Shire of BODDINGTON
Flowing with Natural Beauty

Minutes

Ordinary Council Meeting

Wednesday 28 October 2026
At 5.30pm

Council Chambers, 39 Bannister Road, Boddington

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1. DECLARATION OF OPENING

Shire President Cr E Smalberger declared the meeting open at 5.31pm.

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

Cr Eugene Smalberger	Shire President
Cr Paul Carrotts	Deputy President
Cr Ian Macpherson	Councillor
Cr Hans Prandl	Councillor
Cr Johan van Heerden	Councillor
Cr Paul Kessler	Councillor
Cr Andrew Ryley	Councillor
Ms. Rachael Wright	Chief Executive Officer
Mrs. Cara Ryan	Manager Strategic Finance and ERP Implementation
Mr. James Wickens	Executive Manager Development and Community Services
Mrs. Grace Dwyer	Executive Assistant (Minutes)
Visitors	6

2.2 Apologies

Mr. Duncan Gemmill	Executive Manager Infrastructure Services

2.3 Leave of Absence

Nil

3. DISCLOSURES OF INTEREST

Cr Andrew Ryley

Item: 9.1.2 Open Day Exhibition – Facility Hire Waiver Request
Interest: Impartiality
Reason: This is in regard to my wife being the secretary of the Boddington Arts Council committee.

Item: 9.2.2 Old School and Town Hall Revitalisation Plan
Interest: Impartiality

Reason: This is in regard to being the Chairperson of the Boddington Community Recourse Centre Management Committee.

4. PUBLIC QUESTION TIME

Nil

5. PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS

Nil

6. CONFIRMATION OF MINUTES

Moved: Cr P Kessler **Seconded:** Cr J Van Heerden

COUNCIL RESOLUTION: 108/26

That the minutes of the Ordinary Council Meeting held on Wednesday 23 September 2026, be confirmed as a true record of proceedings.

CARRIED: **7-0**

For: Cr E Smalberger, Cr P Carrotts, Cr J Van Heerden, Cr H Prandl, Cr A Ryley, Cr P Kessler, Cr I Macpherson

Against: Nil

Moved: Cr H Prandl **Seconded:** Cr I Macpherson

COUNCIL RESOLUTION: 109/26

That the minutes of the Special Meeting of Electors held on Monday 5 October 2026, be received.

CARRIED: **7-0**

For: Cr E Smalberger, Cr P Carrotts, Cr J Van Heerden, Cr H Prandl, Cr A Ryley, Cr P Kessler, Cr I Macpherson

Against: Nil

7. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

Nil

8. RECEPTION OF MINUTES AND RECOMMENDATIONS OF COMMITTEES

Nil

9. REPORTS OF OFFICERS

9.1 DEVELOPMENT AND COMMUNITY SERVICES

9.1.1 Aboriginal Re-Connection Event - Thorne Family Healing on Country Gathering

File Reference:	3.000687
Applicant:	Kylie Thorn
Previous Item:	Nil
Author:	Coordinator Community and Economic Development
Disclosure of Interest:	Nil
Voting Requirements:	Absolute Majority
Attachments:	Nil

Summary

This item seeks Council's endorsement of a $400 service fee to be charged to the Thorne Family as a contribution towards toilet and waste facilities for the 2026 Local Aboriginal Re-Connection Event – Thorne Family Healing on Country Gathering.

Background

The Thorne Family has a longstanding connection to Boddington, with family members having returned to and gathered in the area across generations. The family has traditionally gathered in Boddington over the same weekend in November each year, providing an opportunity for family members to reconnect with Country, Elders and extended family, and participate in family, cultural, healing and reconnection activities.

The Thorne Family Healing on Country Gathering (TFHCG) is a continuation of this longstanding family gathering and is separate from the Boddington Lions Rodeo, although it occurs over the same weekend. The family has advised that the gathering has its own history, purpose and cultural significance, and that the family gathering in Boddington predates Boddington Lions Rodeo.

Historically the Shire has supported the gathering through an ad hoc arrangement with the Thorne Family, with the location varying in recent years between the area behind the Boddington Swimming Pool and Farmers Reserve. Arrangements regarding the site, facilities and services have therefore been considered on an annual basis.

For the 2026 gathering, the area behind the Boddington Swimming Pool has been identified as a potential location. The family is continuing to work with the Shire to confirm attendance numbers, activities and relevant safety and operational requirements. Recent discussions have confirmed that potable water will be the responsibility of attendees, with the Shire considering the provision and servicing of toilet facilities and waste bins.

As part of discussions regarding the proposed temporary camping arrangement, the family has sought an alternative to the overflow camping fees contained in the Shire's Schedule of Fees and Charges 2026/27. The family has proposed a fixed $400 service contribution for the weekend towards the identifiable costs associated with toilet facilities and waste services.

The proposed contribution is intended to recognise the costs incurred by the Shire while acknowledging the distinct nature and purpose of the gathering, which is not considered by the family to be a standard recreational camping arrangement. The family has indicated that it is not seeking to avoid reasonable service costs and is open to working with the Shire regarding the facilities, responsibilities and operational requirements for the gathering.

Under the Shire's Register of Delegations, the Chief Executive Officer may approve the waiver

of fees, levies or charges associated with the use of facilities up to a maximum of $500, where the request is from a local community group or for a community purpose. As the requested waiver exceeds this delegated authority, the matter is presented to Council for determination.

Comment

The Shire of Boddington's Schedule of Fees and Charges 2026/27 establishes an overflow camping fee of $45 per adult and $10 per child for Friday and Saturday nights, including access to the camping site, toilets and waste bins. It is anticipated that the likely fee imposed would be in the vicinity of $1,550. The Thorne Family has requested a fixed $400 contribution towards toilet and waste management services for the TFHCG, rather than individual camping fees.

Connection to Country supports Aboriginal peoples' cultural identity, social and emotional wellbeing, kinship relationships and intergenerational knowledge sharing. Facilitating the gathering recognises the family's longstanding connection to Country and aligns with the Shire of Boddington Council Plan 2026–36 commitment to an inclusive and supportive community. Aboriginal and Torres Strait Islander peoples represent approximately 3.5% of the local population, compared with 3.3% across Western Australia. The Shire's Community Scorecard ranked respect for Aboriginal culture as its second best-performing service, while identifying opportunities for continuous improvement.

The proposed $400 contribution provides a negotiated approach that recognises the gathering's cultural significance while contributing towards service costs. The arrangement would apply specifically to the November 2026 gathering and would not establish a precedent.

The Department of Planning, Lands and Heritage approved the family's use of Farmers Reserve for up to 35 family members in November 2025. Attendance for November 2026 is unconfirmed but is expected to be similar, with no more than 50 people anticipated. One universally accessible toilet and one waste bin are considered sufficient for the expected attendance. The estimated combined cost of providing and servicing these facilities is $630. The family's $400 contribution would offset part of this cost, with the balance funded by the Shire.

Consultation

Consultation has occurred with the Thorne family.

Strategic Implications

Aspiration	People
Outcome 3	An inclusive and supportive community.
Objective 3.4	Showcase and celebrate diversity.

Legislative Implications

Local Government Act 1995 - Section 6.16. Imposition of fees and charges

1) A local government may impose* and recover a fee or charge for any goods or service it provides or proposes to provide, other than a service for which a service charge is imposed. Absolute majority required.

2) A fee or charge may be imposed for the following –

    a) providing the use of, or allowing admission to, any property or facility wholly or partly owned, controlled, managed or maintained by the local government.

b) supplying a service or carrying out work at the request of a person.
c) subject to section 5.94, providing information from local government records.
d) receiving an application for approval, granting an approval, making an inspection and issuing a license, permit, authorisation or certificate.
e) supplying goods.
f) such other service as may be prescribed.

3) Fees and charges are to be imposed when adopting the annual budget but may be -

a) imposed during a financial year; and
b) amended from time to time during a financial year. Absolute majority required.

Policy Implications

Nil

Financial Implications

The anticipated fee is approximately $1,550 resulting in waived income amount of approximately $950.

Economic Implications

The gathering may provide indirect economic benefits to the local community by reinforcing the economic multiplier effect through expenditure on local goods and services by visiting family members.

Social Implications

The gathering supports Aboriginal cultural connection, intergenerational knowledge sharing, family relationships and social and emotional wellbeing. It also provides an opportunity for the Shire to recognise the Thorne family's longstanding connection to Country and strengthen relationships with the local Aboriginal community.

Environmental and Climate Change Implications

The gathering is expected to have minimal environmental implications, provided the site is used appropriately and attendees manage waste responsibly. The use of an established reserve will help minimise disturbance to the surrounding environment.

Risk Considerations

Risk Statement and Consequence	There is a risk that the Shire's response to the Thorne family's request may be perceived as insufficiently recognising the cultural significance of the gathering and the family's longstanding connection to Country. This may negatively impact the Shire's reputation for respecting Aboriginal culture, community trust and relationships with local Aboriginal people.
Risk Rating (prior to treatment or control)	Moderate
Principal Risk Theme	Reputational
Risk Action Plan (controls or treatment proposed)	Engage respectfully with the Thorne family, recognising the gathering's longstanding history, cultural

	significance and importance to family and community wellbeing. Clearly communicate Council's decision and the reasons behind it, while continuing to work collaboratively with family representatives to explore longer-term arrangements that provide greater certainty, consistency and support for the ongoing success of the gathering.

Officer Recommendation and Council Decision

COUNCIL RESOLUTION: 110/26

Moved: Cr P Carrotts **Seconded:** Cr A Ryley

That Council approves by absolute majority the reduction in overflow camping fees to no less than $400 for the Thorne Family towards toilet and waste facilities for the Local Aboriginal Re-Connection Event - Thorne Family Healing on Country Gathering.

CARRIED BY ABSOLUTE MAJORITY

Vote: 7-0

For: Cr E Smalberger, Cr P Carrotts, Cr J Van Heerden, Cr H Prandl, Cr A Ryley, Cr P Kessler, Cr I Macpherson

Against: Nil

Cr Andrew Ryley declared an impartiality interest in relation to item 9.1.2 as his spouse is the secretary of the Boddington Arts Council Committee.

9.1.2 Open Day Exhibition – Facility Hire Waiver Request

File Reference: 3.0016
Applicant: Boddington Arts Council
Previous Item: OCM April 2023 | Resolution 42/23
Author: Coordinator Community and Economic Development
Disclosure of Interest: Nil
Voting Requirements: Absolute Majority
Attachments: 9.1.2 Facility Hire Waiver Request Letter

Summary

Council is requested to consider the request from Boddington Arts Council to waive facility hire fees for the 2026 Open Day Exhibition.

Background

The Boddington Arts Council is a not-for-profit organisation committed to serving the arts and craft needs of residents and visitors. It offers retail services, workshops and training, and delivers the annual Field of Quilts and Art Exhibition events.

The Boddington Arts Council has requested a waiver of fees for the 2026 Open Day Exhibition.

Under the Shire's Register of Delegations, the Chief Executive Officer may approve the waiver of fees, levies or charges associated with the use of facilities up to a maximum of $500, where the request is from a local community group or for a community purpose. As the requested waiver exceeds this delegated authority, the matter is presented to Council for determination.

The facility hire request is as follows:

Facility	Hire	Total
Boddington Town Hall (not for profit, full day)	$122 x 6 days	$732

The facility hire fee totals $732, in addition to a $120 key bond and a $120 cleaning bond, both of which are refundable after the event.

At its Ordinary Council Meeting in April 2023, Council approved the Boddington Arts Council's request to waive facility hire for the Boddington Town Hall and Boddington Recreation Centre, for the Field of Quilts and the Art Exhibition, for three years commencing 2023.

Comment

Participation in the arts contributes to an individual's mental and physical wellbeing, as well as the development of strong networks and support structures within the community. Boddington Arts Council's expertise in the arts is beneficial for increasing participation within Boddington, while also supporting increased visitation to Boddington by attracting niche visitors. Events strengthen the foundation of the participation pathway and connect prospective participants with subject matter experts to facilitate opportunities that encourage participation.

Local expertise in the arts is viewed as a community asset. It is Administration's preference to

support existing, community-led arts and culture projects and programs where local expertise and enthusiasm performs strongly. Waiving the facility hire fees is an opportunity to empower the arts community to identify and implement direction for arts and culture in Boddington. Community-driven arts and culture are demonstrated to be sustainable, because it amplifies the initiative, skills and passion of residents to identify and achieve their own aspirations.

If the fee waiver is approved, Administration will encourage the Boddington Arts Council to acknowledge the sponsorship that the Shire is providing through the free use of the facility hire by displaying Shire of Boddington banners, as well as including the Shire's logo and the words "Proudly supported by the Shire of Boddington" in any promotional materials (e.g. social and print media).

The request for waiving facility hire only requests support for the 2026 event, however, due to the anticipated annual nature of this request, the Shire Administration proposes a three-year agreement to support the Boddington Arts Council with forward planning. The Shire Administration has not received a facility hire request for the Field of Quilts at this point in time.

Consultation

Consultation has occurred with Boddington Arts Council.

Strategic Implications

Aspiration	People
Outcome 2	A healthy and active community.
Objective 2.3	Build pride and participation in local art, culture, and community activities.

Legislative Implications

Local Government Act 1995
Section 6.12 Power to defer, grant discounts, waive or write off debts.

Policy Implications

Nil

Financial Implications

Approval of the waiver would result in foregone revenue of $732 per year, totaling $2,196 over the three-year agreement.

Economic Implications

Events reinforce the local economic multiplier effect for local businesses through increased visitation during a specific period.

Social Implications

Participation in the arts contributes to an individual's mental and physical wellbeing, as well as the development of strong networks and support structures within the community.

Environmental and Climate Change Implications

Nil

Risk Considerations

Risk Statement and Consequence	Waiving the facility hire fee for Boddington Arts Council may establish an unintended precedent, creating an expectation that similar fee waivers will be available to other not-for-profit community groups using Shire facilities.
Risk Rating (prior to treatment or control)	Moderate
Principal Risk Theme	Reputational
Risk Action Plan (controls or treatment proposed)	Clearly document the rationale for waiving the facility hire fee, including any unique circumstances supporting the decision. Future requests should be assessed on their individual merits in accordance with the Shire's adopted fees and charges and relevant policies.

Officer Recommendation

Moved: Cr P Carrotts **Seconded:** Cr J Van Heerden

That Council approves by absolute majority, the Boddington Arts Council's request to waive all facility hire fees associated with the use of the Boddington Town Hall for a three year period commencing November 2026, currently valued at $732 per annum and $2,196 over the three-year period, with the waiver to apply irrespective of any increases to the applicable facility hire fees during this period.

Amendment:

Moved: Cr H Prandl **Seconded:** Cr J Van Heerden

That the motion be amended by replacing "three year period" with "one year period"

CARRIED: **4-3**

For: Cr E Smalberger, Cr H Prandl, Cr J Van Heerden, Cr P Carrotts

Against: Cr A Ryley Cr I Macpherson Cr P Kessler

The amendment became part of the substantive motion.

Substantive Motion

COUNCIL RESOLUTION: 111/26

Moved: Cr H Prandl **Seconded:** Cr J Van Heerden

That Council approves by absolute majority, the Boddington Arts Council's request to waive all facility hire fees associated with the use of the Boddington Town Hall for a one year period commencing November 2026, currently valued at $732 per annum, with the waiver to apply irrespective of any increases to the applicable facility hire fees during this period.

CARRIED BY ABSOLUTE MAJORITY

Vote: 4-3

For: Cr E Smalberger, Cr H Prandl, Cr J Van Heerden, Cr P Carrotts

Against: Cr A Ryley, Cr I Macpherson, Cr P Kessler

BODDINGTON ARTS COUNCIL

2 Johnstone Street
Boddington WA 6390

14 October 2026

Chief Executive Officer and Councillors
Shire of Boddington
Boddington WA

Subject: Request for Town Hall Hire Fee Waiver – Boddington Arts Council Open Day Weekend 2026

Dear Chief Executive Officer and Councillors,

On behalf of the Boddington Arts Council, I am writing to formally request a waiver of Town Hall hire fees for our annual Arts Council Exhibition, held in conjunction with the Boddington Big Weekend over the Lions Rodeo weekend. We respectfully request that this waiver apply for this year's event.

Boddington Arts Council is a not-for-profit, entirely volunteer-run organisation dedicated to supporting local artists, encouraging creativity and providing opportunities for people of all ages and backgrounds to participate in and appreciate the arts. Our annual exhibition is an important opportunity to showcase the creative talents of our community, celebrate local content and provide an inclusive space where art brings people together.

Our contribution to the Boddington Big Weekend

The Arts Council Exhibition is more than an individual community event. It forms part of a broader collaboration that helps make the Boddington Big Weekend an attractive destination for visitors and locals alike. Our exhibition runs alongside the Lions Rodeo, the CRC Friday Night Festival and the Boddington Community Markets, collectively creating a vibrant weekend of activities that encourages visitors to spend time in our town, explore what Boddington has to offer and support local businesses and community organisations.

Our exhibition provides a platform for local artists and craftspeople to display their work, share their skills and connect with the wider community. It celebrates the unique character of our region through local creativity and helps ensure that the Big Weekend offers something for everyone, including those who may not necessarily attend the rodeo or other events.

We believe this collaboration is an important part of what makes our Boddington Big Weekend successful. Each participating organisation contributes something different, and together we create a more diverse and welcoming experience for residents and visitors.

The financial challenges facing our organisation

As a fully volunteer-run, not-for-profit organisation, Boddington Arts Council operates with limited income and relies heavily on the dedication, time and goodwill of our members. Our membership represents a variety of ages and backgrounds; however, like many community organisations, we are experiencing an ageing membership and recognise the importance of making our activities sustainable for the future.

Our fundraising opportunities are limited, and our annual Field of Quilts has traditionally been our primary fundraiser. While this has helped support our activities, the increasing cost of delivering events, combined with rising electricity, water and other operating expenses, means we must carefully consider every expenditure.

Like households and businesses throughout our community, we are feeling the effects of the rising cost of living. Every dollar spent on venue hire is a dollar that cannot be directed towards supporting artists,

promoting the exhibition, improving the visitor experience or maintaining the long-term viability of the Arts Council.

We are therefore seeking the Shire's support to reduce our operating costs and allow us to continue delivering this valuable community event without placing further financial pressure on our organisation.

Why a fee waiver is important

We respectfully request a full waiver of Town Hall hire fees for our annual exhibition for 2026.

Without this support, we may be forced to reconsider the scale and location of our exhibition. One possibility would be to significantly reduce the event or relocate it to the Boddington Arts Centre. While we value this facility, its more limited space and logistical constraints would restrict the number and variety of artworks we could display, reduce opportunities for local artists to participate and limit what we can offer visitors during this important tourism weekend.

A fee waiver would make a meaningful difference. It would help preserve the exhibition in its current community-focused format, protect opportunities for local artists and allow the Arts Council to continue contributing to the town's cultural life and tourism appeal.

Our request to the Shire

We acknowledge and appreciate that the Shire must manage its facilities responsibly and balance the needs of many community groups and organisations. We are not seeking this assistance lightly. Rather, we are asking the Shire to consider the broader community benefit that our exhibition provides and the difference that removing this one significant expense could make to our organisation's future.

We believe that supporting Boddington Arts Council in this way is an investment in local culture, community participation, inclusivity, tourism and collaboration. It would help ensure that the arts remain an accessible and visible part of the Boddington Big Weekend and that local artists continue to have an opportunity to share their work with the wider community.

We would be grateful if the Shire of Boddington would consider and approve a full Town Hall hire fee waiver for Boddington Arts Council's annual exhibition for the 2026 event.

Thank you for considering our request and for the support the Shire provides to community organisations and initiatives throughout Boddington. We would welcome the opportunity to discuss this request further and work collaboratively with the Shire to ensure the continued success of this important annual event.

Yours sincerely,

Gabe Roberts
2026 BAC Open Day Coordinator
Boddington Arts Council

9.2 CHIEF EXECUTIVE OFFICER

9.2.1 Proposed Budget Amendment – Caravan Park - Stage 2 Electrical

File Reference:	3.000613
Applicant:	Nil
Previous Item:	OCM April 2024 | Resolution 50/24
Author:	Chief Executive Officer
Disclosure of Interest:	Nil
Voting Requirements:	Absolute Majority
Attachments:	9.2.1A SP052291_Boddington Caravan Park_ Issued for Construction 9.2.1B Confidential Attachment - Quotation

Summary

Council is requested to approve an amendment to the Caravan Park - Stage 2 Electrical item from the 2026/27 Budget by an addition of $75,000 excluding GST from the Building Reserve to provide a total allocation of $92,610 excluding GST for the installation of a new Site Main Switchboard (SMSB) and associated works as per attachment 9.2.1A.

Background

On 24 August 2023, Council endorsed a Business Case for the redevelopment of Boddington Caravan Park. The Business Case recommended upgrading the existing park to improve the visitor experience, encourage visitation and strengthen the economic contribution of the facility.

To support the future redevelopment, the Shire commissioned electrical design work to increase the site's available supply from approximately 80A to a 168A three-phase commercial supply and establish a compliant distribution arrangement. The electrical design documentation was completed in September 2024.

The Shire subsequently engaged Western Power to undertake the network-side supply upgrade. Western Power received the connection application in January 2025 and assigned Project SP052291 for 32 Wuraming Avenue, Boddington. The Shire received a $17,610 excluding GST quote to complete the work listed in Attachment 9.2.1A from Western Power in November 2025.

The quoted $17,610 excluding GST amount is included in the adopted 2026/27 Budget for the Western Power connection component of the upgrade. This allocation does not include the customer-side SMSB and associated works, as the cost for the SMSB had not been confirmed when the Budget was prepared.

Comment

The SMSB is the critical customer-side requirement. Western Power cannot complete the connection and energisation of the upgraded supply until the switchboard and associated works are completed and evidence of customer readiness is provided.

Shire officers invited four electrical contractors to provide quotations in October 2026 for the customer-side works required by Western Power. The procurement process resulted in two written quotations being received.

The proposed scope of work includes the supply and installation of the SMSB, based on the requirements in Attachment 9.2.1A, to supply and install an SMSB suitable for the 168A three-

phase supply.

Following the receipt of contractor quotations, an additional allocation of $75,000 excluding GST is requested. This amount provides for the supply and installation of the SMSB and associated customer-side works, including connection, changeover, testing and commissioning requirements as well as contingency amounts, given the quotes were only desktop estimates.

This item seeks a Council decision limited to the budget amendment and does not seek the award of a contract or endorsement of a supplier.

The proposed works in Attachment 9.2.1A are separate from the broader redevelopment of Boddington Caravan Park identified under Council Plan Action 11.1.2 (programmed across 2027/28 and 2028/29). This budget amendment does not bring forward or fund the broader park redevelopment, or the replacement and expansion of individual caravan site switchboards.

If the final compliant price exceeds the approved budget or the scope changes materially, the matter may be referred back to Council.

Strategic Implications

Aspiration	Prosperity
Outcome 11	An attractive destination for day trips and short stays visitors.
Objective 11.1	Facilitate high quality visitor accommodation.
Priority Project 11.1.2	Undertake redevelopment of Boddington Caravan Park.

Legislative Implications

Local Government Act 1995

Section 6.8 - Expenditure from municipal fund not included in annual budget

1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure —
   a) is incurred in a financial year before the adoption of the annual budget by the local government; or
   b) is authorised in advance by resolution*; or
   c) is authorised in advance by the mayor or president in an emergency.

Policy Implications

Nil

Financial Implications

The current 2026/27 budget allocation for Caravan Park – Stage 2 Electrical is $17,610, which is intended to progress the Western Power supply upgrade. An additional $75,000 is requested from Building Reserve to increase the total budget to $92,610 excluding GST and provide for the SMSB and associated customer-side works required to complete the supply upgrade.

This budget amendment will increase the Shire's total budgeted capital expenditure for the financial year.

Economic Implications

Completion of the electrical supply upgrade will support the reliable operation and future development of the caravan park. Continued delay may impact the use of electrical

infrastructure and may result in further cost escalation or remobilisation costs.

Social Implications

The caravan park promotes recreational activities and family-friendly environments, enhancing the quality of life for residents and contributing to the wellbeing of visitors.

Environmental and Climate Change Implications

Nil

Risk Considerations

Risk Statement and Consequence	Failure to fund and complete the SMSB and associated customer-side works will prevent Western Power from completing the supply upgrade. This may delay the broader caravan park redevelopment and increase project costs.
Risk Rating (prior to treatment or control)	Moderate
Principal Risk Theme	Projects / Financial
Risk Action Plan (controls or treatment proposed)	Approve the proposed budget amendment to proceed with the procurement of customer requirements listed in Attachment 9.2.1A.

Officer Recommendation

That Council approve by absolute majority to:

1. **Increase the allocation for Caravan Park – Stage 2 Electrical by $75,000, from $17,610 to $92,610 excluding GST, for the installation of a new Site Main Switchboard and associated works, as detailed in Attachment 9.2.1A; and**

2. **Increase the budgeted transfer from the Building Reserve by $75,000 to fund the additional expenditure.**

Cr P Carrotts moved the Officer Recommendation and, before it was seconded, proposed replacing "$92,610" with "$100,000" in part 1. The proposed change was put to the meeting as an amendment.

Amendment

Moved: Cr P Carrotts **Seconded:** Cr J Van Heerden

That the motion be amended by replacing "$92,610" with "$100,000" and "$75,000" with "$82,390" in part 1, and by replacing "$75,000" with "$82,390" in part 2.

CARRIED: **7-0**

For: Cr E Smalberger, Cr P Carrotts, Cr J Van Heerden, Cr H Prandl, Cr A Ryley, Cr P Kessler, Cr I Macpherson

Against: Nil

The amendment became part of the substantive motion.

