

Agenda

Ordinary Council Meeting

Wednesday 23, July, 2025
At 5.30pm

Council Chambers, 39 Bannister Road, Boddington

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

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1. DECLARATION OF OPENING

I would like to begin by acknowledging the Wilman People as the Traditional Custodians of the land we are meeting on today, and pay respect to Elders past and present, as well as the continuation of cultural, spiritual, and educational practices of Aboriginal people.

Councillors, to ensure clarity and effective communication during this Council Meeting, I kindly remind you to switch on your microphones when called upon to speak. This meeting will be recorded.

2. ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

2.1 Attendance

2.2 Apologies

2.3 Leave of Absence

Cr Eugene Smalberger

3. DISCLOSURES OF INTEREST

4. PUBLIC QUESTION TIME

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

5. PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS

6. CONFIRMATION OF MINUTES

That the minutes of the Ordinary Council Meeting held on 25 June 2025, be confirmed as a true record of proceedings.

7. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

8. RECEPTION OF MINUTES AND RECOMMENDATIONS OF COMMITTEES

8.1 Bush Fire Advisory Committee | 14 July 2025

Attachment 8.1A Minutes | Bush Fire Advisory Committee Meeting 14 July 2025.

Officer Recommendation

That the minutes of the Bushfire Advisory Committee Meeting held on 14 July 2025 be received.



Minutes

Boddington Bush Fire Advisory Committee Annual General Meeting

Monday 14 July 2025

At 6.00 pm

Council Chambers, 39 Bannister Road, Boddington

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

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1. **DECLARATION OF OPENING**

Cr Lee Lewis declared the meeting open at 6pm.

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

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

2.1 **Attendance**

Cr. Lee Lewis	Shire of Boddington
Robert Jones	Chief Bush Fire Control Officer
Brant Lehmann	Deputy Chief Bush Fire Control Officer
Jared Green	Captain Boddington Volunteer Bush Fire Brigade
Paul Lloyd	Captain Crossman Volunteer Bush Fire Brigade
Brad Morgan	Captain Quindanning Volunteer Bush Fire Brigade
Julie Burton	Shire of Boddington
James Wickens	Shire of Boddington
Kevin Petch	Shire of Boddington
Kaitlin Southgate	Shire of Harvey, Boddington and Wandering
Ryan Clarke	Newmont Boddington Gold
Glyn Yates	Saddle Back Tree Farm

2.2 **Apologies**

Nicholas Hayward	Captain Marradong Volunteer Bush Fire Brigade
Ben Davies	Dept. of Fire and Emergency Services
Jayden Vitler	Dept. of Biodiversity, Conservation and Attractions
Greg Hodgson	Forestry Products Commission
Simon Finn	South 32
Petronella Du Plessis	South 32

2.3 **Leave of Absence**

3. **CONFIRMATION OF MINUTES**

That the minutes of the Boddington Bush Fire Advisory Committee Meeting held on Monday 30 July 2024 be confirmed as a true record of proceedings.

Moved: Brant Lehman

Seconded: Glyn Yates

Carried: 12/0

4. **REVIEW OF TERMS OF REFERENCE**

Attachment: 4.0A Review of BFAC Terms of Reference

Review of Bush Fire Advisory Committee Terms of Reference that were adopted at the 2023 Bush Fire Advisory Committee annual general meeting.

Minor change made to position title. Executive Manager Development Services changed to Executive Manager Development and Community Services.

5. ELECTION OF OFFICE BEARERS

5.1 Chief Bush Fire Control Officer

Robert Jones nominated by Paul Llyod and seconded by Brant Lehmann

Robert Jones accepted the nomination

Carried 6 / 0

5.2 Deputy Chief Bush Fire Control Officer

Brant Lehmann nominated by Robert Jones and seconded by Paul Lloyd

Brant Lehmann accepted the nomination

Carried 6 / 0

6. FIRE CONTROL OFFICERS FOR EACH BRIGADE AS NOMINATED BY BRIGADE CAPTAINS AND ENDORSED AT THE MEETING

6.1 Boddington

Jared Green, Charlie Gardner, Peter Clements, Matt Thompson

6.2 Crossman

Paul Lloyd, Jeremy Lobb, Greg Day, Brad Hardie

6.3 Marradong

Robert Jones, Brant Lehmann, Nicholas Hayward, William Batt, Damien Batt

6.4 Quindanning

Brad Morgan, Aaron Foster, Wayne Littleton, Kingsley Foster

7. DUAL FIRE CONTROL OFFICERS

7.1 Wandering

Brad Hardie

7.2 Williams

Brad Hardie and Brad Morgan

7.3 Harvey

Brad Morgan

7.4 Collie

Brad Morgan

7.5 Murray

Robert Jones

8. BUSH FIRE NOTICE 2025-2026

Attachment: 8.0A DRAFT Bush Fire 2025-2026

Suggestion to bring forward first restricted period from 3 November 2025 to 27 October 2025 to ensure it does not clash with the Rodeo weekend.

Request BFAC members review and provide any comments to Kevin Petch within the next week.

9. REPORTS BRIDAGES AND OTHER AGENCIES

9.1 Chief Bush Fire Control Officer Report

Attachment: 9.1A Chief Bush Fire Control Officer Report

9.2 Marradong BFB Report

No report

9.3 Crossman BFB Report

Season has been quiet, however some fires late at night or early hours of the morning which has been challenging.

Three members obtained there HR license.

Several members have completed the basic training requirements for the Shire. Fifteen call outs this season. These included six private burn offs, three bushfires attended to in our region, three bushfires attended to in the Wandering Shire, deployment to the Arthur River fire and two prohibited burns.

One community event and hazard reduction burn.

All fires attended to this season could have been prevented.

Crossman 4.4 received some minor damage to a window which has been repaired.

New tyres fitted, air box replaced and new batteries on order.

Thank you to DFES for supplying the brigade with a high season light tanker.

Thank you to Bob Jones and Brant Lehmann for their support.

Thank you to the Shire and Kevin Petch for their help during the season.

9.4 Quindanning BFB Report

Trucks did not get a lot of use this season.
Most fires attended to were in nearby Shire's including the West Arthur fire.
In consultation with Bob Jones and the Shire of Williams Chief a training program was initiated with nearby Boraning Brigade to utilise their members in our trucks.
Shire of Williams only has one fire appliance which is a rural tanker.
No damage to the trucks and new tires were fitted on the 4.4.
The 2.4 had extensive repairs at the beginning of the season.
Some repair works are still required before the start of this season.
Thanks to the Shire for their support and to our 2 Chiefs.

9.5 Boddington BFB Report

Good season this year.
Some damage sustained to a hose at the Arthur River fire which has been replaced.
Another lay flat hose was damaged at the Taylor Court fire, which needs to be replaced.
Some wear and tear on the pumps.
Most of the fires attended to have all been preventable.
Mitchel Hobbs and Dylann Mathewson have taken up training roles this year.
Liaising with Narrogin DFES to get as much training organised as possible.
Training room is coming along nicely thanks to the Shire.

9.6 DFES Report

No report

9.7 DBCA Report

No report

9.8 Saddleback Tree Farms Report

No fires at the tree farm this last summer.
Active for the rest of the year with harvesting.
More people will be on-site as Newmont commence construction of residual disposal area No.2 dam over the next 6 to 12 months.
Important from a fire perspective and to understand a lot of people and vehicles will be in that area.
Some of the blue gums will be harvested and replaced with a pine plantation.
Thanks to the support from the Chief who is always available.
We also have vehicles and appliances on-sight that can be called upon.

9.9 Newmont Boddington Gold Report

Purchased a new light tanker which is operational and ready.
Old light tanker to be possibly donated to the Shire.
Exploring the use of fire technology and AI in fire prediction called Fire Foresight.
This predicts lighting strikes and measures fuel loads and determines probability for fires to occur.
Will be showcased at the AFAC Conference which is being hosted in Perth this year.
Looking at putting on some ESO's when the dam works commence including vehicles and ambulance.
Thanks to the Chief for all his work and support.

9.10 South 32 Report

No report

9.11 Forest Product Commission Report

No report

9.12 Shire of Boddington Report

Ranger / Emergency Services Officer update

In response to Paul Llyod's comments about the landowner who started a fire on a total fire ban. This individual was fined \$1,000 which has been paid.
Thanks to the Crossman brigade for turning out to that one and for providing the report through Bob.
Uniforms sheets have been redone to make them more simplistic.
Any uniform orders please get these into me so they can be ordered.
Update on the budget. We have been offered \$78,000 this year plus \$25,000 towards PPE.
Still waiting to hear from DFES what Line 9 items have been approved.

Attachment: 9.12A Bushfire Risk Management Report

10. BRIGADE GENERAL BUSINESS

10.1 Paul Llyod - Need to be more proactive in getting messages out about bushfire awareness before and during the season. Get a program to get more information out to people. A lot of people are not aware of their responsibilities regarding lighting fires or what to do in case of a bushfire.

10.2 Jared Green - Do we have anything from the Shire like an evacuation point that we can hand out when we do community days? Currently we show them an app from DFES for a bushfire plan.

10.3 Brant Lehmann - Question about our local bridges are they being maintained around them to manage fuel loads. Another query in relation to the fire stations and gutters and will these be cleaned out prior to the upcoming bushfire season, including managing the fuel loads around them.

10.4 Brad Morgan - Can we consider hardwiring radios in the fire stations so they can

be used as incident control points for fires nearby.

11. TRAINING CALENDAR

Attachment 11.0A - 2025 Upper Great Southern – Volunteer Training Calendar

12. OTHER GENERAL BUSINESS

12.1 James Wickens – Provided update on the Council Policy Bush Firefight (Minimum Standards). Acknowledged that some recognition of prior competency forms is starting to be received, which is great. However, we do need to regularly review our Council Policies and Procedures and, in this context, to ensure we are meeting our obligations under the Work, Health and Safety Act. The review will most likely be completed by a third party and I will liaise with the Chief following that.

Also provided a brief update on the recently announced Alcoa Bushfire Ready Fund.

Attachment 12.1A Council Policy Bush Firefighter (Minimum Standards)

Attachment 12.1B Alcoa Bushfire Ready Fund

12.2 Jared Green – In regard to the handhelds if we can't get more WAERN radios can we get a handful of 5-watt UHF handhelds. Can we also get our first aid kits checked.

12.3 Brant Lehmann – Is it possible for each fire station to get a computer and printer if they are going to get a base station. Particularly if they are going to become a command centre.

12.4 Brad Morgan – Quindanning Volunteer Bushfire Brigade only has one defibrillator. Understand there should be one per fire appliance and therefore we should have two as they are stored in the vehicles. We also only have one thermal gun and should have one per fire truck.

13. CLOSURE OF MEETING

There being no further business, [Full Name, Position], declared the meeting closed at 7:55 pm.

1. NAME

The Name of the Committee is the Shire of Boddington Bush Fire Advisory Committee.

2. HEAD OF POWER

The Committee is established by Council under Section 67 of the *Bush Fires Act 1964*.

3. DEFINITIONS

- Committee means the Shire of Boddington Bush Fire Advisory Committee (BFAC)
- Council means the Council of the Shire of Boddington
- Elected Member means a Councillor of the Shire of Boddington

4. OBJECTIVES

4.1 To provide a forum for discussion and to advise Council on all matters relating to:

- The preventing, controlling and extinguishing of bush fires
- The planning of the layouts of firebreaks in the district
- Prosecutions for breaches of the *Bush Fires Act 1954*
- The formation of Bush Fire Brigades and the grouping thereof under group Brigade Officers.
- The ensuring of cooperation and coordination of Bush Fire Brigades in their efforts and activities.
- Any other matters relating to bush fire control whether of the same kind as, or different kind of those specified.

5. COMMITTEE STRUCTURE

5.1 The Committee shall consist of the following members, ex officio members/observers and staff.

5.2 Delegated voting membership

- 1 x Elected Member
- 1 x Chief Bush Fire Control Officer
- 1 x Deputy Chief Bush Fire Control Officer
- 4 x Brigade Captains / or an office bearer of the Brigade as nominated by the captain.

5.3 Ex Office Members and Observers

- 1 x Department of Fire and Emergency Services representative
- 1 x Department of Biodiversity, Conservation and Attractions representative

- 1 x Saddleback Tree Farms representative
- 1 x Newmont Boddington Gold representative
- 1 x South 32 representative
- 1 x Forrest Product Commission representative

5.4 A quorum will be 4 voting members.

5.5 The Committee may invite appropriate persons to attend any meeting, but such persons shall not be entitled to vote on any decision arising out of that meeting.

5.6 The committee is supported by the Executive Manager Development and Community Services

6. TERMS OF APPOINTMENT

6.1 The Elected Member is appointed by Council following ordinary Local Government elections for a term of up to two years to expire on the date of the subsequent ordinary Local Government elections.

6.2 If an elected member resigns or becomes ineligible prior to an ordinary Local Government election, Council will appoint a replacement.

7. PRESIDING PERSON

7.1 The nominated Elected Member shall fulfil the role of the Presiding Person.

7.2 In the absence of the Presiding Person the Chief Bush Fire Control Officer shall assume the role of Presiding Person.

7.3 In the absence of the Presiding Person and Deputy Presiding Person the Committee members present at the meeting are to choose one of themselves to preside the meeting.

7.4 The role of the Presiding Person includes:

- Ensuring all Committee members have an opportunity to participate in discussions in an open and encouraging manner and;
- Where a matter has been debated significantly and no new information is being discussed, to call the meeting to order and ask for the debate to be finalised and the motion to be put.

8. MEETINGS OF THE COMMITTEE

8.1 The Committee shall meet annually for its annual general meeting in July and then as required.

8.2 Extra meetings of the committee may be convened:

- a) By the Presiding Member
- b) By written notice to all Committee members, such notice being signed by at least four members of the Committee, giving not less than seven (7) days' notice and stating the purpose of the meeting.
- c) By the Council

9. REPORTS TO THE BUSH FIRE ADVISORY COMMITTEE

9.1 Each fire brigade Captain on the Committee shall submit a report of the Brigade's training activities, vehicle and equipment status, and general business, to each meeting of the Bush Fire Advisory Committee.

10. POWERS OF THE COMMITTEE

10.1 The Committee is a formally appointed committee of Council and is responsible to that body.

10.2 The Committee does not have any delegated authority.

10.3 Committee recommendations must be adopted by Council during a formal Council meeting or approved by the Chief Executive Officer where delegation exists, before they can be implemented.

10.4 Members of the Committee are not permitted to speak to the media as representatives of the Committee unless approved by Council.

11. SUBCOMMITTEES

11.1 The Committee may establish and appoint members from within its number to subcommittees to consider any specified matter or matters within the general remit of the Committee objectives.

11.2 The Committee shall determine the terms of reference for any subcommittee it so establishes.

11.3 A subcommittee so appointed shall report to the Committee in a frequency and manner determined by the Committee.

12. VOTING

12.1 Each voting member of the committee present during a meeting will have one vote.

12.2 The Presiding Person does not have a casting vote in the event of equality of votes.

12.3 In the case of an equality of votes the recommendation shall be determined in the negative.

12.4 The names of members voting for and against are to be recorded in the minutes.

13. REPORTING REQUIREMENTS

13.1 The Presiding person at a meeting is to ensure that Minutes are kept of the meetings proceedings.

13.2 Recommendations arising from the Minutes requiring a Council decision shall be presented to Council at the next Ordinary Council Meeting or earliest available Council meeting if it is not possible to present the Minutes to the next Ordinary Council Meeting.

14. CODE OF CONDUCT

14.1 All Committee Members must abide by the Council and Committee Members Code of Conduct.

15. TERMINATION OF THE COMMITTEE

15.1 The Committee can be terminated at the discretion of the Council.

IMPORTANT DATES TO REMEMBER

Burning Permitted - Be Responsible
27 April 2025 - 2 November 2025

Restricted Period - Permit Required
3 November 2025 - 14 December 2025

PROHIBITED BURNING PERIOD
15 December 2025 - 15 March 2026

Restricted Period - Permit Required
16 March 2026 – 27 April 2026

Burning Permitted - Be Responsible
28 April 2026 – 1 November 2026

FIRE CONTROL MEASURES

- Unseasonal weather conditions may necessitate a variation to the above dates.
- Burning is prohibited on days where the Fire Danger Rating is high or above and if either a Total Fire Ban or Harvest and Vehicle Movement Ban is declared.
- During Restricted Periods you must have a permit for all fires including incinerators.

HOW TO OBTAIN PERMITS

Burning permits can be obtained from your local Bush Fire Control Officer.

Chief BFCO	Bob Jones	0419 041 139
Deputy Chief BFCO	Brant Lehman	0427 267 773
Boddington	Jared Green	0402 337 167
	Charlie Gardiner	0428 545 099
	Peter Clements	0427 381 730
	Matt Thompson	0429 838 188
Crossman	Paul Lloyd	0407 778 066
	Jeremy Lobb	0467 421 332
	Brad Hardie	0427 841 035
	Greg Day	0427 838 137
Marradong	William Batt	0427 988 705
	Damien Batt	0429 110 911
	Nick Hayward	0487 251 777
Quindanning	Brad Morgan	0427 857 058
	Aaron Foster	0437 445 871
	Wayne Littleton	0488 220 213
	Kingsley Foster	0448 718 552
Shire of Boddington	Kevin Petch	08 9883 4999



Bushfire
Notice
2025/26



Contact us

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AGENDA | Ordinary Council Meeting | 23 July 2025

FIREBREAK NOTICE

BUSH FIRES ACT 1954

Under the provisions of the Bush Fires Act 1954, landowners or occupiers are required to carry out fire prevention work on their property to the satisfaction of the Shire or its authorised officers by **Saturday, 15 November 2025**. All land must be maintained in this condition up to and including **Monday, 27 April 2026**.

All previous versions of this document are hereby cancelled. Properties subject to an approved Bushfire Management Plan must comply with the requirements of their plan.

Persons who fail to comply with the requirements of this notice may be issued with an infringement notice or be prosecuted. Where the owner fails to comply with the requirements of the notice, the Shire may carry out the required work at cost to the owner/occupier.

If it is considered for any reason impractical to clear Fire Access Tracks or remove flammable material as required by this notice, or if natural features render Fire Access Tracks unnecessary, an application may be made to the Shire in writing no later than **Tuesday, 30 September 2025** for permission to provide Fire Access Tracks in alternative positions or to take alternative action to abate fire hazards on the land. If permission is not granted, compliance with this notice is mandatory.

INSPECTION AND COMPLIANCE

The requirements of this Notice are considered the minimum standard of fire prevention work required to protect not only individual properties but also the district. In addition to these requirements, the Shire may issue separate special orders on owners or occupiers if hazard removal is considered necessary. As required, the Shire Fire Control Officer will begin conducting onsite inspections from **Saturday, 15 November 2025** through to **Monday, 27 April 2026**.

SMS ALERTS

SMS alerts broadcast local Harvest and Vehicle Movement Bans, Total Fire Bans and other information. To subscribe to these alerts, visit www.boddington.wa.gov.au/live/services/fire-emergency-services.aspx and submit the online form under the SMS Notifications tab. Please Note: SMS alerts do not include alerts about fires or other emergencies, for those updates visit: www.emergency.wa.gov.au



TOWNSITE AREAS OF BODDINGTON AND RANFORD

All town lots under 10,000 square metres in area and all fuel depots within the Shire are required to be cleared of all debris and flammable material to a height not more than 50mm.

Lots 10,000 square metres and over are to have a minimum 2.5 metre wide and 4.0 metre vertical clearance Fire Access Track (often referred to as Firebreaks), installed immediately inside all external boundaries. An area 20 metres wide cleared of all flammable material shall be established immediately around the perimeter of all buildings and fuel storage areas.



Height 4m

Width 2.5m

ALL PROPERTIES TO BE FIRE SAFE BY SATURDAY, 15 NOVEMBER 2025

Failure to meet the responsibilities outlined in this brochure may result in a minimum fine of \$250 and the requirement to cover the cost of the Shire's actions to ensure compliance with this Notice. A maximum penalty of \$5,000 plus associated costs may also apply.

ALL OTHER AREAS

A Fire Access Track (often referred to as a Firebreak) not less than 2.5 metres wide and 4.0 metre vertical clearance must be established along, inside and as close as practically possible to all external boundaries of each property (i.e. cleared/part cleared or uncleared land) and where the boundary is adjacent to or adjoins a used gazette road. A Fire Access Track can deviate up to 250 metres around natural rock formations, deep gullies and the like, without submitting an exemption request.

In the interest of protection from soil erosion, Fire Access Tracks may be established on the land contours but only with prior approval of the Shire or its duly authorised officer. An area at least 20 metres wide cleared of all flammable material shall be established immediately around the perimeter of all homesteads, buildings, haystacks and fuel storage areas.

BARBEQUES

Solid fuel barbecues are prohibited when the fire danger rating is high or above and/or when a Total Fire Ban has been declared. Gas cooking or electric barbecues are permitted for cooking only.

ADVICE IS AVAILABLE

Further advice on how to protect homes, and when and how to conduct burning, is available from Ranger Services or the local Fire Control Officer. For any questions, residents are encouraged to contact them directly.



CBFCO Report BFAC 2024-2025

July 14th 2025

This years fire season was quite mild in comparison to previous years with the number of incidents and call-outs from Comcen relating mainly to hobby farmers burn-offs that got away.

Several suspicious incidents on the Albany Highway late at night where attended to and were reported as-such to Comcen.

One such incident on the Lower Hotham Road resulted in an individual being apprehended and charged by WAPOL.

Permit book holders must exercise caution when issuing permits to burn, and to ensure all steps are taken in advising the person receiving the permit, fully understands their obligations under the Bush Fires Act, prior to setting alight.

I would encourage all FCO's to take the refresher courses on the Volunteer Portal to update their skills and information as many requirements to an FCO's role have changed.

This was the first full year we used the SMS messaging system from Comcen to brigades on an incident, which has been well received and is a time saving method of communicating response to an incident.

Brigades need only to notify Comcen that the appliance with crew, have departed the station for the incident in question, and then again to notify Comcen when the appliance has returned to station. Only the IC is to give Comcen the Sitreps, unless this role has been specifically delegated by the IC.

Complete sets of air filters have been purchased for each appliance and distributed to to each brigade. These are to be changed out on a regular basis, cleaned and reused. I would suggest this be done after any particularly intense long-running incident or at least at the end of the fire season. Records of these change-out are to be maintained in the appliance log book.

All the appliances are over-due for new batteries. These are to be changed out prior to commencement of next fire season. Battery life in the appliances has been set at 24 months with each new battery having the change-out date clearly stamped or stencilled on the battery and recorded in the appliance log book.

I would encourage all captains and FCO's (or those that have not done so) to complete the DFES Ground Controllers Course prior to the next fire season.

Captains are advised to complete and return the Recognition of Prior Competencies (RPC) Form-24 to me for those volunteer members who comply, by the earliest opportunity.

The Fire Command Vehicle or ICV is to turn-out and attend any and all future fire incidents in the district. The operator/s should be familiar in setting up and operating the FCV as the 'check-point' for all personal and appliances on the fire ground using the 'T-Card' system of recording.

Our WAERN radios are scheduled for routine servicing by ConMarine in September with any new 'in-stalls' or issues being done at this time prior to the next fire season. Captains are to provide me with a detailed list of any problems, issues, new installs etc before the end of August 2025. this should include;

- Volunteers Name & DFES Number.
- Vehicle registration number.
- Brigade call-sign.
- Issue/s.

DFES have advised that additional funding has been approved for the CESM program with an estimated 55 new CESM's being recruited and trained within the next twelve months.

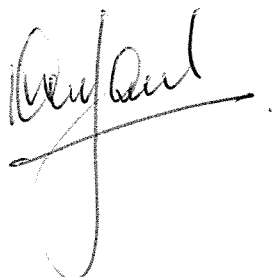
A special thanks to South32 who turned out their ERT crew to assist with the Williams/Quindanning fires early in the year, their help and assistance is always greatly appreciated.

The Quindanning 2.4B is scheduled to have the suction pipe on the unit replaced by SWF, but apart from this I believe the brigades are well equipt and ready for the coming fire season.

Many thanks to Captains Paul Lloyd, Jarred Green and Brad Morgan for their professional support throughout the year. The quick turn-out responses to incidents are a credit to their team leadership which has resulted in rapid containment and early completion to many of the fires.

And again, a special thanks to my DCBFCO Brant Lehmann for his ongoing support and invaluable assistance throughout the year.

Robert A.M. Jones.
CBFCO
14/07/2025



Prepared for: Boddington Bush Fire Advisory Committee

Date: 14 July 2025

Prepared by: Kaitlin Southgate

Position: Bushfire Risk Mitigation Coordinator

1. MAFGP 2024–2025 Summary

- **Total Treatments Applied For:** 10 treatments totalling **\$137,436.00**.
 - **Approved Treatments:** 7 treatments totalling **\$85,077.00**.
 - **Completed:** 0 treatments.
 - **Not Completed:** 7 treatments.
 - Due to role changeover and evaluation of treatments
-

2. MAFGP 2025–2026 Proposal

- **Total Treatments Applied For:** 11 treatments totalling **\$170,192.00**, including:
 - **Gates:** 1
 - **Chemical Works:** 4
 - **Fire Service Access Road:** 1
 - **Mechanical Works:** 4
 - **Planned Burns:** 1
 - **Total Treatments Approved:** 10 treatments totalling **\$149,192.00**
-

3. Prescribed Burning Process

- **Roles and Responsibilities:**
 - **Prescribing Officer:** Conducts fuel assessments, reconnaissance reports, environmental reports, stakeholder engagement, community notification, and pre-burn works.
 - **Burn Controller:** An FCO or duly appointed individual is responsible for conducting the burn as per the prescription and holds the responsibilities for that burn.
 - **Brigade Involvement for MAF Planned Burns:** Brigades' time and resources provided will be documented, and the Local Government will utilize the DFES burn costing guide to compensate brigades for their assistance with the planned burn.
-

Priority Project

- Fire Service Access Road connecting Mitchell Crescent and River Road, for emergency access and egress. Gates will remain locked due to the location on private property and access will be coordinated through the Shire of Boddington ranger.
- Bushfire ready group Mitchell Crescent and Fairway Place.
- Shire of Boddington Burn options plan.

2025 Upper Great Southern - Volunteer Training Calendar

Course name	Start date	End date	Location
First Aid – ALL YEAR ROUND – Via Public Courses or Via TSO or Area Officer / District Officer			
3 MARCH LABOUR DAY			
7 AND 8 MARCH WAGIN WOOLORAMA - 8 MARCH STATE ELECTION			
Casualty Transfer Systems	07-Mar-2025 17:00	07-Mar-2025 22:00	Hyden VFES
Manage Injuries	08-Mar-2025 08:00	09-Mar-2025 17:00	Hyden VFES
Pump Operations	15-Mar-2025 08:00	16-Mar-2025 17:00	Kulin VFRS
Fire Control Officer (FCO)	18-Mar-2025 08:00	18-Mar-2025 17:00	Narrogin Training Facility
AIIMS 2017	29-Mar-2025 08:00	30-Mar-2025 17:00	Narrogin Training Facility
Bushfire Safety Awareness (Blended)	01- Apr 2025 18:00	01-Apr-2025 22:00	Narrogin Training Facility
Bushfire Safety Awareness (Blended)	03 Apr 2025 18:00	03-Apr-2025 22:00	Boddington BFB
Structural Firefighting	05-Apr-2025 08:00	06-Apr-2025 17:00	Narrogin VFRS
(ROAC) Regional Operational Advisory Committee 17 th April			
12 APRIL TO 27 APRIL SCHOOL HOLIDAYS & EASTER WEEKEND			
Breathing Apparatus Draeger PSS7000/Entry Control Officer (ECO)	03-May-2025 08:00	04-May-2025 17:00	Narrogin VFRS
Storm & Water Damage Operations Ground	03-May-2025 08:30	03-May-2025 17:00	Pingelly SES
Storm & Water Damage Operations Roof	04-May-2025 08:30	04-May-2025 17:00	Pingelly SES
Storm & Water Damage Operations Roof Safety System	04 May 2025 08:30	04-May-2025 17:00	Pingelly SES
Bushfire Safety Awareness (Blended)	07 May 2025 18:00	07-May-2025 22:00	Kondinin VFES
11 MAY MOTHERS DAY			
Firefighting Skills	17-May-2025 08:00	18-May-2025 17:00	Kulin VFRS
Casualty Transfer Systems	16-May-2025 17:00	16-May-2025 22:00	Wagin VFRS
Manage Injuries	17-May-2025 08:00	18-May-2025 17:00	Wagin VFRS
Advanced Bush Firefighting and Crew Leader	23-May-2025 17:00	25-May-2025 17:00	Narrogin Training Facility
2 JUNE WESTERN AUSTRALIA DAY			
Bushfire Safety Awareness (Blended)	04 Jun 2025 18:00	04-Jun-2025 22:00	Williams VFRS
Road Crash Rescue (RCR)	07-Jun-2025 08:00	08-Jun-2025 18:00	Narrogin Training Facility
Off Road Driving	14-Jun-2025 08:00	15-Jun-2025 17:00	Hyden VFES
Emergency Driving	14-Jun-2025 07:00	15-Jun-2025 17:00	Koolinup Emergency Services Centre
HAZMAT	21-Jun-2025 08:00	22-Jun-2025 18:00	Dumbleyung VFRS
Storm & Water Damage Operations Ground	21-Jun-2025 08:00	21-Jun-2025 17:00	Wagin SES
Storm & Water Damage Operations Roof Safety System	22-Jun-2025 08:00	22-Jun-2025 17:00	Wagin SES
Storm & Water Damage Operations Roof	22-Jun-2025 08:00	22-Jun-2025 17:00	Wagin SES
5 JULY TO 20 JULY SCHOOL HOLIDAYS			
Bushfire Safety Awareness (Blended)	02 Jul 2025 18:00	02-Jul-2025 22:00	Dumbleyung VFRS
Firefighting Skills	26-Jul-2025 08:00	27-Jul-2025 17:00	Narrogin Training Facility
Sector Commander	26-Jul-2025 08:00	27-Jul-2025 17:00	Narrogin Regional Office
Structural Firefighting	02-Aug-2025 08:00	03-Aug-2025 17:00	Brookton VFRS
Casualty Transfer System	08-Aug-2025 17:00	08-Aug-2025 22:00	Pingelly VFRS
Manage Injuries	09-Aug-2025 08:00	10-Aug-2025 17:00	Pingelly VFRS
On Road Driving	16-Aug-2025 08:00	17-Aug-2025 18:00	Kondinin VFES
AIIMS 2017	23-Aug-2025 08:00	24-Aug-2025 17:00	Narrogin Training Facility
AFAC / WAFES 26 th to 29 th August			
3 TO 4 SEPTEMBER NEWDEGATE FIELD DAYS			
7 SEPTEMBER FATHERS DAY			
SES Team Leader	13-Sep-2025 08:00	14-Sep-2025 17:00	Narrogin SES
Bushfire Safety Awareness (Blended)	17 Sep 2025 18:00	17-Sep-2025 22:00	Wagin VFRS
Road Crash Rescue (RCR)	20-Sep-2025 08:00	21-Sep-2025 17:00	Brookton VFRS
Firefighting Skills	20-Sep-2025 08:00	21-Sep-2025 17:00	Boddington BFB
Emergency Driving	23-Sep-2025 07:00	23-Sep-2025 17:00	Koolinup Emergency Services Centre
Off Road Driving	04-Oct-2025 08:00	05-Oct-2025 17:00	Williams VFRS
Ground Controller	08-Oct-2025 16:00	08-Oct-2025 22:00	Narrogin Training Facility
Incident Controller Level 1 Volunteer	17-Oct-2025 17:00	19-Oct-2025 17:00	Narrogin Training Facility
Breathing Apparatus Draeger PSS7000/Entry Control Officer (ECO)	25-Oct-2025 08:00	26-Oct-2025 17:00	Pingelly VFRS

NOTES:

- **Participants need to register prior to attending courses - Please seek approval** from your Captain or Manager prior to registering for courses on eAcademy
- Technical assistance can be provided by contacting the Regional Office on tso.uppergreatsouthern@dfes.wa.gov.au
- All courses are **subject to change** date or location. Please check eAcademy for the latest information.
- **Extra** courses can be added through **your BGU** to the Area Officer OR District Officer if the BGU have identified a need.

