



*'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**

**CONFIDENTIAL**

**For The  
Ordinary Meeting of Council  
Held At  
21 July 2022**

**At 5:30pm**

Council Chambers  
39 Bannister Rd, Boddington

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## **1. DECLARATION OF OPENING**

Cr Eugene Smalberger declared the meeting open at 5.31pm

The Shire of Boddington acknowledges the Noongar people as Traditional Custodians and their continuing connection to the land, waters and community. We pay our respects to all members of the Aboriginal communities and their cultures; and to Elders both past and present.

## **2. ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE**

### **2.1 Attendance**

Cr E Smalberger	Deputy Shire President, Presiding Member
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 Roy Greive	Executive Manager Planning and Development
Mr Jeff Atkins	Manager of Works & Services

### **2.2 Apologies**

Cr Ventris (Covid-19 protocols)

### **2.3 Leave of Absence**

Nil

### **Visitors**

4 members

## **3. DISCLOSURES OF INTEREST**

Nil

## **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.

Mr Michael Johnson

1. Is the meeting being recorded?  
CEO: yes

2. Why did you (Cr Smalberger) send me such a nasty email this afternoon?

Cr Smalberger: I don't recall the email

3. Can I read the email?

Cr Smalberger: No I would prefer it if you did not.

4. Is there bias here in the Council?

Cr Smalberger: No there is not

5. Has the CEO advised Council of the 42 day and 90 day rule of the Western Australian Planning Commission?

Cr Smalberger: Yes Council is fully aware

6. Are you aware that quite a few years ago I consulted with your husband regarding Newmont operations?

Cr Smalberger: No I am not

7. Would you ask the CEO to open her laptop to an email I sent to her?

Cr Smalberger: No that is not appropriate

8. Would one of the Councillors move that Item 9.4.1.1 be deferred so that there can be true debate?

No response provided as this is a matter for a Council decision.

**5. PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS**

Nil.

**6. CONFIRMATION OF MINUTES**

**COUNCIL RESOLUTION: 63/22**

**Moved Cr Erasmus**

That the minutes of the Ordinary Meeting of Council held on 16 June 2022 be confirmed as a true record of proceedings.

**Seconded: Cr Webster**

**Carried: 6/0**

**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 subdivision of Lots 301, 304 and 305 Forrest Street and River Road, Boddington

File Reference:	2.065 & 162569
Applicant:	Site Planning & Design for Absinth Pty Ltd
Disclosure of Interest:	Nil
Author:	Executive Manager Planning and Development
Attachments:	9.1.1A Subdivision Plan 9.1.1B Letter from applicant 9.1.1C Extract of other information from applicant 9.1.1D Extract from Shire of Boddington Local Planning Scheme No. 3 9.1.1E Local Structure Plan & Provisions

#### Summary

A subdivision application for a residential and rural residential subdivision on Lots 301, 304 and 305 Forrest Street and River Road is recommended for approval subject to conditions.

#### Background

The Western Australian Planning Commission (WAPC) has referred subdivision application No. 162569 to the Shire for comment. The WAPC is the decision-making authority for subdivision applications. The subdivision plan, outlined in Attachment 8.1.1A, proposes 59 lots ranging between 3736m<sup>2</sup> and 3.34 hectares, plus two large balance lots (note lot numbers are not shown for Lots 56, 57 and 58). The applicants' letter is set out in Attachment 8.1.1B while an extract of other supporting information from the applicant is outlined in Attachment 8.1.1C.

Relevant matters relating to the application site include:

- The Council has considered planning matters associated with the subject land on many occasions and has supported the planning to date;
- The land contains remnant vegetation along with cleared areas;
- There are various slopes and four drainage lines;
- Most of the site is classified as Bush Fire Prone at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>;
- The site is zoned 'Special Use' (SU1) in the *Shire of Boddington Local Planning Scheme No. 3* (LPS3) and considerable portions of the site are within Special Control Area No. 5 – Landscape Protection. Various site-specific statutory provisions relate to the property (see Attachment 8.1.1D);
- The approved Local Structure Plan for the property is outlined in Attachment 8.1.1E. The Local Structure Plan allocates the application site as Special Residential (R2), Rural Residential, Public Open Space and Landscape Protection Area;
- Various plans and studies have previously been undertaken; and
- The legal tests for valid subdivision conditions are that it is imposed for a planning purpose, it fairly and reasonably relates to development (nexus) and that it is reasonable.

Separate to the current subdivision application, the Shire has recently received a written request from the applicant to vest Unallocated Crown Land (UCL) at Lot 169 Hotham Avenue

as a reserve for the purpose of road, public open space and/or drainage. This will be subject to community/stakeholder consultation before being separately considered by Council.

## Comment

### 1. *Overview*

The subdivision is conditionally supported for reasons including:

- It is consistent with the Local Planning Strategy and is generally consistent with the endorsed structure plan;
- It appears that the proposed lots can achieve suitable planning outcomes including bushfire, on-site sewerage disposal, access etc. noting there is a need for detailed civil engineering design and associated works including possible fill on some lower lying lots;
- It provides a range of lot sizes to suit various lifestyles and the site can contribute to providing more affordable housing in Boddington;
- It forms a logical extension to the Boddington town site;
- It will be appropriately serviced;
- If implemented, in the short term, it will provide an important boost to the on-going development of Boddington;
- The site is not constrained by the mining buffer; and
- Shire officers raise no objections.

The application does however raise various considerations which are outlined below. Some of the key considerations with the subdivision application are summarised below.

### 2. *Bushfire*

A Bushfire Management Plan was prepared in 2016 to support the revised Local Structure Plan. The applicant advises there is sufficient area on each proposed lot to accommodate a dwelling which achieves BAL-29 or below.

It is suggested the Bushfire Management Plan is updated as a condition of the subdivision approval to address updated State planning requirements since 2016, the revised planning framework and the revised proposal. It is suggested the updated Bushfire Management Plan in part:

- References and considers implications that various lots contain native vegetation and a number of lots are within Special Control Area 5 – Landscape Protection;
- Demonstrates how conserving important environmental and landscape assets (including remnant native vegetation) also addresses bushfire management requirements;
- Clarifies the proposed extent of clearing of native vegetation to achieve BAL-29 or below on each lot, particularly on the plateau;
- Informs or is consistent with the required Building Envelope Plan;
- Clarifies the approach to firebreaks within Landscape Protection Areas, on steep gradients and where there are important environmental assets. There is a need to consider the practicality and alignment of firebreaks on property boundaries or alternative alignments such as via strategic firebreaks. It is suggested the firebreaks should address environmental and landscape impacts and be designed, in part, to follow contours to minimise erosion;
- Reviews and updates as necessary developer and landowner responsibilities; and
- Outlines how a staged subdivision will address State Government requirements including relating to providing secondary access for emergency purposes.

### 3. *Landscape/vegetation protection*

A large portion of the application site is within a Landscape Protection Area Special Control Area in LPS3 (see Attachment 8.1.1D). The intent is to retain and effectively manage landscape and environmental values in this area. The planning framework, including *State Planning Policy 2.5 Rural Planning* and LPS3, promotes improved environmental and landscape outcomes via subdivision proposals.

The Local Structure Plan sets out that the landowner/applicant should prepare a vegetation management plan, which addresses Landscape Protection Areas within the Structure Plan area, to the specifications of the Shire of Boddington as a condition of subdivision approval. The officer recommendation includes a requested vegetation management plan for this stage. This will build on previous broader environmental reports and set out how important conservation assets will be practically conserved and managed.

As outlined above, there is a need to clarify the extent of clearing on the plateau to address bushfire management requirements. The goal should be to minimise clearing where possible. To increase certainty, there will be a need to carefully look at building envelopes and prepare a Building Envelope Plan.

### 4. *Public open space*

The subdivision application proposes a far larger area of public open space (POS) compared to the endorsed Structure Plan. The subdivision plan shows a large POS area of 9.84 hectares on the plateau. In comparison, the Structure Plan showed a small area of POS (less than 1 hectare).

There is a need to consider ongoing management by the Shire and ongoing funding.

The POS will benefit future estate residents and the broader community. The POS will be provided free of cost by the developer to the Shire.

Based on WAPC policy, the developer will establish and maintain the POS for two summers.

It is suggested developer obligations relating to the POS include to fence the POS where it borders rural residential lots and provide dual use paths through the POS.

At this stage, there has not been any detailed planning relating to the POS. Subject to Council direction on whether it is supportive of the larger areas of POS, the Shire administration will seek to progress matters with the developer and seek further direction from the Council. There is a need, in time, to:

- Consider uses, anticipated facilities, infrastructure (including seating) and management;
- Prepare concept plans, which gain Council approval, before progressing to detailed design;
- Ensure that improvements can be appropriately sustained/maintained by the Shire;
- Consider water availability; and
- Consider possible naming of the POS.