Substantive Motion

COUNCIL RESOLUTION: 112/26

Moved: Cr P Carrotts **Seconded:** Cr J Van Heerden

That Council approve by absolute majority to:

1. **Increase the allocation for Caravan Park – Stage 2 Electrical by $82,390, from $17,610 to $100,000 excluding GST, for the installation of a new Site Main Switchboard and associated works, as detailed in Attachment 9.2.1A; and**

2. **Increase the budgeted transfer from the Building Reserve by $82,390 to fund the additional expenditure.**

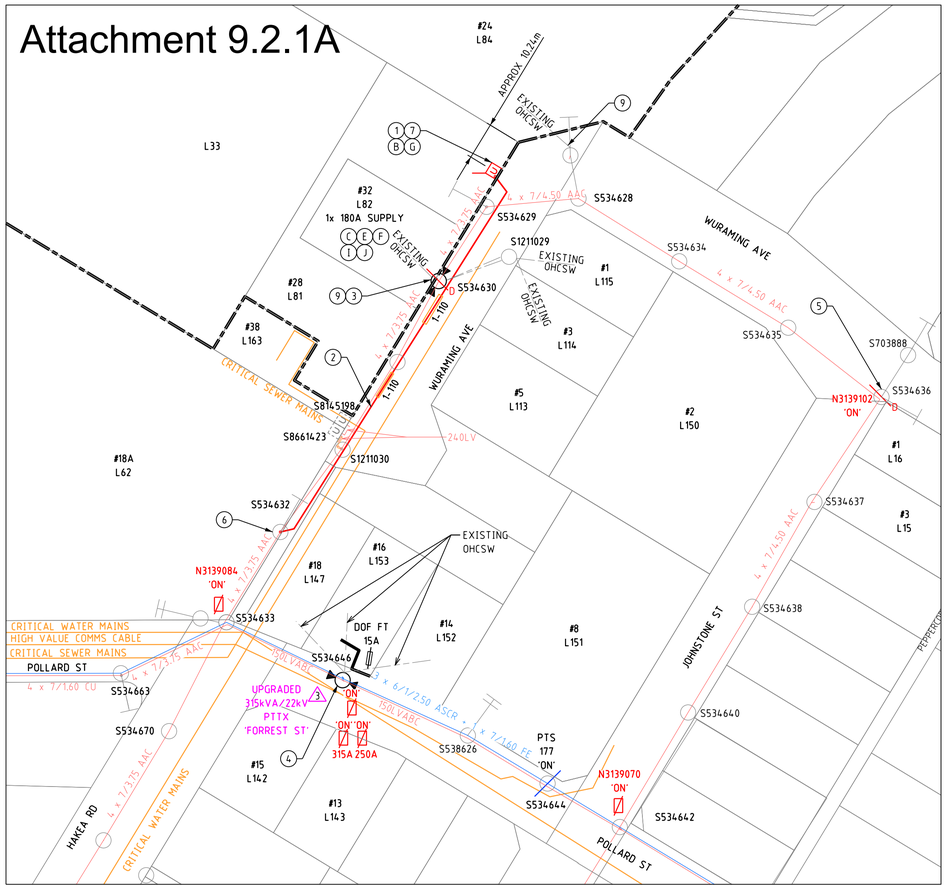
CARRIED BY ABSOLUTE MAJORITY

Vote: 7-0

For: Cr E Smalberger, Cr P Carrotts, Cr J Van Heerden, Cr H Prandl, Cr A Ryley, Cr P Kessler, Cr I Macpherson

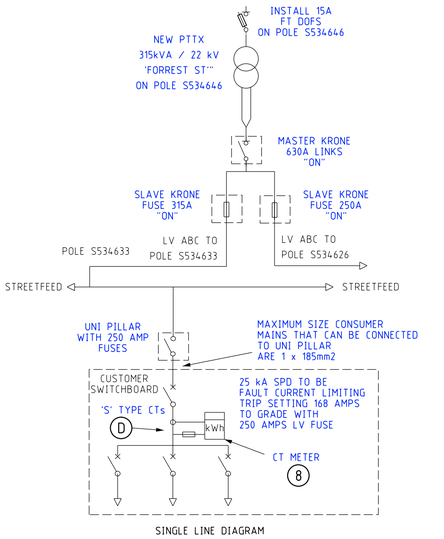
Against: Nil

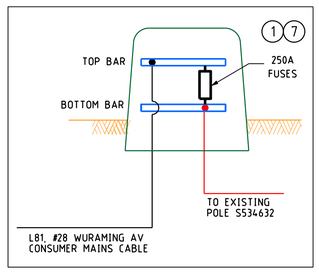
Attachment 9.2.1A



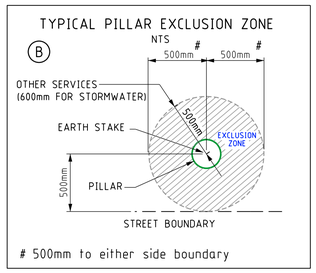
CONSTRUCTION DETAIL

1:1000 20 10 0 20 40 60 80





DETAIL A - UNI PILLAR
L81, #28 WURAMING AVE



DESIGNED TO BE CONSTRUCTED DE-ENERGISED UNLESS RISK ASSESSED

WESTERN POWER SCOPE OF WORK

EXCAVATION WARNING:
EXCAVATION CONTRACTOR TO FOLLOW THE CODE OF PRACTICE AND PROVIDE COMPETENT PERSON APPROVAL FOR WORK METHODOLOGY AND SOIL RETENTION STRATEGY.

1. INSTALL NEW UNIVERSAL PILLAR IN LOCATION PEGGED BY CUSTOMER AT LOT 81 #28 WURAMING AVE AS PER CABLE ROUTE DETAIL AND TYPICAL PILLAR EXCLUSION ZONE.
   CU: LU11 x 1
   DCSH: U09
2. INSTALL 240LV CABLE FROM NEW UNI PILLAR ON LOT 81 TO EXISTING POLE S534632.
   CU: CN45 x 150m, CN54 x 6, CN73_LVMAINS x 3
3. AT POLE S534630
   REPLACE POLE WITH NEW 9.5m/5kN WOODEN POLE IN THE SAME LOCATION.
   INSTALL NEW 3PH LV IN-LINE STRAIN CROSSARM.
   INSTALL LV ISOLATORS.
   INSTALL NEW STREETLIGHT WITH 16W LED LAMP.
   TAP LV BARE NORTH WITH LV BARE SOUTH VIA NEW ISOLATORS TO BE 'OFF'.
   REPLACE/RECONNECT EXISTING OH SERVICE CONNECTIONS TO L114 AND L115.
   CU: PO2_R x 1, LV3_W3 x 1, LN19_7/375AA x 8, LV6_600A x 1, SL2_1E x 1, CN39_150/4M x 1, CN70_150 x 8, CN11_150 x 6, CN9_7/475AA x 8, LV8_3P x 1, LV8_1P x 1
   NON-CU: FC0170 x 6, CB0204 x 1
   DCSH: L03, L6, S2, R11-1, R13-3
4. AT POLE S534646
   REPLACE POLE WITH NEW 14m/8kN WOODEN POLE IN THE SAME LOCATION.
   INSTALL NEW 3PH HV INTERMEDIATE CROSSARM.
   INSTALL NEW 3PH DOF CROSSARM WITH 3x 15A FT DOF.
   INSTALL RUNNING EARTH INTERMEDIATE.
   INSTALL LVABC150 IN-LINE STRAIN.
   INSTALL NEW 315kVA/22kV PITX.
   TAP PITX HV BUSHINGS ONTO HV BARE VIA DOFS.
   INSTALL MASTER KRONE WITH LINKS. 2x SLAVE KRONE BOXES WITH 315A FUSES AND 250A FUSES.
   TAP PITX LV BUSHINGS TO LV ABC VIA NEW KRONE BOXES AS PER SLD.
   TAP RE TO DOWN EARTH.
   REPLACE/RECONNECT EXISTING OH SERVICE CONNECTIONS.
   CU: PO11_R x 1, HV1_3HS x 1, CN26_7/250 x 3, HV20_3H x 1, HVS2_15FT x 3, RE1 x 1, CN27_3/275 x 1, AB4_150 x 1, TX8_4_315/22 x 1, CN70_95 x 4, CN9_7/250AA x 3, CN39_95/4M x 1, CN11_95 x 6, LV8_1P x 3, CN65_150/150 x 8, CN68_150/50 x 2, CN9_17/4.75 x 1
   NON-CU: GF2129 x 3
   DCSH: H10-2, R11-2, R12-3-1, A4-1, R13-3
5. AT POLE S534636:
   CLOSE EXISTING LV ISOLATORS N3139102 TO BE 'ON'
6. AT POLE S534632.
   TERMINATE NEW 240LV CABLE ONTO LV BARE
   CU: LU6_2400 x 1, LU6_240U x 1
7. TERMINATE NEW 240LV CABLE TO BOTTOM BAR OF NEW UNI PILLAR ON LOT 81 WITH 250A FUSE.
   CU: LU7_240 x 1
   NON-CU: GF0260 x 3, GF2131 x 3
8. INSTALL CT METER IN CUSTOMERS SWITCHBOARD. TERMINATE CUSTOMER'S CABLE IN CONJUNCTION WITH THE CUSTOMER'S ELECTRICAL CONTRACTOR. CM TO COORDINATE WITH OHCSW REMOVAL.
   CU: LM1 x 1
9. REMOVE REMAINING OVERHEAD SERVICE CONNECTIONS TO L82 AND L84.
10. REMOVE EXISTING DIRECT METERS FROM CUSTOMER'S SMSB.
11. WP PND TO CONFIRM RECEIPT OF ETAF AT THE PRE-START MEETING AND TO OBTAIN FINAL METER READ DATE FROM WP METERING.
12. ENVIRONMENTAL FILTER CHECKED

THE FOLLOWING ENVIRONMENTAL ISSUES HAVE BEEN IDENTIFIED FOR THIS PROJECT. ALL RELEVANT PERMITS / PROCEDURES MUST BE OBTAINED / ADHERED TO:

1. WETLANDS AND WATERCOURSES
THE PROPOSED WORKS ARE WITHIN 100 M OF BODDINGTON POOL (WA DRAINAGE AREA) AND THE HOTHAM RIVER TRIBUTARY (WA DRAINAGE LINE) AND A LOW-LYING AREA. THE PROJECT IS NOT LOCATED WITHIN 50 M OF A CONSERVATION WETLAND.
IF WATER IS PROPOSED TO BE TAKEN FROM THE WETLAND/WATERCOURSE (E.G. PUMPING WATER OR STOPPING, IMPEDING ORDIVERTING THE FLOW OF WATER) A BED AND BANKS PERMIT MAY BE REQUIRED UNDER THE RIGHTS IN WATER AND IRRIGATION ACT 1914. THE PROPOSED WORKS ARE WITHIN A LOW-LYING AREA AND SUBJECT TO SEASONAL INUNDATION. WORKS SHOULD BE SCHEDULED ACCORDINGLY. THE PROJECT IS NOT LOCATED WITHIN 50 M OF A CONSERVATION WETLAND. THEREFORE, NO FURTHER ACTION IS REQUIRED.

2. CONTAMINATION & EMISSIONS
WESTERN POWER CREWS SHOULD FOLLOW THE WESTERN POWER HAZARDOUS SUBSTANCES AND DANGEROUS GOODS WORK INSTRUCTION (EDM41394433) WHICH OUTLINES THE MINIMUM SAFETY, HEALTH AND ENVIRONMENTAL REQUIREMENTS ASSOCIATED WITH HANDLING, STORING, TRANSPORTING AND DISPOSING OF HAZARDOUS SUBSTANCES AND DANGEROUS GOODS.

PLEASE REFER TO THE ENVIRONMENTAL ADVICE FOR MORE INFORMATION.

CUSTOMER SCOPE OF WORK

A. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE WESTERN AUSTRALIAN SERVICE AND INSTALLATION REQUIREMENTS.

B. PILLAR EXCLUSION ZONE TO BE PREPARED AS PER THE WESTERN AUSTRALIAN SERVICE AND INSTALLATION REQUIREMENTS CLAUSE 12.5.3. THIS INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
   1. PEGGING THE PILLAR LOCATION AND ADJACENT BOUNDARY LOCATION PRIOR TO CONSTRUCTION.
   2. ONLY EASILY REMOVABLE SURFACE TREATMENT IS TO BE INSTALLED IN THIS AREA, SUCH AS BRICK PAVING.
   3. CLEAR OF ALL SERVICES INCLUDING CONTAMINATED SOIL, ASBESTOS ETC.
   4. LOCATED 300mm ABOVE 100 YEAR FLOOD LEVEL AND NOT IN A PRECARIOUS POSITION.

C. CUSTOMER RESPONSIBLE TO REMOVE CUSTOMERS POLE AFTER COMPLETION OF WORK.

D. CUSTOMER TO SUPPLY AND INSTALL 'S' TYPE METERING CT's.

E. CUSTOMER ELECTRICAL CONTRACTOR TO ENSURE CUSTOMER'S 168A SPD GRADES WITH WESTERN POWER'S UPSTREAM 250A PROTECTION AS NOTED ON THE SIMPLIFIED LINE DIAGRAM.

F. CUSTOMER MUST COMPLY WITH POWER QUALITY LIMITS AS PER AS/NZS TS IEC 61000.3.5 AND WESTERN POWER TECHNICAL REQUIREMENTS.

G. CUSTOMER ELECTRICAL CONTRACTOR IS TO SUPPLY SUITABLE LUGS AND CRIMPING TOOLS FOR TERMINATION OF CUSTOMERS CABLE.

H. WESTERN POWER WILL REQUIRE OUTGOING RETAILER AGREEMENT (VIA SUBMISSION OF AN ETAF) PRIOR TO THE PROJECT PRE-START MEETING. CUSTOMER REQUESTED TO CONTACT THE OUTGOING RETAILER AND PROVIDE RELEVANT PROJECT DETAILS TO FACILITATE ETAF. CUSTOMER TO CONTACT WP PNO PRIOR TO COMMENCEMENT OF METERING CHANGES.

I. INSTALLATION SHALL COMPLY WITH THE WAER CLAUSE 9.7 FOR SEGREGATION OF ELECTRICAL INSTALLATIONS. PLEASE ENSURE THE ELECTRICAL CONTRACTOR IS AWARE OF THESE REQUIREMENTS.

J. CUSTOMER MUST INSTALL SMSB WITHIN 30m OF THE POINT OF SUPPLY

K. ABORIGINAL HERITAGE
IT IS THE CUSTOMER'S RESPONSIBILITY TO COMPLETE THEIR OWN DUE DILIGENCE ASSESSMENT AND PROVIDE WESTERN POWER WITH THE EVIDENCE OF SURVEYS/CONSULTATIONS AND APPROVALS (WHERE APPLICABLE) PRIOR TO THE COMMENCEMENT OF WORKS.

L. LAND USE PLANNING
THE CUSTOMER IS RESPONSIBLE FOR CONSULTING WITH THE SHIRE OF BODDINGTON AND CONFIRMING AND SATISFYING ANY DEVELOPMENT APPROVAL REQUIREMENTS THAT APPLY.

M. INFRASTRUCTURE - ROADS, GAS, RAIL
FORMAL APPROVAL IS NOT REQUIRED HOWEVER A NOTIFICATION OF WORKS (EDM 34174076) SHALL BE SUBMITTED TO THE RELEVANT LOCAL GOVERNMENT AUTHORITY AT LEAST 10 DAYS BEFORE WORKS COMMENCE IN A LOCAL ROAD RESERVE (EXCLUDING INSPECTIONS).

POLE SCHEDULE

POLE ID	POLE DETAILS	INSTRUCTIONS	POLE LOCATION		WIND REGION	UNSERVICEABLE?	AS CON CHECK
			EASTING	NORTHING			
S534630	9.5/5/10	REPLACE	EXISTING	EXISTING	AM-SL1	NO	
S534646	14/8/17	REPLACE	EXISTING	EXISTING	AM-SL1	NO	

CRITICAL RISK MANAGEMENT

PROJECT IS SUBJECT TO COMPLETITION OF SP051953

THIS DRAWING TO BE READ IN CONJUNCTION SP052652

HIGH VALUE COMMS CABLE IN VICINITY OF WORKS

CRITICAL WATER MAINS IN VICINITY OF WORKS

CRITICAL SEWER MAINS IN VICINITY OF WORKS

ISSUED FOR CONSTRUCTION

LEGEND

SCHEME BDY.
RETAINING WALL
RESTRICTED ZONE
EASEMENT

HV CABLES
CN53 - 400mm2 (3X1c)
CN49 - 240mm2 (3X1c)
CN48 - 185mm2 (3X1c)
CN50 - 95mm2 (3X1c)
CN51 - 50mm2 (3X1c)
CN51 - 50mm2 (1c)
CN46 - 35mm2 (3X1c)
CN47 - 35mm2 (1c)
EXISTING HV CABLES (SIZE AND TYPE INDICATED)

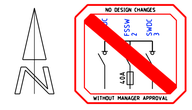
LV-SL CABLES
CN45 - 240mm2 (1x3c)
CN44 - 185mm2 (1x3c)
CN43 - 120mm2 (1x3c)
CN42 - 25mm2 (1x3c)
CN41 - 16mm2 SL (1c)
40 C PILOT
EXISTING LV CABLES (SIZE AND TYPE INDICATED)

PILLARS / PITS / ETC
MINI (WORKING END)
UNIVERSAL
MINI
LINK
CABLE MARKER U/G
Serviced Uncleared De-energised Lot
UMS PIT
UTILITIES PIT
BGSP PIT
100/200AMP CUTOUT
CONDUIT / POLY PIPE

TRANSFORMER EXISTING SWITCHGEAR

AERIAL CONDUCTORS AND POLES
NEW POLE (ANY TYPE AS INDICATED)
EXISTING POLE (ANY TYPE AS INDICATED)
HV LV EXISTING AERIAL CONDUCTORS (SIZE AND TYPE INDICATED)

OH EQUIPMENT
INTERMEDIATE
DOF
INLINE STRAIN
PTT
AERIAL STAY
RECLOSER
LOAD BREAK SWITCH
CAPACITOR
LBPTS
PTS
HV ISOLATOR
LV DISCONNECTOR
ISOL TX
OUTRIGGER STAY
GROUND STAY
SECTIONALISER
LV ABC KRONE
STREETLIGHT BOX



CONSULTANT CONTACT DETAILS
COMPANY NAME: FOCUS CONSULTING WA
REFERENCE NO: N/A
CONTACT: JAMES PENFOLD TEL: 0449 000 629

CUSTOMER CONTACT DETAILS
COMPANY NAME: SHIRE OF BODDINGTON
CONTACT: FABIAN HOUBRECHTS TEL: 0408 721 167

Rev.	REVISIONS	DRN	DATE
A	ISSUED FOR CONSTRUCTION	L.P.	10/25

REFERENCE FILE DETAILS
ENVIROMETAL FILTER THE VOLT ID: ID18-105975859-12317267
HAZARD MANAGEMENT REGISTER THE VOLT ID: ID18-105975859-12317235

COMMERCIAL SUPPLY UPGRADE
1x 168 A SUPPLY
LOTS 81 &82, #32 & 28 WURAMING AVENUE, BODDINGTON WA 6390
NETWORK VOLTAGE: 22kV / 415V

DESIGNER: CUSTOMER CONNECTION DESIGN
DESIGN TEAM: CCS RESI. SOL - GHD
EMAIL: ccs.design.resi.solution@westernpower.com.au
TEL: 13 10 87
DATE: 10/25 SCALE: 1:1000 @ A1
GEO REF: Lat. - 32°47'59.4" S Long. - 116°28'23.4" E

westernpower
DRAWING NUMBER
SP052291
SHEET 01 OF 01
REV: A ORIGINAL SIZE - A1

Cr Andrew Ryley declared an impartiality interest in relation to item 9.2.2 as he is chairperson of the Boddington Community Resource Centre Business Management Committee. Cr Ryley left the chambers at 5.42pm

9.2.2 Old School and Town Hall Revitalisation Plan

File Reference:	3.000677
Applicant:	Nil
Previous Item:	OCM August 2025 | Resolution 82/25
Author:	Chief Executive Officer
Disclosure of Interest:	Nil
Voting Requirements:	Simple Majority
Attachments:	9.2.2A Draft Boddington Old School and Town Hall Revitalisation Plan 9.2.2B Minutes – Special Meeting of Electors, 5 October 2026 9.2.2C Old School Structural Assessment 9.2.2D Concept Design Cost Estimate

Summary

This report presents the Boddington Old School and Town Hall Revitalisation Plan following completion of the project planning and community consultation undertaken to date.

A Special Meeting of Electors was held on 5 October 2026, with a motion carried relating to the future direction of the Revitalisation Plan.

In accordance with section 5.33 of the Local Government Act 1995, Council is required to consider the decision made at the Special Meeting of Electors.

Background

The Old School and Town Hall Revitalisation Project (OSTHRP) commenced in 2022/23. Its purpose was to develop two existing community assets, the Boddington Old School, which is the subject of this report, and the Town Hall, and to connect the broader precinct.

At the Ordinary Council Meeting held on 27 August 2025, Council Resolution 82/25 recognised the importance of the project and appointed three Council representatives to the OSTHRP Reference Group (the Group) to work alongside members of the community to develop a concept plan for the project. The Group met over a series of months, which was facilitated by H& H Architects. The Group's purpose was to consider the opportunities and constraints associated with the precinct based on the information available at the time.

As part of the project, a structural assessment of the Old School was procured in April 2025 (Attachment 9.2.2C). The assessment identified several structural and maintenance concerns requiring further investigation or remediation, including deterioration of timber stumps, wet rot, roof deformation, timber delignification and localised structural issues.

Following an explanation of the building's condition, heritage values, community use, access and broader precinct opportunities, three concept options were developed for consideration by the consultant as follows:

- Option 1 involved retention of the whole building with minor upgrades to the precinct.
- Option 2 involved demolition of the West Wing, with significant upgrades and restoration of the remaining building and surrounding precinct.

- Option 3 involved further demolition of almost half of the building, with significant upgrades to the retained areas and surrounding precinct.

Based on the Group's understanding of the project issues at that time, Option 2 was identified as being the preferred concept. Option 2 was considered as providing a balance between retaining and restoring part of the heritage building fabric, addressing structural and operational constraints, and enabling upgrades to surrounding community assets and precinct connections.

Broader consultation was then undertaken across the Shire through a community survey and household engagement. Further details are provided in the Consultation section of this report.

Option 2 was then incorporated into the draft Boddington OSTHRP Plan and circulated to the community for further feedback. Following this final consultation period, significant community opposition was expressed in relation to the demolition component of the proposal, and a petition was received on 26 August 2026.

Special Meeting of Electors

Following the petition, a Special Meeting of Electors was subsequently called and held on Monday, 5 October 2026 at the Boddington Recreation Centre Function Room to discuss the community's concerns in an open forum. Approximately 80 members of the public attended.

The meeting included a presentation by Shire Officers on the project's history, consultation, technical and heritage investigations, concept options and the draft plan (Option 2). It was confirmed that the draft plan did not authorise construction or demolition and that further investigation, design, costing, funding, approvals and Council decisions would be required before any works commenced.

Questions and statements raised at the meeting included concerns about the findings of the 2025 structural assessment proposed cost estimates for all three concepts previously presented to the Group.

Following questions and statements from electors, the following motion was presented:

"That, in recognition of the heritage value of the Boddington District High School and strong community interest in its preservation, the Boddington Old School and Town Hall Revitalisation Plan should be revisited to include the following:

- *the retention of the west wing, lunchroom and manual arts building of the school;*
- *the incorporation of other aspects of the current plan into the new revised plan where appropriate; and*
- *the revised plan being resubmitted for public comment for a minimum period of four weeks and then discussed at a community meeting where stakeholders have an opportunity to vote on its adoption."*

The Presiding Member called for votes for and against the motion and this motion, which was carried unanimously.

Comment

The decision made at the Special Meeting of Electors is now presented to Council for consideration in accordance with section 5.33 of the *Local Government Act 1995*.

Council needs to consider whether the project should explore Option 1 further, being full building retention and restoration, but with a revised scope that would require additional funding

to incorporate selected elements of Option 2 , such as improved community assets, access, public open space and precinct linkages.

This approach may be achievable, but the Shire will need to revisit previous structural reports, architectural drawings and scope, adding significant delays to the project with increased costs, and further investigations and community consultation required.

Preliminary advice through discussions with NRM Consultants indicates that retention options can be explored, alongside alternatives involving limited demolition of the West Wing and modern upgrades. These could include retaining the verandah and principal structural framework while selectively removing other parts of the building that are beyond repair, offering a potential compromise for community consideration, subject to further structural assessment, design development and costing

Current tenancies may experience the impact of this delay with limited certainty of tenure, as renewal of existing leases and subleases are reliant on the project plan being revised and adopted. Furthermore, as noted in Attachment 9.2.2C, there are structural and insurance risks the Shire needs to be cognisant of, with tenants and subtenants occupying areas of a building that may not be structurally sound.

Given the current risks, the age of the 2025 structural assessment and the delay now being experienced by the project, it is prudent that the Shire first obtains an updated structural report to clearly identify the specific structural issues, the works required to rectify them, and whether any interim safety measures are required for continued occupation by tenants, subtenants and visitors (Phase 1).

Following receipt of the Phase 1 findings and recommendations regarding immediate safety risks, the Shire can explore options for the building as part of Phase 2. This will include investigating the feasibility of retaining the entire West Wing, as well as innovative approaches to retaining as much of the existing building fabric as possible, together with the associated remediation and restoration costs. A quantity surveyor may be required to assist with costing and comparing these options, providing Council with a clearer understanding of their feasibility and financial implications (Phase 3).

It should also be highlighted that the lease agreement executed with the current tenant in September 2014 included obligations for the tenant, during the first ten years of the term, to undertake repairs and improvements, both structural and by way of maintenance, necessary to restore the Old School building to the same or better condition at the time of original occupation (September 2014), and obligations to maintain the premises in that same or better condition.

The current condition of the building raises questions about the extent to which the repair and maintenance obligations under the lease have been fulfilled. While the Shire may have recourse in relation to these obligations, it is unlikely to pursue formal action against the tenant, recognising its status as a not-for-profit community agency. The Shire is nevertheless now required to address outstanding maintenance and repairs that appear to be the tenant's responsibility under the lease.

Consultation

Consultation undertaken for the project to date includes the following key stages:

- August–September 2025 – Community survey and household engagement, with approximately 80 survey responses received.
- September 2025–May 2026 – Reference Group and stakeholder engagement to consider project priorities, concept options, precinct use, access, parking, toilets,

storage, existing users, demolition, asbestos, accessibility and staging.

- 29 June–17 July 2026 – First round of public consultation on the draft Boddington Old School and Town Hall Revitalisation Plan.
- 24 August–11 September 2026 – Second round of public consultation on the draft Revitalisation Plan, including a mailed brochure and online and hard-copy submission options. The published consultation period opened at 9.00am on 24 August and closed at 4.00pm on 11 September 2026.
- 5 October 2026 – Special Meeting of Electors held to consider the draft Revitalisation Plan and receive questions, statements and motions from electors. Approximately 80 members of the public signed in for attendance.
- Feedback received through consultation and the Special Meeting of Electors raised matters including retention of the Old School and West Wing, heritage, maintenance and structural condition, current users and services, accessibility, storage, CRC operational requirements, comparative project costs and alternatives to demolition.

Feedback at the Special Meeting of Electors indicated a preference for more direct dialogue, alongside the written consultation undertaken to date. The motion from the Special Meeting of Electors specifically requests further engagement, which reinforces the importance of ensuring that future methods provide opportunities for more direct dialogue with the community.

While the Shire has been cognisant of its consultation obligations and has undertaken considerable work in this area, there may be a gap in relying predominantly on written communication methods. To address this, the Administration proposes improving engagement by trialing an additional face-to-face method through community forums commencing in 2027. These meetings would provide an environment that allows the community to engage directly with the Shire on key projects and matters of community interest. If successful, the Shire will consider facilitating these community forums once or twice each year as a more regular method of communication.

Strategic Implications

Aspiration	People
Outcome 2	A healthy and active community.
Objective 2.2	Grow participation in sport, recreation and leisure activities.
Priority Project 2.2.2	Implement the Old School and Town Hall Revitalisation Strategy

Legislative Implications

Local Government Act 1995 – Section 5.33 – Decisions made at electors' meetings

(1) All decisions made at an electors' meeting are to be considered at the next ordinary council meeting or, if that is not practicable —

(a) at the first ordinary council meeting after that meeting; or

(b) at a special meeting called for that purpose, whichever happens first.

(2) If Council makes a decision in response to a decision made at an electors' meeting, the reasons for that decision are to be recorded in the minutes of the Council meeting.

Policy Implications

Shire of Boddington Local Planning Policy No. 19 – Heritage Conservation

The policy provides development control principles and requirements for places on the Heritage List established under the local planning framework. If demolition of any part of the Old School precinct is considered, the proposal would need to adhere to the applicable heritage planning requirements relevant to its definition under the policy.

Financial Implications

The 2026/27 Budget includes an allocation of $170,000 for the project, which will be reallocated to fund Phase 1, 2 and 3, being an updated structural report, revisitation of plans and costings of various options from Phase 2 explored. Should additional funding be required, a separate report will be presented to Council for consideration.

Grant funding may be available to the Shire associated with the heritage and community components. However, an initial concept plan needs to be developed first before the Shire is able to apply for any relevant grants or funding support.

Economic Implications

Delay to the project may have economic implications for the town centre, including deferral of potential tourism, place activation and visitor experience benefits associated with renewal of the Old School and Town Hall precinct. Prolonged uncertainty may also delay improvements that support surrounding businesses and community services by increasing visitation, improving pedestrian movement and strengthening the precinct as a destination within the town centre.

Social Implications

The project relates to community facilities currently used for community, business and health-related activities.

Consultation and the Special Meeting of Electors demonstrate community interest in the future of the Old School and Town Hall precinct.

Furthermore, the Special Meeting was broadcast online and received more than 8,000 views, and the project has attracted media attention.

Environmental and Climate Change Implications

As noted in the body of the report, there may be safety risks associated with the Old School Building and there is anticipated asbestos risk, the updated structural report will likely address these concerns.

Risk Considerations

Risk Statement and Consequence	Failure to determine a clear direction for the Revitalisation Plan following community consultation and the Special Meeting of Electors may result in continued project uncertainty, delays to further planning and reputational risk. The 2025 structural assessment identified structural and maintenance issues within the Old School building. As the building continues to be occupied by tenants, subtenants and visitors, any further delay to upgrading the assets may increase the Shire's exposure to safety, operational and liability risk if the building continues to deteriorate.
Risk Rating (prior to treatment or control)	Major

Principal Risk Theme	Compliance / Reputational / Financial
Risk Action Plan (controls or treatment proposed)	Council consideration of the electors' motion will establish the direction for the next stage of the project. Any further planning and consultation will then proceed in accordance with Council's resolution.