Purpose

The purpose of this Policy is define the minimum training standards required for Volunteer Bush Fire Fighters to ensure that they are competent and can safely perform their roles.

Scope

This Policy applies to the Shire of Boddington (Shire) Volunteer Bush Fire Brigade members.

Definitions

Term	Meaning
CEO	Chief Executive Officer of the Shire of Boddington
Policy	This Shire of Boddington policy titled “Bush Fire Personnel (Minimum Training Standards)”
Program	Department of Fire and Emergency Service, <u>Bush Fire Service Training Program</u>

Policy Statement

The Shire has a primary duty of care under the Work Health and Safety Act 2020, as far as is reasonably practicable, that the health and safety of persons is not put at risk from work conducted as part of the business or undertaking. This includes Volunteer Bush Fire Brigades, which come under the control of the Local Government.

Bush Firefighter

To attend fires as a Bush Firefighter, the volunteer must have completed the recommended training modules from the Department of Fire and Emergency Services (DFES) Bush Fire Service Training Program (Program) for a Bush Firefighter or otherwise have active operational experience recognised by the Chief Bush Fire Control Officer (CBFCO), Deputy Chief Bush Fire Control Officer (DBFCO) and their relevant Brigade Captain.

Fire Control Officer

To be appointed as a Fire Control Officer by the Chief Executive Officer the volunteer must have completed the DFES Fire Control Officer Program, and have active operational experience recognised by the CBFCO, DBFCO and relevant Brigade Captain.

Active Operational Experience

Where a volunteer has yet to complete the recommended training courses for a Bush Firefighter but has demonstrated years of active operational experience then collectively the CBFCO, DBFCO and relevant Brigade Captain may nominate to the CEO that the volunteer be recognised as a Bush Firefighter.

Responsible Officer	Executive Manager Development Services
History	Adopted 26 October 2023 (121/23)
Delegation	
Relevant Legislation	Bush Fires Act 1954
Related Documentation	Department of Fire and Emergency Service Bush Fire Service Training Program

Alcoa Bushfire Ready Fund



About the Fund

Alcoa's Bushfire Ready Fund will provide \$1.3 million over three years to support bushfire risk mitigation, prevention, action and recovery in Western Australia and Victoria. This support recognises the increasing challenges posed by bushfire and a drying climate in the communities where Alcoa operates.

The fund includes: competitive small grants for community and grassroots organisations; funding for large-scale regional projects to enhance preparedness and address the challenges of a changing climate; and provisions for recovery support in the instance of a significant fire emergency.

Challenge and Approach

The Challenge

Australia is highly prone to bushfires which can cause significant financial, environmental and human losses. Climate change has exacerbated bushfire conditions, increasing their frequency and severity.

The Need

Communities near where Alcoa operates in Western Australia and Victoria are particularly vulnerable to significant bushfire risks due to flammable vegetation and increasing rural populations. Addressing these risks requires comprehensive support and preparedness.

Program Overview

The Alcoa Bushfire Ready Fund provides support through three key streams, each designed to address different aspects of bushfire resilience and recovery:

Strategic Partnerships

Collaborative partnerships, projects and research to reduce the risk, severity and impact of bushfire and enhance environmental and community resilience.

Grants Program

Annual competitive grant rounds supporting community bushfire preparedness initiatives with local bushfire brigades, local governments, non-profit community organisations and Traditional Owners.

Recovery Support

Charitable giving and disaster relief efforts to support community and environmental recovery from bushfire.

Fund Scope and Goals

Scope

The fund aims to support communities in the regions near where Alcoa operates in mitigating, preparing for and recovering from bushfires. It also focuses addressing contributing climate and environmental issues and complements Alcoa's existing social investment programs and operational initiatives.

Goals

- › Support communities near where Alcoa operates in addressing environmental challenges related to climate and bushfire risk
- › Enhance community preparedness and resilience against bushfires
- › Increase the capacity of fire managers including local bushfire brigades, local governments, non-profit community organisations and Traditional Owners to prepare for and respond to bushfire events.
- › Aid in the recovery from bushfire impacts on people, communities and the environment

Funding pillars

Mitigation - Support for initiatives that reduce the risk, impact and severity of bushfires on people, property and ecosystems.

Preparedness - Strengthening community readiness through management, planning, collaboration and awareness raising, ensuring people and the community are equipped to handle fire threats.

Recovery - Providing aid for community and environmental recovery efforts and helping communities regain stability and resilience after a bushfire event.



More Information

For more information contact the Alcoa grants team using the subject title "Community Investment" in an email to info@alcoa.com

Alcoa Bushfire Ready Fund



Grant Program Guidelines



The Alcoa Bushfire Ready Fund – Grant Program aims to support community organisations in initiatives that enhance preparedness and protection against bushfires.

The key objectives of this grant program are to:



Enhance Community Preparedness

Support projects that improve the readiness of communities to respond to bushfire threats.



Mitigate Bushfire Risks

Fund initiatives that reduce the risk and impact of bushfires through proactive measures.



Support Volunteer Efforts

Support volunteer bushfire brigades to enhance their capacity and effectiveness.



Promote Collaboration

Encourage partnerships between local government authorities, non-government organisations, local Traditional Owners or Aboriginal ranger groups and community groups to address bushfire challenges.

Funding Parameters

\$ Grant Amount

Minimum of \$5,000 and up to \$20,000 per project.

🕒 Funding Duration

Projects must be completed within 12 months from the date of grant approval.

Eligibility Criteria

Applicants must:

- › Be a not-for-profit organisation with a valid ABN
- › Demonstrate a clear need for the project and its alignment with the program objectives
- › Be able to demonstrate financial viability
- › Not have any outstanding acquittal reports or money owed to Alcoa as a result of previous funding or grants
- › Have the appropriate type and level of insurance for the activities that are the subject of this grant

Location

Projects must benefit the regions where Alcoa operates in WA and Victoria (defined as the areas in and surrounding Kwinana, Peel and the upper South West of Western Australia and the Glenelg Shire of Victoria).

Exclusions

Alcoa will not support community partnerships that:

- › Are political or sectarian in nature
- › Are for the sole benefit of an individual
- › Are commercial in nature
- › Involve prize money for professional sport
- › Promote/involve discrimination, racial hatred or any illegal activity

Expenses

Eligible

- ✓ Equipment and supplies necessary for bushfire preparedness and response
- ✓ Training and capacity-building activities for volunteers and community members
- ✓ Public awareness campaigns and educational materials
- ✓ Collaborative projects involving multiple community organisations and projects that support community preparedness
- ✓ Research and development of innovative bushfire mitigation strategies, including the application of cultural fire management practices

Ineligible

- ✗ Operational costs not directly related to the project
- ✗ Salaries and wages for existing staff
- ✗ Projects that do not align with the program objectives

Application Process

Opening Date: 30 June 2025

Closing Date: 4 August 2025



Submission

Applications must be submitted through the Alcoa grants portal - www.alcoa.smartygrants.com.au/25BushfireReadyFundGrants by the closing date.



Required Documents

Completed application form, budget breakdown and any supporting documents.

Assessment Criteria

Relevance - Alignment of the project with the program objectives

Impact - Potential of the project to enhance community preparedness and mitigate bushfire risks

Feasibility - Practicality and achievability of the project within the proposed timeline and budget

Collaboration - Involvement of multiple stakeholders and community groups including Traditional Owners

Sustainability - Long-term benefits and potential for ongoing impact

Location - Degree to which the project benefits the regions where Alcoa operates, addressing their specific needs and challenges related to bushfire risks

Approval Process

Successful and unsuccessful applicants will be notified within eight weeks of the closing date.

Reporting Requirements

Final Report

A report detailing the outcomes, impact and financial summary of the project to be submitted within one month of project completion.

Contact Information

For any inquiries or assistance with the application process, applicants can contact the Alcoa grants team using the subject title "Community Investment" in an email to info@alcoa.com

9. REPORTS OF OFFICERS

9.1 DEVELOPMENT AND COMMUNITY SERVICES

9.1.1 Adoption of Amended Local Planning Policy No.6 - Development in Flood Prone Land

File Reference:	2.064
Applicant:	Nil
Previous Item:	19/09 40/25
Author:	Executive Manager Development and Community Services
Disclosure of Interest:	Nil
Voting Requirements:	Simple Majority
Attachments:	9.1.1A Amended Local Planning Policy 6, Development in Flood Prone Land

Summary

For Council to consider adopting the amended Local Planning Policy No.6 Development in Flood Prone Land (Policy), as contained in attachment 9.1.1A.

Background

In February 2009, Council adopted a local planning policy to regulate development within flood affected areas of the Hotham, Bannister, and Crossman Rivers. The local planning policy complements the Floodplain Management Study prepared in 2009 and has assisted the Council and Shire administration in assessing development applications.

On 28 May 2025, Council resolved to advertise the amended Policy to the community. This advertising was undertaken from 5 June 2025 to 4 July 2025, which included a Facebook post, Bodd News advertisement, and being available on the Shire's website. No submissions were received during this period.

The Shire has been undertaking a review of all its local planning policies and considered it timely for a review of this Policy. The review of the Policy has been undertaken with reference to the West Australian Local Government Association (WALGA) model local planning policy and in consultation with the Department of Water and Environmental Regulation.

Comment

The floodplain management study prepared in 2009 was based on detailed hydrologic and hydraulic modelling of the study area. It is still considered adequate and therefore has not been reviewed in the context of this Policy review.

The following modifications have been made to the Policy.

- Restructure the policy to follow the WALGA model where relevant.
- Retitle the Policy from Development in Flood Affected Areas, to Development in Flood Prone Land.
- Revise the policy introduction and objectives accordingly.
- Ensure all references to Local Planning Scheme No.2 are removed and replaced with reference to Local Planning Scheme No.3 (LPS 3) and specifically to Special Control Area 1 Flood Prone Land as defined in LPS 3.
- Revised policy application area to all land contained within Special Control Area (SCA) 1 and all land within one hundred metres of a watercourse or a section of a watercourse that is not defined in SCA1.

- Updated policy statement and provisions for development proposed in SCA1.
- Revised definitions.

As no comments were received during the advertising period no changes have been made to the Policy that was presented to Council on 28 May 2025. It is recommended that Council adopt the amended Policy as presented in attachment 9.1.1A.

Consultation

The Policy has been prepared in consultation with the Department of Water and Environmental Regulation and has been advertised as per Clause 4 & 5 of the *Planning and Development (Local Schemes) Regulations 2015*.

Strategic Implications

Aspiration	Planet
Outcome 6	A resilient community
Objective 6.1	Strengthen community resilience to cope with natural disasters and emergencies including pandemics, storms, flooding, and fire.

Legislative Implications

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015

Policy Implications

The amended Policy is aimed to improve procedural and governance aspects of the Shire's development control responsibilities within flood prone areas.

Financial Implications

No change to the application fee is proposed.

Economic Implications

By controlling development in flood-prone areas and requiring elevated construction, the policy helps limit future financial losses from flood damage, lowering insurance and disaster recovery costs.

Social Implications

The policy's precautionary approach reduces flood risks to life and property, enhancing safety for residents, workers, and emergency services.

Environmental Considerations

Flood prone areas are natural buffers and controlling development within these areas will prevent clearing of vegetation and filling of land which increase runoff and erosion.

Risk Considerations

Risk Statement and Consequence	Failure to review and amend the Local Planning Policy may not align with the latest advice on developing land
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	within flood prone areas. A too restrictive policy may also trigger challenges from affected landowners.
Risk Rating (prior to treatment or control)	Moderate
Principal Risk Theme	Reputational
Risk Action Plan (controls or treatment proposed)	Review and update the Local Planning Policy to align with current flood risk guidance, while balancing development controls to minimise community and stakeholder concerns.

Officer Recommendation

That Council, pursuant to Clauses 4 and 5 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*:

- 1. Adopts amended *Local Planning Policy No.6 Development in Flood Prone Land* as an attachment to this report.**
- 2. Requests the Chief Executive Officer to publish notice of the Council decision to adopt amended *Local Planning Policy No.6 Development in Flood Prone Land* on the Shire's website and in a newspaper circulating in the district.**

Local Planning Policy No. 6 – Development in Flood Prone Land

1.0 Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy 6 – Development in Flood Prone Land.

2.0 Introduction

It is Council's policy to adopt a precautionary approach to flooding risks. To achieve this, the Shire will require proponents seeking development, subdivision, scheme amendment, structure plan, and local development plan approval and other works to take account of flooding risks.

The Shire has adopted the 1 in 100 (1%) Annual Exceedance Probability (AEP) flood as the design flood event for consideration in land use planning and development applications.

3.0 Objectives

The objectives of this Policy are to:

- a) Mitigate flood risk to life, human safety, property, and community infrastructure.
- b) Take a long-term strategic perspective relating to flood risks including ensuring that more intensive subdivision and development:
 - i. Has adequate flood protection now and into the future.
 - ii. maintains the free passage and temporary storage of floodwaters; and
 - iii. recognises the conservation significance of the floodplain and protect the water quality of waterways as a natural resource.
- c) Promote the sound use, management, and tenure of the floodplain.

4.0 Applications subject of this Policy

This Policy applies to the area within Special Control Area 1 (SCA1) in Local Planning Scheme 3 (LPS3). SCA1 has been defined based on flood modelling.

There are also flooding risks outside of SCA1 where land may be subject to overland flow and/or inundation but have not yet been modelled/mapped.

This Policy also applies to all land within one hundred metres of a watercourse, or a section of a watercourse that is not defined in SCA1.

5.0 Application Requirements

The Shire requires that applicants suitably demonstrate a site's suitability and capability for subdivision and associated development which includes addressing flood risk. For development within SCA1 this includes addressing matters set out in Part 5 Table 7 of LPS3.

6.0 Policy Statement

6.1 General

- 6.1.1 The Shire will adopt a precautionary approach to flooding risk. The 'onus of proof' rests with the applicant to justify their proposal and associated management of flooding risks.



- 6.1.2 The Shire will seek advice from the Department of Water and Environmental Regulation (DWER) and/or other agencies as appropriate on proposals. The Shire shall have due regard to the advice and recommendations of agencies on any application for approval on flood prone land.
- 6.1.3 Proposed subdivision and development will be assessed on case-by-case basis. Some of the factors considered include the depth of flooding, velocity of flow, potential obstruction to flow, possible structural and flood damage, isolation risk and evacuation potential and any regional benefits. A proponent may be required to collect information and prepare technical studies to the satisfaction of the Shire that flood risk can be adequately managed in line with the objectives of this Policy.
- 6.1.4 Should development be considered acceptable, minimum habitable floor levels are to be at least of 0.5m above the appropriate 1 in 100 (1%) AEP flood level. Non-habitable floor level requirements will be assessed based on an assessment of the risk of each individual proposal. As a guide, the Shire will require a freeboard of 0.15m for non-habitable buildings.
- 6.1.5 The Shire may require the minimum finished floor level to be certified by a licensed surveyor. This will be required as a condition of development or subdivision approval.
- 6.1.6 No earthworks are permitted within SCA1 without the approval of the Shire.
- 6.1.7 The Shire seeks to ensure that essential services, which may include but are not limited to fire control panels, electrical switchboards, and telephone services, are located above the 1 in 100 (1%) AEP flood level with a freeboard of 0.5m.
- 6.1.8 Key community infrastructure such as power supplies, communication centres, hospitals, aged care facilities, emergency response headquarters and evacuation centres may also require additional protection to ensure that they are fit for purpose in emergency response and recovery.
- 6.1.9 If the proposal is located in a flood risk area, in the opinion of the Shire, where no hydrologic and hydraulic modelling data is available, the Shire may require the proponent to engage (at their cost) a suitably qualified professional to undertake an appropriate hydrologic and hydraulic assessment to the satisfaction of the Shire and/or DWER.
- 6.1.10 The Shire does not favour the use of levees to mitigate flood risk to proposed development/s. Levees will only be considered where there is no reasonable alternative or to protect existing developments.
- 6.1.11 Landowners and servicing authorities should take all practical steps to address flooding risks subject to gaining necessary approvals.

6.2 Land within the Floodway

6.2.1 Development Applications

The Shire does not support development application and new or additional development, buildings, and structures, in the floodway unless otherwise provided for in the Policy.

The Shire requires proponent's to suitably locate proposed new development.



Where the property subject to the Development Application includes land located outside of the floodway, the Shire will not approve a new building or structure on land within the floodway. This includes where the site is subject to a total redevelopment.

Consent for development in the floodway will not be granted unless:

- It is to replace an existing approved building or structure where the entire lot is located within the floodway and the existing building/structure is demolished or removed. Further, the proposed building/structure footprint is no greater compared to the former building/structure.
- The entire lot is located with the floodway and the proposed use is permitted by LPS3 (a “P” use).
- The change of use does not intensify the anticipated number of people on the site or increase risks in the opinion of the Shire; and
- The proponent demonstrates there is an over-riding public benefit.

Minor additions to existing dwellings that do not increase the habitable area at ground level, such as veranda or patio, will be considered on their merit.

Should the Shire issue development consent, it may include conditions addressing, but not limited to, the following:

- Building materials are flood compatible, including building foundations being designed to withstand scouring and undermining by moving floodwaters. This may require a certification that the building/structure can withstand fast-flowing waters to the standard set by the Shire.
- Vehicular access and/or evacuation routes are designed for two-wheel drive vehicles to the satisfaction of the Shire.
- A notification is included on the Certificate of Title advising landowners in perpetuity of the flooding risks, with costs to be met by the proponent; and
- The proponent enters into a flood/erosion indemnity agreement with the Shire, with costs to be met by the proponent.

Based on SCA1 of LPS3, a development application is required for ‘all development’. This Policy, based on Schedule 2, Part 7, Clause 61, varies the requirement when development approval is required for the following:

- Swimming pools.
- Air conditioning units.
- Satellite dishes.
- Rural style boundary fencing (which is not solid fencing); and
- Other minor development that presents limited flooding risk in the opinion of the Shire.

6.2.2 Subdivision Applications

The Shire will not support subdivision applications proposing new lots that are entirely within the floodway.

The Shire will consider, on its merits, subdivision applications that suitably demonstrate that:

- Each lot contains an area, outside of the floodway, which is appropriately



sized and located for the anticipated use which includes appropriate setbacks to property boundaries; and

- Vehicular access, between the public road system and the identified development area for each lot, will not be cut off in a major flood event.

The Shire will support boundary adjustments provided that:

- Each lot contains an area, outside of the floodway, which is appropriately sized and located for the anticipated uses; and
- Vehicular access, between the public road system and the identified development area for each lot, will not be cut off in a major flood event.

The Shire will seek the inclusion of a condition, for any lot within the floodway, requiring that a notification be included on the Certificate of Title advising landowners in perpetuity of the flooding risks.

6.2.3 Scheme Amendments (Rezoning)

The Shire will not support a scheme amendment request that proposes to increase the intensification of land use and/or increase risks for areas within the floodway.

6.2.4 Other Works

The Shire will seek to minimise locating infrastructure in the floodway. Where new or replacement infrastructure is proposed to be in a floodway, the Shire will ensure its design takes account of the flooding to ensure the risk to adjoining and nearby properties are not adversely affected.

6.3 Land outside the Floodway (includes Flood Fringe)

6.3.1 Development Applications

The Shire will favourably consider Development Applications outside the floodway, provided they meet minimum floor levels of 0.5m above the 1 in 100 (1%) AEP flood level (unless otherwise provided for in this Policy). This is subject to other planning, servicing, environmental and landscape considerations being appropriately addressed to the satisfaction of the Shire.

The Shire will only consider variations to minimum floor level requirement where the proponent suitably justifies, to the satisfaction of the Shire, the following:

- It is an extension to an existing building where there are genuine constraints of integrating the proposed extension to the existing building.
- The recommended levels will result in a significant impact on the landscape, amenity, and aesthetics of the locality.
- The proposed structure is a Class 10 building/structure as set out in the National Construction Code of Australia, not involving human habitation, where the Shire will support a freeboard of 0.15m above the 1 in 100 (1%) AEP flood level; and
- The proponent demonstrates there is an over-riding public benefit.

6.3.2 Subdivision Applications



The Shire will consider, on its merits, subdivision applications outside the floodway that suitably demonstrate that:

- Each lot contains an area, outside of the floodway, which is appropriately sized and located for the anticipated use; and
- Vehicular access, between the public road system and the identified development area for each lot, will not be cut off in a major flood event.

The above is subject to the proponent suitably addressing other planning, servicing, environmental and landscape considerations to the satisfaction of the Shire.

6.3.3 Scheme Amendments (Rezoning)

The Shire will consider, on its merits, scheme amendment requests outside the floodway provided the proponent can demonstrate that each proposed lot:

- Contains an area, outside of the floodway, which is appropriately fixed and located for the anticipated use; and
- Has vehicular access, between the public road system and the identified development area for each lot, will not be cut off in a major flood event.

The above is subject to the proponent suitably addressing other planning, servicing, environmental and landscape considerations to the satisfaction of the Shire.

6.3.4 Other Works

Where new or replacement infrastructure on land outside the floodway, the Shire will ensure its design considers the flooding and ensures flood risk to adjoining and nearby properties is not detrimentally impacted.

7.0 Definitions

In this Policy, the following definitions apply:

Annual Exceedance Probability (AEP) – The likelihood of the occurrence of a flood (or rainfall event) of a given or larger size occurring in any one year, usually expressed as a percentage.

Department of Water and Environmental Regulation (DWER) – Means the State Government's lead agency that is responsible for floodplain management strategies and floodplain advice and includes any other agency should it be renamed.

Floodplain - the area inundated in a flood event on a waterway, which may include the floodway and flood fringe areas.

Floodway - an area of land within the floodplain where generally there is a high flood risk and floodwaters are flowing fast and deep.

1 in 100 (or 1 %) AEP Flood Level – The peak water level for a particular location in the 1 in 100 AEP flood event. This flood event has been adopted as the design flood event for planning and is used as a basis for determining minimum habitable building floor levels.

Freeboard – The height above a defined flood level which is used to provide a factor of safety in the



setting of floor levels which, in this Policy, is typically 0.5 metres unless otherwise indicated.

Throughout the Policy, 'proponent' can refer to 'developer' or 'subdivider,' while 'proposal' can refer to development application, subdivision application, scheme amendment request, structure plan request and local development plan request or other works were considered appropriate by the Shire.

Policy Number / Name	No.6 Development in Flood Prone Land
Adopted by Council	24 February 2009
Amended	



9.1.2 Tender – Boddington Swimming Pool Management Services

File Reference:	3.0084
Applicant:	Nil
Previous Item:	Nil
Author:	Coordinator Community and Economic Development
Disclosure of Interest:	Nil
Voting Requirements:	Simple Majority
Attachments:	9.1.2A Request for Tender 9.1.2B Tender Submission (under confidential cover) 9.1.2C Capability Statement 9.1.2D Tender Assessment Report (under confidential cover)

Summary

This report recommends that the Council accept a tender response submitted by Contract Aquatics for Boddington Swimming Pool Management Services.

Background

The current contract for the operation of Boddington Swimming Pool expired at the end of the 2024/25 financial year. In anticipation, the Shire of Boddington issued a request for tender as contained in attachment 9.12A in May 2025 for Swimming Pool Management Services for three years, with the following specifications:

1. Provide a six (6) day per week service with the Boddington Swimming Pool normal opening hours – Monday, Thursday, Friday, 6am – 10am and 1pm – 7pm; as well as Wednesday, Saturday and Sunday, 1pm – 7pm - with the season starting 15 October and ending 15 April, unless otherwise determined by agreement between the Shire and the contractor.
2. Ensure that all swimming pool management operations are conducted strictly in accordance with all legislative and Shire of Boddington Work Health and Safety requirements.
3. Ensure persons employed to manage the Swimming Pool have and maintain the appropriate qualifications and training as stipulated by legislation and Royal Life Saving requirements, including Work Health and Safety compliance.
4. Maintain all plant involved in the operation of the Swimming Pool, including servicing of dry chlorine system components.
5. Maintain all Swimming Pool buildings' including ablutions, kiosk, plant room and storage sheds.
6. Monitor and maintain chemical stock levels.
7. Maintain grassed/garden areas inside and outside of the Swimming Pool complex.
8. Ensure that the operation of the pool complies with the standards and requirements of the Act or other Acts, Regulations and the Code of Practice for the Design, Construction, Operation, Management and Maintenance of Aquatic Facilities.
9. Operate the kiosk within its health approval, relevant guidelines and Food Act 2008. The contractor is responsible for stocking the kiosk and receives any net profit.
10. Provide a minimum of five (5) public events per season at no additional cost to the Shire and will be conducted on a mutually agreed day at Boddington Swimming Pool. At least one of these events will be on Australia Day. Each event will include a minimum of one (1) inflatable feature, with free sausage sizzle. Maximum event duration of 4 hours and all lifeguarding requirements / expenses to be incurred by the contractor.
11. Assist Boddington District High School and Vacswim during annual swimming lessons (additional hours outside standard operation above are required).
12. Provide additional hours of operation as requested by the Shire of Boddington.

13. Conduct sufficient start-up prior to the beginning of the season and appropriate shutdown at the end of the season, to ensure the Swimming Pool is ready for opening to the public by 15 October each season.
14. Provide evidence of appropriate public liability insurance cover for an amount not less than \$20,000,000.
15. Provide an Annual Report outlining the operations of the Swimming Pool for the completed pool season to include usage statistics, short term recommendations for the facility improvement, as well as the estimations for the necessary maintenance and capital expenditure required to maintain the Swimming Pool including all premises and buildings to the standards required by Council, and in order to comply with all relevant Acts, Regulations and Local Laws.

Comment

Following the closure of Request for Tender RFT04/25, one submission was received from XAV Group, trading as Contract Aquatic Services (CAS) as contained in confidential attachment 9.1.2B. The tender submission aligns with the specified requirements and demonstrates the proponent's strong capability and experience in Swimming Pool Management Services.

Contract Aquatic Services currently manages facilities for several local governments across the Wheatbelt region, providing a reliable pool of relief staff to ensure continuity of service and minimise unplanned closures due to staff absences. The submission includes details of CAS's organisational capacity to meet the service requirements outlined in the tender.

