Residential Aged Care 2018/19

Location	< 65	65 to 79	80 to 89	90+
Wheatbelt	0.9%	32.1%	42.9%	24.1%
South West Metro	2.6%	22.1%	46.3%	28.9%

Source: AIHW GEN Data Admissions into aged care 2018/19

In the period 2013/14 to 2018/19 there was an increase in the number of entrants into residential respite of 32.5%.

Table 11: Entry into Residential Respite 2018/19

Location	< 65	65 to 79	80 to 89	90+
Wheatbelt	2.8%	35.8%	45.3%	16.0%
South West Metro	2.6%	25.1%	45.4%	26.9%

Source: AIHW GEN Data Admissions into aged care 2018/19

It is worth noting that in the period 2013/14 to 2018/19 there was strong growth in new entrants into home care packages in the Wheatbelt of 68.3%. That number of entrants is expected to rise sharply as the Commonwealth government releases 80,000 additional home care packages between June 2021 and June 2023 - an increase of 41%.

Length of life

Life expectancy changes over the course of a person's life, because as they survive the periods of birth, childhood and adolescence, their chances of reaching older age increase. The life expectancy at different ages can be presented as the number of additional years a person can expect to live, or their expected age at death in years.

Men aged 65 in 2017–2019 could expect to live another 20.0 years (an expected age at death of 85.0 years), and women aged 65 in 2017–2019 could expect to live another 22.7 years (an expected age at death of 87.7 years)⁶.

The increase in length of life is an important consideration in relation to aged care. There is a very small increase in the years of dependency and high health costs associated with increasing length of life. People tend to need the highest levels of care in the last three years of their life.

However, there is a relationship between increased length of life and dementia. Dementia rates steadily increase until at least 90 years. The implications for a Boddington based residential aged care facility is that over the length of life of the building, people will become progressively older at entry and dementia care will become an increasingly larger portion of the service requirements.

⁶ Source: AIHW Deaths in Australia updated June 25th 2021

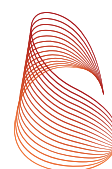
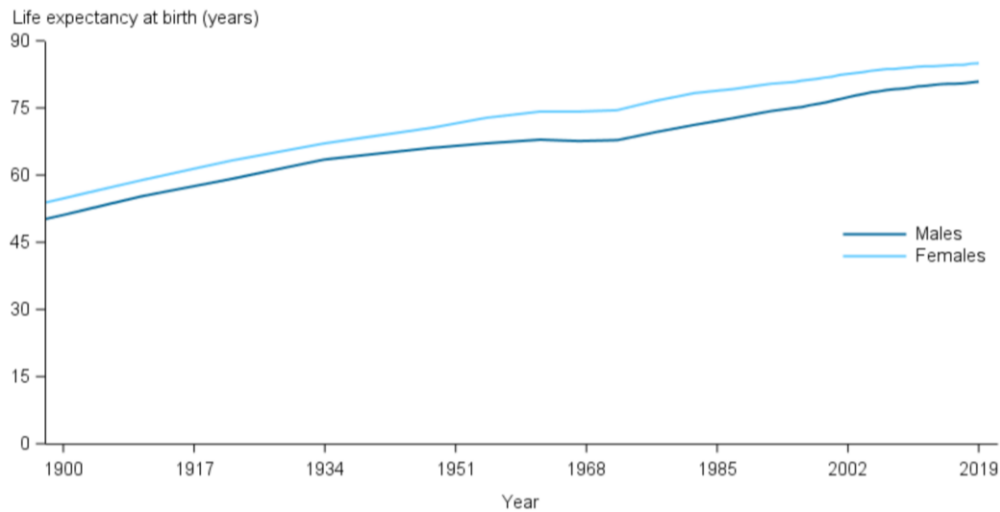


Figure 7 Life Expectancy (years) at Birth by sex, 1891-1900 to 2017-2019

Sources: ABS 2014a; ABS 2014b; ABS 2015; ABS 2016; ABS 2017; ABS 2018a; ABS 2019; ABS 2020 (Table S6.1).

2.6.2 Length of stay

Reviewing the data for length of stay in a residential facility demonstrates that there is high 'churn' for people entering and staying for a comparatively short period of time. The overwhelming majority of exits (84%⁷) from residential aged care occur because the resident died. A decreasing number of residents are going to hospital for palliative care.

Table 12: Length of Stay Permanent Residential Aged Care

Months	0 to 5	6 to 11	12 to 29	30 to 47	48+
National Length of Stay	22.8%	11.2%	24.1%	16.2%	25.7%

2.6.3 Complexity of care and support needs

To document the expected complexity of residents of an aged care facility in Boddington, the latest available data for Aged Care Funding Instrument (ACFI) claims in permanent residential aged care have been compared across two time points. The following table demonstrates how the complexity and related high care needs have changed significantly in the period 2009 to 2019. The ACFI scale scores are Nil, Low, Medium and High.

Table 13: The portion of people that measure a high rating on the ACFI

ACFI Domain	2009	2015	2019	+/- Change %
ADLs	33	51	60	+81.8%
Cognition and Behaviour	37	59	64	+73.0%
Complex Health Care	4	27	31	+675.0%

⁷ <https://www.gen-agedcaredata.gov.au/Topics/People-leaving-aged-care>

Health Conditions

This section details research published in the Australian Health Review⁸ which provides insight into comorbidities and the mitigation and management requirements required to support residents in residential aged care. Key findings include:

- 93% of residents had some form of circulatory disease, with hypertension the most common (62%)
- Most residents (93%) had a mental or behavioural disorder, including dementia (58%) or depression (54%)
- For most conditions, EHR data identified approximately twice the number of people with the condition compared to aged care funding assessments. Agreement between data sources was highest for multiple sclerosis, Huntington's disease, and dementia.
- Cluster analysis identified seven groups with distinct combinations of health conditions and demographic characteristics and found that the most complex cluster represented a group of residents that had on average the longest lengths of stay in residential care.

In 2018 the ABS reported selected disability and health characteristics of people 65+ living in permanent residential aged care. The table below details the findings.

Table 14: Health conditions and impairments of residential aged care residents

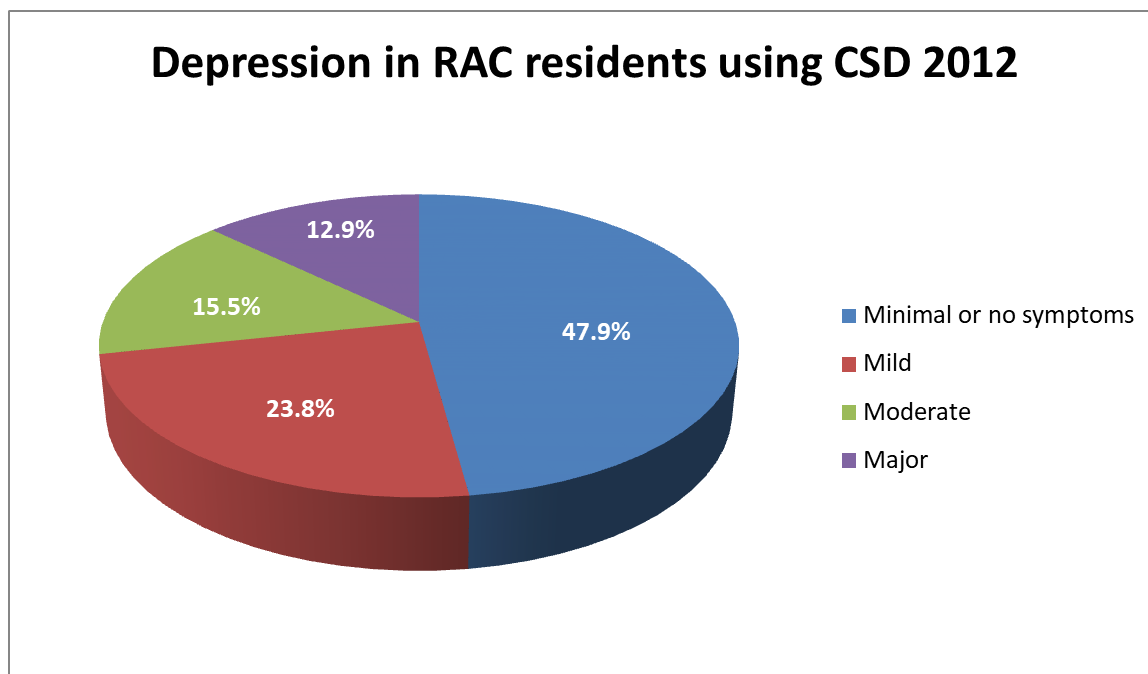
Disability or health characteristic	% of people
Disability Group	
Sensory and Speech	62%
Intellectual	54%
Physical restriction	88%
Psychosocial	73%
Uses aids or equipment for:	
Managing incontinence	73%
Eating	33%
Getting in and out of bed or a chair	58%
Moving about the place of residence	76%
Managing health conditions using medical aids	39%
Number of long-term health conditions	
5 to 8	54%
9 or more	23%
Number of impairment types	
5 to 8	35%
9 or more	38%

⁸ Who uses residential aged care now, how has it changed and what does it mean for the future? Diane Gibson Australian Health Review, 2020, doi:10.1071/AH20040

Depression

Identifying depression in residents living in residential aged care is achieved by completing the Modified Cornell Scale for Depression (CSD). This assessment forms part of the ACFI assessments undertaken by clinical staff in residential aged care. The latest published outcomes of the assessments were as part of a major report in 2012 developed by the AIHW⁹ and are detailed in the following figure.

Figure 8: Depression in RAC residents



Source AIHW Australian Institute of Health and Welfare 2013. Depression in residential aged care 2008–2012

Residents with symptoms of depression had higher care needs, with 73% classified as high care residents, in contrast to 53% of those without symptoms. The AIHW report demonstrates that care needs increased with the severity of depression symptoms. The increase is mirrored in each ACFI domain. A key finding of the report was a 139% higher rate of behaviours impacting on care needs for people with depression than those without.

It is now widely recognised that depression is associated with premature morbidity and mortality (Stek, 2014; Zivin, 2014; Peters, 2010), but depression among the elderly also has an impact on quality of life (Adams-Fryatt, 2010; AIHW, 2013). The dramatic effect of even mild depression on a person's wellbeing was dramatically exhibited in the recent Danish population research into depression (Ellvink, 2014). The report details that there was an initial decline of 57.5% in wellbeing from even mild depression.

Notwithstanding the AIHW report, it is recognised that depression is under reported and under treated in Australian residential aged care facilities (Snowdon, 2008; Davison, 2007), in part because of the lack of training and awareness by aged care staff (McCabe, 2008; Davison, 2009).

Currently the use of antidepressant medication (ADM) represents the current standard approach for the treatment of depression within residential care facilities and there is little or no use of non-pharmacological interventions (Davison, 2012). However, a recent meta-analysis of randomised placebo-controlled trials of the effects of ADM suggest that while they are of benefit to people with severe depression, the effects "may be minimal or non-existent, on average, in patients with mild or moderate symptoms." (Fournier, 2010).

⁹ Australian Institute of Health and Welfare 2013. Depression in residential aged care 2008–2012. Aged care statistics series No. 39. Cat. no. AGE 73. Canberra: AIHW

Comment

This finding is important background relating to developing innovative alternatives to the current residential aged care built form and operations such as 'home-like' residential aged care.

Dementia

Dementia is a term used to describe a group of conditions characterised by the gradual impairment of brain function. It is commonly associated with memory loss, but can affect speech, cognition (thought), behaviour and mobility. An individual's personality may also change, and health and functional ability decline as the condition progresses.

While there are many forms of dementia, the best known is Alzheimer's disease - a degenerative brain disease caused by nerve cell death resulting in shrinkage of the brain. The boundaries between different forms of dementia are indistinct and it is possible for a person to have multiple (mixed) types of dementia at the same time. Although dementia can affect younger people, it is increasingly common with advancing age and mainly occurs among those aged 65 and over but is not a normal part of ageing. Dementia is a major cause of disability and dependency among older people. It not only affects individuals with the condition, but also has a substantial impact on their families and carers, as people with dementia eventually become dependent on their care providers in most, if not all, areas of daily living.

The exact number of people with dementia in Australia is currently not known. It is estimated that in 2020 there are between 400,000 and 459,000 Australians with dementia (AIHW 2018; DA 2020), with Alzheimer's disease accounting for up to 70% of diagnosed cases (DA 2018).

Aged care services are an important resource for both people with dementia and their carers. At 30 June 2019, about 183,000 people were in permanent residential aged care, and just over half (53%) had been diagnosed with dementia. The care needs of people in permanent residential care are assessed through the ACFI across 3 domains of care: activities of daily living, cognition and behaviour, and complex health care. The care needs in each domain are allocated a rating of nil, low, medium, or high. In 2019, people with dementia had higher care needs ratings than people without dementia on the activities of daily living and cognition and behaviour care domains; the differences were largest for the cognition and behaviour domain, where nearly twice as many people with dementia (80%) had high care needs compared with people without dementia (46%). A similar proportion of people with and without dementia had high care needs in the complex health care domain (AIHW 2020a, 2020b).

Dementia Australia provide the following information¹⁰:

- Dementia is the second leading cause of death of Australians
- Dementia is the leading cause of death for women
- In 2021, there are an estimated 472,000 Australians living with dementia. Without a medical breakthrough, the number of people with dementia is expected to increase to almost 1.1 million by 2058
- In 2021, there were an estimated 28,300 people with younger onset dementia, expected to rise to 29,350 people by 2028 and 41,250 people by 2058. This can include people in their 30s, 40s and 50s
- In 2021, it is estimated that almost 1.6 million people in Australia are involved in the care of someone living with dementia.
- Approximately 70% of people with dementia live in the community
- More than two-thirds (68.1%) of aged care residents have moderate to severe cognitive impairment

The figure below details dementia rates by age and demonstrates that prevalence rates rise sharply as people age.

¹⁰ <https://www.dementia.org.au/statistics>

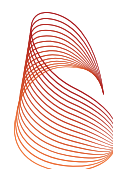
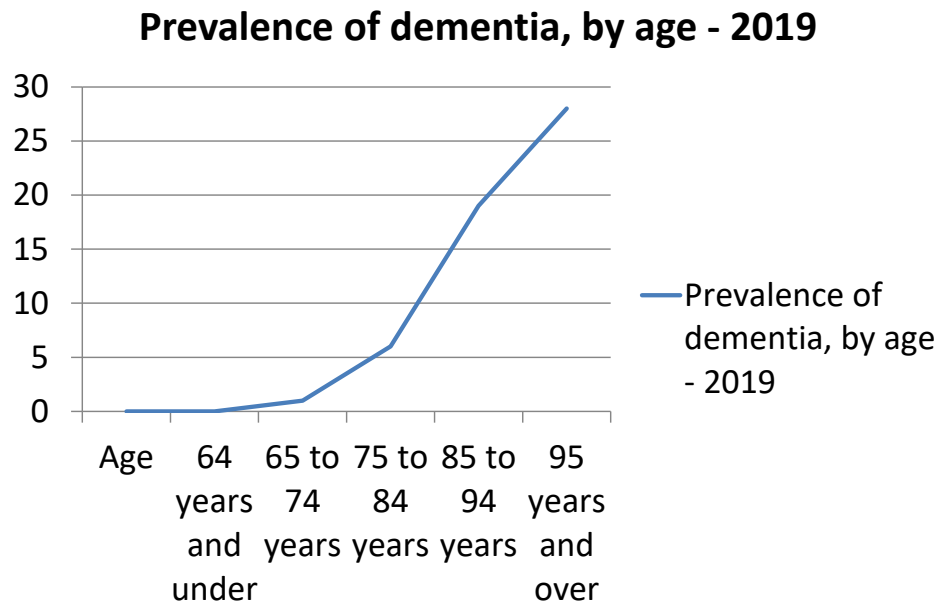


Figure 9: Dementia prevalence rates by age



Mental Health

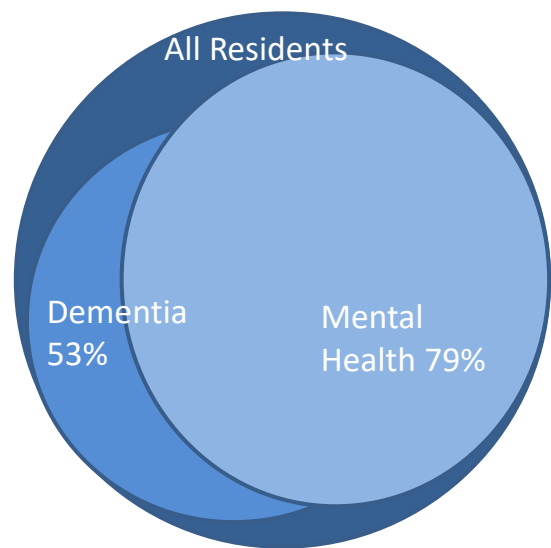
The diagram at right demonstrates the importance of behaviour support and skilled mental health and dementia care.

At 30 June 2011 (AIHW), 79% of residential aged care residents across Australia were reported to have a mental illness.

At the 30th June 2019 53% of permanent residents with an ACFI appraisal had a diagnosis of dementia recorded.

The 2011 report indicated that 40% of residents with dementia also had a diagnosis of a mental illness. A further 26% of residents had a diagnosis of mental illness without a diagnosis of dementia. Sane Australia's 2017 research report highlights mental illnesses common to older adults, including anxiety disorders, mood disorders such as depression and bipolar disorder, psychotic illness such as schizophrenia, and personality disorders.

Figure 10: Prevalence Dementia and Mental Health



3 Viability of Residential Aged Care

3.1 Overview

3.1.1 15 years of structural changes

Over the last 15 years residential aged care has changed significantly. The big picture trends have been:

- The abolition of the low care (hostel) and high care (nursing home) divide
- Increased capacity of providers to seek residential aged care deposits (RADs) or Daily Accommodation Payments (DAPs) from all persons entering a residential aged care facility. Previously bonds could only be secured from older people entering a low care facility
- Consolidation of ownership of residential aged care into increasingly fewer providers including listed companies
- The diminishing role of local community organisations, local government and health services
- The central role of dementia care in residential aged care
- Increasingly complex care needs of older persons entering residential aged care
- Significant reduction of smaller sized facilities

3.2 Scale

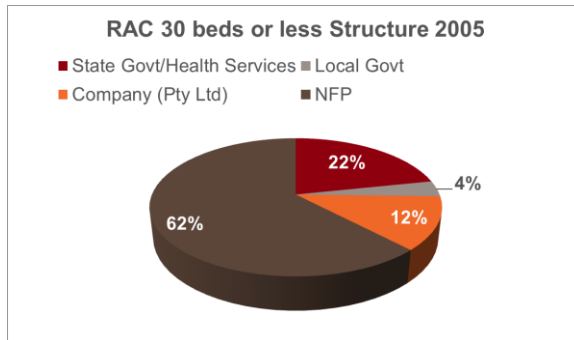
3.2.1 Reduction of very small facilities

The following analysis of small scale residential aged care facilities is provided as Boddington's current and future demand for residential aged care services would justify development of a small facility.

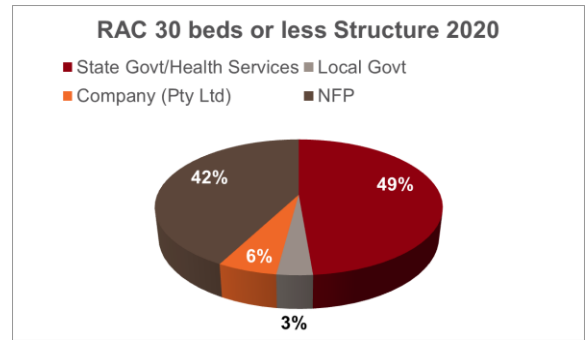
In 2005 there were 571 residential aged care of 30 beds or less in Australia. By June 2020 there were just 265 facilities of 30 beds or less. (This analysis excludes multiple small services located on a single aged care campus.)

The reduction in the number of facilities with 30 or less beds represents the market response to the negative impact of scale on viability. State government health services in Victoria supplement the cost of care. This is of particular importance as Victorian government residential aged care represents 83% of services of state government operated facilities with 30 beds or less. Verso's research suggests that even with government subsidies, these services are commonly operating at a loss.

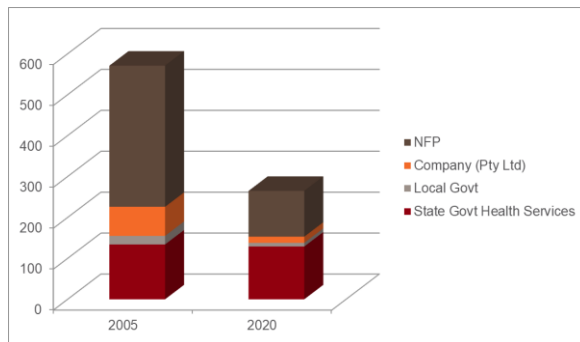
In the 15 years covered by this analysis, there has been an overall reduction of very small facilities of 54% as illustrated in the following figures.

Figure 11: Ownership structure of RACs <30 2005

Aged Care Service List 2005 Department of Health; Verso Analysis

Figure 12: Number of ownership structure of RACs 30 beds or less 2015

Aged Care Service List 2020 Department of Health (AIHW GEN Data); Verso Analysis

Figure 13: Reduction in the number of very small RACs

Aged Care Service Lists 2005 and 2020 Department of Health (AIHW GEN Data); Verso Analysis

3.2.2 Increasing size of facilities

Between 2002 and 2013, the proportion of facilities with more than 60 beds doubled to 48.6%. Financial viability rather than quality of care drove the increase in size.

By June 2020, 31.5% of residential aged care beds were provided in facilities with 120 or more beds. Similarly, facilities with between 80 and 119 places accounted for another 31.5% of beds. In the 2018/19 Aged Care Approvals Round, the average new facility size allocation was 108 beds.

Once larger facilities become the norm, it will be difficult to undo. Capital infrastructure is built to have an average 40-year life, which will lock in the institutional model of aged care. All of this means that many older Australians are living out their last days in an institutional environment.

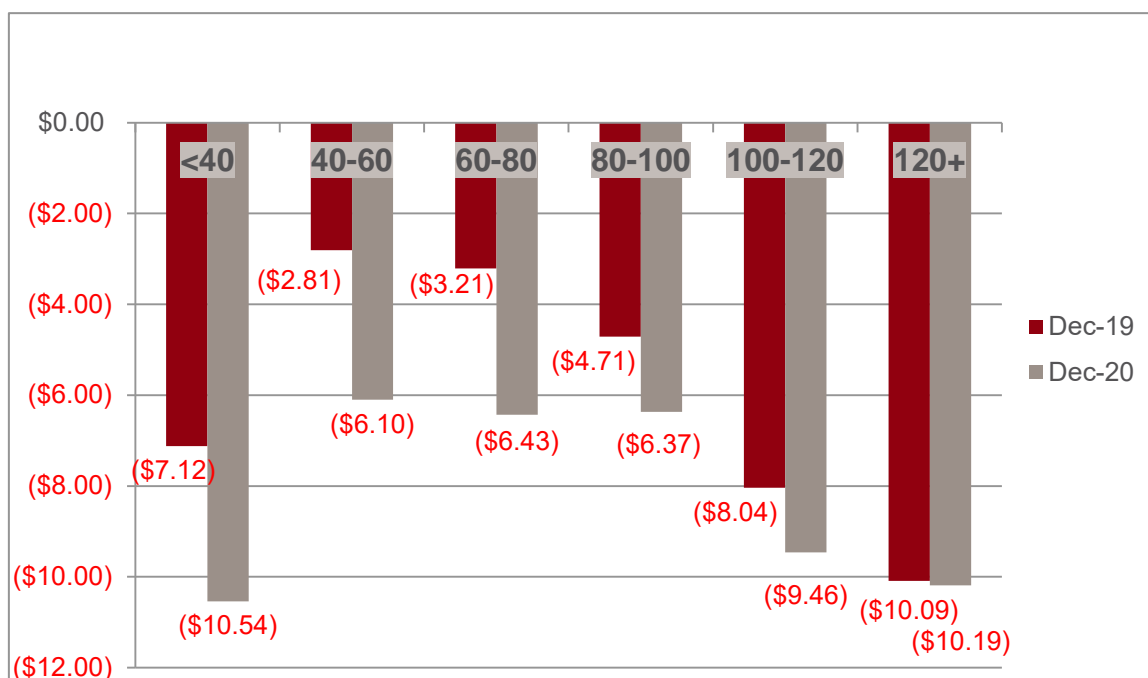
3.2.3 Size and financial viability overview

A range of operational issues impact financial viability relative to a residential aged care facility's size:

- Administrative and management functions including compliance requirements are the same regardless of size

- Larger facilities can assign the functions to specialised staff improving efficiencies and can support these functions with lower cost clerical staff
- As a portion of the overall size of the facility, vacancies and refurbishments can be managed more readily within the business model, e.g. One vacant bed offline for two weeks to be refurbished after a resident exits in a 100 bed facility is a loss of 1%, whereas in a 30 bed facility this represents 3.3%.
- Rostering of staff can be more easily flexed to match the actual load as occupancy levels change in large facilities
- Overnight staffing ratios can be more easily managed in a large facility than in a small facility, particularly registered nurse costs
- Increased scale can improve a range of options for specialist inputs such as dementia specialist, allied health and clinical nurse practitioners
- Larger facilities located in areas with strong property markets can increase their earnings from non-operational property investment strategies. These are often not available to smaller aged care facilities located in rural townships without the same capital gain opportunities.

Figure 14: Stewart Brown Survey of RAC's by size 2019/20



Source: Stewart Brown Aged Care Aged Care Financial Performance Survey December 2020

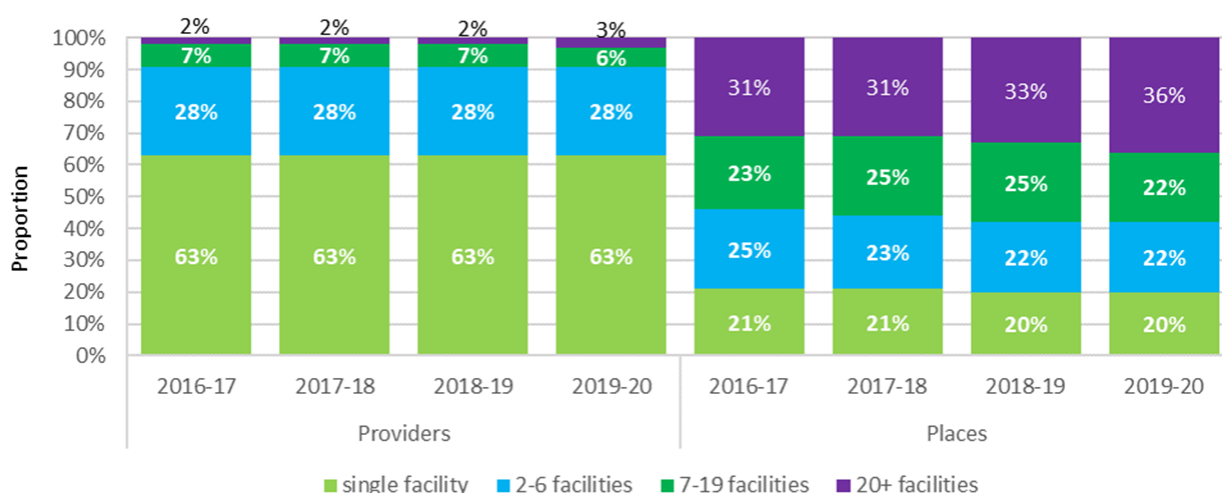
3.3 Ownership Structure – Change over Time

The ownership structure of residential aged care is reviewed in this section, providing insight into the role that a small number of Approved Providers play in relation to the places they manage. As evidenced, these large scale providers (the number of places and facilities that they manage) are progressively increasing in relation to the overall market. If the growth trend was to continue over the next 10 years these providers may end up managing more than 60% of all places.

In the following section we discuss the role that property investment plays in the financial model of residential aged care. The incentive to become larger in terms of the number of facilities, the RADs held and increasing value of real-estate held is driving this growth. For example, if a provider manages 30 facilities with 100 beds per facility, they have 3,000 places. 70% of places may attract a RAD of \$450,000, giving the provider access to \$945m in interest free funds, of which \$756m would be a non-current liability. The provider may lend the money to related entities as it sees fit.

It could be argued that the model and growth will not drive improved quality and safety, as the primary activity (focus) of the provider is property investment.

Figure 15: Provider Scale and Places Held



Source: Aged Care Financing Authority, Ninth report on the Funding and Financing of the Aged Care Sector, June 2021

The following extract of an article in The Guardian (Sept 16th 2021) provides additional insight into the corporate behaviour of not for profits who are substantially relying on property investment to maintain viability. Verso has observed that the provider's status as a not-for-profit is not necessarily a protective factor.

"Wayne Prosser remembers the day the closure of his father's nursing home was announced in the small town of Harden on the south-west slopes of New South Wales. "It was horrendous," he says. "They called a meeting...and said we're closing within six weeks." Prosser, a lifetime farmer like his father, Rusty, says the distress around the room at the St Lawrence Residential Aged Care nursing home quickly spilled into the community. "Staff were crying ... my dad's eyes were boggling. He just said ... 'What now?'"

The decision by the not-for-profit Southern Cross Care to close the home in January blindsided the town and the local council. "The way they dealt with it ... it was just inhumane," Prosser says.

The 35 residents were offered a place in nearby homes owned by SCC including Cootamundra or Young. Most took up the offer while a small number, including Rusty, managed to find a bed at the local hospital. Others made their own arrangements. SCC told residents the home would not close until all had found alternative accommodation.