Officer Recommendation

That Council,

1. **Notes the motion carried at the Special Meeting of Electors held on 5 October 2026 in relation to the Boddington Old School and Town Hall Revitalisation Plan;**

2. **Requests the Chief Executive Officer to obtain:**

    a. **An updated structural report for the Old School building to identify immediate structural issues, safety risk and any remedial works required to ensure the building is compliant (Phase 1); and**

    b. **An updated structural report assessing full West Wing retention and exploration of alternatives involving innovative asset modifications while retaining most of the building fabric (Phase 2), with comparative costings and feasibility (Phase 3);**

3. **Notes on receipt of obtaining the information in item 2. above, a further report will be presented to Council for consideration; and**

4. **Agrees to trial face-to-face community consultation forums in early 2027 as an additional engagement method to provide opportunities for open dialogue, project updates and questions from its community.**

Cr I Macpherson moved the Officer Recommendation and, before it was seconded, proposed replacing section 2 with "Requests the Chief Executive Officer to obtain an updated structural report for the Old School building to identify all structural issues and safety risks.". The proposed change was put to the meeting as an amendment.

Amendment

Moved: Cr I Macpherson **Seconded:** Cr P Kessler

That item 2 of the motion be amended to read:

2. **Requests the Chief Executive Officer to obtain an updated structural report for the Old School building to identify all structural issues and safety risks.**

CARRIED: **6-0**

For: Cr E Smalberger, Cr P Carrotts, Cr J Van Heerden, Cr H Prandl, Cr P Kessler, Cr I Macpherson

Against: Nil

The amendment became part of the substantive motion.

Substantive Motion

COUNCIL RESOLUTION: 113/26

Moved: Cr I Macpherson **Seconded:** Cr P Kessler

That Council,

1. **Notes the motion carried at the Special Meeting of Electors held on 5 October 2026 in relation to the Boddington Old School and Town Hall Revitalisation Plan;**

2. **Requests the Chief Executive Officer to obtain an updated structural report for the Old School building to identify all structural issues and safety risks.**

3. **Notes on receipt of obtaining the information in item 2. above, a further report will be presented to Council for consideration; and**

4. **Agrees to trial face-to-face community consultation forums in early 2027 as an additional engagement method to provide opportunities for open dialogue, project updates and questions from its community.**

CARRIED: **6-0**

For: Cr E Smalberger, Cr P Carrotts, Cr J Van Heerden, Cr H Prandl, Cr P Kessler, Cr I Macpherson

Against: Nil

Cr A Ryley returned to chambers at 5.44pm.

Shire of BODDINGTON

Boddington Old School and Town Hall Revitalisation Plan

Overview

The Boddington Old School and Town Hall Revitalisation Plan has been prepared to guide the future use, improvement and long-term renewal of two important community places in the Boddington town centre. The Old School site and Town Hall both hold strong local history and community value, but require a clear and practical plan to support safe use, ongoing maintenance, improved access and future activation.

The project responds to the need to make better use of existing community buildings and public spaces while respecting the heritage and character of the precinct. It considers how the Old School, Town Hall, CRC, Function Building and surrounding spaces can work together as a more connected, accessible and active community precinct.

The plan provides a staged implementation approach so future works can be prioritised, planned and delivered over time. This allows the Shire to focus first on practical infrastructure, safety, access and building renewal needs, while also setting a longer-term direction for community use, local business activity, events, public spaces and heritage preservation.

Activation Opportunities

These are the activation opportunities identified through the planning process to guide how the precinct can be used, improved and activated over time. They focus on strengthening community use, supporting local activity, improving connections across the site and celebrating the heritage and character of Boddington.

1. Sustainable and Inclusive Development

Focusing on the adaptive reuse of heritage fabric, environmental stewardship, and universal accessibility.

- **Rectification & Preservation:** Old School (South & East Wings) Structural remediation will secure the longevity of these heritage assets, preventing further degradation. By restoring existing decks and upgrading access ramps and stairs to meet compliance standards, we ensure the buildings are safe and welcoming for all users, regardless of mobility.
- **Internal Refurbishment:** Function Building Transformation into a high-quality, flexible facility. By integrating modern AV technology, furniture storage, efficient climate control, and ergonomic interiors, the building becomes a viable venue for corporate hire, private events, and community workshops, ensuring its long-term economic sustainability.
- **Adaptive Reuse:** Southern Wing Business Hub Converting underutilised classrooms into a professional business incubator or tenancy. This provides a space for local startups and remote workers, fostering a "shop local" professional economy.
- **Heritage Modernisation:** Town Hall Adhering to the principle that "the most sustainable building is the one already built," the Town Hall will be upgraded with modern amenities. This includes a commercial-grade kitchen, an inviting foyer, and Universal Access (UAT) toilets. Climate comfort will be managed through passive-first principles, utilising High-Volume Low-Speed (HVLS) "Big Ass" fans and destratification systems to minimise energy consumption.
- **Universal Design:** Complete overhaul of existing toilets to meet modern hygiene, safety, and accessibility standards. High-quality public facilities are a prerequisite for attracting larger-scale regional events and increasing the "dwell time" of visitors in the precinct.
- **Connectivity:** The Arbour & Landscaping (Replaces West Wing of Old School) - Replacing the West Wing with a structural Arbour creates a visual and physical "spine" for the site. This landscaped corridor improves permeability between Wuraming Avenue, the Courtyard, and the Visitor Centre, acting as a gateway that unites disparate precinct elements.

- **Eco-Resilient Landscaping**: Utilising endemic species and water-sensitive urban design, the landscaping will mitigate heat-island effects and manage stormwater runoff. These green spaces provide habitat for local fauna while offering shaded, sensory-rich spaces for community relaxation.

2. Community Engagement and Ownership

Fostering social capital by creating spaces that the community feels empowered to use, manage, and evolve.

- **Entrepreneurial Growth**: By providing a physical home for local industry, the precinct becomes a site of daily activity and allows the community to see local business ideas scale from concept to commercial reality.
- **Community-Led Management**: The refurbishment provides a "blank canvas" for local groups. Creating a management framework that allows community organisations to curate the event calendar ensures the building remains a reflection of Boddington's current needs and interests.
- **The "Town Living Room":** Improved facilities transition the Town Hall from a "special occasion" venue to a daily-use asset. Regular use by sport groups, families, theatre groups, and civic societies builds a deep-rooted sense of civic pride and stewardship.
- **Intergenerational Connection:** The Community Resource Centre (CRC) serves as the precinct's heartbeat. Integrating professional historical displays within this active hub ensures that Boddington's heritage is not "locked away" in a museum but is lived and breathed by the youth and newcomers using the modern facilities.
- **Collaborative Gardens**: The courtyards will include spaces for community-led cultivation, such as "Bush Tucker" gardens. This encourages active participation and education, allowing residents to leave a tangible mark on the town's physical environment.

3. Celebrating Boddington

Showcasing the unique character, history, and natural beauty of the region to residents and visitors alike.

- **Cultural Showcase:** The facility will act as a premier gallery and exhibition space to highlight local artists, agricultural milestones, and community achievements, putting Boddington's talent on centre display.
- **The Story of Industry:** The Arbour will be more than a walkway; it is a narrative structure. By utilising a palette of raw timber and industrial steel, the architecture mirrors Boddington's evolution from a timber-milling town to modern industrialisation.
- **Gateway Experience:** Traffic calming and high-quality paving transform the streetscape into a "shared zone." This prioritises pedestrians, signalling to travellers that they have arrived in a place worth exploring, rather than just a town to drive through.
- **Event Magnet:** A purpose-built outdoor stage provides a permanent home for a vibrant music scene and supports major regional draws like the Boddington Rodeo. This infrastructure positions the town as a key player in the Western Australian regional event circuit.
- **Heritage Resilience:** By investing in these landmarks, the town honours the "strength and grit" of its founders. The juxtaposition of historic architecture with modern internal fit outs symbolises a community that respects its past while leaning confidently into its future.

Pre-Implementation Actions

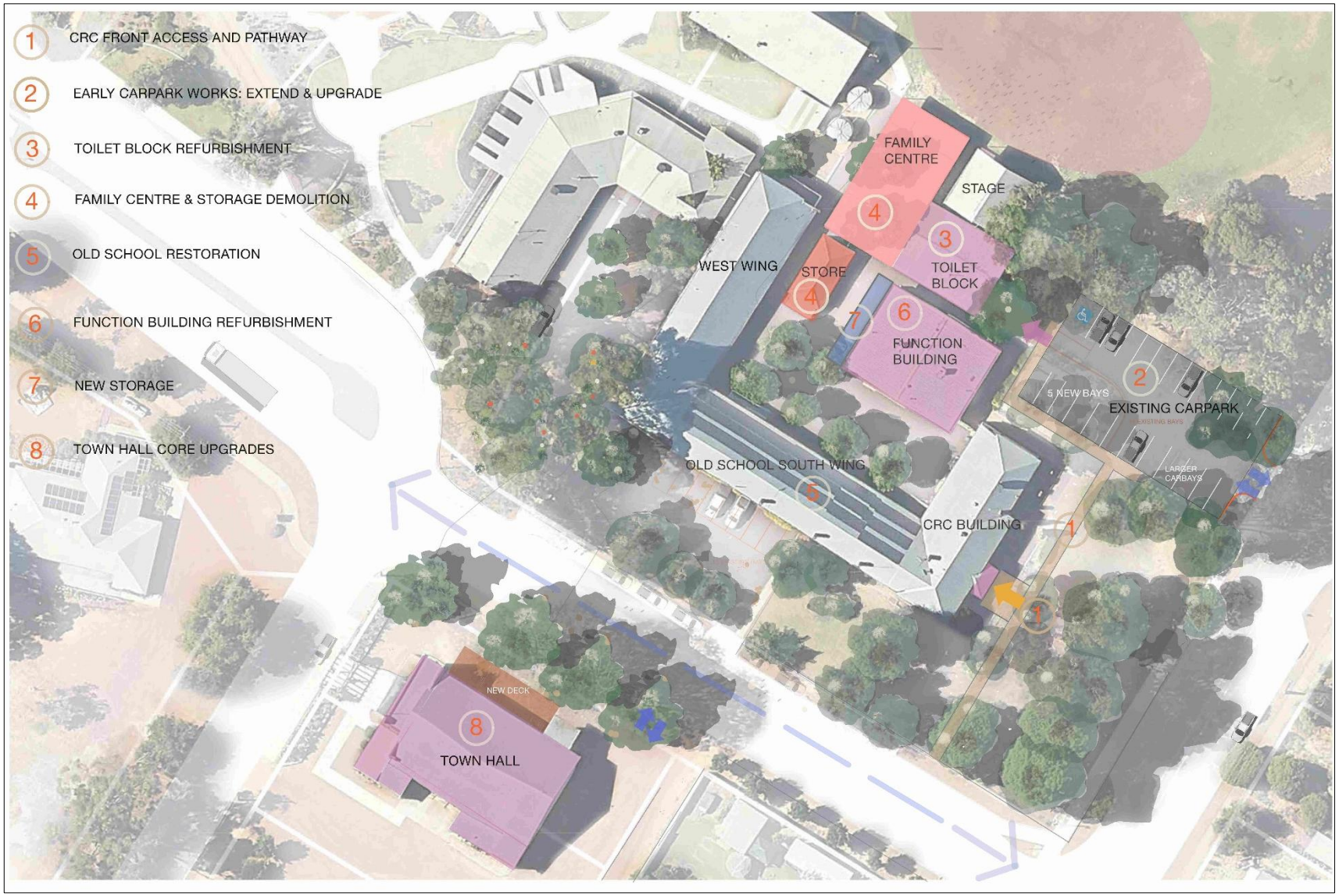
Before any phased works are implemented, relevant pre-implementation investigations will be undertaken to confirm site requirements, stakeholder needs and delivery considerations. This will include further assessment of precinct storage needs, Peel-Harvey Catchment Council relocation requirements, car parking layout and bay requirements, accessibility improvements across the precinct, and specific access improvements at the front of the CRC. These investigations will help ensure each stage is properly planned, coordinated and informed before works proceed.

Phased Implementation Strategy

Phase 1: Practical Infrastructure, Safety & Access

Phase 1 will focus on improving access, safety, essential infrastructure and stabilising key buildings for continued community use.

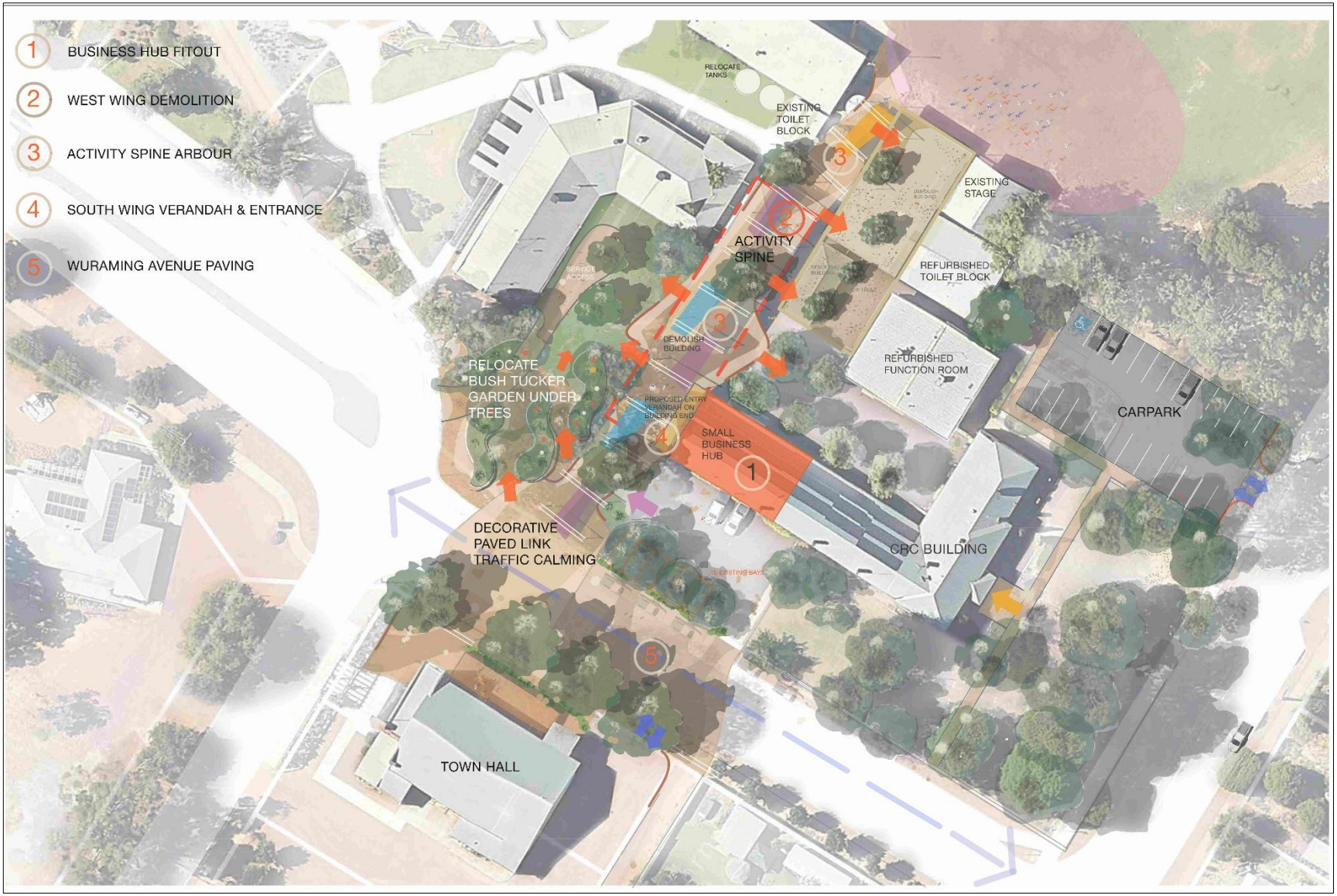
1. **CRC Front Access & Pathway**: Design and upgrade works to improve accessibility, wayfinding and the pedestrian connection between the CRC entrance and car park.
2. **Early Car Park Works**: Extension of the northern parking area, including associated drainage and car bay layout improvements.
3. **Toilet Block Refurbishment:** Prioritisation of the central toilet block refurbishment, including required upgrades to plumbing, fixtures, accessibility and sewer infrastructure.
4. **Family Centre & Storage Demolition:** Removal of the former Family Centre/storage building to improve site presentation, open sightlines and support access for future works, subject to alternative storage arrangements being resolved.
5. **Old School Restoration:** Restoration of the Old School's South Wing building envelope and completion of remediation works to prevent heritage deterioration.
6. **Function Building Refurbishment:** Internal refurbishment of the Function Building and integration of storage solutions, with the internal design to be informed by confirmed user spatial needs.
7. **Town Hall Core Upgrades:** Upgrades to the Town Hall kitchen and toilets, and construction of the new external deck to increase event capacity.


1 CRC FRONT ACCESS AND PATHWAY
2 EARLY CARPARK WORKS: EXTEND & UPGRADE
3 TOILET BLOCK REFURBISHMENT
4 FAMILY CENTRE & STORAGE DEMOLITION
5 OLD SCHOOL RESTORATION
6 FUNCTION BUILDING REFURBISHMENT
7 NEW STORAGE
8 TOWN HALL CORE UPGRADES
FAMILY CENTRE
STAGE
WEST WING
STORE
TOILET BLOCK
FUNCTION BUILDING
5 NEW BAYS
EXISTING CARPARK
LARGER CARBAYS
OLD SCHOOL SOUTH WING
CRC BUILDING
NEW DECK
TOWN HALL

Phase 2: Connectivity & Site Preparation

Phase 2 will focus on improving precinct connections, resolving key tenancy and site requirements, and preparing the area for future public space improvements.

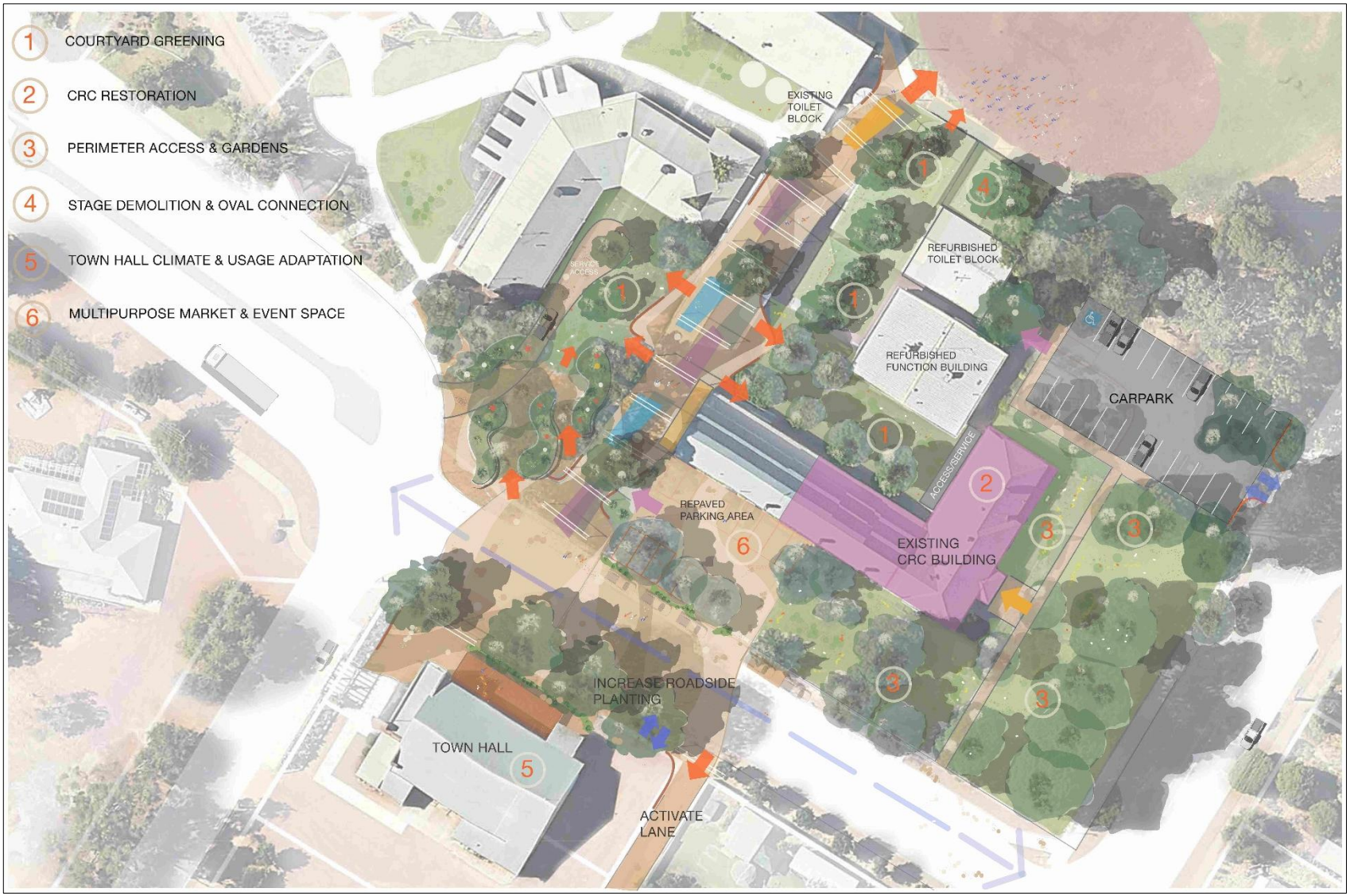
1. **Business Hub Fit-Out:** Fit-out of the Southern Wing as a coworking and tenancy space, while maintaining the CRC's operational capacity.
2. **West Wing Demolition:** Demolition of the West Wing and relocation of associated water tanks, subject to Peel-Harvey relocation needs, CRC operational impacts, asbestos risks and demolition costs being confirmed.
3. **Activity Spine Arbour:** Construction of a pedestrian arbour to connect Wuraming Avenue with the centre of the precinct.
4. **South Wing Verandah & Entrance:** Redesign and construction of the South Wing verandah and entrance to provide an accessible entry from the new arbour.
5. **Wuraming Avenue Paving:** Installation of decorative traffic-calming pavement on the targeted section of Wuraming Avenue linking the Town Hall and Old School area to improve pedestrian access.


1 BUSINESS HUB FITOUT
2 WEST WING DEMOLITION
3 ACTIVITY SPINE ARBOUR
4 SOUTH WING VERANDAH & ENTRANCE
5 WURAMING AVENUE PAVING
RELOCATE TANKS
EXISTING TOILET BLOCK
EXISTING STAGE
ACTIVITY SPINE
REFURBISHED TOILET BLOCK
SERVICE ACCESS
DEMOLISH BUILDING
REFURBISHED FUNCTION ROOM
CARPARK
RELOCATE BUSH TUCKER GARDEN UNDER TREES
PROPOSED ENTRY VERANDAH ON BUILDING END
SMALL BUSINESS HUB
DECORATIVE PAVED LINK TRAFFIC CALMING
CRC BUILDING
TOWN HALL

Phase 3: Landscape Consolidation & Public Realm

Phase 3 will focus on improving landscaping, public spaces, pedestrian movement and key building restoration across the precinct.

1. **Courtyard Greening:** Soft landscaping for Courtyards, including native gardens, shaded seating, and roadside planting along the Town Hall.
2. **CRC Restoration:** Restoration of the CRC building, including required technology upgrades and professional historical displays.
3. **Perimeter Access & Gardens:** Soft landscaping and improving pedestrian and universal access paths around the perimeter of the CRC building.
4. **Stage Demolition & Oval Connection:** Removal of the old performance stage and extension of courtyard landscaping to better connect the precinct with the adjacent oval.
5. **Town Hall Climate & Usage Adaptation:** Installation of energy-efficient climate control in the Town Hall, with usage patterns to be reviewed to determine whether further community adaptations are required.
6. **Multipurpose Event & Market Space:** Establishing a flexible Multipurpose Event and Market Space using configured layouts and decorative paving to transition between parking and pedestrian use.

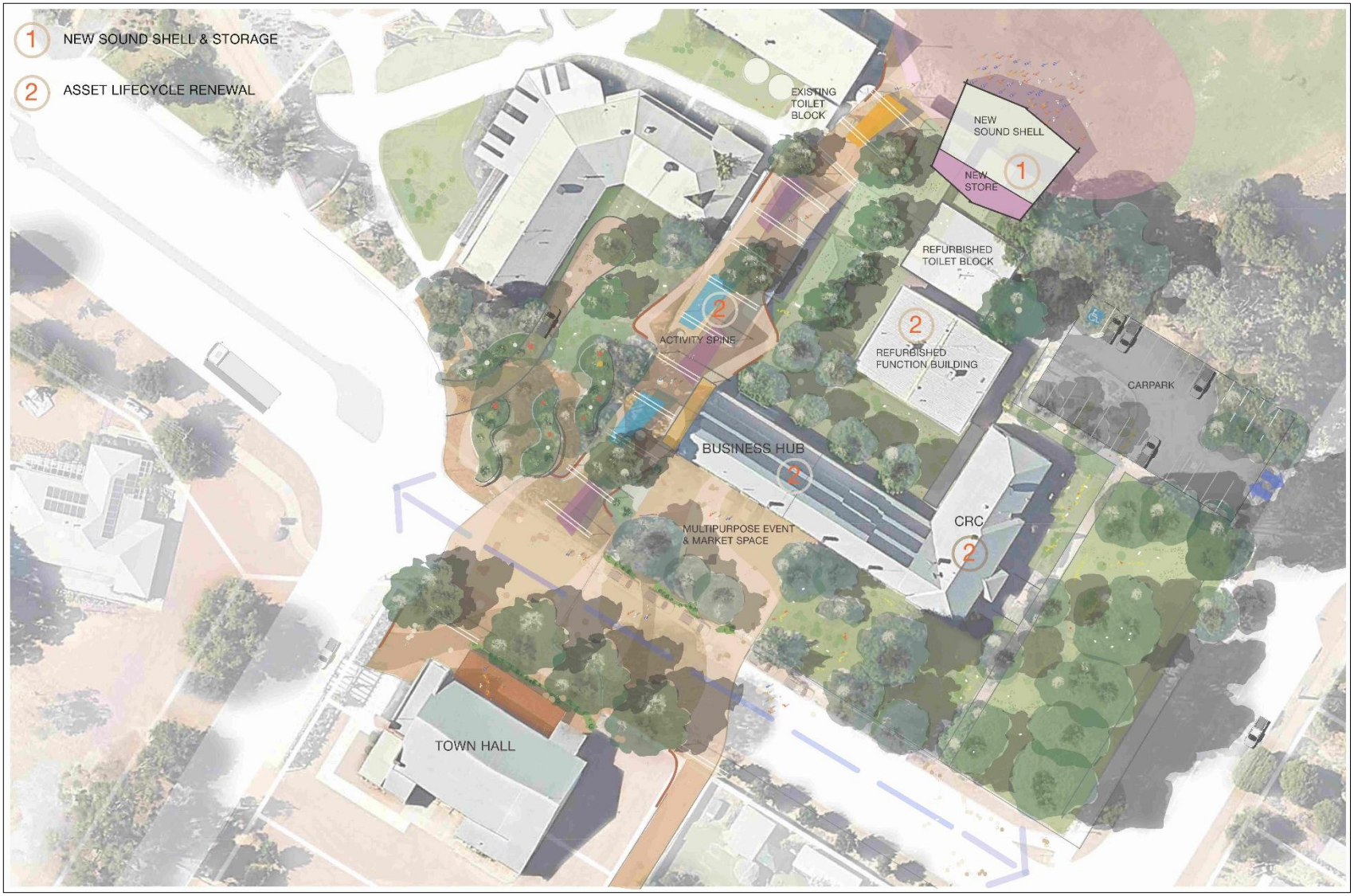

1 COURTYARD GREENING
2 CRC RESTORATION
3 PERIMETER ACCESS & GARDENS
4 STAGE DEMOLITION & OVAL CONNECTION
5 TOWN HALL CLIMATE & USAGE ADAPTATION
6 MULTIPURPOSE MARKET & EVENT SPACE
EXISTING TOILET BLOCK
REFURBISHED TOILET BLOCK
REFURBISHED FUNCTION BUILDING
CARPARK
ACCESS/SERVICE
REPAVED PARKING AREA
EXISTING CRC BUILDING
INCREASE ROADSIDE PLANTING
TOWN HALL
ACTIVATE LANE

8

Phase 4: Long-Term Visionary Upgrades

Phase 4 will focus on long-term precinct renewal, including future event infrastructure, storage and scheduled asset maintenance.