### 5. *Building envelopes*

It is recommended that the Council request the provision of a Building Envelope Plan as a condition of the approval. This will assist to address site constraints and to provide certainty for landowners and the Shire.



## 6. *On-site sewerage disposal*

A Site and Soil Evaluation (SSE) was previously prepared for the first subdivision stage on the corner of River Road and Forrest Street. The SSE demonstrated there is a suitable area on each proposed lot for a Land Application Area (area for on-site sewerage disposal) that is appropriately setback from the watercourse and drainage lines.

The applicant sets out there is no requirement for a SSE to support this current subdivision application given the results of the previous SSE and the proposed generous lot sizes.

The Department of Health and the Department of Water and Environmental Regulation will particularly review the need for a SSE.

It is noted the site is generally elevated and there should be limited groundwater constraints.

## 7. *Stormwater management*

A Local Water Management Strategy has previously been prepared for the western section of the site. This provides a framework for the more detailed Urban Water Management Plan (UWMP). It is suggested the requirement to prepare the UWMP be imposed as condition of the subdivision approval. The need for an UWMP was a key issue at the Structure Plan stage. This included addressing drainage and environmental enhancement to properties to the north of the site.

There is a need to ensure that the UWMP suitably addresses stormwater management, erosion control, nutrient stripping, and opportunities for effectively using water. Stormwater management measures particularly associated with managing run-off from roads, are required to be appropriately designed and constructed which meet high environmental standards, address erosion considerations and which can be effectively maintained by the Shire.

It is expected there will be a need for some retention basins on the application site including in the north-west section near Lot 169 Hotham Avenue.

Given the proposed lot sizes are generous, it is expected that stormwater can be suitably detained on each lot which can be enhanced through measures such as rainwater tanks and soak wells.

Given the proposed lot sizes, there is no requirement for retaining walls. Based on *Local Planning Policy 17 – Stormwater Management*, there is a need to manage run-off erosion or damage to off-site adjoining properties. It is suggested this particularly applies on the northern side of Lots 16, 17, 21-24, 27 and the western side of Lot 28.

*Local Planning Policy No. 3 – Urban Drainage Contribution* sets out that developer contributions are required where new subdivision/development impacts on or requires upgrading of the Shire's drainage system. Local Planning Policy No. 3 sets out that contributions only apply for residential lots below 1 hectare. Most proposed lots with this application are above 1 hectare. The main area where the subdivision will connect to the Shire's existing stormwater network is near Lot 169 Hotham Avenue. There is a requirement that the developer suitably retains and manages run-off from Road Four to control run-off to pre-development conditions.

Accordingly, it is suggested that the developer is not required to make an urban drainage contribution for any lot to the Shire, but instead suitably design the stormwater systems on the application site.

## 8. *Traffic impacts*

The proposed road pattern set out in the subdivision application is generally consistent with the endorsed Structure Plan.

This application will create 59 residential and rural residential lots and in-time, 59 associated dwellings which will generate in the order of approximately 413 vehicles per day (assuming 7 vehicles per day per household). In time, Forrest Street (which is a neighbourhood connector road), will carry considerable traffic (particularly relative to a country town) in accessing the town centre, other facilities/services and other areas.

The subdivision and associated development will increase traffic impacts on River Road. There may be a need to review the suitability of River Road to accommodate additional traffic while still retaining its amenity including native vegetation in the road reserve.

A road link is provided to connect to Lot 28 Crossman Road (Flag Farm). This, in-time, will provide a future north-south road to connect the subdivision with Crossman Road. This is practically the only location to provide a new north-south connection between Hotham Avenue and River Road. This road, in time, will be important for accessibility, convenience and safety.

The Local Structure Plan requires 'A traffic impact management assessment, which identifies an appropriate road hierarchy, the required road widths, appropriate intersection controls and any road upgrades which may be required' to be prepared prior to conditional subdivision approval.

While the traffic impact management assessment has not been provided with the application, it is suggested a subdivision condition be requested to require the subdivider to prepare the traffic impact management assessment. The traffic impact management assessment is a required technical investigation for this and future subdivision stages. This should address relevant matters including the approach to safe and convenient cycling and walking.

As part of the detailed civil engineering designs, there may be a need for traffic calming treatments on Road One and Road Four along with likely internal treatments to manage traffic safety.

In accordance with Council's *Local Planning Policy No. 9 Car Parking and Vehicular Access*, it is recommended that Council seek the imposition of a condition requiring the sealing and draining of crossovers to all lots.

## 9. *Cycling and walking*

There is a need to provide safe, convenient and appropriate dual use paths (for walking and cycling) and other paths/tracks through the site. Various planning documents note the need for safe and convenient cycling and walking. It is suggested there is a need to consider the approach to providing safe and convenient access for cyclists and pedestrians, considering where this infrastructure is located (preferred alignments), timing and also who pays.

The applicant has not proposed a footpath/dual use path on any roads within the application site and has also not clarified the approach to the standard of paths within POS or public access ways.

Based on the Council's decision on subdivision application 160536 (corner of River Road/Forrest Street) at Council's Ordinary Meeting on 21 October 2021 and that the current application generally proposes rural residential lots (1 hectare or larger), it is suggested dual use paths are only warranted in parts of the site.

The following is outlined:

- Road One – this will be a relatively busy road and is windy. Given it generally adjoins rural residential lots and based on Council's determination on 160536, it is suggested there is no requirement for the developer to install a dual use path;
- Roads Two and Three – these are cul-de-sacs and with low traffic volumes. No requirement for the developer to install a dual use path;
- Road Four – this road will be an important north-south connection. Based on the Structure Plan, there will be residential lots on the western side. It will also provide an important link between the Boddington townsite and the POS on the plateau. It is suggested the developer provide a dual use path on Road Four to ensure there is safe and convenient pedestrian/cyclist links;
- The subdivider to construct a sealed public access way between Lots 24, 25, 35 and 36. This is a steep alignment and is expected to erode and create safety issues for users if not sealed; and
- Review alignment of connections within the POS. It is suggested there will be a need for dual use paths in the POS. There is a need to lock-in a suitable alignment and clarify who pays between the subdivider and the Shire. It is suggested the developer, as a minimum, provides unsealed all-weather paths within the POS on gentle to moderate gradients and a sealed dual use path on steeper gradients.

Additionally, for future subdivision stages along Forrest Street, a dual use path should be provided to connect to the town centre. These details can be progressed through the required Traffic Impact and Management Assessment which identified key connections, the road hierarchy and the approach to cycling and walking infrastructure.

#### 10. *Other services*

All lots will be provided with underground power and will be connected to the reticulated (scheme) water system.

#### 11. *Fencing*

It is recommended that the developer install suitable uniform fencing of lots adjoining the POS, public access ways and emergency access ways.

To minimise clearing within the Landscape Protection Areas, LPS3 requires the receipt of a development application for fencing.

#### 12. *Unallocated Crown Land – Lot 169 Hotham Avenue*

As outlined earlier, the applicant has written to the Shire seeking vesting to facilitate a public road instead of an emergency access way. It is suggested the proposed road connection through to Hotham Avenue will assist to reduce bushfire risks and enhance convenience/accessibility compared to an emergency access way. There will however, be increased traffic impacts in the northern part of Hotham Avenue. It is suggested there is a separate need for consultation and considering who funds the design and construction. This matter will be separately considered by Council.

At this stage, the road reserve width of 25 metres appears appropriate to accommodate services, drainage swales, a dual use path etc. There is a need to ensure there are appropriate drainage solutions that do not impact downslope properties or on the Shire's drainage network.

### 13. *Model Subdivision Conditions*

Based on WAPC requirements, conditions and advice from local government should reflect the WAPC's Model Subdivision Conditions unless there are site specific matters to be addressed. Accordingly, the conditions set out in the Officer Recommendation are generally based on the Model Subdivision Conditions.

### 14. *Conclusion*

The application is conditionally supported. There is a need to consider various matters and ensure they are suitably addressed to address Council requirements.

#### Consultation

The WAPC invites comments from the Shire and other government/servicing agencies on the subdivision application. Previously, community consultation occurred through the Shire advertising Scheme Amendment No. 13 and through advertising the Structure Plan.

#### Strategic Implications

The *Shire of Boddington Strategic Community Plan 2019-2029* sets out a vision of 'A vibrant and connected community providing employment and lifestyle opportunities, a beautiful environment, and easy access to the city.'