The chief executive of Southern Cross Care (NSW & ACT), Helen Emmerson, apologised to the community for not fully explaining the reasoning behind the sudden announcement, saying: "Our process for communication was unsuitable, especially for a close-knit community like Harden." But she went on to say numerous factors had led to the decision. "There was no option to responsibly keep it open in the long term," Emmerson said. "Inadequate funding, staff shortages, occupancy challenges, limited allied health services and a lack of after-hours support services, including pharmacy and GP access, made it challenging to maintain the quality of care, safety and support necessary at St Lawrence".

3.4 Financial Performance (RACs)

3.4.1 The Royal Commission's Perspective

The following statements by the Royal Commission into Aged Care Quality and Safety¹¹ provide a perspective on the current status of the aged care system and the impact felt in places such as Boddington. The Commissioners reported:

"Funding for aged care is insufficient, insecure and subject to the fiscal priorities and wide-ranging responsibilities of the Australian Government. This affects access to, and the quality and safety of, care."

"The aged care system has been affected by piecemeal approaches and policy compromises that detract from quality care. For several decades, one of the priorities for governments dealing with the aged care system has been to restrain the growth in aged care expenditure. This priority has been pursued irrespective of the level of need, and without sufficient regard to whether the funding is adequate to deliver quality care. This has occurred through limiting expenditure without accounting for the actual cost of delivering services, rationing access to services, and neglecting reform of the funding model."

"These should not be thought of as inadvertent errors in the design of the aged care system in Australia. These are design features."

3.4.2 The overall operating model for Residential Aged Care

Providers of residential aged care seek to generate value in two ways:

1. By delivering services for which the Commonwealth Government pays subsidies and residents pay fees - operating results are discussed in detail in this chapter
2. Property investment which is currently the strongest driver for generating value - an overview of property investment is provided in this section

Property Investment

A primary enabler of property investment is the fees or deposit paid by residents.

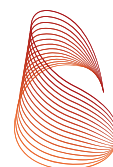
The two primary mechanisms used to leverage the equivalent of rent are the Refundable Accommodation Deposit (RAD) and Daily Accommodation Payment (DAP). The cost is determined by the provider based on the quality, location and features of the accommodation. This may vary from room to room in the same facility.

The provider sets the price within controls established under the Aged Care Act. For example, if a facility wants to charge more than \$550,000 for their RAD, they need to seek approval from the Aged Care Pricing Commissioner. The RADs requested from Narrogin's two aged care facilities range from \$230,000 to \$350,000. The RAD is fully refundable (in effect it is a no interest loan to offset rent) when the resident leaves the aged care facility, however there is no capital gain or interest.

The DAP is calculated by multiplying the RAD that has been determined by the provider for the particular room by the current government interest rate (4.01 % p.a. at the 1st October 2021) and divided by the number of days in a year. The DAP has a lifetime cap, however it is a much more costly option for the resident.

Having a RAD or a DAP often means that the person and or their family can exercise choice regarding the quality of care and amenities available. There are concessional places in every facility (that don't attract a RAD or DAP) which are focused on people with low means.

¹¹ Royal Commission into Aged Care Quality and Safety Final Report Volume 2 page 188



In describing the property investment dynamic Binder Dijker Otte (BDO Accountants and Tax Auditors)¹² provide the following overview:

“The providers may invest capital to build and maintain property (a facility) for the purpose of housing care recipients (or residents). The Government and care recipients pay for use of that facility (effectively rent). The care recipients can pay their portion of rent as either a daily fee or as a lump sum deposit to be held as a bond by the service provider. This is known as a Refundable Accommodation Deposit (RAD) and is fully refunded to the recipient or their estate upon exit. No interest is payable on the lump sum while the resident is in care. The full amount is underwritten by the Australian Government”.

Within this property investment paradigm, residential aged care providers can use the lump sum deposits paid by residents for a range of permitted uses, including offsetting the debt on the property investment (albeit only after the property is constructed), generating an interest saving on the debt, or generating returns by investing the deposits elsewhere.

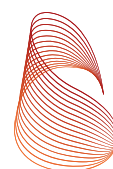
Providers may use group structures to maximise their returns and minimise risks. For example, a provider may transfer RADs received from clients to another entity in the form of a related party loan and that entity may use the funds to buy property or other investments. Approved providers are not required to have priority over secured creditors or employees on this related party loan. Group structures can also be leveraged to optimise operational activities within a group. In such instances, related entities may be used to provide services to the provider at a fee (e.g. management fees). These mechanisms are more likely to be used by large for-profit providers who may also structure the investments and management fees to minimise the tax that may otherwise be required.

If the incentive is profit, the aged care provider will seek to build more properties or acquire other providers' property portfolios while the long-term property market outlook remains positive. The retention of stable and high occupancy levels is critical to this business strategy. Within this business model there is an assumption that 80% of RADs should be treated as non-current liabilities. However, this business model has risks, as described in the Sydney Morning Herald on September 6, 2020: “One of the largest operators, ASX-listed Regis Healthcare, reported in its full-year results last year that it held \$1 billion in refundable accommodation deposits and just \$27 million in cash.”

The buoyant and positively growing property markets tend to be in large population centres. Therefore, residential aged care providers are more likely to develop in these markets as they are likely to have a long-term positive growth outlook. As the non-operating activities are currently the strongest driver for providers to generate value, locations such as Boddington are not likely to be attractive to providers and indeed Boddington may present as being a business risk even if there is a strong service demand and unmet need.

While non-operational property development and other related investments are the primary way providers generate value, there is significant risk that operational focus will be compromised. The design of the system has removed incentive from a focus on the value delivered to residents, including responding to unmet needs and service gaps, and resident quality and safety.

¹² Report on the profitability and viability of the Australian aged care industry Research Paper 12 September 2020; The Royal Commission into Aged Care Quality and Safety



3.4.3 Current RAC Operating Results - Overview

The Stewart Brown (aged care specialist accountants) survey of 44% of residential aged care facilities was published in their annual Aged Care Financial Performance Survey. The December 2020 quarter report provides the most up-to-date data on the status of residential aged care operations and financial performance. Key insights include:

- The average result is a deficit of \$6.10 per bed per day
- A decline in occupancy over the year of 1.3% in the past 12 months for all facilities
- If the special funding for COVID-19 and a rural and remote viability supplement had not been provided, the situation would have been worse
- The situation in rural and remote aged care is worse, with average per bed day operating loss of \$10.54

Figure 16: Overview of the operational issues



Source: Stewart Brown Aged Care Aged Care Financial Performance Survey December 2020

3.4.4 Operating Results RACs

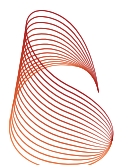
Aged Care Financing Authority

The Aged Care Financing Authorities 9th Report on the operation of the aged care system provides detail of the overall financial and operational picture of Australia's aged care system. The table below summarises the overall financial performance of residential care providers since 2014-15. As shown the profit of the sector has been declining significantly since 2017-18 and was negative \$736 million in 2019-20, dropping below zero for the first time. The average earnings before interest depreciation amortisation (EBITDA) per resident has also been declining since 2017-18 and dropped again from \$8,523 in 2018-19 to \$6,445 in 2019-20.

The results published by the Aged Care Financing Authority are unlikely to include the results of the 3% of providers who control 36% of residential aged care places across Australia.

Table 15 Summary of financial performance of residential care providers, 2014-15 to 2019-20

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Revenue (\$m)	\$15,810	\$17,172	\$17,757	\$18,066	\$19,032	\$20,536
Expenses (\$m)	\$14,903	\$16,109	\$16,751	\$17,631	\$19,037	\$21,273
Net Profit Before Tax(es) (NPBT)	\$907	\$1,063	\$1,006	\$435	\$264	(\$736)
NPBT margin	5.7%	6.2%	5.7%	2.4%	1.4%	-3.6%
Earnings Before Interest Depreciation Amortisation (EBITA)	\$1,776	\$1,985	\$2,072	\$1,591	\$1,590	\$1,222
Average EBITDA per resident per annum	\$10,222	\$11,134	\$11,481	\$8,746	\$8,523	\$6,445
EBITDA margin	11.2%	11.6%	11.7%	8.8%	8.2%	6.0%



Source: Aged Care Financing Authority, Ninth report on the Funding and Financing of the Aged Care Sector, June 2021

Royal Commission's Independent Financial Assessment

The Royal Commission's analysis of residential aged care operations was based on 2018 data and was examined by Binder Dijker Otte (BDO Accountants and Tax Audits). As detailed in this report, the situation has deteriorated significantly since the analysis was undertaken, however there are some useful insights.

When examining residential aged care operations in isolation from other activities (such as home care) that a provider may also operate, it was concluded that:

- 25 of the for-profits (8.7%) are 'not profitable', representing \$140m (1.9%) of the total for-profit income in residential aged care. A further 32 providers (11.1%), representing \$1.4b (19.0%) of the total for profit income, are assessed as 'may not be profitable'.
- 34 of the not-for-profit providers (6.9%) are 'not profitable'. These comprise \$331m (3.4%) of the total not-for-profit income. A further 54 providers (11.0%) are 'may not be profitable'. These equate to \$1.1b (10.6%) of the total not-for-profit income in residential aged care.
- 47 government entities (49.5%) are 'not profitable', representing \$444m (49.7%) of the total government income in residential aged care. A further 5 government providers (14%) are deemed 'may not be profitable'. These account for \$26m (2.9%) of the total government income in residential aged care.

The table below provides information regarding viability (vs profitability). The ATO states that a business is viable where:

1. It is returning a profit that is sufficient to provide a return to the business owner while also meeting its commitments to business creditors, or
2. It has sufficient cash resources to sustain itself through a period when it is not returning a profit

Table 16: Viability of RACs by ownership type

		For Profits	Not For Profits	Government	Total
80% of RADs treated as Non-Current Assets	Viable	119 (41%)	303 (62%)	29 (31%)	451 (51%)
	May be viable	126 (44%)	160 (32%)	55 (57%)	341 (39%)
	Not viable	44 (15%)	30 (6%)	11 (12%)	376 (43%)

Source: Report on the profitability and viability of the Australian aged care industry 21 July 2020 The Royal Commission into Quality and Safety Research paper 12 September 2020.

BOD provided modelling in their research paper (part of the Royal Commission into Aged Care) demonstrating that if 40% of RADs were treated as non-current assets then the total providers that could be considered viable would fall to 34%.

The Australian Aged Care Financing Commission report suggests that operational results have deteriorated by 26% since 2018. Stewart Brown comment that the situation has deteriorated further in the six months since the 2019/20 results were published by Australian Aged Care Financing Commission.

Operational business cost and revenue breakdown

The Stewart Brown survey of 1,200 aged care homes (97,056 beds/places), representing 44% of all aged care facilities, provides insight into where revenue is not keeping pace with costs and the overall financial metrics of a residential aged care facility. The results in the table are below averaged across all providers/facilities and are expressed in the cost per resident per day, comparing the December quarter 2019 to the December quarter 2020. The revenue from everyday living costs is not keeping pace with costs.

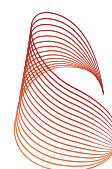
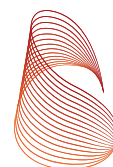


Table 17: Stewart Brown Survey Results Dec Quarter 2019 & 2020

	Dec 2020	Dec 2019
ACFI*		
ACFI Revenue	\$187.79	\$180.30
Expenditure ACFI		
• Labour Costs	\$151.48	\$145.90
• Other Direct Costs	\$9.50	\$8.57
• Administration	\$13.87	\$13.53
Total ACFI Expenditure	\$174.85	\$168.01
ACFI Result (A)	\$12.94	\$12.30
Every Day Living		
Revenue	\$54.58	\$53.29
Expenditure		
• Catering	\$32.50	\$30.76
• Cleaning	\$9.14	\$8.48
• Laundry	\$4.16	\$4.02
• Payroll Tax – Hotel Services	\$0.12	\$0.11
• Overhead Allocation (WorkCover & Education)	\$0.71	\$0.65
• Utilities	\$7.09	\$7.02
• Routine maintenance & Vehicles	\$9.98	\$10.37
• Administration	\$12.61	\$12.29
Total Every Day Expenditure	\$76.29	\$73.71
Every Day Living Result (B)	(\$21.71)	(\$20.42)
Care Results [A + B] = (C)	(\$8.77)	(\$8.13)
Accommodation		
Revenue Accommodation		
• Residents	\$13.04	\$13.63
• Government	\$19.49	\$18.88
Total Revenue Accommodation	\$32.53	\$32.51
Expenditure Accommodation		
• Depreciation	\$18.73	\$18.11
• Property rental	\$1.05	\$0.67



	Dec 2020	Dec 2019
• Other	\$1.10	\$1.30
• Administration	\$11.02	\$10.47
Total Expenditure Accommodation	\$31.90	\$30.81
Accommodation Result (D)	\$0.63	\$1.70
Operating Result (C + D)	(\$8.14)	(\$6.43)
Operating Result (\$ per bed day per annum)	(\$2,746)	(\$2,210)
Earnings before Interest, Tax, Depreciation, Amortization, and Restructuring or Rent costs	\$3,924	\$4,245

Source: Stewart Brown Aged Care Survey Dec 2020 Quarter Results

*ACFI is the aged care funding instrument which is the tool used to classify the resident's acuity across three domains; activity of daily living (ADL), cognition and complex health care.

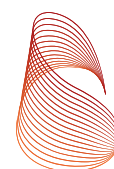
3.4.5 The impact of rurality on financial performance

The table below enables a comparison to be made between the critical metrics affecting residential aged care financial performance in major cities, inner regional and rural and remote areas (i.e. Boddington). With increasing rurality, the results worsen. Factors include socioeconomic status, occupancy levels, increased costs, and a lower average RAD.

Table 18 Summary Results by Region

	Major Cities	Inner Regional	Rural and Remote
Operating Results (\$pbd)	(\$7.84)	(\$8.28)	(\$10.54)
Operating Results (\$pbda)	(\$2,648)	(\$2,799)	(\$3,484)
EBITDAR	\$4,195	\$3,532	\$2,682
Average Occupancy	92.5%	92.6%	90.6%
Average ACFI \$pbd	\$189.74	\$182.93	\$185.43
Direct hours per resident per day	3.32	3.22	3.31
ACFI Service costs as a % of ACFI	85.7%	85.6%	86.6%
Supported Ratio (No RAD or DAP)	45.7%	47.6%	51.0%
Av Full RAD Held	\$430,382	\$320,052	\$293,296
Av Full RAD taken in the period	\$471,016	\$365,471	\$339,237

Source: Stewart Brown Aged Care Survey Dec 2020 Quarter Results



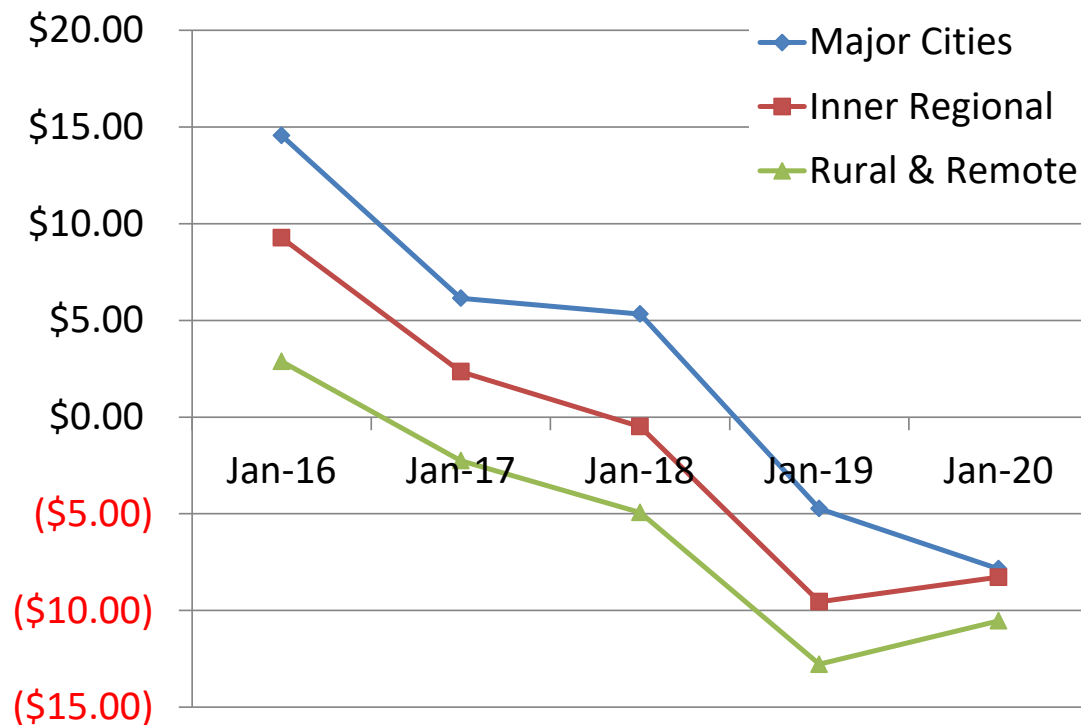
The following figure demonstrates that, due to COVID payments and the Commonwealth's viability supplement, rural providers have arrested the rate of loss making.

Viability supplement

The viability supplement is an additional payment made by the Commonwealth that aims to improve the financial position of smaller rural and remote residential care facilities that incur additional costs due to their location and are constrained in their ability to realise economies of scale due to smaller numbers of beds. In addition, the viability supplement also supports providers who specialise in aged care services for Indigenous people, or for people who are homeless or at risk of becoming homeless, in recognition of the often higher costs associated with providing these services.

At 30 June 2020, 455 residential services were receiving the viability supplement on behalf of 13,659 residents. During 2019-20, \$82.3 million in viability supplements was paid to providers. A temporary 30% COVID-related increase applied from March 2020 to June 2021.

Figure 17: Operational results by rurality



3.4.6 Summary

Residential aged care is not viable primarily due to Government failures that have focused on restraining expenditure by design with no regard for the impact on the safety and quality of care provided to older people. The worsening situation has been a long-term trend.

Currently the viability of residential aged care is further disproportionately and negatively impacted by the degree of rurality, and size of the aged care facility.

The larger for profit providers represent a small group of approved providers (3%) but (36%) of places. Their business model is primarily driven by the non-operational activities of property investment.

4 Alternate Models of Aged Care Accommodation & Services

4.1 Context

As part of this project, the Shire of Boddington sought the identification of non-traditional models of residential aged care (such as the Green House model). This chapter provides insight into existing and emerging non-traditional models of residential aged care. This includes global trends that are potentially relevant to the local context and changes within the Australian aged care sector that are expected or those that have been foreshadowed by the Commonwealth following the Royal Commission.

4.2 Overview of Models

There are three basic concepts that support small scale or homelike residential aged care. The models have been developed to address viability and/or to deliver safe high quality care related to the contemporary care needs of people entering residential aged care. The three broad models reviewed for application in Boddington are:

- Small scale residential aged care designed to address viability using either a place based (multi service) model, federated model, hub and spoke model or the multi-purpose service (MPS) model
- Small scale and or homelike models that are part of a larger campus focused on superior dementia/mental health care/maintenance of wellbeing
- Housing based alternatives providing the equivalent to residential aged care using home care packages to fund and provide care

4.3 Achieving Viability in Small Scale Residential Aged Care

4.3.1 Multiple Service Types including Residential Aged Care

This model may be imagined as a community and services hub (see the figure below) delivering multiple and integrated services. This model aids viability through multiple funding streams and therefore increased capacity to recruit, train and retain governance, management and clinical staff. The multiple funding streams also promote opportunities for efficient and effective business processes.

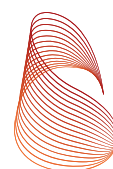
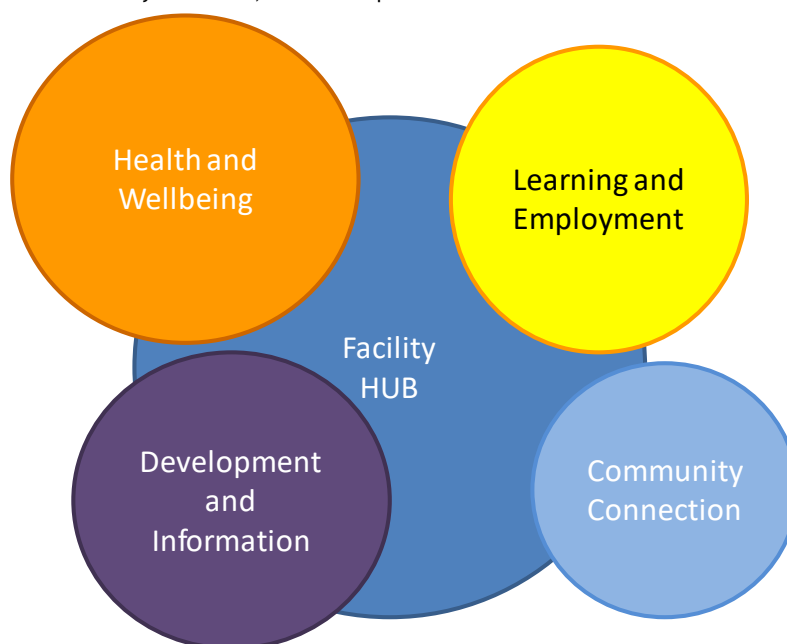


Figure 18: Facility as a hub

The Community Hub Model; Social Enterprise Model



Source: An Alternate Model of Aged Care for Rural and Remote Australia Dept of Health 2011 (Faircloth D Verso Consulting Pty Ltd)

Examples of providers delivering multiple services that include residential aged care:

- Tandara Lodge in Sheffield Tasmania. In this service the provider delivers the Commonwealth Home Support Program services, home care packages, residential aged care, primary health services and community wellbeing services, using a single governance and administration function. These responses require strong, entrepreneurial and competent leadership.
- Yeoval aged care facility operated by the United Protestant Association of NSW (17 places)

4.3.2 Hub and Spoke Model

The hub and spoke model typically includes a range of service offerings as described in the Tandara Lodge example above. An example of the hub and spoke model is operated by the United Protestant Association of NSW (UPA) in the Riverina Murray District. Murray Vale Shalem has 60 places in the suburb of Lavington and operates as a hub, supporting smaller facilities in:

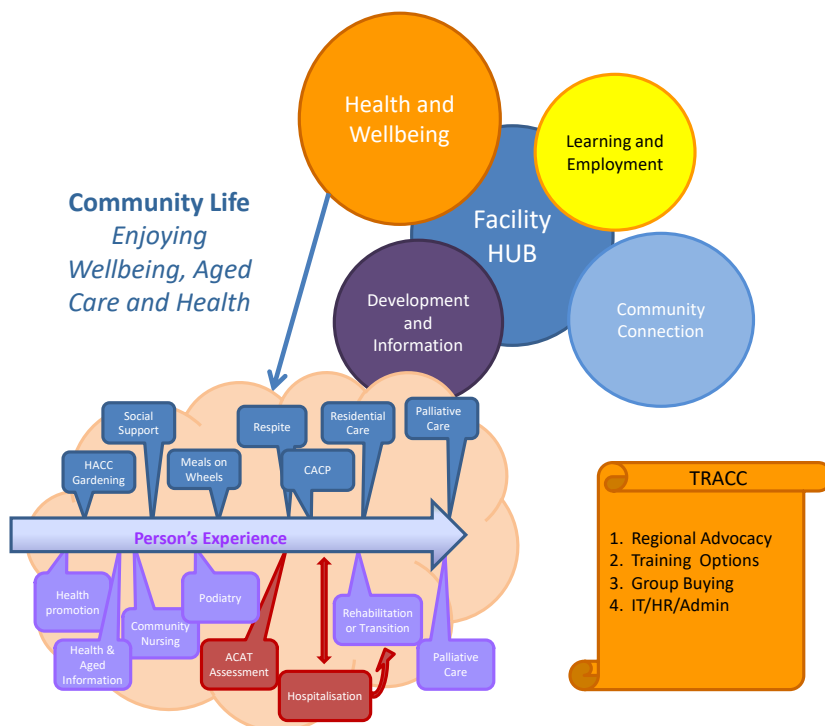
1. Holbrook (21 places) - co-located with a state government operated health service
2. Jindera (21 places)
3. Howlong (21 places)
4. Henty (20 places)

4.3.3 Federated Model

Tasmanian Residential Aged Care Collective

This model uses the principles of the hub and spoke model and supports multiple providers to share buying power, training, specialist staff and service improvements. An example of this model is the Tasmanian Residential Aged Care Collective (TRACC). The TRACC model has been in operation for 10 years. Tandara Lodge is a member of TRACC.

Figure 19: Model with a federated approach



Source: An Alternate Model of Aged Care for Rural and Remote Australia Dept of Health 2011 (Faircloth D Verso Consulting Pty Ltd)

UPA

Another example of the federated model is found within UPA. All UPA regions operate as semi-autonomous organisations, with local boards federated under the Approved Provider whose key personnel are representatives of each region. This model ensures that the corporate activities/benefits - which include legal, quality management, clinical governance, HR, training, marketing, IT and financial management (including sophisticated investment and land banking) - benefit the mainly small rural services.

4.3.4 Multi-Purpose Service (MPS)

The MPS model is mainly operated as a health service (hospital) and residential aged care. This service type is funded through the Commonwealth's Flexible Service funding stream. The Multi-Purpose Services (MPS) program provides integrated health and aged care services to regional and remote communities in areas that cannot support both a separate aged care home and hospital. The program is operated by WACHS in WA. Verso notes that the Royal Commission has called for an expansion of the model to respond to needs of rural and remote Australia.

A detailed review of the model was undertaken in 2019 with 12 recommendations to improve aged care delivery through the model. The Commonwealth accepted (or accepted in principle) all 12 recommendations.¹³ A summary of the recommendations and the Commonwealth's response is attached (Appendix 1).

Multi-Purpose Service – Government Response to Royal Commission Recommendation 55

The Government will provide additional funding from July 2022 to uplift and broadly align the funding for Multi-Purpose Services with mainstream aged care. This funding will reflect the changing number and acuity of people receiving care and ensure senior Australians accessing aged care from Multi-Purpose Services are subject to the same eligibility and needs assessments as people accessing other Government-subsidised aged care services. Multi-Purpose Services will also be given better access to other aged care funding programs, including new capital grant funding (see the response to recommendation 46). The Government will also consult with state and territory governments to develop and implement a co-contribution model for aged care capital projects to establish new Multi-Purpose Services.

Note: In light of these foreshadowed activities, there may be an opportunity in Boddington to showcase new responses in collaboration with WACHS.

The underlying principle in the models detailed in this section is that to overcome the inherent viability issues in small scale residential aged care facilities (<50 places), multiple services need to be developed from a single campus or connected campuses.

4.4 Small Scale and/or Home-like Models

Models such as the Green House Project that deliver small scale or home like models are commonly part of a larger campus or are 'houses' within a larger facility. These models focus on superior dementia/mental health care/maintenance and promote wellbeing. The efficacy of this approach and the financial impact is discussed in a research paper (Dyer S. et al) developed within the Australian system and context¹⁴. The research concludes that clustered domestic models of residential care are associated with better quality of life and fewer hospitalisations for residents without increasing whole of system costs.

The Aged Care Royal Commission into Quality and Safety¹⁵ noted that:

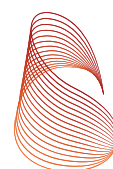
"Good design in residential aged care, particularly for people living with dementia, usually involves smaller, lower-density congregate living arrangements rather than larger, more institutional settings. Smaller, lower-density congregate living arrangements generally promote better quality of life for everyone. Large, noisy institutional environments can worsen the adverse consequences of dementia."

"Creating 'familiar households' facilitates the provision of person-centred care. We have heard that for residential aged care, there is significant benefit to a domestic setting instead of a traditional institutional model. Small household models usually involve housing eight to 10 people receiving aged care services, and sometimes up to 16 people, within a home-like environment. Common features include 'a focus on domestic, homelike, familiar or normalised environment with medical equipment hidden'. Regular staff are employed and they do not wear uniforms. Without wishing to limit innovation, we consider that the small household model is one way in which residential aged care can adopt dementia-friendly and accessible design principles."

¹³ Commonwealth Government Response to the Multi-Purpose Services Program Review Dept of Health

¹⁴ Suzanne M Dyer, Enwu Liu, Emmanuel S Gnanamanickham, Rachel Mitte, Tiffany Easton, Stephanie L Harrison, Claire E Bradley Julie Ratcliffe, Maria Crotty; Clustered domestic residential aged care in Australia: fewer hospitalisations and better quality of life MJA 208 June 2018

¹⁵ The Aged Care Royal Commission into Safety and Quality Exec Summary page 105



4.4.1 The Green House Project

The Green House Project has come into particular focus in Australia, as it was referred to by the Royal Commission into Aged Care Quality and Safety. Commissioner Briggs visited the Leonard Florence Centre For Living site in Chelsea, Massachusetts (in the United States of America) which was the first to adopt the Green House Model of care in an urban setting.

The Green House Project locates a home within a cluster of homes on the same campus (effectively part of a much larger service). The homes provide high levels of care for individuals who do not wish to be in a traditional aged care setting. Instead of a residential aged care facility, a Green House Project community consists of clusters of smaller homes with six to ten residents.

The Green House Project has been developed as an alternative to the traditional American nursing home in an effort to 'de-institutionalise' and invigorate the long-term care environment by providing specially designed homes in which older persons can live with dignity, comfort and companionship.¹⁶

Residents have their own room and ensuite, are free from scheduling and able to access social and shared areas of the house at any time, making it truly feel like home. Private areas open to central dining, kitchen and living facilities with flexible seating and other arrangements based on individual preferences.

Figure 20: Green House Floor Plan



There are many other Australian and international examples that have a similar care goals and quality outcomes using home like models with a larger complex, including:

- Life Care Aldinga Beach (SA)
- Korongee Village (Hobart, Tasmania)
- Adards Tasmania (now Regis)

¹⁶ https://propertycouncil.com.au/Web/Content/News/NSW/2015/The_Greenhouse_Project___A_Residential_Model_for_Aged_Care.aspx

- Zorgkwadrant Fryslan Oost - Friesland Province (The Netherlands)
- Dagmarsminde Carehome (Græsted, Denmark)
- Tönebön am See (Hamelin, Germany)

The Royal Commission's focus on safety and quality resulted in resonance with these models, as they have a profound impact on dementia care, mental health care, reduction in behaviours of concern, reduction in the use of medications to manage behaviours and reduction of depression.