1. **New Sound Shell & Store:** Construction of a new multipurpose amphitheatre/regional event space and dedicated storage.
2. **Asset Lifecycle Renewal:** Scheduled maintenance and renewal of refurbished heritage elements and newer structures to support the long-term condition and use of the precinct.


1 NEW SOUND SHELL & STORAGE
2 ASSET LIFECYCLE RENEWAL
EXISTING TOILET BLOCK
NEW SOUND SHELL
NEW STORE
REFURBISHED TOILET BLOCK
ACTIVITY SPINE
REFURBISHED FUNCTION BUILDING
CARPARK
BUSINESS HUB
CRC
MULTIPURPOSE EVENT & MARKET SPACE
TOWN HALL

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Shire of BODDINGTON
Flowing with Natural Beauty

Minutes

Special Meeting of Electors

Monday 5 October 2026
At 5.30pm

Recreation Centre – Function Room

Club Drive, 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

The Presiding Member, Shire President Eugene Smalberger opened the Special Meeting of Electors at 5.47pm.

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

To support clarity and effective communication during the meeting, electors and other speakers are requested to switch on and use the microphone each time they are invited to speak.

This meeting and all participation will be audio recorded. No other audio or visual recording may be undertaken without the permission of the Presiding Member.

2. ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

2.1 Attendance

Councillors

Cr Eugene Smalberger	Shire President (Presiding Member)
Cr Paul Carrotts	Deputy President
Cr Ian Macpherson	Councillor
Cr Hans Prandl	Councillor
Cr Johan van Heerden	Councillor
Cr Paul Kessler	Councillor
Cr Andrew Ryley	Councillor

Officers

Ms. Rachael Wright	Chief Executive Officer
Ms. Tammy Wayne-Elliot	Executive Manager Corporate Services
Mr. James Wickens	Executive Manager Development and Community Services
Mr. Duncan Gemmill	Executive Manager Infrastructure Services
Mr. Raman Virdi	Strategic Project Manager
Mrs. Grace Dwyer	Executive Assistant (Minutes)

Public

Approximately 80 members of the public signed in for attendance to the meeting.

2.2 Apologies

Nil

3. ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION

Nil

4. PURPOSE OF THE MEETING

4.1 Boddington Old School and Town Hall Draft Revitalisation Plan

Attachment: 4.1A Boddington Old School and Town Hall Draft Revitalisation Presentation

The Shire's new Chief Executive Officer, Rachael Wright, introduced herself to the community and spoke briefly about her local government background and recent commencement with the Shire.

The CEO and the Strategic Project Manager, Raman Virdi then outlined the history of the project via PowerPoint presentation, highlighting key milestones such as the broader Town Centre Master Plan work undertaken in 2022 and 2023, through to the project becoming a dedicated standalone project in 2025. Community engagement included household brochures, an online survey, social media and website communication, consultation with existing building users and establishment of a community reference group.

The presentation noted that approximately 80 survey responses were received during the 2025 consultation. A community gathering space was identified as the leading priority, closely followed by heritage and history.

The presentation advised that technical and heritage investigations were subsequently undertaken and reports identified structural and maintenance issues, including deteriorating timber stumps and wet rot. The old school was described as a Category A place on the local heritage list, requiring heritage value, building condition and affordability to be balanced in future planning.

Three concept options were outlined. Retention of the whole building with structural and maintenance upgrades was estimated at approximately $3 million. The current draft option, involving removal of the west wing and retention of the south and east wings, was estimated at approximately $2.2 million. A third option involving removal of approximately half of the building was estimated at approximately $1.1 million. Broader precinct figures shown in the presentation included other proposed infrastructure and were based on concept level planning rather than detailed design.

The community reference group was noted as comprising community representatives, such as the CRC Manager, Councillors and Shire staff and was facilitated by an external consultant. The group met with architects over a series of meetings to consider precinct uses, access and parking, toilets, storage, user requirements, staging, demolition, asbestos and access matters.

The draft plan was re-presented and discussed as four phases. Phase one focused on maintenance, accessibility, parking, toilets, safety and restoration works. Phase two included a business hub, restoration of the south wing, proposed removal of the west wing subject to further investigations, tenant communication and relocation, asbestos requirements and statutory approvals, together with improved connections between the library, CRC, Town Hall and broader precinct. Phase three focused on landscaping, shaded gathering areas, CRC internal improvements and Town Hall usability. Phase four contemplated a new or upgraded sound shell and ongoing improvements and maintenance.

The Chief Executive Officer emphasised that the draft plan did not authorise immediate construction or demolition. No fixed delivery dates or budget had been set, and further

Boddington Old School and Town Hall Revitalisation Plan



Special Meeting of Electors | 5 October 2026

Plan Development

Developed through six evidence and engagement stages

2022–23

Town Centre Masterplan

2025

Planning Initiation

Sep–Oct 2025

Initial consultation

Late 2025

Investigations + options

Nov 2025–May 2026

Reference Group

Jun–Sep 2026

Draft Plan consultation

Planning Initiation

2022–23 Council Plan direction

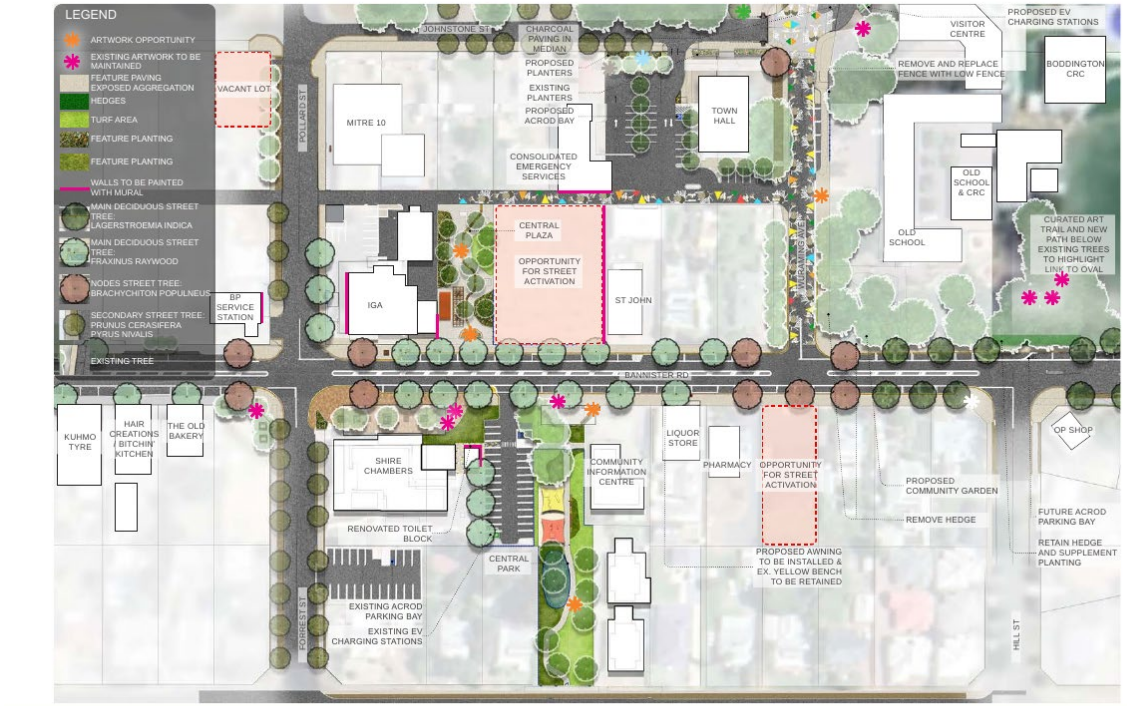
Town-centre improvements were identified as a key action for progression in 2022/23.

May 2023 Town Centre Masterplan

The Old School, Town Hall, Wuraming Avenue and nearby public spaces were identified as part of the town-centre connection.

2025 dedicated project

The precinct revitalisation plan development commenced, with community engagement and building inspections.



Initial Consultation

80 responses

How people participated

An online survey through the Shire website and Facebook, plus hard-copy access.

Questions covered future uses, heritage, tourism and cost.

Old School priorities

Community gathering place
49 responses | 61.3%

Heritage and history
47 responses | 58.8%

Educational opportunities
31 responses | 38.8%

49 respondents use the Old School weekly or monthly.

Town Hall direction

Community events were the most reported current use.

Future ideas included markets, performances, films, exhibitions, private functions, meetings, classes and youth activities.

Technical, Heritage and Cost Evidence

Structural reports

Old School: timber-stump delignification, wet rot and urgent remediation.

Town Hall: rising damp, masonry and floor-support concerns requiring management and further review.

Heritage checks

Old School: Listed on the Shire of Boddington Local Heritage List and recorded as a Category A heritage place; not listed on the State Register of Heritage Places.

Town Hall: Listed on the Shire of Boddington Local Heritage List and recorded as a Category B heritage place; not listed on the State Register of Heritage Places.

Options Tested

Option 1 retained the whole Old School footprint.
Options 2 and 3 tested stronger precinct connections and different scopes.

Option 1
5.855m
Overall Estimate

$2.932m
structural + upgrades

Option 2
$7.210m
Overall Estimate

$2.201m
structural + upgrades

Option 3
$6.933m
Overall Estimate

$1.176m
structural + upgrades

These are concept estimates with different scopes, not like-for-like final budgets.

Reference Group

Building users + community representatives + Councillors

November 2025

Community priorities and precinct opportunities

February 2026

Emerging options and design direction

May 2026

Developing proposal, sequencing and practical changes

How feedback changed the plan's direction

Access brought forward: CRC access, parking and toilets moved into Phase 1.

Storage resolved first: replacement storage confirmed before any building is removed.

Phases, not fixed dates: an order of works, not a locked timetable.

Heritage retained: South Wing repaired in Phase 1; CRC restored in Phase 3.

Draft Plan

Phase 1

Phase activity	What this means
CRC Front Access & Pathway	Make the main entrance to the CRC easier and safer to use, with a clearer path from the car park.
Early Car Park Works	Extend and improve the northern car park, including drainage and clearer parking bays.
Toilet Block Refurbishment	Upgrade the existing toilet block, including plumbing, fixtures, accessibility and sewer connections.
Family Centre & Storage Demolition	Remove the old Family Centre and storage building once replacement storage is in place.
Old School Restoration	Repair and protect the South Wing of the Old School to stop further deterioration.
Function Building Refurbishment	Upgrade the inside of the Function Building and provide storage to better suit future use.
Town Hall Core Upgrades	Upgrade the Town Hall kitchen and toilets and add an external deck to improve how the Hall can be used.

Draft Plan

Phase 2

Phase activity	What this means
Business Hub Fit-Out	Convert part of the South Wing into spaces that could be used by small businesses, workers or tenants.
West Wing Demolition	Remove the West Wing of the Old School, subject to further checks on existing users, asbestos, costs and relocation needs.
Activity Spine Arbour	Build a covered walkway through the precinct linking Wuraming Avenue to the central area.
South Wing Verandah & Entrance	Improve the South Wing entrance so it is easier and more accessible to enter from the new walkway.
Wuraming Avenue Paving	Upgrade part of Wuraming Avenue with paving to make the connection between the Town Hall and Old School clearer and safer for pedestrians.

Draft Plan

Phase 3

Phase activity	What this means
Courtyard Greening	Add landscaping, native planting, shade and seating around the courtyards and Town Hall.
CRC Restoration	Restore the CRC building, improve technology and upgrade how local history is displayed.
Perimeter Access & Gardens	Improve paths and landscaping around the CRC so the area is easier for everyone to move through.
Stage Demolition & Oval Connection	Remove the old stage and improve the link between the precinct and the oval.
Town Hall Climate & Usage Adaptation	Improve heating and cooling in the Town Hall and review whether more changes are needed for community use.
Multipurpose Event & Market Space	Create a flexible area that can be used for markets, events, parking or pedestrian activities depending on the need.

Draft Plan

Phase 4

Phase activity	What this means
New Sound Shell & Store	Build a new outdoor performance area and provide dedicated storage for events and community activities.
Asset Lifecycle Renewal	Continue planned maintenance and replacement of buildings and infrastructure so the precinct stays in good condition over time.

Draft Plan Consultation

30 June – 17 July 2026

Draft Plan published for community review.

18 submissions were received.

Feedback included concerns about awareness, time and available information.

24 August – 11 September 2026

A detailed brochure and Draft Plan were distributed to households.

Feedback included concerns about the demolition of the West Wing.

Restore or Renew: What the Figures Show

Cost of retaining the full footprint

Option 1 — retain the whole Old School: $5.855m in total, including $2.932m of structural work and upgrades.

Half the spend is repairs: about one dollar in every two goes into stabilising failing fabric, not new community space.

The condition issues continue: ongoing renewal and maintenance costs stay with ratepayers.

Cost of removal and renewal

Option 3 — targeted removal: $6.933m in total, with $1.176m of structural work — about $1.76m less repair spend.

Option 2 — stronger connections: $7.210m in total, with $2.201m of structural work.

It costs more because it delivers more: the extra outlay buys the business hub, activity spine, Wuraming Avenue link, greening and an event space.

Concept estimates: different scopes, not like-for-like budgets. Costs confirmed at detailed design.

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What Removing the West Wing Makes Possible

What the space becomes

A connected precinct: a covered activity spine from Wuraming Avenue to the centre, with a new South Wing entrance.

Space that earns its keep: a business hub for small businesses, workers and tenants.

Room for events: a multipurpose event and market space, greening, shade and seating.

Heritage kept and restored: South Wing repaired and protected; CRC restored.

The safeguards on the West Wing

Checks come first: removal is subject to further checks on existing users, asbestos, costs and relocation needs.

Storage resolved first: replacement storage is in place before any building is removed.

Sequenced, not immediate: it sits in Phase 2, behind the Phase 1 access, parking, toilet and storage works.

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Plan Direction

It establishes

A precinct-wide direction

Proposed priorities and sequence

A basis for future design and funding

Pre-implementation investigations

It does not approve

Immediate construction or demolition

A final program budget

Fixed delivery dates

Works affecting services without planning

Each project still requires

Confirmed scope

Detailed design and advice

Updated cost and funding

Statutory checks and approvals

Future Council budget decisions

What Happens Next

01

Review feedback

Submissions and elector feedback are reviewed.

02

Gather evidence

Condition, cost, heritage and user information is gathered.

03

Council decides

Council considers the evidence at an open meeting.

EVIDENCE CONSIDERED

Cost • Condition • Heritage • Community benefit • Future use

POSSIBLE OUTCOMES

Adopt the Draft Plan / Adopt a variation / Pursue another approach

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Questions

Special Meeting of Electors | 5 October 2026



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scope definition, design, costing, funding, statutory approvals and Council budget decisions would be required.

It was advised that all feedback received through consultation, including comments from this meeting, would be reported to Council for consideration at its Ordinary Council meeting scheduled on 28 October 2026.

5. QUESTIONS AND STATEMENTS FROM ELECTORS

The Presiding Member, Shire President Eugene Smalberger outlined the procedures for questions and statements, including that they were to relate to the purpose of the Special Meeting of Electors. A period of 45 minutes was allocated, and electors could ask up to two questions before other electors were invited to speak. No questions had been received prior to the meeting.

The following questions, statements and responses are recorded substantially verbatim from the meeting transcript. Obvious transcription errors have only been corrected where the intended wording was clear.

Loren Bryant – Fairway Place, Boddington

Statement: I'm speaking as the CRC manager. I'd like to say that during the reference group meetings, we did actually say that we didn't want it demolished. I just want that on record because it was just said then that we had never said that, and we did. And the second thing is, I don't believe we were showing all of those figures during that meeting as well. Thank you.

Len Zuks – Farmers Avenue, Boddington

Question 1: I respect diplomacy. Diplomacy is speaking with an intent to give a question to the to the listener what they would like to hear, but I see it as such a lie, right? Now, when we were introduced just earlier on to say it's lovely to see you all here and welcome you here, that's not the truth actually. You would have preferred not to have us here. My question about the school is why? Why the demolition? The only thing that I can see at this particular moment is the Council is supposed to do maintenance on the school. The maintenance has wilfully been neglected and stumps are rotting. It is like demolition by neglect. Could you explain yourself, please? This is a cultural centre. This is a building that cannot be old again. It is already old. You are going to replace it with something irreplaceable. This is a crime. Thank you.

Statement: From Councillor Paul Carrots: the Shire was not up for maintenance. The old school committee were. When the old school committee was first formed, they agreed that they would do all maintenance, but I believe they did very little. There is a document floating around that was produced in 2005, and the old school committee said they would look after the maintenance, and it has not been done."

Maureen Martin disputed this account from the floor and stated "When the Shire took it over after the old school was formed, they got rid of a lot of paperwork that was there. I lost a lot of paperwork that I left there. I used to do a lot of maintenance. I saw a lot of work that was done.

Elizabeth was very proficient in getting grants for the old school, and a lot of sections were restumped. Not all, but some of them have been restumped. After the Shire took over, a lot of paperwork went missing or got thrown out. There were not any records of how much was done"

Response: We will investigate it and write a report, and we will get back to you.

Lil Gillis – Crossman Road, Boddington

Question 1: We've been around here for quite a while now. The school means a lot to us, heritage-wise. There isn't too much left in Boddington heritage-wise. Who actually does the school belong to? Is it owned by the shire, or is the shire caretaker, or is it owned by us by the ratepayers? Who actually is responsible, or who? What part do we all play in with the?

Response: So the whole school belongs to the Shire.

Question 2: So we're not caretakers.

Response 2: And you are the Shire because you are the people of the town, so you are the Shire. That's why we ask for input before we do these things, because it's you guys that owns it.

Statement: Which means that we are the people that can have the say. Then leave it. Well done. So, it's up to us, not up to the Shire. I mean, the actual councillors. It's up to us. Well done, everybody. You can sense that. You can see sense here the number of people that have come. I've been to Shire meetings before, and there's not been very many people that go, and it's apparent. Well, last time I went to a meeting, our words weren't heard. Whatever we brought up was pushed under the carpet, and what we didn't want done happened anyway. So, I think a reason why there's so many people here now speaks for itself. We do not want that school gone. We need it there. It's used by so many of us. It's precious to us. I consider myself. We bought property here in 1982, so I'm probably still not an old timer, but I do feel as if Boddington is home, and I love it. And there's not enough heritage in Boddington that makes Boddington Boddington, isn't that, right? So, I'm begging you not to demolish it.

Graham Thompson – Farmers Avenue, Boddington

Question 1: The State Heritage Council listing of heritage sites on its website notes that the Boddington District High School was graded as Category One Conservation Essential. Category A: The place should be retained and conserved unless there is no feasible and prudent alternative to doing likewise. Any alterations or extensions should be reinforced. The significance of the place and be in accordance with the conservation plan. Well, the conservation plan looks like a demolition plan and then classified by the National Trust 2000. Can the Council and planners comment on the implications of this in relation to the conservation of the west wing of the school, and whether any further formal assessment of the site's heritage value has been undertaken in the last 10 years.?

Response: The Presiding Member advised that the question would be taken on notice.

Statement: Fair enough. Now it's interesting to see the figures there. I have an engineer's report here on the west wing. There is absolutely no faults. Stumps have been replaced. That actually before, if the water had been put away elsewhere, stormwater just runs under like creeks underneath the west wing, and if they stop that, there'd be no problem. And you probably mostly know I pulled down the old hospital built in 1940, and from the bottom plate up there is no problem. That building was built by specifications for the government. There are no problems. We went under there, and there is no problem for engineers' report. So I don't know where you get the funds and figures to do this when you can even get grants from the mine. You can get grants from anywhere. Some of us have restumped for nothing. You got millions of dollars given to that. It's absolutely got me surprised by that, and I think it's a joke and it's sad you're even thinking about it. We were staying here, you know, it hasn't been okay. But when they went out here to the old hall at Marradong, before they knew it was bulldozed, and that's what we're worried about again. And we need our history. Look at our town. I come back, and it's all nearly gone. Railway station, the hall, mills-you can go on and on and on. Have you seen the areas that have been listed in this area for history? They're just blocks of land. There's about 12. We cannot lose that building. There is no way we can lose that building, folks. I did my schooling here, and 1000's of other people. There's doctors and nurses and everyone else come from it, and it's almost sacred to us. It's like trying to shift the Buddhist temple. We believe that building should be staying, and there is absolutely no reason why it can't.

Kylie Thorne – speaking on behalf of Hayley Thorne

Question 1: The old school is a part of our town's history and holds generations of memories and community connections, including in our own family. Before Council considers permanently removing any part of it, can Council demonstrate that every feasible option to retain, repair and revitalise that west wing has been independently assessed, and explain why demolition is considered necessary rather than redesigning the revitalisation around the existing heritage building?

Question 2: Hayley currently relies on the west wing as the approved location for her dialysis treatment. What specific medically suitable and accessible alternative locations here in Boddington have been confirmed for Hayley, and has she and her treating health professionals been directly involved in determining that any alternative location will safely meet her needs? At this stage she has not been given an alternative. The alternative would be for her to drive to Mandurah, which is outside her zone and is currently full. The other location is in Armadale, which is currently full, and Midland would be the only other location. That would require treatment four days a week for five hours, with approximately four hours of travel, early mornings and late nights.

Statement: We are not standing here against revitalisation. What we are asking is whether revitalisation has to mean demolition. The old Boddington School represents our past, and the people in this room represent the history of that school and why that place is an important part of our connection here in Boddington. We want the old school to be retained, repaired and revitalised. Once a part of our heritage is demolished, we cannot bring it back. Before that decision is made, we are asking Council

to demonstrate that every reasonable alternative has genuinely been exhausted and to listen to the people of Boddington.

Response: As Council, we had a discussion about Hayley's situation. If we are sick, we are sent to a hospital, and Hayley gets sent to a storeroom in the back of a building. Why is that fair when we have a hospital in town and a medical centre? Whatever happens with the old school, we are planning to take it up with WA Country Health Service and get a proper place for her to receive treatment.

Statement: I wish that had been communicated to her. We do have a hospital here, but that hospital is not allowing her to do those dialysis treatments there. That is why she has been approved to have treatment in the west wing, and that is her comfortable area at the moment. It does not make sense to demolish the west wing to make a footpath for people to walk through for entertainment needs when that is our heritage.

Denise Thompson – Farmers Avenue, Boddington

Statement: I am very proud of my husband's heritage in this town. His mother was born in a calico tent out in the Bunnings area before Boddington existed. Boddington came through hard times to survive, and the roots are the people here today. They know the sacrifices their forefathers made here. We all went to school together. There was never a difference in races. We acknowledged our Aboriginal people, played sport with them and everything else. There was no difference. Best footballers we ever had. Therefore, you are coming up against people from families who have fought hard to survive.

When you talk about statistics up here, $2.1 million, and we see our Town Hall go down almost to demolition because funds were not set aside for maintenance of that building. There has never been heating in that building. The joke was, you go to the Town Hall to freeze. How long has the Shire had the Town Hall? These are questions. These people here tonight are sick of hearing nonsense. We are sick of hearing inflated prices. I am married to a builder. I know what prices are, and you inflate them so high that the town people say, "Oh, that is where our ratepayers' money is going."

We are not getting communicated with. You would never have been able to send out that second pamphlet if your communication was going well online, and it was not going well online, so you needed to send out a pamphlet to get your numbers up.

Yes, and you need to understand. Paul, you are a disgrace sometimes to this Council.

The Presiding Member intervened and redirected the electors, reminding them of the rules of engagement of the meeting and to be respectful of Council.

Twenty-six years ago, Paul represented the Council for his own business propositions. We have had no upset about our school until now. Paul is back on Council. People are asking these questions. That is why I am bringing them up. I will be honest, and I will face Paul. This is what is

happening all the time in this town.

Do not inflate prices. If you did maintenance to our Town Hall, we would have the best Town Hall in Australia, but it is not being done. The old school, you are hearing the pleading from people of this town who run history and have been here a long time. They want to keep it, and I hope our new CEO is listening hard.

This argument happened 24 years ago. We were promised everything. What has happened in 24 years? We have seen the old school struggle. Elizabeth Hook, whatever she did, she was knocked down. There was maintenance done. There was painting. There was flooring redone. It was not that committee at that time that did not do maintenance, and this is where we are getting mixed conflicts all the time. The Shire says one thing. The people who have been on the committee say another thing.

Please be open with your communication. Do not inflate prices, because there are too many people in this town who know their prices. Keep your mind open and honest, and think of your town people.

Brenda Thorne – Crossman Road, Boddington

Statement: I am Hayley's sister. I am going to answer your question about why Hayley wants it there. She is home here in Boddington. This is her home. We went there to school. We have lived here all our lives. Hayley was travelling to Mandurah for dialysis. My mother had a car accident on the way home. Then she decided to do home dialysis. She got the machine and Elizabeth got her that room. We have been there for nearly nine years. Please save our school. Leave it the way it is and fix it up. Everybody raises money for everything else. Raise money for the school. Thank you for listening to me.

Peter Zuks – Farmers Avenue, Boddington

Statement: One question: How much was it to pay for that ugly yellow thing on the oval? That money could have been gone to maintenance. Keep the school. Thank you.

Sonia Hay – Bannister Road, Boddington

Statement: I want to speak as a representative from the committee. It looks like we made a really bad decision, but I want people to understand a couple of things. We were never given the engineer's report. We were told from the first meeting that we would get it. After those four meetings, we still never got the engineer's report. We were told constantly that it was not viable and that lots of repairs, especially the stumping, needed to be done from the front to the back. That was pushed by Council and the architects week after week.

It was presented that this started back in 2022. As two members of the committee are sitting here, that is not what we were told. We were told that it started because the Town Hall was falling apart, and because they had the engineers there for the Town Hall, they decided to walk them across the street and get them to look at the old school. I do not know where the 2022 date comes from.

The biggest question is that we need that engineering report. Graham has gone out of his way to get another one done. There is some concept that the building is falling apart. We need to be shown as a community what the truth is, because we were led down the path that it was broken and it was going to cost more than it was worth to fix it.

The costing options offered here, options one, two and three, were never shown to us in those meetings. We asked for costings about retaining it, but we were never shown anything because costings would come later. We were always left in the dark as to what we were actually agreeing to. We did fight to keep it. The three community members on that committee are locals, and we all have a history of going to school there. We asked the questions and fought for it, and we wanted to retain it, but we were led down the garden path that it was broken and there was no hope for it. I wanted to clarify that from the committee.

Response: The building inspection that we saw as a Council had a lot of red flags on it. There were a lot of things that they said needed immediate attention. There were photographs. As a Councillor, when I saw that report, as an amateur and not a building inspector, it showed a lot of concerning photographs. If a building fell after we received that engineering report and we looked away, we would have been in trouble. The report and photographs were pushing us to do something about it. The report is there and everyone is welcome to it, but please do not get the conception that Council is trying to pull the wool over your eyes. We saw a report that concerned us.

Len Zuks – Farmers Avenue, Boddington

Question 1: Where are my sculptures that were removed from the old school? They are mine. I was not called to say the sculptures were going to be taken away. I do not know where they are, and I want them back.

Response: At the time of the meeting, the matter was taken on notice. As it did not relate to the purpose of the meeting, Mr Zuks will be directed to Shire Administration to discuss the matter further.