In addition to operational management, CAS has proposed to enhance community engagement and increase activation of the Boddington Swimming Pool through a variety of initiatives, which are contained in attachment 9.1.2C and include:

- Mega Splash Events
- Mega Movie Nights
- Swim the Bight Community Challenge
- A strengthened social media presence targeting a wider regional audience

Three options were presented in the submission, offering varying service models. The Shire's administration has assessed these options and following further negotiations with the CAS has identified one that represents the most effective combination of value for money and operational efficiency. A copy of the tender assessment is contained in confidential report 9.1.2D.

The preferred option includes waiving of accommodation fees during the pool season and arrangements for off-season accommodation, subject to negotiation of terms and a separate tenancy agreement. It also provides incentives for early payment, while ensuring all core service requirements are met. This option has been considered as part of the Draft Annual Budget 2025/26.

Consultation

Nil

Strategic Implications

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

Legislative Implications

Local Government (Functions and General) Regulations 1996, Part 4, Division 2.

Regulation 11(1) Tenders are to be publicly invited according to the requirements of this Division before a local government enters into a contract for another person to supply goods or services if the consideration under the contract is, or is expected to be, more, or worth more, than \$250,000 unless sub regulation (2) states otherwise.

Policy Implications

Council Policy – Purchasing of Goods and Services

Financial Implications

As noted in the Confidential Tender Assessment Report 9.1.2D.

Economic Implications

Investment in public aquatic facilities contributes to the economic vitality of communities by creating jobs, increasing property values, attracting new residents and visitors, supporting local businesses and reducing healthcare expenditure.

Social Implications

Public aquatic facilities provide a safe, supervised and accessible environment for people of all ages and abilities to engage in physical activity, foster social connection, and improve quality of life.

Environmental and Climate Change Implications

Nil

Risk Considerations

Risk Statement and Consequence	The key risk in relation to this item is that a time delay impacts the preparation and commencement of the 2025/26 season.
Risk Rating (prior to treatment or control)	Moderate
Principal Risk Theme	Reputational
Risk Action Plan (controls or treatment proposed)	Nil

Officer Recommendation

That Council:

- 1. Accepts the tender from Contract Aquatic Services for the provision of Swimming Pool Management Services to the Shire of Boddington for a period of three (3) years commencing in the 2025-26 financial year, as detailed in Attachment 9.1.2D. The agreement includes an option for a further three (3) year extension (from 1 July 2028 to 30 June 2031) on the same terms and conditions, subject to satisfactory performance by the contractor and mutual agreement by both**

parties.

2. **Agree to waive the accommodation (rental) fee during the pool season. Outside the pool season, the Pool Manager may be permitted to remain in the accommodation, subject to negotiation and the execution of a separate tenancy agreement.**



REQUEST FOR TENDER

Request for Tender	Swimming Pool Management Services 1 July 2025 to 30 June 2028
Deadline	12 noon, Thursday 29 May 2025
Address for Delivery	All tenders must be emailed to shire@boddington.wa.gov.au with the subject line "Swimming Pool Management Services - RFT04/25"
RFT Number	RFT04/25

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1 PRINCIPAL'S REQUEST

1.1 CONTRACT REQUIREMENTS IN BRIEF

Tender RFT04/25 Swimming Pool Management Services 1 July 2025 to 30 June 2028 to the Shire of Boddington.

A full statement of the specification for tender RFT04/25 under the proposed contract appears in the Specification and Special Conditions of Contract-Part 2.

1.2 TENDER DOCUMENTS

This Request for Tender is comprised of the following parts:

Part 1 Principal's Request (**read and retain this part**).

Part 2 Specification and Special Conditions of Contract (**read and retain this part**);
and

Part 3 Tenderer's Offer (**complete and return this part**).

1.3 DEFINITIONS

Below is a summary of some of the important defined terms used in this Request:

Attachments:	The documents attached as part of the submitted Tender.
Deadline:	The deadline for lodgement of the Tender.
Offer:	The Tender price to satisfy the Tender requirements.
Principal:	Shire of Boddington.
Request:	This document.
Requirements:	The goods/services requested by the Shire of Boddington.
Selection Criteria:	The criteria used in evaluating the Tender.
Specification:	The detailed requirements of the Shire of Boddington.
Tender:	The completed offer form, response to the selection criteria and attachments.
Tenderer:	The individual/organisation who submits the Tender.

1.4 HOW TO PREPARE YOUR TENDER

- (a) Carefully read all parts of this document.
- (b) Ensure you understand the Requirements (see clause 2.1).
- (c) Complete the Offer (*Part 3*) in all respects and attach all your Attachments.
- (d) Make sure you have signed the Offer form and responded to all of the Selection Criteria.
- (e) Lodge your Tender before the Deadline.

1.5 CONTACT PERSONS

Tenderers should not rely on any information provided by any person(s) other than those listed below:

Contractual or Specification Enquiries

Name: Sam Kempton
Telephone: (08) 9883 4999
Email: shire@boddington.wa.gov.au

1.6 EVALUATION PROCESS

This is a Request for Tender (RFT).

Your Tender will be evaluated using information provided in your Tender.

The following evaluation methodology will be used in respect of this Request:

- (a) Tenders are checked for completeness and compliance. Tenders that do not contain all information requested (eg completed Offer form and Attachments) may be excluded from evaluation.
- (b) Tenders are assessed against the Selection Criteria. Contract costs are evaluated, eg tendered prices and other relevant whole-of-life costs are considered.
- (c) the most suitable Tenderers may be shortlisted and may also be required to clarify the Tender, make a presentation, demonstrate the product/solution offered and/or open premises for inspection. Referees may also be contacted prior to the selection of the successful Tenderer.

A contract may then be awarded to the Tenderer, whose Tender is considered the most advantageous to the Principal.

1.6.1 SELECTION CRITERIA

The Principal has adopted a best value for money approach to this Tender.

The Contract will be awarded to a Tenderer who best demonstrates the ability to safely provide quality products and services at a competitive price. The tendered prices will be assessed with the following qualitative and compliance criteria to determine the most advantageous outcome to the Principal.

This means that, although price is considered, the tender containing the lowest price will not necessarily be accepted, nor will the Tender ranked the highest on the qualitative criteria.

1.6.2 COMPLIANCE CRITERIA

These criteria will not be point scored. Each Tender will be assessed on a Yes/No basis as to whether the criterion is satisfactorily met. An assessment of “No” against any criterion may eliminate the Tender from consideration.

Description of Compliance Criteria	Yes/No
(a) Compliance with the Specification contained in the Request.	Yes/ No
(b) Compliance with the Conditions of Tendering this Request.	Yes/ No
(c) Compliance with and completion of the Price Schedule.	Yes/ No
(d) Compliance with Occupational Safety and Health requirements (see Schedule 1).	Yes/ No

1.6.3 QUALITATIVE CRITERIA

In determining the most advantageous Tender, the Evaluation Panel will score each Tenderer against the qualitative criteria.

It is essential that Tenderers address each qualitative criterion. The Tenders will be used to select the chosen Tenderer, and failure to provide the specified information may result in elimination from the Tender evaluation process.

The qualitative criteria for this Request are as follows:

Description of Qualitative Criteria	Weighting
(a) Demonstrated skills and experience in safely operating a Swimming Pool.	50%
(b) Demonstrated capacity	50%

1.6.4 PRICE CONSIDERATIONS

The tendered price will be considered along with related factors affecting the total cost to the Principal, e.g. the lifetime operating costs of goods or the Principal’s contract management costs may also be considered in assessing the best value for money outcome.

1.6.5 LOCAL GOVERNMENT POLICIES THAT MAY AFFECT SELECTION

The following local government policies may affect this selection:

- Council Policy Purchasing of Goods and Services

1.6.6 PRICE BASIS

All prices for resources offered under this Request shall be fixed for the term of the Contract. Prices are assumed to increase by CPI each year, unless specified in the Tender documents.

Tendered prices must include Goods and Services Tax (GST).

Unless otherwise indicated prices tendered shall include delivery, unloading, packing, marking and all applicable levies, duties, taxes and charges. Any charge not stated in the Tender, as being additional will not be allowed as a charge for any transaction under any resultant Contract.

1.7 CONDITIONS OF TENDERING

1.7.1 DELIVERY METHOD

Tenders must be emailed to with the subject line “Swimming Pool Management Services - RFT04/25”

Tenders submitted by facsimile or hand delivered will not be accepted.

1.7.2 LODGEMENT OF TENDERS

The Tender must be lodged by the Deadline. The Deadline for this Request is:

- 12 noon, Thursday 29 May 2025

1.7.3 REJECTION OF TENDERS

A Tender may be rejected without consideration of its merits in the event that it is not submitted before the Deadline and at the place specified in the Request and may be rejected if it fails to comply with any other requirements of the Request.

1.7.4 LATE TENDERS

Tenders received after the Deadline will not be accepted for evaluation.

1.7.5 ACCEPTANCE OF TENDERS

Unless otherwise stated in this Request, Tenders may be for all or part of the Requirements and may be accepted by the Principal either wholly or in part. The Principal is not bound to accept the lowest Tender and may reject any or all Tenders submitted.

1.7.6 DISCLOSURE OF CONTRACT INFORMATION

Documents and other information relevant to the contract may be disclosed when required by law under the *Freedom of Information Act 1992* or under a Court order.

All Tenderers will be given particulars of the successful Tenderer on request or advised that no Tender was accepted.

1.7.7 ALTERNATIVE TENDERS

Tenders submitted as Alternative Tenders or made subject to conditions other than the General and Special Conditions of Contract shall in all cases arising be clearly marked “ALTERNATIVE TENDER”.

The Principal may in its absolute discretion reject any Alternative Tender as invalid.

Any printed “General Conditions of Contract” shown on the reverse of a Tenderer’s letter or quotation form will not be binding on the Principal in the event of a Contract being awarded unless the Tender is marked as an Alternative Tender.

1.7.8 TENDER VALIDITY PERIOD

All Tenders shall remain valid and open for acceptance for a minimum period of 60 days from the Deadline for determining the Tender unless extended on mutual agreement between the Principal and the Tenderer in writing.

1.7.9 GENERAL CONDITIONS OF CONTRACT

Tenders shall be deemed to have been made on the basis of and to incorporate the Shire of Boddington - General Conditions of Contract for the Supply of Goods and Services.

1.7.10 TENDERERS TO INFORM THEMSELVES

Tenderers shall be deemed to have:

- (a) examined the Request and any other information available in writing to Tenderers for the purpose of Tendering;
- (b) examined all further information relevant to the risks, contingencies, and other circumstances having an effect on their Tender which is obtainable by the making of reasonable enquires;
- (c) satisfied themselves as to the correctness and sufficiency of their Tenders including Tendered prices which shall be deemed to cover the cost of complying with all the Conditions of Tendering and of all matters and things necessary for the due and proper performance and completion of the work described therein; and
- (d) acknowledged that the Principal may enter into negotiations with a chosen Tenderer. Negotiations shall be carried out in good faith.

1.7.11 ALTERATIONS

The Tenderer shall not alter or add to the Request documents unless required by these Conditions of Tendering.

The Principal shall issue an addendum to all Tenderers where matters of significance make it necessary to amend the issued Request documents before the Deadline.

1.7.12 RISK ASSESSMENT

The Principal may have access to and give consideration to:

- (a) any risk assessment undertaken by any other credit rating agency; and
- (b) any information produced by the Bank, financial institution, or accountant of a Tenderer; so as to assess that Tender and may consider such materials as tools in the Tender assessment process.

1.7.13 OWNERSHIP OF TENDERS

All documents, materials, articles and information submitted by the Tenderer as part of or in support of a Tender shall become upon submission the absolute property of the Principal and will not be returned to the Tenderer at the conclusion of the Tender process PROVIDED that the Tenderer shall be entitled to retain copyright and other intellectual property rights therein, unless otherwise provided by the Contract.

1.7.14 CANVASSING OF COUNCILLORS

If a Tenderer, whether personally or by an agent, canvasses any of the Principal's commissioners or councillors (as the case may be) with a view to influencing the acceptance of any Tender made by it or any other Tender, then regardless of such canvassing having any influence on the acceptance of such Tender, the Principal may at its discretion omit the Tender from consideration.

1.7.15 IDENTITY OF THE TENDERER

The identity of the Tenderer and the Contractor is fundamental to the Principal. The Tenderer shall be the person, persons, corporation or corporations named as the Tenderer in *Part 3* and whose execution appears on the Offer Form in *Part 3* of this Request. Upon acceptance of the Tender, the Tenderer shall become the Contractor.

1.7.16 TENDER OPENING

All Tenderers and members of the public may attend or be represented at the opening of Tenders.

All Tenders will be opened in the Principal's offices, following the advertised Deadline. No discussions will be entered into between Tenderers' and the Principal's officers present or otherwise, concerning the Tenders submitted.

The Tender opening will be held on:

Thursday, 29 May 2025 at a time-as soon as practicable after the close of the tender Deadline.

at the:

Shire of Boddington
Shire Office
39 Bannister Road
Boddington WA 6390

2 SPECIFICATION AND SPECIAL CONDITIONS OF CONTRACT

2.1 Specification

2.1.1 Provision of Swimming Pool Management Services for the period from 1 July 2025 to 20 June 2028.

The provision of Swimming Pool Management services to the Shire of Boddington is to include the following:

1. Provide a six (6) day per week service with the Boddington Swimming Pool normal opening hours – Monday, Thursday, Friday, 6am – 10am and 1pm – 7pm; as well as Wednesday, Saturday and Sunday, 1pm – 7pm - with the season starting 15 October and ending 15 April, unless otherwise determined by agreement between the Shire and the contractor.
2. Ensure that all swimming pool management operations are conducted strictly in accordance with all legislative and Shire of Boddington Work Health and Safety requirements.
3. Ensure persons employed to manage the Swimming Pool have and maintain the appropriate qualifications and training as stipulated by legislation and Royal Life Saving requirements, including Work Health and Safety compliance.
4. Maintain all plant involved in the operation of the Swimming Pool, including servicing of dry chlorine system components.
5. Maintain all Swimming Pool buildings' including ablutions, kiosk, plant room and storage sheds.
6. Monitor and maintain chemical stock levels.
7. Maintain grassed/garden areas inside and outside of the Swimming Pool complex.
8. Ensure that the operation of the pool complies with the standards and requirements of the Act or other Acts, Regulations and the Code of Practice for the Design, Construction, Operation, Management and Maintenance of Aquatic Facilities.
9. Operating the kiosk within its health approval, relevant guidelines and Food Act 2008. The contractor is responsible for stocking the kiosk and receives any net profit.
10. A minimum of five (5) public events will be provided by the contractor per season at no additional cost to the Shire and will be conducted on a mutually agreed day at Boddington Swimming Pool. At least one of these events will be on Australia Day. Each event will include a minimum of one (1) inflatable

feature, with free sausage sizzle. Maximum event duration of 4 hours and all lifeguarding requirements / expenses to be incurred by the contractor.

11. Assist Boddington District High School and Vacswim during annual swimming lessons (additional hours outside standard operation above are required).
12. Provide additional hours of operation as requested by the Shire of Boddington.
13. Conduct sufficient start-up prior to the beginning of the season and appropriate shutdown at the end of the season, to ensure the swimming pool is ready for opening to the public by 15 October each season.
14. Provide evidence of appropriate public liability insurance cover for an amount not less than \$20,000,000.
15. To provide an Annual Report outlining the operations of the Swimming Pool for the completed pool season to include usage statistics, short term recommendations for the facility improvement, as well as the estimations for the necessary maintenance and capital expenditure required to maintain the Swimming Pool including all premises and buildings to the standards required by Council, and in order to comply with all relevant Acts, Regulations and Local Laws.

2.2 Special Conditions of Contract

The Shire of Boddington will make available accommodation for the Swimming Pool Manager for the duration of the Swimming Pool season at a subsidised rental charge of \$100 per week, with all utilities to be in the Respondents name and paid for by the Respondent. The Respondent will need to enter a formal tenancy agreement as part of this condition with the Shire of Boddington. Subject to negotiation of terms, the respondent may be approved to remain in the accommodation during the off-season.

The Pool Manager and any additional or casual staff appointed by the Respondent shall hold a current Working with Children Check. The Shire of Boddington Chief Executive Officer is to be consulted prior to the appointment and approve the placement of an acceptable Pool Manager. All staff appointed by the Respondent shall comply with the Shire of Boddington employee Code of Conduct.

The Shire of Boddington will cover all chemical costs associated with the Swimming Pool operation.

2.3 Period of Contract and Termination

The period of contract is from the 1 July 2025 to 30 June 2028 Swimming Pool seasons. Both parties may agree to a 3-year extension from 1 July 2028 to 20 June 2031 at the same Terms and Conditions, subject to satisfactory performance.

3 TENDERER'S OFFER

3.1 OFFER FORM

The Chief Executive Officer
Shire of Boddington
39 Bannister Road
BODDINGTON WA 6390

(Use BLOCK letters)

I/We: Clinton Cheney & Kylie Casey of Xav Group Pty Ltd Trading as Contract Aquatic

Address: 57 Stratford Street Pingelly WA 6308

ABN: 12 678 880 389

Telephone: 0438 416 427

Facsimile:

Email: Clint@contractaquatic.com.au

In response to RFT04/25 Swimming Pool Management Services

I/We agree that I am/We are bound by and will comply with this Request and its associated schedules, attachments, all in accordance with the Conditions of Tendering contained in this Request signed and completed.

The tendered price is valid up to sixty (60) calendar days from the date of the tender closing.

I/We agree that there shall be no cost payable by the Principal towards the preparation or submission of this Tender irrespective of its outcome.

The tendered consideration is as provided under the schedule of rates of prices in the prescribed format and submitted with this Tender RFT04/25.

Dated this: 28th day of May 20 25

Signature: Clinton Cheney

Name: Clinton Cheney

Position: Director

3.2 GENERAL AND CORPORATE INFORMATION

3.2.1 ORGANISATION PROFILE AND REFEREES

Attach your organisation profile and label it "Attachment 1". <small>Please see 1.0 Organisational Profile In Tender Response</small>	Attachment 1 <input checked="" type="checkbox"/> Tick✓if attached
Attach details of your referees, and label it "Attachment 2. You should give examples of work provided for your referees where possible. <small>Please see 9.0 Referees in Tender Response</small>	Attachment 2 <input checked="" type="checkbox"/> Tick✓if attached

3.2.2 AGENTS

Are you acting as an agent for another party?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, attach details (including name and address) of your principal and label it "Attachment 3.	Attachment 3 <input type="checkbox"/> Tick✓if attached

3.2.3 TRUSTS

Are you acting as a trustee of a trust?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, in an attachment labelled "Attachment 4: (a) give the name of the trust and include a copy of the trust deed (and any related documents); and (b) if there is no trust deed, provide the names and addresses of beneficiaries.	Attachment 4 <input type="checkbox"/> Tick✓if attached

3.2.4 SUB-CONTRACTORS

Do you intend to subcontract any of the Requirements?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, attach details of the subcontractor(s) including the name, address, location of premise and the number of people employed and label it "Attachment 5.	Attachment 5 <input type="checkbox"/> Tick✓if attached

3.2.5 CONFLICTS OF INTEREST

Will any actual or potential conflict of interest in the performance of your obligations under the Contract exist if you are awarded the Contract, or are any such conflict of interest likely to arise during the Contract?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please supply in an attachment details of any actual or potential conflict of interest and the way in which any conflict will be dealt with and label it "Attachment 6.	Attachment 6 <input type="checkbox"/> Tick✓if attached

3.3 RESPONSE TO SELECTION CRITERIA**3.3.1 COMPLIANCE CRITERIA**

Have you complied with the Specification contained in this Request?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Have you complied with the Conditions of Tendering contained in this Request?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Have you complied with and completed the price schedule?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Have you completed the Work Safety and Health questionnaire and submitted required attachments (see Schedule 1)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

3.3.2 QUALITATIVE CRITERIA

Before answering the qualitative criteria, Tenderers shall note the following:

- (a) all information relevant to your answers should be contained within your Tender to each criterion;
- (b) tenderers shall assume that the Evaluation Panel has **no** previous knowledge of your organisation, its activities or experience;
- (c) tenderers shall provide full details for any claims, statements or examples used to address the qualitative criteria; and
- (d) tenderers shall address each issue outlined within a qualitative criterion.

<p>Demonstrated Skills and Experience Describe your experience in completing/supplying similar Requirements. Tenderers should as a minimum address the following:</p> <ul style="list-style-type: none"> (a) provide details of similar work; (b) provide scope of the Tenderer's involvement including details of outcomes; and (c) demonstrate competency and proven track record of achieving outcomes. <p>Supply details in an attachment and label it "Attachment 7".</p>	<p>Attachment 7 <input checked="" type="checkbox"/> Tick✓if attached</p> <p><small>Please see 3.0 Demonstrated Experience in Tender attachment</small></p>
<p>Demonstrated capacity This will be based on:</p> <ul style="list-style-type: none"> (a) Organisational Profile (Attachment 1) <small>Please see 1.0 organisation Profile in tender attachment</small> (b) Referees (Attachment 2) <small>Please see 9.0 Referees in tender attachment</small> (c) Details of the subcontractor (Attachment 5) if any 	<p><input checked="" type="checkbox"/> Tick✓if attached</p>

3.4 PRICE INFORMATION

Tenderers **must** complete clause 3.4.3 "Price Schedule". Before completing the Price Schedule, Tenderers should read the entire Request.

3.4.1 DISCOUNTS

<p>Are you prepared to allow a discount for prompt settlement of accounts?</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>
<p>If you are offering different discounts for different periods, or other discounts such as volume discounts, detail them in an attachment labelled "Attachment 8".</p> <p><small>Please see Non Conforming Tender 2 & 3 Application of loyalty Discount</small></p>	<p>Attachment 8 <input checked="" type="checkbox"/> Tick✓if attached</p>

3.4.2 PRICE BASIS

Are you prepared to offer a fixed price?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
--	--

If No, please indicate your proposed price variation mechanism. Supply details and label it "Attachment 9".	Attachment 9 <input type="checkbox"/> Tick✓if attached
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3.4.3 PRICE SCHEDULE

Description	Cost (inc. GST)
<p>Annual operation of Boddington Swimming Pool from the 1 July 2025 to 30 June 2028 including service provisions of:</p> <ul style="list-style-type: none"> Six (6) day per week service with the Boddington Swimming Pool normal opening hours – Monday, Thursday, Friday, 6am – 10am and 1pm – 7pm; as well as Wednesday, Saturday and Sunday, 1pm – 7pm Swimming lesson facilitation (School and Vacs Swim). Maintenance of Swimming Pool buildings. Maintenance of Swimming Pool plant. Maintenance of Swimming Pool grounds. Season start up. Season shut down. Hourly Rate to Operate & Open Pool outside nominated or agreed days and hours. Provide 5 x Public Event Days. Each event will include a minimum of one (1) inflatable feature, with free sausage sizzle. Maximum event duration of 4 hours and all lifeguarding requirements / expenses to be incurred by the contractor. 	
TOTAL	\$159,500 Including GST

Please see Non-Conforming Tender 2 & 3 for Loyalty Discount

Schedule 1: Work Health and Safety requirements

It is mandatory that the supply of goods and services by the tenderer comply with the requirements of the Work Health and Safety Act 2020 (WA) and all subordinate legislation as invoked by the Act. The tenderer shall at all times take such precautions as are necessary to protect safety and health of the public and all persons employed by them, including any contracted services providers.

Work Health and Safety (WHS) Questionnaire	
Completed by: Clinton Cheney Contact Details: Mobile: 0438 416 427 Phone: Email: Clint@contractaquatic.com.au	Date: 28/05/2025
1. Please provide the following details about your company. Name; XAV Group Pty Ltd trading as Contract Aquatic No. of Employees; 20 A C N; 678 880 389 Annual Turnover: \$1,100,000 Name/s of all directors and/or Shareholders. a. Clinton James Cheney, 57 Stratford Street Pingelly WA 6308 M: 0438416427 b. Kylie Marie Casey, 57 Stratford Street Pingelly WA 6308 M: 0473939987 c. d.	
2. Please attach details of your company's experience in the area that you are Quoting for, including details of previous contracts and referees.	Attached – Yes/No Yes, please see 1.0 organisational Profile & 9.0 Referees
3. Please attach proof that your company holds current workers' compensation insurance (Certificate of Currency).	Attached – Yes/No Yes, please see Attachment
4. Please attach proof that your company holds current public liability insurance (Certificate of Currency).	Attached – Yes/No Yes, please see Attachment
5. Please attach proof that your company holds current professional indemnity insurance – if applicable (Certificate of Currency).	Attached – Yes/No Yes, please see Attachment
6. Please provide the (a) name (b) job title and (c) brief qualifications and work history of those persons in your company with the following responsibilities. a. The person with ultimate responsibility for WHS. b. The person responsible for the day-to-day management aspects of this contract.	Attached – Yes/No Yes, Please see 8.0 our leadership team Clinton Cheney Clinton Cheney
WHS Record	
7. Has the company, or any of the current or past directors or shareholders ever been fined under WHS or related legislation in the past five years? YES/NO. If YES, provide details.	Attached – Yes/No NO
WHS Policy and Management	
9. Please attach a copy of your company's current WHS Policy.	Attached – Yes/No Yes, Please See 11 Integrated management system (IMS) in Tender attachment

PART 3**COMPLETE AND RETURN THIS PART**

10. Does your company have an WHS auditing/management system; YES/NO. If yes, provide details.	Attached – Yes/No Yes, Please See 11 Integrated management system (IMS) in Tender attachment
Safe System of Work	
11. Please attach copies of the contents page of any WHS manual/s, codes of practice and SOPs/SWMSs used by your company and relevant to this contract	Attached – Yes/No Yes, Please See 12 CAS Operations manual in Tender attachment
12. Can your company demonstrate familiarity with safe systems of work? YES/NO. If YES provide details.	Attached – Yes/No Yes, Please See 11 Integrated management system (IMS) in Tender attachment & 12 cas operations manual 10-11 Permit to Work Procedure
13. Also, provide contact details for three organisations which can provide references to support your familiarity with safe work systems.	Attached – Yes/No Yes, Please see 9.0 referres
14. Does your company anticipate using sub-contractors on this contract? YES/NO. If yes, give details of the procedures you will use to ensure that sub-contractors are competent and will be managed appropriately.	Attached – Yes/No No
15. Please provide copies of any risk assessments undertaken relevant to this contact. Include general risk assessments, MSDS and assessments for any chemical or substance your company proposes to use, as well as any other assessments (eg manual handling, noise etc)	Attached – Yes/No Yes, Please see 14 Risk Assessments in tender document
16. Does your company have any documented permit to work systems? YES/NO. If YES, provide details.	Attached – Yes/No Yes, Please see 15 Permit to Work in tender document
17. Does your company have documented procedures for storing and handling hazardous substances? YES/NO If YES, provide details.	Attached – Yes/No Yes, Please see 16 Chemical Storage in tender document
18. Will your company provide required work equipment and personal protective equipment (PPE) for the job? If YES, provide details. If NO, state what arrangements will be made to ensure the safety of work systems.	Attached – Yes/No Yes, Please see 17 PPE Supplied in tender attachment
19. Does your company have written procedures for identifying, assessing and controlling risks associated with manual handling? YES/NO.	Attached – Yes/No Yes, Please see 18 manual Handling policy in tender attachment
20. Please provide details (or copies) of accident reporting and emergency procedures that your company will adopt for this contract.	Attached – Yes/No Yes, Please see 19 EEP in tender attachment
21. How does your company assess the safety competence of the people it employs? Please provide details	Attached – Yes/No Yes, Please see 20 Staff Qualifications in tender attachment
22. Does your company provide staff and sub-contractors with accurate information about the hazards to which they are exposed in the course of their work? YES/NO. If YES provide details.	Attached – Yes/No Yes, Please see 21 Employee handbook Contents page in tender attachment

PART 3**COMPLETE AND RETURN THIS PART**

<p>23. Please provide details of WHS training provided to all managers, staff and sub-contractors where used.</p> <p>Please provide details of your company's future training plan should it win the contract.</p>	<p>Attached – Yes/No</p> <p>Yes, Please see 22 Life guard and Pool manager Training plan in Tender attachment</p>
<p>24. Is your company, or any member/s of staff, a member of any trade or professional organisation? YES/NO.</p> <p>If YES provide details.</p>	<p>Attached – Yes/No</p> <p>Yes, Lesiure institute of western australia</p>
WHS Inspections	
<p>25. How does your company ensure that plant, equipment and vehicles are kept in safe working condition, such as documented regular inspections, maintenance routines etc.</p> <p>Please provide details</p>	<p>Attached – Yes/No</p> <p>Yes, please see 23 WHS Inspection in tender attachment</p>
<p>26. Does your company undertake regular worksite WHS inspections? YES/NO.</p>	<p>Attached – Yes/No</p> <p>Yes, please see 23 WHS Inspection in tender attachment</p>
<p>27. Are workplace inspection checklists used? YES/NO.</p>	<p>Attached – Yes/No</p> <p>Yes, please see 23 WHS Inspection in tender attachment</p>
<p>28. Please provide details of how often and by whom WHS inspections will be conducted.</p>	<p>Attached – Yes/No</p> <p>Yes, please see 23 WHS Inspection in tender attachment</p>
WHS Consultation	
<p>29. Does your company ensure there is a workplace health and safety representative or committee routinely available at the workplace?</p>	<p>Attached – Yes/No</p> <p>Yes, please see 24 WHS Decsion making tender attachment</p>
<p>30. Are employees actively involved in WHS related decision making? YES/NO.</p> <p>If YES provide details.</p>	<p>Attached – Yes/No</p> <p>Yes, please see 24 WHS Decsion making tender attachment</p>
WHS Performance Monitoring	
<p>31. Please provide details of the criteria your company uses for assessing its WHS performance.</p>	<p>Attached – Yes/No</p> <p>Yes, please see 25 WHS Performance making tender attachment</p>
<p>32. Does your company have a system for collecting and analysing safety related statistics? YES/NO.</p> <p>If YES provide details.</p>	<p>Attached – Yes/No</p> <p>Yes, please see 25 WHS Performance making tender attachment</p>
<p>Additional Comments:</p>	



Capability Statement

Prepared by Clinton Cheney

Clint@contractaquatic.com.au

M: 0438416427

YOUR REGIONAL POOL PARTNER



➔ INTRODUCTION

GET TO KNOW US



Contract Aquatic Services

Contract Aquatic Services (CAS) is a trusted leader in managing community aquatic facilities across Western Australia.