It is worth noting that the home-like and small scale references were not discussed by the Commission to resolve scale and market failure issues in rural and remote Australia. Models such as the Green House are developed within a larger cluster of houses on a single campus or under a single roof. The scale enablers providers to resource the built form and workforce that are essential elements of the model.

4.5 Housing-based Alternatives

Housing-based alternatives provide the opportunity to deliver 24/7 care equivalent to residential aged care on a very small scale. These alternatives provide the opportunity to manage wellbeing, high quality and safe care with the outcomes noted in the previous section.

4.5.1 Group Homes Australia (GHA)

GHA offers care for 6-10 residents living in a traditional home, on a traditional street. There are currently ten group homes of this model located in Sydney's suburbs.

There is an emphasis on blending a socially inclusive home with best practice clinical care. The GHA approach focuses on getting residents involved in day-to-day life activities that bring them purpose and meaning.

Care costs are subsidised through home care packages; therefore this model is not regulated as a residential aged care facility.

4.5.2 Verso's Gathered Model

The Gathered Model is a further development of the model proposed by Verso within the Wheatbelt Aged Care Solution and Ageing in the Bush (State-wide Regional Aged Care Strategy). The model is described as:

- A cluster of independent living units built to platinum level disability access (minimum 8) promoting independent living with positive socialisation
- 2 bedrooms to support family and carers who want to visit and stay (or live) or for people who would prefer to live with another person to share a home
- A community facility also providing a space for an observation bed and for overnight accommodation for a staff member including a workstation
- 24-hour care using non obtrusive monitoring technologies
- An internal secure garden
- Co-located with primary health/hospital, if possible, with service agreements to support access to allied health
- As with Group Homes Australia, the model maximises the efficient delivery of home care

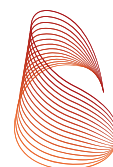


Figure 21: Verso Gathered Model



4.6 Options

4.6.1 Workshop Fact Sheets

On the evening of the 25th of August 2021, the Shire of Boddington Aged Accommodation Committee met (virtually) with Verso to develop the preferred model options. The options were developed with reference to fact sheets which summarised the information in this report. The fact sheets included:

Fact Sheet 1: Demand analysis. This analysis identifies that drawing from a catchment of Williams, Wandering and Boddington, there is demand for a residential aged care facility of up to 45 places. A 45-bed facility is very small in the broader Australian experience.

Fact Sheet 2: Client Profile. This analysis demonstrates that entrants into residential aged care will have high level and complex care needs with dementia care and mental health care needs being dominant issues. The analysis also demonstrates that palliative care will be a feature of the care offered in the facility. The implications are that the provision of residential aged care requires high levels of clinical care and a workforce matched to care needs associated with the high acuity of residents. A residential aged care facility must meet the appropriately high standard of governance, safety and quality required under the Aged Care Act. Post-Royal Commission, the Commonwealth will be placing a greater emphasis on auditing the quality of care and safety and increasing the enforceable measures under the Act.

Fact Sheet 3: Current operational environment and dynamics of residential aged care including scale and viability. As the title suggests, the analysis considered the scale and viability of residential aged care. Given the findings from the demand analysis, the impact of scale on operating results is directly pertinent to understanding the potential viability of a residential aged care facility in Boddington. Over the last 15 years, the market has moved to larger and larger facilities and a growing portion of aged care places are operated by a very small number of providers. Current operating results for residential aged care are in the negative. Results have been trending from operational surpluses 5 years ago to the current negative results. The implication is that a new facility in Boddington is likely to be loss making.

Fact Sheet 4: Overview of alternate models. This fact sheet summarises the information detailed in this chapter.

4.6.2 Workshop Decision Making Considerations

Principles and threshold issues that were used for determining the right/best option(s) must be able to respond to:

- The quantum of need, bearing in mind that the facility might have a 40-year life
- The care and safety issues discussed in Fact Sheet 2
- The requirement to attract and retain the leadership and staff required to deliver the care safely
- The viability issues discussed in Fact Sheet 3 and the capacity to return a surplus to enable reinvestment of funds into service improvement and capital replacement/refurbishment
- The preferred position of the Shire of Boddington to attract or facilitate the involvement of an approved provider

4.6.3 Workshop Outcomes

Residential Aged Care

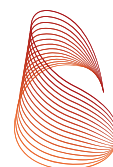
The committee reaffirmed the resolute view of the community forums that residential aged care is required in Boddington. The foundational principle is that it is a human right to be able to age in the community of choice. The negative impact on residents, carers, partners and families when community members have to go to residential aged care some distance away is considered unacceptable.

Residential aged care – being fully informed

The consultants considered that it was essential that they test the community's understanding of aged care. It is their experience that aged care is often understood to be residential aged care (nursing home or hostel) with little or no knowledge of community/home care options.

The impact of the knowledge gap is that the request for residential aged care has been because the benefits of the level of support offered in the community care option are not known or are confused with basic care (CHSP services - formerly HACC).

The outlook has been justified as home care package service delivery in the Wheatbelt region away from the bigger communities has been limited or compromised by the lack of a suitable workforce.



Residential Aged Care - being fully informed (cont.)

In the community forums, community care was not seen to be able to sufficiently meet the high care needs of people requiring residential aged care. The examples cited that have shaped this position include:

- A strip of lawn is mowed to the washing line whilst the rest is let to grow out of control
- Cleaning 'only to shoulder height'
- Higher care packages not adequate with only two hours morning and night when full care is required and no care on weekends
- Disquiet about cost/value
- There is a high level of frustration regarding care levels and wait times for care
- Perception that there is a lack of packages available
- Wait times for ACAT assessments up to a year; assessment comes from Peel
- High levels of frustration at lack of co-ordination of care, communication, and transparency
- Silver Chain staff from Narrogin - lots of staff changes so continuity of care lacking

The community's poor experience with community care (including the perception that care is inadequate to meet high care needs) mean that it is not seen as a suitable substitute for residential aged care. The consultants have therefore concluded that the Shire of Boddington and its community are not lacking in knowledge or understanding of community/home care.

4.7 PESTEL

This analysis was not directly addressed in the workshop but referenced in the discussion. A PESTEL analysis addresses the impact, influence, and operational factors within a political, economic, social, technological, environmental and legal framework.

The consultants have extrapolated the general discussion and thinking of the workshop attendees to undertake the following analysis. Within the PESTEL analysis, a number of economic concepts are addressed. The consultants have considered the economic factors within the quadruple bottom line framework (sustainable prosperity) that includes¹⁷:

- People – Quality of Life: Quality of life for people, e.g. health, vigour, wellbeing, flourishing.
- Profit – Competitive Productivity: Competitive productivity in producing and distributing goods and services for consumption and profit with scarce resources.
- Planet – Sustainable Ecosystems: Individual, community, and ecosystems survival across lifespans and generations.
- Progress – Adaptive Innovation: Adaptive innovation in all aspects of people, profit, and planet, and innovations, e.g. adaptive learning and change; trial and error risk taking and discovery. The fourth quadrant is addressed by some authors as values, spirituality and culture.

The PESTEL analysis addresses this broader concept of economics beyond the subject line 'economics', giving consideration to the 'four Ps' within the overall analytical framework.

¹⁷ Beech, Cambridge Leadership Development Ltd., 2013

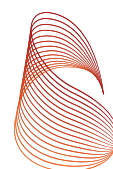
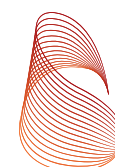
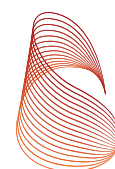


Table 19: PESTEL Analysis

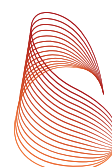
Focus	Discussion
Political	
<p>Community concern regarding the lack of aged care services and the associated impacts on families, including incapacity to retain seniors, will create political pressure.</p> <p>The erosion of other health services related to the care needs of older people and their families will also create political pressures. These political pressures may also include the lost opportunity to develop Boddington through attracting 'tree changers'.</p>	<p>There is evidence in the tenor of the community forums that the lack of aged care services is a real concern to the community. The broader concern regarding the potential erosion of other vital services, including health services, is not as strong. However, the experience of other rural communities who have experienced the loss of vital health and community (e.g. pharmacist) would not be lost on Boddington residents.</p> <p>Managing the political expectations of the community may require Council to demonstrate leadership, with the goal of supporting population retention and attraction and valuing older people as vital participants in the community. The consultants recommend that mitigating the political risks will require planning and advocacy embracing:</p> <ul style="list-style-type: none"> • Age friendly initiatives including access to State or Commonwealth funding supporting healthy ageing and health promotion • Continued development of older persons housing matched to current and future demand • Securing partnerships or other responses to ensure the development of a local workforce to deliver the full suite of community aged care service types and service levels (including assessments, information, respite, and way finders) • Securing partnerships or initiating a local response to establish at least 35 to 45 bed residential aged care developed to respond to contemporary standards of care and with a business model that will promote viability over the life of the building (40+ years)
Economic	
<p>Financial sustainability is constrained by the small number of places that can be reasonably justified in Boddington (35-45). In addition, residential facilities are currently operating with a negative result. On average the current result for facilities has been trending downwards for more than 5 years. Providers report that positive results are only being achieved through non-operational factors (property values, investment earnings from RADs or other portfolios held by the provider).</p> <p>The Royal Commission findings and recommendations regarding viability have not been matched with an adequate response from the Commonwealth. While the Commonwealth will put more money into residential aged care, providers consider that the indicated funding levels will not cover current shortfalls, mandated and increased minutes of care per resident per day and costs associated with additional levels of compliance.</p> <p>A hospital, aged care services and related service infrastructure has been identified as a factor considered by older people when considering a 'tree change'. Attracting incoming ageing and older people will add to the overall economic prosperity of the Boddington community.</p>	<p>The framework for economic analysis may be understood to be more than financial considerations as discussed in the introductory statements. However, this section primarily addresses the financial considerations.</p> <p>Financial viability of a small scale residential aged care facility located in Boddington will require a development that:</p> <ul style="list-style-type: none"> • Delivers residential aged care in conjunction with a suite of complimentary services that achieves economies of scale through shared administrative, management, IT, IR, HR, marketing, and governance systems, processes, and personnel • Provides a scale of operations that offer staff the opportunity to develop their skills and to be provided with a career path • Potentially uses partnerships in the Wheatbelt or other similar rural settings to enhance buying power and to spread the cost and inputs of expert clinical staff across multiple services



Focus	Discussion
Economic (cont.)	<ul style="list-style-type: none"> • Builds relationships with clients to supports their journey through the continuum of care with multiple benefits across all service types offered and with the opportunity to maintain high occupancy rates • Provides a high quality of care and enhanced wellbeing to become the residential aged care facility of choice; this will enhance the capacity to secure RADs and or DAPs that are considered by consumers to represent value • Minimises the need to raise capital through borrowing • Reduces the cost of care through design and leading international practice <p>Overall economic outputs for the Boddington community would be enhanced by residential aged care as the facility and integrated aged care service:</p> <ul style="list-style-type: none"> • Is likely to employ 70 or more people • Retains community members and, by extension, their families • Attracts incoming residents (they may be more than one or two decades away from needing complex care) • Sources local goods and services <p>Within the overall council plan, the role of ageing and aged care should also be treated as an economic driver for community prosperity.</p>
Social	<p>A major driver for creating a sustainable residential aged care facility in Boddington is the community outlook that it is a human right to age in place. It could be argued that people in rural communities are more likely to have a strong affinity to the place where they belong. For some families, their history and identity has been developed over multiple generations. Of course, for Aboriginal people, their connection to land is spiritual and cultural and extends back over many thousands of years.</p> <p>Distressing stories from Aboriginal people and other residents of Boddington, Williams and Wandering have been shared as part of this consultation. The impact of the current situation where people must move away from their community, family, friends and partners is profound. A residential aged care facility located in Boddington has been conceived to be vital in addressing what some have expressed to be a breach of their human rights.</p> <p>The maintenance of older people in the community will have the following social benefits:</p> <ul style="list-style-type: none"> • Retention of the knowledge and wisdom of the elderly • Ongoing contributions of older people to the social and civic life of Boddington • Enhanced community wellbeing with all generations part of the life of the community • Retention and maintenance of familial relationships <p>Within the overall council plan, the role of ageing and aged care should also be treated as social factor enhancing and building community wellbeing.</p>



Focus	Discussion
Technological	
<p>The application of technology to business systems and processes is a key driver to improved efficiencies that directly benefits the bottom line.</p> <p>Technology improves the capacity for people to age independently.</p> <p>A new integrated service (combining residential and home based care) in Boddington will provide the opportunity to engineer the most up-to-date technology into all aspects of the business and care services.</p>	<p>Current technologies with the capacity to support enhanced quality of care and safety include but are not limited to:</p> <ul style="list-style-type: none"> • Telehealth, improving access to specialists (inputs from geriatricians), while reducing the cost and logistics of travel. Telehealth consultations have also been used by some specialists as an opportunity to improve the practice of clinical staff. • Care monitoring technology • Automated systems for record keeping, invoicing, care/case management, business analysis, medication management etc <p>Emerging technology that are likely to impact positive ageing and aged care includes:</p> <ul style="list-style-type: none"> • Robotics • Driverless cars • Continuing breakthroughs in telecommunications • Delivered meals <p>Within the overall council plan, the role of technology should be factored into the capacity to deliver services that are efficient and that improve the safety and quality of care</p>
Environmental	
<p>Aged care services, like all aspects of business, civic and community life, should be developed by design and practiced in a manner that reduces harm to the planet.</p> <p>There is also emerging research that connects wellbeing and memory of people in aged care to engagement with green spaces (particularly trees and shrubs).</p>	<p>Government service contracts will increasingly require service providers to demonstrate how their service complies with environmental best practice, and it may become a legislated requirement.</p> <p>The adaption of best practice care models in Boddington can build on the significant environmental assets enjoyed by Boddington's location and amenities.</p> <p>Within the overall council plan, environmental design and practices should be reflected in building and development plans. Best practice and innovative care models should be explored and fostered throughout future aged care planning processes.</p>
Legal Framework	
<p>Aged care largely operates under the Aged Care Act 1997. The Commonwealth has indicated the development of a new Aged Care Act to facilitate part or full responses to the Royal Commission into Aged Care Quality and Safety.</p> <p>The Government has stated:</p> <p><i>On 1 March 2021, the Government announced work will begin immediately on a new consumer-focused Aged Care Act. The new Act is intended to commence from 1 July 2023, subject to parliamentary processes.</i></p> <p><i>This will underpin system-wide reform of aged care and establish the legal framework for an aged care system designed to improve outcomes for senior Australians into the future.</i></p> <p><i>Drafting of the Act will be informed by consultation with senior Australians and other stakeholders, including members of the new Council of Elders and National Aged Care Advisory Council.</i></p>	<p>The Shire of Boddington will need to be fully aware of the legal responsibilities of being an approved provider of aged care and the various enforceable undertakings as it considers the options for partnership, alternate providers and potentially facilitating/ supporting the development of a community organisation to deliver community and residential aged care.</p> <p>Due to the timing of this study, there is an opportunity to contribute to the reform process, including considering reforms of the MPS system. There is an opportunity to partner with WACHS with the goal of delivering residential care services that meet the quantum of need and resident acuity, in a manner consistent with leading practice.</p>



4.8 Preferred Options

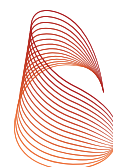
The committee's preferred options are:

Option 1: A small sized residential aged care facility operating under current business rules, achieving enhanced viability through delivering a multiplicity of service types. Within this model, the committee is not discounting that there may be opportunities to develop a 'federated model'. The committee also appreciate the care model and design exemplified in the Green House Project, and similar models should be incorporated into the facility design and operations. The committee considers that co-locating the facility adjacent to the hospital would be particularly beneficial. In this model a close and effective relationship with WACHS will be desirable.

Sector feedback indicates attracting an approved provider in the current operational environment is unlikely due to COVID-19 impacts, negative operational results, major reforms and associated uncertainties, restrained property investment opportunities in Boddington, increased regulation, and current occupancy rates. The committee accepts that in order to achieve the vision for high quality residential aged care and the outcomes achieved in alternate models (such as the Green House Project), a local community organisation may have to be developed to operate the facility and the mix of other services.

Option 2: Work with WACHS to have the Boddington Hospital reclassified to a MPS, with WACHS as the approved provider delivering residential aged care in the manner discussed in the care models in this section. The community would seek for this model to be a genuine partnership between the Commonwealth, the State and the local community.

This option will require significant collaboration and a shared vision with WACHS.



5 Business Cases

5.1 Overview

This chapter comprises of a business case for the top two short listed priority opportunities, encompassing:

- Key limiting and enabling supply and demand factors
- Likely investors, partners, and customers
- High level budgets, potential funding sources and next steps to advance the top priority opportunity

5.2 Option 1

A small sized residential aged care facility operating under current business rules achieving enhanced viability through delivering a multiplicity of service types. Within this model, the committee is not discounting that there may be opportunities to develop a 'federated model'. The committee also appreciate the care model and design exemplified in the Green House Project and similar models should be incorporated into the facility. The committee considers that co-locating the facility adjacent to the hospital would be particularly beneficial. In this model a close and effective relationship with WACHS will be desirable.

5.2.1 Key enabling factors

There is current and growing demand for residential aged care in Boddington driven by the population characteristics.

Financial viability can be enhanced in a small scale facility through delivering a range of complimentary services such as (but not limited to): home care packages, post-acute care, disability services, Veterans Home Care, respite, older persons housing or even child care. Good business leadership has found to be a vital factor using this approach.

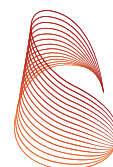
There is an opportunity to develop partnerships and collaborations into the future with other similar rural aged care services that could support the development of shared capability and economies of scale.

The cost and complexity of care can be reduced by adopting international best practices in the care model and the building design.

A package of capital and land may provide incentives to support an existing approved provider to undertake a feasibility study (this report could help support the business plan).

5.2.2 Key limiting factors

The scale of demand (35-45 beds) is low when compared to contemporary residential aged care. Smaller sized facilities have generally been unviable. Residential aged care providers derive value from operations and property investment. The operations side of the equation is unviable because of scale and the overall government funding model. The property investment (enabled by RADs) is not likely to be a commercially attractive proposition in Boddington. The



implication is that providers are unlikely to be attracted to Boddington to deliver residential aged care under the current operating conditions.

The current operational business model may limit opportunities to attract the capital required to construct and develop the facility – at \$330,000 per place, the capital required would be between \$11.6m to \$14.9m.

There is uncertainty regarding the future of residential aged care due to the recommendations of the Royal Commission into Aged Care Quality and Safety and the Federal Government's response.

5.2.3 Customers

Demand for residential aged care is being driven by a growing number of people aged 85+ and a lack of supply. Key care needs are dementia care and mental health; however, the group of people requiring residential aged care typically have 5 to 8 comorbidities with the implication that current and future residents will need a high degree of technical nursing care. The demand is drawn from a catchment that includes Wandering, Williams, and Boddington.

5.2.4 Partners

Potential partners may include Shire of Boddington, WACHS, an approved provider of residential aged care, local health providers, the local governments of Wandering and Williams, Development Commissions and the Federal Government.

5.2.5 Budget

Capital

Capital development cost for the residential aged care facility: \$11.6m to 14.9m

Standalone residential aged care facility operating result

The expected operational loss for a standalone facility is using current industry average results:

- \$10.54 per bed day x 365 x 35 places = **\$134,649**
- \$10.54 per bed day x 365 x 45 places = **\$173,120**

A 20 year operational shortfall based on current business rules and funding model = **\$2.7m to \$3.5m.**

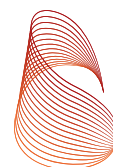
New Mandated increased care hours: Flowing from the Royal Commission the Commonwealth has mandated care staff and registered nurses hours. This will increase the care cost hours. UPA has advised for its small facilities that this will add to operational losses by \$4.00 per person per bed day even after increased subsidies have been applied. The mandated care cost are estimated to have the following impact:

- 35 places projected additional operational shortfall = **\$51,100**
- 45 places projected additional operational shortfall = **\$65,700**

The overall operational result is estimated at:

- 35 places projected additional operational shortfall = **\$186,149**
- 45 places projected additional operational shortfall = **\$238,820**

A 20 year operational shortfall based on current business rules and the additional cost impost = **\$3.7M to \$4.8M**



Mix of other services operational result

The estimated operating results for a mix of additional services is:

- 2 Short Term Restorative Care places operational result = \$21,152 p.a.
- 15 home care packages (revenue \$386,152) operating result: \$5.67 per client per day x 365 x 15 = \$31,043
- A range of basic care services (CHSP equivalent) at \$300,000 at 8.75% margin = \$26,250 (for full calculation see Appendix 2)
- NDIS service provision at 25 hrs per day x 365 x \$58.80 = revenue of \$536,550; margin 3.14% = \$16,848 (for full calculation see Appendix 2)
- Potential saving by spreading administration, quality, IT, HR etc across multiple services = \$20,000

Positive results from a broader suite of services = \$115,293 p.a. or \$2.3m over 20 years.

Cost Comparison Unit price

The following table details the modelling for unit cost margins for NDIS and CHSP. The model builds on detailed costings held by Verso Consulting. The DSW is a Direct Support Worker Level 2 with equivalent Social, Community, Home Care and Disability Award level and EBAs from Victorian Local Government. The difference in all up costings is primarily the amount of WorkCover, overheads and administrative charges.

Table 20: Unit Cost Comparison Community Care

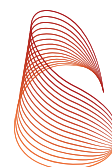
	NDIS Cost Model	NFP CHSP	A private Provider	A Victorian Rural Council NDIS Enterprise	Boddington community Care Organisation NDIS	Boddington community Care Organisation CHSP
	DSW 2	SCHADS 2.4	SHADS 2.4	EBA band 2 level C	SHADS 2.4	SHADS 2.4
All up cost per hour	\$57.52	\$62.77	\$57.01	\$56.00	\$57.01	\$57.01
Sell price	\$58.86	\$62.00	\$61.00	\$58.80	\$58.80	\$62.00
Margin \$	\$1.34	-\$0.77	\$3.99	\$2.80	\$1.79	\$4.99
Margin %	2.30%	-1.23%	7.00%	5.00%	3.14%	8.75%

Operating result combining residential aged care and a mix of other services

In a mixed model of residential aged care and other aged and disability services, the negative operating result may be between: **\$70,856** and **\$123,527** p.a. or a result over 20 years of **\$1.4m** and **\$2.5 m**.

Non-operating result

Non-operating income is impacted by the RADs. Estimating the result is based on 60% of places (21 to 27) attracting a RAD of \$300,000. Potentially, there would be between \$6.3m and \$8.1m from which the organisation could earn income from term deposits or investments, e.g. older persons housing. Even on a conservative estimate of 2.5% return, the result could be between \$157,500 and \$202,500. Over 20 years, non-operational income could exceed \$3.2m or \$4.1m.



20 year outlook operating and non-operational result

With the addition of a mixed model and non-operating revenue, the result over 20 years may be between \$1.8m (35 places) and \$1.6M (45 places).

5.2.6 Investors

Notwithstanding previous comments made regarding the likelihood of attracting an approved provider, the option should be incentivised and all options exhausted prior to considering other alternatives. The investment options may be dependent on the following:

- Securing an in-principle agreement with an approved provider who is willing and able to deliver the services in a manner consistent with the community vision and best practice
- Securing an approved provider may require:
 - The provision of land on a peppercorn lease over 99 years
 - A capital grant

This would enable the provider to build out a detailed business case benefiting from non-operational results to justify anticipated negative operational results.

- A capital grant may be provided by the Commonwealth government, state government or alternatively from the Boddington Gold Mine
- Granted land could be Shire owned, state government land or Crown land
- Based on a viable business model and securing an experienced operator, banks would lend money for development, construction start up and as a long-term mortgage (up to 60% of the required capital – land and building value) or the approved provider's asset position
- A large provider could also provide a loan from their internal resources
- An alternate approach would be to establish a community organisation to become an approved provider granting land and securing a capital grant and borrowing money to develop, construct and cover the start-up operational shortfall

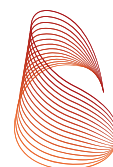
5.3 Option 2

Work with WACHS to have the Boddington Hospital reclassified to a MPS, with WACHS as the provider delivering residential aged care in the manner discussed in the care models in this section.

For this to be a realistic alternative, the community is seeking to be a genuine partner with the Commonwealth and the State, with an expectation that the residential aged care services would be delivered in a manner consistent with leading practice.

5.3.1 Key Enabling Factors

- There is current and growing demand for residential aged care in Boddington driven by the population characteristics



- Integrated approaches to health, community care and residential aged care can produce improved outcomes for older people and improve health literacy relevant to aged care across the community
- The cost and complexity of care can be reduced by adopting international best practices in the care model and the building design

The Commonwealth government has been developing a suite of reforms of the MPS model, and in response to the Royal Commission into Aged Care Quality and Safety, has agreed to expand the model where there has been market failure. The reforms bring the MPS model, with reference to aged care, into alignment with aged care standards in the broader system.

5.3.2 Key limiting factors

It is unknown how the reclassification may impact health services at Boddington Hospital and what the implications might be with reference to funding.

WACHS would need to be a willing and active partner to:

- Consider this option
- Co-design the service model with the community, including the building design (considering flexible and integrated service delivery)
- Develop a comprehensive plan to deliver community care, respite, and restorative care across the catchment (Wandering, Williams and Boddington)
- Develop a workforce with a focus on local employment where possible
- Deliver residential aged care services at the required scale

The Commonwealth would need to agree to the reclassification and provide adequate funding to support the scale of operations required.

There is uncertainty regarding reform details, timeframes and funding limitations of the MPS model and how the model intersects with consumer choice. There is also a lack of detail on how capital would be accessed for the expansion of the model.

5.3.3 Customers

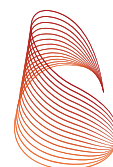
The demand for residential aged care is being driven by a growing number of people aged 85+ and a lack of supply. Key care needs are dementia care and mental health. However, the group of people requiring residential aged care typically have 5 to 8 comorbidities with the implication that current and future residents will need a high degree of technical nursing care as well. The demand is drawn from a catchment that includes Wandering, Williams and Boddington.

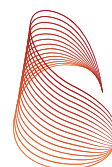
5.3.4 Partners

Potential partners may include Shire of Boddington, WACHS,, the local governments of Wandering and Williams, Development Commissions and the Federal Government.

5.3.5 Budget

The budget is to be determined within the MPS program funding and budget.





6 Next Steps

6.1 Immediate Actions

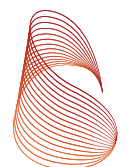
The consultants recommend that:

- The Shire of Boddington receive the report
- Confirm the vision, the model of care and the model of viability, i.e. Option 1 or Option 2
- Consider/determine the role the Shire will play in realising the vision for residential aged care and the accompanying viability considerations e.g. advocate, facilitator, partner, investor (seeding, in kind or long-term), customer
- Build consensus with the Shires of Wandering and Williams and their communities regarding the model and their ongoing voice in realising the vision
- Identify if land is available to grant to a prospective approved provider and its suitability considering the model and what the process would be to obtain/grant the land and under what conditions
- Develop collateral to support the marketing of the opportunity and to garner investor support
- Obtain seed money to move through the project inception and realisation phase
- Maintain a project steering committee to work through the next phases of the project

6.2 Project Inception

Conduct a project inception workshop with key stakeholders:

- Confirming the vision for the development, model of care, model of community engagement and integration and integration with health
- The viability issues and how they will managed by design, integration and the risks
- The ongoing communication process
- The next steps, noting that The Commonwealth would need to agree to the reclassification and provide adequate funding to support the scale of operations required
- Identify and quantify resources (including human) required to realise the project
- Communicate with relevant State and Commonwealth politicians about the project and intended cause of action; seek their support



6.3 Project Realisation

6.3.1 Threshold Issues

There are two threshold issues that need to be determined first:

- Would WACHS be willing to partner with the community to explore the concept of establishing a MPS in Boddington to deliver 35-45 places and to also deliver other aged care services to the catchment. To explore this possibility we recommend that:
- This report and the marketing collateral is made available to WACHS senior executives, with introductory comments consistent with the consultations undertaken with WACHS in the development of this report, including the alternate options to be considered
- A briefing is provided to WACHS (if required) to provide an opportunity to interrogate the evidence and rationale in this report
- A process and timeframe is established to manage the exploration of options including ongoing stakeholder communication and participation

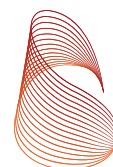
WACHS Innovation and MPS Exemplar

Given the planning and reform processes relating to multi-purpose services, the approach to WACHS could include the potential for a Boddington to become an exemplar of a truly contemporary aged care service. This could include active partnership with the community, a local workforce development strategy and a local service plan with particular emphasis on:

- integrating health and aged care
- integrating health literacy with an age and dementia friendly community
- developing restorative and wellbeing models
- developing a superior continuum of care from basic care to the highest levels of care including palliative care
- enhancing viability through scale achieved over a mixed service model
- creating a community and services hub
- meeting quantum of current and future demand
- contributing to a population retention and attraction strategy
- evaluating the outcomes including the economic outcomes and impacts

- Whether an approved provider organisation would establish 35 to 45 bed aged care facility in Boddington, what incentives could be offered and what would the process be for securing the incentives (Appendix 3 is collateral developed by Verso for Rural Councils Victoria to support local government to attract investment). To explore this option, we recommend that:
- A short list of Approved Providers be established based on a values alignment, their capacity and capability in delivering the services and model envisaged
- A clear communication strategy be developed to 'promote' the opportunity
- A direct approach to each of the Approved Providers is actioned

If neither of the two threshold issues can answered in the affirmative, the next step would be to assess the willingness, capacity and logistics required to establish a new approved provider organisation in Boddington with the following key steps:



- Undertake a detailed business plan (this plan would include how a workforce would be recruited, trained, developed and retained). The plan would eventually form a required attachment to the Approved Provider application.
- Work with architects to develop a concept plan to be included in the business plan

6.3.2 Alternate Response

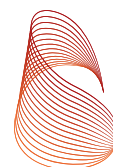
If an approved provider cannot be incentivised to develop and deliver the model of care envisaged, it is recommended that the following key steps be taken:

- Support the project committee to form a legal entity to deliver aged care services and model of care and viability envisaged in the catchment that includes directors who meet the Commonwealth's requirements for key personnel under the Aged Care Act and consistent with the approved provider governance reforms recommended by the Royal Commission
- Obtain seed funding to manage the costs associated with developing policies and procedures, the organisational design, the concept design for the building and site location and support to develop the approved provider application and associated detailed business case required by the Commonwealth
- Prepare a concept design for the land and buildings
- Prepare a detailed business plan required as an attachment to the Approved Provider application
- Prepare and lodge an Approved Provider application and manage the iterative process often required to meet all of the Commonwealth's requirements
- In concert with the Approved Provider application, develop a comprehensive set of policies and procedures to manage compliance with the Aged Care Act and to enhance practice
- On approval, negotiate with the Commonwealth for licences if the Aged Care Act is still in the process of being rewritten
- Manage land grant processes, and capital grant funding applications
- Build the business case for the additional mix of services as determined in the project inception phase

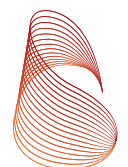
6.4 Project Commencement

The project commencement activities will be dependent on:

- The response from WACHS
- Current Approved Providers
- Alternatively, forming a local organisation that meets the requirements and succeeds in the application to become an Approved Provider



Appendix 1: Shire of Boddington Aged Care Needs Study 2021



Appendix 2: Unit Price Model

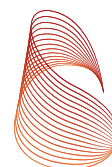
Unit Price Calculations

The unit price calculation is the fundamental framework for calculating and billing hours for community care services. Depending on the role, there will be variables in the amount of supervision required and the hourly rate paid. All other elements will have the same impact on the margin. The sell price may be capped for competitive reasons or in response to price caps imposed by the Commonwealth or State governments.