<b>Pillar 1</b>	<b>A vibrant and connected community</b>
Outcome 1.1	Encourage development of vacant residential land to provide affordable housing

The site is zoned 'Special Use' in LPS3 with subdivision/development to be generally in accordance with the endorsed Structure Plan. The Structure Plan allocates land for residential, rural residential, community purpose and POS. The Structure Plan is important in facilitating a co-ordinated approach to the subdivision and development of the land.

The application is consistent with the Local Planning Strategy and is generally consistent with the endorsed Local Structure Plan and the *Boddington-Ranford Townsite Strategy*.

The proposal, if approved and implemented, can provide Boddington/Ranford with a considerable number of residential and rural residential lots of different sizes.

#### Legislative Implications

*Planning and Development Act 2005* and *Shire of Boddington Local Planning Scheme No. 3*.

#### Policy Implications

Several State Planning Policies and Local Planning Policies are of relevance to the application and to the site:

- State Planning Policy 2 – Environment and Natural Resources Policy*
- State Planning Policy 2.9 – Water Resources*
- State Planning Policy 3.0 – Urban Growth and Settlement*
- State Planning Policy 3.6 - Infrastructure Contributions*
- State Planning Policy 3.7 – Planning in Bushfire Prone Areas*
- State Planning Policy 5.2 – Rural Planning*
- State Planning Policy 7.3 – Residential Design Codes*

*Government Sewerage Policy*

*Local Planning Policy 3 – Urban Drainage Contribution*

*Local Planning Policy 4 – Rural Residential Lots and Water Supplies*

*Local Planning Policy 5 – Developer and Subdivider Contributions*

*Local Planning Policy 8 – Fire Protection Measures for New Development and Subdivisions*

*Local Planning Policy 9 – Car Parking and Vehicular Access*

*Local Planning Policy 10 – Boddington-Ranford Townsite Strategy*

*Local Planning Policy 17 – Stormwater Management*

### Financial Implications

As outlined in this report, it is suggested the developer constructs the public access way, emergency access ways, dual use path on Road Four, dual use paths in the POS and maintains the POS for two summers.

The developer will meet the cost of new infrastructure to service proposed lots in accordance with the planning and servicing framework.

There are no immediate financial implications for the Council from this subdivision application, however over time they could be considerable. It will therefore be imperative, for example, that the developer is required to install appropriate drainage systems that achieve effective stormwater management that meets best practice environmental standards and which ensure lower on-going operating costs for the Shire.

The Shire would, in time, be responsible for maintaining the POS, drainage basins, paths etc. The Council should adequately increase budget accounts to ensure that the land, infrastructure and services are appropriately funded and maintained. e.g. maintenance of POS.

There is expected to be later resident and community pressure on the Shire to provide a dual use path or bike lane on Forrest Street and River Road adjoining the application site.

Should the subdivision application be approved and implemented, it will increase Shire responsibilities and costs, however it will be partially off-set through increased rates.

### Economic Implications

The application, if approved and implemented, will result in the additional release of a substantial number of residential and rural residential lots and associated dwellings that will assist to provided economic benefits to the local economy supporting enhanced and additional services.

### Social Implications

These were addressed at the scheme amendment and structure plan stages. The additional population resulting from implementation of the subdivision should add to the strength of the community and make better use of available services. However, it will also tend to create the demand for increased levels of service and it will be important that service providers keep pace with the demands.

### Environmental Considerations

It is suggested the key environmental issues for the site are protecting native vegetation (which also are compatible with addressing bushfire considerations), managing stormwater and appropriate on-site sewerage disposal systems. The design and construction of the

subdivision should seek to minimise the impact on native vegetation wherever possible and practical.

Previously, environmental investigations were carried out as part of the scheme amendment which reported on the site's hydrology, land capability, environmental assets and fire management. These issues were taken into consideration when formulating the endorsed Structure Plan. More detailed investigations will occur at the subdivision stage (prior to the issue of titles) and at the development stages.

### Risk

Risk Statement and Consequence	Reputation, Compliance and Natural Environment
Risk Rating (prior to treatment or control)	Moderate
Principal Risk Theme	Compliance
Risk Action Plan (controls or treatment proposed)	The WAPC to determine the subdivision application. Proposed conditions will assist to minimise risks. There is a need to address statutory requirements.

### Options

The Council can:

1. Support the subdivision application with no conditions;
2. Support the subdivision application with conditions;
3. Support an amended plan;
4. Not support the subdivision application (giving reasons); or
5. Defer and seek additional information.

### Voting Requirements

Simple Majority

### Officer Recommendation/Council Decision

**COUNCIL RESOLUTION: 64/22**

**Moved Cr Erasmus**

**That Council advise the Western Australian Planning Commission that it supports the subdivision of Lots 301, 304 and 305 Forrest Street and River Road, Boddington (WAPC 162569) subject to the following conditions:**

No.	Code	Condition
1	AM4	The landowner/applicant installing suitable rural fencing of good standing abutting the public open space and public access ways (Local Government)
2	B8	Prior to commencement of subdivisional works, a detailed plan identifying building envelope(s) or building exclusion areas on all lots on the approved plan of subdivision is to be prepared in consultation with the local government to ensure the appropriate siting of development. (Local Government)
3	B9 Modified	The landowner/applicant shall provide a written undertaking to advise prospective purchasers of the provisions of the local government's local

		planning scheme and the local structure plan that relate to the use and management of the land. (Local Government)
4	D2	Prior to the commencement of subdivisional works, an urban water management plan is to be prepared and approved, in consultation with the Department of Water and Environment Regulation, consistent with any approved Local Water Management Strategy. (Local Government)
5	D3	Engineering drawings and specifications are to be submitted and approved, and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Engineering drawings and specifications are to be in accordance with an approved Urban Water Management Plan (UWMP) for the site, or where no UWMP exists, to the satisfaction of the Western Australian Planning Commission. (Local Government)
6	D8	Drainage easements and reserves as may be required by the local government for drainage infrastructure being shown on the diagram or plan of survey (deposited plan) as such, granted free of cost, and vested in that local government under Sections 152 and 167 of the <i>Planning and Development Act 2005</i> . (Local Government)
7	E1	Arrangements being made with a licensed electricity network operator for the provision of an underground electricity distribution system that can supply electricity to each lot shown on the approved plan of subdivision. (Western Power / Horizon Power)
8	F1 Modified	<p>The provision of an updated Bushfire Management Plan to reflect the Guidelines for Planning in Bushfire Areas and address the Landscape Protection Special Control Area No. 5. Information is to be provided to demonstrate that the measures contained in the updated bushfire management plan addresses matters including construction of emergency access ways, clearing on the plateau to address environmental and landscape considerations and the location/alignment of firebreaks.</p> <p>Developer responsibilities to be updated then implemented during subdivisional works. This information should include a notice of 'Certification by Bushfire Consultant'.</p>
9	F2	<p>A notification, pursuant to Section 165 of the Planning and Development Act 2005, is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor.</p> <p>Notice of the notification is to be included on the diagram or plan of survey (deposited plan).</p> <p>The notification is to state as follows:</p> <p>"This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land". (Western Australian Planning Commission)</p>
10	R2	The proposed reserve(s) shown on the approved plan of subdivision being shown on the diagram or plan of survey (deposited plan) as reserve(s) for 'Public Open Space' and vested in the Crown under Section

		<p>152 of the <i>Planning and Development Act 2005</i>, such land to be ceded free of cost and without any payment of compensation by the Crown. (Local Government)</p> <p>The proposed reserve(s) shown on the approved plan of subdivision being shown on the diagram or plan of survey (deposited plan) as reserve(s) for recreation and the community purpose site and vested in the Crown under Section 152 of the <i>Planning and Development Act 2005</i>, such land to be ceded free of cost and without any payment of compensation by the Crown. (Local Government)</p>
11	R4	<p>Arrangements being made for the proposed public open space to be developed by the landowner/applicant to a minimum standard and maintained for two summers through the implementation of an approved landscape plan providing for the development and maintenance of the proposed public open space in accordance with the requirements of Liveable Neighbourhoods and to the specifications of the local government. (Local Government)</p>
12	T1	<p>Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, to ensure that those lots not fronting an existing road are provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) are constructed and drained at the landowner/applicant's cost.</p> <p>As an alternative, and subject to the agreement of the Local Government the Western Australian Planning Commission (WAPC) is prepared to accept the landowner/applicant paying to the local government the cost of such road works as estimated by the local government and the local government providing formal assurance to the WAPC confirming that the works will be completed within a reasonable period as agreed by the WAPC. (Local Government)</p>
13	T3 modified	<p>Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, for the provision of shared paths on Road Four, within the Pedestrian Access Way between Lots 24, 25, 35 and 36 and within the Public Open Space to connect proposed roads with Forrest Street.</p> <p>The approved shared paths are to be constructed by the landowner/applicant. (Local Government)</p>
14	T11	<p>All local streets within the subdivision being truncated in accordance with the Western Australian Planning Commission's <i>DC 2.6 Residential Road Planning</i>. (Local Government)</p> <p>All local streets within the subdivision being truncated in accordance with the Western Australian Planning Commission's Liveable Neighbourhoods policy. (Local Government)</p>
15	T16	<p>The proposed access way(s) being constructed and drained at the landowner/applicant's cost to the specifications of the local government. (Local Government)</p>
16	T20	<p>Suitable arrangements being made with the local government for the provision of vehicular crossover(s) to service the lot(s) shown on the approved plan of subdivision. (Local Government)</p>