Matilda Gibson – Hotham Avenue, Boddington

Question 1: I do not have a long history in this town, but I do work at the CRC, and I often hear what the community members that's visiting us are saying. My question is: since it seems that the potential demolition of the Western Wing created a lot of unhappiness, is there any way in which your design can be amended or looked at as to keep the west wing there and still have the walkway. And then my second question is: Will there be a cost to us as ratepayers if none of this go forward? In case a grant is not received

Response: If there is no grant and we need to maintain these buildings, we first need to fix them. We are concerned about simple things such as the stairs and the entrance that is not safe. That is why there is a phased approach. First, we fix everything, and then we look at further things. It was never the case that we were going to pull it down next year. There are a lot of other issues. The ablutions need attention, and the front of the building

and the parking area need attention. We wanted to focus on making the place better first, then consider the next step of combining it with the library so it is more incorporated. Currently the west wing sits like a wall between the two areas, and we wanted to see it combined as a unit where people could walk on the grass from the library to the CRC and feel like it is open. That is one point of view. Everyone else is welcome to give their point of view. The design is not set in stone. It can be redesigned or revisited. Council is listening before it makes any decision.

Kate Harris – Illyarrie Crescent

Question 1: How many reports did Council obtain?

Response: As Council, we received one report. As I am not an expert, I could not argue that the engineer was not up to standard. Normally it costs quite a bit to get these reports. After Council decides the direction it is looking at, all the detail will be obtained, because first we need to decide what we want to do. Council has not decided that.

Question 2: But how can you make a decision if you've only got the one set of figures? Don't you need to compare those figures with something else before you make the decision whether it's an issue, whether you listen to us or not, you can't make a decision to pull a building down just on one person's.

Response 2: That is why you have community consultation. The Councillors would decide whether they want to pull it down or listen to the community. That is how it works, and then from there the Shire will get back to us with details.

Cherise Luck – Johnston Street

Question 1: The consultation identified the old school's role as a community gathering place as the highest priority. Can Council explain how reducing existing community space aligns with feedback received from residents?

Response: Currently there are two people using that west wing. One is Peel Harvey, now Five Rivers, and Mrs Thorne is using it for medical purposes. Both of those were considered, and the CRC is using it for storage.

Interjection: The elector interrupted the Presiding Member to advise that the CRC also used the west wing for community outreach.

Response: The Presiding Member advised that this was not the case when Council attended the facility and that the CRC was using the west wing for storage.

Question 2: As ratepayers will be paying for this project regardless of which option is selected, can Council explain in simple terms why ratepayers should spend approximately $7 million for an option that may reduce existing community space, rather than approximately $5.9 million to retain the whole old school?

Response: What we thought the community wanted after our consultation is obviously not what the community wants, because we did not have this much feedback when we asked what the community wanted. The whole

situation would need to be re-analysed, and then we will go back to the community again for consultation.

Jim Nelson – Crossman Road, Boddington

Statement: Been here since 1984, and I have witnessed as Paul Wolca test the best and worst of local government over those years. It was councillor for thirteen, president for nine, project officer after that for nearly two years. Quarter of a century ago, we were doing a similar process as what we're doing now, saving the demolition of the old school parcel or parcel or complete, I believe that I played a significant role in the saving of the old school lenders project officer by presenting a funding application to the federal government to replace some of the much needed roofing. That application was successful, and the project was concluded on budget using a local contractor, I believe that process helped to save the old school. To demolish a significant and valuable section just to create an alternative access way seems to me to be a costly waste of resources. Those resources are reality, are realty for. Financial and also importantly, social equity. Who is the council to consider the heritage and useful values of the West Wing? Thank you, councillors.

Sharon Thorne – Christie Street

Statement: I was born here, brought up here, and I have been coming back for 64 years. We bring our five generations back. Our family moved to Bunbury, but we still come back every year because it is our home. This is our connection to our boodja. We need to have that connection for our families, to teach and learn our younger ones today. We have connections with the Wandering Mission and a lot of memories with the children who came into the school from Wandering. A lot of people who were at the mission still come back. These are memories. It is not about money. If you take away anything that belongs to our childhood, it takes away memories of how we grew up in this town.

6. MOTIONS FROM ELECTORS

Moved: James Nelson **Seconded:** Maureen Martin

That, in recognition of the heritage value of the Boddington District High School and strong community interest in its preservation, the Boddington Old School and Town Hall Revitalisation Plan should be revisited to include the following:

- The retention of the west wing, lunchroom and manual arts building of the school;
- The incorporation of other aspects of the current plan into the new revised plan where appropriate; and
- The revised plan being resubmitted for public comment for a minimum period of four weeks and then discussed at a community meeting where stakeholders have an opportunity to vote on its adoption.

CARRIED

The Presiding Member called for votes against the motion. No votes against were recorded in the transcript, and the motion was declared carried unanimously.

Following the motion, Mr Thompson invited interested community members to speak with him after the meeting about forming a working group to continue involvement in the future development of the precinct.

7. CLOSURE OF MEETING

The Presiding Member declared the meeting closed at 6.50pm.

[redacted]

Structural Assessment

[redacted]

STRUCTURE ASSESSMENT

Client / Owner's Name: Shire of Boddington
Address: 39 Bannister Road, Boddington Western Australia WA 6390
Description: Structural Review of Old School Building

Distribution Record

Revision	Reviewed By	Date Issued	Purpose of Issue	Issued To
0	NRM	25th April 25	REVIEW	[redacted]

Prepared by: [redacted]

Signed:	[redacted]	Date:	26th Apr 25

[redacted]	[redacted]
NRM CONSULTANTS Project Title	Structural Review of Town Hall Building

REVIEW

RE: - Old School Building

Introduction

[redacted] attended the two sites at Boddington on the 24th and 25th of February 2025. A representative of the Shire of Boddington Maintenance team was also in attendance during our inspection.

The Old School Building was inspected on the 24th and 25th of February..

We provided a briefing to the [redacted] Infrastructure Service – Administration Officer.

The Old School buildings are a group of very old existing structures. The Old-school construction is typically a Timber framing on stumped flooring. The roof is timber framed with intermediate timber rafters supporting a heavy ceiling system. Timber purlins and sheeted roof system.
A group of Buildings were assessed, and they have been modified over the years to their status and condition.

Some are the structures are in poor condition and require immediate work to rectify the defects. The report is extensive because many observations were observed over the whole group of buildings. The most significant issue we observed was the identification of delignification to the old school building stumps. This is a very serious structural observation, and we recommend immediate investigation by delignification specialists.

Due to the number of observations, we recommend that a series of planned maintenance schedules be developed for the buildings. We will try to identify priorities on the buildings, however there are many. We state that the buildings are in serious need of repairs and remediation, strengthening. If appropriate remediation is not undertaken in an appropriate timeframe, then the use of the building may be limited due to safety concerns.



Figure 1a: - Old School Location and Building Identification

- *No existing plans are available for the structure.*
- *Building 1 – Old School (All Wings)*
- *Building 2 – Arts Centre*
- *Building 3 – Changing Rooms and Children's Creche*
- *Building 4 - Storage Shed*

Exclusive Summary

There is clear evidence of de-lignification to the stumps on the old school building. We noted this on the Northwest and Southwest wings, where access was available. It may be present on the Southeast wing, although we could not directly observe it in this location. This represents a significant issue from a structural perspective and requires immediate investigation by the delignification specialist noted later in the report.

The old school building showed a significant number of split timbers in rafters and roof battens that require replacement. We also believed that the internal tie-down on the roof structure, which did show some movement, could be improved by providing internal.
In the Male/Female changing rooms (Building 3) we note significant roof concerns where the rafters are falling away from the roof battens. The area is currently closed off and should remain the case until remediation works are complete.

There is a significant observation on the timber structure which will require remediation and repair due to wet rot or structural repair.
The solar panels on the old-school roof appear to be fixed down to the roof cladding and roof battens rather than the rafters. This means that the system installed may not be certified and is prone to wind-loading events. We are unclear if the solar panel structure has been certified for the building. We would normally expect a channel-formed metal to span between rafters and this would provide a more robust form of construction.

Due to the number of observations, we provide photographic evidence in this report, with an attached spreadsheet with a record of observations.

Discussion and recommendations will be in the spreadsheet as an attachment. We believe this may be an easier method to log the observations. However, we will briefly discuss the issues in the Discussion section of the report.

REVIEW

Photographic Observations



Figure 2a: - Observation of Delignification (Hairy Timber)

- *The observation of delignification on the timber is a significant timber and structural observation.*
- *We noted the development in the North-West and Southwest Wind of the Old School Building; however, we believe it may be present in the whole of the Old School building. Access was limited in the Southeast wing of the building.*
- *We recommend an immediate investigation by delignification experts and propping of all affected timber stump locations. This is Priority 1*



Figure 2b: - Observation of Delignification (Hairy Timber)

- *The observation of delignification on the timber is a significant timber and structural observation.*
- *We noted the development in the North-West and Southwest Wind of the Old School Building; however, we believe it may be present in the whole of the Old School building. Access was limited in the Southeast wing of the building.*
- *We recommend an immediate investigation by delignification experts and propping of all affected timber stump locations. This is Priority 1.*
- *The general structure of the timber was generally performing ok from a structural perspective, however, some levelling of the stumps may be required in the near future. The lateral performance and the deformation all seemed acceptable at the time of the inspection.*



Figure 2c: -Walkway Ramp Outside Southwest Wind Corner

- *We noted a general wet rot and deterioration of the post/ handrail/barrier timbers. These are making the structure potentially unsafe where there is a fall from heights. Timber posts are splitting and are deemed a structural risk.*

- *Remediate posts with a timber epoxy system after the wet rot has been removed, however, some posts and rails may require replacement.*
- *See Figure 2w_1 and w_2 for further locations.*



Figure 2d: - Decking to Old School Building

- *Despite the issues with delignification, the floorboards and the floor performance appeared sound and robust.*

- *We did note one room adjoining the admin block where there was significant floor deformation due to heavy loading. It was determined that the heavy loading was from a large photocopier/printer machine.*
- *We recommend that consideration be made for large loads on the floor deck to be reviewed by a structural engineer. Some floor strengthening or play plates may be required local to large loads applied on a stump floor.*
- *Items to consider are filing cabinets and storage systems, large machines, and office equipment.*



Figure 2e: - Decking to Old School Building

- *Despite the issues with delignification, the floorboards and the floor performance appeared sound and robust.*
- *We did note one room adjoining the admin block where there was significant floor deformation due to heavy loading. It was determined that the heavy loading was from a large photocopier/printer machine.*
- *We recommend that consideration be made for large loads on the floor deck to be reviewed by a structural engineer. Some floor strengthening or play plates may be required local to large loads applied on a stump floor.*
- *Items to consider are filing cabinets and storage systems, large machines, and office equipment.*

REV



Figure 2f: - Access hole for Ceiling Unit 13

- *This manhole access has been closed for access due to structural issues in the roof space around the manhole.*
- *The ceiling and roof around this area may require strengthening to provide safe access to roof space over, there may be weakness in the timbers around this location.*
- *Engage a roof carpenter to review the timber in this location.*



Figure 2g: - Deformation of Wall due to Opening

- *NRM noticed a deformation of the wall in this location and a potential deformation of the roof structural under-purlin over.*
- *On one side of the opening, the wall is buttressed, this does not appear to have deformation, however the other side (walkway side), has deformation. A new buttress wall may be required, seek an engineered design.*



Figure 2h: - Deformation of Roof Southeast and Southwest Wing

- *NRM noticed some deformation of the roof sheeting in this location of the wing.*

- *We did not enter the roof in this zone due to the perceived risk above. There was a room being remediated for ceiling panel failure in the adjoining internal room.*



Figure 2i: -General Roof Space over Old School Building - Northwest Wing Units 10 - 13

- *There are underpurlin connections which require strengthening. These are a significant structural risk. The under-purlin is fixed to the main roof truss using PGI strapping. Many of the existing joints are a robust metal plate and anchors, so it suggests that some under-purlin supports have been modified. We see evidence of structural movement. We are not happy with the strap capacity and nailed connection for such a large loading.*
- *The purlins that are strapped appear to have the u-bar + plate missing. This is a concern.*

- *This is a structurally significant observation, and these purlin connections require strengthening by a competent roof carpenter. This is Urgent.*



Figure 2j: - Roof Space over Old School Building

- *There is a deformation of the under-purlin adjoining the opening in Unit 13 and the opening lintel. We believe there has been some structural movement. Some eventual strengthening may be required if monitoring suggests that deformation continues. The deformation may be due to the construction of the opening in unit 13.*



Figure 2k: - Roof Space over Old School Building Unit 13.

- *Ideally, all struts from purlins should land on walls and beams. The strut may be landing on a joist, this is to be investigated by a roof carpenter and adjusted accordingly.*
- *And the ceiling hangers are not supported, we believe there may have been a wall under this location. We are unclear on support here. A new ceiling hanger may be required, engage a roof carpenter to review and remediate.*



Figure 2I: - Roof Space over Old School Building - an uplift of Roof Battens

- *We noted a general uplift of batten from the rafters and truss. We recommend a roof carpenter be engaged to review the batten to rafter connection and provide a batten collar or additional nails as per Australian Standard provision. The whole roof is to be checked for batten uplift.*

- *We noted some splitting of battens.*



Figure 2m: - Roof Space over Old School Building -

- *We noted split rafters above units 10 or 11, difficult to gauge the exact location.*
- *We noted a split under-purlin above units 10 or 11, difficult to gauge location.*
- *A competent roof carpenter is to review. It will require replacement or strengthening.*





Figure 2n: - Roof Space over Old School Building - Tie down of internal elements

- *We note tie downs, however, current Australian standards ask for internal structural elements to be tied for wind uplift.*
- *Strengthen the roof if required by engaging a roof carpenter. This is not a provision for old structures, but it does improve the performance of older structures. We have noted structural movement between rafters and under-purlins/struts*





Figure 2p: - Roof Space over Old School Building -

- *We note that diagonal struts are missing at this location. The load may be accommodated by the diagonal valley/hip rafter, however, the provision for the diagonal strut to under-purlin is to be reviewed by Roof Carpenter.*

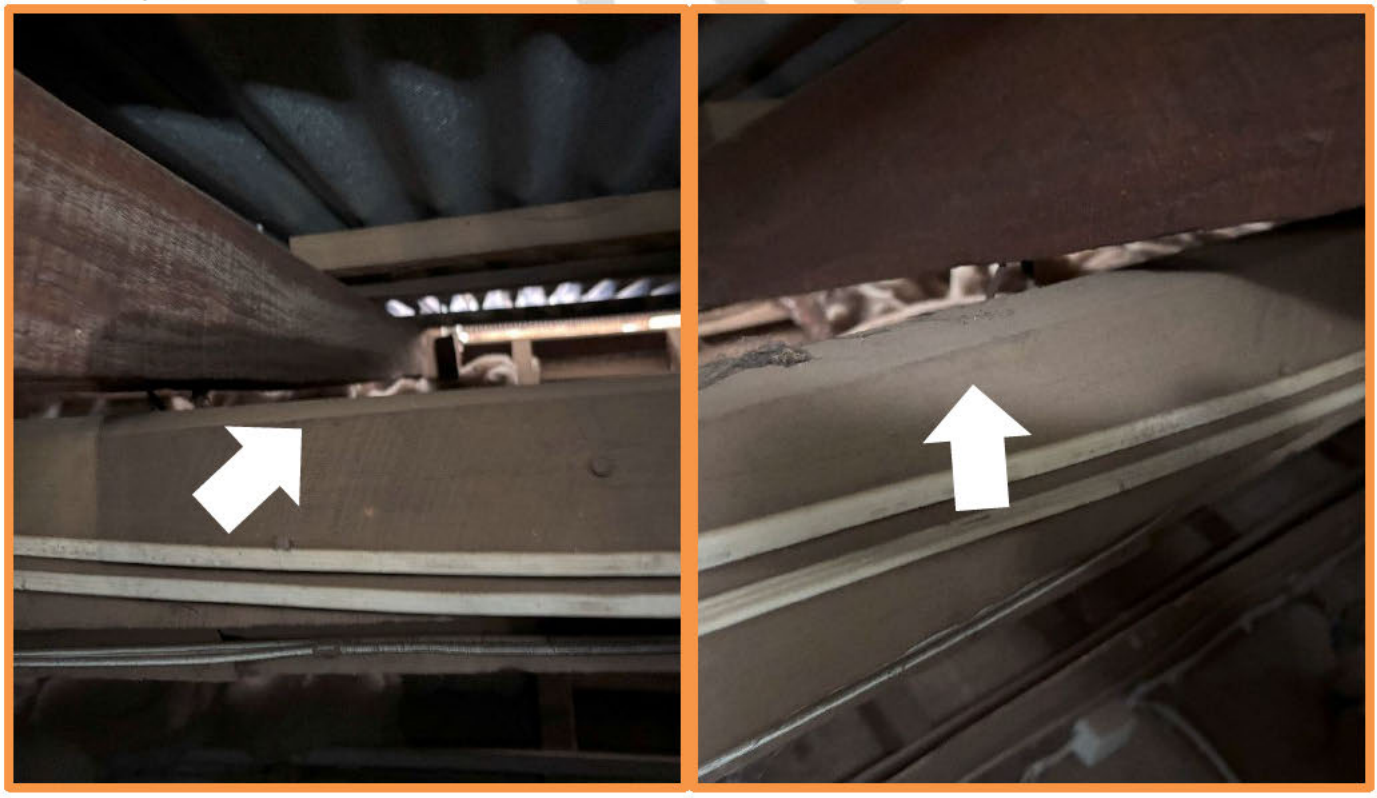


Figure 2q: - Roof Space over Old School Building - Rafter uplift from Underpurlin

- *We note that diagonal struts are missing at this location. The load may be accommodated by the diagonal valley/hip rafter, however, the provision for the diagonal strut to under-purlin is to be reviewed by Roof Carpenter.*

- *We note tie downs, however, current Australian standards ask for internal structural elements to be tied for wind uplift. This is why the current provision exists.*
- *Strengthen the roof if required by engaging a roof carpenter. This is not a provision for old structures, but it does improve the performance of older structures.*



Figure 2r: - Roof Space over Old School Building - Classroom Settlement

- *We note some structural cracking to the internal window. We believe this is due to some structural deformation around the window location.*

- *NRM could not access the storeroom's stumped flooring, however, the structure appeared adequate.*



Figure 2s: - Roof Space over Old School Building - Dressing Timbers to Ceiling

- *We note that dressing timbers have been provided to the ceiling to provide strengthening to the ceiling structure. The timber utilized appears to be a dressing timber and not a structural timber.*
- *Dressing timbers are not structural timber. For such repairs, NRM would recommend structural-grade timber. The Contractor undertaking the work implied they believed the dressing timber was satisfactory.*
- *We put on notice that the work may not have longevity.*





Figure 2t_1: - Underfloor stumping to Administration Wing.

- *We note that the stumping under the wing appears satisfactory, there appears no delignification.*

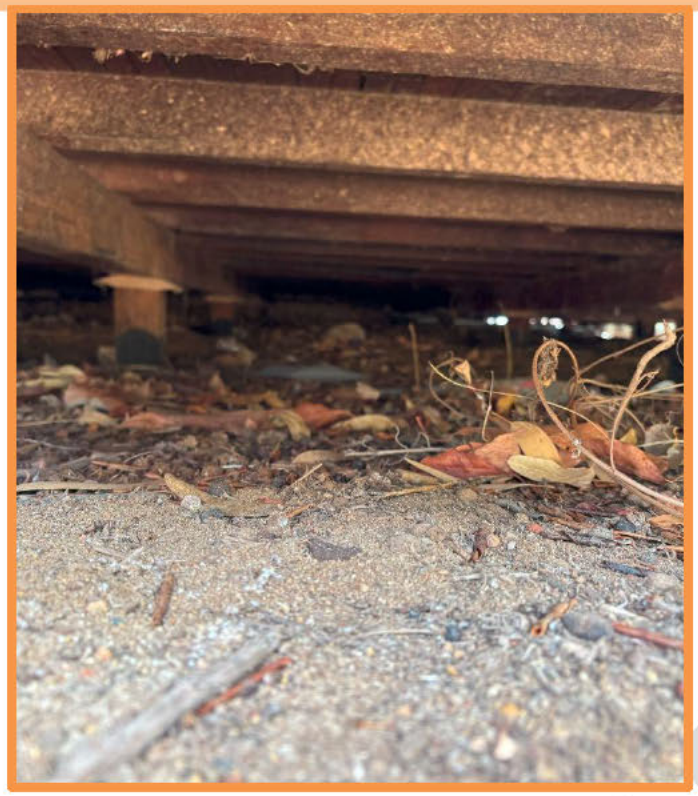


Figure 2t_2: - Underfloor stumping to Administration Wing.

- *We note that the stumping under the wing appears satisfactory, there appears no delignification.*

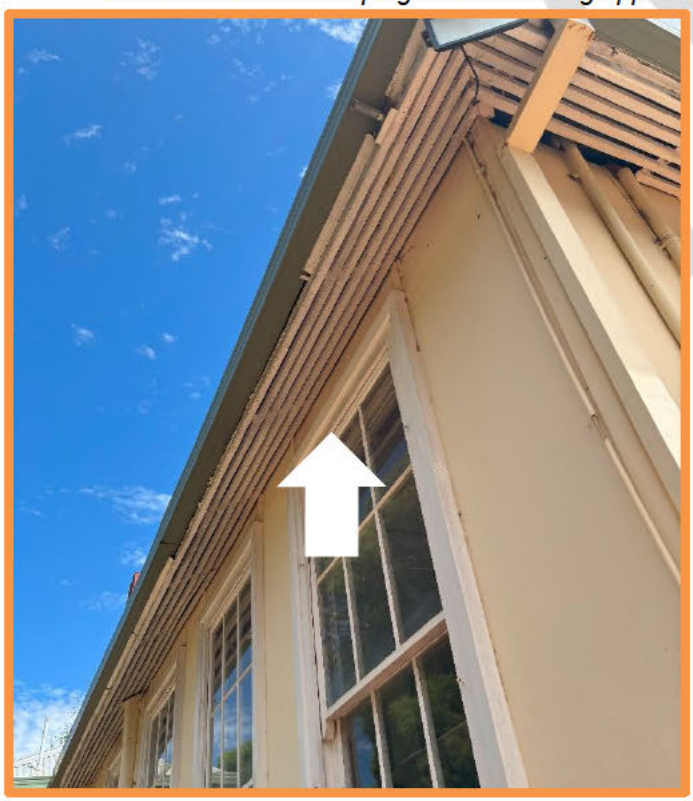


Figure 2u: - Verandah to Southeast Wings and Admin Block.

- *The perimeter laths require additional fixing as they are currently prone to failure.*
- *We note that the purlins are splitting, and they require replacement.*
- *We note the uplift of some of the purlins to the verandah and they will require tie-down with batten collars or similar.*







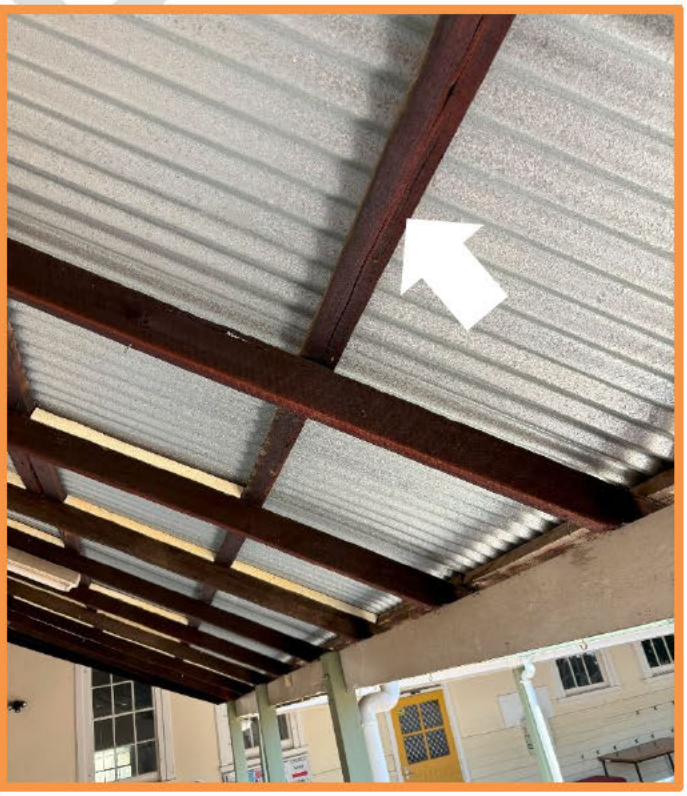




Figure 2v_1: - Solar Panel Fixing to Southwest Block.

- *We do note some undulation of the roof from the solar panels. There is evident undulation on the solar panels themselves.*
- *The Shire of Boddington is to confirm that the solar panel installation is fixed as a recognised system. We do note that some rail fixings are fixed to the cladding system rather than the rafters.*
- *We note split battens between rafters.*





Figure 2v_2: - Solar Panel Fixing to Southwest Block.

- *We do note the split to the main rafter that accommodates the solar panels over, it may be related to the solar panels over.*
- *The Shire of Boddington is to confirm that the solar panel installation is fixed as a recognised system. We do note that some rail fixings are fixed to the cladding system rather than the rafters.*
- *We note that cladding fixing is not into the roof timber batten, this is to be remediated.*
- *We also note that the solar panel fixings do appear to fix into the battens, the battens may not have been designed for the additional loads from the solar panel-induced wind uplift.*



Figure 2v_3: - Solar Panel Fixing to Southwest Block.

- *We do note a localised failure of the rafter due to compression at a timber defect location. The raft is to be replaced,*
- *We also note additional timber batten uplift, where the batten is coming away from the rafter location.*





Figure 2w_1: - Barrier Fence.

- *We do note that the barrier to the walkway locations is significantly damaged by moisture ingress.*
- *The damage has also damaged the vertical posts' location to the barrier and constitutes a risk of uplift failure. At the junction identified the timber has broken down due to wet rot. The capacity of the post office has been reduced.*
- *All downpipes should ideally be directed away from structural elements.*

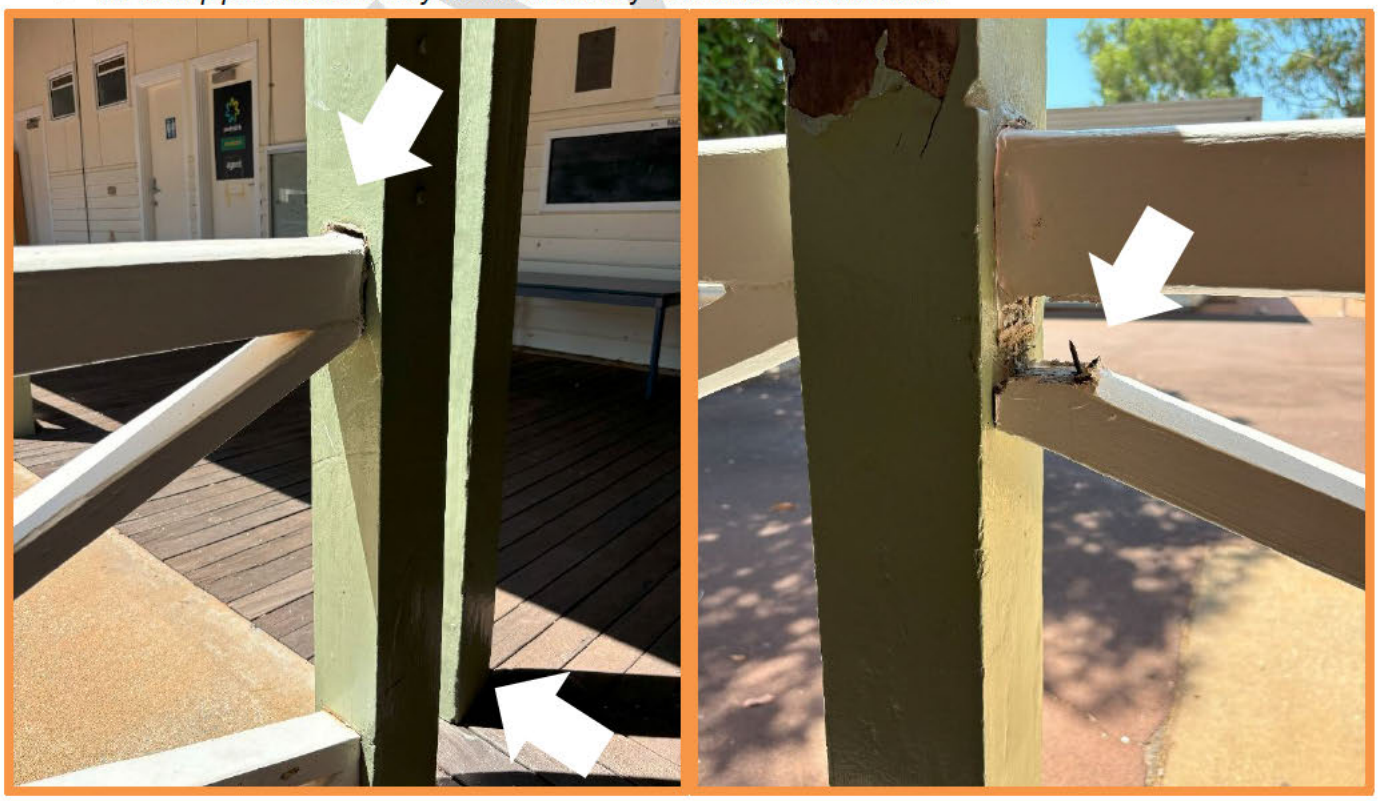




Figure 2w_2: - Barrier Fence.