When a community care workforce is developed, the same staff members could conceivably be delivering NDIS services, CHSP, home care packages, post-acute care, community respite, services within Short Term Restorative Care and/or privately purchased services.

Impact of Leave on the Cost per Worked Hour of a Permanent DSW

NDIS Cost Model		
	DSW 2	DSW 4
Standard Hourly Rate	\$30.69	\$38.34
Allowance for Annual leave		
a. No. hours leave accrued in a year (hrs/yr)	152	152
b. Loading	17.50%	17.50%
c. Proportion of leave taken	100.00%	100.00%
Cost per worked hour	\$3.28	\$4.10
Allowance for Personal leave		
a. No. hours leave in a year (hrs/yr)	76	76
b. Loading	0.00%	0.00%
c. Proportion of leave taken	100.00%	100.00%
Cost per worked hour	\$1.39	\$1.74
Allowance for Public Holiday leave		
a. No. hours leave accrued in a year (hrs/yr)	76	76
b. Loading	0.00%	0.00%



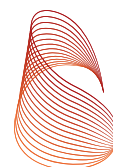
c. Proportion of leave taken	100.00%	100.00%
Cost per worked hour	\$1.39	\$1.74
Allowance for Long Service leave		
a. No. hours leave accrued in a year (hrs/yr)	32.93	32.93
b. Loading	0.00%	0.00%
c. Proportion of leave taken	100.00%	100.00%
	2.00%	2.00%
Cost per worked hour	\$0.60	\$0.76
Cumulative cost per hour, after leave costs	\$37.35	\$46.68
Increase from permanent standard hourly rate	21.70%	21.80%

Impact of Salary On-costs on the Cost per Worked Hour of a Permanent DSW

NDIS		
	DSW 2	DSW 4
Cumulative cost per hour, before on-costs	\$37.35	\$46.68
Superannuation		
Superannuation Rate (%)	9.50%	9.50%
Superannuation (\$)	\$3.55	\$4.43
Workers Compensation		
Premium Rate (%)	1.70%	1.70%
Premium Cost (\$)	\$0.64	\$0.79
Employee Allowances		
Allowance Rate (%)	1.00%	1.00%
Allowance Cost (\$)	\$0.31	\$0.38
Cumulative cost per hour, after on-costs	\$41.85	\$52.28
Cumulative increase from standard hourly rate	36.40%	36.40%

Impact of Supervision on Cost per Worked Hour of a Permanent DSW

NDIS		
	DSW 2	DSW 4
Cumulative cost per hour, before supervision	\$41.85	\$52.28
Supervisor		
Level of supervisor (SCHADS Equivalent)	4.2	5.1
Base Salary	\$36.57	\$40.64
Leave Cost Proportion	21.74%	21.75%
Leave costs	\$7.95	\$8.84



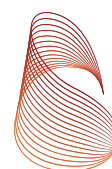
On Cost Proportion	11.58%	11.38%
Salary-on costs	\$5.35	\$5.95
Span of control		
Span of control	15	15
	7.9%	7.1%
Cost of supervision (\$)	\$3.32	\$3.70
Cumulative cost per hour, after supervision	\$45.17	\$55.98
Cumulative increase from standard hourly rate	46.20%	46.00%

Impact of Casual Loading on the Cost per Worked Hour of a DSW

NDIS		
	DSW 2	DSW 4
Cumulative cost per hour, at 100% permanent	\$45.17	\$55.98
Cumulative cost per hour, at 70% permanent	\$45.71	\$56.65
Effect of casual loading	1.20%	1.20%
Cumulative increase from standard hourly rate	48.90%	47.80%

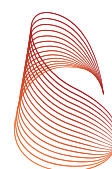
Impact of Utilisation on the Cost per Billable Hour of a DSW

NDIS		
	DSW 2	DSW 4
Cumulative cost per hour, before utilisation	\$ 45.71	\$ 56.65
Utilisation rates		
Breaks	4.17%	4.17%
Training	6.58%	7.89%
Other	0.25%	7.94%
Total Utilisation (%)	89.00%	80.00%
Cost of utilisation (%)	12.36%	25.00%
Cost of utilisation (\$)	\$5.65	\$14.16
Cumulative cost per hour, after utilisation	\$ 51.36	\$ 70.81
Cumulative increase from standard hourly rate	67.40%	84.70%



Impact of Overheads on the Cost per Billable Hour of a DSW

	NDIS	
	DSW 1	DSW 4
Cumulative cost per hour, before overheads	\$ 51.36	\$70.81
Overhead		
Overheads as a share of direct costs (%) without utilisation factored in for NFP and MAS	12.00%	12.00%
Management corporate support	0.00%	0.00%
Cost of overheads (\$)	\$6.16	\$8.50
Cumulative cost per hour, after overheads	\$ 57.52	\$79.31
Cumulative increase from standard hourly rate	87.40%	106.90%



Appendix 3: Sample Collateral

See separate PDF 'Warrambete Shire' (fictional). This exemplar has been provided as part of the 'sell' to other Approved Providers based on the Shire; accepting the report and making land available and possibly aiding the Provider to obtain a capital grant.

This type of collateral would provide the Shire with the opportunity to sell the exceptional natural features and services of Boddington to a prospective Provider/Investor. The collateral will also serve to demonstrate the professional leadership being offered by the Shire adding to the capacity to positively influence investors.

Other applications could include:

- An element of a pitch to the mine to provide them with the opportunity to provide a legacy investment
- As part of an application for a capital grant or other grants within:
- The Development Commission's remit
- Regional Development Australia Wheatbelt
- Commonwealth Department of Health
- To support Advocacy – political, peak bodies and at a bureaucrat level

Figure 22: Sample of the exemplar collateral



9.3 CORPORATE SERVICES

9.3.1 Monthly Financial Statements

File Reference:	3.0056 – Monthly Financial Statements
Applicant:	Not Applicable
Disclosure of Interest:	Nil
Author:	Executive Manager Corporate Services
Attachments:	Monthly Financial Report period ended 31 March 2022

Summary

The Monthly Financial Report for March 2022 is presented for Councils consideration.

Background

In accordance with the Local Government Act 1995, a statement of financial activity must be presented at an Ordinary Meeting of Council. This is required to be presented within two months, after the end of the month, to which the statement relates.

The statement of financial activity is to report on the revenue and expenditure as set out in the annual budget for the month, including explanations of any variances. Regulation 34, from the Local Government (Financial Management) Regulations 1996 sets out the detail that is required to be included in the reports.

Comment

The attached monthly financial statements and supporting information have been compiled to meet compliance with the Local Government Act 1995 and associated Regulations.

Consultation

Nil

Strategic Implications

Nil

Legislative Implications

Local Government Act 1995

Section 6.4 Specifies that a local government is to prepare such other financial reports as are prescribed.

Local Government (Financial Management) Regulations 1996

Regulation 34 states:

- (1) A local government is to prepare each month a statement of financial activity reporting on the sources and applications of funds, as set out in the annual budget under regulation 22(1)(d) for that month in the following detail:
 - (a) annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c);
 - (b) budget estimates to the end of month to which the statement relates;
 - (c) actual amounts of expenditure, revenue and income to the end of the month to which the statement relates;
 - (d) material variances between the comparable amounts referred to in

- paragraphs (b) and (c);
- (e) the net current assets at the end of the month to which the statement relates.

Sub regulations 2, 3, 4, 5, and 6 prescribe further details of information to be included in the monthly statement of financial activity.

Policy Implications

Nil

Financial Implications

As disclosed in the financial statements.

Economic Implications

Timely submission of detailed monthly financial reports allows Council to monitor the financial performance of the Shire and review any adverse financial trends that may impact on the Shire's financial sustainability.

Social Implications

Nil

Environmental Considerations

Nil

Risk Considerations

Risk Statement and Consequence	Failure to monitor the Shire's ongoing financial performance would increase the risk of a negative impact on the Shire's financial position. As the monthly report is a legislative requirement, non-compliance may result in a qualified audit.
Risk Rating (prior to treatment or control)	Low (2)
Principal Risk Theme	Reputational / Legislative
Risk Action Plan (controls or treatment proposed)	Nil

Options

1. Council may choose to receive the monthly financial reports as presented.
2. Council may choose not to receive the monthly financial reports as presented.

Voting Requirements

Simple Majority

Cr Webster left the room at 6:12pm and returned at 6:14pm.

Officer Recommendation/Council Decision

COUNCIL RESOLUTION: 33/22

Moved Cr Lewis

That Council receive the financial statements as presented, for the period ending 31 March 2022.

Seconded: Cr Erasmus

Carried: 7/0



MONTHLY FINANCIAL REPORT
(Containing the Statement of Financial Activity)

For the Period Ended 31 March 2022

LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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**MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 MARCH 2022**

BASIS OF PREPARATION

BASIS OF PREPARATION

The financial report has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and interpretations of the Australian Accounting Standards Board, and the *Local Government Act 1995* and accompanying regulations.

The *Local Government Act 1995* and accompanying Regulations take precedence over Australian Accounting Standards where they are inconsistent.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost. All right-of-use assets (other than vested improvements) under zero cost concessionary leases are measured at zero cost rather than at fair value. The exception is vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the Shire to measure any vested improvements at zero cost.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

THE LOCAL GOVERNMENT REPORTING ENTITY

All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between funds) have been eliminated.

All monies held in the Trust Fund are excluded from the financial statements.

SIGNIFICANT ACCOUNTING POLICIES

CRITICAL ACCOUNTING ESTIMATES

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

GOODS AND SERVICES TAX

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position. Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

ROUNDING OFF FIGURES

All figures shown in this statement are rounded to the nearest dollar.

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 08 April 2022

KEY TERMS AND DESCRIPTIONS FOR THE PERIOD ENDED 31 MARCH 2022

STATUTORY REPORTING PROGRAMS

Shire operations as disclosed in these financial statements encompass the following service orientated activities/programs.

PROGRAM NAME AND OBJECTIVES	ACTIVITIES
GOVERNANCE To provide a decision making process for the efficient allocation of scarce resources	Administration and operation of members of Council. Other costs that relate to the tasks of assisting elected members and ratepayers on matters which do not concern specific Council services.
GENERAL PURPOSE FUNDING To collect revenue to allow for the provision of services	To collect revenue in the form of rates, interest and general purpose Government grants to allow for the provision of services.
LAW, ORDER, PUBLIC SAFETY To provide services to help ensure a safer and environmentally conscious community	Supervision and enforcement of various local laws relating to fire prevention, animal control and other aspects of public safety including emergency services
HEALTH To provide an operational framework for environmental and community health	Inspection of food outlets and their control, noise control and waste disposal compliance
EDUCATION AND WELFARE To provide services to the elderly, children and youth	The provision of childcare facilities, aged housing, and the support of youth in the community.
HOUSING To provide and maintain staff and other housing	Provision and maintenance of staff and other housing
COMMUNITY AMENITIES To provide services required by the community	Rubbish collection services, operation of rubbish disposal sites, litter control, construction and maintenance of urban storm water drains, protection of the environment and administration of town planning schemes, cemetery and public conveniences
RECREATION AND CULTURE To establish and effectively manage infrastructure and resource which will help the social well being of the community	Maintenance of public halls, civic centres, swimming pool, recreation centres and various sporting facilities. Provision and maintenance of parks, gardens and playgrounds. Operation of library and other cultural facilities
TRANSPORT To provide safe, effective and efficient transport services to the community	Construction and maintenance of roads, streets, footpaths, depots, cycle ways, parking facilities and traffic control. Cleaning of streets and maintenance of street trees, street lighting etc.
ECONOMIC SERVICES To help promote the shire and its economic wellbeing	Tourism and area promotion including the maintenance and operation of a caravan park. Provision of rural services including weed control, vermin control and standpipes. Building Control
OTHER PROPERTY AND SERVICES To monitor and control Shire's overheads operating accounts	Private works operation, plant repair and operation costs and engineering operation costs, administration costs allocated and other unclassified works and services

**STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2022**

STATUTORY REPORTING PROGRAMS

	Ref Note	Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		\$	\$	\$	\$	%	
Opening funding surplus / (deficit)	2(c)	1,130,431	1,130,431	1,130,431	0	0%	
Revenue from operating activities							
Governance		75,258	63,345	68,664	5,319	8%	
General purpose funding - general rates	5	5,225,193	5,224,193	5,227,982	3,789	0%	
General purpose funding - other		184,535	141,103	127,024	(14,079)	(10%)	
Law, order and public safety		151,385	87,365	92,070	4,705	5%	
Health		39,290	29,025	32,063	3,038	10%	
Education and welfare		519,200	456,039	478,123	22,084	5%	
Housing		39,300	24,069	17,984	(6,085)	(25%)	
Community amenities		313,304	307,529	311,414	3,885	1%	
Recreation and culture		86,720	69,342	72,199	2,857	4%	
Transport		110,080	52,280	60,627	8,347	16%	
Economic services		391,122	301,968	358,807	56,839	19%	▲
Other property and services		59,896	50,894	45,529	(5,365)	(11%)	
		7,195,283	6,807,152	6,892,486	85,334		
Expenditure from operating activities							
Governance		(215,617)	(59,556)	(102,274)	(42,718)	(72%)	▼
General purpose funding		(22,307)	(8,826)	(1,142)	7,684	87%	
Law, order and public safety		(548,783)	(420,371)	(383,215)	37,156	9%	
Health		(233,897)	(176,367)	(158,145)	18,222	10%	▲
Education and welfare		(1,119,710)	(871,535)	(755,763)	115,772	13%	▲
Housing		(79,785)	(52,474)	(18,406)	34,068	65%	▲
Community amenities		(883,143)	(624,838)	(618,322)	6,516	1%	
Recreation and culture		(2,415,766)	(1,853,303)	(1,790,771)	62,532	3%	
Transport		(3,304,496)	(2,250,260)	(2,161,234)	89,026	4%	
Economic services		(898,009)	(721,862)	(662,884)	58,978	8%	
Other property and services		(62,095)	(55,454)	47,395	102,849	185%	▲
		(9,783,608)	(7,094,846)	(6,604,761)	490,085		
Non-cash amounts excluded from operating activities	2(a)	3,106,735	2,303,918	2,268,505	(35,413)	(2%)	
Amount attributable to operating activities		518,410	2,016,224	2,556,230	540,006		
Investing Activities							
Proceeds from non-operating grants & contributions	7	1,256,407	530,214	657,248	127,034	24%	▲
Proceeds from disposal of assets	5	34,000	10,000	7,273	(2,727)	(27%)	
Payments for property, plant and equipment & infrastructure	6	(2,322,431)	(853,976)	(990,197)	(136,221)	(16%)	▼
		(1,032,024)	(313,762)	(325,677)	(11,915)		
Non-cash amounts excluded from investing activities		0	0	0	0	0%	
Amount attributable to investing activities		(1,032,024)	(313,762)	(325,677)	(11,915)		
Financing Activities							
Proceeds from new debentures	6	0	0	0	0	0%	
Transfer from reserves	2	0	0	0	0	0%	
Repayment of debentures	6	(357,077)	(225,796)	(225,796)	0	0%	
Transfer to reserves	2	(61,202)	0	0	0	0%	
Amount attributable to financing activities		(418,279)	(225,796)	(225,796)	0		
Closing funding surplus / (deficit)	2(c)	198,538	2,607,097	3,135,189			

KEY INFORMATION

▲ ▼ Indicates a variance between Year to Date (YTD) Actual and YTD Actual data as per the adopted materiality threshold.

Refer to Note 1 for an explanation of the reasons for the variance.

The material variance adopted by Council for the 2021-22 year is \$10,000 or 10.00% whichever is the greater.

This statement is to be read in conjunction with the accompanying Financial Statements and notes.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2022**

**NOTE 1
EXPLANATION OF MATERIAL VARIANCES**

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date Actual materially.

The material variance adopted by Council for the 2021-22 year is \$10,000 or 10.00% whichever is the greater.

Reporting Program	Var. \$	Var. %	Timing / Permanent	Explanation of Variances
	\$	%		
Revenue from operating activities				
Governance	5,319	8%		
General purpose funding - rates	3,789	0%		
General purpose funding - other	(14,079)	(10%)		
Law, order and public safety	4,705	5%		
Health	3,038	10%		
Education and welfare	22,084	5%		
Housing	(6,085)	(25%)		
Community amenities	3,885	1%		
Recreation and culture	2,857	4%		
Transport	8,347	16%		
Economic services	56,839	19%	▲ Permanent	Caravan Park income exceeding budget expectations \$52k .
Other property and services	(5,365)	(11%)		
Expenditure from operating activities				
Governance	(42,718)	(72%)	▼ Timing	Administration cost allocation slightly behind YTD budget scheduling.
General purpose funding	7,684	87%		
Law, order and public safety	37,156	9%		
Health	18,222	10%	▲ Timing	Expenditure still to be incurred.
Education and welfare	115,772	13%	▲ Timing	Expenditure still to be incurred.
Housing	34,068	65%	▲ Timing	Expenditure still to be incurred.
Community amenities	6,516	1%		
Recreation and culture	62,532	3%		
Transport	89,026	4%		
Economic services	58,978	8%		
Other property and services	102,849	185%	▲ Timing	Expenditure still to be incurred.
Non-cash amounts excluded from operating activities.	(35,413)	(2%)		
Investing activities				
Proceeds from non-operating grants & contributions	127,034	24%	▲ Timing	Grants received earlier than expected.
Proceeds from disposal of assets	(2,727)	(27%)		
Payments for property, plant and equipment & infrastructure	(136,221)	(16%)	▲ Permanent	Purchase of Hino Crew Cab Truck contained in 2020/2021 Budget. Purchase order raised March 2021, arrived March 2022 omitted from 2021/2022 Budget.
Financing activities				
Transfer from reserves	0	0%		
Repayment of debentures	0	0%		
Transfer to reserves	0	0%		

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2022**

**NOTE 2
STATEMENT OF FINANCIAL ACTIVITY INFORMATION**

(a) Non-cash items excluded from operating activities

The following non-cash revenue and expenditure has been excluded from operating activities within the Statement of Financial Activity in accordance with Financial Management Regulation 32.

	Notes	Amended Budget	YTD Budget (a)	YTD Actual (b)
Non-cash items excluded from operating activities				
		\$	\$	\$
Adjustments to operating activities				
Less: Profit on asset disposals	5	0	0	(2,489)
Less: Movement in liabilities associated with restricted cash		0	0	0
Movement in pensioner deferred rates (non-current)		0	0	(1,693)
Movement in employee benefit provisions (non-current)		34,790	0	0
Movement in other provisions (non-current)		0	0	0
Add: Loss on asset disposals	5	0	0	0
Add: Depreciation on assets		3,071,945	2,303,918	2,272,687
Total non-cash items excluded from operating activities		3,106,735	2,303,918	2,268,505

(b) Adjustments to net current assets in the Statement of Financial Activity

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with *Financial Management Regulation* 32 to agree to the surplus/(deficit) after imposition of general rates.

		Last Year Closing 30 June 2021	This Time Last Year 31 March 2021	Year to Date 31 March 2022
Adjustments to net current assets				
Less: Reserves - restricted cash	2	(1,668,321)	(2,758,603)	(1,668,321)
Add: Borrowings	6	357,077	131,166	131,281
Add: Provisions - employee		0	0	0
Total adjustments to net current assets		(1,311,244)	(2,627,437)	(1,537,040)

(c) Net current assets used in the Statement of Financial Activity

Current assets				
Cash and cash equivalents	2	3,934,794	4,671,909	6,686,554
Rates receivables	3	253,668	440,012	382,212
Receivables	3	1,404,087	141,247	158,121
Other current assets	5	158,762	46,547	0
Less: Current liabilities				
Payables		(1,095,378)	(595,479)	(264,696)
Borrowings	7	(357,077)	(131,166)	(131,281)
Contract liabilities		(1,596,684)	(484,971)	(1,898,184)
Provisions		(260,497)	(245,545)	(260,497)
Less: Total adjustments to net current assets	2(b)	(1,311,244)	(2,627,437)	(1,537,040)
Closing funding surplus / (deficit)		1,130,431	1,215,117	3,135,189

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the Council's operational cycle.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2022**

**OPERATING ACTIVITIES
NOTE 3
CASH AND FINANCIAL ASSETS**

CASH AND INVESTMENTS

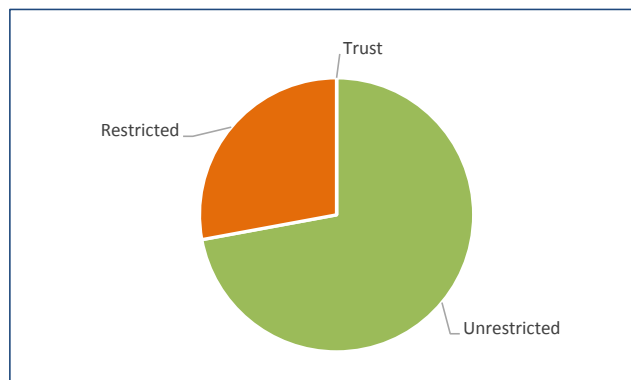
Description	Unrestricted	Restricted	Total Cash	Trust	Institution	Interest Rate	Maturity Date
	\$	\$	\$	\$			
Cash on hand							
Petty Cash & Floats	400	0	400			0.00%	On Hand
At Call Deposits							
Municipal Funds	2,820,734	0	2,820,734		NAB		At Call
Bonds & Deposits	0	93,452	93,452		NAB		At Call
Term Deposits & Overnight Cash Deposits							
OCDF Boddington Supertowns	0	103,646	103,646		Treasury	0.05%	Overnight
Reserve Funds	0	1,668,322	1,668,322		NAB	0.25%	17/04/22
Municipal Funds	2,000,000	0	2,000,000		NAB	0.25%	17/04/22
Total	4,821,134	1,865,420	6,686,554	0			

KEY INFORMATION

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

The local government classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.



Total Cash	Unrestricted
\$6.69 M	\$4.82 M

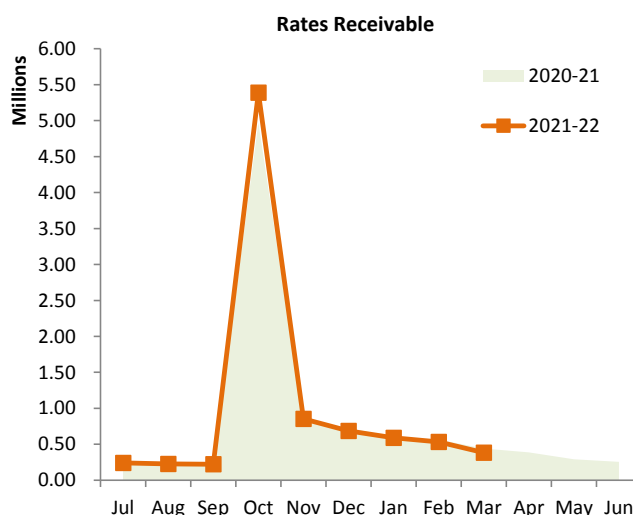
CASH BACKED RESERVES

Reserve name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Plant Reserve	221,172	265	0	0	0	0	0	221,437	221,172
Building Reserve	97,124	116	0	0	0	0	0	97,240	97,124
Local Organisation Assistance Fund Reserve	31,617	38	0	9,202	0	0	0	40,857	31,617
Refuse Site Reserve	39,470	47	0	0	0	0	0	39,517	39,470
Aged Housing Reserve	366,827	440	0	0	0	0	0	367,267	366,827
Swimming Pool Reserve	21,005	25	0	0	0	0	0	21,030	21,005
River Crossing Reserve	47,644	57	0	0	0	0	0	47,701	47,644
Prepaid Conditional Grants Reserve	199,558	239	0	0	0	0	0	199,797	199,558
Unspent Conditional Grants Reserve	376,700	452	0	0	0	0	0	377,152	376,700
Public Open Space Reserve	267,204	321	0	0	0	0	0	267,525	267,204
Town Weir Reserve	0	0	0	50,000	0	0	0	50,000	0
	1,668,321	2,000	0	59,202	0	0	0	1,729,523	1,668,321

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2022**

**OPERATING ACTIVITIES
NOTE 4
RECEIVABLES**

Rates receivable	30 June 2021	31 Mar 2022
	\$	\$
Opening arrears previous years	268,443	253,668
RATES - levied this year	4,775,251	5,227,323
RUBBISH - levied this year	231,837	253,247
ESL - levied this year	102,228	107,448
TOTAL levied this year	5,109,316	5,588,018
Less - collections to date	(5,124,091)	(5,459,474)
Equals current outstanding	253,668	382,212
Net rates collectable	253,668	382,212
% Collected	95.3%	93.5%



Receivables - general	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$
Receivables - general	77,706	1,121	21,065	29,453	129,346
Percentage	60.1%	0.9%	16.3%	22.8%	
Balance per trial balance					
Sundry receivable					129,346
GST receivable					30,073
Increase in Allowance for impairment of receivables from contracts with customers					(3,337)
Accrued Income					0
Loan Clay Target Club					2,039
Total receivables general outstanding					158,121

Amounts shown above include GST (where applicable)

KEY INFORMATION

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for impairment of receivables is raised when there is objective evidence that they will not be collectible.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2022**

**OPERATING ACTIVITIES
NOTE 5
RATE REVENUE**

General rate revenue

RATE TYPE	Budget				
	Rate in \$ (cents)	Number of Properties	Rateable Value	Rate Revenue	Total Revenue
				\$	\$
Gross rental value					
GRV - General	0.111213	475	7,119,005	791,726	791,726
GRV - Mining	0.090161	2	20,635,000	1,860,472	1,860,472
Unimproved value					
UV - Rural	0.006884	242	108,471,000	746,714	1,000
UV - Mining	0.032646	48	43,849,051	1,431,496	0
UV - Non-Rural	0.025432	2	883,500	22,469	0
Sub-Total		769	180,957,556	4,852,877	1,000

Minimum payment

Minimum \$

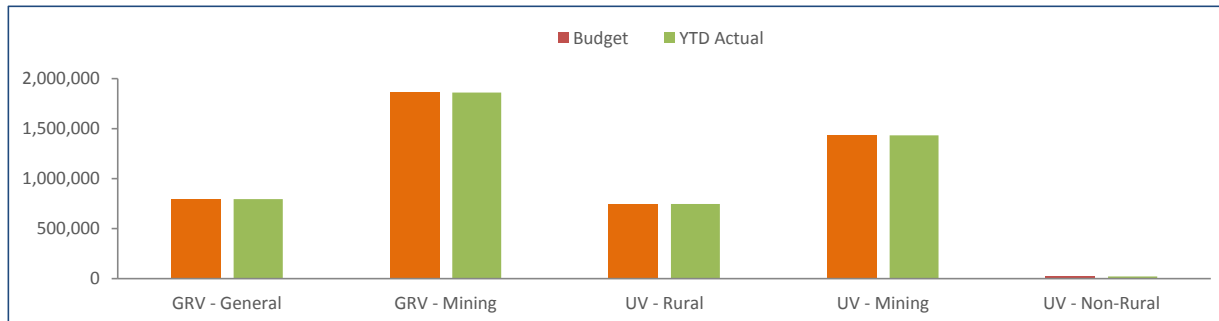
Gross rental value					
GRV - General	984	155	419,914	152,520	0
GRV - Mining	984	1	20	984	0
Unimproved value					
UV - Rural	750	234	21,171,000	175,500	0
UV - Mining	984	43	190,782	42,312	0
UV - Non-Rural	984	0	0	0	0
Sub-total		433	21,781,716	371,316	0

Amount from general rates

5,225,193

KEY INFORMATION

Prepaid rates are, until the taxable event for the rates has occurred, refundable at the request of the ratepayer. Rates received in advance give rise to a financial liability. On 1 July 2020 the prepaid rates were recognised as a financial asset and a related amount was recognised as a financial liability and no income was recognised. When the taxable event occurs the financial liability is extinguished and income recognised for the prepaid rates that have not been refunded.