<b>17</b>	<b>W1 modified</b>	<b>Arrangements being made with a licensed water provider for the provision of a suitable water supply service to each lot shown on the approved plan of subdivision. (Water Corporation)</b>
<b>18</b>	<b>W5</b>	<b>A notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:  A reticulated sewerage service is not available to the lots. (Local Government)</b>
<b>19</b>		<b>The landowner/applicant to install drainage bunds/contour banks (or similar) on or near the northern boundaries of Lots 16, 17, 19, and 21-24 and the western boundary of Lot 28 to assist in managing erosion and controlling stormwater impacts to adjoining off-site properties. (Local Government)</b>
<b>20</b>		<b>The subdivider preparing a traffic impact management assessment to the specification of the local government with required recommendations to be suitably implemented. (Local Government)</b>
<b>21</b>		<b>The subdivider preparing a Vegetation Management Plan to the specification of the local government with required recommendations to be suitably implemented. (Local Government)</b>

**Seconded: Cr Schreiber**

**Carried: 6/0**

## 9.2 CHIEF EXECUTIVE OFFICER

### 9.2.1 Adoption of Council Plan 2022 - 2032

File Reference:	3.0092
Applicant:	Not Applicable
Disclosure of Interest:	Nil
Author:	Chief Executive Officer
Attachments:	9.2.1A Draft Council Plan

#### Summary

Council is requested to approve the draft Shire of Boddington Council Plan 2022-2032 for the purposes of community consultation.

#### Background

The Integrated Planning and Reporting Framework (IPRF) guides the preparation of strategic plans and informing strategies, to ensure local governments plan responsibly and sustainably for their community. These plans detail resourcing capabilities for operational services and major projects, maintenance of community assets and predicted long term financial expectations.

In accordance with section 5.56 of the Local Government Act 1995 and regulation 19DA of the Local Government (Administration) Regulations 1996, and as outlined in the IPRF, the Shire is required to plan for the future and have a four-year Corporate Business Plan.

The Council Plan is a combination of the Strategic Community Plan and Corporate Business Plan, and reflects the longer term (10+ year) community and local government goals and aspirations, as well as the specific actions to be undertaken in Years 1 - 4.

#### Comment

In January 2022, the Shire commenced the process for a major review of the Council Plan. A wide reaching community survey was undertaken, with over 360 responses. The results of this survey formed a key component of identifying the services the community is satisfied with, and where the Shire can improve. The survey was followed up with two community workshops, allowing participants to prioritise the activities, services and projects that are proposed to be delivered by the Shire in the coming years.

The top priorities to address are: services, facilities and care for seniors; sport and recreation facilities and services; economic development and job creation; Boddington town centre; tourism and marketing; and telecommunication and internet services.

The community determined that the vision from the previous Strategic Community Plan developed in 2019, was still largely suitable for the Shire. Only minor changes were made to the vision, with the new wording for 2022 being:

*A vibrant and connected community with excellent lifestyle and employment opportunities in a beautiful natural environment.*

To achieve the vision, the five core performance areas outlined in the Plan - people, planet, place, prosperity and performance - must be satisfied to deliver excellent quality of life in the Shire of Boddington. For each performance area, the Plan contains an overarching aspirational statement and desired outcomes, summarised below.

## People

- A connected, inclusive community with excellent access to local health services and residential care for our elderly.
  - o A safe community
  - o A health and active community
  - o An inclusive and supportive community

## Planet

- Everyone is committed to climate action and our future sustainability
  - o The natural environment is preserved for the benefit of current and future generations
  - o Shared responsibility for climate action and environmental sustainability
  - o A resilient community

## Place

- Attractive, livable towns and rural communities with affordable, accessible housing for all stages of life
  - o Population growth through responsible development and affordable housing
  - o Attractive and welcoming streets and community spaces
  - o Safe, sustainable and connected transport

## Prosperity

- The Shire of Boddington is attracting growing numbers of investors, businesses, visitors and workers who choose to live locally
  - o A thriving economy with good access to education and jobs for everyone
  - o An attractive destination for day trips and short stay visitors

## Performance

- Local leaders are trusted and respected for listening to diverse community views and making well informed, responsible decisions
  - o Visionary leadership and responsible governance
  - o A well informed and engaged community

Each of the desired outcomes are supported by initiatives and priority projects, which detail the specific action, the lead staff member, and the year of delivery. Further to this, the estimated financial requirement is identified where additional funding is required.

The Council Plan will be utilised to inform the resourcing strategy and strategic focus over the coming years, and be subject to an annual review to ensure changing priorities and achievements are captured. The quantity and total value of the projects in the Plan are significant, and will require careful resource planning in order to deliver the expected level of service and outcomes to the community.

## Consultation

The community were initially engaged through a community perception survey. The results of the survey were then workshopped with Council and Executive Management. Two community workshops were also held to prioritise and clarify the survey results.

The draft Plan is proposed to be released for a 2 week public comment period.

## Strategic Implications

The Council Plan is the highest level strategic document of local government, and therefore, sets the strategic direction for the Shire for the next 10 years.

### Legislative Implications

Local governments must plan for the future in accordance with section 5.56 of the Local Government Act 1995. The development of a CBP covering a minimum 4 financial years is a requirement of regulation 19DA(1) and 19DA(2) of the Local Government (Administration) Regulations 1996.

Regulation 19DA(3) also requires a CBP to:

- (a) set out, consistently with any relevant priorities set out in the strategic community plan for the district, a local government's priorities for dealing with the objectives and aspirations of the community in the district;
- (b) govern a local government's internal business planning by expressing a local government's priorities by reference to operations that are within the capacity of the local government's resources; and
- (c) develop and integrate matters relating to resources, including asset management, workforce planning and long-term financial planning.

### Policy Implications

Nil

### Financial Implications

Projects and initiatives in the Council Plan are funded in the draft Annual Budget and Long Term Financial Plan. The achievement of the projects and initiatives will be subject to sufficient income generating capacity of the Shire.

### Economic Implications

The Council Plan contributes to a strong economy through the actions identified in the Prosperity theme. The relevant outcomes include:

1. A thriving economy with good access to education and jobs for everyone.
2. An attractive destination for day trips and short stay visitors.

### Social Implications

The Council Plan contributes to social cohesion through the actions identified in the theme 'People'. The relevant social outcomes in this Theme include:

1. A safe community.
2. A healthy and active community.
3. An inclusive and supportive community.

### Environmental Considerations

The Council Plan contributes to environmental protection through the actions identified in the theme 'Planet'. The relevant outcomes in this Theme are:

1. The natural environment is preserved for the benefit of current and future generations.
2. Shared responsibility for climate action and environmental sustainability.

### Risk Considerations

Risk Statement and Consequence	The development of the key strategic planning document for the Shire has associated risks including insufficient consultation resulting in a Plan that is not aligned with community need; lack of capacity to deliver projects; and non-compliance with legislation.
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. Amend components of the draft Council Plan prior to advertising.
2. Adopt the draft Plan without going through a consultation period.

### Voting Requirements

Simple Majority

### Officer Recommendation/Council Decision

**COUNCIL RESOLUTION: 65/22**

**Moved Cr Erasmus**

**That Council endorse the Shire of Boddington draft Council Plan 2022 – 2032 for the purposes of seeking public comment, with submissions to be presented to a future Council meeting.**

**Seconded: Cr Webster**

**Carried 6/0**

## 9.2.2 Consideration of Advertised Strategic Rating Review and Differential Rates

File Reference:	3.0039
Applicant:	Not applicable
Disclosure of Interest:	Nil
Author:	Chief Executive Officer
Attachments:	9.2.2A Statement of Objects and Reasons 9.2.2B Submissions 9.2.2C Strategic Rating Review

### Summary

This report has been prepared for Council to consider submissions received as part of the advertising of the draft Rating Strategy and proposed differential rates, and to authorise a request to the Minister for Local Government, Sport, and Cultural Industries to approve the proposed differential rates.