- *We do note that the barrier to the walkway locations is significantly damaged by moisture ingress.*
- *The damage has also damaged the vertical posts' location to the barrier and constitutes a risk of uplift failure. At the junction identified the timber has broken down due to wet rot. The capacity of the post office has been reduced.*
- *All downpipes should ideally be directed away from structural elements.*





Figure 2x_1: - Roof Zone over Admin and South–East Block.

- *We noted some rafter movement, and this required immediate remediation.*
- *We note some purlin splitting at the cladding location, this required remediation, and replacement battens to ensure safety against wind uplift.*
- *We note the uplifting of rafters from the under-purlin locations. We recommend that all members be tied down internally as per current Australian Standards. We believe this is due to the solar panels on the roof increasing the wind loading on the roof structure.*



Figure 2x_2: - Roof Zone over Admin and South–East Block.

- *We noted some rafter movement, and this required immediate remediation.*
- *We note some purlin splitting at the cladding location, this required remediation, and replacement battens to ensure safety against wind uplift.*
- *We note the uplifting of rafters from the under-purlin locations. We recommend that all members are tied down internally as per current Australian Standards. We believe this is due to the solar panels on the roof increasing the wind loading on the roof structure.*



Figure 2x_3: - Roof Zone over Admin and South–East Block.

- *We noted a tie chord failure in the Southwest block.*
- *We noted some cladding notes adequately fixed to batten timber. This is a weakness in the sheeting system.*
- *Splitting Rafter is a significant issue and strengthening is urgently required.*

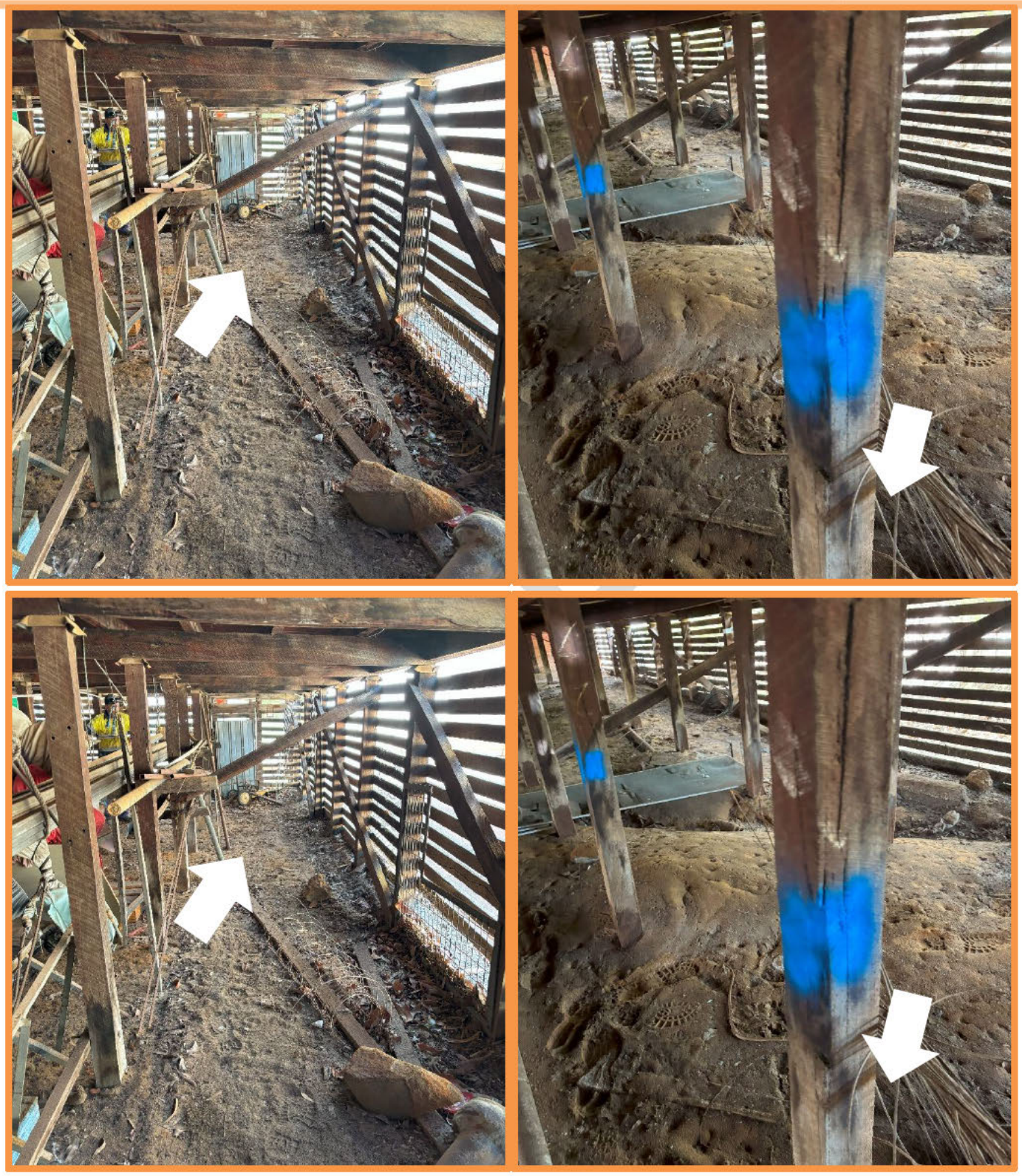


Figure 2y_1: - Stump Zone under Southwest and Southeast Block.

- *We noted a significant delignification issue under the southwest stumped area, adjoining the main water run-off channels. The delignificantion is a significant structural issue. We recommend immediate investigation by specialists (Prodrive)*
- *We also note splitting underloading from some stumps, these are to be ideally replaced or strengthened.*



Figure 2y_2: - Stump Zone under Northwest Block.

- *We noted a timber bending under stump load deformation. This stump is to be replaced or strengthened immediately.*
- *Provide propping on both sides of the stump with 300mm sq sole pate to level ground.*





Figure 2z_1: - Eaves Beam – Southwest Verandah – a common issue.

- *We noted the rotation of the eaves beam to the column/post location. The post-fixing appears inadequate and will require replacement.*
- *The double fixing zone does not combat the rotation of the eaves beam from loads acting on the top flange of the eaves beam.*
- *There is evidence that the posts have moved inwards on the last photo. The bird-mouth to the eaves beam is visible and it has deviated from the eaves beam location is visible and it has deviated from the eaves beam location.*



Figure 2z_2: - Eaves Beam – Southwest Verandah – a common issue.

- *We noted the rotation of the eaves beam to the column/post location. The post-fixing appears inadequate and will require replacement.*
- *The Single fixing zone does not combat the rotation of the eaves beam from loads acting on the top flange of the eaves beam.*
- *There is evidence that the posts have moved inwards on the last photo. The bird-mouth to the eaves beam is visible and it has deviated from the eaves beam location is visible and it has deviated from the eaves beam location.*

REVIEW

Arts Centre Building



Figure 3a: - Fracture of Awning Panels to Arts Building

- *The awning panels are fracturing due to moisture and deformation. We understand that these panels contain asbestos.*

- *The fracturing of asbestos panels is a serious health hazard. Fractured panels are to be removed. All other panels are to be supported with a bespoke horizontal rail system.*



Figure 3b: - Internal Structure of Awning Panels to Arts Building

- *The general internal structure of the roof was performing adequately from the observations undertaken. We do recommend continued monitoring and advise the Engineer of additional movement.*
- *There is light galvanic corrosion to the steel framing, however, at present, it is not a major concern.*
- *Kliplock sheeting is hidden cladding fixing and makes the removal or replacement of the roof very difficult for structural repairs if needed.*



Figure 3c: - Internal Roof Structure of Awning Panels to Arts Building

- *The guttering is very corroded. Downpipes are degraded significantly. All are to be replaced.*



Figure 3d_1: - Roof Level on Arts Building

- *The general external envelope of the roof cladding was performing satisfactorily. The structure of the roof was performing adequately from the observations undertaken. We do recommend continued monitoring and advise the Engineer of additional movement.*
- *There is light galvanic corrosion to the steel framing, however, at present, it is not a major concern.*
- *Kliplock sheeting is hidden cladding fixing and makes the removal or replacement of the roof very difficult for structural repairs if needed.*



Figure 3d_2: - Roof Level on Arts Building

- *There was evidence of potential water ponding on the roof to one side of the roof. We were not aware of rainfall that day or evening, however, water was evident on top of the roof. We are unclear if there is a ponding issue, this should be reviewed by the roofing and plumbing contractor.*





Figure 3e: - Internal Arts Building

- *The general internal envelope structure was performing satisfactorily. We saw no excessive deformation of the structure to suggest deficient performance. The main structural truss are identified above and appear satisfactory.*
- *We have no major observations regarding the roof structure at this time. However, there is some moisture ceiling damage potentially from air conditioning etc. Unclear, did not remove panel due to asbestos potential. Check for corrosion of the steel frame above these locations. Use a borescope to review the inside ceiling at this location.*





Figure 3f: - External wall/ Drainage leak from Roof

- *There is evidence of general corrosion around the Southwestern elevation of the art Centre's external elevation. We believe this is drainage-related, and it is leading to structural issues.*





Figure 3g: - Cracking to Ramp Concrete and degradation of Step

- *The ramp concrete is cracking and will allow water ingress to reinforcement, resulting in corrosion and delamination of the concrete. We already see evidence of delamination on the concrete. The delamination will continue and eventually become a safety hazard.*
- *The steps have deteriorated, and the lower step has the potential to eventually fail.*

REVISED



Figure 4a: - General Observations to Steel Area to the Rear of the Creche.

- *Reconnect the downpipe system to prevent corrosion and water damage.*
- *Ensure drainage drains away from structural foundations.*



Figure 4b: - General Observations of to Steel Area to the rear of the creche.

- *The Observation of corrosion to the steel structure. Provide a paint protection system in accordance with specialists' specifications.*



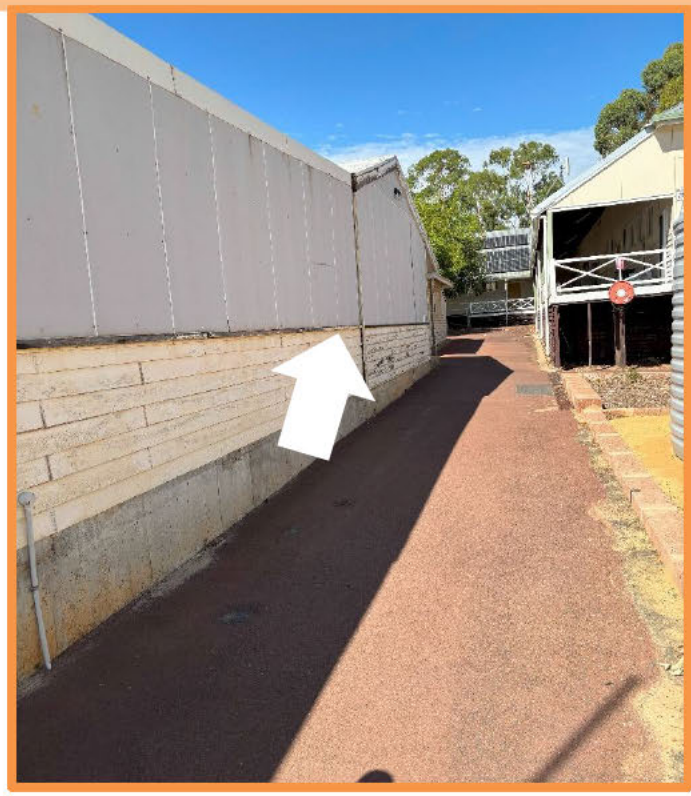
Figure 4c: - General Observations of to steel Area to the rear of the creche.

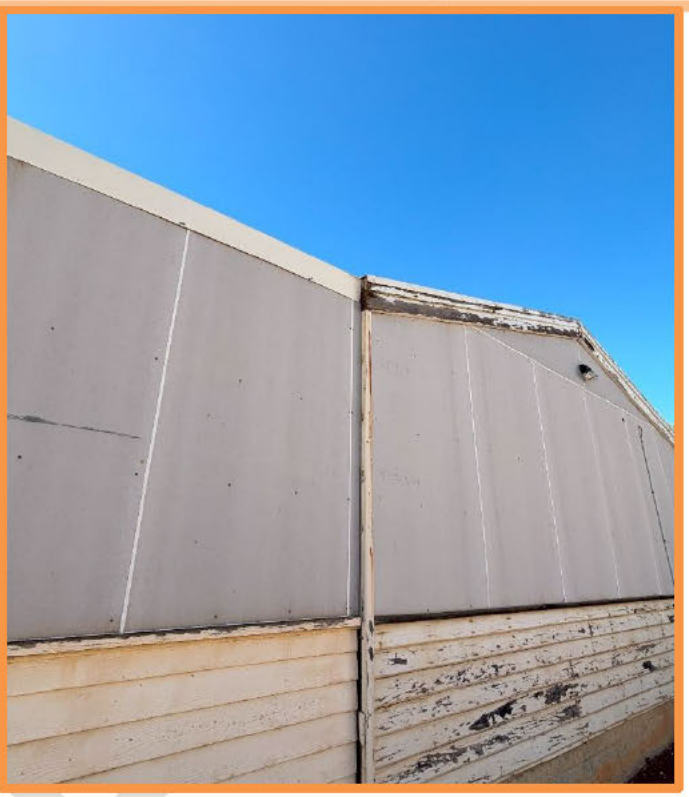
- *Potential strap failure to water pipe from the gutter. Risk of the safety hazard. Provide more straps to pipe.*



Figure 4d: - General Observations of to steel Area to the rear of the creche.

- *Corrosion to Gutter support plate from the main beam. This is a supporting rafter from the storage area over, a potential structural failure.*







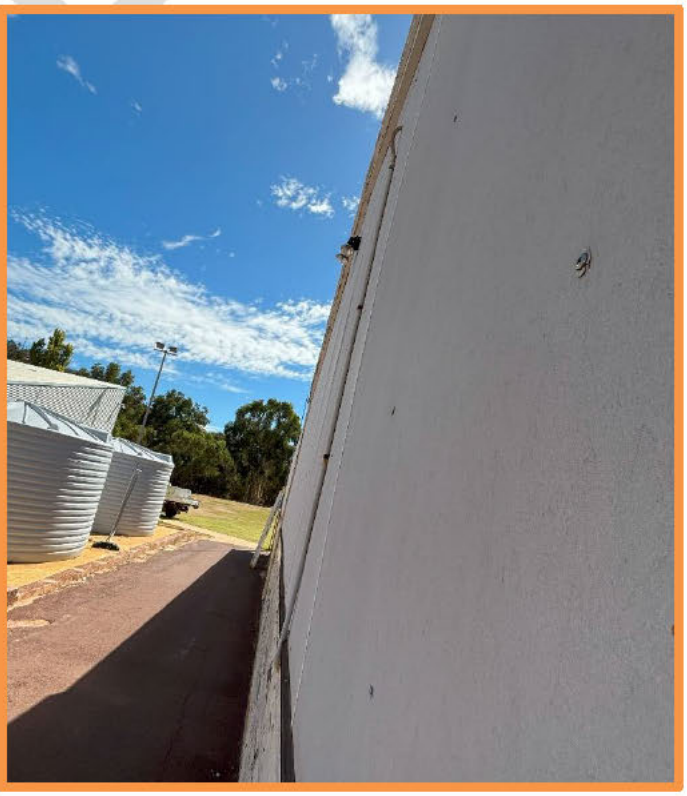




Figure 4e: - General Observations of to steel Area to the rear of the creche.

- *An additional sheeting system has been added to this elevation for waterproofing. Beyond asbestos?*
- *The fixings of the new panel system are failing. Poor substrate behind.*
- *On the Western side, their panels are deteriorating and require remediation. Poor water performance, potential asbestos and friability, a safety hazards.*

REVIEW

Front Awning to Changing Rms/ Creche



Figure 4f: - General Observations of Front Awning - Creche

- *Water damage to the eaves beam, some of the beams show deformation and rotation. These may have to be replaced.*



Figure 4g: - General Observations to Front Awning - Creche

- *Downpipe to discharge to ground. Can cause corrosion to the post location.*
- *See are seeing the initiation of delamination and corrosion at the slab at this location.*





Figure 4h: - General Observations of Front Awning – Changing Rooms

- *Piers do not appear to be reinforced against wind load, nor do they have roof tie-down bars. Structural risk.*



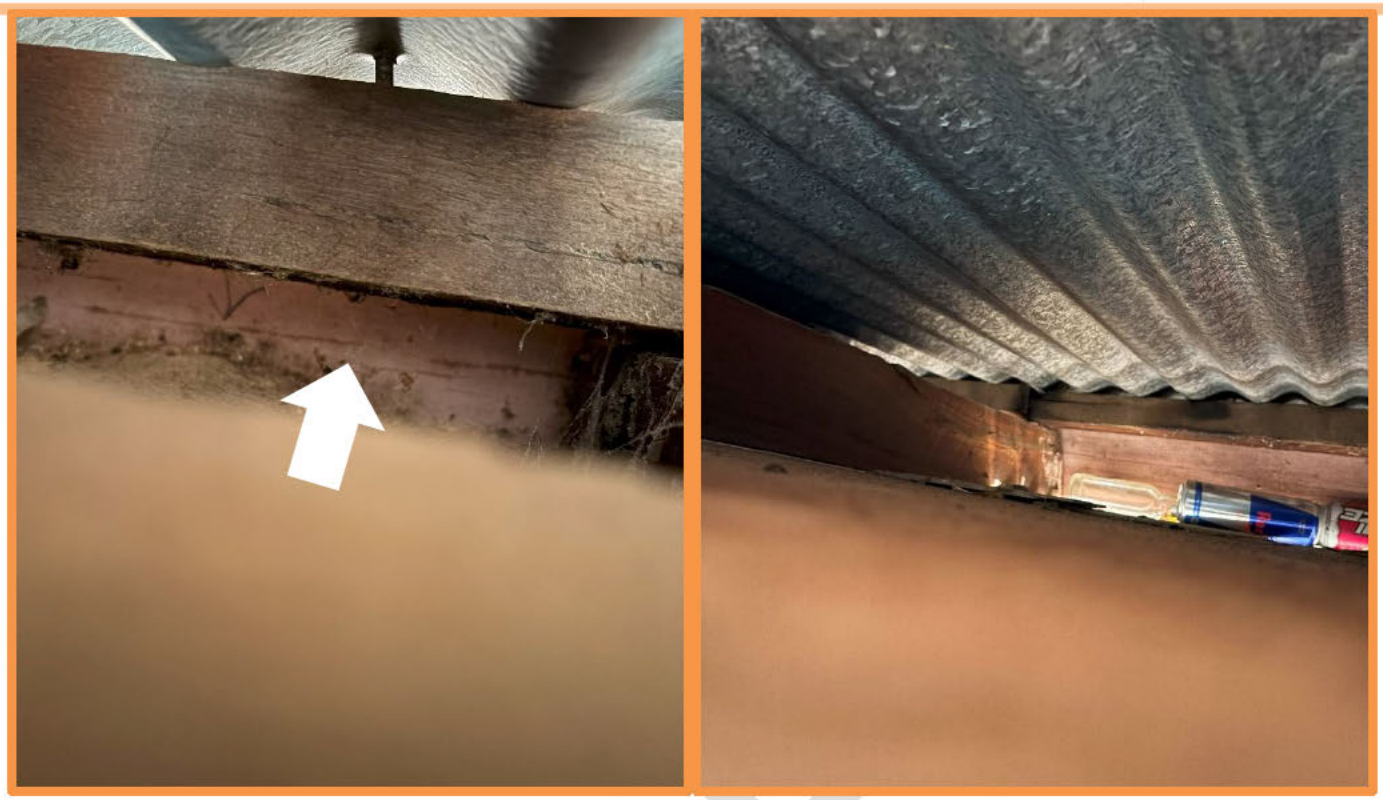


Figure 4i: - General Observations of Front Awning – Changing Rooms

- *The ceiling panels are fragmenting. We do not believe they are asbestos, but if they are asbestos then this presents a significant health and safety risk.*
- *Limited observations within the awning sheeting system.*





Figure 4j: - General Observations– Women's/Men's Toilet / changing rooms.

- *The ceiling panels have been stabilised using lathing timber. However, the timber system used is a nonstructural timber. Appears to be a Dressing Timber. For remediations like this, we recommend the use of structural timber. Dressing timber is not appropriate for structural use.*
- *We cannot provide a guarantee this remediation is adequate. We note other rooms in the facility have been remediated using similar methodology. A discussion with the contractor implied they he thought it was ok. However, from a structural engineering perspective, a structural grade timber should have been utilised. Dressing timber has no structural grading.*
- *These rooms are currently excluded from us and should remain excluded from use.*





Figure 4k: - General Observations– Creche Area Block

- *The room has been modified with the removal of internal walls. We undertook a review to determine if the structure was safe. We believe the walls removed were non-load bearing and therefore the wall removal is adequate.*
- *There is a truss roof structure over. Therefore, the wall removal is adequate. The truss looks in good condition in this location.*





Figure 4l: - General Observations– Creche Area Block

- *We observed additional concrete slabs and poured concrete around the perimeter of the room.*
- *We are unclear on the reason for this, but it may have been to prevent moisture damage or termite damage.*
- *There has been a historical concrete pour to the wetted perimeter, for waterproofing, termites, or floor repair.*
- *The floorboards appear solid, we note in the perimeter location that the boards are supported on a concrete slab.*



Figure 4m: - General Observations– Creche Area Block

- *We observed Polycarbonate sheeting in roof cladding. This means that the roof is not trafficable.*

- *If the roof is walked, then appropriate safety gear and risk assessment are required...*



Figure 4n: - General Observations– Creche Area Block

- *We observe some lateral movement in the wall at this post location. The wall supports the roof trusses. We would recommend additional fixing to the portal frame adjoining to provide some degree of stability.*



Figure 4p: - General Observations– Creche Area Block

- *Timber damage to ceiling lash.*
- *Ceiling nails are popping, suggesting dropping the ceiling, monitor then retack to Australian Standards, as required.*



Figure 4q: - General Observations– Creche Area Block

- *Clean out gutters.*



Figure 4r: - General Observations– Male Changing Rooms

- *Weathered mortar jointing to masonry, repoint.*



Figure 4s: - General Observations– Roof above Female / Male Changing Rooms

- *Nail Plate failing on truss location. Replace with equiv with competent roof carpenter. Truss to be propped to prevent collapse during remediation.*



Figure 4t: - General Observations– Roof above Female / Male Changing Rooms

- *We noticed a failure of the intermediation ceiling hanger for the battens. The hanger is not connected at the ridge location, so it has slipped in position. It has the possibility of failing from its current location.*

External Storage Shed



Figure 5a: - General Observations– Storage Shed Structure

- *We notice that the slab has been undermined with soil loss at the corner due to water ingress and run-off.*
- *New curbing has been provided to prevent further undermining.*
- *Trench drainage creates a lot of water flow around the structures. The storage shed appears to have water damage underneath adjoining the trench location.*



Figure 5b: - General Observations– Storage Shed Structure

- *We notice water damage and splitting to the eaves beam purlin. Replace purlin that are split. All elevations.*



Figure 5c: - General Observations– Storage Shed Structure

- *Run-off pit damage potential safety hazard.*





Figure 5d: - General Observations– Storage Shed Structure - Internal

- *We notice rotating, splitting and stress-damaged timbers. Damaged purlins and uplifted purlins. Replace all rafters and split purlins.*



Figure 5e: - General Observations– Storage Shed Structure - Internal

- *The top plate to the stud wall was damaged and split. Replace the top plate, and ensure straps are provided for tie-down as required.*



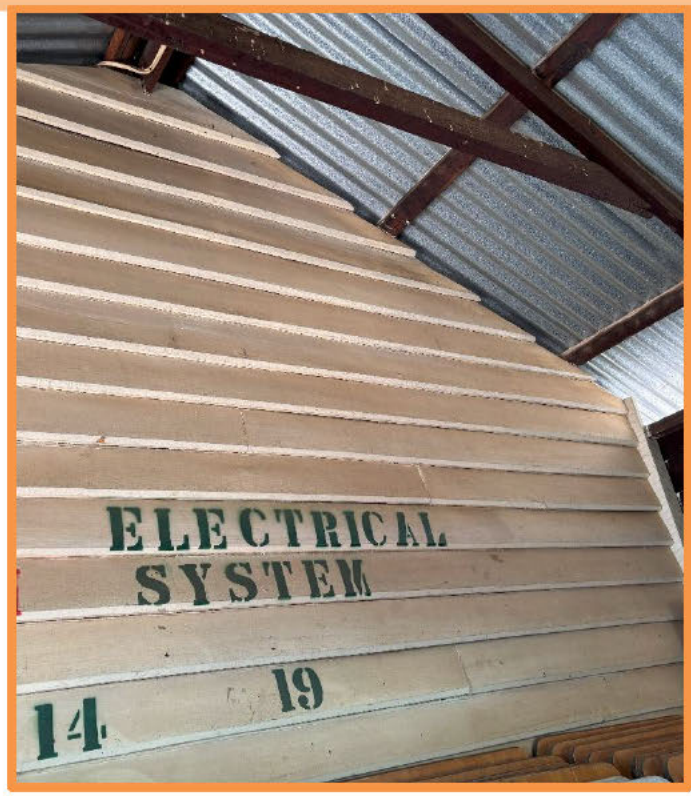
Figure 5f: - General Observations– Storage Shed Structure - Internal

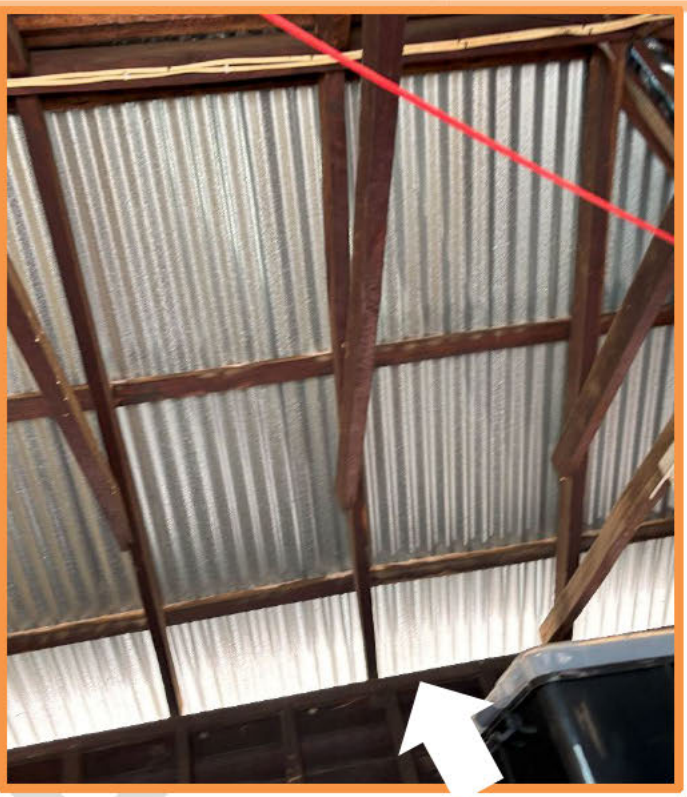
- *Wet damaged timbers.*
- *Split timber vertical stud element.*