Committed to safety, quality, and community engagement, CAS provides comprehensive services, including pool management, asset maintenance, event coordination, and staffing solutions.

Our innovative approach ensures that swimming pools are more than just facilities—they become vibrant hubs of community activity. By maintaining a strong focus on excellence and accountability, CAS continues to enhance the aquatic experience for local governments, colleges, shires, and the communities we serve.

20+
Years of Operation

13+
Regional Pools

200+
Seasons

10+
Relief Staff





Executive Summary

With many years of experience managing regional aquatic centres across Western Australia, we pride ourselves on offering professional, responsive, and community-driven pool management.

Our leadership team is based in Pingelly, less than two hours away from all our facilities, providing fast response times, local insight, and ongoing face-to-face support. We understand that swimming pools are more than infrastructure—they're the heart of the community each summer, and we are passionate about keeping them vibrant, safe, and inclusive spaces for everyone.

Local Knowledge & Community Impact

Being based in Pingelly gives our team a clear understanding of the rhythms and needs of regional towns. We know the swimming pool becomes a community hub for the best part of summer—whether it's early morning laps, afternoon family visits, or major town events. Our operational model ensures that we don't just run a pool—we foster a space that connects people, supports youth engagement, promotes wellbeing, and builds pride in the community.

Our Offer: Comprehensive Pool Management

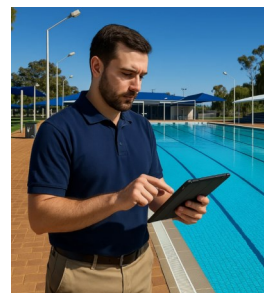
We propose to provide a **full-service aquatic management solution**, including:

- Day-to-day operation and supervision of the Kellerberrin Memorial Swimming Pool
- Water quality monitoring and dosing
- Kiosk operation and customer service
- Plant room and asset oversight
- Staffing with qualified, professional pool managers and lifeguards as required
- Community event planning and delivery
- Digital compliance, auditing, and attendance systems
- Year-round pool maintenance, including off-season support

Digital Innovation in Aquatic Operations

We believe in leveraging technology to improve service quality and compliance. Our digital systems include:

- **Digital Operations Manuals** – Customised, site-specific manuals accessible by phone, tablet, or computer. These guide all pool processes, from emergency response to chemical handling.
- **Digital Audits & Inspections** – Regularly scheduled digital audits and inspections covering safety, water chemistry, equipment checks, and asset condition. Each entry is timestamped and securely stored for Shire access.
- **Attendance & Data Capture** – Unique and varied options for check-ins for adults and children, tracked using custom software. Data supports end-of-season reporting, grant applications, and trend analysis.
- **Marketing & Communications** – Strong use of social media (Facebook, Instagram, TikTok) to engage the local community, promote events, and encourage daily visitation.
- **Custom Lone Worker Emergency Response System** – In recognition of the safety risks involved in working alone—particularly in regional aquatic environments—we've developed a **custom firmware lone worker emergency response system**.



Seasonal Turnovers & Off-Season Maintenance

Unlike many providers, we don't leave when the pool closes. CAS commits to **year-round care** of our facility, ensuring the waterbody, infrastructure, and dosing systems are protected and ready for the next season.

End-of-Season Shutdown (Winterisation)

At the end of the pool season, we carry out a comprehensive shutdown including:

- Cleaning and backwashing of filtration and circulation systems
- Balancing or partial draining of pool water as per Shire requirements
- Isolating or powering down equipment safely
- Site inspection with digital reporting, including plant room photos and condition notes

Off-Season Waterbody Maintenance

To prevent water stagnation and maintain equipment longevity, CAS conducts fortnightly turnover visits throughout the winter months. This includes:

- Running the filtration and dosing systems
- Visual inspections for leaks or damage
- Basic cleaning and removal of debris
- Spot dosing and water testing if required

These visits are tracked digitally and shared with the Shire for full transparency and peace of mind.

Pre-Season Startup

Prior to reopening, we:

- Recommission the plant room and check dosing and filtration equipment
- Chemically balance the pool water and bring levels to Health Department requirements
- Submit **microbiological water samples** to an approved testing facility to ensure water quality compliance with WA Health guidelines
- Perform full safety audits, asset checks, and digital handover prior to first patron entry

Long-Term Community Involvement

Thanks to the Shire's ability to provide accommodation, we are able to place a qualified pool manager in most instance for the entire contract duration. This long-term placement supports continuity, builds relationships within the town, and allows the staff member to become a year-round contributor to the community.

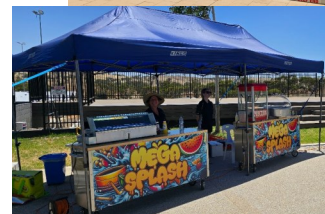
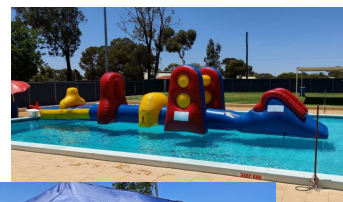
During the off-season, this staff member remains locally available to assist with site checks, Shire support tasks, pre-season planning, and community involvement.

Community Engagement & Events

CAS is committed to making the pool a place for fun, connection, and celebration. Our event offering includes:

Mega Splash Pool Parties

- Huge inflatable water attractions (over \$170,000 worth)
- Trained lifeguard team
- Free sausage sizzles, fairy floss, popcorn, and free ice cream with toppings
- Music and games to create an unforgettable poolside vibe
- Run on Friday evenings or weekends for maximum community participation



NEW: Mega Movie Nights

We're excited to introduce **Mega Movie Nights**—a fully immersive poolside cinema experience featuring:

- Our impressive **8-metre inflatable outdoor screen**
- **State-of-the-art projection and sound system**
- Bean bags and loungers for dry-zone relaxation
- Optional in-water viewing for attendees wanting a true “float-in” theatre experience
- An additional **lifeguard on duty** to supervise the pool and ensure safe, fun participation
- **Free popcorn** included for all attendees
-

These events turn the swimming pool into a magical, family-friendly cinema under the stars, perfect for school holidays and community celebrations.

All event logistics, setup, promotion, and staffing are included in our standard management agreement—ensuring zero extra burden on Shire resources.

Swim the Bite Challenge

An exciting full season, interactive lap-swimming event that encourages the community to “swim the equivalent distance of the Great Australian Bight” together. Features include:

- **Digital registration system** for participants of all ages
- **Live leaderboard** displayed at the Pool and on our website.
- Progress tracked in real time using our digital tracking platform
- **Significant prizes** awarded for milestone achievements and overall winners
- Fully managed by CAS, with encouragement from pool managers and promotion on social media

This challenge boosts regular pool usage, supports health and fitness goals, and fosters a strong sense of team spirit and community pride.



Operational Inclusions

- **Pool Startup & Health Department Approval**
- Full plant room recommissioning and chemical balancing
- Microbiological water sampling and lab testing
- **Guaranteed approval to open by 15 October each season**
- **Daily Operations (October 2025 – April 2026)**
- Qualified pool manager present during all operating hours
- Supervision of patrons, kiosk operation, and daily cleaning
- Chemical handling, water testing, and plant room oversight
- **Morning lap swimming**
- Recordkeeping in accordance with WA Health Department standards

Health & Safety Compliance

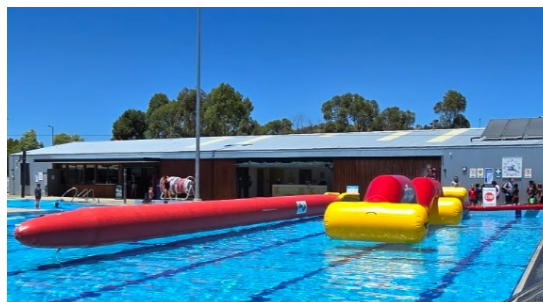
- Managed in full accordance with the **WA Code of Practice**
- All water quality, emergency, and risk protocols followed
- Digital records for chemical dosing, testing, and incident logs
- Support and coordination during **LGIS and Departmental audits**

Qualified Staff

- Supply of one full-time, experienced **pool Manager**
- Relief coverage from CAS's regional staffing pool if required
- Staff trained in first aid, CPR, emergency response, and customer service

Event Program (Fully Included)

- **Two Mega Splash Pool Parties**
- **Two additional large inflatable events**
- **One Mega Movie Night**
- **Season-Long "Swim the Bite Challenge"**
- **Weekend Inflatable Access**
- **End-of-Season & Off-Season Maintenance**
- **Pool closure and winterisation on 15 April 2026**, including:
 - Full shutdown of dosing and filtration systems
 - Plant room cleaning and inspection
 - Digital winterisation report provided to the Shire
 - Ongoing **fortnightly off-season turnover visits** through winter
 - Filtration runs, water checks, debris removal, and visual inspections
- **Community Support & Presence**
- Manager housed locally, becoming part of the community during the season
- Support available for Shire events, school bookings, and community engagement
- Attendance at Council briefings or community forums as required



Summary

CAS offers a turn-key solution for aquatic centre management that includes high standards of safety, compliance, and community engagement. Our digital systems, fully trained staff, and value-added event programming ensure the Swimming Pool becomes a standout facility in the region

We are confident that our service delivers exceptional value and a strong return on investment—not just through efficient operations, but by creating a positive and lasting impact for your community.

➡ Mega Splash Pool Parties & Community Events

Mega Splash – Bringing Excitement to Your Pool!

Mega Splash is the ultimate aquatic entertainment experience, designed to transform your local swimming pool into a vibrant hub of **fun, excitement, and community engagement**. Our events feature a **huge range of inflatables, interactive games, and entertainment**, ensuring an unforgettable experience for participants of all ages.

Inflatable Fun & Action-Packed Events

Mega Splash offers an exciting variety of inflatables to cater to different skill levels and thrill seekers, including:

- **Giant Pool Inflatables** – Obstacle courses, slides, and interactive challenges designed for **maximum fun and safe play**.
- **Smaller Inflatable Play Areas** – Perfect for younger children, ensuring everyone can participate.
- **Custom Pool Parties** – Ideal for community events, birthdays, and special celebrations.

Each Mega Splash event includes **qualified lifeguard supervision** to ensure a **safe and enjoyable** experience for all participants.

Poolside Movie Nights – A Unique Community Experience

As part of our event offerings, Mega Splash provides **Movie Nights by the Pool**, bringing families and friends together for a relaxing and unique experience. Imagine floating under the stars while enjoying a **family-friendly blockbuster** on the big screen!

As a **Contract Aquatic Services (CAS) partnered pool**, you gain **exclusive access to Mega Splash movie nights at significantly discounted rates**. These events are a fantastic way to increase community engagement, drive pool attendance, and create lasting memories for local residents.

Exclusive Benefits for CAS Partnered Pools

By partnering with CAS, your facility receives **priority booking and reduced rates** on all Mega Splash events, including:

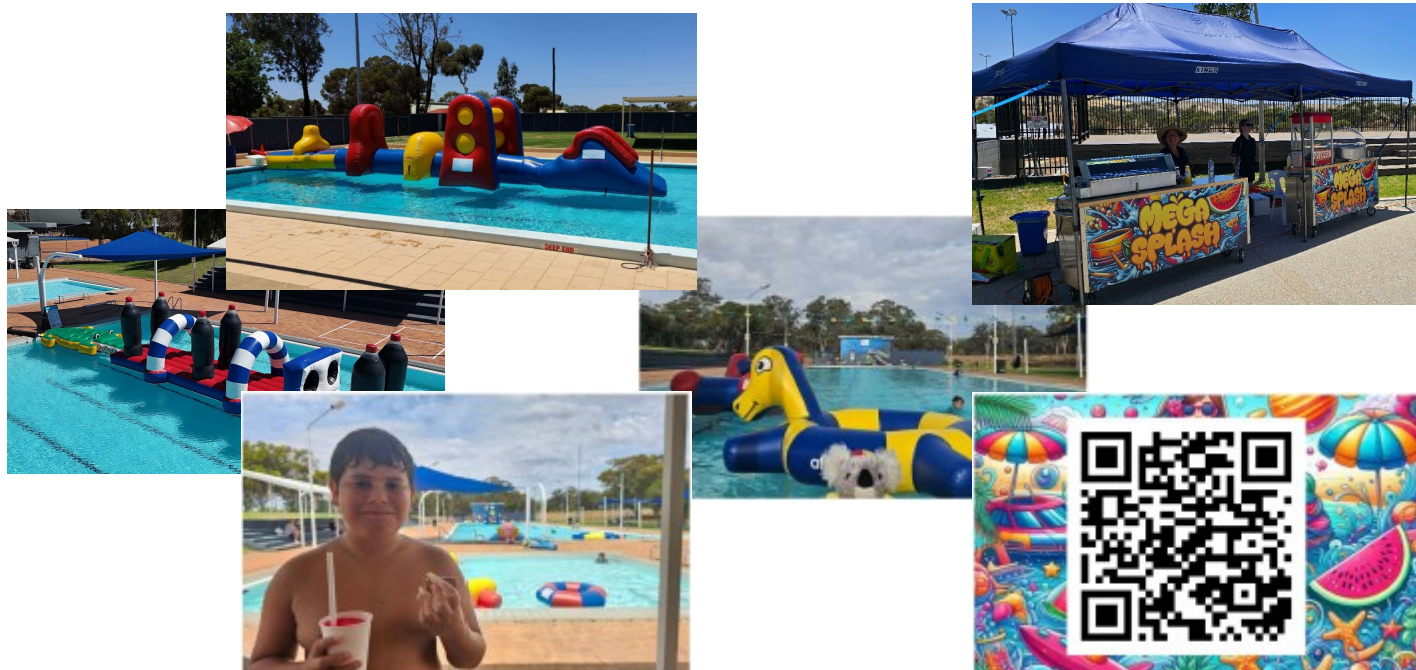
Movie Nights – Discounted pricing for CAS-managed pools.

Inflatable Events – Access to our **largest range of aquatic inflatables** at reduced rates.

Themed Pool Parties – Customisable events tailored to your community's needs.

Marketing & Promotion – Support to help advertise and boost attendance at your events.

Mega Splash events bring energy, excitement, and community connection to your pool. Whether it's a **high-energy inflatable party** or a **relaxing movie night by the water**, we provide **hassle-free event management** so you can focus on enjoying the experience.



9.2 CHIEF EXECUTIVE OFFICER

9.2.1 Realignment of Morts Road

File Reference: 3.0053
Applicant: Nil
Previous Item: 121/24
Author: Chief Executive Officer
Disclosure of Interest: Nil
Voting Requirements: Simple Majority
Attachments: Nil

Summary

The purpose of this report is for Council to consider a proposal from South32 Worsley Alumina (South32) to realign and straighten a section of Morts Road, and extend the date when Morts Road will be reopened to the public from 1 April 2026 to 15 April 2027.

Background

Council has previously considered matters relating to South32's mining activities and the associated impacts on local roads, including permanent road closures and road reinstatement responsibilities.

At its meeting of 24 August 2024 (Resolution 121/24), Council resolved to request the Minister for Lands to close Morts Road, Ashcroft Road and Rogers Bend and in doing so also advised the Minister for Lands that:

In respect of Morts Road, South32 has agreed to reconstruct any portions of that road affected by its mining operations in accordance with the permit granted by Council on 25 May 2023 (Resolution 50/23), and to make the road available for reopening to the public by 1 April 2026.

In late 2024, the Minister for Lands permanently closed Morts Road, Ashcroft Road and Rogers Bend. Since then, South32 has:

- Mapped the portions of Morts Road which will be disturbed by its mining operations and therefore need to be rebuilt and tied-in to any undisturbed portions of road;
- Investigated an opportunity to realign and straighten a section of Morts Road at its northern extent, to make it safer and easier for the public to use and simpler for the Shire to maintain in future, by eliminating two 90-degree bends, as shown in Figure 1 below; and
- Completed preliminary engineering designs to reconstruct the disturbed portions of Morts Road to the specification required by Council's permit granted at its meeting on 25 May 2023 (Resolution 50/23).

South32's engineering designs have revealed the original Morts Road road reserve is not wide enough to accommodate the higher standard of road construction required by Council's permit. To overcome this, South32 has offered to give up land from its adjoining properties in order to rebuild the disturbed portions of Morts Road within a widened road reserve, to the specification previously agreed by Council. The full and precise extent of road widening needed will only be confirmed once the Shire has assessed and approved the final road construction drawings. Following that, South32 would commence the process to excise land from its property to widen the adjoining Morts Road road reserve.

To account for the time involved in the road widening process and due to the delays experienced in the closure of Morts Road last year, South32 is now seeking Council's agreement to defer the date when Morts Road will be reopened to the public, from 1 April 2026 to 15 April 2027.

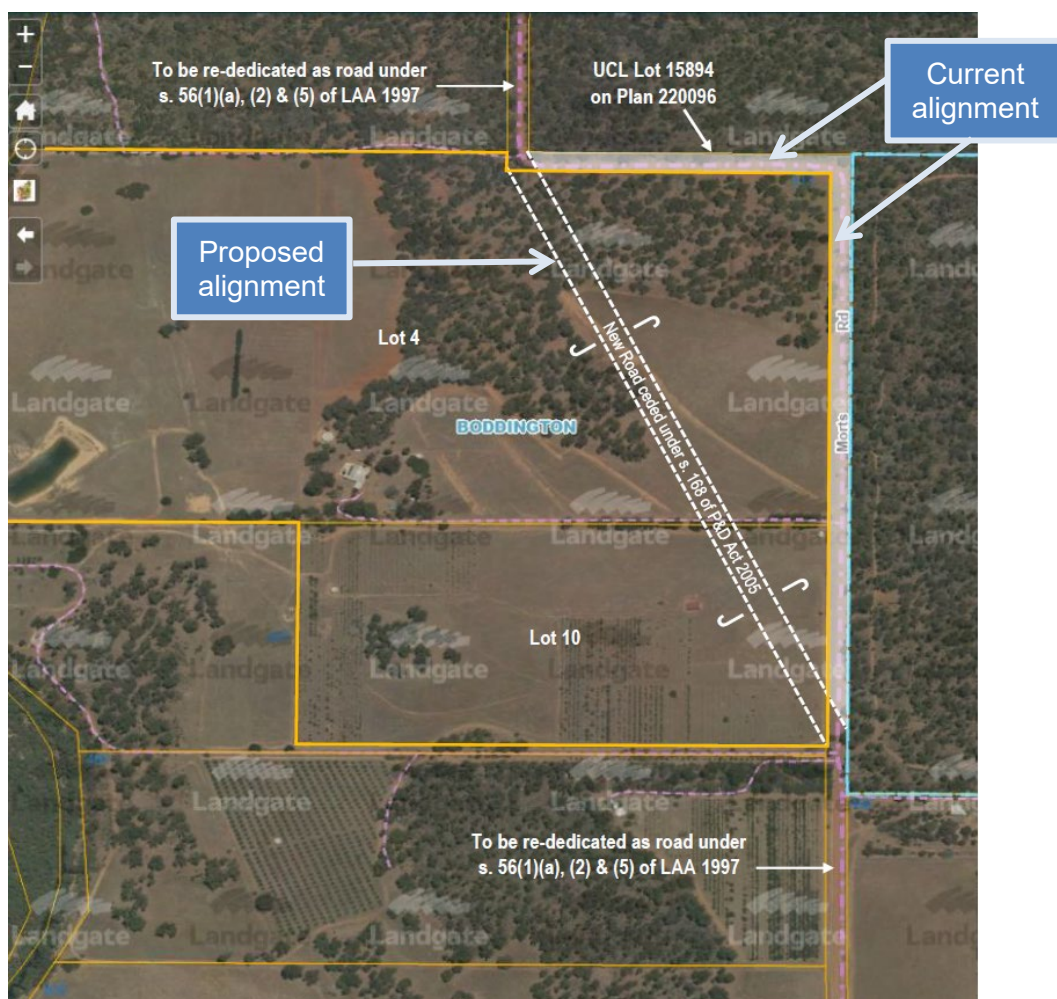


Figure 1 – Proposed realignment of a segment of Morts Road

Comment

The reconstruction of Morts Road presents a one-time opportunity to improve the road geometry through realignment and widening, which would provide long-term safety and accessibility benefits for both local residents and visitors to the Tullis Bridge precinct, and improved ease of maintenance for the Shire in future.

South32 has confirmed it will undertake the realignment works at its own cost and cede the land needed for widening Morts Road from its own adjoining properties.

To facilitate the realignment and road widening, South32 will need to lodge a subdivision application with the Western Australian Planning Commission (WAPC) for the purpose of creating the realigned and widened road reserves, once the Shire has reviewed and agreed to the road construction drawings. The required portions of South32's adjoining land will then be ceded to the Crown and dedicated as a public road in accordance with Section 168 of the *Planning and Development Act 2005*. At or around that time, a further report will be presented

to Council to request the Minister for Lands to re-dedicate the previously closed length of Morts Road.

The subdivision process, including approvals from the Western Australian Planning Commission (WAPC) and other agencies, is expected to take around 12 months to complete. As a consequence, the previously agreed target reopening date of 1 April 2026 cannot be met.

It is therefore proposed to extend the reopening date by approximately 12 months, to 15 April 2027, to allow for Morts Road to be formally widened, dedicated as a public road, and then reconstructed to the specification previously agreed by Council.

If Council is prepared to accept a lesser standard of construction for Morts Road, then South32 will develop a lower-specification road design to fit within the existing road reserve width. Taking this approach will require South32 to only lodge a subdivision application to realign and straighten the segment of Morts Road shown in Figure 1 earlier, which is expected to delay the road reopening by only 6 months, to around October 2026. This will deliver a lower standard of road that will be less appealing to use and more costly for the Shire to maintain in the longer term. For the sake of a further 6-month delay, to April 2027, it is considered more beneficial for the community and the Shire to require Morts Road to be rebuilt to the higher standard prescribed by Council's previous permit.

There are no private residences affected by the proposed realignment, widening and reconstruction of Morts Road, and while public vehicle access to the Tullis Bridge reserve will remain unavailable until reopening, the temporary inconvenience is considered minor when weighed against the long-term safety and amenity gains of the proposed realignment and higher standard of road asset that will be delivered.

To progress the matter, South32 is proposing the following actions to facilitate an agreed approach to the Morts Road reinstatement and realignment:

1. Subject to Council endorsement of the road realignment (Figure 1), South32 will lodge a subdivision application with the WAPC to cede that land as the future Morts Road road reserve.
2. South32 will lodge its preliminary engineering drawings with the Shire for approval of the proposed road design and the approximate extent of widening needed from South32's adjoining properties to accommodate that road design.
3. Subject to the Shire's agreement to the preliminary engineering drawings, South32 will lodge a subdivision application with the WAPC to cede the road widening land from its adjoining properties.
4. South32 will promptly act on the WAPC's subdivision approvals to cede land for public road purposes.
5. A further report will be presented to Council seeking the Minister for Lands' agreement to re-dedicate Morts Road as a public road once subdivision approvals have been obtained and the realigned and additional road land has been ceded by South32.
6. Once Morts Road has been re-dedicated, realigned and widened, South32 will reconstruct the road to the standard and specification set by Council in its previous permit, and in accordance with the final engineering drawings approved by the Shire. In this regard, it is important to note that depending on weather conditions, road construction may not be possible from May to August.

It is acknowledged and accepted that the issues raised in this report and the proposed delay in reopening Morts Road were not previously foreseen when the 1 April 2026 target date was

originally set. These issues have only recently been identified by South32 in its efforts to finalise road construction drawings in order to achieve the originally agreed target date. This detailed engineering design has identified the realignment opportunity and the need to widen Morts Road in order to achieve the design standard previously set by Council.

On balance, achieving the originally agreed (higher) design standard and delivering a safer, wider and straighter road are considered more desirable and beneficial for the community and the Shire than achieving the previously agreed target date along a poorer alignment and to a lesser standard. Given the required statutory subdivision process and the timeframes involved, an extension of around 12 months to the road reopening date is considered reasonable and necessary to enable delivery of the desired standard of road.

If Council does not support the realignment and extension of timeframe, the existing agreement and the 1 April 2026 reopening date will remain in effect and South32 will be required to reconstruct Morts Road to a lesser standard, within the existing road reserve.

Consultation

Formal consultation was undertaken during the advertising of South32's proposed permanent road closures. Submissions acknowledged the importance of Morts Road as an access route to Tullis Bridge.

South32 has consulted with the Shire regarding the proposed realignment and widening and has committed to ongoing discussions throughout the subdivision and road design process. The subdivision application will also be referred by the WAPC to the Shire and other relevant agencies for comment.

Community consultation is not proposed on the realignment and widening of Morts Road, because no private properties are affected and the realignment and widening will deliver a safer and better public road to access Tullis Bridge.

Strategic Implications

Aspiration	Performance
Outcome 12	Visionary Leadership and Responsible Governance
Objective 12.1	Maintain a high standard of leadership, corporate governance and customer service

Legislative Implications

The proposed road realignment and land ceding process will be undertaken in accordance with section 168 of the Planning and Development Act 2005.

Policy Implications

Nil

Financial Implications

There are no direct costs to the Shire associated with the subdivision or realignment. The process and associated works will be funded by South32. Any future maintenance costs of the reinstated road will be incorporated into the Shire's standard asset management planning.

Economic Implications

Improved road access to Tullis Bridge will support tourism and recreational visitation, with economic benefits for local businesses and service providers. While access will be delayed slightly under the realignment option, the long-term economic benefit is expected to be positive.

Social Implications

Reinstatement of Morts Road will support public access and connectivity, particularly for nearby residents and landholders. It also reflects the Shire's commitment to ensuring mining operations conclude with appropriate rehabilitation and infrastructure outcomes.

No residential properties are located along Morts Road. The temporary loss of vehicle access to Tullis Bridge is the main social impact; however, the long-term benefit of safer and more user-friendly road infrastructure is considered to outweigh this.

Environmental and Climate Change Considerations

Environmental considerations will be addressed through the subdivision and construction phases, in line with regulatory approvals. South32 will undertake all necessary environmental management for the realignment, and have indicated willingness to revegetate as early as possible, irrespective of the extended road opening date.

Risk Considerations

Risk Statement and Consequence	Delays in the subdivision process may impact the timeline for reinstatement. Community dissatisfaction with the extension to the temporary access restriction.
Risk Rating (prior to treatment or control)	Moderate
Principal Risk Theme	Reputational
Risk Action Plan (controls or treatment proposed)	Nil

Officer Recommendation

That Council:

- 1. Supports realigning the segment of Morts Road shown in Figure 1 of this report to improve road safety, usability and ease of Shire maintenance in future, and notes that South32 Worsley Alumina will create the realigned road reserve by ceding that land under Section 168 of the *Planning and Development Act 2005*.**
- 2. Supports South32 Worsley Alumina widening the remainder of Morts Road where required by ceding, under Section 168 of the *Planning and Development Act 2005*, as much of its adjoining land as is necessary to deliver the road specification prescribed by Council's permit granted at its meeting on 25 May 2023 (Resolution 50/23).**
- 3. Agrees to extend the due date for South32 Worsley Alumina to reconstruct and reopen Morts Road to the public by no later than 15 April 2027.**
- 4. Notes the Chief Executive Officer will present a further report to Council in mid-**

late 2026 seeking a Council resolution to request the Minister for Lands to re-dedicate Morts Road as a public thoroughfare, so that South32 Worsley Alumina can reconstruct Morts Road to the standard and specification prescribed in the permit granted by Council on 25 May 2023.

- 5. Requests South32 Worsley Alumina to provide the Shire with quarterly project updates, commencing in August 2025, on the progress and status of its actions to reconstruct and reopen Morts Road.**

9.3 CORPORATE SERVICES

9.3.1 Payment Listing

File Reference:	3.0070
Applicant:	Nil
Previous Item:	Nil
Author:	Executive Manager Corporate Services
Disclosure of Interest:	Nil
Voting Requirements:	Simple Majority
Attachments:	9.3.1A List of Payments ending 30 June 2025

Summary

The list of payments for the month ending 30 June 2025 is presented for noting by Council.

Background

Council has delegated the Chief Executive Officer the exercise of its power to make payments from the Shire's 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 Council's adopted budget, and statutory obligations.