### Background

At the Ordinary Council Meeting of 19 May 2022, Council adopted the draft Strategic Rating Review for consultation purposes. Furthermore, at the Ordinary Council Meeting of 16 June 2022, Council resolved to advertise the Statement of Objects and Reasons and proposed differential rates and minimum payments for the 2022/2023 financial year, in accordance with the Local Government Act 1995 (LG Act). Ratepayers were provided with a minimum of 21 days to lodge a submission.

Copies of the public notice and Statement of Objects and Reasons were made available for public inspection at the Shire Administration Building and on the Shire website. Landowners within the UV Mining and UV Commercial rate categories were also written to individually regarding the proposed differential rate for their properties.

### Comment

At the conclusion of the advertising period, 1 combined submission had been received for the Rating Strategy and Differential Rates, and 1 submission had been received in relation to the Rating Strategy only. A copy of these submissions are attached. The following table outlines a summary of the submissions and the staff response.

Summary of Submission Issues	Staff Comment
In our view, this rating potential means that it is not necessary to levy Newmont to a comparable benchmark rating level in order to meet the budget criteria and strategic community objectives of the Shire. This is particularly so for UV differential mining rates. We are further concerned about the application of the principle of fairness and equity as to give effect to the benchmarks foreshadowed in the Moore report would result in significant rate increases to Newmont without any underlying change to the rated land use or Newmont's impact on Shire services. Further information provided by the Shire in our meeting of 2 June suggests a cumulative increase of 31 % in rates paid in	<p>While the Rating Strategy recommended considering the level of UV Mining Rates to be more in line with the State averages, the advertised proposed rates, and the Officer Recommendation in this item, does not raise the UV Mining rate in the dollar to anywhere near the level of the benchmark figures. The rate for UV Mining is proposed to increase from 0.032646 to 0.035258. The State average is 0.212851.</p> <p>The GRV rate alignment will result in a one off closure of the rate in the dollar gap, however, future year increases are</p>

2022/23, followed by further escalations in the outyears to an increase of as much as 280% by 2026/27 for UV rates alone.	likely to be modest, and aligned to general residential/commercial increases.
The proposed differential rates for 2022/23 do not significantly impact Worsley's operations in the Shire of Boddington. Accordingly, Worsley has no objection to the advertised rates. However, any rating approach that differs from the advertised rates for 2022/23 could have significant impacts on Worsley's operations and we therefore reserve our position on any such change.	The recommendation aligns with the advertised rates.
One of the opportunities Moore Australia has identified is for the Shire to "consider use of a uniform GRV rate". One reason provided for this is to "align to other local governments". We respectfully disagree with this justification, as the purported alignment with other local government rating approaches is neither supported by evidence nor a valid consideration in setting rates. In our opinion, any intention to apply a uniform GRV rate should be carefully assessed against the Department's five rating principles; the basis for doing so should be clearly articulated; and the consequences of that change should be discussed with affected ratepayers.	The key rationale for applying a uniform GRV rate is to align with rating principle of fairness and equity. This approach will allow the same rate in the dollar to be applied to all properties that are rated under the Gross Rental Valuation method, rather than providing a discount to select properties. The comment in relation to aligning with other local governments arises due to local governments generally adopting a uniform GRV approach, after assessment of the Departments rating principles and the alignment of a uniform GRV rate in the dollar with the principles.

The purpose of levying rates is to meet the Shire's budget requirements led by its objectives, strategies and activities, as detailed in its various plans, in order to deliver services and community infrastructure each financial year. Rates income is a significant part of the Shire's revenue needed to meet these strategic objectives.

The current planning period has provided an opportunity to align the community expectations and strategic requirements with the rating strategy. These alignment opportunities included:

- In the February to May period, Council considered the draft Council Plan as one of the key informing documents to guide community expectations into the future.
- In May 2022, Council considered and adopted a draft Strategic Rating Review to consider how the distribution of the rating burden should be shared between properties with different land uses.
- In June 2022, Council considered the level of rates required to implement the Council Plan and informing strategies.

Budget efficiencies have been considered throughout the development of the draft Budget and Long Term Financial Plan, including:

- A full review of the Plant Replacement Program
- A full pickup and review of road asset data, including network condition
- The development of the Council Plan
- Staffing requirements to deliver the outcomes of the Council Plan
- Asset renewal requirements

Projected changes in operating revenue and expenditure have also been considered, including the continuing low level of Federal Assistance Grants that are received by the Shire of Boddington due to its rating capacity (estimated \$90k per annum in comparison to similar size local governments who receive approximately \$900k per annum).

The level of differential rates will directly influence Council's ability to fund expenditure requirements as outlined in the 2022/23 Budget and Long Term Financial Plan. It is considered that the proposed rate strikes a balance between maintaining community desired levels of service, while limiting the impact on financial sustainability and the cost of living impacts.

It is recommended that following consideration of the submissions, Council affirm its commitment to the proposed Differential Rates, which are to be imposed with reference to the Rating Principles outlined in the Strategic Rating Review (Attachment 9.2.2C).

Based on the proposed advertised differential rates, it is a requirement that the Shire seeks approval of the Minister to impose differential rates for:

1. UV Commercial: rate in the dollar is more than twice the value of the lowest UV rating category.
2. UV Mining: rate in the dollar is more than twice the value of the lowest UV rating category.

### Consultation

The proposed rates were advertised by local public notice in the Bodd News, Shire website and at various Shire facilities.

Ratepayers impacted by the differential rates requiring Ministerial approval were written to individually to explain the change in the rate in the dollar and the impact.

### Strategic Implications

Performance Area	Performance
Outcome 12	Visionary leadership and responsible governance.
Objective 12.2	Responsibly manage the Shire's finances, human resources and assets

### Legislative Implications

Part VI of the LG Act deals with the levying of differential rates.

- Sections 6.32 and 6.33 state that Council may impose differential rates based on differential categories.
- Section 6.35 states that Council may impose a minimum payment for each category.
- Section 6.35(4) limits local governments from imposing a minimum payment on more than 50% of the properties in a category.
- Section 6.36 requires the local government to give the appropriate notice of its intention to impose differential rates and minimum payments in respect to each differential rate category.

### Policy Implications

Nil

### Financial Implications

Rate revenue directly impacts the funds available to deliver services and programs in the Council Plan.

### Economic Implications

The Shire undertakes a wide range of services and activities which are funded by rates. Many of these services and activities directly result in an economic benefit for the Shire.



### Social Implications

Rate revenue is used to carry out a range of community oriented activities which impact on the social fabric of the community.

### Environmental Considerations

Funding from rate revenue is used to carry out environmental projects as well as support agencies such as the Peel-Harvey Catchment Council. There is continued demand for these activities.

### Risk Considerations

Risk Statement and Consequence	Risks in relation to the imposition of differential rates include: the need to fund the requirements of the local government plans and strategies and the balance between this need and the community ability to pay. Failure to meet legislative requirements is another key risk.
Risk Rating (prior to treatment or control)	Moderate
Principal Risk Theme	Financial, reputational
Risk Action Plan (controls or treatment proposed)	No further actions proposed.

### Options

1. Resolve to proceed with the proposed differential rates as advertised
2. Amend the differential rating structure and or rate in the dollar

### Voting Requirements

Simple Majority

### Officer Recommendation/Council Decision

**COUNCIL RESOLUTION: 66/22**

**Moved Cr Lewis**

**That Council:**

- 1. Adopts the Strategic Rating Review as a basis for progressing changes to the rating structure to increase alignment with the Department of Local Government Sport and Cultural Industries Rating Principles.**
- 2. Notes the submissions received in relation to the Rating Strategy and proposed differential rates and minimum payments for 2022/23.**
- 3. Request the Chief Executive Officer proceed with the budget preparation based on the Statement of Objects and Reasons contained in Attachment A.**
- 4. Authorise the Chief Executive Officer to proceed with the application for Ministerial Approval of the adopted differential rates for the:**
  - (a) UV Commercial; and**
  - (b) UV Mining category.**

**Seconded: Cr Webster**

**Carried: 6/0**

### 9.2.3 Peel Harvey Catchment Council & Hotham Williams Shires Memorandum of Understanding - Request for Extension

File Reference:	3.0037
Applicant:	Not Applicable
Disclosure of Interest:	Nil
Author:	Chief Executive Officer
Attachments:	9.2.3A Letter from Peel Harvey Catchment Council

#### Summary

Council is requested to consider entering into an extension of the Peel Harvey Catchment Council and Hotham Williams Shire's Memorandum of Understanding.

#### Background

The Peel-Harvey Catchment Council (PHCC) are seeking the support of the Shire of Boddington to enter into a five year extension of the current Memorandum of Understanding.