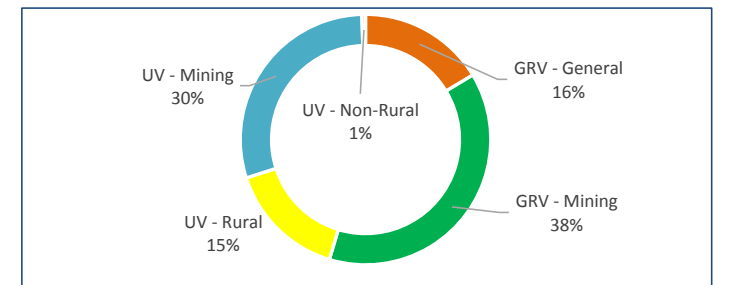


YTD Actual			
Rate Revenue	Interim Rates	Back Rates	Total Revenue
\$	\$	\$	\$
795,485	352	0	795,837
1,860,472	0	0	1,860,472
746,714	307	0	747,021
1,432,835	0	0	1,432,835
22,469	0	0	22,469
4,857,975	659	0	4,858,634

150,552	0	0	150,552
984	0	0	984
175,500	0	0	175,500
42,312	0	0	42,312
0	0	0	0
369,348	0	0	369,348

5,227,982

General Rates	
Budget	Actual
\$5.23 M	\$5.23 M



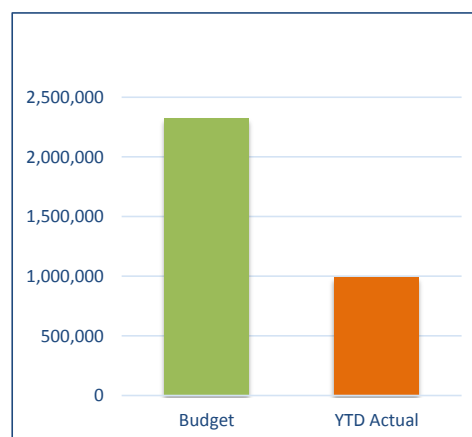
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2022**

**INVESTING ACTIVITIES
NOTE 6
CAPITAL ACQUISITIONS**

Capital acquisitions	Amended Budget	YTD Budget	YTD Actual	YTD Actual Variance
	\$	\$	\$	\$
Furniture and Equipment	55,000	45,000	44,941	(59)
Land and Buildings	70,000	27,000	35,392	8,392
Plant and Equipment	222,233	40,000	158,469	118,469
Road Infrastructure	1,409,813	516,403	529,650	13,247
Footpath Infrastructure	111,073	111,073	111,722	649
Infrastructure - Parks, Gardens, Recreation Facilities	454,312	114,500	110,024	(4,476)
Total Capital Acquisitions	2,322,431	853,976	990,197	136,221
Capital Acquisitions Funded By:				
	\$	\$	\$	\$
Capital grants and contributions	1,256,407	530,214	657,248	127,034
Borrowings	0	0	0	0
Other (disposals & C/Fwd)	34,000	10,000	7,273	(2,727)
Cash backed reserves				
Plant Reserve	0	0	0	0
Building Reserve	0	0	0	0
Local Organisation Assistance Fund Reserve	0	0	0	0
Refuse Site Reserve	0	0	0	0
Aged Housing Reserve	0	0	0	0
Swimming Pool Reserve	0	0	0	0
River Crossing Reserve	0	0	0	0
Prepaid Conditional Grants Reserve	0	0	0	0
Unspent Conditional Grants Reserve	0	0	0	0
Public Open Space Reserve	0	0	0	0
Town Weir Reserve	0	0	0	0
Contribution - operations	1,032,024	313,762	325,677	11,915
Capital funding total	2,322,431	853,976	990,197	136,221

SIGNIFICANT ACCOUNTING POLICIES

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.



Acquisitions	Annual Budget	YTD Actual	% Spent
	\$2.32 M	\$0.99 M	43%

Capital Grants	Annual Budget	YTD Actual	% Received
	\$1.26 M	\$0.66 M	52%































NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2022

INVESTING ACTIVITIES
NOTE 6
CAPITAL ACQUISITIONS (CONTINUED)

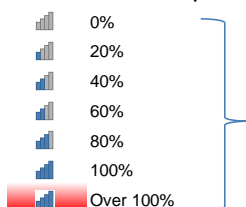
Capital Disposals

Asset description	Amended Budget			YTD Actual		
	Net Book Value	Proceeds	Profit / (Loss)	Net Book Value	Proceeds	Profit / (Loss)
Trade in Utility - BT031	12,000	12,000	0	0	0	0
Trade in BT07	10,000	10,000	0	4,784	7,273	2,489
Trade in BT011	10,000	10,000	0	0	0	0
Trade in Mower	2,000	2,000	0	0	0	0
	34,000	34,000	0	4,784	7,273	2,489

Capital Acquisitions

Account Description	Amended Budget	YTD Budget	YTD Actual	Variance Under/(Over)
 IT Equipment - Server Replacement	45,000	45,000	44,941	59
 Office Equipment	10,000	0	0	0
Total Furniture & Equipment	55,000	45,000	44,941	59
 Swimming Pool - Disabled Toilet & Shower	5,000	0	0	0
 Land Acquisition - Aged Accommodation	0	0	9,000	(9,000)
 Rusty Camp Oven - Commercial Kitchen Fitout	65,000	27,000	26,392	608
Total Land & Buildings	70,000	27,000	35,392	(8,392)
 Doctors Vehicle	40,000	40,000	49,647	(9,647)
 Hino 921 AT 4400 Wide Crew Truck	0	0	108,822	(108,822)
 Plant Float Trailer	50,158	0	0	0
 Truck Modifications for Towing Plant Float	6,875	0	0	0
 Mower	51,200	0	0	0
 D/Cab Utility - BT015	30,000	0	0	0
 Utility - BT011	39,000	0	0	0
 Water Pump for Road Construction	5,000	0	0	0
Total Plant & Equipment	222,233	40,000	158,469	(118,469)
 RTR - Lower Hotham Rd - Reseal	37,410	0	0	0
 RTR - Days Rd - Seal	70,064	70,064	83,587	(13,523)
 LRCI - Days Rd - Seal	35,175	35,175	35,175	0
 RTR - Chalk Brook Rd	88,164	88,164	74,058	14,106
 RTR - River Rd/Forrest St Intersection Upgrade	40,000	10,000	10,559	(559)
 RRG - Crossman Rd (2021/2022)	165,000	165,000	180,391	(15,391)
 RRG - Crossman Rd (2020/2021)	66,000	14,000	14,765	(765)
 RRG - Harvey Quindanning Rd	563,000	100,000	97,280	2,720
 RRG - Lower Hotham Rd	345,000	34,000	33,835	165
Total Road Infrastructure	1,409,813	516,403	529,650	(13,247)
 Footpaths - LRCI Phase 2 Grant Project	111,073	111,073	111,722	(649)
Total Footpath Infrastructure	111,073	111,073	111,722	(649)
 Drainage - ELC - Drainage Works	20,000	1,500	1,440	60
 Hotham Park/Foreshore Landscape & Lighting	241,312	46,000	45,786	214
 Ranford Playground Replacement	35,000	0	252	(252)
 Early Learning Centre - Shade Structure	40,000	5,000	0	5,000
 Swimming Pool - Repaint Basin	28,000	0	0	0
 Street Lighting - LRCI Phase 2 Grant Project	50,000	22,000	22,545	(545)
 Sculpture	40,000	40,000	40,000	0
Total Other Infrastructure	454,312	114,500	110,024	4,476
	2,322,431	853,976	990,197	(136,221)

Level of completion indicators



Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2022**

**FINANCING ACTIVITIES
NOTE 7
BORROWINGS**

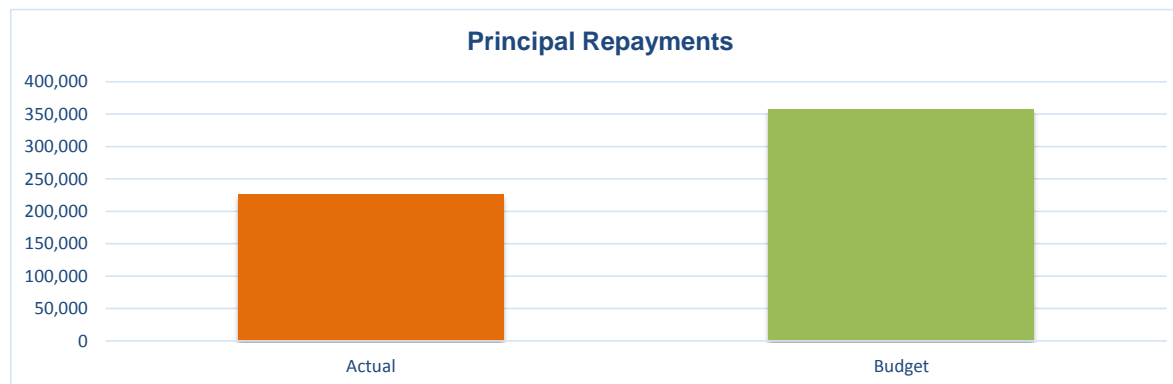
Repayments - borrowings

Information on borrowings			1 July 2021	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	Loan No.	Interest %		Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
			\$	\$	\$	\$	\$	\$	\$	\$	\$
Governance											
Administration Centre	105	4.01%	429,525	0	0	67,895	137,150	361,630	292,375	11,364	21,154
Health											
Doctors Residence	83	6.57%	12,942	0	0	12,942	12,942	0	0	703	632
Education and welfare											
Childcare Centre	100	6.42%	102,445	0	0	17,826	17,826	84,619	84,619	6,323	6,237
Housing											
3 Pecan Place	94	6.45%	179,384	0	0	7,507	15,256	171,877	164,128	5,262	11,328
34 Hill Street	97	6.45%	181,920	0	0	7,613	15,472	174,307	166,448	4,883	11,488
Recreation and culture											
Recreation Centre	106	3.36%	660,580	0	0	64,891	63,819	595,689	596,761	24,640	21,600
Recreation Centre	107	1.56%	906,847	0	0	47,122	94,612	859,725	812,235	10,246	13,779
Total			2,473,643	0	0	225,796	357,077	2,247,847	2,116,566	63,422	86,218
Current borrowings			357,077					131,281			
Non-current borrowings			2,116,566					2,116,566			
			2,473,643					2,247,847			

All debenture repayments were financed by general purpose revenue.

KEY INFORMATION

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.



Principal Repayments
\$225,796

Interest Earned
\$10,714

Interest Expense
\$63,422

Reserves Balance
\$1,668,321

Loans Due
\$2,247,847

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2022

NOTE 8
GRANTS & CONTRIBUTIONS

Provider	Unspent grants, subsidies and contributions liability				Grants, subsidies & contribution revenue				
	Liability	Increase	Decrease	Liability	YTD	Amended	Budget		YTD
	1 Jul 21	in Liability	in Liability	31 Mar 22	Budget	Budget	Variations	Expected	Revenue
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Operating grants, subsidies and contributions									
Governance									
Employee Contributions	0	0	0	0	1,707	5,200	0	5,200	0
General purpose funding									
Federal Assistance Grant - General Purpose	0	0	0	0	32,213	42,951	0	42,951	27,950
Federal Assistance Grant - Local Roads				0	80,088	106,784	0	106,784	80,088
Law, order, public safety									
DFES - Fire Brigade Operating Grant	0	0	0	0	54,550	84,944	0	84,944	54,556
DFES - SES Operating Grant	0	0	0	0	15,921	31,841	0	31,841	17,132
Education and welfare									
Newmont - Community Investment Funding	0	0	0	0	45,000	45,000	0	45,000	45,000
Seniors - Living Stronger/Longer	0	0	0	0	0	2,500	0	2,500	1,213
Newmont - Youth Centre Grant	0	0	0	0	0	0	0	0	3,000
Community amenities									
Cemetery Donations	0	0	0	0	0	0	0	0	545
Recreation and culture									
South 32 - Events Contribution	0	0	0	0	25,000	27,000	0	27,000	26,818
Library Technology & Inclusion Grant	0	0	0	0	5,000	5,000	0	5,000	5,000
Library Childrens Week Grant	0	0	0	0	0	0	0	0	500
Thank a Volunteer	0	0	0	0	0	0	0	0	0
Transport									
Main Roads - Direct Road Grant	0	0	0	0	52,280	52,280	0	52,280	54,654
Road Safety Alliance	51,666	0	0	51,666	0	57,500	0	57,500	3,230
Economic services									
Rodeo Weekend - Contributions	0	0	0	0	0	870	0	870	142
	51,666	0	0	51,666	311,759	461,870	0	461,870	319,829
Non-operating contributions									
Community amenities									
Hotham Park Lighting - South 32	0	0	0	0	0	40,000	0	40,000	40,000
Hotham Park Lighting - Newmont	0	0	0	0	0	50,000	0	50,000	40,000
Hotham Park Lighting -Other	0	0	0	0	0	10,000	0	10,000	0
Transport									
LRCI Phase 2 - Footpaths & Lighting	0	0	0	0	35,175	196,248	0	196,248	52,379
Roads to Recovery Funding	51,162	0	0	51,162	184,959	184,959	0	184,959	126,949
Regional Road Group Funding	17,600	0	0	17,600	310,080	775,200	0	775,200	397,920
Special Bridge Funding	0	301,500	0	301,500	0	0	0	0	0
	68,762	301,500	0	370,262	530,214	1,256,407	0	1,256,407	657,248
TOTALS	120,428	301,500	0	421,928	841,973	1,718,277	0	1,718,277	977,077

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2022**

**NOTE 9
BUDGET AMENDMENTS**

Amendments to original budget since budget adoption. Surplus/(Deficit)

GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				\$	\$	\$	\$
	Budget adoption	Res 8/22	Opening surplus		87,431		1,130,431
2042020	Reimbursements - Admin	Res 8/22	Operating Revenue		13,823		1,144,254
2042025	Insurance Reimbursements	Res 8/22	Operating Revenue		19,000		1,163,254
2032020	Grant Commissions - FAG - Roads Grt	Res 8/22	Operating Revenue		42,359		1,205,613
2051001	ESL Operating Grant BFB	Res 8/22	Operating Revenue		24,161		1,229,774
2053010	ESL Bodd SES Operating Alloc	Res 8/22	Operating Revenue		2,431		1,232,205
2082010	ICU Lease Rentals	Res 8/22	Operating Revenue		4,000		1,236,205
2082015	ILU Lease/Rentals	Res 8/22	Operating Revenue		10,000		1,246,205
2091012	Housing Rental 3 Prussian Way	Res 8/22	Operating Revenue		8,400		1,254,605
2091013	Housing Rental 25 Farmers Avenue	Res 8/22	Operating Revenue		7,500		1,262,105
2101010	Domestic Removal S01	Res 8/22	Operating Revenue		12,784		1,274,889
2101020	Recycling Income	Res 8/22	Operating Revenue		16,490		1,291,379
2101060	Addit Domestic Refuse S03	Res 8/22	Operating Revenue		2,000		1,293,379
2101030	Tipping Fees	Res 8/22	Operating Revenue			(5,000)	1,288,379
2102040	Commercial Refuse S02	Res 8/22	Operating Revenue		6,000		1,294,379
2102050	Effluent Disposal	Res 8/22	Operating Revenue			(15,000)	1,279,379
2113035	Rec Centre Income	Res 8/22	Operating Revenue		2,000		1,281,379
2113070	Community Club Lease	Res 8/22	Operating Revenue		7,825		1,289,204
2113090	Other Sport & Comm. Leases	Res 8/22	Operating Revenue		3,000		1,292,204
2113114	Operating Grants & Subsidies	Res 8/22	Operating Revenue		25,000		1,317,204
2121820	Other Income	Res 8/22	Capital Revenue		35,175		1,352,379
2121700	Grant - Roads To Recovery	Res 8/22	Capital Revenue			(50,698)	1,301,681
2030132	Community Café Income	Res 8/22	Operating Revenue		43,925		1,345,606
2132043	Grants & Contributions	Res 8/22	Operating Revenue		20,000		1,365,606
2132049	Visitor Centre Cafe	Res 8/22	Operating Revenue		5,500		1,371,106
2132060	Charges - Caravan & Camping	Res 8/22	Operating Revenue		40,000		1,411,106
2132065	Old Police Station Rental	Res 8/22	Operating Revenue			(10,000)	1,401,106
2146005	Charges - Private Works	Res 8/22	Operating Revenue		15,891		1,416,997
2146080	Workers Comp/Traineeships/LSL Reimbursements	Res 8/22	Operating Revenue		33,000		1,449,997
3042025	Insurance - Admin Staff Related	Res 8/22	Operating Expenses			(13,187)	1,436,810
3042170	Consultant Fees	Res 8/22	Operating Expenses			(50,000)	1,386,810
3042190	Depreciation (Governance)	Res 8/22	Operating Expenses	(25,000)			1,361,810
3051040	Depreciation (Fire Prevention)	Res 8/22	Operating Expenses	(25,000)			1,336,810
3071020	Depreciation (Health Insp. & Admin)	Res 8/22	Operating Expenses	(15,000)			1,321,810
3081020	Depreciation (Care Of Families & Children)	Res 8/22	Operating Expenses	(52,000)			1,269,810
3082030	Depreciation (Aged - Snr Citizens)	Res 8/22	Operating Expenses	(245,000)			1,024,810
3092020	Depreciation (Housing)	Res 8/22	Operating Expenses	(44,000)			980,810
3091012	3 Prussian Way	Res 8/22	Operating Expenses			(8,400)	972,410
3091013	25 Farmers Way	Res 8/22	Operating Expenses			(7,500)	964,910
3101020	Kerbside Recycling	Res 8/22	Operating Expenses			(8,000)	956,910
3101045	Domestic Refuse Collection	Res 8/22	Operating Expenses			(10,000)	946,910
3101050	Refuse Site Maintenance	Res 8/22	Operating Expenses			(22,000)	924,910
3102020	Comm. Refuse Collection	Res 8/22	Operating Expenses			(6,000)	918,910
3113032	Thank a Volunteer Expenses	Res 8/22	Operating Expenses			(3,000)	915,910
3113035	Loaf Funding Expenses	Res 8/22	Operating Expenses			(7,000)	908,910
3113300	Depreciation (Other Rec & Sport)	Res 8/22	Operating Expenses	(260,000)			648,910
3112500	Depreciation - Foreshore Infrastructure	Res 8/22	Operating Expenses	(22,000)			626,910
3121600	Dep Exp Infrastructure Sealed Roads - Pavement	Res 8/22	Operating Expenses	35,000			661,910
3122012	Storm Damage	Res 8/22	Operating Expenses			(30,000)	631,910
3030132	Community Café Expenses	Res 8/22	Operating Expenses			(50,301)	581,609
3132081	Events And Festivals Expenses	Res 8/22	Operating Expenses			(20,000)	561,609
3141270	Depreciation Plant	Res 8/22	Operating Expenses	(25,000)			536,609
3146030	Workers Compensation Payments	Res 8/22	Operating Expenses			(33,000)	503,609
3121090	RTR - Lower Hotham Rd - Reseal	Res 8/22	Capital Expenses		37,410		541,019
3121090	LRCI - 20/21 Days Rd - Seal	Res 8/22	Capital Expenses			(35,175)	505,844
3121800	RRG - Harvey Quindanning Rd	Res 8/22	Capital Expenses			(74,000)	431,844
	Add back Non-Cash Items - Depreciation Expense			678,000			1,109,844
				0	525,105	(458,261)	66,844

9.3.2 Payment Listing

File Reference: 3.0070 – Creditors/Reporting
Applicant: Not Applicable
Disclosure of Interest: Nil
Author: Finance Administration Officer
Attachments: 9.3.2A List of Payments ending 31 March 2022

Summary

The list of payments for March 2022 is presented for noting by Council.

Background

Council has delegated the Chief Executive Officer the exercise of its power to make payments from the Shires municipal fund and the trust fund.

In exercising their authority, and in accordance with the Local Government (Financial Management) Regulation, it is a requirement to produce a list of payments made from Councils Municipal Fund and Trust Fund bank accounts to be presented to Council for the purposes of noting, in the following month.

Comment

The List of Payments have been made in accordance with Councils adopted budget, and statutory obligations.

Consultation

Nil

Strategic Implications

Nil

Legislative Implications

Local Government (Financial Management) Regulations 1996 - Reg 13

- (1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —
 - (a) the payee's name; and
 - (b) the amount of the payment; and
 - (c) the date of the payment; and
 - (d) sufficient information to identify the transaction.

Policy Implications

Nil

Financial Implications

As disclosed within the payment listing.

Economic Implications

Nil

Social Implications

Nil

Environmental Considerations

Nil

Risk Considerations

Risk Statement and Consequence	Failure to present a detailed listing of payments made from the Shire bank accounts in the prescribed form would result in non-compliance with the Local Government (Financial Management) Regulations 1996, which may result in a qualified audit.
Risk Rating (prior to treatment or control)	Minor (2)
Principal Risk Theme	Reputational / Compliance
Risk Action Plan (controls or treatment proposed)	Nil

Options

1. Council may choose to receive the list of payments reports as presented.
2. Council may choose not to receive the list of payment reports as presented.

Voting Requirements

Simple Majority

Officer Recommendation/Council Decision

COUNCIL RESOLUTION: 34/22

Moved Cr Webster

That Council receive the list of payments for the period ending 31 March 2022 as presented.

Seconded: Cr Lewis

Carried: 7/0

ATTACHMENT 9.3.2A

LIST OF PAYMENTS - MARCH 2022				
CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT23640	02-03-2022	PHILLIP DONOGHUE	REFUND OF BOND & PET BOND	1,120.00
EFT23642	04-03-2022	WAYNE AND JOANNE PERKINS	RETURN OF STANDPIPE KEY BOND	110.00
EFT23643	04-03-2022	SOPHIE SANDRA STEVENS	RETURN OF CLEANING BOND	236.00
EFT23644	04-03-2022	TIMOTHY MARK MOUNSEY	RETURN OF SUB DIVISION ROAD BOND	1,000.00
EFT23645	04-03-2022	GARRY DAVIES	RETURN OF STANDPIPE KEY BOND	118.00
EFT23646	09-03-2022	BUILDING & CONSTRUCTION INDUSTRY	BCITF PAYMENT - FEBRUARY 2022	391.75
EFT23647	09-03-2022	SHIRE OF BODDINGTON	BUILDING SERVICES LEVY / BCITF COMMISSION - FEBRUARY 2022	43.25
EFT23648	09-03-2022	DEPARTMENT OF MINES,INDUSTRY REGULATION	BUILDING SERVICES LEVY PAYMENT - FEBRUARY 2022	1,618.31
	TOTAL TRUST			4,637.31
EFT23641	02-03-2022	PHILLIP DONOGHUE	REFUND OF OVERPAYMENT OF RENT	361.38
EFT23649	11-03-2022	OFFICEWORKS BUSINESS DIRECT	VODAFONE WI-FI, CABLE & AUDIO ADAPTER	191.98
EFT23650	11-03-2022	CROSSMAN HOT WATER & PLUMBING	WATER PIPE DAMAGED DUE TO FOOTPATH PREPARATION	1,111.00
EFT23651	11-03-2022	WESTERN AUSTRALIAN LAND INFORMATION	GROSS RENTAL VALUATION	70.40
EFT23652	11-03-2022	BODDINGTON TYRE SERVICE	TYRE REPAIRS	776.00
EFT23653	11-03-2022	SEEK LIMITED	ADVERTISING - CHILD CARE EDUCATOR JOB VACANCY	302.50
EFT23654	11-03-2022	COURIER AUSTRALIA TOLL IPEC	COURIER CHARGES	11.01
EFT23655	11-03-2022	WANDERING SMASH REPAIRS	INSURANCE EXCESS - BT04	300.00
EFT23656	11-03-2022	NEWMONT BODDINGTON GOLD	RENT FOR 3 PRUSSIAN WAY	1,300.00
EFT23657	11-03-2022	DMC CLEANING CORPORATION PTY LTD	CLEANING SERVICES FOR FEBRUARY 2022	18,629.19
EFT23658	11-03-2022	G & D LYSER	HIRE OF LOW LOADER	440.00
EFT23659	11-03-2022	VOLT AIR PTY LTD	ELECTRICAL WORK AT THE RUSTY CAMP CAFÉ	210.00
EFT23660	11-03-2022	DAVID BINNS	CONTRIBUTION TOWARDS PHONE BILL	60.00
EFT23661	11-03-2022	BODDINGTON MINI SKIPS	BIN COLLECTION AND CLEANING OF BINS FOR FEBRUARY 2022	2,135.00
EFT23662	11-03-2022	PERTH IS OK	SUMMER BY THE RIVER PROMOTION	1,892.00
EFT23663	11-03-2022	BRANCHING OUT TREE CARE	TREE PRUNING - HAKEA ST, SHEPHERDS TURN AND ADAM ST	5,180.00
EFT23664	11-03-2022	ATRADA GROUP PTY LTD T/AS TRADESALES	TWO DRUM BUNDED PALLET	1,822.06
EFT23665	11-03-2022	DARREN LONG CONSULTING	CONSULTANCY SERVICES FOR JANUARY 2022	1,573.00
EFT23666	11-03-2022	WHEATBELT SERVICES PTY LTD	SAND BAGS & TRAFFIC MANAGEMENT SIGNS	1,787.50
EFT23667	11-03-2022	KATANNING AREA TELEPHONES	LOCATE WATER MAINS FOR RANFORD PLAYGROUND	277.20
EFT23668	11-03-2022	RICHIE PAVLEDIS	THANK A VOLUNTEER ENTERTAINMENT	300.00
EFT23669	11-03-2022	RINGCENTRAL INC	MONTHLY PHONE SUBSCRIPTION FOR PHONE SYSTEM	55.29
EFT23670	11-03-2022	J & M REID EARTHMOVING PTY LTD	REPAIRS AT MARRADONG CEMETERY	308.00
EFT23671	11-03-2022	SUBLIME STILLS	PHOTOGRAPHY SERVICES - PHOTOS OF COUNCILLORS	389.00
EFT23672	11-03-2022	READY INDUSTRIES	PORTABLE TOILET	2,739.00
EFT23673	11-03-2022	AUSTRALIA DAY COUNCIL OF WA INC	AUSTRALIA DAY MERCHANDISE	129.50
EFT23674	11-03-2022	AVON WASTE	RUBBISH SERVICES FOR FEBRUARY 2022	7,606.65
EFT23675	11-03-2022	FORPARK AUSTRALIA	REPLACEMENT PARTS FOR PLAYGROUND	795.63
EFT23676	18-03-2022	P & D SULLIVAN	HIRE OF 6 WHEEL TIPPER TRUCK	3,828.00
EFT23677	18-03-2022	BODDINGTON MEDICAL CENTRE	PRE-EMPLOYMENT MEDICAL	176.00
EFT23678	18-03-2022	AUSTRALIA POST ACCOUNTS RECEIVABLE	POSTAGE FOR FEBRUARY 2022	492.18
EFT23679	18-03-2022	LOCAL GOVERNMENT PROFESSIONALS	LOCAL GOVERNMENT PROFESSIONALS SUBSCRIPTION	550.00
EFT23680	18-03-2022	BODDINGTON WINDSCREENS	WINDSCREEN FOR KOMATSU LOADER	687.50
EFT23681	18-03-2022	BODDINGTON TYRE SERVICE	REPAIR TO TRUCK TYRE	90.00
EFT23682	18-03-2022	EDGE PLANNING & PROPERTY	PLANNING SERVICES FOR FEBRUARY 2022	5,774.72
EFT23683	18-03-2022	SEEK LIMITED	JOB VACANCY X 3 ADVERTISING	940.50
EFT23684	18-03-2022	J M SALES	REPLACEMENT BRUSHCUTTER	1,121.05
EFT23685	18-03-2022	BODDINGTON CARPET CARE	CLEANING OF CARPETS AT THE ELC	520.00
EFT23686	18-03-2022	PACIFIC BRANDS WORKWEAR GROUP PTY LTD	STAFF UNIFORMS	322.15
EFT23687	18-03-2022	STATE LIBRARY OF WESTERN AUSTRALIA	DDS FREIGHT RECOUP 2020/2021	637.63
EFT23688	18-03-2022	SHERIDAN'S	COUNCILLOR NAME BADGES AND DESK PLAQUES	305.69
EFT23689	18-03-2022	SAFETY & RESCUE EQUIPMENT	HEIGHT SAFETY EQUIPMENT INSPECTION	1,842.50
EFT23690	18-03-2022	SNALLOW PTY LTD T/A WALLIS COMPUTER	REPLACEMENT BATTERY FOR LAPTOP	292.33
EFT23691	18-03-2022	G & D LYSER	HIRE OF DOZER, LOADER AND EXCAVATOR	32,505.00
EFT23692	18-03-2022	ZIRCODATA PTY LTD	STORAGE FEES	91.22
EFT23693	18-03-2022	ST JOHN AMBULANCE WESTERN AUSTRALIA LTD	FIRST AID COURSE	320.00
EFT23694	18-03-2022	MONSTERBALL AMUSEMENTS AND HIRE	SUMMER BY THE RIVER EVENT	1,790.00
EFT23695	18-03-2022	ACCESS LIFE	STRENGTH FOR LIFE COACH FEES FOR FEBRUARY 2022	430.00
EFT23696	18-03-2022	ECO OFFICE SUPPLIES	CLEANING PRODUCTS	248.91
EFT23697	18-03-2022	BITCHIN' KITCHEN	CATERING SERVICES	50.00
EFT23698	18-03-2022	CORSIGN WA	WALKING TRAIL SIGN	378.40
EFT23699	18-03-2022	WA HINO SALES AND SERVICES	NEW HINO 921	119,370.10
EFT23700	18-03-2022	STEVEN TWEEDIE	COUNCIL MEMBER TRAINING SERVICES	1,760.00
EFT23701	18-03-2022	SHERRIN RENTALS PTY LTD	HIRE OF ROLLER	5,197.50
EFT23702	18-03-2022	124 RUSTY CAMP BODDINGTON	CATERING SERVICES	860.00
EFT23703	18-03-2022	THINKPROJECT AUSTRALIA PTY LTD	RAMM ANNUAL SUPPORT & MAINTENANCE FEE	2,768.34
EFT23704	18-03-2022	REALTY FORCE SOUTH	DEPOSIT FOR 67 HOTHAM AVE	9,000.00
EFT23705	18-03-2022	STEWART & HEATON PTY LTD	PROTECTIVE WEAR	616.00
EFT23706	18-03-2022	AVON WASTE	RUBBISH SERVICES FOR FEBRUARY 2022	7,522.66
EFT23707	18-03-2022	GREG DAY MOTORS	FUEL FOR FEBRUARY 2022	8,582.00
EFT23708	18-03-2022	THOMPSON BUILDING INDUSTRIES	PROTECTIVE MAINTENANCE TO BRIDGE 4860	22,000.00
EFT23709	24-03-2022	LOCAL GOVERNMENT PROFESSIONALS	FINANCE PROFESSIONALS CONFERENCE	800.00
EFT23710	24-03-2022	BODDINGTON HARDWARE AND NEWSAGENCY	HARDWARE ITEMS FOR FEBRUARY 2022	2,210.00
EFT23711	24-03-2022	PORTER CONSULTING ENGINEERS	SURVEY REPORT DESIGN OF INTERSECTION MODIFICATIONS	8,421.88
EFT23712	24-03-2022	BODDINGTON IGA	ELC PURCHASES FOR FEBRUARY 2022	463.34
EFT23713	24-03-2022	MODERN TEACHING AIDS PTY LTD	MTA ORDER FOR THE ELC	87.89
EFT23714	24-03-2022	DORMAKABA AUSTRALIA PTY LTD	REPAIRS TO AUTOMATIC DOORS AT THE SHIRE OFFICE	789.88
EFT23715	24-03-2022	BANNISTER EXCAVATIONS PTY LTD	HIRE OF GRADER	10,648.00
EFT23716	24-03-2022	BIG SKY ENTERTAINMENT (WA) PTY LTD	SUMMER BY THE RIVER ENTERTAINMENT	5,500.00
EFT23717	24-03-2022	J & M REID EARTHMOVING PTY LTD	HIRE OF WATER CART & EXCAVATOR	9,185.00