Consultation

Nil

Strategic Implications

Aspiration	Performance
Outcome 12	Visionary Leadership and Responsible Governance
Objective 12.2	Responsibly manage the Shire's finances, human resources and assets

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 and Climate Change 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
Principal Risk Theme	Reputational / Compliance
Risk Action Plan (controls or treatment proposed)	Nil

Officer Recommendation

That Council receive the list of payments for the month ending 30 June 2025 as presented.

SHIRE OF BODDINGTON - LIST OF PAYMENTS - JUNE 2025

Chq/EFT	Date	Name	Description	Amount
17703	03/06/2025	WATER CORPORATION	WATER USAGE LOT 100 BANNISTER-MARRADONG RD	6,550.26
17704	26/06/2025	DEPARTMENT OF TRANSPORT	ANNUAL VEHICLE REGISTRATION RENEWAL	7,787.95
EFT27980	06/06/2025	T-QUIP	SERVICE KITS FOR TORO GROUNDMASTER	2,261.28
EFT27981	06/06/2025	BODDINGTON TYRE SERVICE	NEW TYRES	1,261.00
EFT27982	06/06/2025	TANIA MARIE DAWSON	BODDFIT MEMBER INDUCTIONS MAY 2025	245.00
EFT27983	06/06/2025	AUSTRALIAN COMMUNICATIONS & MEDIA AUTHORITY	ACMA LICENCE RENEWAL	1,141.00
EFT27984	06/06/2025	NORMA RUTH PATTEN	REFUND OF KEY & CLEANING BOND	240.00
EFT27985	06/06/2025	TEAM GLOBAL EXPRESS PTY LTD	COURIER CHARGES	1,291.22
EFT27986	06/06/2025	ENVIROLAB GROUP - MPL LABORATORIES	BODDINGTON WEIR - SEDIMENT TESTING	927.98
EFT27987	06/06/2025	CURTIS ELECTRICAL CONTRACTING	NEW FLOOD LIGHTS, ELECTRICAL WORK MEDICAL CENTRE	2,438.97
EFT27988	06/06/2025	EUREKA AUTO ELECTRICAL PTY LTD	VEHICLE REPAIRS BT011	616.00
EFT27989	06/06/2025	NEWMONT BODDINGTON GOLD	RENT 3 PRUSSIAN WAY	1,300.00
EFT27990	06/06/2025	SAFETY & RESCUE EQUIPMENT	UPDATE & INSTALL HEIGHT SAFETY SYSTEM VARIOUS AREAS	6,200.64
EFT27991	06/06/2025	AFGRI EQUIPMENT AUSTRALIA PTY LTD	SERVICE KIT FOR RIDE ON MOWER	479.13
EFT27992	06/06/2025	G & D LYSER	GRAVEL - FORREST STREET	6,160.00
EFT27993	06/06/2025	VOLT AIR PTY LTD	NEW AIR CONDITIONER - YOUTH CENTRE	2,150.00
EFT27994	06/06/2025	G VENTRIS	RATES REFUND	1,727.34
EFT27995	06/06/2025	ST JOHN AMBULANCE WESTERN AUSTRALIA LTD	SERVICING OF FIRST AID KITS	939.43
EFT27996	06/06/2025	ACCESS LIFE	STRENGTH FOR LIFE COACH FEES	735.00
EFT27997	06/06/2025	ECOCYCLE PTY LTD	REMOVAL OF E-WASTE	1,599.74
EFT27998	06/06/2025	J & M REID EARTHMOVING PTY LTD	HIRE OF BACKHOE	242.00
EFT27999	06/06/2025	SAPIO PTY LTD	ANNUAL MILESTONE CARE PLUS/SUP 2024/2025	2,223.10
EFT28000	06/06/2025	DOUBLE SHOT CAFE	CATERING SERVICES	1,241.90
EFT28001	06/06/2025	EVOKE UNIFORMS	STAFF UNIFORMS	284.47
EFT28002	06/06/2025	GFG TEMPORARY ASSIST	TEMPORARY PERSONNEL SUPPORT	20,055.20
EFT28003	06/06/2025	MIDLAND BRICK PTY LTD	BRICK PAVERS	9,950.86
EFT28004	06/06/2025	PYKE PLUMBING & GAS PTY LTD	PLUMBING WORK AT THE CARAVAN PARK	1,169.26
EFT28005	06/06/2025	UNIFORMS AT WORK AUSTRALIA PTY LTD	STAFF UNIFORMS	487.11
EFT28006	06/06/2025	COMMERCIAL IRRIGATION W.A	AUTOMATIC RETICULATION SYSTEM	3,410.00
EFT28007	06/06/2025	BODMEC MAINTENANCE SOLUTIONS	HINO TRUCK PARTS	314.99
EFT28008	06/06/2025	MERCHANDISING LIBRARIES PTY LTD	SHELVING & DIVIDERS FOR THE LIBRARY	1,467.13
EFT28009	06/06/2025	BODDINGTON PLUMBING & GAS	REPAIRS TO BANNISTER RD TOILET BLOCK	1,339.03
EFT28010	06/06/2025	REBUS RESTROOMS	RANFORD POOL TOILET BUILDING	33,000.01
EFT28011	06/06/2025	WAROONA CARPET CARE	CARPET CLEANING	240.00
EFT28012	06/06/2025	NXP CIVILS PTY LTD	TOWN HALL CARPARK PROJECT	26,913.15
EFT28013	06/06/2025	BUSHFIRE SAFETY CONSULTING PTY LTD	CARAVAN PARK CABINS ASSESSMENT	2,750.00
EFT28014	06/06/2025	RITEBUILD GROUP	ASSESSMENT OF PROPOSED BUILDING WORKS APPLICATION	825.00
EFT28015	06/06/2025	FIRE AND SAFETY AUSTRALIA PTY LTD	FIRE WARDEN TRAINING	2,200.00
EFT28016	06/06/2025	ALLINGTON AGRI	ROAD VERGE SPRAYING	19,900.00
EFT28017	06/06/2025	T VON BANCHET	RATES REFUND	222.51
EFT28018	06/06/2025	AVON WASTE	RUBBISH SERVICES MAY 2025	7,047.80
EFT28019	06/06/2025	BODDINGTON COMMUNITY NEWSLETTER	E-NEWS ANNUAL SUBSCRIPTION FEE	20.00
EFT28020	06/06/2025	SHIRE OF BODDINGTON	BSL COMMISSION MAY 2025	15.00
EFT28021	06/06/2025	CHUBB FIRE & SECURITY PTY LTD	INSPECT & TEST PORTABLE FIRE EQUIPMENT	1,117.00
EFT28022	06/06/2025	DEPT. OF MINES,INDUSTRY REGULATION & SAFETY	BSL MAY 2025	188.46
EFT28023	06/06/2025	BODDINGTON SES	REIMBURSEMENT FOR THE SES	1,793.98
EFT28024	06/06/2025	THOMPSON BUILDING INDUSTRIES	REPAIRS AT THE OLD SCHOOL	550.00
EFT28025	13/06/2025	AUSTRALIA POST ACCOUNTS RECEIVABLE	POSTAGE MAY 2025	110.26
EFT28026	13/06/2025	LANDGATE	ONLINE LAND ENQUIRY	31.60
EFT28027	13/06/2025	ADVANTAGE ENVIRONMENTAL PEST CONTROL	PEST CONTROL - STAFF HOUSES	660.77
EFT28028	13/06/2025	EDGE PLANNING & PROPERTY	PLANNING SERVICES	2,127.95
EFT28029	13/06/2025	PORTER CONSULTING ENGINEERS	SHARED PATH DESIGN	3,836.25
EFT28031	13/06/2025	INDUSTRIAL AUTOMATION GROUP	SC-SP STANDPIPE SUPPORT	1,560.35
EFT28032	13/06/2025	CURTIS ELECTRICAL CONTRACTING	ELECTRICAL WORK VARIOUS VARIOUS PROPERTIES	2,345.78
EFT28033	13/06/2025	NEWMONT BODDINGTON GOLD	RENT FOR 25 FARMERS AVE	1,300.00
EFT28034	13/06/2025	SAFETY & RESCUE EQUIPMENT	HEIGHT SAFETY SYSTEMS WORKS - VARIOUS BUILDINGS	2,423.99
EFT28035	13/06/2025	AMPAC DEBT RECOVERY (WA) PTY LTD	DEBT COLLECTION FEES FOR MAY 2025	1,166.00
EFT28036	13/06/2025	VOLT AIR PTY LTD	ELECTRICAL WORK AT THE MEDICAL CENTRE	560.00
EFT28037	13/06/2025	ZIRCODATA PTY LTD	STORAGE FEES	108.03
EFT28038	13/06/2025	SHIRE OF NARROGIN	BUILDING SURVEYOR SERVICES	1,527.00
EFT28039	13/06/2025	BODDINGTON POST OFFICE & STORE	STATIONERY ITEMS	538.75
EFT28040	13/06/2025	SOS OFFICE EQUIPMENT	PHOTOCOPIER CHARGES	238.45
EFT28041	13/06/2025	MANDURAH PSYCHOLOGICAL SERVICES PTY LTD	EAP SERVICE FEE	214.50
EFT28042	13/06/2025	PYKE PLUMBING & GAS PTY LTD	REPAIRS TO BURST WATER PIPE	2,994.44
EFT28043	13/06/2025	ALL WALKS OF LIFE BODDINGTON	STAFF GIFT VOUCHERS REIMBURSEMENT	255.00
EFT28044	13/06/2025	BETH NURNBERGER	EXECUTIVE TEAM COACHING	870.00
EFT28045	13/06/2025	INTERNODE PTY LTD	BROADBAND SERVICE	109.99
EFT28046	13/06/2025	UNIFORMS AT WORK AUSTRALIA PTY LTD	OUTDOOR CREW WINTER UNIFORMS	4,076.39
EFT28047	13/06/2025	COERCO PTY LTD	1BSP PORT DIGITAL FLOW METRE	314.60
EFT28048	13/06/2025	STABILISED PAVEMENTS OF AUSTRALIA PTY LTD	ROAD WORKS LOWER HOTHAM RD	34,760.00
EFT28049	13/06/2025	ADVANCED DISPLAY SYSTEMS PTY LTD	GLASS SHOWCASES RECREATION BUILDING	10,656.36
EFT28050	13/06/2025	FERN HAIR & CO	THANK A VOLUNTEER GIFT VOUCHER	100.00
EFT28051	13/06/2025	STEWART & HEATON PTY LTD	PROTECTIVE WEAR	583.26
EFT28052	13/06/2025	BODDINGTON SERVICE STATION	HOUSEHOLD LPG DELIVERED TO THE PAVILION	470.00
EFT28053	13/06/2025	GREG DAY MOTORS	FUEL MAY 2025	9,787.39
EFT28054	13/06/2025	CHUBB FIRE & SECURITY PTY LTD	SERVICING OF FIRE HYDRANTS	2,187.90
EFT28055	13/06/2025	SOUTH WEST FIRE UNITS	VEHICLE SERVICE	163.66
EFT28056	20/06/2025	RENTOKIL	SANITARY BIN SERVICE	740.80
EFT28057	20/06/2025	DEPARTMENT OF FINANCE REVENUE WA	REFUND OF OVERPAYMENT OF ESL	51.50
EFT28058	20/06/2025	BENARA NURSERIES	ASSORTED PLANTS	1,246.74
EFT28059	20/06/2025	LOCAL GOVERNMENT PROFESSIONALS (WA)	E-LEARNING 2024/2025	1,155.00
EFT28060	20/06/2025	OFFICEWORKS BUSINESS DIRECT	STATIONERY ITEMS	525.18
EFT28061	20/06/2025	LANDGATE	GRV GENERAL REVALUATION 2024/2025	24,667.14
EFT28062	20/06/2025	BODDINGTON TYRE SERVICE	TYRE REPAIR	38.50
EFT28063	20/06/2025	ABCO PRODUCTS PTY LTD	CLEANING PRODUCTS	3,086.04
EFT28064	20/06/2025	BODDINGTON HARDWARE AND NEWSAGENCY	HARDWARE ITEMS MAY 2025	8,933.45
EFT28065	20/06/2025	CLIVE VICTOR CALDWELL	REFUND FOR DUPLICATED SEPTIC APPLICATION	236.00
EFT28066	20/06/2025	CURTIS ELECTRICAL CONTRACTING	ELECTRICAL WORK AT THE CARAVAN PARK	563.20

SHIRE OF BODDINGTON - LIST OF PAYMENTS - JUNE 2025

Chq/EFT	Date	Name	Description	Amount
EFT28067	20/06/2025	SHERIDAN'S	STAFF NAME BADGE	51.60
EFT28068	20/06/2025	MARKETFORCE PTY LTD	ADVERTISING IN THE WEST AUSTRALIAN	914.14
EFT28069	20/06/2025	SIRSIDYNIX PTY LTD	ANNUAL SUBSCRIPTION FEE	165.00
EFT28070	20/06/2025	SHIRE OF DARDANUP	LIBRARY SOFTWARE	60.49
EFT28071	20/06/2025	LAKESIDE MOWERS AND MOTORCYLCES	SERVICING OF CHAINSAWS, BLOWERS & BRUSH CUTTER	1,276.30
EFT28072	20/06/2025	WESTERN GREENERY	BUSHLAND MULCH	16,310.00
EFT28073	20/06/2025	COUNCIL ON THE AGEING (WA) INC	SFL ANNUAL FEE 2024/2025	646.80
EFT28074	20/06/2025	CORSIGN WA	CONE TIP BOLTS	220.00
EFT28075	20/06/2025	ACUMENTIS	VALUATION REPORT	889.90
EFT28076	20/06/2025	BODDINGTON BAKEHOUSE	CATERING SERVICES	50.00
EFT28077	20/06/2025	OXTER SERVICES	MARRADONG NICHE WALL - PROGRESS PAYMENT	7,810.00
EFT28078	20/06/2025	RINGCENTRAL INC	MONTHLY TELEPHONE SUBSCRIPTION FEE	876.04
EFT28079	20/06/2025	SAPIO PTY LTD	GALLAGHER SWIPECARDS	1,343.39
EFT28080	20/06/2025	BODDINGTON SUPERMARKET PTY LTD	SHIRE PURCHASES FOR MAY 2025	1,113.09
EFT28081	20/06/2025	CONNECT CALL SERVICES	AFTER HOURS CALL SERVICE FEE FOR MAY 2025	429.55
EFT28082	20/06/2025	MANDURAH PSYCHOLOGICAL SERVICES PTY LTD	EAP SERVICE FEE	429.00
EFT28083	20/06/2025	PYKE PLUMBING & GAS PTY LTD	REPAIRS TO WATER MAIN AT RANFORD POOL	1,256.14
EFT28084	20/06/2025	JOHN & ERICA PORTER	REFUND OF BOND	355.00
EFT28085	20/06/2025	GLASS 100	MIRROR FOR THE GYM	2,665.00
EFT28086	20/06/2025	WESTERN PROPERTY SERVICES	NEW FENCING TO RIDING CLUB GROUNDS	6,435.00
EFT28087	20/06/2025	WORKSCREEN MEDICAL PTY LTD	PRE-EMPLOYMENT MEDICAL	258.50
EFT28088	20/06/2025	CHEM-DRY CLEANING SOLUTION	CLEANING OF SHIRE BUILDINGS VINYL FLOORS	8,801.10
EFT28089	20/06/2025	WEATHERSAFE WA	SHADE SAIL POLES	7,315.00
EFT28090	20/06/2025	PRINT MEDIA GROUP	DFES T-CARDS	407.46
EFT28091	20/06/2025	ERIN SIGNAL	REFUND FOR DUPLICATED GYM FEE	29.84
EFT28092	20/06/2025	ARNOLD BUILDING	REFUND OF FOOTPATH BOND	2,388.00
EFT28093	20/06/2025	GREG DAY MOTORS	NATIONAL VOLUNTEER WEEK VOUCHER	100.00
EFT28094	20/06/2025	G B GILLESPIE & SONS PTY LTD	INSPECTION & CLEANING OF GUTTERS	8,690.00
EFT28095	20/06/2025	MAIN ROADS WA	MICRO SURFACING MAIN ROAD BODDINGTON	42,386.36
EFT28096	20/06/2025	SHIRE OF BODDINGTON	REFUND OF BOND - COST OF CARPET CLEANING	485.00
EFT28097	20/06/2025	RSEA	PROTECTIVE WEAR	1,179.29
EFT28098	20/06/2025	SOUTH WEST FIRE UNITS	AIR FILTERS	475.70
EFT28099	20/06/2025	THE LOCK MAN SECURITY	REPAIRS TO DOOR LOCKS	581.00
EFT28100	27/06/2025	BODDINGTON RIDING CLUB	RODEO OVERFLOW CAMPING CO-ORDINATION 2024	450.00
EFT28101	27/06/2025	BODDINGTON TYRE SERVICE	YOUTH CENTRE BIKE REPAIRS	213.00
EFT28102	27/06/2025	ABCO PRODUCTS PTY LTD	CLEANING PRODUCTS	64.90
EFT28103	27/06/2025	JLT RISK SOLUTIONS PTY LTD	REGIONAL RISK COORDINATOR PROGRAM	2,183.50
EFT28104	27/06/2025	THE OLD BAKERY BODDINGTON	ITEMS FOR LIBRARY EASTER ACTIVITY	44.40
EFT28105	27/06/2025	TEAM GLOBAL EXPRESS PTY LTD	COURIER CHARGES	347.50
EFT28106	27/06/2025	DORMAKABA AUSTRALIA PTY LTD	NEW DOORS AT THE MEDICAL CENTRE	7,050.69
EFT28107	27/06/2025	EMERGE ASSOCIATES	BODDINGTON TOWN CENTRE MASTERPLANS	4,400.00
EFT28108	27/06/2025	JB HI-FI GROUP PTY LTD	REMARKABLE PAPER PRO	1,214.00
EFT28109	27/06/2025	DESNIE EUGENE SMALBERGER	COUNCILLOR ALLOWANCES	5,792.75
EFT28110	27/06/2025	PROMPT SAFETY SOLUTIONS	QUARTERLY WHS TOOLBOX MEETING	1,210.00
EFT28111	27/06/2025	ANDREW THOMAS RYLEY	COUNCILLOR ALLOWANCES	1,808.25
EFT28112	27/06/2025	PETE'S TREEWORX	TREE PRUNING	4,950.00
EFT28113	27/06/2025	GFG TEMPORARY ASSIST	TEMPORARY PERSONNEL SUPPORT	9,487.39
EFT28114	27/06/2025	UNIFORMS AT WORK AUSTRALIA PTY LTD	STAFF UNIFORMS	427.90
EFT28115	27/06/2025	EMERGE ENVIRONMENTAL SERVICES PTY LTD	MOUNTAIN BIKE TRAIL ENVIRONMENTAL SUPPORT	2,257.75
EFT28116	27/06/2025	COURT SECURITY (WA) PTY LTD	CONTROL ROOM MONITORING AT THE MEDICAL CENTRE	178.00
EFT28117	27/06/2025	AUSTRALIA DAY COUNCIL OF WA INC	GOLD MEMBERSHIP SUBSCRIPTION	800.00
EFT28118	27/06/2025	PAUL RAYMOND CARROTTS	COUNCILLOR ALLOWANCES	2,423.25
EFT28119	27/06/2025	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASS.	WALGA EMERGENCY MANAGEMENT FORUM	150.00
EFT28120	27/06/2025	BODDINGTON SES	REIMBURSEMENT FOR THE SES	3,230.99
EFT28121	27/06/2025	POWERVAC PTY LTD	HENRY VACUUMS PLUS ACCESSORIES	3,358.80
EFT28122	27/06/2025	ARTEIL (WA) PTY LTD	OFFICE CHAIR LIBRARY	730.40
DD17354.1	05/06/2025	SHERIFF'S OFFICE, PERTH	LODGEMENT FEE	602.00
DD17365.1	03/06/2025	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	2,038.45
DD17365.2	03/06/2025	WESTERN AUSTRALIAN TREASURY CORPORATION	PAYMENT LOAN 107	54,195.71
DD17371.1	04/06/2025	NATIONAL AUSTRALIA BANK	TRANSACT FEE	15.00
DD17371.2	04/06/2025	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	4,731.40
DD17371.3	04/06/2025	SYNERGY	ELECTRICITY CHARGES - VARIOUS SHIRE LOCATIONS	899.10
DD17372.1	05/06/2025	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	2,363.40
DD17376.1	06/06/2025	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	2,088.35
DD17376.2	06/06/2025	SYNERGY	ELECTRICITY CHARGES - VARIOUS SHIRE LOCATIONS	929.55
DD17376.3	06/06/2025	TELSTRA LIMITED	MOBILE PHONE CHARGES - SHIRE	835.66
DD17377.1	09/06/2025	NEWBOOK PTY LTD	NEWBOOK ONLINE BOOKING FEE	158.40
DD17377.2	09/06/2025	SYNERGY	ELECTRICITY CHARGES - SES	434.79
DD17377.3	09/06/2025	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	1,425.15
DD17381.1	10/06/2025	PRECISION ADMINISTRATION SERVICES PTY LTD	SUPERANNUATION CONTRIBUTIONS	15,921.81
DD17381.2	10/06/2025	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	2,334.85
DD17381.3	10/06/2025	SYNERGY	ELECTRICITY CHARGES - VARIOUS SHIRE LOCATIONS	1,207.27
DD17382.1	11/06/2025	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	2,254.10
DD17382.2	11/06/2025	SYNERGY	ELECTRICITY CHARGES - VARIOUS SHIRE LOCATIONS	3,077.34
DD17386.1	12/06/2025	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	944.55
DD17389.1	13/06/2025	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	1,761.15
DD17390.1	16/06/2025	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	2,517.10
DD17390.2	16/06/2025	SYNERGY	ELECTRICITY CHARGES - STREET LIGHTS	3,411.25
DD17402.1	17/06/2025	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	1,738.05
DD17402.2	17/06/2025	SYNERGY	ELECTRICITY CHARGES - DEPOT	695.41
DD17402.3	17/06/2025	TELSTRA LIMITED	PHONE CHARGES - SES LANDLINES	197.09
DD17403.1	18/06/2025	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	585.90
DD17404.1	19/06/2025	BUSINESS FUEL CARDS (FLEET CARD)	FIRE BRIGADE FLEET CARDS	21.90
DD17404.2	19/06/2025	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	465.20
DD17407.1	20/06/2025	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	3,601.55
DD17409.1	23/06/2025	BOC GASES - BOC ACCOUNT PROCESSING	GAS CONTAINER FEES	20.47
DD17409.2	23/06/2025	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	648.65
DD17409.3	23/06/2025	SUPAGAS	CYLINDER RENTAL - 3 PECAN	99.00

SHIRE OF BODDINGTON - LIST OF PAYMENTS - JUNE 2025

Chq/EFT	Date	Name	Description	Amount
DD17414.1	24/06/2025	PRECISION ADMINISTRATION SERVICES PTY LTD	SUPERANNUATION CONTRIBUTIONS	16,782.04
DD17414.2	24/06/2025	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	2,242.90
DD17414.3	24/06/2025	SYNERGY	ELECTRICITY CHARGES - VARIOUS SHIRE LOCATIONS	6,018.87
DD17414.4	24/06/2025	TELSTRA LIMITED	PHONE & INTERNET CHARGES - VARIOUS SHIRE LOCATIONS	1,705.90
DD17415.1	25/06/2025	OPTUS COMMUNICATIONS	INTERNET - CCTV TRAILER	109.00
DD17415.2	25/06/2025	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	652.65
DD17416.1	26/06/2025	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	2,553.80
DD17416.2	26/06/2025	SYNERGY	ELECTRICITY CHARGES - MEDICAL CENTRE	642.82
DD17422.1	27/06/2025	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	1,146.60
DD17423.1	30/06/2025	NATIONAL AUSTRALIA BANK	NAB CONNECT FEE	154.55
DD17423.2	30/06/2025	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	8,519.35
DD17423.3	30/06/2025	SYNERGY	ELECTRICITY CHARGES - QUINDANNING FIRE SHED	230.84
DD17427.1	02/06/2025	NAB BUSINESS VISA	CREDIT CARD PURCHASES	4,185.55
				638,673.75
		JAMES WICKENS		
	12/05/2025	REGAL PETROLEUM DWELLINGUP	FUEL BT04	108.66
		SAM KEMPTON		
	30/04/2025	FLEX FITNESS EQUIPMENT	GYM EQUIPMENT	283.00
	30/04/2025	BRIGHT EDUCATION	ITEMS FOR THE GYM	134.50
	13/05/2025	NETFLIX	SUBSCRIPTION FOR THE YOUTH CENTRE	18.99
	19/05/2025	MAGSHOP ONLINE	LIBRARY SUBSCRIPTION	90.00
	21/05/2025	SPOTIFY	MUSIC SUBSCRIPTION FOR THE YOUTH CENTRE	13.99
	21/05/2025	BODDINGTON SCC	NATIONAL VOLUNTEER WEEK FUNCTION	200.00
	26/05/2025	CASE CLOSED	ITEMS FOR BETTER BEGINNINGS	50.00
	27/05/2025	BRICK MEGA STORE	ITEMS FOR BETTER BEGINNINGS	42.49
	27/05/2025	BIGW	ITEMS FOR BETTER BEGINNINGS	32.99
	27/05/2025	BRICKTASTICS	ITEMS FOR BETTER BEGINNINGS	64.50
	27/05/2025	MODERN TEACHING AIDS	ITEMS FOR BETTER BEGINNINGS	122.94
	28/05/2025	QBD BOOKS	ITEMS FOR BETTER BEGINNINGS	28.94
		FABIAN HOUBRECHTS		
	05/05/2025	BUNNINGS	ASSORTED PLANTS	79.74
	07/05/2025	DUNNINGS NORTHAM	FUEL BT61	91.61
	12/05/2025	DUNNINGS NORTHAM	FUEL BT61	107.69
	16/05/2025	DWELLINGUP HOTEL	WORKS & SERVICES FUNCTION	128.00
	19/05/2025	AVN NORTHAM PTY LTD	VEHICLE SERVICE	344.99
	26/05/2025	DUNNINGS NORTHAM	FUEL BT61	101.93
		CARA RYAN		
	12/05/2025	WA NEWSPAPER	DIGITAL SUBSCRIPTION	32.00
	27/05/2025	RINGCENTRAL INC	TELEPHONE SERVICE - MEDICAL CENTRE	330.00
		JULIE BURTON		
	02/05/2025	EXETEL PTY LTD	INTERNET PLAN	975.00
	05/05/2025	DROP BOX	COUNCILLOR INFORMATION	18.69
	05/05/2025	MAILCHIMP	NEWSLETTER SOFTWARE	102.02
	09/05/2025	DOVE PINJARRA	COUNCILLOR VISIT - SOUTH32 and PORT	35.40
	14/05/2025	ILLUSTRATOR	ADOBE LICENSE	32.99
	14/05/2025	FACEBOOK	ADVERTISING	94.00
	15/05/2025	INDESIGN	ADOBE LICENSE	32.99
	19/05/2025	REMARKABLE	SUBSCRIPTION FEE	4.99
	19/05/2025	FACEBOOK	ADVERTISING	75.47
	28/05/2025	ADOBE	ACROBAT PRO LICENSE	354.75
	28/05/2025	NAB CARD FEE	FEE	45.00
	28/05/2025	NAB INTERNATIONAL TRANSACT FEES	FEE	7.29
		PAYROLL PAYMENTS		
		NAB	NET PAYROLL F/N ENDING 08/06/2025	83,465.63
		NAB	NET PAYROLL F/N ENDING 22/06/2025	88,798.22
TOTAL MUNI				810,937.60
TOTAL TRUST & MUNI				810,937.60

9.3.2 Financial Report

File Reference: 3.0056
Applicant: Nil
Previous Item: Nil
Author: Executive Manager Corporate Services
Disclosure of Interest: Nil
Voting Requirements: Simple Majority
Attachments: 9.3.2A Monthly Financial Report 30 June 2025

Summary

The Monthly Financial Report for the period ending 30 June 2025 is presented for Council's 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

Aspiration	Performance
Outcome 12	Visionary Leadership and Responsible Governance
Objective 12.2	Responsibly manage the Shire's finances, human resources and assets

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

Nil

Social Implications

Nil

Environmental and Climate Change 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)	Minor
Principal Risk Theme	Reputational / Compliance
Risk Action Plan (controls or treatment proposed)	Nil

Officer Recommendation

That Council receive the financial statements as presented, for the period ending 30 June 2025.