The previous MOU was signed in 2018, and since that time, the PHCC has delivered projects and initiatives throughout the catchment. Some of these achievements include:

1. Leveraging funding from the Australian Government's National Landcare Program to secure the Numbat Neighbourhood, Greening Farms and Black Cockatoo projects as well as funding for a Regional Agriculture Landcare Facilitator.
2. Development of a dedicated River Action Plan and River Health Assessments for the Hotham-Williams subcatchment.
3. Preparation of restoration plans for eight sites on the Hotham and Williams Rivers, including Ranford Pool and Quindanning.
4. Four Community Environmental Grant rounds delivered to the Hotham-Williams community since 2018/19 with PHCC cash contribution of \$750,000, leading to 94 projects which have protected 2000 ha vegetation through 144 km fencing installed and large scale feral animal and weed control.
5. 50 capacity building workshops/events delivered across the Hotham-Williams sub-catchment.
6. Monthly editions of the Hotham-Williams landcare matters across 4 community newsletters.

#### Comment

The PHCC are seeking commitment from four Shires in the upper catchment - Cuballing, Wandering, Williams and Boddington - regarding a long-term commitment covering the next five years. The purpose of the new MOU is to continue to define the relationships between the Shires and the PHCC, and to demonstrate a commitment to continue to work together to deliver environmental outcomes. The PHCC state in their letter of request:

*"The PHCC is committed to NRM in the upper catchment and will continue to deliver projects with current and hopefully future funding to ensure NRM human resources are available in Hotham- Williams, as well as funding to deliver on-ground outcomes, wherever possible. The MOU with the upper catchment Local Governments is very valuable when we apply for state and federal funding, as it demonstrates the commitment of the local governments to our shared outcomes."*

Council's current level of commitment is \$25,000 per annum. Given the Shire's long association with the PHCC, entering into a formal MOU and long term funding agreement is a logical next step to ensure the benefits of the PHCC presence are maintained in the upper catchment. The support of the PHCC is specifically noted in the draft Council Plan.

The PHCC is requesting an increase from the current level of funding if possible, however, given the substantial amount the Shire is contributing already (\$25,000 out of a total of \$37,500 from all four Shires), the current level of contribution is considered adequate.

#### Consultation

Representatives from PHCC presented to Council in April 2022 in relation to this matter.

#### Strategic Implications

Performance Area	Planet
Outcome 4	The natural environment is preserved for the benefit of current and future generations
Objective 4.1	Care for the long term sustainability of natural habitats and waterways
Action 4.1.1	Support the Peel Harvey Catchment Council and Friends of the Reserves to care for the long term sustainability of the catchment.

#### Policy Implications

Nil

#### Financial Implications

\$25,000 has been allocated in the draft 2022/23 Budget.

#### Economic Implications

Nil

#### Social Implications

Nil

#### Environmental Considerations

Nil

#### Risk Considerations

Risk Statement and Consequence	Entering into the extension is considered low risk due to the ability to cancel the involvement at any time.
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. Determine not to be a party to the MOU
2. Amend the annual financial contribution

Voting Requirements

Simple Majority

**Officer Recommendation/Council Decision**

**COUNCIL RESOLUTION: 67/22**

**Moved Cr Erasmus**

**That Council:**

1. Enter into a negotiated 5 year Memorandum of Understanding with the Peel Harvey Catchment Council.
2. Endorse an annual level of support of \$25,000 for 5 years, commencing 2022/23.

**Seconded: Cr Schreiber**

**Carried 6/0**

## 9.2.4 Council Representation | Town Centre Revitalisation Reference Group

File Reference: 3.000615  
Applicant: Not Applicable  
Disclosure of Interest: Nil  
Author: Chief Executive Officer  
Attachments: 9.2.4A Draft Terms of Reference

### Summary

Council is requested to nominate two Council representatives on the Town Centre Revitalisation Reference Group.

### Background

A key priority project identified in the Council Plan is the revitalisation of the Boddington Town Centre. The first stage of this project involves undertaking a masterplan to define the scope and concept.

Given the Shires commitment to strong levels of community engagement, and with consideration to the level of community impact this project will have, a Reference Group (RG) is proposed to be formed to ensure a community led approach. The RG is anticipated to provide local knowledge and input relevant to the revitalisation of the Town Centre throughout the master planning process.

### Comment

Following the appointment of a suitable consultant to develop the Masterplan, the Reference Group will be formed. The Group will have no decision making powers, but will be utilised to identify ideas, themes and concepts for the planning of the town centre revitalisation. In essence, the Group is a sounding board for the appointed consultant and Council to gauge community views on issues relevant to the project.

It is likely that this Group will meet in the evenings on a monthly basis, between August and December 2022, or until the masterplan is complete.

Council representation is important to provide a consistent conduit of information between the Group and Council. The nominated representatives will assist to provide full Council with context and information when final decisions are made on the masterplan design.

The draft Terms of Reference for the Group is contained in Attachment (9.2.4A).

### Consultation

As a part of the project implementation, nominations for the RG will be called.

### Strategic Implications

Performance Area	Prosperity
Outcome 10	A thriving economy with good access to education and jobs for everyone.
Objective 10.2	Revitalise and activate the central business district.
Action 10.2.1	Develop a Boddington Town Centre Master Plan to activate and beautify the area.

### Legislative Implications

Nil

### Policy Implications

Nil

### Financial Implications

Nil

### Economic Implications

Ideally, the Reference Group will have a local business representative, to ensure that a local economic viewpoint is voiced throughout the master planning process.

### Social Implications

It is anticipated the community representatives on the Reference Group will provide a perspective from a liveability point of view, ensuring that the project enhances social cohesion.

### Environmental Considerations

Nil

### Risk Considerations

Risk Statement and Consequence	One of the key risks in this project is a lack of community engagement resulting in an outcome that is not supported by the community. Council representation on the RG will assist to ensure that the community priority for the Town Centre is realised.
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. Determine not to have Councillor representation on the CRG
2. Determine to have a different number of Councillor representatives on the CRG

### Voting Requirements

Simple Majority

**Officer Recommendation/Council Decision**

**COUNCIL RESOLUTION: 68/22**

**Moved Cr Webster**

**That Council:**

- 1. Nominates Cr Ventris and Cr Ryley to represent Council on the Town Centre Revitalisation Reference Group, with Cr Smalberger as proxy.**
- 2. Endorse the draft Terms of Reference as contained in Attachment 9.2.4A.**

**Seconded: Cr Ryley**

**Carried: 6/0**

## 9.2.5 Local Government Convention 2022 - Council Representation

File Reference: 2.049  
Applicant: Not Applicable  
Disclosure of Interest: Nil  
Author: Chief Executive Officer  
Attachments: 9.2.5A Information Brochure

### Summary

Council is requested to consider nomination of Councillor representatives to attend the WALGA Local Government Convention 2022.

### Background

The 2022 WA Local Government Convention & Trade Exhibition (Local Government Week) will be held on Monday and Tuesday 3 and 4 October at the Crown Perth. In accordance with previous Local Government Weeks, WALGA will hold its Annual General Meeting (AGM), to discuss and consider local government industry issues during the Convention. Each member Council of WALGA has the ability to elect two (2) voting delegates to participate at the WALGA Annual General Meeting (non-voting delegates are also able and encouraged to attend).

Current Council Policy prescribes that the Shire President and Deputy Shire President are the two voting delegates for the WALGA AGM. In the event that either the Shire President and/or Deputy President are not attending the WALGA Annual General meeting, then Council or the Shire President or the Deputy President may nominate alternate delegates.

### Comment

The theme for the 2022 WA Local Government Convention is 'Embracing Change'. With increasing community expectations of Local Governments, legislative reform, and a rapidly changing economic, social and political environment, Local Governments must find new ways of serving and engaging with their communities, doing business and strengthening their influence. This Convention will explore changes to the Local Government landscape over the coming years and how the sector can come together to inform, guide and embrace change. The specific program for the convention has not yet been released.

Attendance at the annual WA Local Government Convention is open to all Councillors. Registration fees, travel and accommodation expenses are paid by the Shire in advance for any Elected Member(s) attending the WA Local Government Convention.

### Consultation

Nil

### Strategic Implications

Performance Area	Performance
Outcome 12	Visionary leadership and responsible governance.
Objective 12.1	Maintain a high standard of leadership, corporate governance and customer service.

### Legislative Implications

Nil



### Policy Implications

Policy 01.5 Voting Delegated to WALGA AGM  
Policy 05.7 WALGA Local Government Conference

### Financial Implications

Anticipated costs are approximately \$2,500 per delegate comprising registration of \$1,750; accommodation of approximately \$600 per delegate, plus meals and other miscellaneous expenses.