ATTACHMENT 9.3.2A

EFT23718	24-03-2022	124 RUSTY CAMP BODDINGTON	CATERING SERVICES	1,000.00
EFT23719	24-03-2022	BODDINGTON SERVICE STATION	VEHICLE SERVICE - BT011	1,642.30
EFT23720	24-03-2022	AUSTRALIAN TAXATION OFFICE (BAS RETURNS)	BAS FEBRUARY 2022	4,440.38
DD14562.1	08-03-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	6,671.95
DD14562.2	08-03-2022	SYNERGY	ELECTRICITY CHARGES SHIRE AD	4,654.04
DD14563.1	04-03-2022	WESTNET	INTERNET CHARGES POOL	59.95
DD14563.2	04-03-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	529.50
DD14563.3	04-03-2022	SYNERGY	ELECTRICITY CHARGES VARIOUS	73.19
DD14564.1	09-03-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	1,640.70
DD14564.2	09-03-2022	SYNERGY	ELECTRICITY CHARGES VARIOUS	1,224.14
DD14564.3	09-03-2022	TELSTRA	MOBILE PHONE CHARGES SHIRE	752.61
DD14565.1	02-03-2022	PRINTSYNC BUSINESS SOLUTIONS	COPIER CHARGES ELC	815.47
DD14565.2	02-03-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	1,025.05
DD14566.1	27-03-2022	EASIFLEET MANAGEMENT	LEASE PAYMENT 1H1Z195 CEO	2,192.15
DD14571.1	01-03-2022	WESTERN AUSTRALIAN TREASURY	LOAN 100 REPAYMENT - CHILDCARE CENTRE	12,031.87
DD14571.2	01-03-2022	WESTNET	INTERNET CHARGES MEDICAL CEN	39.95
DD14571.3	01-03-2022	NATIONAL AUSTRALIA BANK	NAB MERCHANT FEES	459.64
DD14571.4	01-03-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	2,620.25
DD14572.1	03-03-2022	NATIONAL AUSTRALIA BANK	TRANSACT FEE	17.80
DD14572.2	03-03-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	2,308.70
DD14572.3	03-03-2022	TELSTRA	MOBILE PHONE CHARGES SES	158.78
DD14576.1	06-03-2022	PRECISION ADMINISTRATION SERVICES PTY LTD	SUPERANNUATION CONTRIBUTIONS	16,203.73
DD14577.1	10-03-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	2,335.40
DD14583.2	02-03-2022	HART SPORT	EQUIPMENT FOR THE YOUTH CENTRE	769.60
DD14586.1	15-03-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	5,427.90
DD14586.2	15-03-2022	WESTERN AUSTRALIAN TREASURY	LOAN 106 REPAYMENT - RECREATION CENTRE	42,709.40
DD14587.1	14-03-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	3,486.15
DD14587.2	14-03-2022	SYNERGY	ELECTRICITY CHARGES VARIOUS	1,143.16
DD14588.1	11-03-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	386.35
DD14589.1	16-03-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	756.80
DD14591.1	17-03-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	695.55
DD14596.1	20-03-2022	PRECISION ADMINISTRATION SERVICES PTY LTD	SUPERANNUATION CONTRIBUTIONS	16,126.63
DD14604.2	28-03-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	2,501.65
DD14607.1	18-03-2022	WATER CORPORATION	WATER CHARGES 20 POLLARD ST	5,168.46
DD14607.2	18-03-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	1,509.45
DD14608.1	25-03-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	1,301.00
DD14608.2	25-03-2022	SYNERGY	ELECTRICITY CHARGES STREET L	3,346.17
DD14609.1	22-03-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	1,469.35
DD14609.2	22-03-2022	TELSTRA	PHONE CHARGES EHO RESIDENCE	44.58
DD14610.1	21-03-2022	BOC GASES BOC ACCOUNT PROCESSING	GAS CONTAINER FEES	52.24
DD14610.2	21-03-2022	WATER CORPORATION	WATER CHARGES VARIOUS	1,747.63
DD14610.3	21-03-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	30.50
DD14610.4	21-03-2022	TELSTRA	PHONE CHARGES SES LANDLINES	194.84
DD14611.1	23-03-2022	WATER CORPORATION	WATER CHARGES VARIOUS	25,137.28
DD14611.2	23-03-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	1,177.90
DD14611.3	23-03-2022	SYNERGY	ELECTRICITY CHARGES VARIOUS	601.30
DD14612.1	24-03-2022	WATER CORPORATION	WATER CHARGES VARIOUS	12,107.52
DD14612.2	24-03-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	2,671.45
DD14612.3	24-03-2022	TELSTRA	PHONE CHARGES VARIOUS	3,334.64
DD	30-03-2022	NAB BUSINESS VISA	CREDIT CARD PURCHASES	5,121.49
		PETER HAAS		
	03-03-2022	BUNNINGS	IRRIGATION CABLE FOR SWIMMING POOL RETICULATION	18.91
		JEFF ATKINS		
	02-03-2022	EDISONS	FERTILISER SPREADER	423.71
	03-03-2022	KENNARDS HIRE	HIRE OF LAWN CORER	440.00
	16-03-2022	GREENACRES TURF GROUP	WINTERGREEN COUCH	675.75
	17-03-2022	CRAFT DÉCOR	TILES FOR THE SWIMMING POOL	145.50
		CARA RYAN		
	04-03-2022	7-ELEVEN	FUEL FOR BT04	91.33
	08-03-2022	ADOBE ACROPRO	ANNUAL LICENSE FEE	263.87
	18-03-2022	HARVEY NORMAN	WASHING MACHINE FOR THE ELC	1,089.00
	18-03-2022	SPOTLIGHT	LINEN FOR THE CARE TAKERS HOUSE	415.30
		JULIE BURTON		
	2/0/2022	EXETEL PTY LTD	INTERNET PLAN	725.00
	04-03-2022	JB HI-FI	UNIDEN CORDLESS PHONE	116.00
	07-03-2022	DROP BOX	COUNCILLOR INFORMATION	18.69
	14-03-2022	FACEBOOK	ADVERTISING - SUMMER BY THE RIVER	100.00
	14-03-2022	FACEBOOK	ADVERTISING - SUMMER BY THE RIVER	100.00
	15-03-2022	ADOBE ACROPRO	LICENSE	21.99
	18-03-2022	FACEBOOK	ADVERTISING - SUMMER BY THE RIVER	30.00
	18-03-2022	ADOBE ACROPRO	LICENSE	21.99
	21-03-2022	MYER PTY LTD	GAMES FOR THE YOUTH CENTRE	359.00
	28-03-2022	ADOBE ACROPRO	LICENSE	21.99
		NAB TRANSACTIONS FEES		
	30-03-2022	NAB CARD FEE	FEE	36.00
	30-03-2022	NAB INTERNATIONAL TRANSACTION FEES	FEE	7.46
		PAYROLL PAYMENTS		
		NAB	NET PAYROLL F/N ENDING 6/03/2022	72,643.17
		NAB	NET PAYROLL F/N ENDING 20/03/2022	75,669.04
		TOTAL MUNI		670,158.41
		TOTAL TRUST & MUNI		674,795.72

9.3.3 Policy Review - Work Health and Safety

File Reference:	2.015 - Policy
Applicant:	Not Applicable
Disclosure of Interest:	Nil
Author:	Executive Manager Corporate Services
Attachments:	9.3.3A Work Health & Safety Policy (Draft) 9.3.3B Occupational Health and Safety Policy (Superseded)

Summary

The draft Work Health and Safety Policy is presented for Councils consideration and adoption.

Background

In March 2022 the Western Australian Governor and Minister for Industrial Relations proclaimed the start date of the 31 March 2022 for the Work Health and Safety Act 2020 (WA) repealing the existing Occupational Safety and Health Act 1984 (WA). The Work Health and Safety (General) Regulations 2022 (WA) were also finalised and gazetted.

The Shire currently has an Occupational Safety Health and Environment Policy, which aligns with the repealed Act and Regulations. The Work Health & Safety Policy has been developed to replace the outdated policy and strives to demonstrate Councils commitment to a safe and healthy work environment across the entire organisation. The Policy relates to the safety of all Shire employees and the duty of care the Shire has to its workers and other persons who may be affected by works undertaken by the Shire.

Comment

While there is no legislation that specifically states an organisation must have a Work Health and Safety Policy, such a policy allows the organisation to demonstrate its commitment to this area, and ensures responsibilities are clear for both the allocation of resources and development of appropriate systems. By documenting and promoting this commitment it will assist to steer the organisation in achieving compliance with the objectives, duties and responsibilities imposed by legislation. This Policy is the cornerstone of an effective Work Health & Safety Management System.

Consultation

Nil

Strategic Implications

Nil

Legislative Implications

The objects of the Work Health and Safety Act 2020 are set out in Section 3 of the Act which states:

3. Object

- (1) The main object of this Act is to provide for a balanced and nationally consistent framework to secure the health and safety of workers and workplaces by —
 - (a) protecting workers and other persons against harm to their health, safety and welfare through the elimination or minimisation of risks arising from work; and

- (b) providing for fair and effective workplace representation, consultation, cooperation and issue resolution in relation to work health and safety; and
- (c) fostering cooperation and consultation between, and providing for the participation of, the following persons in the formulation and implementation of work health and safety standards to current levels of technical knowledge and development and encouraging those persons to take a constructive role in promoting improvements in work health and safety practices —
 - (i) workers;
 - (ii) persons conducting businesses or undertakings;
 - (iii) unions;
 - (iv) employer organisations;
 and
- (d) promoting the provision of advice, information, education and training in relation to work health and safety; and
- (e) securing compliance with this Act through effective and appropriate compliance and enforcement measures; and
- (f) ensuring appropriate scrutiny and review of actions taken by persons exercising powers and performing functions under this Act; and
- (g) providing a framework for continuous improvement and progressively higher standards of work health and safety; and
- (h) providing for the formulation of policies, and for the coordination of the administration of laws, relating to work health and safety; and
- (i) maintaining and strengthening the national harmonisation of laws relating to work health and safety and to facilitate a consistent national approach to work health and safety in the State.

Policy Implications

The recommendation proposes that policy 11.19 Occupational Safety Health and Environment is amended in line with the gazetting of the new Work Health and Safety Act 2020.

Financial Implications

Nil

Economic Implications

Nil

Social Implications

Nil

Environmental Considerations

Nil

Risk Considerations

Risk Statement and Consequence	Failure to update the policy to reflect the current legislation may increase the risk of staff being unaware of Council and managements expectation regarding the Work Health and Safety Environment of the Shire.
Risk Rating (prior to treatment or control)	Minor

Principal Risk Theme	People / Compliance
Risk Action Plan (controls or treatment proposed)	Nil

Options

1. Council may choose to adopt the policy as presented without any changes.
2. Council may choose to adopt the policy with variations.

Voting Requirements

Absolute Majority

Officer Recommendation/Council Decision

COUNCIL RESOLUTION: 35/22

Moved Cr Erasmus

That Council approve the amended Occupational Safety Health and Environment Policy as detailed in Attachment 9.3.3A.

Seconded: Cr Schreiber

Carried: 7/0

11.19 WORK HEALTH & SAFETY POLICY

1. Purpose

- 1.1 The purpose of this Policy is to demonstrate the commitment of the Shire of Boddington to providing and maintaining a safe and healthy environment at Shire of Boddington workplaces.

2. Scope

- 2.1 This Policy is applicable to all Shire of Boddington workplaces.

3. Definition

Term	Meaning
Policy	This Shire of Boddington Council policy titled "Work Health & Safety Policy"
Workplace	A workplace as defined with the " <i>Work Health & Safety Act 2020</i> "

4. Policy Statement

- 4.1 The Shire of Boddington regards the provision of a safe and healthy work environment as fundamental to all organisational activities and essential to maintaining high standards of organisational sustainability, performance and governance.
- 4.2 Council allocates resources to achieve the safety and health objectives of the Shire of Boddington.
- 4.3 The CEO is responsible for:
- developing and maintaining an organisational culture with a high level of safety and health awareness through a continuous improvement process of consultation, communication, information provision, training and accountability;
 - ensuring the development, implementation and maintenance of a Work Health and Safety Management System.

5. Related Documentation / Legislation

- 5.1 Work Health & Safety Act 2020
5.2 Work Health & Safety Regulations (General) 2022

5. Review Details

Review Frequency	Three Yearly
Council Adoption	21 April 2022
Previous Adoption	29 April 2015

Resolution No. ##/22
Resolution Date: 21/04/2022

11.19 Occupational Safety Health and Environment Policy

Policy Statement:

The Shire of Boddington is committed to continual improvement of our Occupational Safety, Health and Environmental (OSHE) performance with a goal of eliminating work-related injury, illness and negative environmental impact.

Objectives include:

- Developing and promoting a safety culture where best practice initiatives are entrenched in daily business activities and safety is considered a shared responsibility.
- Complying with all legislative obligations, all applicable standards relating to our activities, and all other regulatory requirements to which the organisation subscribes.
- Provision and maintenance of a safe workplace and associated systems of work.
- Proactive identification and control of workplace hazards.
- Including OSHE responsibilities and duty of care into all activities and roles within the organisation.
- Providing all employees, contractors and site visitors with adequate resources, information, education, training and supervision to meet occupational safety and health responsibilities.
- Establishing key OSHE performance measures and establishing measurable objectives to ensure effectiveness and suitability.
- Consulting and communicating with employees and other appropriate parties in order to enhance the effectiveness of the OSHE management system.
- Encouraging our suppliers and service providers to make similar commitments.
- Annually reviewing the Occupational Safety Health and Environmental policy and supporting systems.
- Prevention of pollution, efficient use of resources, waste minimisation, reuse and recycling practices.

Managers and Supervisors are to ensure that people under their direction, including employees, contractors and visitors are made aware of, and comply with, all applicable requirements of legislation, appropriate standards, policies, procedures and programs. They are to ensure that any incidents, exposures, hazards and OSHE concerns within the workplace are reported and addressed in a timely manner.

Resolution No: 53/15
Resolution Date: 29/04/2015

9.3.4 RSPCA - Pet Sterilisation Program

File Reference:	3.0003
Applicant:	Not Applicable
Disclosure of Interest:	Nil
Author:	Executive Manager Corporate Services
Attachments:	Nil

Summary

For Council to consider waiving the lifetime pet registration for pet owners who comply with the RSPCA Western Australia Pet Sterilisation Program.

Background

The Royal Society for the Prevention of Cruelty to Animals (RSPCA) Western Australia, has recently corresponded with the Shire regarding its pilot Pet Sterilisation Program where it offers reduced sterilisation costs, free microchipping and (if supported by the Local Government) lifetime pet registration for pet owners who hold a WA Seniors Card, Pensioner Concession Card or Health Care Card. The RSPCA are proposing to run the pilot program from 1 July 2022 to 30 June 2023.

The RSPCA recognises that the failure to sterilise, microchip and register dogs and cats, not only leads to poor welfare outcomes for animals, but also leads to increased workload and costs for local governments.

Comment

A large component of the Shire Ranger's time is taken up with controlling roaming or nuisance pets, mainly those that are unsterilised. Where an animal is not microchipped and registered, the difficulty of locating the pet owner increases. There are a number of local governments running various programs offering their community members either discounts or vouchers to have their pets sterilised. It is hoped that with the Shire of Boddington partnering with the RSPCA WA with their Pet Sterilisation Program there will be a reduced amount of unwanted puppies or kittens within the community. This may have the additional benefit of reducing the burden on the Shire Ranger with regard to effective cat and dog control.

It is anticipated that most of the program participants will be those who would ordinarily not consider getting their pets sterilised and registered, with the program aiming to support pet owners experiencing financial hardship in meeting their requirements under the Cat Act 2011 and Dog Amendment (Stop Puppy Farming Bill 2021).

The RSPCA are in the process of securing veterinary practices to carry out sterilisation and microchipping with the view to secure local services, however, this is dependent on whether these veterinarians wish to participate.

Media promotion will include website, posters and flyers for free microchipping and reduced sterilisation costs. Lifetime pet registration is currently not included on any printed media. The RSPCA website will be updated as local governments join the program.

Consultation

Nil

Strategic Implications

Nil

Legislative Implications

Cat Act 2011

Dog Act 1976

Local Government Act 1995 – Section 6.12 – Power to defer, grant discounts, waive or write off debts.

- (1) Subject to subsection (2) and any other written law, a local government may —
- (a) when adopting the annual budget, grant* a discount or other incentive for the early payment of any amount of money; or
 - (b) waive or grant concessions in relation to any amount of money; or
 - (c) write off any amount of money,
which is owed to the local government.

Policy Implications

Nil

Financial Implications

Even though the expected number of people to access the program is minimal, it is difficult to calculate the exact number. The maximum charge for lifetime registration of a sterilised dog or cat is currently \$100.

Economic Implications

Nil

Social Implications

Nil

Environmental Considerations

Nil

Risk Considerations

Risk Statement and Consequence	No significant risks are considered relevant to this program.
Risk Rating (prior to treatment or control)	Insignificant
Principal Risk Theme	Reputation / Financial
Risk Action Plan (controls or treatment proposed)	Nil

Options

1. Council may choose to partner with RSPCA of Western Australia and waive lifetime pet registration for pet owners who hold a WA Seniors Card, Pensioner Concession Card or Health Care Card.
2. Council may choose not to partner with RSPCA WA and continue its own program/s to reduce the number of unsterilised animals.

Voting Requirements

Absolute Majority

Officer Recommendation/Council Decision

COUNCIL RESOLUTION: 36/22

Moved Cr Lewis

That Council, agree to partner with the RSPCA of Western Australia, through its pilot Pet Sterilisation Program, by waiving the lifetime pet registration cost for pet owners who participate in the Program and hold a WA Seniors Card, Pensioner Concession Card or Health Care Card.

Seconded: Cr Erasmus

Carried: 7/0

Mr P Haas left the room at 6:25pm and returned at 6:28pm.

Cr Smalberger declared an Interest Affecting Impartiality as she is the President of the Boddington Progress Group and remained in the room

Cr Lewis declared an Interest Affecting Impartiality as he is the Vice President of the Boddington Progress Group and remained in the room

Cr Schreiber declared an Interest Affecting Impartiality as he is a committee member of Boddington Progress Group and remained in the room

9.4 COMMUNITY AND ECONOMIC DEVELOPMENT

9.4.1 2021 - 2022 Community Grant Program Round 3

File Reference:	3.0028
Applicant:	Boddington Progress Group and Boddington Community Resource Centre
Disclosure of Interest:	Author is a member of the Boddington Community Resource Centre
Author:	Economic Community Development Officer
Attachments:	9.4.1A 2021-22 Community Grant Program Applications

Summary

Council is requested to consider financially supporting two applications for the third round of Community Grant Program.

Background

The Shire's Community Grant Program provides financial assistance to community groups to build an engaged and vibrant community that delivers benefits to the local community and the local economy.

This is the final round of three rounds for 2021/22 with funding amounts originating from the Community Grants Program reserve, formally the Local Organisation Assistance Fund (LOAF) reserve. Applications are invited from eligible organisations and be for no more than \$2,000 in any single financial year. The funding will support up to 75% of total project costs. In-kind services and volunteer labour are eligible components of the total project costs. Successful projects will meet at least one defined priority area or have clearly identified and evidenced the need for the project. Funding is for undertaking projects and programs within the Shire of Boddington or that provide benefit to residents and visitors of the Shire of Boddington. The priorities areas are:

- building capacity within local community groups, volunteers and residents;
- supporting our young people;
- supporting our older people;
- providing opportunity to be healthy and promote wellbeing;
- supporting and encouraging cultural diversity and inclusion;
- developing and attracting art projects and increasing participation;
- generally building the strength, engagement and cohesion of the community;
- encourage tourism and increase visitation;
- activate local businesses and main streets; and
- improve, conserve and promote heritage.

Applications will be assessed according to:

- the level of community benefit;
- the level to which it addresses an evidenced need;
- long term sustainability;
- appropriateness of the project financial statement;
- partnerships, collaborations, community engagement and involvement or other funding sources that have been secured; and
- capacity to deliver the project.

Some projects, either in their entirety or elements of the project may not be eligible for funding. They are:

- projects that have already commenced;
- recurrent maintenance or operating costs;
- projects that are considered to be private, commercial, individual or state government core responsible;
- elements that may be considered offensive; and
- fundraising, political or loan repayments.

For applications to proceed to assessment they must:

- be lodged on time;
- be submitted on the appropriate form;
- include the required information, including insurance and financial details;
- include agreement from the applicant to acknowledge the Shire if funding is successful;
- ensure the applicant demonstrates its ability to manage the project; and
- not be due to commence until after the notification date.

Comment

The third round of Community Grant Program closed on 31 March 2022. Two applications were received, with a total request for funding of \$7,000. The following recommendations align with the Community Grant Program Policy (updated 16 December 2021).

Applicant	Project	Requested Funding	Officer Recommendation
Boddington Progress Group Inc	Boddington Medieval Fayre.	\$5,000	\$2,000

The Boddington Medieval Fayre and Festival is an event that provides activities, entertainment and stalls around a Medieval theme and encourages niche visitation to Boddington.

Assessment Criteria	Officer Comment	Rating
The level of community benefit.	The Boddington Medieval Fayre and Festival involves a range of community members in both a paid and voluntary capacity as part of the coordination of the event. The Boddington Medieval Fayre and Festival brings the community together to stay active and socialise.	4/5
The level to which it addresses an evidenced need.	The event has been well supported over the years and continues to attract and encourage locals to participate in capacity as a volunteer or guest, as well as encouraging tourists to the town.	4/5

Long term sustainability.	The event concept is well-established with community roles and partnerships identified to ensure succession and continuity.	3/5
Appropriateness of the project financial statement.	The application is seeking \$5,000 however the Community Grants Program is scoped to support 75% of total project costs to a ceiling of \$2,000. With total project expenditure of \$14,900; \$2,000 supports 13% of total project costs.	3/5
Partnerships, collaborations, community engagement and involvement or other funding sources that have been secured.	The event generates opportunities to engage local industry, community groups and service providers. Newmont Gold Mine and South32 Worsley Alumina have demonstrated history in providing financial support to the event since its conception. Members of the Youth Centre are engaged in paid and voluntary opportunities to provide logistical support. Community groups have opportunity to set up a stall to fundraise and enhance their exposure to residents and visitors.	4/5
Capacity to deliver the project.	The Boddington Progress Group demonstrated history in successfully delivering the event.	4/5
Total Score based on the project's alignment with Assessment Criteria		22/30

Previously, Council approved a donation of \$5,000 to the Boddington Progress Group for costs associated with the 2021 Boddington Medieval Fayre and Festival. The current funding request for the 2022 event was submitted via the Community Grants Program, so the Officer Recommendation is scoped to \$2,000. Should Council wish to fund a higher amount, it is recommended that this be considered as a funding request outside the Community Grants Program, which will enable assessment and consideration in line with other event funding allocated by the Shire, such as that proposed for the Friday Night Festival. If this occurs, it may also be appropriate to consider a multi-year funding request to allow the Group to have confidence in future event planning.

Applicant	Project	Requested Funding	Officer Recommendation
Boddington Community Resource Centre	Boddington Community Garden.	\$2,000	\$2,000

Assessment Criteria	Officer Comment	Rating
The level of community benefit.	A well-organised Community Garden can create a sense of community and connection to the environment. This project will provide opportunities to learn gardening skills, grow bush tucker, harvest and cook as well as the social benefits for socially isolated residents and those that are either unable to or do not have the space to create a garden.	4/5
The level to which it addresses an evidenced need.	In the past a successful community garden was run by the Boddington Community Resource Centre. With the development of Hotham Park the equipment was moved to the side of the Old School. Due to financial difficulties the Boddington Community Resource Centre were unable to	3/5

	<p>upkeep the space and it fell into disrepair. Some residents have been asking if the space will become a Community Garden again.</p> <p>There is currently a community garden at the Boddington Independent Living Units as part of the senior's hub behind the Boddington Hospital which residents maintain and use, so this project contains an element of duplication.</p>	
Long term sustainability.	It's unclear whether the Boddington Community Resource Centre has capacity to support the ongoing human, physical and financial resources required to maintain the space after the initial project timeframe. However, it is reasonably assured the Boddington Community Resource Centre will commit to up-keeping the Community Garden.	3/5
Appropriateness of the project financial statement.	The application is seeking \$2,000 which quantifies as 55% of the total project costs. The Community Grants Program is scoped to provide up to 75% of the total project costs to a ceiling of \$2,000.	4/5
Partnerships, collaborations, community engagement and involvement or other funding sources that have been secured.	A local business has been approached and agreed to provide equipment for the project. The Boddington Men's Shed will be approached to provide signage, but this is unconfirmed.	2/5
Capacity to deliver the project.	The Boddington Community Resource Centre have managed in the past a number of successful projects and has the capacity to deliver this project.	4/5
Total Score based on the project's alignment with Assessment Criteria		20/30

Consultation

Consultation has occurred with the Boddington Community Resource Centre and the Boddington Progress Association as part of the assessment process.

Strategic Implications

Pillar 1 A vibrant and connected community;
 Support and diversify recreational activities for people of all ages and abilities;
 Support opportunities for volunteering and community connection.

Legislative Implications

Nil

Policy Implications

Community Grant Program Policy (updated 16 December 2021).

Financial Implications

The two applications total \$4,000 which is within capacity of the existing Community Grant Program reserve.

Economic Implications

The Boddington Medieval Fayre and Festival encourages niche visitation to Boddington by providing a unique event experience. This encourages the economic multiplier effect to be activated, as visitors make discretionary purchases such as food and beverage, fuel, accommodation and other items throughout their stay.

Social Implications

The Boddington Medieval Fayre and Festival, as well as the Community Garden, have potential to strengthen community cohesion and encourages connection. The Community Garden also contains opportunity for residents to learn new skills.

Environmental Considerations

Nil

Risk Considerations

Risk Statement and Consequence	The primary risk of not approving the Community Grant Program applications is the localised impact of missing an opportunity to demonstrate responsiveness to community need. The Boddington Progress Group has previously received funding for the Boddington Medieval Fayre and Festival, so choosing not to approve the application may impact elements of the event.
Risk Rating (prior to treatment or control)	Minor (4)
Principal Risk Theme	Reputational
Risk Action Plan (controls or treatment proposed)	The Administration has engaged the applicants in the assessment process prior to Council endorsement.

Options

1. Approve the Community Grant Program applications for their requested amount.
2. Approve the Community Grant Program applications for a lesser amount.
3. Decline the Community Grant Program applications.