MONTHLY FINANCIAL REPORT
(Containing the Statement of Financial Activity)

For the Period Ended 30 June 2025

LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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SHIRE OF BODDINGTON
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2025

	Note	Adopted Budget Estimates (a) \$	YTD Budget Estimates (b) \$	YTD Actual (c) \$	Variance* \$ (c)-(b)	Variance* % (c)-(b)/(b)	Var.
OPERATING ACTIVITIES							
Revenue from operating activities							
Rates	6	6,958,013	6,958,013	6,953,535	(4,478)	(0%)	
Grants, subsidies and contributions	10	578,716	578,716	738,072	159,356	28%	▲
Fees and charges		1,371,890	1,371,890	1,480,427	108,537	8%	
Interest revenue		375,094	375,094	447,419	72,325	19%	▲
Other revenue		145,850	145,850	217,173	71,323	49%	▲
Profit on disposal of assets	8	138,251	138,251	151,089	12,838	9%	
		9,567,814	9,567,814	9,987,715	419,901		
Expenditure from operating activities							
Employee costs		(3,426,445)	(3,426,445)	(3,489,530)	(63,085)	(2%)	
Materials and contracts		(3,033,569)	(3,033,569)	(2,592,541)	441,028	15%	▲
Utility charges		(347,150)	(347,150)	(383,681)	(36,531)	(11%)	▼
Depreciation		(2,445,800)	(2,445,800)	(2,379,692)	66,108	3%	
Finance Costs		(43,043)	(43,043)	(41,531)	1,512	4%	
Insurance		(231,301)	(231,301)	(232,241)	(940)	(0%)	
Other expenditure		(109,402)	(109,402)	(90,304)	19,098	17%	▲
Loss on disposal of assets	8	(17,526)	(17,526)	(31,932)	(14,406)	(82%)	▼
		(9,654,236)	(9,654,236)	(9,241,452)	412,784		
Non-cash amounts excluded from operating activities	2(b)	2,325,075	2,325,075	2,241,772	(83,303)	(4%)	
Amount attributable to operating activities		2,238,653	2,238,653	2,988,035	749,382		
INVESTING ACTIVITIES							
Inflows from investing activities							
Proceeds from capital grants, subsidies and contributions	10	4,139,178	4,139,178	2,389,269	(1,749,909)	(42%)	▼
Proceeds from disposal of assets	8	406,818	406,818	343,320	(63,498)	(16%)	▼
		4,545,996	4,545,996	2,732,589	(1,813,407)		
Outflows from investing activities							
Payments for property, plant and equipment	8	(1,798,177)	(1,798,177)	(792,886)	1,005,291	56%	▲
Payments for construction of infrastructure	8	(6,790,225)	(6,790,226)	(3,255,484)	3,534,742	52%	▲
		(8,588,402)	(8,588,403)	(4,048,371)	4,540,032		
Amount attributable to investing activities		(4,042,406)	(4,042,407)	(1,315,782)	2,726,625		
FINANCING ACTIVITIES							
Inflows from financing activities							
Transfer from reserves	4	796,512	796,512	4,511	(792,001)	(99%)	▼
		796,512	796,512	4,511	(792,001)		
Outflows from investing activities							
Repayment of borrowings	9	(228,377)	(228,376)	(228,376)	(0)	(0%)	
Transfer to reserves	4	(464,775)	(464,775)	(463,956)	819	0%	
		(693,152)	(693,151)	(692,333)	818		
Amount attributable to financing activities		103,360	103,361	(687,822)	(791,183)		
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus of deficit at the start of the financial year	2(a)	1,751,875	1,751,875	1,751,874	(1)	(0%)	
Amount attributable to operating activities		2,238,653	2,238,653	2,988,035			
Amount attributable to investing activities		(4,042,406)	(4,042,407)	(1,315,782)			
Amount attributable to financing activities		103,360	103,361	(687,822)			
Surplus or deficit after imposition of general rates		51,482	51,482	2,736,305			

KEY INFORMATION

▲ ▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.

* Refer to Note 3 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying Financial Statements and notes.

SHIRE OF BODDINGTON
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 30 JUNE 2025

	30-06-2024	30 Jun 2025
	\$	\$
CURRENT ASSETS		
Cash and cash equivalents	8,398,140	10,168,307
Trade and other receivables	531,090	663,983
Other assets	41,018	170,478
TOTAL CURRENT ASSETS	8,970,248	11,002,768
NON-CURRENT ASSETS		
Trade and other receivables	28,912	32,976
Other financial assets	41,585	41,585
Property, plant and equipment	38,426,282	38,109,920
Infrastructure	63,095,932	64,856,809
TOTAL NON-CURRENT ASSETS	101,592,711	103,041,290
TOTAL ASSETS	110,562,959	114,044,058
CURRENT LIABILITIES		
Trade and other payables	940,095	778,491
Other liabilities	3,474,279	4,176,077
Borrowings	228,376	0
Employee related provisions	232,052	280,501
TOTAL CURRENT LIABILITIES	4,874,802	5,235,069
NON-CURRENT LIABILITIES		
Borrowings	1,158,283	1,158,283
Employee related provisions	51,804	37,105
TOTAL NON-CURRENT LIABILITIES	1,210,087	1,195,388
TOTAL LIABILITIES	6,084,889	6,430,457
NET ASSETS	104,478,070	107,613,601
EQUITY		
Retained surplus	34,936,570	37,722,431
Reserve accounts	2,571,944	2,921,614
Revaluation surplus	66,969,556	66,969,556
TOTAL EQUITY	104,478,070	107,613,601

This statement is to be read in conjunction with the accompanying notes.

SHIRE OF BODDINGTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2025

1 BASIS OF PREPARATION AND SIGNIFICANT ACCOUNTING POLICIES

This prescribed financial report has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements

Section 6.4(2) of the *Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996*, prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the Shire to measure any vested improvements at zero cost.

Local Government (Financial Management) Regulations 1996, regulation 34 prescribes contents of the financial report. Supporting information does not form part of the financial report.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

THE LOCAL GOVERNMENT REPORTING ENTITY

All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements.

Judgements and estimates

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The balances, transactions and disclosures impacted by accounting estimates are as follows:

- estimated fair value of certain financial assets
- impairment of financial assets
- estimation of fair values of land and buildings, infrastructure and investment property
- estimation uncertainties made in relation to lease accounting
- estimated useful life of intangible assets

SIGNIFICANT ACCOUNTING POLICES

Significant accounting policies utilised in the preparation of these statements are as described within the 2023-24 Annual Budget. Please refer to the adopted budget document for details of these policies.

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 15 July 2025

SHIRE OF BODDINGTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2025

2 STATEMENT OF FINANCIAL ACTIVITY INFORMATION

	Note	Adopted Budget Opening 30 June 2024	Last Year Closing 30 June 2024	Year to Date 30 Jun 2025
(a) Net current assets used in the Statement of Financial Activity				
Current assets				
Cash and cash equivalents	4	8,398,140	8,398,140	10,168,307
Rates receivables	5	294,746	294,746	277,364
Receivables	5	236,344	236,344	386,619
Other current assets		41,014	41,018	170,478
Less: Current liabilities				
Payables	7	(940,094)	(940,096)	(778,495)
Borrowings	9	(228,377)	(228,376)	(1)
Capital grant/contribution liability	10	(3,474,279)	(3,474,279)	(4,176,077)
Provisions		(232,052)	(232,052)	(280,501)
Less: Total adjustments to net current assets	2(c)	(2,343,567)	(2,343,569)	(3,031,389)
Closing funding surplus / (deficit)		1,751,875	1,751,874	2,736,305

(b) Non-cash items excluded from operating activities

The following non-cash revenue and expenditure has been excluded from operating activities within the Statement of Financial Activity in accordance with Financial Management Regulation 32.

	Notes	Adopted Budget \$	YTD Budget (a) \$	YTD Actual (b) \$
Non-cash items excluded from operating activities				
Adjustments to operating activities				
Less: Profit on asset disposals	8	(138,251)	(138,251)	(151,089)
Movement in employee benefit provisions (non-current)		0	0	(14,699)
Movement in other provisions (non-current)		0	0	0
Add: Loss on asset disposals	5	17,526	17,526	31,932
Add: Depreciation on assets		2,445,800	2,445,800	2,379,692
Total non-cash items excluded from operating activities		2,325,075	2,325,075	2,241,772

(c) Current assets and liabilities excluded from budgeted deficiency

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with *Financial Management Regulation 32* to agree to the surplus/(deficit) after imposition of general rates.

		Adopted Budget Opening 30 June 2024	Last Year Closing 30 June 2024	Year to Date 30 June 2025
Adjustments to net current assets				
Less: Reserves - restricted cash	4	(2,571,944)	(2,571,946)	(3,031,389)
Add: Borrowings	9	228,377	228,376	1
Add: Provisions - employee		0	0	0
Total adjustments to net current assets		(2,343,567)	(2,343,569)	(3,031,389)

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the Council's operational cycle.

SHIRE OF BODDINGTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2025

3 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date Actual materially.

The material variance adopted by Council for the 2024-25 year is \$10,000 or 10.00% whichever is the greater.

	Var. \$	Var. %	Explanation of Variances
	\$	%	
Revenue from operating activities			
Rates	(4,478)	(0%)	
Grants, subsidies and contributions	159,356	28%	▲ Permanent - Advance payment 25/26 Federal Assistance Grant
Fees and charges	108,537	8%	
Interest revenue	72,325	19%	▲ Permanent - exceeding budget estimates
Other revenue	71,323	49%	▲ Permanent - reimbursements for Workers Compensation
Profit on disposal of assets	12,838	9%	
Expenditure from operating activities			
Employee costs	(63,085)	(2%)	
Materials and contracts	441,028	15%	▲ Timing - delay in expenditure for project work
Utility charges	(36,531)	(11%)	▼ Permanent - water costs higher than budget estimate, majority standpipe water. Plus additional costs for gas at Visitor Centre.
Depreciation	66,108	3%	
Finance Costs	1,512	4%	
Insurance	(940)	(0%)	
Other expenditure	19,098	17%	▲ Permanent - saving on donation expenses.
Loss on disposal of assets	(14,406)	(82%)	▼ Permanent - keeping Hino Tipper for water carting
Non-cash amounts excluded from operating activities.	(83,303)	(4%)	
Inflows from investing activities			
Proceeds from capital grants, subsidies and contributions	(1,749,909)	(42%)	▼ Timing - some grants may need carrying over to 25/26 matching the delay in capital works being completed.
Proceeds from disposal of assets	(63,498)	(16%)	▼ Permanent - keeping Hino Tipper for water carting
Outflows from investing activities			
Payments for property, plant and equipment	1,005,291	56%	▲ Timing – to be deferred to 2025/26 due to delays in the delivery of the 4.5 and 6 tonne trucks. Building Renewal Program & Caravan Park
Payments for construction of infrastructure	3,534,742	52%	▲ Timing - to be deferred to 2025/26, including Mountain Bike Trail, Town Centre Revitalisation, Town Weir Rehabilitation , Newmont Dump Truck Installation & RTR Road Projects. Permanent - savings on RRG road projects.
Inflows from financing activities			
Proceeds from new debentures	0	0%	
Transfer from reserves	(792,001)	(99%)	▼ Timing - to be carried over to 2025/26. Transfers not needed as capital expenditure delayed.
Outflows from financing activities			
Payments for principal portion of lease liabilities	0	0%	
Repayment of borrowings	(0)	(0%)	
Transfer to reserves	819	0%	
Surplus of deficit at the start of the financial year	(1)	(0%)	

SHIRE OF BODDINGTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2025

4 CASH AND FINANCIAL ASSETS

CASH AND INVESTMENTS

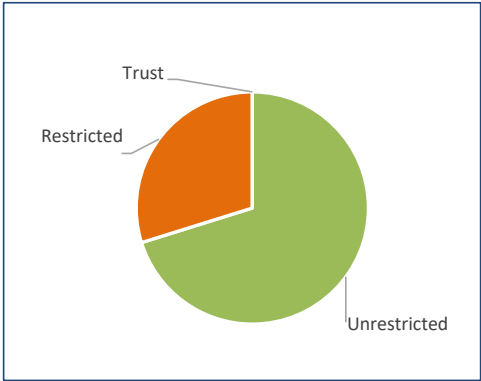
Description	Unrestricted	Restricted	Total Cash	Trust	Institution	Interest Rate	Maturity Date
	\$	\$	\$	\$			
Cash on hand							
Petty Cash & Floats	400	0	400			0.00%	On Hand
At Call Deposits							
Municipal Funds	560,645	0	560,645		NAB		At Call
Bonds & Deposits	640	0	640		NAB		At Call
Term Deposits & Overnight Cash Deposits							
Municipal Funds	6,575,233	0	6,575,233		Treasury	3.80%	Overnight
Reserve Funds	0	3,031,389	3,031,389		Treasury	3.80%	Overnight
Total	7,136,918	3,031,389	10,168,307	0			

KEY INFORMATION

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

The local government classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.



Total Cash	Unrestricted
\$10.17 M	\$7.14 M

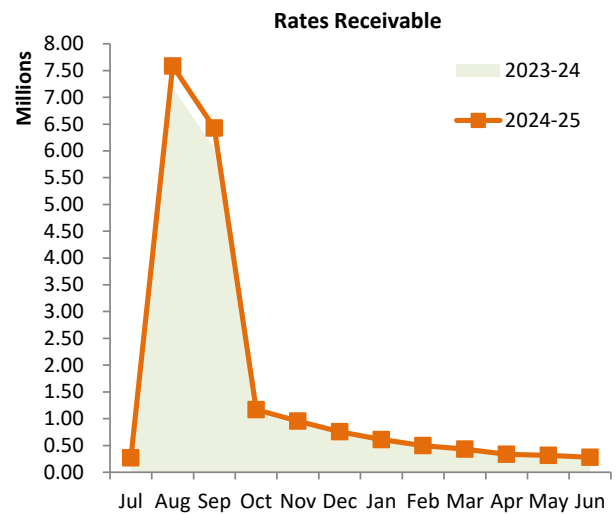
CASH BACKED RESERVES

Reserve name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Plant	337,157	14,498	14,390	0	0	(155,000)	0	196,655	351,547
Building	411,288	17,685	17,554	200,000	200,000	(103,501)	0	525,472	628,842
Community Facility Fund	94,779	4,075	4,045	0	0	0	0	98,854	98,824
Refuse Site	133,570	5,744	5,701	50,000	50,000	0	0	189,314	189,271
Aged Housing	246,391	10,595	10,516	52,000	52,000	(90,000)	0	218,986	308,907
Swimming Pool	306,718	13,189	13,091	0	0	0	0	319,907	319,809
River Crossing	11	0	0	0	0	(11)	(11)	0	0
Prepaid Conditional Grants	0	0	0	0	0	0	0	0	0
Unspent Conditional Grants	0	0	0	0	0	0	0	0	0
Public Open Space	580,898	24,979	24,794	45,181	45,181	(40,000)	0	611,058	650,873
Town Weir Reserve	461,132	19,829	19,684	0	0	(403,500)	0	77,461	480,816
Community Gym	0	0	0	7,000	7,000	(4,500)	(4,500)	2,500	2,500
	2,571,944	110,594	109,775	354,181	354,181	(796,512)	(4,511)	2,240,207	3,031,389

SHIRE OF BODDINGTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2025

5 RECEIVABLES

Rates receivable	30 June 2024	30 Jun 2025
	\$	\$
Opening arrears previous years	300,227	294,746
RATES - levied this year	6,539,477	6,953,535
RUBBISH - levied this year	297,673	323,612
ESL - levied this year	117,012	124,939
TOTAL levied this year	6,954,162	7,402,086
Less - collections to date	(6,959,643)	(7,419,468)
Equals current outstanding	294,746	277,364
Net rates collectable	294,746	277,364
% Collected	95.9%	96.4%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
		\$	\$	\$	\$	\$
Receivables - general	(5,935)	291,668	852	5,725	9,879	302,190
Percentage		96.5%	0.3%	1.9%	3.3%	
Balance per trial balance						
Sundry receivable						302,190
GST receivable						42,815
Increase in Allowance for impairment of receivables from contracts with customers						(4,706)
Other receivables - employee related provisions						46,320
Total receivables general outstanding						386,619

Amounts shown above include GST (where applicable)

KEY INFORMATION

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment). The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Classification and subsequent measurement

Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period as classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the Shire measures them subsequently at amortised cost using the effective interest rate method.

6 RATE REVENUE

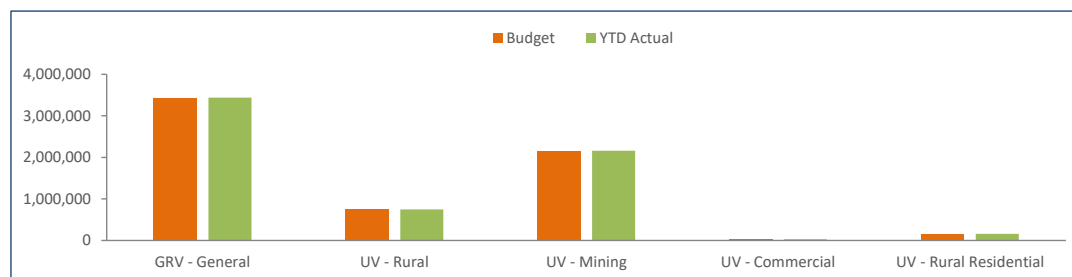
RATE REVENUE

General rate revenue

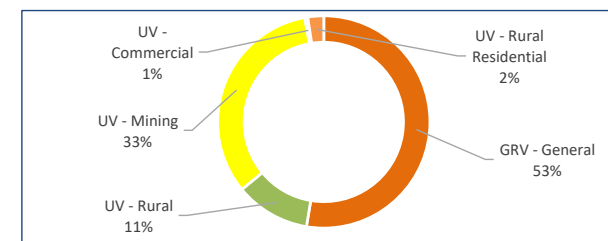
RATE TYPE	Rate in \$ (cents)	Number of Properties	Rateable Value	Rate Revenue	Budget		YTD Actual			
					Interim Rate	Total Revenue	Rate Revenue	Interim Rates	Back Rates	Total Revenue
				\$	\$	\$	\$	\$	\$	\$
Gross rental value										
GRV - General	0.122613	512	28,048,377	3,439,096	2,000	3,441,096	3,439,096	0	0	3,439,096
Unimproved value										
UV - Rural	0.004320	132	172,542,000	745,381	0	745,381	745,381	524	0	745,905
UV - Mining	0.028235	128	76,587,679	2,162,453	0	2,162,453	2,162,453	0	0	2,162,453
UV - Commercial	0.018591	2	1,603,500	29,811	0	29,811	29,811	0	0	29,811
UV - Rural Residential	0.007612	127	20,814,000	158,436	2,000	160,436	158,436	0	0	158,436
Sub-Total		901	299,595,556	6,535,177	4,000	6,539,177	6,535,177	524	0	6,535,701
Minimum payment	Minimum \$									
Gross rental value										
GRV - General	1,002	127	251,225	127,254	0	127,254	126,252	0	0	126,252
Unimproved value										
UV - Rural	1,002	122	19,942,500	122,244	0	122,244	122,244	0	0	122,244
UV - Mining	1,002	43	215,820	43,086	0	43,086	43,086	0	0	43,086
UV - Commercial	1,002	0	0	0	0	0	0	0	0	0
UV - Rural Residential	1,002	126	13,516,000	126,252	0	126,252	126,252	0	0	126,252
Sub-total		418	33,925,545	418,836	0	418,836	417,834	0	0	417,834
Amount from general rates						6,958,013				6,953,535

KEY INFORMATION

Prepaid rates are, until the taxable event for the rates has occurred, refundable at the request of the ratepayer. Rates received in advance give rise to a financial liability. On 1 July 2020 the prepaid rates were recognised as a financial asset and a related amount was recognised as a financial liability and no income was recognised. When the taxable event occurs the financial liability is extinguished and income recognised for the prepaid rates that have not been refunded.



General Rates	
Budget	Actual
\$6.96 M	\$6.95 M



SHIRE OF BODDINGTON
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 FOR THE PERIOD ENDED 30 JUNE 2025

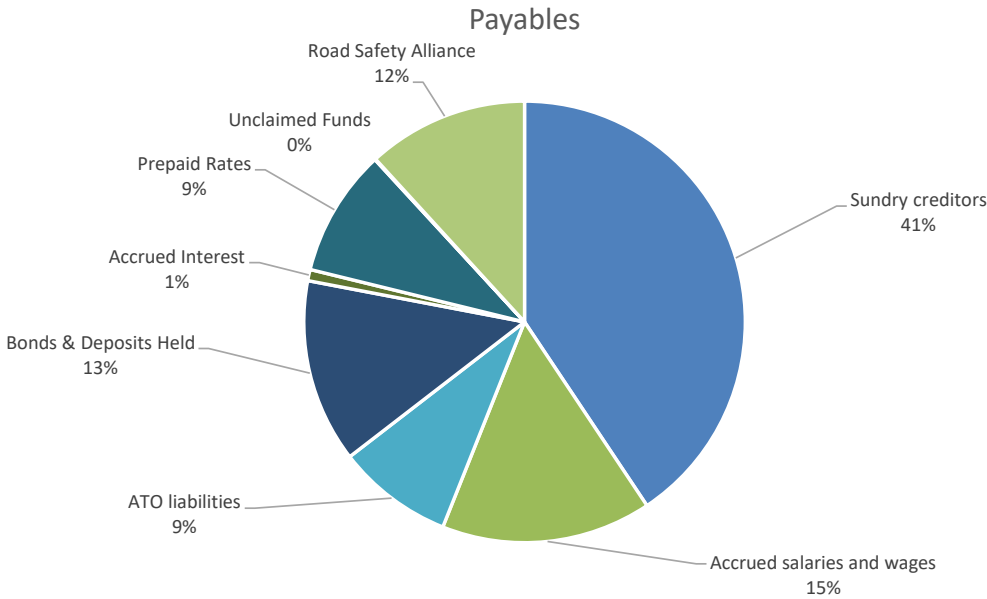
7 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Payables - general	0	294,201	16,488	434	5,287	316,410
Percentage	0%	93%	5.2%	0.1%	1.7%	
Balance per trial balance						
Sundry creditors						316,410
Accrued salaries and wages						119,828
ATO liabilities						66,248
Bonds & Deposits Held						104,719
Accrued Interest						6,394
Prepaid Rates						72,596
Unclaimed Funds						490
Road Safety Alliance						91,810
Total payables general outstanding						778,495

Amounts shown above include GST (where applicable)

KEY INFORMATION

Trade and other payables represent liabilities for goods and services provided to the Shire that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.

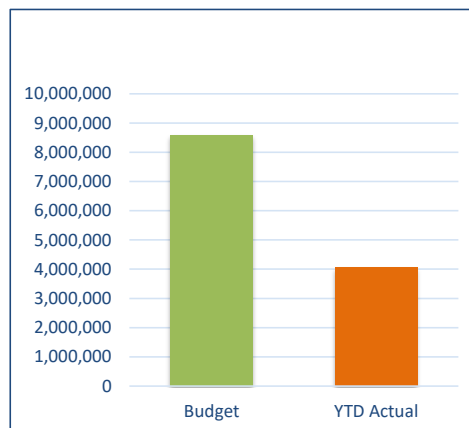


8 CAPITAL ACQUISITIONS

Capital acquisitions	Adopted		YTD Actual	YTD Actual Variance
	Budget	YTD Budget		
	\$	\$	\$	\$
Furniture and Equipment	152,440	152,440	116,330	(36,110)
Land and Buildings	912,500	912,500	304,345	(608,155)
Plant and Equipment	733,237	733,237	372,211	(361,026)
Road Infrastructure	3,062,200	3,062,200	2,696,419	(365,781)
Footpath Infrastructure	1,517,606	1,517,606	88,019	(1,429,587)
Drainage Bridges Culverts	82,000	82,000	21,892	(60,108)
Infrastructure - Parks, Gardens, Recreation Facilities	2,128,420	2,128,420	449,154	(1,679,266)
Total Capital Acquisitions	8,588,403	8,588,403	4,048,371	(4,540,032)
Capital Acquisitions Funded By:				
	\$	\$	\$	\$
Capital grants and contributions	4,139,178	4,139,178	2,389,269	(1,749,909)
Other (disposals & C/Fwd)	406,818	406,818	343,320	(63,498)
Cash backed reserves				
Plant	155,000	0	0	0
Aged Housing	90,000	0	0	0
River Crossing	92,249	0	11	11
Contribution - operations	3,705,158	4,042,407	1,315,771	(2,726,636)
Capital funding total	8,588,403	8,588,403	4,048,371	(4,540,032)

SIGNIFICANT ACCOUNTING POLICIES

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.



Acquisitions	Annual Budget	YTD Actual	% Spent
	\$8.59 M	\$4.05 M	47%

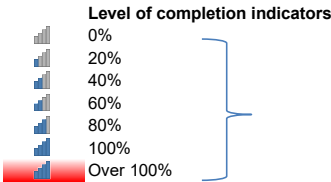
Capital Grants	Annual Budget	YTD Actual	% Received
	\$4.14 M	\$2.39 M	58%

8 CAPITAL ACQUISITIONS DETAILED

Capital Disposals

Asset description	Amended Budget			YTD Actual		
	Net Book Value	Proceeds	Profit / (Loss)	Net Book Value	Proceeds	Profit / (Loss)
Flail Mower	46,740	40,000	(6,740)	44,905	19,722	(25,183)
6 Tonne Tipper Truck	26,717	25,000	(1,717)	23,863	61,912	38,049
Isuzu Tipper	14,026	20,000	5,974	0	0	0
Hino Tipper	31,137	40,000	8,863	0	0	0
Mitsubishi Pajero Sport	0	30,000	30,000	0	22,302	22,302
Mitsubishi Pajero Sport	0	30,000	30,000	0	23,907	23,907
Toyota Hilux	41,807	40,000	(1,807)	30,825	35,429	4,604
Batching Plant (Land & Buildings)	118,404	181,818	63,414	117,820	180,048	62,228
Old Sports Oval Lighting	7,262	0	(7,262)	6,749	0	(6,749)
	286,093	406,818	120,725	224,162	343,320	119,158

Capital Acquisitions










































Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

Account Description	Current Budget	YTD Budget	YTD Actual	Variance Under/(Over)
IT Equipment	50,207	50,207	34,750	15,457
Upgrade Telecommunications - Recreation Centre	15,000	15,000	0	15,000
CCTV Upgrades	46,145	46,145	45,878	267
Display Cabinets - Recreation Centre	16,500	16,500	14,904	1,596
PPC Racking - Boddington VBFB	24,588	24,588	20,799	3,789
Total Furniture & Equipment	152,440	152,440	116,330	36,110
Building Asset Renewal Program	410,000	410,000	85,287	324,713
Solar Panels - Pavilion	30,000	30,000	26,987	3,013
Recreation Centre - Swipe Card System	15,000	15,000	0	15,000
Improvements to Pound	12,000	12,000	4,634	7,366
Visitor Centre - upgrade airconditioning	30,000	30,000	26,550	3,450
Upgrade Interpretive Centre	85,000	85,000	81,896	3,104
Caravan Park Development	250,000	250,000	5,069	244,931
Upgrade Toilets - Pavilion	61,000	61,000	60,907	93
Air-conditioning - Pavilion	7,000	7,000	0	7,000
Electronic Doors - Visitor Centre	12,500	12,500	13,014	(514)
Total Land & Buildings	912,500	912,500	304,345	608,155
4.5 Tonne Tipper	67,570	67,570	0	67,570
6 Tonne Truck	270,000	270,000	0	270,000
Skid Steer	120,000	120,000	119,000	1,000
Mini Excavator	70,000	70,000	71,990	(1,990)
Replace Mitsubishi Pajero Sport	45,000	45,000	39,814	5,186
Replace Toyota Hilux Ute	45,000	45,000	46,364	(1,364)
Modifications to Service Truck	15,000	15,000	8,709	6,291
Newmarket Rd Standpipe	19,425	19,425	22,387	(2,962)
Crossman Rd Standpipe	19,425	19,425	22,387	(2,962)
Backup Power - Admin Building & Recreation Centre	20,000	20,000	0	20,000
EV Charging Stations	41,817	41,817	41,561	256
Total Plant & Equipment	733,237	733,237	372,211	361,026

8 CAPITAL ACQUISITIONS DETAILED (CONTINUED)

Capital Acquisitions (continued)

Account Description	Current Budget	YTD Budget	YTD Actual	Variance Under/(Over)
 RTR - Mahogany Crt - Reseal	8,840	8,840	8,127	713
 RTR - Greenstone Way - Reseal	39,534	39,534	39,480	54
RTR - Hill Street - Reseal	0	0	0	0
 RTR - Forrest Street - Reseal	7,505	7,505	7,067	438
 RTR - Blue Gum Crt - Reseal	24,029	24,029	23,321	708
 RTR - Days Rd	34,000	34,000	0	34,000
 RTR - Marradong Culvert Works	22,938	22,938	0	22,938
 RTR - Bannister Rd Microsealing	39,000	39,000	38,533	467
 RRG - Crossman Rd	670,000	670,000	463,711	206,289
 RRG - Lower Hotham Rd	895,000	895,000	855,318	39,682
 RRG - Harvey Quindanning Rd	585,259	585,259	501,187	84,072
 Linemarking	9,000	9,000	6,686	2,314
 Newmarket Rd	100,095	100,095	123,328	(23,233)
 Carparking - ACROD	7,000	7,000	1,136	5,864
 Carparking - Town Hall & Peppercorn Lane	620,000	620,000	628,525	(8,525)
Total Road Infrastructure	3,062,200	3,062,200	2,696,419	365,781
 Footpath renewal program	67,606	67,606	0	67,606
Bike Network Funding Program	0	0	0	0
 Mountain Bike Trail	1,150,000	1,150,000	82,593	1,067,407
 Rail Trail	300,000	300,000	5,427	294,573
Total Footpath Infrastructure	1,517,606	1,517,606	88,019	1,429,587
 Provide Kerbing - Townsite Roads	12,000	12,000	0	12,000
 Forrest Street Drainage	50,000	50,000	15,863	34,137
 William Street River Crossing	20,000	20,000	6,029	13,971
Total Drainage/Bridges & Culverts	82,000	82,000	21,892	60,108
 Street Art/Mural Project	20,000	20,000	18,000	2,000
 Regional Destination Signage	80,000	80,000	39,186	40,814
 Standard Green, Blue & Brown Signage	10,000	10,000	1,940	8,060
 Interpretive Signage	20,000	20,000	6,990	13,010
 Upgrade Information Board	20,000	20,000	10,040	9,960
 Town Centre Revitalisation	330,000	330,000	0	330,000
 Roller Display	40,000	40,000	5,705	34,295
 Community Club - Playground	93,600	93,600	0	93,600
 Marradong Cemetery - Niche Wall	10,000	10,000	7,100	2,900
 Darminning (Ranford Pool) - improvements	250,000	250,000	223,173	26,827
 Marradong Fire Brigade - retaining wall	48,130	48,130	54,495	(6,365)
 Tennis Courts - retaining wall	28,690	28,690	28,000	690
 Yarning Circle Project	10,000	10,000	0	10,000
 Lions Weir rehabilitation	868,000	868,000	31,138	836,862
 Hotham Park - lighting	20,000	20,000	0	20,000
 Newmont Dump Truck	180,000	180,000	0	180,000
 Swimming Pool - pump/filtration upgrade	70,000	70,000	7,754	62,246
 Crossman Brigade - washdown facility	15,000	15,000	8,780	6,220
 Koolangka Park - shade	15,000	15,000	6,854	8,146
Total Other Infrastructure	2,128,420	2,128,420	449,154	1,679,266
Grand Total	8,588,403	8,588,403	4,048,371	4,540,032

9 BORROWINGS

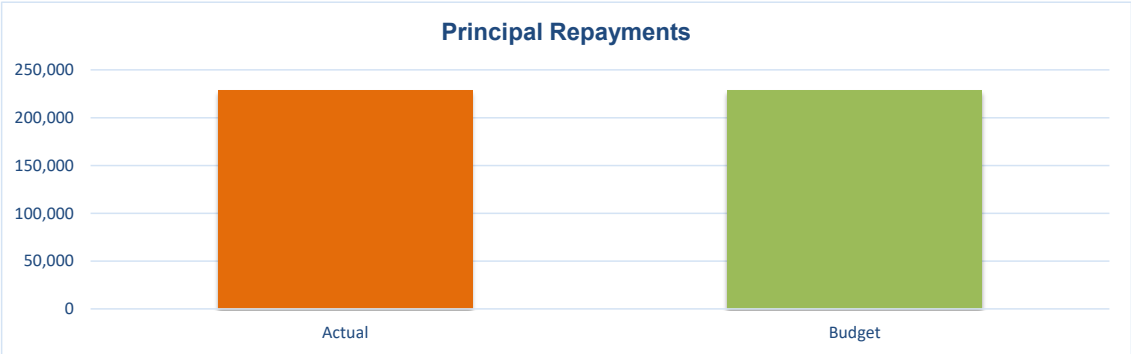
Repayments - borrowings

Information on borrowings			1 July 2024	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	Loan No.	Interest %		Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
			\$	\$	\$	\$	\$	\$	\$	\$	\$
Governance											
Administration Centre	105	4.01%	0	0	0	0	0	0	0	0	0
Education and welfare											
Childcare Centre	100	6.42%	44,500	0	0	21,547	21,547	22,953	22,953	2,058	2,517
Housing											
3 Pecan Place	94	6.45%	130,551	0	0	18,457	18,457	112,094	112,094	8,018	8,128
34 Hill Street	97	6.45%	132,396	0	0	18,718	18,718	113,678	113,678	8,131	8,243
Recreation and culture											
Recreation Centre	106	3.36%	460,672	0	0	70,528	70,528	390,144	390,144	14,183	14,891
Recreation Centre	107	1.56%	618,541	0	0	99,127	99,127	519,414	519,414	9,264	9,264
Total			1,386,660	0	0	228,376	228,377	1,158,283	1,158,283	41,653	43,043
Current borrowings			228,377					0			
Non-current borrowings			1,158,283					1,158,283			
			1,386,660					1,158,283			

All debenture repayments were financed by general purpose revenue.