### Economic Implications

Nil

### Social Implications

Nil

### Environmental Considerations

Nil

### Risk Considerations

Risk Statement and Consequence	Risks relevant to this decision of Council are relatively low, and include the financial impact of the convention, and the reputational risk if no delegates were present to vote at the WALGA AGM.
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. Determine not to attend the WALGA AGM
2. Send any number of Councillors to attend the WALGA Local Government Convention

### Voting Requirements

Simple Majority

### Officer Recommendation/Council Decision

**COUNCIL RESOLUTION: 69/22**

**Moved Cr Erasmus**

**That Council:**

1. **Confirms the Shire President as the voting delegate for the WALGA Annual General Meeting 2022.**
2. **Nominates Councillor Cr Ventris to attend the 2022 WALGA Local Government Convention.**

**Seconded: Cr Webster**

**Carried: 6/0**

## 9.3 CORPORATE SERVICES

### 9.3.1 Lease - Boddington Pavilion - Nat G PT

File Reference: IN22/B88B5EF – 3.0046 Council Properties/Leasing  
Applicant: Natalie Griffiths trading as Nat G PT  
Disclosure of Interest: Nil  
Author: Executive Manager Corporate Services  
Attachments: Nil

#### Summary

To consider a request from Natalie Griffiths, Trading as Nat G PT, to reinstate the full option period of 1 year for the lease of the Pavilion Function Area, Kitchen and Storage Shed, on Part of Reserve No 14977, Club Drive Boddington from 1 July 2022 to 31 December 2022, and for a 50% reduction in the lease fee for this period.

#### Background

In December 2020 Council endorsed a lease with Natalie Griffiths Trading as Nat G PT (Lessee) for Part of Reserve No 14977, Club Drive Boddington for period of one (1) year commencing on the 01/01/2021 and ending on the 21/12/2021, with five (5) further options of one (1) year each. Ms Griffiths confirmed the first year's option which expires on 31/12/2022.

On 18 November 2021, Council resolved "That Council endorses a reduction of 50% in the Lease fee for the current signed lease with Natalie Griffiths Trading as Nat G PT for Part of Reserve No 14977, Club Drive Boddington. Further, Council endorsed the lease option of one (1) year be changed to a period of six (6) months commencing on 1 January 2022 and ending on 30 June 2022.

On 27 April 2022, Ms Griffiths contacted the Shire as follows:

*"I've just done my 20/21 business return and am looking now at my year to date profit and loss for FY 21/22 and it's still not looking great. We are still down 15k YTD on the same period last year for net profit. To put that in perspective that is around 60% of my net profit from the previous year. Looking at the last month's net income there has been a small increase of around \$500 per month but there's still a further \$1500 per month to gain to get us back to 20/21 where the full lease fees were affordable.*

*With this in mind as well as the concerns I hold over the potential for the proposed gym to detriment my business, I would like to ask for a further 6 months at the reduced rate please."*

The relevant components from the current lease are:

Commencement Date: 1st January 2021  
Term: Twelve (12) months (one year)  
Expiry Date: 31st December 2021  
Contribution: A contribution of \$6,000 plus GST for 12 months' exclusive use, paid in quarterly instalments.  
Permitted Use: Personal Training, Health and Fitness Service, Group Fitness Centre.  
Option to Renew: Five (5) one (1) year options.

#### Comment

This business is the only service of this kind in Boddington, and caters for residents of all ages.

It provides a valuable service in the health and wellbeing space for Boddington. As stated by the owner, Nat G PT, the business has suffered due to a decline in memberships which the owner feels is related to COVID and its ongoing impact on the community.

Lease payments are up to date.

### Consultation

Nil

### Strategic Implications

The Shire of Boddington Council Plan 2022-2032 states:

Performance Area	People
Outcome 2	A healthy and active community
Objective 2.2	Grow participation in sport, recreation and leisure activities.

### Legislative Implications

*Local Government Act 1995 – s.6.12(1)(b) -*

*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.*

*\* Absolute majority required.*

- 2. Subsection (1)(a) and (b) do not apply to an amount of money owing in respect of rates and service charges.*
- 3. The grant of a concession under subsection (1)(b) may be subject to any conditions determined by the local government.*
- 4. Regulations may prescribe circumstances in which a local government is not to exercise a power under subsection (1) or regulate the exercise of that power.*

### Policy Implications

No policy applies.

### Financial Implications

The current lease charge is \$6,000 per annum exclusive of GST. This request for a 50% reduction equates to \$1,500 reduction in the half-yearly fee, making a total of \$3,000 for the twelve calendar months. As the current request relates to the 2022/2023 budget, the financial implication, if approved, will be taken into consideration at that time.

### Economic Implications

Nil

### Social Implications

This health and wellbeing business is providing an important service to the community.

Environmental Considerations

Nil

Risk Considerations

Risk Statement and Consequence	The key risk is in relation to the application of a discount. If Council does not offer a reduction, there is a risk that the business will cease to operate, and then the service will be suspended for the community. Council should also be cognisant of offering a reduction that is too high, as this will set a precedent for future decisions.
Risk Rating (prior to treatment or control)	Medium
Principal Risk Theme	Reputation / Financial
Risk Action Plan (controls or treatment proposed)	Nil

Voting Requirements

Absolute Majority

Officer Recommendation/Council Decision

**COUNCIL RESOLUTION: 70/22**

**Moved Cr Schreiber**

**That Council:**

- 1. Approve the reinstatement of the 12 month lease option with Nat G PT for the Pavilion Function Area, Kitchen and Storage Shed, on Part of Reserve No 14977 Club Drive Boddington, ending 31 December 2022.**
- 2. Approve the request from Natalie Griffiths, Trading as Nat G PT, for a reduction of 50% in the lease fee, for the period 1 July 2022 to 31 December 2022.**

**Seconded: Cr Erasmus**

**Carried 6/0**

### **9.3.2 Monthly Financial Statements**

File Reference: 3.0056  
Applicant: Not Applicable  
Disclosure of Interest: Nil  
Author: Executive Manager Corporate Services  
Attachments: 9.3.2A Monthly Financial Report period ended 30 June 2022

#### Summary

The Monthly Financial Report for June 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

**Officer Recommendation/Council Decision**

**COUNCIL RESOLUTION: 71/22**

**Moved Cr Ryley**

**That Council receive the financial statements as presented, for the period ending 30 June 2022.**

**Seconded: Cr Webster**

**Carried 6/0**

### 9.3.3 Payment Listing

File Reference: 3.0070  
Applicant: Not Applicable  
Disclosure of Interest: Nil  
Author: Finance Administration Officer  
Attachments: 9.3.3A List of Payments ending 30 June 2022

#### Summary

The list of payments for June 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: 72/22**

**Moved Cr Erasmus**

**That Council receive the list of payments for the period ending 30 June 2022 as presented.**

**Seconded: Cr Ryley**

**Carried 6/0**

## 9.4 COMMUNITY AND ECONOMIC DEVELOPMENT

### 9.4.1 Boddington Community Gym

File Reference:	Nil
Applicant:	Not Applicable
Disclosure of Interest:	Nil
Author:	Coordinator Community and Economic Development
Attachments:	9.4.1A Boddington Community Gym Survey Results

#### Summary

This item seeks Council's endorsement of a direction for the Boddington Community Gym, following a period of community consultation.

#### Background

In March 2022, Council endorsed in-principle support for a Community Gym in Boddington, to be established and operated by the Shire, as well as for community consultation to occur, with the results being presented to a future Council meeting.

The Shire Administration facilitated a survey over a three week period to formally quantify the need to establish and operate a Community Gym in Boddington. The survey also unpacked the community's expectations, as well as assisted in understanding the types of uses from the space.

#### Comment

The survey attracted 110 respondents comprising 107 local residents and 3 non-residents who work a drive-in drive-out roster. Participating residents proportionally represented Boddington, Ranford, Crossman, Bannister and Marradong.

The anticipated patronage of the Community Gym is indicated to be strong. Half of respondents envision they would use the Community Gym two-three times per week, while one third of those surveyed would patronise the facility four-five times per week. This is consistent with 87% of respondents indicating the Community Gym would support their health and wellbeing. A marginal use to emerge, encompasses rehabilitation and recovery which is consistent with a minor portion of those survey indicating they would use the facility once per week. As a result, there is awareness of programs such as Strength for Life which are already being facilitated in Boddington that have capacity to transition to the Community Gym.

The anticipated peak times for the Community Gym is mid-morning and evening, followed by early morning and at night. With 60% of those surveyed being aged between 25 and 44 years old, this indicates most use will come from after work, as 53% of respondents work full time, followed by 24% working part time or on a casual basis. Early morning, afternoon and late evening attributed 10-15% each of the total survey response, indicating a 24-7 set up would be conducive for aligning with work schedules.