Voting Requirements

Simple Majority

Officer Recommendation

Moved Cr Smalberger

Council is requested to:

- 1. Approve the Community Grant Program application from the Boddington Progress Group Inc for \$2,000, subject to the Administration receiving the organisation's annual financial statement and evidence of public liability insurance for the event; and**
- 2. Approve the Community Grant Program application from the Boddington Community Resource Centre for \$2,000 and advise of tailored funding opportunities for Community Garden projects for future consideration.**

Seconded: Schreiber

Carried: 7/0

AMENDMENT TO THE MOTION

Moved: Cr Schreiber

Council is requested to:

- 1. Approve the Community Grant Program application from the Boddington Progress Group Inc for \$2,000, subject to the Administration receiving the organisation's annual financial statement and evidence of public liability insurance for the event; and**
- 2. Defer the decision for the Community Grant Program application from the Boddington Community Resource Centre for \$2,000 to a future meeting, in order to ascertain the status of previous funding provided by the Shire of Boddington to the Centre.**

Seconder Cr Erasmus

Carried 7/0

Council Decision

COUNCIL RESOLUTION: 37/22

Moved: Cr Erasmus

Council is requested to:

- 1. Approve the Community Grant Program application from the Boddington Progress Group Inc for \$2,000, subject to the Administration receiving the organisation's annual financial statement and evidence of public liability insurance for the event; and**
- 2. Defer the decision for the Community Grant Program application from the Boddington Community Resource Centre for \$2,000 to a future meeting, in order to ascertain the status of previous funding provided by the Shire of Boddington to the Centre.**

Seconded: Cr Webster

Carried: 7/0

Note: Reason for decision: to allow Councillors time to consider the matter further.



**BODDINGTON COMMUNITY
RESOURCE CENTRE Inc.**

FINANCIAL REPORT

FOR THE YEAR ENDED

30 JUNE 2021

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Your committee members submit the financial report of the Boddington Community Resource Centre Inc. for the financial year ended 30 June 2021.

Committee Members

The names of the committee members throughout the year and at the date of this report are:

Chairperson – Anthony Carlyon
Deputy Chairperson – Mandy Mostert
Secretary – Gabrielle Roberts
Treasurer – Drew Petterson
General Committee - Elizabeth Jolley (resigned)

Principal Activities

The principal activities of the Association during the financial year were to provide and maintain suitable grounds, buildings and equipment to promote and develop programs, and provide support to community groups.

Significant Changes

No significant change in the nature of these activities occurred during the year.

Operating Result

The net result amounted to \$.

Signed in accordance with a resolution of the members of the committee.

Anthony Carlyon

CHAIRPERSON

DATED THIS DAY OF 2021

Drew Petterson

TREASURER

The committee has determined that the Association is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the financial statements.

In the opinion of the committee, the financial statements and notes, as set out on pages 7 to 18:

1. presents a true and fair view of the financial position of Boddington Community Resource Centre Inc. as at 30 June 2021 and its performance for the year ended on that date.
2. at the date of this statement, there are reasonable grounds to believe that Boddington Community Resource Centre Inc. will be able to pay its debts as and when they fall due.

This statement is made in accordance with a resolution of the Committee and is signed for and on behalf of the Committee by:

Anthony Carlyon
CHAIRPERSON

Drew Petterson
TREASURER

DATED THIS DAY OF 2021.



Liability limited by a scheme approved under Professional Standards Legislation

AUDITOR'S INDEPENDENCE DECLARATION

Auditor's independence declaration to the Members and Committee of the Boddington Community Resource Centre Inc.

In relation to my audit of the special purpose financial report of the Boddington Community Resource Centre Inc. for the period ended 30 June 2021, to the best of my knowledge and belief, there have been no contraventions of the auditor independence requirements of Australian Professional Accounting Bodies.

Santo Casilli FCPA
Director

Avant Edge Consulting

Date:



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INDEPENDENT AUDITOR'S REPORT

The Members – Boddington Community Resource Centre Inc.

Opinion

We have audited the special purpose financial report of the Boddington Community Resource Centre Inc., which comprises the statement of financial position as at 30 June 2021, the statement of comprehensive income, statement of changes in equity, statement of cash flows for the year then ended, notes to the financial report, including a summary of significant accounting policies, and the statement by the Members of the Committee. Our audit opinion is provided in order to satisfy the reporting obligations as outlined in the Association Incorporations Act 2015 and also meeting the requirements as set out in the Boddington Community Resource Centre Inc.'s Constitution.

In our opinion, the accompanying special purpose financial report of the Boddington Community Resource Centre Inc. for the year ended 30 June 2021 is prepared, in all material respects, in accordance with the financial reporting provisions as outlined in Note 1 of the financial statements and presents fairly, in all material respects, the financial position of the Boddington Community Resource Centre Inc. as at 30 June 2021 and its financial performance for the year then ended.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the Boddington Community Resource Centre Inc. in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to our audit of financial reports in Australia, and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter – Basis of Accounting

We draw attention to Note 1 to the special purpose financial report, which describes the basis of accounting. The financial report is prepared to assist the Boddington Community Resource Centre Inc. in complying with the financial reporting obligations as outlined in the Association Incorporations Act 2015 and also meeting the requirements as set out in the Boddington Community Resource Centre Inc.'s Constitution. As a result, the financial report may not be suitable for another purpose. Our opinion is not modified in respect of this matter.

Emphasis of Matter – Economic Dependency

The ongoing operation of the Boddington Community Resource Centre is dependent upon the continued support from the Department of Primary Industries and Regional Development regarding the receipt of operational grant funds and minor grant funds from other grant providers. Based on the 2018/19 financial position 81% of the Centre's total reported revenue was obtained from grant funding. Our opinion is not modified in respect of this matter.

Responsibilities of Management and Those Charged with Governance for the Financial Report

Boddington Community Resource Centre Inc. management, on behalf of the Members of the Committee, is responsible for the preparation of the special purpose financial report and for establishing such internal control as the Boddington Community Resource Centre Inc. management determines is necessary to enable the preparation of a special purpose financial report that is free from material misstatement, whether due to fraud or error.

In preparing the special purpose financial report, the Boddington Community Resource Centre Inc. management with the Members of the Committee is responsible for assessing the Boddington Community Resource Centre Inc.'s ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting. The Members of the Committee are responsible for overseeing the Boddington Community Resource Centre Inc.'s financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Report.

Our objectives are to obtain reasonable assurance about whether the special purpose financial report, as a whole, is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Boddington Community Resource Centre Inc.'s internal control.
- Evaluate the appropriateness of accounting policies used as described in Note 1 to the financial statements and the reasonableness of accounting estimates and related disclosures made by Boddington Community Resource Centre Inc. management, if any.
- Conclude on the appropriateness of the Boddington Community Resource Centre Inc. management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Boddington Community Resource Centre Inc.'s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report.

We have communicated with the Boddington Community Resource Centre Inc. management regarding, among other matters, the planned scope and timing of the audit and, via our management letter, significant audit findings, including any significant deficiencies in internal control that we may have identified during our audit.

Santo Casilli FCPA
Director

Avant Edge Consulting

Date:

Perth

**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2021**

	Note	2021	2020
INCOME			
Grants, Subsidies & Sponsorships	10	347,066	310,864
CRC Services	9	7,011	7,303
Catering		408	763
Venue & Equipment Hire	9	20,240	24,900
Labour Hire		0	3,176
Arts & Events		1,779	11,799
Reimbursements and Refunds		382	869
Bank Investment Interest		0	0
Other Income		11,733	1,884
		388,619	361,558
EXPENDITURE			
Audit Fees			
Bank Fees		2,950	3,200
Employee Costs		858	453
Community Programs		180,543	183,73
Depreciation on Non-Current Assets		1,004	29,293
General Administration		5,344	3,848
Buildings & Grounds		23,568	6,183
Utilities		331	783
Telephone		3,000	6,000
IT/Communications		9,465	5,217
Insurance		11,490	10,367
Catering		7,318	8,388
Loss on Sale of Assets		1,842	2,045
Leave Accruals		0	0
Minor Furniture & Equipment		0	7,338
Printing & Stationery		0	1,826
Postage		9,536	6,888
Reimbursements		239	363
Subscriptions		47	5,251
SOB FNF		4083	4,409
		4,463	0
		266,081	285,625
NET RESULT		122,538	75,933
TOTAL COMPREHENSIVE INCOME		122,538	75,933

The accompanying notes form part of these financial statements

**STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2021**

	Notes	2021 \$	2020 \$
ASSETS			
CURRENT ASSETS			
Cash and Cash Equivalents	2	170,125	77,198
Trade and other receivables	3	31,946	35,358
TOTAL CURRENT ASSETS		202,071	112,556
NON-CURRENT ASSETS			
Property, Plant and Equipment	4	31,898	17,746
TOTAL NON-CURRENT ASSETS		31,897	17,746
TOTAL ASSETS		233,969	130,302
CURRENT LIABILITIES			
Trade and other payables	5	16,570	14,641
Contract Liabilities	6	5,985	20,725
Employee Provisions		3,373	9,433
TOTAL LIABILITIES		25,928	44,799
NON-CURRENT LIABILITIES			
Provision for LSL	7	0	0
TOTAL NON-CURRENT LIABILITIES		0	0
TOTAL LIABILITIES		25,928	44,799
NET ASSETS		208,041	85,503
MEMBERS' FUNDS			
Retained earnings	8	208,041	85,503
TOTAL MEMBER'S FUNDS		208,041	85,503

The accompanying notes form part of these financial statements

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2021**

	RETAINED SURPLUS
Note	
Balance as at 1 July 2019	(9,570)
Comprehensive Income	
Net result for the period	75,933
Transfers from Unspent Grants Liabilities (Nett)	19,140
	<hr/>
Total Comprehensive Income	95,073
	<hr/>
	85,503
Balance as at 30 June 2020	
Comprehensive Income	
Net Result for the period	122,538
	<hr/>
Total Comprehensive Income	122,538
	<hr/>
Balance as 30 June 2021	208,041

The accompanying notes form part of these financial statements.

**STATEMENT OF CASHFLOWS
FOR THE YEAR ENDED 30 JUNE 2021**

	NOTES	2021 \$	2020 \$
CASH FLOW FROM OPERATING ACTIVITIES			
Receipt from customers and grantors		391,622	316,578
Payments to suppliers and employees		(279,608)	(304,203)
Net cash provided by operating activities	12	112,014	12,375
<hr/>			
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase Property, Plant and Equipment	4	(14,151)	(4,115)
Proceeds from sale of assets		408	0
Depreciation		(5,344)	
Net cash used in investing activities		(19,087)	(4,115)
<hr/>			
CASH FLOWS FROM FINANCING ACTIVITIES		92,927	8,260
		77,198	68,938
Net increase/(decrease) in cash held			
Cash at beginning of year			
Cash at end of year		<u>170,125</u>	<u>77,198</u>

The accompanying notes form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

1 .Statement of Significant Accounting Policies

This financial report is a special purpose financial report prepared in order to satisfy the financial reporting requirements of its members and the Associations Incorporation Act WA. The Committee has determined that the association is not a reporting entity.

The Boddington Community Resource Centre Inc. has applied Australian Accounting Standards, specifically AASB 101 in its reporting of its financial report including, where relevant, recognition and measurement standards.

The financial report has been prepared on an accruals basis and is based on historic costs and does not take into account changing money values or, except where specifically stated, current valuations of non-current assets.

The following specific significant accounting policies, which are consistent with the previous period unless stated otherwise, have been adopted in preparation of this financial report.

(a) Fixed Assets

Boddington Community Resource Centre Inc. identifies all plant and equipment purchases with an individual or combined dollar value of greater than \$2,000 as depreciable fixed assets and are recorded in the asset register. Fixed assets shown in the financial statements have been brought to account at cost less any accumulated depreciation.

(b) Depreciation

The depreciation method and useful life used for items of plant and equipment reflects the pattern in which their future economic benefits are expected to be consumed by the association. Depreciation commences from the time the asset is held ready for use. The depreciation method and useful life of assets is reviewed annually to ensure they are still appropriate.

The Boddington Community Resource Centre Inc. owns no freehold land and buildings.

The Boddington Community uses Depreciation Rate of 10% for Furnitures and Fitting, 20% for IT Hardware and all other Plant and equipment at 25% Depreciation Rate.

(c) Impairment of Assets

At the end of each reporting period, the association assesses whether there is any indication that an asset may be impaired. The assessment will consider both external and internal sources of information. If such an indication exists, an impairment test is carried out on the asset by comparing the recoverable amount of that asset, being the higher of the asset's fair value less costs to sell and its value-in-use, to the asset's carrying amount. Any excess of the asset's carrying amount over its recoverable amount is immediately recognized in profit or loss. Fixed assets reported as at 30 June 2020 were not considered to be impaired.

(d) Accounts Receivable and Other Receivables

Accounts receivable are recognised initially at the transaction price (i.e. cost) and are subsequently measured at cost less provision for impairment. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

At the end of each reporting period, the carrying amount of accounts receivable and other receivables are reviewed to determine whether there is any objective evidence that the amounts are not recoverable. If so, an impairment loss is recognised immediately in income and expenditure statement.

(e) Employee Benefits

Provision is made for the association's liability for employee benefits arising from services rendered by employees to the end of the reporting period. Employee benefits have been measured at the amounts expected to be paid when the liability is settled.

(f) Provisions

Provisions are recognised when the association has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions recognised represent the best estimate of the amounts required to settle the obligation at the end of the reporting period.

(g) Income Tax

The Boddington Community Resource Centre Inc. Committee has considered that its operations are deemed not for profit and as such have self-assessed as being exempt from income tax under the provisions of section 50-25 of the Income Tax Assessment Act 1997 as amended. Accordingly, no provision for tax is included in the accounts.

(h) Good and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office. In these circumstances the GST is recognised as part of the cost of acquisition of an asset or as part of an item of the expense.

(i) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held at-call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the balance sheet.

(j) Revenue and Other Income

Revenue is measured at the fair value of the consideration received or receivable after taking into account any trade discounts and volume rebated allowed. For this purpose, deferred consideration is not discounted to present values when recognizing revenue.

Interest revenue is recognized using the effective interest rate method, which for floating rate financial assets is the rate inherent in the instrument.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2021**

Revenue recognition relating to the provision of services is determined with reference to the state of completion of the transaction at the end of the reporting period and where outcome of the contract can be estimated reliably. State of completion is determined with reference to the services performed to date as a percentage of total anticipated services to be performed. Where the outcome cannot be estimated reliably, revenue is recognized only to the extent that related expenditure is recoverable.

(k) Accounts Payable and Other Payables

Accounts payable and other payables represent the liabilities at the end of the reporting period for goods and services received by the association that remain unpaid.

Accounts payable are recognised at their transaction price. Accounts payable are obligations on the basis of normal credit terms.

(l) Contract Liabilities

Contract liabilities represent the Association's obligation to transfer goods or services to a customer for which the Committee has received consideration from the customer.

Contract liabilities are recognised as revenue when the performance obligations in the contract are satisfied.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2021**

	2021	2020
2. Cash and Cash Equivalents		
Unrestricted	164,390	56,473
Restricted	5,985	20,725
	170,124	77,198
Represented by		
Operating Account	170,045	72,820
Imprest Account	67	4,186
Project Account	12	12
Petty Cash and on Hand	0	180
	170,124	77,198
3. Trade and Other Receivables		
Current Debtors	5,935	10,256
Accrued Income	25,102	25,102
Prepayments	0	0
Unrestricted Cash	909	0
Trade debtors	31,946	35,358
4. Property, Plant and Equipment		
Computer Equipment at cost	17,479	17,479
Additions	19,496	0
Less Accumulated Depreciation	(8,632)	(3,683)
Total Computer Equipment	28,343	13,796
Furniture & fittings at cost		
Additions	4115	4115
Less Accumulated Depreciation	(561)	(165)
Total Furniture & Fittings	3,554	3950
Total Property, Plant and Equipment	31,897	17,746

The 2020 comparative figures in note 4 have been restated to reflect the purchase of all assets by the Shire of Boddington by way of a cash contribution to the Boddington CRC. To reflect the disposal of all assets in 2020, the carrying cost of all assets and the related accumulated depreciation have been restated at \$0 value.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2021**

	2021	2020
	\$	\$
5. Trader and other Payables		
Current		
Trade Payables	4,849	761
Accrued Expenses	0	3,547
GST (Payable/ Receivable)	38	1,490
Accrued Wages	0	1,160
PAYG Payable	6,792	6,980
Superannuation Payable	1407	683
Petty Cash Account	3589	0
Suspense Account	(105)	0
	<hr/> 16,570	<hr/> 14,641
6. Contract Liabilities		
Current		
Unspent Grant Liabilities		
	<hr/> 5,985	<hr/> 20,725
	5,985	20,725
Represented by:		
Trainee Grant 2020	0	14,160
Trainee Grant 2021	1,275	0
Lotterywest Emergency Relief Grant	710	2,565
DPIRD Fence Art Grant	2,000	2,000
Shire of Boddington Fence Art Grant	2,000	2,000
	<hr/> 5,985	<hr/> 20,725
7. Provisions		
Current		
Annual Leave	3,373	9,433
	<hr/>	<hr/>
8. Retained Earnings		
Retained earnings at the beginning of the financial year	85,503	9,570
Transfers from Unspent Grant Liabilities (Nett)	0	0
Net Profit attributable to the association	122,538	75,933
	<hr/>	<hr/>
Retained Earnings at the end of the financial year	208,041	85,503

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2021**

	2021	2020
	\$	\$
<hr/>		
9. CRC Services and Hire		
Administration Services Fees	303	119
Computer Use/Internet Access Fees	0	124
Email Fees	157	246
Emergency Relief Administration Fee	0	1,800
Exam Supervision Fees	0	162
Equipment Hire Fees	1,351	2,678
Faxing Fees	8	49
Laminating	202	615
Room Hire fees	18,889	22,222
Membership Fees	404	590
Morning Tea Fees	43	262
Photo Printing	0	0
Printing and Photocopying Fees	3,272	3,266
Retail Sales Income	2,622	70
	<hr/>	<hr/>
	27,251	32,203
	<hr/>	<hr/>

10. Grant Revenue

Grant, subsidies, contributions and sponsorship by provider included as operating revenue

Provider:

	0	5,245
Advanced Personnel Management	0	3,529
Apprenticeships WA	67,102	59,101
ATO	18,110	18,758
Department of Human Services	187,289	173,551
Department of Primary Industries & Regional Development	11,000	9,500
Good Things Foundation	0	7,635
Lotterywest	3150	9,545
Newmont Boddington Gold	34,669	24,000
Shire of Boddington	610	0
Donation	9,120	0
DPIR – For Flat Screen	14,160	0
Trainee Grant 2020	1,855	0
Lotterywest Emergency Relief Grant 2020 used		
	<hr/>	<hr/>
	347,065	310,864
	<hr/>	<hr/>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2021**

	2021	2020
	\$	\$
11. Employee Numbers		
Number of paid full time equivalent employees as balance date	4	4
12. Cash flow Information		
Reconciliation from Cash Flow from Operations		
Net result from Statement of Income and Expenditure	122,538	75,933
Non-cash flows in Net Result:		
Depreciation	5,344	3,848
Loss on disposal of assets	(408.20)	0
Changes in assets and liabilities:		
(Increase)/Decrease in Trade and other receivable	3411	(26,449)
Increase/(Decrease) in payables	1,929	(11,383)
Increase/(Decrease) in contract liabilities	(14,740)	(36,912)
Increase/(Decrease) in employee provisions	(6060)	7,338
Movement in Restricted Grants	0	0
Net cash from operating activities	112,014	12,375
13 Current Ratio		
This ratio measures the liquidity of an entity and is calculated by dividing current assets by current liabilities.		
	779%	251%



Community Grant Program

Application Form 2021-22

Round 3 Applications close at 4pm on Thursday, 31 March 2022

Applications can be submitted by mail, email or hand delivered:

Shire of Boddington
39 Bannister Road
Boddington 6390
shire@boddington.wa.gov.au

Please note the outcome of the application will be advised within four weeks of the closing date.

Application Checklist

- ☐ Contacted the Community Development team to discuss the proposed project and eligibility for funding.
- ☐ Completed all questions in the application form.
- ☐ Ensured any attached documents to your application are clearly marked and are in a clear and easy to understand format:
 - ☐ Annual financial statement attached for project amounts over \$1,000.
 - ☐ Evidence of public liability insurance.
 - ☐ Letters of support, including letter of support from auspice organisation (if applicable).

Eligibility

The Applicant is: <ul style="list-style-type: none"> <input checked="" type="radio"/> an incorporated organisation; or <input type="radio"/> a group auspiced through an incorporated organisation (with written acknowledgement) 	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Projects meets priority areas identified within the Shire's Community Strategic Plan, and include, but are not limited to the following areas: <ul style="list-style-type: none"> <input checked="" type="radio"/> building capacity within local community groups, volunteers and residents; <input checked="" type="radio"/> supporting our young people; <input checked="" type="radio"/> supporting our older people; <input checked="" type="radio"/> providing opportunity to be healthy and promote wellbeing; <input type="radio"/> supporting and encouraging cultural diversity and inclusion; <input type="radio"/> developing and attracting art projects and increasing participation; and <input checked="" type="radio"/> generally building the strength, engagement and cohesion of the community. 	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
For applications to proceed to assessment they must: <ul style="list-style-type: none"> <input type="checkbox"/> be lodged on time; <input type="checkbox"/> be submitted on the appropriate form; <input type="checkbox"/> include the required information, including insurance and financial details; <input type="checkbox"/> include agreement from the applicant to acknowledge the Shire if funding is successful; <input type="checkbox"/> ensure the applicant demonstrates its ability to manage the project; and <input type="checkbox"/> not be due to commence until after the notification date. 	<input type="checkbox"/> Yes	<input type="checkbox"/> No

If you answered 'No' to any of these questions, please contact the Community Development team.

Applicant Details

Organisation Details This is the group undertaking the project.

Legal Name of Organisation	Boddington Progress Group Inc
Postal Address	Po Box 165
ABN	
Registered for GST	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Not-for-profit	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Incorporated	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Organisation Contact This is the person legally authorised to enter into contracts on behalf of the organisation. This is generally the president or chairperson.

Name	Eugene Smallpeice
Position	President
Telephone	08 74 155 002
Mobile	
Email	Eugene - botham@msn.com

Project Details

Which category best describes your community project?

- ☒ building capacity within local community groups, volunteers and residents
- ☒ supporting our young people
- ☒ supporting our older people
- ☒ providing opportunity to be healthy and promote wellbeing Mental
- ☒ supporting and encouraging cultural diversity and inclusion
- ☐ developing and attracting art projects and increasing participation
- ☒ generally building the strength, engagement and cohesion of the community
- ☒ encourage tourism and increase visitation
- ☒ activate local businesses and main streets Accommodation
- ☐ improve, conserve and promote heritage

Project name

Boddington Medieval

Provide a summary of the project

Annual festival that bring people from WA to Boddington.
--

This event is focused on Seniors & families and all other age groups are involved.

Clearly identify what the grant funds will be used for in the project

Installing a Marquee for Weather security.
 Developing more Props.
 Employing Students to assist in feast & Faye
 Employing helpers for Cleaning and Setup.

Which are your main target groups?

- ☒ General community
- ☒ Children 0-10
- ☒ Youth 11-25
- ☒ Women
- ☒ Men
- ☒ Seniors
- ☒ Aboriginal or Torres Strait Islander people
- ☒ People with disabilities and/or carers
- ☐ Other (please specify) _____

Describe how the project will benefit those participating and the community of Boddington

This event brings people to Boddington who will spend the weekend in Town. It puts Boddington on the map as a much talked about event.

Provide details of any collaborations/partnerships or community groups that will assist in the delivery of this project and outline how they will support the project (provide letters of support where relevant).

We will work with CRC to help with promotion
 Youth Centre kids will be invited to help & earn extra money.
 Recycling group for awareness.
 Playgroup to do stall. Boddington Lions

Anticipated commencement date

23 April 2022

Anticipated completion date

23 April 2022

How will you acknowledge the Shire of Boddington's contribution to the project?

Facebook advertising.
Maps
Barnes @ Grest.

Budget Details

Use the table below to list the expenses your project will incur, detail the income and in-kind that will cover the expenses, and identify their source.

Please note Shire of Boddington's contribution is limited to 75% of the total project, and no more than \$2,000.

Income	
Income Items	Amount
Shire of Boddington Community Grant Program Funding	\$
Newmat gold.	\$ 5000
Total Project Income	
In Kind Contributions	
In Kind Items	Amount
South 32 Helpers.	
Newmat Helpers.	
12 Local people Volunteering 3 days.	
Waderig Lions Volunteering.	
Total In Kind Contributions	
Expenditure	
Expenditure Items	Amount
See attached previous years Budget.	
Total Project Expenditure	
Total Project Cost (Total In Kind + Total Expenditure)	

Has your organisation received any type of funding from the Shire of Boddington in the last 2 years? If yes, please provide details below.

Year	Amount	Purpose	Fully Acquitted
2021	\$5000	General Expenses.	<input type="checkbox"/> Yes <input type="checkbox"/> No Donation.
			<input type="checkbox"/> Yes <input type="checkbox"/> No

Have you applied for grant funding from other sources for this project? If yes, please provide details below.

Funding Body/Program	Amount	Status of Application
Newmont gold Mine	5000	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Pending
South 32	2000	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Pending

Declaration

☒ I declare the organisation has read and understands the Community Grant Program Guidelines.


☒ I declare I am the authorised person to submit this application on behalf of my organisation and are authorised to sign legal documents on behalf of the organisation.

☒ I declare the information provided in this application and attachments is to the best of my knowledge true, correct and discloses all estimates as accurate as possible.

☒ I understand false or misleading statements listed in this Community Grant Program Application can result in the application being rejected or the withholding of any funds that may be approved as result of this application.

☒ I declare the organisation applying for the grant funding will complete and submit a Community Grant Program Acquittal Form within 30 days following the project's completion.

☒ I declare the organisation submitting this form understands this is an application only.

Name	DE Smalbegeer	Position	President
Signature		Date	30/3/22

Expenses for Medieval 2022

ENTERTAINERS:

Who	What	Confirmed	Price	People
Miriam Hurst	Catapults	Confirmed	400	5
Micheal the Pirate	magic, kids & fire Show		\$0	1
Pyro Panther	Kids swords & circus	Confirmed	550	2
Ursa Major HEMA academy	Displays & archery tent			0
WASAMBA	Drumming band			0
Mad Tatters Morris	Dancing men	Confirmed	\$400	
Wa bird of prey	Birds		\$1,100	
Horse archery	Archery			0
Fair Maidens of Perth	Dance & music inside	Confirmed	\$400	14
Jesse the wind wander	kids stories, prof acting		\$300	1
Camels	camel rides	Confirmed	0	2
				0
Veronica Metcalf	Petting Zoo	Confirmed	500	5
Blacksmith assoc - Nigel Danson	5 blacksmiths	Confirmed	\$500	5
Sam Towns Blacksmith	Blacksmith show		\$100	2
Lauren Whitehead	Face painting		150	1
Lauren Whitehead	Stilt-walking	confirmed	\$250	
LARPER Entertainers		confirmed	1000	14
WA Beserkers	MI Fighters	Confirmed	600	14
Black Dogs - 6 people	MI Fighters		\$500	6
Circle of the Sword	Show & small catapults		\$450	10
Knights of the Free Company	MI Fighters - 13people	Confirmed	\$450	14
Toy library Boddington	Steph Allen		\$200	2
Band		Confimed	3000	5
Christiaan Bal	King	Confimed	0	4
Catapult competition				
First prize			\$200	
Best Dress Competition			\$200	
Each group	2 free entry tickets			
Cleaners 4			700	4
Food Servers 6			450	6
Prepping Helpers			400	3
			11250	107

6 October 2021

A division of
Jardine Lloyd Thompson Pty Ltd
 ABN 69 009 098 864
 Level 1
 148 Frome Street
 ADELAIDE SA 5000
 GPO Box 1693
 ADELAIDE SA 5001
 Tel 1300 853 800
 Fax: +61 8 8235 6448
 Direct 8235 6469
www.localcommunityinsurance.com.au

Certificate of Currency**Our Ref 051-BODDO-040807**

INSURANCE CLASS	Public & Products Liability		
INSURED NAME	Boddington Community Resource Centre Inc		
POLICY EXPIRY DATE	30 September 2022		
SITUATION	Worldwide Excluding USA and Canada		
INTEREST	Legal liability to third parties for Injury and/or Damage to Property caused by an occurrence in connection with the Insured's business		
LIMIT OF LIABILITY	Public Liability \$10,000,000 any one occurrence. Products Liability \$10,000,000 any one occurrence and in the aggregate any one Period of Insurance. In the event that any one Period of Insurance exceeds twelve months then the aggregate limit of liability shall be deemed to apply separately to each twelve months period or part thereof.		
DEDUCTIBLE / EXCESS	\$100 Property Damage claims only		
INSURER	PROPORTION	POLICY NUMBER	
QBE Insurance (Australia) Ltd	100.000%	AT A040807 PLB	

This certificate of currency provides a summary of the policy cover and is current on the date of issue. It is not intended to amend, extend, replace or override the policy terms and conditions contained in the actual policy document. This certificate of currency is issued as a matter of information only and confers no rights upon the certificate holder. We accept no responsibility whatsoever for any inadvertent or negligent act, error or omission on our part in preparing these statements or in transmitting this certificate by email or for any loss, damage or expense thereby occasioned to any recipient of this letter.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Emma Window', enclosed within a faint, light-colored rectangular border.

Emma Window
Account Broker

Community Grant Program

Application Form 2021-22

Round 3 Applications close at 4pm on Thursday, 31 March 2022

Applications can be submitted by mail, email or hand delivered:

Shire of Boddington
39 Bannister Road
Boddington 6390
shire@boddington.wa.gov.au

Please note the outcome of the application will be advised within four weeks of the closing date.

Application Checklist

- ✓ Contacted the Community Development team to discuss the proposed project and eligibility for funding.
- ✓ Completed all questions in the application form.
 - ✓ Ensured any attached documents to your application are clearly marked and are in a clear and easy to understand format:
 - ✓ Annual financial statement attached for project amounts over \$1,000.
 - ✓ Evidence of public liability insurance.
 - n/a Letters of support, including letter of support from auspice organisation (if applicable).