KEY INFORMATION

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.



Principal Repayments	\$228,376
Interest Earned	\$447,419
Interest Expense	\$41,653
Reserves Balance	\$3,031,389
Loans Due	\$1,158,283

SHIRE OF BODDINGTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2025

10 GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Unspent grants, subsidies and contributions liability				Grants, subsidies & contribution revenue		
	Liability	Increase in	Decrease in	Liability	YTD	Adopted	YTD
	1 Jul 24	Liability	Liability	30 Jun 25	Budget	Budget	Revenue
	\$	\$	\$	\$	\$	\$	\$
Operating grants, subsidies and contributions							
General purpose funding							
Federal Grant - General Purpose	0	0	0	0	6,742	6,742	31,393
Federal Grant - Local Roads	0	0	0	0	27,366	27,366	196,164
Law, order, public safety							
DFES - Fire Brigade Operating Grant	0	0	0	0	105,428	105,428	171,911
Contribution to Crossman Washdown Bay	0	0	0	0	13,000	13,000	6,780
Mitigation Activity Grant	8,500	42,539	(8,500)	42,539	102,077	102,077	11,165
DFES - SES Operating Grant	0	0	0	0	30,600	30,600	50,679
Abandoned Vehicles	0	0	0	0	500	500	0
Health							
South32 - Community Health Funding	25,000	0	(25,000)	0	100,000	100,000	100,000
Education and welfare							
Seniors Grants & Contributions	0	0	0	0	5,000	5,000	6,964
Youth Centre Contributions	0	0	0	0	100	100	0
Welfare Grants	0	0	0	0	4,000	4,000	1,000
Housing							
Peel Devt. Comm - Housing Strategy	0	0	0	0	20,000	20,000	13,722
Recreation and culture							
South 32 - Events Contribution	0	0	0	0	28,000	28,000	27,000
LotteryWest - Summer by River	0	0	0	0	15,000	15,000	15,000
Christmas Celebration	0	0	0	0	8,000	8,000	8,000
Australia Day Grant	0	0	0	0	2,000	2,000	0
Thank a Volunteer	0	0	0	0	2,000	2,000	5,500
Transport							
Main Roads - Direct Road Grant	0	0	0	0	86,903	86,903	86,903
Economic services							
HWEDA VROC Facilitation Contribution	0	0	0	0	1,000	1,000	5,891
South 32 Cultural Centre	1,760,854	0	0	1,760,854	0	0	0
Contributions to Tourism	0	0	0	0	21,000	21,000	0
	1,794,354	42,539	(33,500)	1,803,393	578,716	578,716	738,072
Non-operating contributions							
General purpose funding							
LRCI - Darninning Pool Upgrades	102,358	0	(102,358)	0	170,596	170,596	170,597
Law, order, public safety							
DFES Capital Grant	0	0	0	0	24,588	24,588	20,740
Recreation and culture							
Mountain Bike Funding	120,000	0	(8,593)	111,407	959,000	959,000	82,593
Community Club - Playground	0	0	0	0	93,600	93,600	0
Peel Devt. Comm - Rail Trail Grant	13,414	0	0	13,414	0	0	0
Contribution to Lions Weir Rehab	0	0	0	0	50,000	50,000	50,000
Transport							
Footpath Grant	0	117,863	0	117,863	0	0	18,300
Main Street Revitalisation Project	272,136	200,000	(272,136)	200,000	772,136	772,136	450,000
EV Charging Stations	3,111	0	(3,111)	0	33,612	33,612	33,612
Roads to Recovery Funding	0	0	0	0	173,909	173,909	116,528
Regional Road Group Funding	132,000	281,334	(413,334)	0	1,433,334	1,433,334	1,348,497
LRCI Funding Roads	59,042	0	(59,042)	0	98,403	98,403	98,403
Economic services							
Peel Devt. Comm - Dump Truck	0	80,000	0	80,000	80,000	80,000	0
South 32 - Social Investment Agreement	0	100,000	0	100,000	0	0	0
South 32 - Caravan Park	977,864	772,136	0	1,750,000	250,000	250,000	0
	1,679,925	1,551,333	(858,574)	2,372,684	4,139,178	4,139,178	2,389,269
TOTALS	3,474,279	1,593,872	(892,074)	4,176,077	4,717,894	4,717,894	3,127,341

SHIRE OF BODDINGTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2025

11 BUDGET AMENDMENTS

Amendments to original budget since budget adoption. Surplus/(Deficit)

GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				\$	\$	\$	\$
	Budget adoption		Closing Surplus				0
CC004	Lower Hotham Road	Res 164/24	Capital Expenses			(600,000)	(600,000)
2121802	Main Roads Regional Road Group Program	Res 164/24	Capital Revenue		400,000		(200,000)
5023	Tullis Bridge Trail	Res 164/24	Capital Expenses		200,000		0
3051052	Brigade Operations	Res 168/24	Operating Expenses			(6,150)	(6,150)
9205	Dump Truck	Res 170/24	Capital Expenses			(80,000)	(86,150)
2132043	Peel Development Commission	Res 170/24	Capital Revenue		80,000		(6,150)
3091071	Housing Strategy	Res 171/24	Operating Expenses			(20,000)	(26,150)
2091060	Peel Development Commission	Res 171/24	Operating Revenue		20,000		(6,150)
5999	Town Centre Revitalisation	Res 171/24	Capital Expenses			(500,000)	(506,150)
2121076	Growing Regions Funding	Res 171/24	Operating Revenue		500,000		(6,150)
9212	Roller Display	Res 172/24	Capital Expenses			(40,000)	(46,150)
8011491	Public Open Space	Res 172/24	Capital Revenue		40,000		(6,150)
6045	Bannister Rd - Microsurfacing	Res 1/25	Capital Expenses			(39,000)	(45,150)
2033005	Interest on Municipal Funds	Res 13/25	Operating Revenue		20,000		(25,150)
3042010	Audit Fees	Res 13/25	Operating Expenses			(8,500)	(33,650)
3042015	Administration Salaries	Res 13/25	Operating Expenses		15,000		(18,650)
2042022	Parental Leave Reimbursements	Res 13/25	Operating Revenue			(15,000)	(33,650)
3042103	Regional Leaders Forum	Res 13/25	Operating Expenses		13,059		(20,591)
3042170	Consultant Fees	Res 13/25	Operating Expenses		25,000		4,409
2074075	Room 4 Consulting	Res 13/25	Operating Revenue			(6,500)	(2,091)
3081600	Childcare Centre Building	Res 13/25	Operating Expenses			(6,500)	(8,591)
2101020	Recycling Income	Res 13/25	Operating Revenue		20,000		11,409
3101050	Refuse Site Maintenance	Res 13/25	Operating Expenses		25,000		36,409
2104010	Planning Fees	Res 13/25	Operating Revenue		15,000		51,409
3106010	Climate Action Plan	Res 13/25	Operating Expenses			(2,090)	49,319
3113111	Event Expenses	Res 13/25	Operating Expenses			(17,500)	31,819
2113114	Operating Grants - Events	Res 13/25	Operating Revenue		17,500		49,319
2113029	Gym Memberships	Res 13/25	Operating Revenue		15,000		64,319
3042030	Administration Building Maintenance	Res 13/25	Operating Expenses		20,000		84,319
3101050	Refuse Site Maintenance	Res 13/25	Operating Expenses		30,000		114,319
3113050	Parks and Reserves	Res 13/25	Operating Expenses			(20,000)	94,319
3113051	Streetscape Maintenance	Res 13/25	Operating Expenses			(40,000)	54,319
3113056	Hotham Park Maintenance	Res 13/25	Operating Expenses		20,000		74,319
3121069	Unsealed Roads Maintenance	Res 13/25	Operating Expenses		42,000		116,319
3121070	Sealed Roads Maintenance	Res 13/25	Operating Expenses			(52,000)	64,319
2112056	Lions Weir Rehab Contributions	Res 13/25	Capital Revenue		40,000		104,319
2132038	Rodeo Weekend	Res 13/25	Operating Revenue		9,500		113,819
2132065	Old Police Station Rental	Res 13/25	Operating Revenue		10,000		123,819
CR076	RTR Reseal - Mahogany Crt	Res 13/25	Capital Expenses		3,000		126,819
CR057	RTR Reseal - Greenstone Way	Res 13/25	Capital Expenses			(10,000)	116,819
CR027	RTR Reseal - Hill Street	Res 13/25	Capital Expenses		44,505		161,324
CR025	RTR Reseal - Forrest Street	Res 13/25	Capital Expenses			(7,505)	153,819
CR012	RTR Embankment Repairs - Days Rd	Res 13/25	Capital Expenses		8,000		161,819
CC001	RRG Crossman Road	Res 13/25	Capital Expenses			(104,706)	57,113
CC004	RRG Lower Hotham Road	Res 13/25	Capital Expenses		105,039		162,152
9199	Town Hall Carpark + Peppercorn Lane	Res 13/25	Capital Expenses			(120,000)	42,152
5999	Town Centre Revitalisation	Res 13/25	Capital Expenses		120,000		162,152
WD001	William Street River Crossing	Res 13/25	Capital Expenses		10,000		172,152
9203	Lions Weir Rehab Works	Res 13/25	Capital Expenses			(40,000)	132,152
3121072	Weed Spraying Verge	Res 19/25	Operating Expenses			(7,100)	125,052
3123206	4.5 Tonne Tipper	Res 35/25	Capital Expenses			(17,570)	107,482
3112037	Swimming Pool Needs Analysis	Res 29/25	Operating Expenses		50,000		157,482
9195	Pavilion Toilets	Res 29/25	Capital Expenses		64,000		221,482
BSC1028	Swimming Pool Building Renewal	Res 29/25	Capital Expenses			(170,000)	51,482
					1,981,603	(1,930,121)	51,482

9.3.3 Proposed Café Lease

File Reference:	3.0046
Applicant:	Not applicable
Previous Item:	Nil
Author:	Governance Coordinator
Disclosure of Interest:	Nil
Voting Requirements:	Simple Majority
Attachments:	9.3.3A Confidential – Expressions of Interest 9.3.3B Draft Lease

Summary

Council is requested to endorse the application from Mr. Lee and Mr. Patel as the preferred Expression of Interest and to consider entering into a lease for part of Reserve 17428, 12 Wuraming Avenue Boddington.

Background

In March 2025, the operator of the café at the Hotham Park precinct provided notice that the business would cease trading with the existing lease for the café premises expiring 21 July 2025. To identify a new operator, an Expression of Interest (EOI) process was initiated by the Shire in May 2025.

Three responses to the Expressions of Interest were received from:

- Mr. Ilgyu Lee
- Mr. Sean Visser (Double Shot Café)
- Ms. Julie McNamara (Secret Fae Café) *Note: this EOI has since been formally withdrawn.*

The full submissions are provided in the confidential attachments at 9.3.3A.

In June 2025, applicants were invited to present their proposals to Council, providing further insights into their respective business models and demonstrating how their operations would align with community needs and the Shire's strategic tourism goals.

Comment

While both proposals demonstrated viability, it is considered that the best fit for this opportunity at the current time is the proposal from Mr. Lee and Mr. Patel. This is particularly due to:

- level of experience
- proposed offering to complement existing hospitality businesses, rather than replicating them which is expected to broaden the range of food and beverage options available
- operating hours extend beyond those of comparable businesses, aligning more closely with peak visitation periods at Hotham Park. This represents a significant opportunity to enhance the visitor experience and support ongoing tourism development in the area.

In addition to endorsing the application from Mr. Lee and Mr. Patel, a lease has been drafted and is contained in Attachment 9.3.3B. The lease is proposed to be offered on the following basis:

Commencement Date: August 2025
Term: One year
Expiry Date: August 2026
Contribution: Year 1 - \$275 per week (plus GST) will apply for the first 12 months to assist with establishment costs. This amount is inclusive of electricity use, calculated at \$25 per week.
Year 2 - \$300 per week (plus GST) inc line with current market rates
Year 3 - \$300 per week (plus GST) plus CPI (Perth- all groups)
Utilities: Electricity and water included, gas charged separately.
Permitted Use: Café and related activities.
Option to Renew: Two 1 year options

The prospective tenants originally sought a three-year lease term. However, to maintain flexibility for both parties, the lease has been structured as an initial 1-year term with two additional 1-year options. This arrangement provides security of tenure while also allowing both the tenant and Shire to review performance and adapt to evolving circumstances over time.

The lease fee is proposed to include electricity costs. Although the electricity supply to the café is separately metered, it does not clearly distinguish between consumption by the café and usage in shared areas, including the Visitor Centre and other common amenities. As the café's kitchen operates primarily on gas, which will be charged separately, electricity usage is expected to be minimal. Including electricity in the rent avoids potential disputes over shared consumption and ensures consistent operation of communal services such as air conditioning and lighting, which are essential for maintaining visitor comfort and overall presentation standards.

Consultation

The Expressions of Interest was advertised in the Boddington News, the Shire website and Facebook pages. A sponsored advertisement through Facebook was also used, to target a greater audience.

The proposed disposition of property is to be advertised in accordance with the requirements of the Local Government Act.

Strategic Implications

Aspiration	Prosperity
Outcome 11	An attractive destination for day trips and short stay visitors
Objective 11.2	Facilitate high quality visitor experiences

Legislative Implications

Section 3.58 of the Local Government Act – Disposition of Property

2) Expect stated in this section, a local government can only dispose of property to –
a) the highest bidder at public auction; or
b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.

3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —

a) it gives local public notice of the proposed disposition —

- i. describing the property concerned; and
 - ii. giving details of the proposed disposition; and
 - iii. inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given; and
- b) it considers any submissions made to it before the date specified in the notice and, if the decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.

Policy Implications

Council Policy – Leasing

Financial Implications

A rental contribution of \$275 per week (plus GST) will apply for the first 12 months to assist with establishment costs. This amount is inclusive of electricity.

For the second year, the rent will increase to \$300 per week (plus GST), inclusive of electricity, in line with current market rates.

Economic Implications

The facility is directly linked to the provision of services to visitors to the town. The level of service derived from the facility directly impacts Boddington's reviews, repeat visits and the reputation of the town as a positive destination.

Social Implications

The establishment provides an important space for community gathering, interaction, and connection.

Environmental and Climate Change Considerations

Nil

Risk Considerations

Risk Statement and Consequence	The key risks that arise include insurance and liability issues in relation to the lease terms. No significant additional risks are noted in relation to the use of the facility as this is consistent with the previous Lessee.
Risk Rating (prior to treatment or control)	High
Principal Risk Theme	Reputational, Financial
Risk Action Plan (controls or treatment proposed)	Permission from the Department of Planning Lands and Heritage will be sought in relation to the lease. Relevant Certificates of Currency will be obtained from the Lessee prior to commencement,

Officer Recommendation

1. Endorse the application from Mr. Lee and Mr. Patel, as the preferred Expression

of Interest for the facility.

2. Approve a lease with Mr. Lee and Mr. Patel for a 1-year term at \$275 per week (plus GST), inclusive of electricity, with the option to renew for:
 - a further 1-year term at \$300 per week (plus GST), and
 - a second 1-year term with rent adjusted in accordance with CPI,for the premises located on a portion of Reserve 17428, 12 Wuraming Avenue, Boddington, as per Attachment 9.3.3B.
3. Note that the proposed disposition of property will be advertised in accordance with Section 3.58 of Local Government Act 1995, and authorise the Chief Executive Officer to execute the lease if no adverse submissions are received.

LEASE

Shire of Boddington

("Lessor")

AND

TBD

("Lessee")

BODDINGTON LIBRARY/VISITOR CENTRE CAFÉ – LEASE

THIS AGREEMENT is dated _____

PARTIES: The **Shire of Boddington** of 39 Bannister Road, Boddington WA 6390 in the state of Western Australia (“Shire”)

And

LESSEE Details

IT IS AGREED

1 USE OF PREMISES AND COMMON AREAS

- 1.1 The Shire permits the Lessee use of the Premises, the Common Areas and the Shire’s Plant and Equipment on the terms and conditions set out in this Agreement.

2 CONTRIBUTION

- 2.1 In consideration for being given the permission to use the Premises, the Common Areas and the Shire’s Plant and Equipment, the Lessee shall pay to the Lessor, the Lease amount in accordance with Annexure 1 of this Agreement.

3 SCOPE OF AGREEMENT

- 3.1 Nothing contained in this Agreement shall be construed as granting to the Lessee any interest in the Land comprising the Premises, the Common Areas or the Lessor’s Plant and Equipment, other than a permission to use the Premises, the Common Areas and the Lessor’s Plant and Equipment under the terms and conditions set out in this lease.

4 TERM

- 4.1 The term of this Agreement shall be one (1) year commencing on **(TBD)** August 2025, subject to:
- (a) the provisions for earlier termination contained in the Agreement; and
 - (b) the option for renewal or extension of the Term (if any) specified in this Agreement.

5 TERMINATION

- 5.1 Subject to the other terms and conditions of this Lease:
- (a) the Shire may terminate this Lease by giving the Lessee three (3) months’ notice in writing; and
 - (b) the Lessee may terminate this Lease by giving the Shire three (3) months’ notice in writing.
- 5.2 If the Lessee defaults in one or more of the following respects:

- (a) wholly or partly suspends the performance of the Café from the Premises without reasonable cause; or
- (b) fails to proceed with the performance of the Café from the Premises regularly, diligently, or in accordance with the Terms in Annexure 1,

Then the Shire may send the Lessee a notice specifying the default and stating the intention of the Shire to terminate this Agreement with one (1) months' notice in writing.

- 5.3 If within fourteen (14) days of receipt of the notice the Lessee fails to rectify the default or fails to satisfy the Lessor that the default will be rectified without further delay to the performance of the Café, then the Lessor, without prejudice to any other rights or remedies, may be written notice to the Lessee terminate this Agreement in accordance with the notice provided.

6 USE OF PREMISES AND COMMON AREAS

- 6.1 The Lessee shall use the Premises only for the purpose of providing Café service and related activities, and not for any other purpose, unless approved by the Lessor.
- 6.2 The Lessee shall not allow any person other than its employees, patrons, subcontractors, or its subcontractors' employees, to use the Premises without prior approval by the Shire. The Lessee shall ensure that all its employees, patrons, subcontractors and subcontractors' employees comply with the terms of this Agreement at all times while using the Premises.
- 6.3 The Lessee shall not do, or allow to be done, any act or thing that may cause or permit the Common Areas to be used for any purposes other than that for which they were intended or to become damaged or otherwise deteriorate.
- 6.4 While using the Premises and the Common Areas, the Lessee shall not cause obstruction, disruption or annoyance to the Shire, users of occupiers of the other premises in the Building, other users of the Common Areas and any other persons legitimately present in the building or the Premises.

7 SIGNAGE

- 7.1 All signage, both internal and external, must be approved by the Lessor at design level. Signage must not be installed without the permission of the Lessor.

8 REPAIR, MAINTENANCE AND CLEANING OF THE PREMISES AND THE COMMON AREAS

- 8.1 The Lessee shall:
- (a) repair, to the satisfaction of the Shire, any damage to the Premises, the Building (including the Common Areas) or the Shire's Plant and Equipment which has been caused by an act or omission of the Lessee or its employee, licensee, contractor or invitee;
 - (b) clean and maintain the Premises, including common areas, in a sanitary condition and clear of rubbish or debris;
 - (c) maintain and repair the Shire's Plant Equipment, including keeping all items in a clean and good condition;

- (d) not use the Common Areas for placing rubbish or debris of any kind, except in areas specifically provided for the purpose; and
- (e) comply in all respects with the provisions of any Act (State or Federal), including, without limitation, the Food Act 2008 and the Health (Miscellaneous Provisions) Act 1911 in force affecting the Premises or the occupier or owner of the Premises and with all regulations, requisitions, orders and notices made or given under or pursuant to any such Act,

but shall not otherwise be required to repair, maintain or clean the Common Areas other than the timber veranda and stairs (maintain and clean).

8.2 Subject to clause 8.1 above, the Shire shall be responsible for and bear the cost of:

- (a) all repairs and maintenance of the Building and the Common Areas; and
- (b) cleaning of such parts of the Common Areas are not required to be cleaned by the occupiers of the other premises in the Building.

9 MODIFICATIONS TO COMMON AREAS

9.1 The Lessor may occupy, modify, upgrade or renew any element or area within the Common Areas. Advice is to be provided to the Lessee prior to any works undertaken.

9.2 The Lessee may modify or upgrade elements within the Common Areas, subject to permission being granted by the Lessor.

10 OUTGOINGS

10.1 The Lessee must pay the Lessor or, if demand is made by a statutory or other public authority, to that statutory or other public authority, all amounts separately charged or assessed in respect of the Leased Premises or the Lessee for or in connection with Services to or for the benefit of the Leased Premises or the Lessee, including but not limited to telecommunications, gas and power charges and the cost of any wiring or other device necessitated by the use of telecommunications services, electricity, gas or power.

10.2 For the avoidance of doubt, the cost of electricity supplied to the Premises is included in the Rent and shall not be charged separately to the Lessee.

11 GST

11.1 Unless otherwise provided in this Agreement, any amount of moneys payable under this Agreement do not include GST and GST must be paid in addition to the amount stated. Any amount which is payable on account of GST as a consequence of any supply at the same time as payment is made for the relevant supply, subject to the provision of a tax invoice.

11.2 The Lessee shall pay the Shire any GST payable by the Shire on any supply made by the Shire and the Lessee hereby indemnifies the Shire in relation to the payment of GST.

12 INSURANCE

- 12.1 The Shire shall insure the Building, for its full reinstatement value, against damage by usual insurable risks.
- 12.2 The Lessee shall insure the Shire's Plant and Equipment, as detailed in Annexure 3 and as updated from time to time, for full replacement value.
- 12.3 Any property owned by the Lessee and brought into the Premises, including but not limited to the Lessee's Plant and Equipment, will not be covered under the Shire's insurance and the Lessee shall provide and maintain its own insurance coverage for such property.
- 12.4 The Lessee shall not do or permit to be done any act or thing which makes void existing insurance policies of the Lessee in respect of the Building.
- 12.5 The Lessee shall effect and during the term of this Agreement maintain in the form appropriate to the Lessee's activities and acceptable to the Shire:
 - (a) Public Liability Insurance for not less than ten million dollars (\$10 million) in respect of a single occurrence and for an unlimited number of claims;
- 12.6 The Lessee shall provide the Shire with copies of all insurance policies required under the agreement, prior to the Commencement Date.

13 RISK

- 13.1 The Lessee shall use the Premises and the Common Areas at the Lessee's own risk and the Lessee hereby releases to the full extent permitted by the law the Shire and its agents, contractors and employees from all claims, demands, writs, summonses, actions, suits, proceedings, judgments, orders, decrees, damages, costs, losses and expenses of any nature whatsoever resulting from any accident, damage or injury arising out of or in any way connected with the Lessee's use the Premises, the Common Areas, the Shire's Plant and Equipment and the Lessee's Plant and Equipment, except to the extent that the accident, damage or injury is due to the act, default or omission of the Shire or its agents, contractors (other than the Lessee) and employees.

14 INDEMNITY

- 14.1 The Lessee is to indemnify and keep indemnified the Lessor and the Minister of Lands from and against all actions, claims, costs, proceedings, notices, losses and damages which may be brought against, incurred by, or suffered by the Lessor or the Minister for Lands in respect of:
 - a) Any loss whatsoever
 - b) Injury or damage to property; and
 - c) Death or injury sustained by any person;Cause or contributed to by
 - a) The Lessee's or Lessee's invitees' use of occupation of the Premises;
 - b) The Lessee's activities, operations or business on the Premises; or
 - c) An act, default or omission of the Lessee;

Except to the extent cause or contributed to by the negligence, act default or omission of the Lessor.

15 NO ASSIGNMENT OR MORTGAGE

- 15.1 The Lessee must not assign, transfer or sub-licence the interest granted by this Licence.
- 15.2 The Lessee must not mortgage nor charge the Premises, except with the consent of the Lessor which consent the Lessor not withhold unreasonably.
- 15.3 Minister for Lands consent is also required for any assignment, sub-lease, transfer and / or mortgage.

16 NOTICES

- 16.1 A notice or other communication required or permitted to be given by one party to another must be in writing and:
 - (a) delivered personally; or
 - (b) sent by pre-paid mail to the address of the addressee specified in this Agreement; or
 - (c) sent by email to the email address of the addressee.
- 16.2 A notice or other communication is taken to have been given (unless otherwise proved):
 - (a) if delivered personally, at the time of delivery;
 - (b) if mailed, on the second Business Day after posting; or
 - (c) if emailed, at the time of delivery.
- 16.3 A party may change its address for service by giving notice of that change in writing to the other parties.

17 GOVERNING LAW AND JURISDICTION

- 17.1 This Agreement is governed by the laws of Western Australia.
- 17.2 Each party irrevocably submits to the exclusive jurisdiction of the courts of Western Australia.

18 COUNTERPARTS

- 18.1 This Lease may be executed in any number of counterparts each of which will be an original, but such counterparts together will constitute one and the same instrument and the date of this Lease will be the date on which it is executed by the last party.

19 WHOLE AGREEMENT

- 19.1 In relation to the subject matter of this Lease, this Lease is the whole agreement between the Parties, and this Lease supersedes all oral and written communications by or on behalf of any of the Parties.

20 NO RELIANCE ON WARRANTIES AND REPRESENTATIONS

- 20.1 In entering into this Agreement, the Lessee warrants that it has not relied on any oral warranty or representation (whether oral or written) in relation to the subject matter of this Agreement made by any Person; and has relied entirely on its own enquiries in relation to the subject matter of this Agreement.