When asked which equipment would be used and how frequently, cardio equipment, machine weights and free weights rated the highest level of use per visit. 84% of survey respondents indicated they would become a paid member of the facility if this variety of equipment is made available initially. In addition, the remaining 15% would register a membership if Personal Training or Group Fitness were made available. This indicates there is opportunity to engage and add value to the existing Fitness businesses already servicing Boddington.

Furthermore, feedback from the Strategic Community Planning Workshops to inform the Council Plan reverberated the local appetite to pursue a Community Gym and this has translated to providing a 24 hour facility as an action for 2022-23.

#### Consultation

A survey was distributed electronically, as well as available in a hardcopy format.

#### Strategic Implications

Performance Area	People
Outcome 2	Outcome 2. A healthy and active community.
Objective 2.2	Grow participation in sport, recreation and leisure activities.
Action 2.2.1	Provide a 24 hour gym.

#### Legislative Implications

Nil

#### Policy Implications

Nil

#### Financial Implications

If Council supports progressing the Community Gym, the implications of implementing and maintaining the facility would inevitably require resources and funding. While it is possible the implementation of the Community Gym is fundable via a combination of an allocation in the 2022-23 budget and external means, the ongoing operational expense will also have implications with respect to Council's Budget, Long Term Financial Plan and Asset Management Plan.

#### Economic Implications

A Community Gym would enrich the lifestyle for residents and would leverage Boddington as a community of choice to live, work, invest and play. Fitness facilities are a preventative health measure with mental health benefits that have links to increasing productivity, decreasing worker absenteeism, as well as decreasing in compensation claims and injuries. The Community Gym would also generate employment opportunities for local Personal Trainers to conduct fitness appraisals and inductions for new members, or ongoing one-on-one sessions.

#### Social Implications

A Community Gym functions as a community connector and meeting place for friends to exercise together irrespective of their fitness interests or goals. The Community Gym also instils a sense of community by foraging new connections and expand one's current social network to include others with similar values. This common ground is the basis for meaningful exchange to contribute positively toward physical and emotional wellbeing.

#### Environmental Considerations

Nil

### Risk Considerations

Risk Statement and Consequence	The primary risk of not progressing the Boddington Community Gym is the localised impact of missing an opportunity to demonstrate responsiveness to community need.
Risk Rating (prior to treatment or control)	Moderate
Principal Risk Theme	Reputation
Risk Action Plan (controls or treatment proposed)	The reputational risk has been managed by establishing clear expectations of the consultation in external communications, indicating the results of the consultation will clarify the level of support for the concept only, and progression is subject to further endorsement by Council.

### Options

1. Provide support for the Community Gym project.
2. Determine a community gym is not in the best interest for Boddington and decline to progress the project.

### Voting Requirements

Simple Majority

### Officer Recommendation/Council Decision

**COUNCIL RESOLUTION: 73/22**

**Moved Cr Erasmus**

**That Council supports the establishment of the Community Gym, subject to sufficient resourcing being approved through the budget process.**

**Seconded: Cr Webster**

**Moved: 6/0**

### 9.4.2 2021-22 Community Grant Program Round 3 | Deferred Application

File Reference:	Nil
Applicant:	Not Applicable
Disclosure of Interest:	Nil
Author:	Coordinator Community and Economic Development
Attachments:	9.4.2A 2021-22 Community Grant Program Application 9.4.2B Financial Statement

#### Summary

Council is requested to consider supporting the Boddington Community Resource Centre's request to substitute the previously approved LOAF funding for the Stick Figure Fence Art project, to the Community Garden project which was applied for in the third round of the 2021-22 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.

At the Ordinary Council Meeting on 21 April 2022, Council deferred 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.

Community Grant Program applications are invited from eligible organisations 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 responsibility;
- 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 Boddington Community Resource Centre has confirmed the Shire of Boddington previously contributed \$2,000 toward the Stick Figure Fence ART project which was not delivered at the time, and confirmed there is no intention for current staff to revisit the project.

It's proposed for the Boddington Community Resource Centre to retain the \$2,000 received previously and for the Shire of Boddington authorise this funding to be repurposed to the Community Garden project. As a result, there is no financial implication pertaining to this item.

<b>Applicant</b>	<b>Project</b>	<b>Requested Funding</b>	<b>Officer Recommendation</b>
Boddington Community Resource Centre	Boddington Community Garden.	\$2,000	\$2,000

<b>Assessment Criteria</b>	<b>Officer Comment</b>	<b>Rating</b>
The level of community benefit.	The Community Garden project has potential to strengthen community cohesion and encourages connection, as well as provides opportunity for residents to learn new skills.	4/5
The level to which it addresses an evidenced need.	The Boddington Community Resource Centre previously oversaw a Community Garden, however the Hotham Par Redevelopment triggered its relocation to the Old School. While this transition was supported by the Shire of Boddington, the Boddington Community Resource Centre was	3/5

	<p>experiencing financial difficulties and were unable to upkeep the space.</p> <p>Currently there is 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 assumed 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
<b>Total Score based on the project's alignment with Assessment Criteria</b>		<b>20/30</b>

### Consultation

Consultation has occurred with the Boddington Community Resource Centre as part of the assessment process.

### Strategic Implications

Performance Area	People
Outcome 2	A healthy and active community
Objective 2.3	Build pride and participation in local art, culture and community activities.
Action 2.3.5	Support Boddington Community Resource Centre (CRC) to activate the Boddington Old School precinct.

### Legislative Implications

Nil

### Policy Implications

Community Grant Program Policy (updated 16 December 2021).

### Financial Implications

It's proposed to repurpose previous funding provided to the Boddington Community Resource Centre for the Stick Figure Fence ART project to fund the Community Garden project outlined in this Community Grant Program Application. As a result, there is no financial implication.

### Economic Implications

Nil

### Social Implications

The Community Garden project has potential to strengthen community cohesion and encourages connection, as well as provides opportunity for residents to learn new skills.

### Environmental Considerations

Nil

### Risk Considerations

Risk Statement and Consequence	The primary risk is the localised community impact of the Shire not acknowledging or responding to a community-identified, evidenced need. 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.
Risk Rating (prior to treatment or control)	Low (4)
Principal Risk Theme	Reputational
Risk Action Plan (controls or treatment proposed)	No further actions proposed.

### Options

1. Approve the Boddington Community Resource Centre's Community Grant Program application for their requested amount.
2. Approve the Boddington Community Resource Centre's Community Grant Program application for a lesser amount.
3. Decline the Boddington Community Resource Centre's Community Grant Program application.

### Voting Requirements

Simple Majority



**Officer Recommendation/Council Decision**

**COUNCIL RESOLUTION: 74/22**

**Moved Cr Lewis**

**That Council approve the Community Grant Program application from the Boddington Community Resource Centre for \$2,000 for the Community Garden project, as a substitute project for the previously approved Stick Figure Fence Art project.**

**Seconded: Cr Erasmus**

**Carried 4/2**

**8.1 WORKS AND SERVICES**

Nil.

**9. ELECTED MEMBERS' MOTION OF WHICH PREVIOUS MOTION HAS BEEN GIVEN**

**10. URGENT BUSINESS WITHOUT NOTICE WITH THE APPROVAL OF THE PRESIDENT OR MEETING**

**11. CONFIDENTIAL ITEMS**

**COUNCIL RESOLUTION: 75/22**

**Moved Cr Schreiber**

That in accordance with Section 5.23(2)(a) of the Local Government Act 1995 , which permits the meeting to be closed to the public for business relating to the following:- (a) a matter affecting an employee or employees, Council proceeds behind closed doors.

**Seconded: Cr Lewis**

**Carried: 6/0**

**11.1.1 Procurement of Consultant for CEO Performance Review**

**Officer Recommendation/Council Decision**

**COUNCIL RESOLUTION: 76/22**

**Moved Cr Schreiber**

That Council endorses John Phillips Consulting to be appointed to assist Council to complete the Chief Executive Officer's 2021/22 performance review, and to set KPIs for 2022/23.

**Seconded: Cr Erasmus**

**Carried 6/0**

**COUNCIL RESOLUTION: 77/22**

**Moved Cr Ryley**

**Recommendation**

**That Council returns from Behind Closed Doors.**

**Seconded: Cr Webster**

**Carried 6/0**

**12. CLOSURE OF MEETING**

There being no further business, Cr Eugene Smalberger, Deputy Shire President, declared the meeting closed at 6:13pm.

These minutes were confirmed by the Council as a true and accurate record at the Ordinary Council Meeting on 18 August 2022

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GARRY VENTRIS  
(Shire President)