Figure 5g: - General Observations– Storage Shed Structure - Internal

- *The tie-down provision appears inappropriate, and provides additional vertical strapping and trip grip connections.*
- *Split Horizontal Tie Chord. - replace*
- *Split purlins – replace.*


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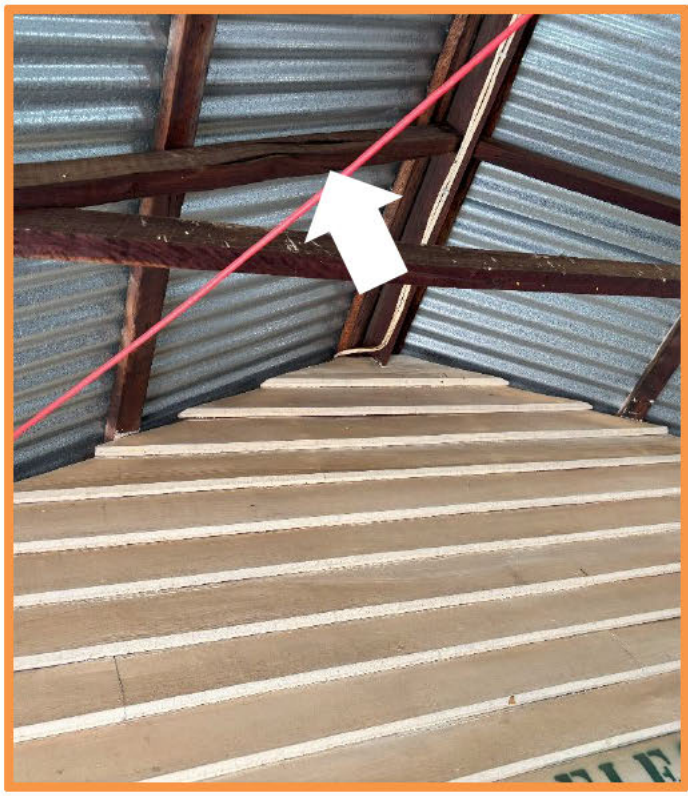






Figure 5h: - General Observations– Storage Shed Structure - Internal

- *The tie-down provision appears inappropriate and provides additional vertical strapping and trip grip connections.*
- *Split Horizontal Tie Chord. - replace*
- *Split purlins – replace.*
- *Damaged rafter – replace.*
- *Damaged and split valley rafter.*



Figure 5i: - General Observations– Storage Shed Structure - External

- *Wet deterioration to ground stud to the wall.*

Discussion

- Refer to Schedule of Observations Spreadsheet [redacted]

Old School Building

An overview of the observations noted are as follows:-

- The delignification observed on the NorthWest and the South West wing is a considerable structural concern and should be addressed immediately. This is a significant structural and can lead to weakening of the timber stumps. We noted the delignfiicantion on a fair number of stumps at ground level reaching about 300mm to 500mm high on the stump. The degree of delignification varied from light to high. And whilst the breakdown of the timber takes time, some of the high degree of delignification would have seriously damaged the internal structure of the timber.
- The under-purlins in the roof above the northwest wing are a concern. There appears to have been some modification of the under-purlin connection. The original connection appears to be a robust M16 U-bar and plate system which provides support back to the truss location. This appears to have been replaced with a double-strap system. The double strap is insufficient in our opinion, and should be strengthened.
- The number of observations within the roof space implied that it would be prudent to engage a competent roof carpenter to review the following:-
    - Internal tie-down provision ensuring internal strut elements and under-purlins are adequately tied down for wind uplift;
    - The roof battens have split and will require replacement.
    - Some rafters have split and they will require replacement or repair using an epoxy resin injection system.
    - Tie chord failure in several locations, review the connection of the tie chord by a competent roof carpenter.
    - The solar panels do not appear to be fixed down with a recognised fixing system fixing into the roof batten rather than a rafter location or the use of a continuous channel support system. The solar panels and the fixing down to the roof require structural certification for commercial buildings.
    - We do see the uplift of rafters and batten in the roof structure, all rafters and connections to the under-purlins should be reviewed and strengthened according to Australian Standards. In addition, roof battens and purlins have been lifted and are required to be tied down with additional nails or Pryda batten collar systems.
- A degree of monitoring is required on Units 12 – 13 as we saw modifications to the roof and wall structure that may have resulted in the deformation of the external wall system. After a subsequent review and monitoring of the wall, some specific structural remediation will or may be required subject to a full engineering review.
- Whilst the floor timbers and stumps appeared to be generally performing adequately, we do note a high stacking or storage loads have caused deformation on the floor. In the printer room, we did not have excessive deformation from the longer-term placement of a printer and this has resulted in the deformation of the floor plate. Any heavy structural load on a stumped floor should be reviewed by a structural engineer. It is also prudent

PREVIEW

that spreader timber plates are utilised to ensure that such loads do not puncture the decking.

- There is no record of termite inspection on this building, however we did see some termite damage. The damage was recorded as termite but it may have been the delignification of the timber that was observed by the termite inspector.
    - We did see evidence that termite post damage had not been repaired by the Shire of Boddington. We recommend that a full termite inspection be undertaken on the whole building.
    - Our inspection did not review the internal stud frame of the external and internal walls. Whilst we could not observe termite or wet damage, some damage may have occurred that has not been observed. Our inspection was limited to a due diligence visual inspection. Further investigation may be required to assess the integrity of the stud walls, using a borescope or similar equipment.
- The wet rot to the barriers around the walkway perimeter is causing structural damage to the main structural posts. We did identify a number of posts that were significantly affected by moisture damage. The structural capacity of such posts will be reduced against wind uplift forces acting on the posts. Evidence was also of wet damage to some eaves locations.
    - We would recommend that all barriers that are fixed into the posts are reviewed for moisture damage. Water-damaged posts may require remediation or replacement.
- We noted that the eaves beams were not connected to the vertical posts using standard fixing as per best industry practice. The current details allowed rotation of the eaves beam and is not an ideal detail. We do see the rotation of the eaves beam and therefore some future work may be required.
- We noted that failed ceilings were strengthened using timber laths from dressing timber. Dressing timber does not have a designated strength capacity and will simply deform as per the original ceiling. It may eventually split. We did discuss this with the contractor on-site at the time of inspection. They were satisfied with the strengthening works. It's not our remit to criticize contractors' work, however, we do put on notice that the installed timbers will simply deform, may split and may have insufficient capacity to hold up the ceiling. We recommend that the laths be monitored for continued performance.

Arts Centre Building

Whilst the general structural performance of the building appeared satisfactory, we do note some specific issues with the facade of the structure and its continued performance:-

- The biggest issue we noted was the asbestos awning panels around the perimeter of the structure. These are currently moisture-damaged due to the corrosion of the internal guttering.
- The moisture damage is causing the awning panels to deform and split and this presents a safety hazard if the awning plate is asbestos.
- We recommend ideally that all asbestos sheeting is removed to mitigate fibres in the air. And that all awning panels are supported using external laths to prevent deformation and failure of the panels.

REVIEW

- The general internal structure appears to be performing adequately, however, there is an area of potential ponding on the roof. The cladding is a Kliplok trim deck system, so all fixing is hidden, therefore it is very difficult to assess the roof internally without significant disruption to the ceiling panels insulation etc. We believe that the northwest cladding levation may have dropped and is retaining water. This deformation or potential ponding is to be monitored. If ponding is occurring then internal propping may be required inside the art centre under the main steel. Visual inspection implies that the structure is performing adequately. This recommendation is simply a precautionary measure.
- The guttering system around the perimeter of the building is ineffective and is causing additional damage to awning panels, which is a potential asbestos risk moving forward. The replacement of the guttering is a very difficult task because the cladding system for the roof is kliplock which utilizes hidden fixing. We recommend that you engage a specialist roofing contractor to review the replacement of the guttering.
- The guttering appears to also have been allowing moisture to ingress the external walls. We are unclear on the condition of the walls and whether they are structurally damaged due to moisture ingress. Indications are that the walls are satisfactory, but there is a risk.

Recommendations

- Refer to Schedule of Observations Spreadsheet [redacted]

Conclusion

The structures require planned maintenance, so a Maintenance and Inspection Plan is required to push forward and cost-appropriate remediation and inspection of the building. This is critical to allow the success of effective and prompt repair and remediation of the building. Reactive maintenance is costly and often outside the budget of the regional Shire.

We do see structural issues which present a structural danger to the continued performance of the structure. This means that NRM consultants cannot provide a structural guarantee of performance to all elements of the building. We do recommend immediate remediation of propping to the piers under the floor of the structure. And whilst the loading appears satisfactory, we would limit the units to a maximum imposed loading of 1.5kN/m2. Certainly, we would recommend that equipment is reviewed for load before access on the deck.

The delignification is a very significant issue observed on the building and we recommend the engagement of a competent contractor to review the impact of this work. Powerdrive Roof – Perth. Chemical Delignification Treatment - Powerdrive Roofing Perth

We would recommend that the roof carpenter be engaged to provide internal restraint strapping to the internal structure, namely under-purlins, rafters etc. We would also recommend that a thorough review of the roof structure is undertaken by a competent roof carpenter to remediate the following:

- Under-purlin connections,
- Split battens,
- Split rafters

REVIEW

- Review solar panel connections
- Remediation of tie chords.
- Strengthen as deemed necessary the roof above Unit 13.

We note that drainage systems have been maintained around the structures. Whilst these have generally improved the groundwater and reduced rising dampness, a review is undertaken to ensure that groundwater does not run under the old school building. We believe that the water run-off is contributing to the delignification of the stump timbers.

We conclude that the Shire of Boddington should develop an action plan to improve the structural performance of the building so that the building can be used functionally and provide the necessary structural certainty.

To allow the continued function of the building, two immediate areas of concern are to be addressed: -

- Propping to heavily delignified stumps under the old school building.
- Provide compression flange restraint to buckling ceiling hangers in the roof.
- Implement a health and safety risk assessment to manage the issues highlighted in this report.

Regards

[redacted]

[redacted]

REVIEW

QUANTITY SURVEYORS

[redacted]

25115188.001

12 December 2025

H +H Architects
7/83 Victoria Street,
Bunbury WA 6230

Attention: Alice Ostrowski

Dear Alice,

BODDINGTON REVITALISATION PLAN
CONCEPT DESIGN ESTIMATE

We have reviewed the drawing and scope for the proposed Boddington revitalisation plan. We attach a copy of our detailed estimate as summarised below:

Option 1

Structural & Upgrade Works	$2,932,000
	2,932,000
Locality Allowance for Boddington 20%	587,000
	$3,519,000
Planning Contingency 5%	176,000
Design Contingency 10%	352,000
Construction Contingency 10%	352,000
Headworks – Excluded	-
Authority Costs	22,000
Public Art 1% - Excluded	-
Loose Furniture & Equipment – Excluded	-
AV Services – Excluded	-
Client Relocation & Disbursements – Provisional	20,000
Professional Fees & Disbursements 10%	445,000
Shire Costs	10,000
Escalation for 12 Months, 5%	245,000
Total, excluding GST	**$5,141,000**

[redacted]

Cost Options
The following cost options have been included as additional costs to the above total, each option has been priced as an individual scope of work. Each cost option includes their proportion of preliminaries, locality allowance and associated project costs.

ACM Disposal	**$357,000**
Installation of New Insulation to Existing External Walls	**$357,000**

We note the following qualifications:

Structural Works
- Structural remediation works have been included to the 'Old School Building' only, as advised.
- Structural remediation works are based upon the NRM Consultants structural assessment report dated 25th April 2025. We have assumed the scope of work based upon this report.

Upgrade Works
- The estimate allows for patching and paint of existing walls, no allowance for replacement of ACM walls has been include in the main estimate. This has been included as a cost option.
- The estimate allows for the refurbishment of the existing decking and replacement of the existing balustrade. We have assumed the existing decking does not require replacement, as advised.
- Demolition of the existing ramps and stairs and replacement of new complaint ramps and stairs have been included.
- Internal refurbishment works have been included to the whole area of the CRC building, as advised.
- Refurbishment of the existing toilets has been included. Construction of a new toilet block has been excluded.
- An allowance to upgrade the existing electrical services have been included. A power upgrade to site has been excluded.
- An allowance for new A/C to the existing CRC building has been included. The estimate has assumed new wall mounted split systems will be installed and as such no ceiling removal and replacement has been allowed for.

Project Costs
- Planning contingency has been included at 5%.
- Design & construction contingencies have been included at 10% each.
- An allowance of $20,000 has been included for commissioning, relocation costs & disbursements, as advised.
- Professional fees and disbursements have been included at 10%, as advised.
- Shire cost have been included at $10,00 as advised.
- Escalation has been included 12 months at 5%, based upon current AIQS forecast indices.

- Headworks, public art, loose furniture & equipment, AV services, & GST have been excluded.

Option 2

Structural & Upgrade Works	$2,191,000
Arbour Craft Market Spine	1,598,000
	3,789,000
Locality Allowance for Boddington 20%	758,000
	$4,547,000
Planning Contingency 5%	228,000
Design Contingency 10%	455,000
Construction Contingency 10%	455,000
Headworks – Excluded	-
Authority Costs	29,000
Public Art 1% - Excluded	-
Loose Furniture & Equipment – Excluded	-
AV Services – Excluded	-
Client Relocation & Disbursements – Provisional	20,000
Professional Fees & Disbursements 10%	575,000
Shire Costs	10,000
Escalation for 12 Months, 5%	316,000
Total, excluding GST	**$6,635,000**

Cost Options

The following cost options have been included as additional costs to the above total, each option has been priced as an individual scope of work. Each cost option includes their proportion of preliminaries, locality allowance and associated project costs.

ACM Disposal	**$279,000**
Installation of New Insulation to Existing External Walls	**$296,000**

We note the following qualifications:

Structural Works

- Structural remediation works have been included to the 'Old School Building' only, as advised.
- Structural remediation works are based upon the NRM Consultants structural assessment report dated 25th April 2025. We have assumed the scope of work based upon this report.

Upgrade Works

- The estimate allows for patching and paint of existing walls, no allowance for replacement of ACM walls has been include in the main estimate. This has been included as a cost option.

- The estimate allows for the refurbishment of the existing decking and replacement of the existing balustrade. We have assumed the existing decking does not require replacement, as advised.
- Demolition of the existing ramps and stairs and replacement of new complaint ramps and stairs have been included.
- Internal refurbishment works have been included to the whole area of the CRC building, as advised.
- Refurbishment of the existing toilets has been included.
- Construction of a new toilet block within the CRC footprint has been included.
- An allowance to upgrade the existing electrical services have been included. A power upgrade to site has been excluded.
- An allowance for new A/C to the existing CRC building has been included. The estimate has assumed new wall mounted split systems will be installed and as such no ceiling removal and replacement has been allowed for.

Arbour Craft Market Spine

- A new toilet block has been excluded.
- Demolish of the existing western wing of the 'Old School Building has been included, along with an allowance for ACM disposal.
- Removal and disposal of contaminated spoil has been excluded.
- Exposed aggregate trafficable paving has been included to the spine, as per the drawings and advice.
- Retaining walls, balustrades, fencing and gates have all been excluded.
- The new arbour structure has been included as per the mark up received, this includes 600m2 of covered structure and 440m2 of open structure.
- A provisional allowance of $100,000 has been included for street furniture, as advised.
- Soft landscaping including planting, turf, irrigation, etc. has been excluded, as advised.
- Stormwater drainage to the covered roof has been included. Civil stormwater to the remaining paved areas has been excluded. The estimate assumes this will be allowed to runoff into future landscaped areas.
- Works to the existing access road have been excluded.
- A provisional allowance of $30,000 has been included for CCTV

Project Costs

- Planning contingency has been included at 5%.
- Design & construction contingencies have been included at 10% each.
- An allowance of $20,000 has been included for commissioning, relocation costs & disbursements, as advised.
- Professional fees and disbursements have been included at 10%, as advised.
- Shire costs have been included at $10,00 as advised.
- Escalation has been included 12 months at 5%, based upon current AIQS forecast indices.
- Headworks, public art, loose furniture & equipment, AV services, & GST have been excluded.

Option 3

Structural & Upgrade Works	$1,176,000
Arbour Craft Market Spine	2,593,000
	3,769,000
Locality Allowance for Boddington 20%	754,000
	$4,523,000
Planning Contingency 5%	226,000
Design Contingency 10%	453,000
Construction Contingency 10%	453,000
Headworks – Excluded	-
Authority Costs	29,000
Public Art 1% - Excluded	-
Loose Furniture & Equipment – Excluded	-
AV Services – Excluded	-
Client Relocation & Disbursements – Provisional	20,000
Professional Fees & Disbursements 10%	571,000
Shire Costs	10,000
Escalation for 12 Months, 5%	315,000
Total, excluding GST	**$6,600,000**

Cost Options

The following cost options have been included as additional costs to the above total, each option has been priced as an individual scope of work. Each cost option includes their proportion of preliminaries, locality allowance and associated project costs.

ACM Disposal	**$147,000**
Installation of New Insulation to Existing External Walls	**$186,000**

We note the following qualifications:

Structural Works

- Structural remediation works have been included to the 'Old School Building' only, as advised.
- Structural remediation works are based upon the NRM Consultants structural assessment report dated 25th April 2025. We have assumed the scope of work based upon this report.

Upgrade Works

- The estimate allows for patching and paint of existing walls, no allowance for replacement of ACM walls has been include in the main estimate. This has been included as a cost option.
- The estimate allows for the refurbishment of the existing decking and replacement of the existing balustrade. We have assumed the existing decking does not require replacement, as advised.
- Demolition of the existing ramps and stairs and replacement of new complaint ramps and stairs have been included.

- Internal refurbishment works have been included to the whole area of the CRC building, as advised.
- Refurbishment of the existing toilets has been included.
- An allowance to upgrade the existing electrical services have been included. A power upgrade to site has been excluded.
- An allowance for new A/C to the existing CRC building has been included. The estimate has assumed new wall mounted split systems will be installed and as such no ceiling removal and replacement has been allowed for.

Arbour Craft Market Spine

- A new toilet block has been included.
- Demolish of the existing western and southern wings of the 'Old School Building has been included, along with an allowance for ACM disposal.
- A general site strip to the area has been included where the southern wing will be demolished, however, additional works including landscaping, paving, etc. have been excluded.
- Removal and disposal of contaminated spoil has been excluded.
- Exposed aggregate trafficable paving has been included to the spine, as per the drawings and advice.
- Retaining walls, balustrades, fencing and gates have all been excluded.
- The new arbour structure has been included as per the mark up received, this includes 600m2 of covered structure and 440m2 of open structure.
- A provisional allowance of $100,000 has been included for street furniture, as advised.
- Soft landscaping including planting, turf, irrigation, etc. has been excluded, as advised.
- Stormwater drainage to the covered roof has been included. Civil stormwater to the remaining paved areas has been excluded. The estimate assumes this will be allowed to runoff into future landscaped areas.
- Works to the existing access road have been excluded.
- A provisional allowance of $30,000 has been included for CCTV

Project Costs

- Planning contingency has been included at 5%.
- Design & construction contingencies have been included at 10% each.
- An allowance of $20,000 has been included for commissioning, relocation costs & disbursements, as advised.
- Professional fees and disbursements have been included at 10%, as advised.
- Shire costs have been included at $10,00 as advised.
- Escalation has been included 12 months at 5%, based upon current AIQS forecast indices.
- Headworks, public art, loose furniture & equipment, AV services, & GST have been excluded.

Whilst every effort has been made to produce an estimate that reflects fair and current market pricing, the industry is currently highly volatile. Shortages of tradesman and materials,

particularly in the regional sector, are creating significant fluctuations and may impact subcontractor pricing.

We trust this meets with your current needs.

Yours faithfully,

[redacted]

OPTION 1

Full Estimate Summary

Job Name : OPTION 1
Client's Name: H + H Architects

Job Description
Boddington Revitalisation Plan - Stage 1, Option 1

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
	STRUCTURAL & UPGRADE WORKS 'OLD SCHOOL' BUILDING	50.08	2,771.27	2,932,000		2,932,000
	Total - Perth Based					*2,932,000*
	Locality Allowance	10.03	554.82	587,000		587,000
	Subtotal					*587,000*
	Total - Builders Work					*3,519,000*
	Planning Contingency	3.01	166.35	176,000		176,000
	Design Contingency	6.01	332.70	352,000		352,000
	Construction Contingency	6.01	332.70	352,000		352,000
	Headworks					
	Authority Costs	0.38	20.79	22,000		22,000
	Public Art					
	Loose Funriture & Equipment					
	AV Services					
	Commissioning, Relocation Costs & Disbursements	0.34	18.90	20,000		20,000
	Professional Fees	7.60	420.60	445,000		445,000
	Shire Costs	0.17	9.45	10,000		10,000
	Escalation	4.18	231.57	245,000		245,000
	GST					
	Subtotal					*1,622,000*
	TOTAL					*5,141,000*
	COST OPTIONS					
	ACM Disposal	6.10	337.43	357,000		357,000
	Install New Insulation to Existing External Walls	6.10	337.43	357,000		357,000
GFA: 1,058 m2.		**100.00**	**5,534.03**	**5,855,000**		**5,855,000**

Final Total : $ 5,855,000

Trade Breakup

Job Name : OPTION 1 **Job Description**

Client's Name: H + H Architects Boddington Revitalisation Plan - Stage 1, Option 1

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade :	**1** ***STRUCTURAL & UPGRADE WORKS 'OLD SCHOOL' BUILDING***					
	Structural Works					
1	Remove and replace stumps showing delinification - Fig 2a, 2b,& 2y	1.00	Item	70,000.00		70,000.00
2	Repair existing walkway ramp and balcony balustrade to Southwest corner - Fig 2c, excluded see Upgrade Works		Note			
3	Upgrade structural support to areas supporting heavy loads - Fig 2d & 2e	1.00	Item	12,000.00		12,000.00
4	Prop existing ceiling, access ceilng space and provide additional structure to ceiling frame (Unit 13) - Fig 2f		Item			5,000.00
5	Prop existing beam, demolition existing wall, construction of new structural wall including subframe support as required, allow to resupport roof frame as required - Fig 2g	1.00	Item	11,000.00		11,000.00
6	Inspect and make existing roof structurally sound - Fig 2h	258.00	m2	100.00		25,800.00
7	Strength existing under purlins, provide addtional supports and provide additional tie-downs - Fig 2i, 2j, 2k & 2x	82.00	m	150.00		12,300.00
8	Check existing roof for batten uplift, provide batten collars to all rafter batten connections - Fig 2l	1,124.00	m2	25.00		28,100.00
9	Replace split battens - Fig 2l		Item			5,000.00
10	Replace split rafters and underpurlins above Units 10 & 11 - Fig 2m	1.00	Item	3,000.00		3,000.00
11	Provide addtional tie-downs to internal roof structural elemnets - Fig 2n	1.00	Item	6,000.00		6,000.00
12	Install new struts where missing - Fig 2p & 2q	4.00	No	350.00		1,400.00
13	Allow to investigate structural cracking around internal window - Fig 2r		Item			5,000.00
14	Support ceiling with structural timbers - Fig 2s	61.00	m2	95.00		5,795.00
15	Fig 2t - No works		Note			
16	Refix perimeter lathes to Southeast wings & Admin block - Fig 2u	94.00	m	10.00		940.00
17	Resupport/replace existing rafters that have failed due to the solar system - Fig 2v	1.00	Item	6,000.00		6,000.00
18	Replace damaged balustrade, allow to remediated/ replace damaged posts - Fig 2w, excluded, see Uprade Works		Note			
19	Refix existing eave beam to rafters and resupport - Fig 2z	94.00	m	50.00		4,700.00
20	Subtotal					*202,035.00*
	Prelimiaries					
21	Preliminaries 15%		Item			30,965.00

Trade Breakup

Job Name : OPTION 1 **Job Description**

Client's Name: H + H Architects Boddington Revitalisation Plan - Stage 1, Option 1

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade :	**1** ***STRUCTURAL & UPGRADE WORKS 'OLD SCHOOL' BUILDING***					*(Continued)*
22	Subtotal					*30,965.00*
23	Total - Structural Works					*233,000.00*
	Upgrade Works					
24	Patch and paint existing internal & extrernal walls	2,680.00	m2	25.00		67,000.00
25	Reburbish existing decks - Assume sand back and reseal decking & complete replacement of balustrade with like for like	283.00	m2	200.00		56,600.00
26	Demolish existing stairs and ramps and replace with new compliant stairs and ramps	1.00	Item	55,000.00		55,000.00
27	Remove existing roofing, provide new metal roofing (assume heritage) including anitcon and ceiling insulation - See above for structural works	1,124.00	m2	325.00		365,300.00
28	Internal renovation/refurbishment of CRC - Excludes Toilets	765.00	m2	1,500.00		1,147,500.00
29	Allow for new joinery & fitments - Provisional, as advised		Item			100,000.00
30	Upgrade existing electrical & comms	1,124.00	m2	200.00		224,800.00
31	Install new split A/C throughout	1.00	Item	270,000.00		270,000.00
32	Upgrade existing toilets - W/C & UAT	1.00	Item	60,000.00		60,000.00
33	Subtotal					*2,346,200.00*
	Preliminaries					
34	Preliminaries 15%		Item			352,800.00
35	Subtotal					*352,800.00*
36	Total - Upgrade Works					*2,699,000.00*
	STRUCTURAL & UPGRADE WORKS 'OLD SCHOOL' BUILDING				**Total :**	**2,932,000.00**
Trade :	**2** ***Total - Perth Based***					
	Total - Perth Based				**Total :**	
Trade :	**3** ***Locality Allowance***					
1	Locality Allowance for Boddington 20%		Item			587,000.00
	Locality Allowance				**Total :**	**587,000.00**
Trade :	**4** ***Subtotal***					

Trade Breakup

Job Name : OPTION 1 **Job Description**

Client's Name: H + H Architects Boddington Revitalisation Plan - Stage 1, Option 1

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
	Subtotal				**Total :**	
Trade :	**5** ***Total - Builders Work***					
1						
	Total - Builders Work				**Total :**	
Trade :	**6** ***Planning Contingency***					
1	Planning Contingency 5%		Item			176,000.00
	Planning Contingency				**Total :**	**176,000.00**
Trade :	**7** ***Design Contingency***					
1	Design contingency 10%		Item			352,000.00
	Design Contingency				**Total :**	**352,000.00**
Trade :	**8** ***Construction Contingency***					
1	Construction contingency 10%		Item			352,000.00
	Construction Contingency				**Total :**	**352,000.00**
Trade :	**9** ***Headworks***					
1	Headworks - Excluded		Note			
	Headworks				**Total :**	
Trade :	**10** ***Authority Costs***					
1	Permits, fees & levys		Item			22,000.00
	Authority Costs				**Total :**	**22,000.00**
Trade :	**11** ***Public Art***					
1	Public Art - Excluded, as advised		Note			
	Public Art				**Total :**	
Trade :	**12** ***Loose Funriture & Equipment***					
1	Loose furniture & equipment - Excluded, as advised		Note			
	Loose Funriture & Equipment				**Total :**	

Trade Breakup

Job Name : OPTION 1 **Job Description**

Client's Name: H + H Architects Boddington Revitalisation Plan - Stage 1, Option 1

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade :	**13** ***AV Services***					
1	AV services - Excluded		Note			
	AV Services				**Total :**	
Trade :	**14** ***Commissioning, Relocation Costs & Disbursements***					
1	Commissioning, relocation costs & disbursements - Provisional, as advised		Item			20,000.00
	Commissioning, Relocation Costs & Disbursements				**Total :**	**20,000.00**
Trade :	**15** ***Professional Fees***					
1	Professional fees 10%		Item			445,000.00
	Professional Fees				**Total :**	**445,000.00**
Trade :	**16** ***Shire Costs***					
1	Shire costs - As advised		Item			10,000.00
	Shire Costs				**Total :**	**10,000.00**
Trade :	**17** ***Escalation***					
1	Escalation for 12 months, 5% based upon current AIQS forecast indices		Item			245,000.00
	Escalation				**Total :**	**245,000.00**
Trade :	**18** ***GST***					
	GST				**Total :**	
Trade :	**19** ***Subtotal***					
1						
	Subtotal				**Total :**	
Trade :	**20** ***TOTAL***					
1						
	TOTAL				**Total :**	