21 SEVERANCE

- 21.1 If any part of this Agreement is invalid or unenforceable, this Agreement does not include it. The remainder of this Agreement continues in full force.

22 SAVING – RETAIL TENANCY ACT

- 22.1 In the event that the Retail Tenancy Act applies to this Agreement then the terms of this Agreement are subject to the Retail Tenancy Act and to the extent that any term of this Agreement contravenes or is inconsistent with the Retail Tenancy Act then that term is to be read down or served to the extent necessary and the remaining terms of the Lease are to continue with full force and effect.

23 SPECIAL CONDITIONS

- 23.1 Those terms appearing under the heading 'Other Conditions' in Annexure 1 shall form part of this Lease and in the event of any inconsistency between such terms and any other term of the Lease, then the terms in Annexure 1 shall prevail to the extent of any inconsistency.

24 DEFINITIONS

- 24.1 In this Lease, unless otherwise indicated by the context:

- (a) *Building* means the building erected on the Land on which the Premises are situated, including any modifications, extensions or alterations made after the Commencement Date and also includes plant, equipment, fixtures and fittings on the Land, car parks and Common Areas.
- (b) *Business Day* means a day that is not a Saturday, Sunday, public holiday or bank holiday in Western Australia.
- (c) *Retail Tenancy Act* means the Retail Tenancy (Retail Shops) Agreement Act 1985 (WA) as amended and varied from time to time.
- (d) *Common Areas* means those parts of the Land and the Building that are set aside or designated for the use of the occupiers of the Building or their visitors, clients, employees and agents in common with each other and the Shire.
- (e) *Contribution* means the amount payable by the Contributor as specified in Clause 2 of this Agreement.
- (f) *Expiry Date* means the date specified in Annexure 1.
- (g) *Goods and Services Tax* and *GST* have the same meaning as the A New Tax System (Goods and Services Tax) Act 1999 (Cth).
- (h) *Land* means the land specified in Annexure 1.

- (i) *Options to Renew* means the period for exercise of the option to renew, specified in Annexure 1;
- (j) *Premises* means that part of the Building known as Boddington Library/Visitor Centre, incorporating the Café Veranda and Common Areas as detailed in Annexure 2.
- (k) *Shire's Plant and Equipment* means the plant and equipment listed in Annexure 3, and as per photographic images provided to the Lessee within 14 days of the Lease commencement.
- (l) Term means the term of this Lease referred to in clause 4 and any extension or renewal thereof.

25 PERFORMANCE OF FUNCTIONS BY THE MINISTER

- (a) All acts and things which the Minister is required or empowered to do under this Lease must be done by the Minister or the Minister's delegate appointed under section 9 of the LAA;
- (b) Where pursuant to this Lease, payments and rights accrue to the Minister or obligations are imposed on the Minister the same are the benefit and burden respectively of the Lessor unless the context otherwise requires.

26 APPROVAL BY THE LESSOR OR MINISTER

In any case where under this Lease the doing or executing of any act, matter or thing by the Lessee is dependent on the approval or consent of the Lessor or the Minister such approval or consent will not be effective unless it is given in writing and may be given or withheld by the Lessor or the Minister in the Lessor's reasonable discretion or the Minister's absolute discretion and may be given subject to such conditions as the Lessor or the Minister may reasonably determine unless otherwise provided in this Lease.

27 CONSENT OF WESTERN AUSTRALIAN PLANNING COMMISSION

If for any reason, this Lease requires the consent of the Western Australian Planning Commission by law, then this Lease is made expressly subject to and conditional upon that consent being granted by the Western Australian Planning Commission.

EXECUTED AS AN AGREEMENT

Signed on behalf of the Shire of Boddington:

SHIRE OF BODDINGTON

Chief Executive Officer

Date

Lessee TBD

Date

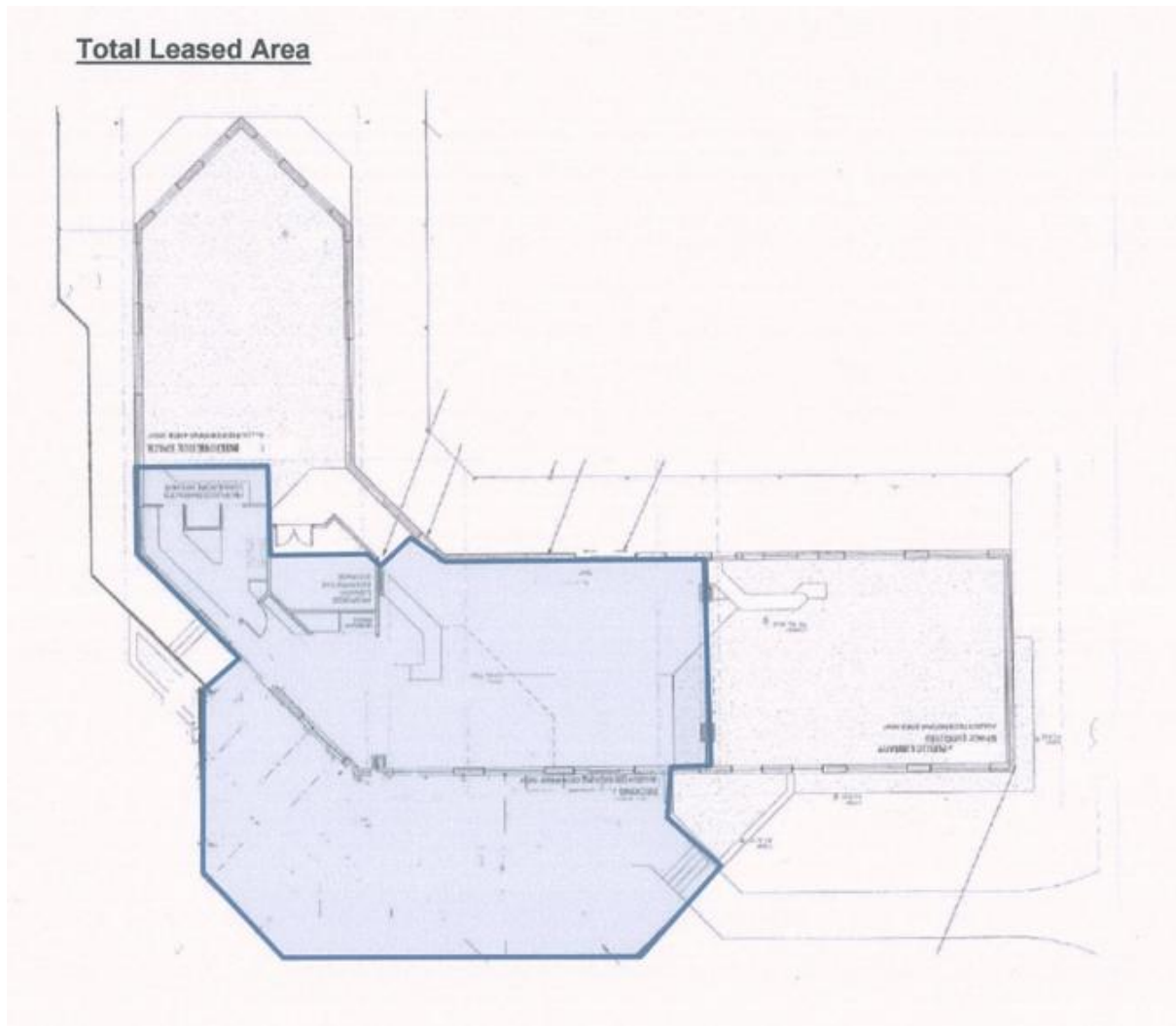
ANNEXURE 1

Land:	Part of Lot 155 on Deposited Plan 91442, Reserve 17428, 12 Wuraming Avenue, Boddington.
Commencement Date:	TBC August 2025
Term:	Twelve (12) months.
Expiry Date:	TBC August 2026
Lease Amount:	Year 1: \$275 (plus GST) Year 2: \$300 (plus GST) Year 3: \$300 (plus GST), plus annual CPI adjustment (Perth-all groups)
Permitted Use:	Café and associated activities
Other Conditions:	<p>The Lessee notes that the facility is a component of the Shire's premier tourism product. As such, the Lessee is required to, at all times, provide a professional service aligned to high quality tourism experiences that encourage repeat visitation. This includes, but is not limited to:</p> <ul style="list-style-type: none">• Maintaining a clean and attractive space• Providing high quality customer service• Ensuring professional presentation of employees <p>The Lessee is to provide every endeavour to ensure the Café is open when scheduled events are held at Hotham Park.</p>
Option to Renew:	Two (2) one (1) year options Subject to the Lessee's compliance with all of the terms and conditions of the Agreement, the Lessor offers the Lessee a renewal or two further term of year.
Option to Renew Period:	The period commencing six (6) months before the Expiry Date and finishing three (3) months before the Expiry Date

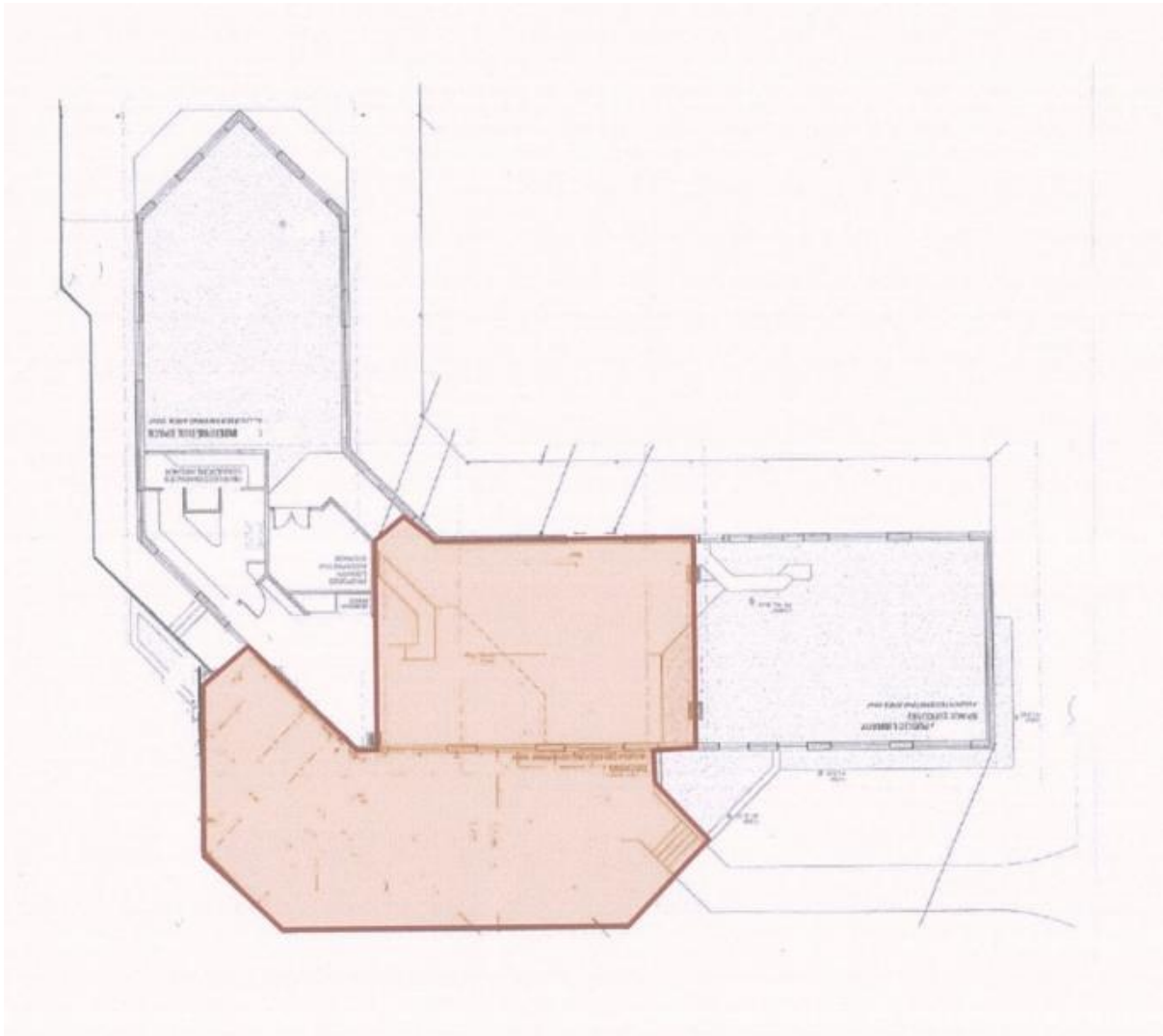
ANNEXURE 2

(Premises)

Part of Lot 155 on Deposited Plan 91442, Reserve R17428, 12 Wuraming Avenue Boddington.



Common Area



ANNEXURE 3

(Shire's Plant and Equipment)

To be confirmed and attached at the time of signing of lease.

9.3.4 Council Policy Superannuation for Council Members

File Reference:	2.049
Applicant:	Nil
Previous Item:	Ordinary Council Meeting 31/25
Author:	Governance Coordinator
Disclosure of Interest:	Nil
Voting Requirements:	Simple Majority
Attachments:	9.3.4A Draft Superannuation for Council Members

Summary

Council is requested to adopt the draft Council Policy Superannuation Contributions for Council Members as permitted under the Local Government Amendment Act 2024 and Council's previous resolution.

Background

At its April 2025 meeting, Council adopted the payment of superannuation contributions to Elected Members, as now permitted under Section 5.99B of the Local Government Amendment Act 2024.

A draft policy has now been prepared to formalise the process, confirming that superannuation will be paid on applicable fees and allowances, consistent with the Commonwealth Superannuation Guarantee (Administration) Act 1992. Members may nominate a superannuation fund or opt out via written notice to the Chief Executive Officer.

This change reflects a broader movement across the sector to recognise and support the valuable time and service contributed by Council Members.

Comment

The proposed policy affirms that, effective 1 July 2025, Council Members who are eligible to receive meeting fees and allowances may also receive superannuation contributions at the prevailing Superannuation Guarantee rate, in addition to their standard entitlements.

Importantly, contributions will only be made where a complying superannuation fund is nominated, and provisions are in place to allow Members to opt out. The policy also ensures financial accountability by requiring funding to come from existing budget allocations.

Adopting this policy is expected to:

- Support retention and attraction of diverse candidates for Council roles;
- Promote financial security for Council Members;
- Reflect sector-wide best practice in local government remuneration.

The policy formalises the Council's position, provides transparency, and aligns with industry best practises while ensuring financial responsibility.

Consultation

Nil

Strategic Implications

Aspiration	Performance
Outcome 12	Visionary Leadership and Responsible Governance
Objective 12.2	Responsibly manage the Shire's finances, human resources and assets

Legislative Implications

Local Government Act 1995

Local Government Act 1995, Section 5.98A • Local Government Amendment Act 2024, Sections 5.99B, 5.99C, and 5.99E

Policy Implications

Council Policy Superannuation Contributions for Council Members.

Financial Implications

This policy formalises superannuation contributions and may result in increased expenditure, depending on participation. This has been accounted for in the draft 2025/26 Annual Budget.

Economic Implications

Nil

Social Implications

Nil

Environmental and Climate Change Considerations

Nil

Risk Considerations

Risk Statement and Consequence	The decision to introduce superannuation for elected members may be perceived by some community members as inappropriate.
Risk Rating (prior to treatment or control)	Moderate
Principal Risk Theme	Reputational
Risk Action Plan (controls or treatment proposed)	Develop and implement clear guidance and communication for elected members to explain the policy rationale and demonstrate transparency.

Officer Recommendation

That Council adopts the Council Member Superannuation Policy as presented in Attachment 9.3.4A.



Council Policy

Superannuation Contributions for Council Members

Purpose

The purpose of this Policy is to provide guidance in determining and administering superannuation contributions for Council Members.

Scope

This policy applies to all elected Council Members of the Shire of Boddington (Shire), who are eligible to receive fees and allowances and who choose to receive superannuation contributions.

Definitions

Term	Meaning
Council Member	A person elected to serve as a Major, Shire President or Councillor under the Local Government Act 1995
Superannuation Guarantee (SG)	Compulsory contributions made by an employer (or in this case, a local government) under the Superannuation Guarantee (Administration) Act 1992 (Cth).(SG Act)
Opt-Out	A written notice from a Council Member to the Chief Executive Officer (CEO) indicating they do not wish to receive superannuation contributions.
SG Rate	The legislated superannuation guaranteed contribution rate under the SG Act.

Policy Statement

Eligibility

Effective 1 July 2025, a Council Member who is entitled to receive meeting fees or allowances is eligible for superannuation contributions.

Contributions are not made:

- i) During any period of suspension under the Local Government Act 1995.
- ii) During periods when the Council Member is not entitled to receive fees or allowances.
- iii) If the Council Member fails to nominate a complying superannuation fund before the end of the month to which the payment relates.

Contribution Details

The superannuation contribution rate matches the prevailing Superannuation Guarantee rate.

Contributions are paid in addition to fees and allowances and are not included in the Salaries and Allowances Tribunal fee cap.

Payments are made to a complying superannuation fund nominated by the Council Member.

Opt-Out Provision

Any Council Member may choose to opt out of receiving superannuation contributions by providing a written notice to the CEO.

Opt-out notices take effect from the date they are received by the CEO.

Timing of Payments

Superannuation contributions are paid at the same time as Council Member remuneration is due.

Contributions are not to be made retrospectively for periods prior to the effective date of the Council's resolution.

Financial Responsibility

Superannuation payments are to be funded from the Shire's existing budget.

The financial impact may vary depending on the number of Council Members and the amount of remuneration determined by the Salaries and Allowances Tribunal and the Council.

Responsible Officer	Chief Executive Officer
History	Adopted Month Year (Resolution XX/XX)
Delegation	
Relevant Legislation	Local Government Act 1995 Section 5.99B Superannuation Guarantee (Administration) Act 1992
Related Documentation	Forms & Templates : Councillor Detail Form, Tax File Number Declaration Form Super Choice Form

9.3.5 Consideration of Advertised Differential Rates

File Reference: 3.0039
Applicant: Nil
Previous Item: Ordinary Council Meeting 63/25
Author: Executive Manager Corporate Services
Disclosure of Interest: Nil
Voting Requirements: Simple Majority
Attachments: 9.3.5A – Statement of Objects and Reasons

Summary

This report has been prepared for Council to consider submissions received as part of the advertising of the proposed differential rates, and to authorise a request to the Minister for Local Government, Industry Regulations and Safety to approve the proposed differential rates.

Background

At the Ordinary Council Meeting of 27 June 2025, Council resolved to advertise the Statement of Objects and Reasons and proposed differential rates and minimum payments for the 2025/2026 financial year. These were advertised in accordance with the Local Government Act 1995, with ratepayers provided with a minimum 21 days to lodge a submission.

The following table details the proposed 'rate in the dollar' and minimum payment for the rating category Unimproved Valuations (UV)

Rating Category	Rate in the Dollar	Minimum Payment
UV Rural	0.003815	\$1,052
UV Mining	0.026823	\$1,052
UV Commercial	0.018591	\$1,052
UV Rural Residential	0.007536	\$1,052

Comment

This round of consultation is limited to Unimproved Valuation (UV) rating categories, as the Shire is still awaiting the Department's decision on the proposed change in method of valuation from UV to Gross Rental Value (GRV) for 245 properties, lodged in March 2025. As a result, GRV rating categories, including the rate in the dollar for GRV Rural Residential, cannot yet be finalised. However, the total rates yield for GRV Rural Residential has been calculated using a fair and transparent method that considers the financial impact advised to landholders in January 2025 and adjusts for actual rates paid in 2024/2025. This enables a lower rate in the dollar to be adopted once valuations are received.

Consultation on UV categories has been initiated earlier to account for the longer timeframe required for Ministerial approval, particularly where differential rates—such as UV Mining and UV Commercial—exceed twice the base UV Rural rate, in accordance with the *Local Government Act 1995*. This proactive approach is intended to minimise delays and closely align with the Shire's budget adoption schedule.

At the time agenda distribution, the local public notice period is still open and will conclude on Monday, 21 July 2025. To date, there have been no submissions. If any submissions are received during the remaining notice period, they will be presented at the Council meeting as a late item for consideration. This ensures that all community input is taken into account before any final decisions are made.

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.

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

- Review of the Council Plan
- Staffing requirements to deliver the outcomes of the Council Plan
- Review of the Strategic Resource Plan, which encompasses the Long Term Financial Plan, Asset Management Plan and Workforce Plan.

The level of differential rates will directly influence Council's ability to fund expenditure requirements as outlined in the 2025/26 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.

Based on the proposed advertised differential rates, it is a requirement that the Shire now 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

Local public notice as prescribed under the requirements of Section 3A of the Local Government (Administration) were placed on the following forums:

1. Shire of Boddington website from 30 June 2025
2. Shire of Boddington Facebook, 30 June 2025
3. Shire of Boddington eNewsletter, Community Connect, 30 June 2025
4. Noticeboards located at the Shire Office and Library from 30 June 2025
5. Local newspaper, Bodd News, 9 July 2024

Copies of the public notice and Statement of Objects and Reasons (Attachment 9.3.5A) 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.

Strategic Implications

Aspiration	Performance
Outcome 12	Visionary Leadership and Responsible Governance
Objective 12.2	Responsibly manage the Shire's finances, human resources and assets

Legislative Implications

Local Government Act 1995 – Part VI deals with 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 and Climate Change 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	Reputational / Financial
Risk Action Plan (controls or treatment proposed)	No further actions proposed

Officer Recommendation

That Council:

- 1. Notes that no submissions were received in relation to the proposed differential rates and minimum payments for 2025/26.**

2. Request that the Chief Executive Officer proceed with the budget preparation based on the following rates in the dollar and minimum payment, in accordance with the Statement of Objects and Reasons contained at Attachment 9.3.5A .

Rating Category	Rate in the Dollar	Minimum Payment
UV Rural	0.003815	\$1,052
UV Mining	0.026823	\$1,052
UV Commercial	0.018591	\$1,052
UV Rural Residential	0.007536	\$1,052

3. Authorise the Chief Executive Officer to proceed with the application for Ministerial Approval to impose differential rates for:
- (a) UV Commercial; and
 - (b) UV Mining category.

Statement of Objects and Reasons

This Statement is published by the Shire of Boddington in accordance with Section 6.36 of the Local Government Act 1995 to advise the public of its objectives and reasons for implementing differential rates.

The purpose of levying rates is to meet Council's budgetary requirements in each financial year in order to deliver services, facilities and community infrastructure. Property valuations provided by the Valuer General are used as the basis for the calculation of rates each year.

Section 6.36 of the Local Government Act provides the ability to differentially rate properties based on zoning and/or land use as determined by the Shire of Boddington. The application of differential rating maintains equity in the rating of properties across the Shire, enabling the Council to provide facilities, services and infrastructure to the entire community and visitors to the area.

Summary of the proposed minimum payments and rates in the dollar for 2025/26.

Rating Category	Rate in the Dollar	Minimum Rate
GRV General	To be determined	\$1,052
GRV Mining	To be determined	\$1,052
GRV Rural Residential	To be determined	\$1,052
UV General	0.003815	\$1,052
UV Mining	0.026823	\$1,052
UV Commercial	0.018591	\$1,052
UV Rural Residential	0.007536	\$1,052

Gross Rental Values (GRV)

The Local Government Act 1995 provides that properties of a Non-Rural purpose are assigned a Gross Rental Valuation (GRV), as supplied and reviewed annually by the Valuer General. GRVs are reviewed approximately every six years, with the current valuation effective from 1 July 2025. Interim valuations for changes such as subdivisions, amalgamations, or building alterations are provided regularly, enabling the Shire to recalculate rates and issue interim rate notices as needed.

GRV – General

This rating category covers all properties located within the Boddington and Ranford townsites that are zoned as residential, commercial, or general industry under the Shire's Local Planning Scheme.

Objects

To provide a base level of rating for properties valued under the Gross Rental Value (GRV) method. It specifically applies to properties within the townsite boundaries and excludes those categorised as GRV Mining or GRV Rural Residential, which are outside these boundaries.

Reasons

This rate ensures sufficient revenue to support the Shire's operations and deliver local government services and infrastructure, including, but not limited to, roads, parks, footpaths, and public facilities, benefiting residents and businesses.

GRV – Mining

This rating category covers all Mining Leases, Exploration Licenses, Prospecting Licences, Retention Licenses, General Purpose Leases, Special Prospecting Licences for Gold and Miscellaneous Licenses as defined under the Mining Act with a GRV valuation. It also includes properties with a GRV Valuation held by or leased by a Mining company for workers accommodation.

Objects

To ensure an equitable distribution of rates by applying a higher rate in the dollar than GRV General, recognising the distinct land use and service demands associated with mining activities and properties designated for workers' accommodation.

Reasons

The rates for mining properties are set to ensure an appropriate contribution toward the Shire's services and infrastructure, considering the unique demands placed by the resource sector. These demands include increased transport requirements, higher traffic volumes, and additional services associated with mining activities. Mining properties designated for workers accommodation, often with a relatively small land parcel and higher occupancy levels, have a greater potential to impact local infrastructure and services.

GRV – Rural Residential

This rating category covers all properties with a GRV valuation which are outside the townsite boundary and are Non-Rural properties including properties zoned Residential, Rural Residential, Rural Smallholdings, Environmental Conservation and Special Use as per the Shire's Local Planning Scheme

Objects

To ensure an equitable distribution of rates by applying a lower rate in the dollar than GRV General, recognising the unique characteristic and service levels of these properties.

Reasons

This rate acknowledges the unique characteristics and reduced service demands of properties outside the townsite boundary, including larger land parcels and less reliance on townsite services. The lower rate in the dollar reflects the Shire's consideration of these factors while ensuring these properties contribute appropriately to the overall cost of maintaining infrastructure and delivering essential services.

Unimproved Values (UV)

The Local Government Act 1995 provides that properties predominantly used for rural purposes are assigned an Unimproved Value (UV), as supplied and reviewed annually by the Valuer General. UV represents the market value of land in its natural state, excluding improvements like buildings, fences, or dams.

The UV-Rural rate in the dollar forms the basis for calculating other UV differential rates. Interim valuations are regularly provided by the Valuer General for properties undergoing changes such as subdivisions, amalgamations, or rezoning. In such cases, the Shire recalculates the rates and issues interim rate notices accordingly.

UV - General

This rating category covers properties with a UV valuation and predominantly used for rural or farming practices.

Objects

To provide a base level of rating for properties valued under the Gross Rental Value (GRV) method.

Reasons

This rate reflects the level of rating required to raise the necessary revenue to operate efficiently and provide local government services and infrastructure.

UV - Mining

This rating category covers all Mining Leases, Exploration Licenses, Prospecting Licences, Retention Licenses, General Purpose Leases, Special Prospecting Licences for Gold and Miscellaneous Licenses as defined under the Mining Act with a UV valuation. It also includes properties with a UV valuation that are held for mining purposes.

Objects

To ensure an equitable distribution of rates by applying a higher rate in the dollar than UV General, recognising the distinct land use and service demands associated with mining activities.

Reasons

This differential rate is higher than UV-General to improve fairness and equity outcomes by:

- Applying a premium to compensate for the different valuation method and comparatively lower valuation level compared to equivalent properties in built-up areas.
- Applying a premium to reflect the following key points:
 - A mining buffer was originally identified in 2007 to assist in accommodating bauxite and gold mining and to reduce land use conflict. The mining buffer protects mining operations from sensitive land uses and development which could prejudice the extraction (now and in the future) of mineral and basic raw material resources.
 - Mining operations have resource implications on other Shire services and assets including environmental health, emergency management, town planning services and administration.
 - The impact of higher road infrastructure maintenance costs to the Shire as a result of frequent vehicle use over extensive lengths of roads.

UV - Commercial

This rating category covers all properties with a UV valuation with any intensive usage which is significantly different from agricultural or horticultural production.

Objects

To ensure an equitable distribution of rates by applying a higher rate in the dollar than UV General, recognising the cost impacts to the Shire from this type of development.

Reasons

This category is rated higher to reflect the higher infrastructure maintenance required from commercial activities within a rural zone.

UV – Rural Residential

This rating category covers all properties with a UV valuation which are zoned Residential, Rural Residential, Rural Smallholdings, Environmental Conservation and Special Use as per the Shire's Local Planning Scheme

Objects

To ensure an equitable distribution of rates by applying a higher rate in the dollar than UV General, recognising the unique characteristic and service levels of these properties.

Reasons

This rate acknowledges the unique characteristics and increased service demands of properties compared to Rural properties, including smaller land parcels and greater reliance on townsite services. The higher rate in the dollar reflects the Shire's consideration of these factors while ensuring these properties contribute appropriately to the overall cost of maintaining infrastructure and delivering essential services.

Minimum Payments

The setting of general minimum payment level within all rating categories is an important method of ensuring all properties contribute an equitable rate amount to non-exclusive services. The minimum payment has been set at \$1,052 for all rating categories.

9.4 INFRASTRUCTURE SERVICES

Nil

10. ELECTED MEMBERS' MOTION OF WHICH PREVIOUS
MOTION HAS BEEN GIVEN

Nil

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

12. CONFIDENTIAL ITEMS

Nil

13. CLOSURE OF MEETING