Eligibility

The Applicant is: <ul style="list-style-type: none"> an incorporated organisation; or a group auspiced through an incorporated organisation (with written acknowledgement) 	✓ Yes	<input type="checkbox"/> No
Projects meets priority areas identified within the Shire's Community Strategic Plan, and include, but are not limited to the following areas: <ul style="list-style-type: none"> building capacity within local community groups, volunteers and residents; supporting our young people; supporting our older people; providing opportunity to be healthy and promote wellbeing; supporting and encouraging cultural diversity and inclusion; developing and attracting art projects and increasing participation; and generally building the strength, engagement and cohesion of the community. 	✓ Yes	<input type="checkbox"/> No
For applications to proceed to assessment they must: <ul style="list-style-type: none"> be lodged on time; be submitted on the appropriate form; include the required information, including insurance and financial details; include agreement from the applicant to acknowledge the Shire if funding is successful; ensure the applicant demonstrates its ability to manage the project; and not be due to commence until after the notification date. 	✓ Yes	<input type="checkbox"/> No

If you answered 'No' to any of these questions, please contact the Community Development team.

Applicant Details

Organisation Details This is the group undertaking the project.

Legal Name of Organisation	BODDINGTON COMMUNITY RESOURCE CENTRE
Postal Address	20 BANNISTER ROAD
ABN	12120104399
Registered for GST	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Not-for-profit	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Incorporated	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Organisation Contact This is the person legally authorised to enter into contracts on behalf of the organisation. This is generally the president or chairperson.

Name	TONY CARLYON
Position	PRESIDENT
Telephone	
Mobile	0429806056
Email	chair@boddingtonoldschool.org

Project Details

Which category best describes your community project?

- building capacity within local community groups, volunteers and residents
- ☒ supporting our young people
 - ☒ supporting our older people
 - ☒ providing opportunity to be healthy and promote wellbeing
 - ☒ supporting and encouraging cultural diversity and inclusion
- developing and attracting art projects and increasing participation
 - ☒ generally building the strength, engagement and cohesion of the community
- encourage tourism and increase visitation
- activate local businesses and main streets
- improve, conserve and promote heritage

Project name

BODDINGTON COMMUNITY GARDENS

Provide a summary of the project

This project will be Placemaking, creating a place that people will love, engagement of local community to have a place to come and be involved in gardening, they will be able to learn, forage, eat and meet new people, harvest, cook, this will be good for their general wellbeing.
We anticipate holding harvest workshops every season to cook the produce that has been grown.

We will encourage other community groups to network and be part of this project. Here at the BCRC we have an area that can be made into The Community Gardens, and we often have people asking if this would ever be a community garden, there are people living in town that simply cannot have a garden, and the cost of food and fuel makes living expensive. Our Community Garden bring the community together - from growing their own food – learning new gardening skills. The Community Garden will have talks teaching people how to grow bush tucker – chatting with the Noongar elders in town about some of their recipes they remember.

Clearly identify what the grant funds will be used for in the project

The Grant funds will allow BCRC to engage contractors to add soil to existing beds, fix up the existing reticulation issues to the existing garden beds. BCRC will be able to pay the Men's Shed to make up signage for the entry ways. This grant will allow us to buy edible plants & shrubs to plant out in the existing garden beds and surrounding gardens. We will also be able to purchase signs/labels to educate community on how to use these plants and their valuable properties.

Which are your main target groups?

- ✓ General community
- ✓ Children 0-10
- ✓ Youth 11-25
- ✓ Women
- ✓ Men
- ✓ Seniors
- ✓ Aboriginal or Torres Strait Islander people
- ✓ People with disabilities and/or carers
- ✓ Other (please specify) _____

Describe how the project will benefit those participating and the community of Boddington

This will get parts of the community an activity to be feel a part of. They will learn interesting gardening knowledge, how to cook with certain vegetable and herbs, they will find happiness in being apart of a community garden, they will engage, learn & love, and eat!

Provide details of any collaborations/partnerships or community groups that will assist in the delivery of this project and outline how they will support the project (provide letters of support where relevant).

BCRC Volunteers & Community Volunteers.

Anticipated commencement date

1st May 2022

Anticipated completion date

31/07/2022

How will you acknowledge the Shire of Boddington's contribution to the project?

The Shire of Boddington would be acknowledged on all printing matter, when we advertise about The Community Garden ie: "The Boddington News", Signage – banners - Social Media Posts – face book, our website, Instagram.

Whatever form of advertising we do for The Community Gardens – The Shire will be mentioned, you will also be invited to every seasonal harvest lunch, to gather and meet.

Budget Details

Use the table below to list the expenses your project will incur, detail the income and in-kind that will cover the expenses, and identify their source.

Please note Shire of Boddington's contribution is limited to 75% of the total project, and no more than \$2,000.

Income

Income Items	Amount
Shire of Boddington Community Grant Program Funding	\$2000.00
Total Project Income	
In Kind Contributions	
In Kind Items	Amount
Printing, advertising on social platforms/ Bodd News	480.00
Volunteers / Staff Hours/ Administration cost	580.00
Boddington Hardware donating x 40 – 20L Bags of Soil	320.00
Total In Kind Contributions	
Expenditure	
Expenditure Items	Amount
Labour to add soil to existing garden beds	800.00
Reticulation to garden beds	400.00
Community Garden Sign – labels & Banners	500.00
Vegetable & Edible plants for the garden beds	300.00
Fertilizer	200.00
Total Project Expenditure	1380.00
Total Project Cost (Total In Kind + Total Expenditure)	3580.00

Has your organisation received any type of funding from the Shire of Boddington in the last 2 years? If yes, please provide details below.

Year	Amount	Purpose	Fully Acquitted
01/07/2020 30/06/2021	30,000	BCRC to deliver several Community Events	✓ <input type="checkbox"/> Yes <input type="checkbox"/> No
01/07/2021 01/11/2021	12,500	BCRC to deliver the Friday Night Festival	✓ <input type="checkbox"/> Yes <input type="checkbox"/> No

Have you applied for grant funding from other sources for this project? If yes, please provide details below.

Funding Body/Program	Amount	Status of Application
no		<input type="checkbox"/> Confirmed <input type="checkbox"/> Pending
no		<input type="checkbox"/> Confirmed <input type="checkbox"/> Pending

Declaration

✓ I declare the organisation has read and understands the Community Grant Program Guidelines.

ATTACHMENT 9.4.1A

- ✓ I declare I am the authorised person to submit this application on behalf of my organisation and are authorised to sign legal documents on behalf of the organisation.
- ✓ I declare the information provided in this application and attachments is to the best of my knowledge true, correct and discloses all estimates as accurate as possible.
- ✓ I understand false or misleading statements listed in this Community Grant Program Application can result in the application being rejected or the withholding of any funds that may be approved as result of this application.
- ✓ I declare the organisation applying for the grant funding will complete and submit a Community Grant Program Acquittal Form within 30 days following the project's completion.
- ✓ I declare the organisation submitting this form understands this is an application only.

Name	Angela Atkins	Position	Manager
Signature		Date	29/03/2022



**BODDINGTON COMMUNITY
RESOURCE CENTRE Inc.**

FINANCIAL REPORT

FOR THE YEAR ENDED

30 JUNE 2020

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Statement of Changes in Equity	9
Statement of Cash Flows	10
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BODDINGTON COMMUNITY RESOURCE CENTRE INC.

COMMITTEE'S REPORT

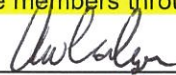


Your committee members submit the financial report of the Boddington Community Resource Centre Inc. for the financial year ended 30 June 2020.

Committee Members

The names of the committee members throughout the year and at the date of this report are:

Chair: Tony Carlyon



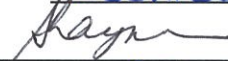
Deputy Chair: Mandy Mostert



Treasurer: Cathy Schreiber:



Secretary: Shayne:



Committee : Gabe Roberts



Committee: Caitlyn Larson



Principal Activities

The principal activities of the Association during the financial year were to provide and maintain suitable grounds, buildings and equipment to promote and develop programs, and provide support to community groups.

Significant Changes

No significant change in the nature of these activities occurred during the year.

Operating Result

The net result amounted to \$75,933.

Signed in accordance with a resolution of the members of the committee.



CHAIRPERSON



TREASURER

DATED THIS 20th DAY OF January 2021

BODDINGTON COMMUNITY RESOURCE CENTRE INC.

MANAGEMENT COMMITTEE DECLARATION

The committee has determined that the Association is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the financial statements.

In the opinion of the committee, the financial statements and notes, as set out on pages 7 to 18:

1. presents a true and fair view of the financial position of Boddington Community Resource Centre Inc. as at 30 June 2020 and its performance for the year ended on that date.
2. at the date of this statement, there are reasonable grounds to believe that Boddington Community Resource Centre Inc. will be able to pay its debts as and when they fall due.

This statement is made in accordance with a resolution of the Committee and is signed for and on behalf of the Committee by:



CHAIRPERSON



TREASURER

DATED THIS 20 January 2021.



AUDIT & ASSURANCE SERVICES

Liability limited by a scheme approved under Professional Standards Legislation

AUDITOR'S INDEPENDENCE DECLARATION

Auditor's independence declaration to the Members and Committee of the Boddington Community Resource Centre Inc.

In relation to my audit of the special purpose financial report of the Boddington Community Resource Centre Inc. for the period ended 30 June 2020, to the best of my knowledge and belief, there have been no contraventions of the auditor independence requirements of Australian Professional Accounting Bodies.

A handwritten signature in black ink, appearing to read 'S. Casilli', is written over a light blue horizontal line.

Santo Casilli FCPA
Director

Avant Edge Consulting

Date: 20 January 2021



AUDIT & ASSURANCE SERVICES

Liability limited by a scheme approved under Professional Standards Legislation

INDEPENDENT AUDITOR'S REPORT

The Members – Boddington Community Resource Centre Inc.

Opinion

We have audited the special purpose financial report of the Boddington Community Resource Centre Inc., which comprises the statement of financial position as at 30 June 2020, the statement of comprehensive income, statement of changes in equity, statement of cash flows for the year then ended, notes to the financial report, including a summary of significant accounting policies, and the statement by the Members of the Committee. Our audit opinion is provided in order to satisfy the reporting obligations as outlined in the Association Incorporations Act 2015 and also meeting the requirements as set out in the Boddington Community Resource Centre Inc.'s Constitution.

In our opinion, the accompanying special purpose financial report of the Boddington Community Resource Centre Inc. for the year ended 30 June 2020 is prepared, in all material respects, in accordance with the financial reporting provisions as outlined in Note 1 of the financial statements and presents fairly, in all material respects, the financial position of the Boddington Community Resource Centre Inc. as at 30 June 2020 and its financial performance for the year then ended.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the Boddington Community Resource Centre Inc. in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to our audit of financial reports in Australia, and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter – Basis of Accounting

We draw attention to Note 1 to the special purpose financial report, which describes the basis of accounting. The financial report is prepared to assist the Boddington Community Resource Centre Inc. in complying with the financial reporting obligations as outlined in the Association Incorporations Act 2015 and also meeting the requirements as set out in the Boddington Community Resource Centre Inc.'s Constitution. As a result, the financial report may not be suitable for another purpose. Our opinion is not modified in respect of this matter.

Emphasis of Matter – Economic Dependency

The ongoing operation of the Boddington Community Resource Centre is dependent upon the continued support from the Department of Primary Industries and Regional Development regarding the receipt of operational grant funds and minor grant funds from other grant providers. Based on the 2018/19 financial position 81% of the Centre's total reported revenue was obtained from grant funding. Our opinion is not modified in respect of this matter.

~ 5 ~

Responsibilities of Management and Those Charged with Governance for the Financial Report

Boddington Community Resource Centre Inc. management, on behalf of the Members of the Committee, is responsible for the preparation of the special purpose financial report and for establishing such internal control as the Boddington Community Resource Centre Inc. management determines is necessary to enable the preparation of a special purpose financial report that is free from material misstatement, whether due to fraud or error.

In preparing the special purpose financial report, the Boddington Community Resource Centre Inc. management with the Members of the Committee is responsible for assessing the Boddington Community Resource Centre Inc.'s ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting. The Members of the Committee are responsible for overseeing the Boddington Community Resource Centre Inc.'s financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Report.

Our objectives are to obtain reasonable assurance about whether the special purpose financial report, as a whole, is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Boddington Community Resource Centre Inc.'s internal control.
- Evaluate the appropriateness of accounting policies used as described in Note 1 to the financial statements and the reasonableness of accounting estimates and related disclosures made by Boddington Community Resource Centre Inc. management, if any.
- Conclude on the appropriateness of the Boddington Community Resource Centre Inc. management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Boddington Community Resource Centre Inc.'s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report.

We have communicated with the Boddington Community Resource Centre Inc. management regarding, among other matters, the planned scope and timing of the audit and, via our management letter, significant audit findings, including any significant deficiencies in internal control that we may have identified during our audit.



Santo Casilli FCPA
Director

Avant Edge Consulting

Date: 20 January 2021

Perth

BODDINGTON COMMUNITY RESOURCE CENTRE INC.**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2020**

	Note	\$	\$
INCOME			
Grants, Subsidies & Sponsorships	10	310,864	152,122
CRC Services	9	7,303	4,158
Catering		763	1,285
Venue & Equipment Hire	9	24,900	17,843
Labour Hire		3,176	2,487
Arts & Events		11,799	18
Reimbursements and Refunds		869	7,293
Bank Investment Interest		0	111
Other Income		1,884	1,822
		361,558	187,140
EXPENDITURE			
Audit Fees		3,200	3,980
Bank Fees		453	593
Employee Costs		183,773	108,738
Community Programs		29,293	9,926
Depreciation on Non-Current Assets		3,848	0
General Administration		6,183	10,903
Buildings & Grounds		783	6,273
Utilities		6,000	17,200
Telephone		5,217	0
IT/Communications		10,367	1,743
Insurance		8,388	3,989
Catering		2,045	2,155
Loss on Sale of Assets		0	8,811
Leave Accruals		7338	0
Minor Furniture & Equipment		1,826	0
Printing & Stationery		6,888	0
Postage		363	0
Reimbursements		5,251	0
Subscriptions		4,409	0
		285,625	174,312
NET RESULT		75,933	12,829
CHANGE ON REVALUATION OF NON CURRENT ASSETS		0	0
TOTAL COMPREHENSIVE INCOME		75,933	12,829

The accompanying notes form part of these financial statements

BODDINGTON COMMUNITY RESOURCE CENTRE INC.

STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2020

	Note	2020 \$	2019 \$
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	2	77,198	68,938
Trade and Other Receivables	3	35,358	8,909
TOTAL CURRENT ASSETS		112,556	77,847
NON-CURRENT ASSETS			
Property, Plant and Equipment	4	17,746	17,479
TOTAL NON-CURRENT ASSETS		17,746	17,479
TOTAL ASSETS		130,302	95,326
CURRENT LIABILITIES			
Trade and Other Payables	5	14,641	26,025
Contract Liabilities	6	20,725	57,637
Employee Provisions	7	9,433	2,095
TOTAL CURRENT LIABILITIES		44,799	85,756
NON-CURRENT LIABILITIES			
Provision for LSL	7	0	0
TOTAL NON-CURRENT LIABILITIES		0	0
TOTAL LIABILITIES		44,799	0
NET ASSETS		85,503	9,570
MEMBERS' FUNDS			
Retained earnings	8	85,503	9,570
TOTAL MEMBERS' FUNDS		85,503	9,570

The accompanying notes form part of these financial statements.

BODDINGTON COMMUNITY RESOURCE CENTRE INC.

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2020

	Note	RETAINED SURPLUS \$
Balance as at 1 July 2018		(15,829)
Comprehensive Income		
Net result for the period		12,829
Transfers from Unspent Grants Liabilities (Nett)		<u>12,570</u>
Total Comprehensive Income		25,399
Balance as at 30 June 2019		<u>9,570</u>
Comprehensive Income		
Net Result for the period		<u>75,933</u>
Total Comprehensive Income		75,933
Balance as at 30 June 2020		<u>85,503</u>

The accompanying notes form part of these financial statements.

BODDINGTON COMMUNITY RESOURCE CENTRE INC.**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2020**

	Note	2020 \$	2019 \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers and grantors		316,578	189,313
Payments to suppliers and employees		(304,203)	172,771
Net cash provided by operating activities	12	<u>12,375</u>	<u>16,542</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase Property, Plant and Equipment	4	(4,115)	(17,479)
Proceeds from sale of assets		0	60,000
Net cash used in investing activities		<u>(4,115)</u>	<u>42,521</u>
CASH FLOWS FROM FINANCING ACTIVITIES			
Repayment of restricted grants		0	(133,756)
Proceeds from prepaid income		0	30,000
Net cash provided by/(used in) financing activities		<u>0</u>	<u>(103,756)</u>
Net increase/(decrease) in cash held		8,260	(44,693)
Cash at beginning of year		68,938	113,631
Cash at end of year	2	<u>77,198</u>	<u>68,938</u>

The accompanying notes form part of these financial statements.

BODDINGTON COMMUNITY RESOURCE CENTRE INC.**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2020****1. Statement of Significant Accounting Policies**

This financial report is a special purpose financial report prepared in order to satisfy the financial reporting requirements of its members and the Associations Incorporation Act WA. The Committee has determined that the association is not a reporting entity.

The Boddington Community Resource Centre Inc. has applied Australian Accounting Standards, specifically AASB 101 in its reporting of its financial report including, where relevant, recognition and measurement standards.

The financial report has been prepared on an accruals basis and is based on historic costs and does not take into account changing money values or, except where specifically stated, current valuations of non-current assets.

The following specific significant accounting policies, which are consistent with the previous period unless stated otherwise, have been adopted in the preparation of this financial report.

(a) Fixed Assets

Boddington Community Resource Centre Inc. identifies all plant and equipment purchases with an individual or combined dollar value of greater than \$2,000 as depreciable fixed assets and are recorded in the asset register. Fixed assets shown in the financial statements have been brought to account at cost less any accumulated depreciation.

(b) Depreciation

The depreciation method and useful life used for items of plant and equipment reflects the pattern in which their future economic benefits are expected to be consumed by the association. Depreciation commences from the time the asset is held ready for use. The depreciation method and useful life of assets is reviewed annually to ensure they are still appropriate.

The Boddington Community Resource Centre Inc. owns no freehold land and buildings.

(c) Impairment of Assets

At the end of each reporting period, the association assesses whether there is any indication that an asset may be impaired. The assessment will consider both external and internal sources of information. If such an indication exists, an impairment test is carried out on the asset by comparing the recoverable amount of that asset, being the higher of the asset's fair value less costs to sell and its value-in-use, to the asset's carrying amount. Any excess of the asset's carrying amount over its recoverable amount is immediately recognized in profit or loss. Fixed assets reported as at 30 June 2020 were not considered to be impaired.

(d) Accounts Receivable and Other Receivables

Accounts receivable are recognised initially at the transaction price (i.e. cost) and are subsequently measured at cost less provision for impairment. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

At the end of each reporting period, the carrying amount of accounts receivable and other receivables are reviewed to determine whether there is any objective evidence that the amounts are not recoverable. If so, an impairment loss is recognised immediately in income and expenditure statement.

BODDINGTON COMMUNITY RESOURCE CENTRE INC.**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2020****(e) Employee Benefits**

Provision is made for the association's liability for employee benefits arising from services rendered by employees to the end of the reporting period. Employee benefits have been measured at the amounts expected to be paid when the liability is settled.

(f) Provisions

Provisions are recognised when the association has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions recognised represent the best estimate of the amounts required to settle the obligation at the end of the reporting period.

(g) Income Tax

The Boddington Community Resource Centre Inc. Committee has considered that its operations are deemed not for profit and as such have self-assessed as being exempt from income tax under the provisions of section 50-25 of the Income Tax Assessment Act 1997 as amended. Accordingly, no provision for tax is included in the accounts.

(h) Good and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office. In these circumstances the GST is recognised as part of the cost of acquisition of an asset or as part of an item of the expense.

(i) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held at-call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the balance sheet.

(j) Revenue and Other Income

Revenue is measured at the fair value of the consideration received or receivable after taking into account any trade discounts and volume rebated allowed. For this purpose, deferred consideration is not discounted to present values when recognizing revenue.

Interest revenue is recognized using the effective interest rate method, which for floating rate financial assets is the rate inherent in the instrument.

Revenue recognition relating to the provision of services is determined with reference to the state of completion of the transaction at the end of the reporting period and where outcome of the contract can be estimated reliably. State of completion is determined with reference to the services performed to date as a percentage of total anticipated services to be performed. Where the outcome cannot be estimated reliably, revenue is recognized only to the extent that related expenditure is recoverable.

(k) Accounts Payable and Other Payables

Accounts payable and other payables represent the liabilities at the end of the reporting period for goods and services received by the association that remain unpaid.

Accounts payable are recognised at their transaction price. Accounts payable are obligations on the basis of normal credit terms.

BODDINGTON COMMUNITY RESOURCE CENTRE INC.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2020**

(I) Contract Liabilities

Contract liabilities represent the Association's obligation to transfer goods or services to a customer for which the Committee has received consideration from the customer.

Contract liabilities are recognised as revenue when the performance obligations in the contract are satisfied.

BODDINGTON COMMUNITY RESOURCE CENTRE INC.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2020

	2020 \$	2019 \$
2 Cash and Cash Equivalents		
Unrestricted	56,473	11,301
Restricted	20,725	57,637
	<u>77,198</u>	<u>68,938</u>
Represented by:		
Operating Account	72,820	68,526
Imprest Account	4,186	0
Project Account	12	12
Petty Cash and on hand	180	400
	<u>77,198</u>	<u>68,938</u>
3 Trade and Other Receivables		
Current Debtors	10,256	7,290
Accrued Income	25,102	0
Prepayments	0	1,619
Trade Debtors	<u>35,358</u>	<u>8,909</u>
4 Property, Plant, and Equipment		
Computer Equipment at cost	17,479	0
Additions	0	17,479
Less Accumulated Depreciation	<u>(3,683)</u>	<u>0</u>
Total Computer Equipment	<u>13,796</u>	<u>17,479</u>
Furniture & Fittings at cost	0	0
Additions	4,115	0
Less Accumulated Depreciation	<u>(165)</u>	<u>0</u>
Total Furniture & Fittings	<u>3,950</u>	<u>0</u>
Total Property, Plant and Equipment	<u>17,746</u>	<u>17,479</u>

The 2019 comparative figures in note 4 have been restated to reflect the purchase of all assets by the Shire of Boddington by way of a cash contribution to the Boddington CRC. To reflect the disposal of all assets in 2019, the carrying cost of all assets and the related accumulated depreciation have been restated at \$0.

BODDINGTON COMMUNITY RESOURCE CENTRE INC.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2020**5 Trader and Other Payables**

	2020 \$	2019 \$
Current		
Trade Payables	781	16,262
Accrued Expenses	3,547	0
GST (Payable/Receivable)	1,490	2,258
Accrued Wages	1,160	0
PAYG Payable	6,980	6,238
Superannuation Payable	683	1,267
	14,641	26,025

6 Contract Liabilities**Current**

Unspent Grant Liabilities	20,725	57,637
	20,725	57,637

Represented by:

Leeuwin Fund	0	27,637
Trainee Grant 2019	0	30,000
Trainee Grant 2020	14,160	0
Lotterywest Emergency Relief Grant	2,565	0
DPIRD Fence Art Grant	2,000	0
Shire of Boddington Fence Art Grant	2,000	0
	20,725	57,637

7 Provisions**Current**

Annual Leave	9,433	2,095
	9,433	2,095

BODDINGTON COMMUNITY RESOURCE CENTRE INC.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2020**8 Retained Earnings**

	2020 \$	2019 \$
Retained earnings at the beginning of the financial year	9,570	(15,829)
Transfers from Unspent Grant Liabilities (Nett)	0	12,570
Net Profit attributable to the association	75,933	12,829
Retained earnings at the end of the financial year	85,503	9,570

9 CRC Services and Hire

Administration Services Fees	119	0
Computer Use/Internet Access Fees	124	0
Email Fees	246	0
Emergency Relief Administration Fee	1,800	1,800
Exam Supervision Fees	162	0
Equipment Hire Fees	2,678	0
Faxing Fees	49	113
Laminating	615	235
Room Hire Fees	22,222	17,843
Membership Fees	590	0
Morning Tea Fees	262	0
Photo Printing		717
Printing and Photocopying Fees	3,266	1,294
Retail Sales Income	70	0
	32,203	22,002

BODDINGTON COMMUNITY RESOURCE CENTRE INC.**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2020****10 Grant Revenue**Grants, subsidies, contributions and sponsorship
by provider included as operating revenue:

	2020 \$	2019 \$
Provider:		
Advanced Personnel Management	5,245	0
Apprenticeships WA	3,529	2,123
Australian Taxation Office	59,101	0
Department of Human Services	18,758	17,960
Department of Primary Industries & Regional Development	173,551	98,624
Good Things Foundation	9,500	0
Linkwest	0	100
Lotterywest	7,635	0
Peel Development Commission	0	12,410
Newmont Boddington Gold	9,545	0
Shire of Boddington	24,000	20,905
	<u>310,864</u>	<u>152,122</u>

11 Employee NumbersNumber of paid full time equivalent
employees as balance date

4	3
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12 Cash Flow Information**Reconciliation of Cash Flow from Operations**

Net Result from Statement of Income and Expenditure	75,933	12,829
Non-cash flows in Net Result:		
Depreciation	3,848	0
Loss on disposal of assets	0	8,811
Changes in assets and liabilities:		
(Increase)/decrease in Trade and other receivables	(26,449)	(3,450)
Increase/(decrease) in payables	(11,383)	(4,311)
Increase/(decrease) in contract liabilities	(36,912)	(115,756)
Increase/(decrease) in employee provisions	7,338	2,095
Movement in Restricted Grants	0	116,324
Net cash from operating activities	<u>12,375</u>	<u>16,542</u>

BODDINGTON COMMUNITY RESOURCE CENTRE INC.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2020**

13 Current Ratio

This ratio measures the liquidity of an entity and is calculated by dividing current assets by current liabilities.

251%

91%

9.5. WORKS AND SERVICES

9.5.1 Budget Allocation for Drainage Material

File Ref. No:	2.100
Applicant:	Not Applicable
Disclosure of Interest:	Nil
Author:	Manager Works and Services
Attachments:	Nil

Summary

Council is requested to approve a budget allocation to cart material from Newmont Australia to a Shire controlled site, for the use of rock pitching and stabilising of drainage infrastructure and river crossings.

Background

The Shire is continually on the lookout for prospective road construction materials within close proximity to Boddington. Newmont Australia has a stockpile of bluestone rock that has been offered as a donation to the Shire. The Shire would like to accept the offer and would like to relocate the stockpile from private property to Shire land.

The bluestone rocks have been through the crusher and are confirmed non-acid formatting. The irregular shape spoil is approximately 100-300mm, and is suitable for rock pitching. It is estimated that this stockpile will last five years.

The drainage along Forrest Street and the floodway crossings over Hotham River are all suitable uses for this rock. To minimise the costs of carting material to site the old refuse site has been identified as an ideal location to stockpile the rock for its future use.

Comment

The Shire of Boddington has been inundated with heavy rains and 1 in 100 year storms in the past two years. There is a need to carry out erosion control at road crossings such as Days Road and William Street, as well as drainage works along Forrest Street. Rock pitching can be carried out with whatever rock is available on site.

While the rocks are to be a donation, a budget of \$18,000 is requested to cover transportation costs. The rock has a value of anywhere between \$30 per ton to \$70 per ton delivered. With an estimated 1000 ton of rock on offer, this would be a substantial saving for future budgets.

Should Council approve the budget amendment, an agreement will be put in place regarding the responsibilities of each party, including access and recording of material taken.

Strategic Implications

Nil

Statutory Environment

Local Government Act 1995

6.8. Expenditure from municipal fund not included in annual budget

- (1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure –

- (a) is incurred in a financial year before the adoption of the annual budget by the local government; or
- (b) is authorised in advance by resolution*; or
- (c) is authorised in advance by the mayor or president in an emergency

**Absolute majority required*

Policy Implications

There are no policy implications relevant to this item.

Financial Implications

The 2021/2022 budget contains no provision for this project. The Officer's recommendation includes a provision for a budget amendment to allocate \$18,000, which will reduce the estimated 30 June 2022 Budget surplus. While this is an immediate impact, there will be financial benefits in future years.

Economic Implications

Nil

Social Implications

Maintaining the floodway crossings on rural local access roads or rural minor roads that provides access to rural properties.

Environmental Considerations

Nil

Consultation

Nil

Options

1. Support the financial allocation to allow the receipt of the donation and transportation of materials.
2. Decline the offer of the material.

Risk Considerations

Risk Statement and Consequence	The primary risk is the failure to accept the donation, which will result in the material requiring to be purchased at a later date at a far higher cost.
Risk Rating (prior to treatment or control)	Medium
Principal Risk Theme	Financial
Risk Action Plan (controls or treatment proposed)	No further action proposed.

Voting Requirements

Absolute Majority

Officer Recommendation/Council Decision

COUNCIL RESOLUTION: 38/22

Moved Cr Lewis

That Council approve an amendment to the 2021/22 Budget of \$18,000, for the transportation costs of donated bluestone rock to an appropriate Shire controlled storage site.

Seconded: Cr Erasmus

Carried: 7/0

10. ELECTED MEMBERS' MOTION OF WHICH PREVIOUS MOTION HAS BEEN GIVEN
11. URGENT BUSINESS WITHOUT NOTICE WITH THE APPROVAL OF THE PRESIDENT OR MEETING
12. CONFIDENTIAL ITEMS
13. CLOSURE OF MEETING

There being no further business, Cr Garry Ventris, Shire President, declared the meeting closed at 6:43pm.

These minutes were confirmed by the Council as a true and accurate record at the Ordinary Council Meeting on 19 May 2022

GARRY VENTRIS
(Shire President)