Trade Breakup

Job Name : OPTION 1 **Job Description**

Client's Name: H + H Architects Boddington Revitalisation Plan - Stage 1, Option 1

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade :	**21**					
1						
					Total :	
Trade :	**22** ***COST OPTIONS***					
1						
	COST OPTIONS				**Total :**	
Trade :	**23** ***ACM Disposal***					
	ACM Removal					
1	Allow to remove and dispose of possible ACM wall & ceiling linings - As per asbestos register	1.00	Item	60,000.00		60,000.00
2	Allow to replace linings with compressed fc sheet to external cladding	335.00	m2	180.00		60,300.00
3	Allow to replace linings with plasterboard lining to internal walls and ceilings	447.00	m2	115.00		51,405.00
4	Paint - Excluded see Uprade works for painting					
5	Subtotal					*171,705.00*
	Preliminaries					
6	Preliminaries 15%		Item			26,295.00
7	Subtotal					*26,295.00*
8	Total - Perth Based					*198,000.00*
	Locality Allowance					
9	Locality allowance for Boddington 20%		Item			40,000.00
10	Total - Builders Works					*238,000.00*
	Project Costs					
11	Project costs including contingencies, fees, escalation, etc. GST excluded		Item			119,000.00
12	Total					*357,000.00*
	ACM Disposal				**Total :**	**357,000.00**
Trade :	**24** ***Install New Insulation to Existing External Walls***					
	Demolition					
1	Remove existing internal wall linings to existing external walls	759.00	m2	30.00		22,770.00
2	E/o for ACM removal	1.00	Item	35,000.00		35,000.00

Trade Breakup

Job Name : OPTION 1 **Job Description**

Client's Name: H + H Architects Boddington Revitalisation Plan - Stage 1, Option 1

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade :	**24** ***Install New Insulation to Existing External Walls***					*(Continued)*
3	Subtotal					*57,770.00*
	New Works					
4	Install new plasterboard lining to internal walls including insulation	759.00	m2	150.00		113,850.00
5	Paint excluded - See Upgrade Works		Note			
6	Subtotal					*113,850.00*
7	Total					*171,620.00*
	Preliminaries					
8	Preliminarie 15%		Item			26,380.00
9	Subtotal					*26,380.00*
10	Total - Perth Based					*198,000.00*
	Locality Allowance					
11	Locality allowance for Boddington 20%		Item			40,000.00
12	Total - Builders Works					*238,000.00*
	Project Costs					
13	Project costs including contingencies, fees, escalation, etc. GST excluded		Item			119,000.00
14	Total					*357,000.00*
	Install New Insulation to Existing External Walls				**Total :**	**357,000.00**

OPTION 2

Full Estimate Summary

Job Name : OPTION 2
Client's Name: H + H Architects

Job Description
Boddington Revitalisation Plan - Stage 1, Option 2

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
	STRUCTURAL WORKS 'OLD SCHOOL' BUILDING	30.39	1,733.39	2,191,000		2,191,000
	ARBOUR CRAFT MARKET SPINE	22.16	1,264.24	1,598,000		1,598,000
	Total - Perth Based					*3,789,000*
	Locality Allowance	10.51	599.68	758,000		758,000
	Subtotal					*758,000*
	Total - Builders Work					*4,547,000*
		3.16	180.38	228,000		228,000
	Design Contingency	6.31	359.97	455,000		455,000
	Construction Contingency	6.31	359.97	455,000		455,000
	Headworks					
	Authority Costs	0.40	22.94	29,000		29,000
	Public Art					
	Loose Funriture & Equipment					
	AV Services					
	Commissioning, Relocation Costs & Disbursements	0.28	15.82	20,000		20,000
	Professional Fees	7.98	454.91	575,000		575,000
	Shire Costs	0.14	7.91	10,000		10,000
	Escalation	4.38	250.00	316,000		316,000
	GST					
	Subtotal					*2,088,000*
	TOTAL					*6,635,000*
	COST OPTIONS					
	ACM Disposal - Remaining Building Only	3.87	220.73	279,000		279,000
	Install New Insulation to Existing External Walls - Remaining Building Only	4.11	234.18	296,000		296,000
GFA: 1,264 m2.		**100.00**	**5,704.11**	**7,210,000**		**7,210,000**

Final Total : $ 7,210,000

Trade Breakup

Job Name : OPTION 2 **Job Description**

Client's Name: H + H Architects Boddington Revitalisation Plan - Stage 1, Option 2

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade :	**1** ***STRUCTURAL WORKS 'OLD SCHOOL' BUILDING***					
	Structural Works					
1	Remove and replace stumps showing delignification - Fig 2a, 2b,& 2y	1.00	Item	45,000.00		45,000.00
2	Upgrade structural support to areas supporting heavy loads - Fig 2d & 2e	1.00	Item	7,500.00		7,500.00
3	Inspect and make existing roof structurally sound - Fig 2h	258.00	m2	100.00		25,800.00
4	Strength existing under purlins, provide addtional supports and tie-downs - Fig 2i, 2j, 2k & 2x	82.00	m	150.00		12,300.00
5	Check existing roof for batten uplift, provide batten collars to all rafter batten connections - Fig 2l	703.00	m2	25.00		17,575.00
6	Replace split battens - Fig 2l		Item			5,000.00
7	Replace split rafters and underpurlins above Units 10 & 11 - Fig 2m	1.00	Item	3,000.00		3,000.00
8	Provide addtional tie-downs to internal roof structural elemnets - Fig 2n	1.00	Item	4,000.00		4,000.00
9	Install new struts where missing - Fig 2p & 2q	4.00	No	350.00		1,400.00
10	Allow to investigate structural cracking around internal window - Fig 2r		Item			5,000.00
11	Support ceiling with structural timbers - Fig 2s	61.00	m2	95.00		5,795.00
12	Fig 2t - No works		Note			
13	Refix perimeter lathes to Southeast wings & Admin block - Fig 2u	94.00	m	10.00		940.00
14	Resupport/replace existing rafters that have failed due to the solar system - Fig 2v	1.00	Item	6,000.00		6,000.00
15	Replace damaged balustrade, allow to remediate/ replace damaged posts - Fig 2w, excluded, see Upgrade Works		Note			
16	Refix existing eave beam to rafters and resupport - Fig 2z	94.00	m	50.00		4,700.00
17	Subtotal					*144,010.00*
	Preliminaries					
18	Preliminaries 15%		Item			21,990.00
19	Subtotal					*21,990.00*
20	Total - Structural Works					*166,000.00*
	Upgrade Works					
21	Patch and paint existing internal & extrernal walls	2,037.00	m2	25.00		50,925.00
22	Reburbish existing decks - Assume sand back and reseal decking & complete replacement of balustrade with like for like	161.00	m2	200.00		32,200.00
23	Demolish existing stairs and ramps and replace with new compliant stairs and ramps	1.00	Item	35,000.00		35,000.00

Trade Breakup

Job Name : OPTION 2 **Job Description**

Client's Name: H + H Architects Boddington Revitalisation Plan - Stage 1, Option 2

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade :	**1** ***STRUCTURAL WORKS 'OLD SCHOOL' BUILDING***					*(Continued)*
24	Remove existing roofing, provide new metal roofing (assume heritage) including anitcon and ceiling insulation - See above for structural works	703.00	m2	325.00		228,475.00
25	Internal renovation/refurbishment of CRC - Excludes Toilets	502.00	m2	1,500.00		753,000.00
26	New proposed toilets	1.00	Item	185,000.00		185,000.00
27	Allow for new joinery & fitments - Provisional, as advised		Item			100,000.00
28	Upgrade existing electrical & comms	703.00	m2	200.00		140,600.00
29	Install new split A/C throughout	1.00	Item	175,000.00		175,000.00
30	Upgrade existing toilets - W/C & UAT	1.00	Item	60,000.00		60,000.00
31	Subtotal					*1,760,200.00*
	Preliminaries					
32	Preliminaries 15%		Item			264,800.00
33	Subtotal					*264,800.00*
34	Total - Upgrade Works					*2,025,000.00*
	STRUCTURAL WORKS 'OLD SCHOOL' BUILDING				**Total :**	**2,191,000.00**
Trade :	**2** ***ARBOUR CRAFT MARKET SPINE***					
	BUILDING WORKS					
	New Build					
1	Nil		Note			
2	Subtotal					*0.00*
	EXTERNAL WORKS					
	Demolition					
3	Demolish existing western section of 'Old School Building'	1.00	Item	40,000.00		40,000.00
4	E/o for ACM removal & disposal	1.00	Item	17,000.00		17,000.00
5	Subtotal					*57,000.00*
	Site Preparation					
6	Remove/trim trees and grub up roots, as required		Item			10,000.00
7	Site demolitions including paving, ramps, retaining, fencing, etc.		Item			5,000.00
8	Relocate existing water tanks including new pad, stormwater works, etc.	1.00	Item	5,000.00		5,000.00

Trade Breakup

Job Name : OPTION 2 **Job Description**

Client's Name: H + H Architects Boddington Revitalisation Plan - Stage 1, Option 2

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade :	**2 *ARBOUR CRAFT MARKET SPINE***					*(Continued)*
9	Clear site including cut/fill, clean imported fill, trim to levels, etc.	1,000.00	m2	25.00		25,000.00
10	Subtotal					*45,000.00*
	Roads, Foothpaths, Paved Areas					
11	Exposed aggregate trafficable paving	975.00	m2	230.00		224,250.00
12	Subtotal					*224,250.00*
	Boundary Walls, Fencing & Gates					
13	Bollards to access road and footpath junction	1.00	Item	11,000.00		11,000.00
14	Retaining walls and balustrades - Excluded		Note			
15	Perimeter fencing & gates - Excluded		Note			
16	Subtotal					*11,000.00*
	Outbuildings & Covered Way					
17	New covered pergola including footings, structure, roofing, raked ceiling linings, etc.	600.00	m2	900.00		540,000.00
18	New open pergola including footings, structure, etc.	440.00	m2	600.00		264,000.00
19	Subtotal					*804,000.00*
	Landscpaing & Improvements					
20	Street furniture - Provisional, as advised		Item			50,000.00
21	Soft landscaping including reticulation - Excluded, as advised		Note			
22	Subtotal					*50,000.00*
23	Total - External Works					*1,191,250.00*
	EXTERNAL SERVICES					
	External Hydraulic Services					
24	General diversons to accomodate new works		Item			10,000.00
25	Stormwater drainage	1.00	Item	30,000.00		30,000.00
26	Stormwater drainage - Civil, excluded assume paving to runoff into landscaped areas		Note			
27	Sewer drainage	1.00	Item	5,000.00		5,000.00
28	Water supply	1.00	Item	5,000.00		5,000.00
29	Gas supply - Excluded		Note			
30	Fire protection including tanks and pumps - Excluded		Note			
31	Water Corp headworks - Excluded		Note			
32	Subtotal					*50,000.00*

Trade Breakup

Job Name : OPTION 2 **Job Description**

Client's Name: H + H Architects Boddington Revitalisation Plan - Stage 1, Option 2

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade :	**2 *ARBOUR CRAFT MARKET SPINE***					*(Continued)*
	External Electrical Services					
33	External electrical services including power, comms, lighting, modifications to existing, etc.	1.00	Item	100,000.00		100,000.00
34	CCTV systems - Provisional		Item			30,000.00
35	Solar PV system - Excluded		Note			
36	Power upgrade - Excluded		Note			
37	Western Power headworks - Excluded		Note			
38	Subtotal					*130,000.00*
	Sundries					
39	Builders work and margin		Item			18,000.00
40	Total - External Services					*198,000.00*
41	Total - External Works & Services					*1,389,250.00*
	Preliminaries					
42	Preliminaries 15% - External Works & Services Only		Item			208,750.00
43	TOTAL					*1,598,000.00*
	ARBOUR CRAFT MARKET SPINE				**Total :**	**1,598,000.00**
Trade :	**3 *Total - Perth Based***					
	Total - Perth Based				**Total :**	
Trade :	**4 *Locality Allowance***					
1	Locality Allowance for Boddington 20%		Item			758,000.00
	Locality Allowance				**Total :**	**758,000.00**
Trade :	**5 *Subtotal***					
	Subtotal				**Total :**	
Trade :	**6 *Total - Builders Work***					
1						
	Total - Builders Work				**Total :**	

Trade Breakup

Job Name : OPTION 2 **Job Description**

Client's Name: H + H Architects Boddington Revitalisation Plan - Stage 1, Option 2

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : **7**						
1	Planning Contingency 5%		Item			228,000.00
					Total :	**228,000.00**
Trade : **8**	***Design Contingency***					
1	Design contingency 10%		Item			455,000.00
	Design Contingency				**Total :**	**455,000.00**
Trade : **9**	***Construction Contingency***					
1	Construction contingency 10%		Item			455,000.00
	Construction Contingency				**Total :**	**455,000.00**
Trade : **10**	***Headworks***					
1	Headworks - Excluded, as advised		Note			
	Headworks				**Total :**	
Trade : **11**	***Authority Costs***					
1	Permits, fees & levys		Item			29,000.00
	Authority Costs				**Total :**	**29,000.00**
Trade : **12**	***Public Art***					
1	Public Art - Excluded, as advised		Note			
	Public Art				**Total :**	
Trade : **13**	***Loose Funriture & Equipment***					
1	Loose furniture & equipment - Excluded, as advised		Note			
	Loose Funriture & Equipment				**Total :**	
Trade : **14**	***AV Services***					
1	AV services - Excluded		Note			
	AV Services				**Total :**	
Trade : **15**	***Commissioning, Relocation Costs & Disbursements***					

Trade Breakup

Job Name : OPTION 2 **Job Description**

Client's Name: H + H Architects Boddington Revitalisation Plan - Stage 1, Option 2

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade :	**15** ***Commissioning, Relocation Costs & Disbursements***					
1	Commissioning, relocation costs & disbursements - Provisional, as advised		Item			20,000.00
	Commissioning, Relocation Costs & Disbursements				**Total :**	**20,000.00**
Trade :	**16** ***Professional Fees***					
1	Professional fees 10%		Item			575,000.00
	Professional Fees				**Total :**	**575,000.00**
Trade :	**17** ***Shire Costs***					
1	Shire costs - As advised		Item			10,000.00
	Shire Costs				**Total :**	**10,000.00**
Trade :	**18** ***Escalation***					
1	Escalation for 12 months, 5% based upon current AIQS forecast indices		Item			316,000.00
	Escalation				**Total :**	**316,000.00**
Trade :	**19** ***GST***					
	GST				**Total :**	
Trade :	**20** ***Subtotal***					
1						
	Subtotal				**Total :**	
Trade :	**21** ***TOTAL***					
1						
	TOTAL				**Total :**	
Trade :	**22**					
1						
					Total :	

Trade Breakup

Job Name : OPTION 2 **Job Description**

Client's Name: H + H Architects Boddington Revitalisation Plan - Stage 1, Option 2

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade :	**23** ***COST OPTIONS***					
1						
	COST OPTIONS				**Total :**	
Trade :	**24** ***ACM Disposal - Remaining Building Only***					
	ACM Removal					
1	Allow to remove and dispose of possible ACM wall & ceiling linings - As per asbestos register	1.00	Item	45,000.00		45,000.00
2	Allow to replace linings with compressed fc sheet to external cladding	275.00	m2	180.00		49,500.00
3	Allow to replace linings with plasterboard lining to internal walls and ceilings	345.00	m2	115.00		39,675.00
4	Paint - Excluded see Uprade works for painting		Note			
5	Subtotal					*134,175.00*
	Preliminaries					
6	Preliminaries 15%		Item			20,825.00
7	Subtotal					*20,825.00*
8	Total - Perth Based					*155,000.00*
	Locality Allowance					
9	Locality allowance for Boddington 20%		Item			31,000.00
10	Total - Builders Works					*186,000.00*
	Project Costs					
11	Project costs including contingencies, fees, escalation, etc. GST excluded		Item			93,000.00
12	Total					*279,000.00*
	ACM Disposal - Remaining Building Only				**Total :**	**279,000.00**
Trade :	**25** ***Install New Insulation to Existing External Walls - Remaining Building Only***					
	Demolition					
1	Remove existing internal wall linings to existing external walls	653.00	m2	30.00		19,590.00
2	E/o for ACM removal	1.00	Item	25,000.00		25,000.00
3	Subtotal					*44,590.00*
	New Works					
4	Install new plasterboard lining to internal walls including insulation	653.00	m2	150.00		97,950.00
5	Paint excluded - See Upgrade Works		Note			

Trade Breakup

Job Name : OPTION 2 **Job Description**

Client's Name: H + H Architects Boddington Revitalisation Plan - Stage 1, Option 2

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade :	**25** ***Install New Insulation to Existing External Walls - Remaining Building Only***					*(Continued)*
6	Subtotal					*97,950.00*
7	Total					*142,540.00*
	Preliminaries					
8	Preliminaries 15%		Item			21,460.00
9	Subtotal					*21,460.00*
10	Total - Perth Based					*164,000.00*
	Locality Allowance					
11	Locality allowance for Boddington 20%		Item			33,000.00
12	Total - Builders Works					*197,000.00*
	Project Costs					
13	Project costs including contingencies, fees, escalation, etc. GST excluded		Item			99,000.00
14	Total					*296,000.00*
	Install New Insulation to Existing External Walls Remaining Building Only				**Total :**	**296,000.00**

OPTION 3

Full Estimate Summary

Job Name : OPTION 3
Client's Name: H + H Architects

Job Description
Boddington Revitalisation Plan - Stage 1, Option 3

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
	STRUCTURAL WORKS 'OLD SCHOOL' BUILDING	16.96	1,158.62	1,176,000		1,176,000
	ARBOUR CRAFT MARKET SPINE	37.40	2,554.68	2,593,000		2,593,000
	Subtotal					*3,769,000*
	Locality Allowance	10.88	742.86	754,000		754,000
	Subtotal					*754,000*
	Total - Builders Work					*4,523,000*
	Planning Contingency	3.26	222.66	226,000		226,000
	Design Contingency	6.53	446.31	453,000		453,000
	Construction Contingency	6.53	446.31	453,000		453,000
	Headworks	0.42	28.57	29,000		29,000
	Authority Costs					
	Public Art					
	Loose Funriture & Equipment					
	AV Services					
	Commissioning, Relocation Costs & Disbursements	0.29	19.70	20,000		20,000
	Professional Fees	8.24	562.56	571,000		571,000
	Shire Costs	0.14	9.85	10,000		10,000
	Escalation	4.54	310.34	315,000		315,000
	GST					
	Subtotal					*2,077,000*
	TOTAL					*6,600,000*
	COST OPTIONS					
	ACM Disposal - Remaining Building Only	2.12	144.83	147,000		147,000
	Install New Insulation to Existing External Walls - Remaining Building Only	2.68	183.25	186,000		186,000
GFA: 1,015 m2.		**100.00**	**6,830.54**	**6,933,000**		**6,933,000**

Final Total : $ 6,933,000

Trade Breakup

Job Name : OPTION 3 **Job Description**

Client's Name: H + H Architects Boddington Revitalisation Plan - Stage 1, Option 3

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade :	**1** ***STRUCTURAL WORKS 'OLD SCHOOL' BUILDING***					
	Structural Works					
1	Remove and replace stumps showing delignification - Fig 2a, 2b,& 2y	1.00	Item	28,000.00		28,000.00
2	Upgrade structural support to areas supporting heavy loads - Fig 2d & 2e	1.00	Item	5,000.00		5,000.00
3	Inspect and make existing roof structurally sound - Fig 2h	258.00	m2	100.00		25,800.00
4	Strength existing under purlins, provide addtional supports and tie-downs - Fig 2i, 2j, 2k & 2x	82.00	m	150.00		12,300.00
5	Check existing roof for batten uplift, provide batten collars to all rafter batten connections - Fig 2l	441.00	m2	25.00		11,025.00
6	Replace split battens - Fig 2l		Item			5,000.00
7	Replace split rafters and underpurlins above Units 10 & 11 - Fig 2m	1.00	Item	3,000.00		3,000.00
8	Provide addtional tie-downs to internal roof structural elemnets - Fig 2n	1.00	Item	2,500.00		2,500.00
9	Install new struts where missing - Fig 2p & 2q	4.00	No	350.00		1,400.00
10	Allow to investigate structural cracking around internal window - Fig 2r		Item			5,000.00
11	Support ceiling with structural timbers - Fig 2s	61.00	m2	95.00		5,795.00
12	Fig 2t - No works		Note			
13	Refix perimeter lathes to Southeast wings & Admin block - Fig 2u	68.00	m	10.00		680.00
14	Resupport/replace existing rafters that have failed due to the solar system - Fig 2v	1.00	Item	2,500.00		2,500.00
15	Replace damaged balustrade, allow to remediate/ replace damaged posts - Fig 2w, excluded, see Upgrade Works		Note			
16	Refix existing eave beam to rafters and resupport - Fig 2z	68.00	m	50.00		3,400.00
17	Subtotal					*111,400.00*
	Preliminaries					
18	Preliminaries 15%		Item			17,600.00
19	Subtotal					*17,600.00*
20	Total - Structural Works					*129,000.00*
	Upgrade Works					
21	Patch and paint existing internal & extrernal walls	1,560.00	m2	25.00		39,000.00
22	Reburbish existing decks - Assume sand back and reseal decking & complete replacement of balustrade with like for like	83.00	m2	200.00		16,600.00
23	Demolish existing stairs and ramps and replace with new compliant stairs and ramps	1.00	Item	16,000.00		16,000.00

Trade Breakup

Job Name : OPTION 3 **Job Description**

Client's Name: H + H Architects Boddington Revitalisation Plan - Stage 1, Option 3

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade :	**1** ***STRUCTURAL WORKS 'OLD SCHOOL' BUILDING***					*(Continued)*
24	Remove existing roofing, provide new metal roofing (assume heritage) including anitcon and ceiling insulation - See above for structural works	441.00	m2	340.00		149,940.00
25	Internal renovation/refurbishment of CRC - Excludes Toilets	217.00	m2	1,500.00		325,500.00
26	Allow for new joinery & fitments - Provisional, as advised		Item			100,000.00
27	Upgrade existing electrical & comms	441.00	m2	200.00		88,200.00
28	Install new split A/C throughout	1.00	Item	115,000.00		115,000.00
29	Upgrade existing toilets - W/C & UAT	1.00	Item	60,000.00		60,000.00
30	Subtotal					*910,240.00*
	Preliminaries					
31	Preliminaries 15%		Item			136,760.00
32	Subtotal					*136,760.00*
33	Total - Upgrade Works					*1,047,000.00*
	STRUCTURAL WORKS 'OLD SCHOOL' BUILDING				**Total :**	**1,176,000.00**
Trade :	**2** ***ARBOUR CRAFT MARKET SPINE***					
	BUILDING WORKS					
	New Build					
1	Toilet Block	120.00	m2	6,500.00		780,000.00
2	Subtotal					*780,000.00*
	Refurbish Existing Building					
3	Construct new external wall where building demolished	1.00	Item	15,000.00		15,000.00
4	Subtotal					*15,000.00*
5	Total Building Works					*795,000.00*
	EXTERNAL WORKS					
	Demolition					
6	Demolish existing western section of 'Old School Building'	1.00	Item	50,000.00		50,000.00
7	E/o for ACM removal & disposal	1.00	Item	45,000.00		45,000.00
8	Subtotal					*95,000.00*
	Site Preparation					
9	Remove/trim trees and grub up roots, as required		Item			10,000.00

Trade Breakup

Job Name : OPTION 3 **Job Description**

Client's Name: H + H Architects Boddington Revitalisation Plan - Stage 1, Option 3

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade :	**2** ***ARBOUR CRAFT MARKET SPINE***					*(Continued)*
10	Site demolitions including paving, ramps, retaining, fencing, etc.		Item			5,000.00
11	Relocate existing water tanks including new pad, stormwater works, etc.	1.00	Item	5,000.00		5,000.00
12	Clear site including cut/fill, clean imported fill, trim to levels, etc.	1,500.00	m2	25.00		37,500.00
13	Subtotal					*57,500.00*
	Roads, Foothpaths, Paved Areas					
14	Exposed aggregate trafficable paving	975.00	m2	230.00		224,250.00
15	Subtotal					*224,250.00*
	Boundary Walls, Fencing & Gates					
16	Bollards to access road and footpath junction	1.00	Item	11,000.00		11,000.00
17	Retaining walls and balustrades - Excluded		Note			
18	Perimeter fencing & gates - Excluded		Note			
19	Subtotal					*11,000.00*
	Outbuildings & Covered Way					
20	New covered pergola including footings, structure, roofing, raked ceiling linings, etc.	600.00	m2	900.00		540,000.00
21	New open pergola including footings, structure, etc.	440.00	m2	600.00		264,000.00
22	Subtotal					*804,000.00*
	Landscpaing & Improvements					
23	Street furniture - Provisional, as advised		Item			50,000.00
24	Soft landscaping including reticulation - Excluded, as advised		Note			
25	Subtotal					*50,000.00*
26	Total - External Works					*1,241,750.00*
	EXTERNAL SERVICES					
	External Hydraulic Services					
27	General diversons to accomodate new works		Item			10,000.00
28	Stormwater drainage	1.00	Item	40,000.00		40,000.00
29	Stormwater drainage - Civil, excluded assume paving to runoff into landscaped areas		Note			
30	Sewer drainage	1.00	Item	6,500.00		6,500.00
31	Water supply	1.00	Item	6,500.00		6,500.00
32	Gas supply - Excluded		Note			
33	Fire protection including tanks and pumps - Excluded		Note			

Trade Breakup

Job Name : OPTION 3 **Job Description**

Client's Name: H + H Architects Boddington Revitalisation Plan - Stage 1, Option 3

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade :	**2** ***ARBOUR CRAFT MARKET SPINE***					*(Continued)*
34	Subtotal					*63,000.00*
	External Electrical Services					
35	External electrical services including power, comms, lighting, modifications to existing, etc.	1.00	Item	100,000.00		100,000.00
36	CCTV systems - Provisional		Item			35,000.00
37	Solar PV system - Excluded		Note			
38	Power upgrade - Excluded		Note			
39	Western Power headworks - Excluded		Note			
40	Subtotal					*135,000.00*
	Sundries					
41	Builders work and margin		Item			19,800.00
42	Total - External Services					*217,800.00*
43	Total - External Works & Services					*1,459,550.00*
	Preliminaries					
44	Preliminaries 15% - External Works & Services Only		Item			338,450.00
45	TOTAL					*2,593,000.00*
	ARBOUR CRAFT MARKET SPINE				**Total :**	**2,593,000.00**
Trade :	**3** ***Subtotal***					
	Subtotal				**Total :**	
Trade :	**4** ***Locality Allowance***					
1	Locality Allowance for Boddington 20%		Item			754,000.00
	Locality Allowance				**Total :**	**754,000.00**
Trade :	**5** ***Subtotal***					
	Subtotal				**Total :**	
Trade :	**6** ***Total - Builders Work***					
1						

Trade Breakup

Job Name : OPTION 3 **Job Description**

Client's Name: H + H Architects Boddington Revitalisation Plan - Stage 1, Option 3

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
	Total - Builders Work				**Total :**	
Trade :	**7** ***Planning Contingency***					
1	Planning Contingency 5%		Item			226,000.00
	Planning Contingency				**Total :**	**226,000.00**
Trade :	**8** ***Design Contingency***					
1	Design contingency 10%		Item			453,000.00
	Design Contingency				**Total :**	**453,000.00**
Trade :	**9** ***Construction Contingency***					
1	Construction contingency 10%		Item			453,000.00
	Construction Contingency				**Total :**	**453,000.00**
Trade :	**10** ***Headworks***					
1	Headworks - Excluded, as advised		Note			29,000.00
	Headworks				**Total :**	**29,000.00**
Trade :	**11** ***Authority Costs***					
1	Permits, fees & levys		Item			
	Authority Costs				**Total :**	
Trade :	**12** ***Public Art***					
1	Public Art - Excluded, as advised		Note			
	Public Art				**Total :**	
Trade :	**13** ***Loose Funriture & Equipment***					
1	Loose furniture & equipment - Excluded, as advised		Note			
	Loose Funriture & Equipment				**Total :**	
Trade :	**14** ***AV Services***					
1	AV services - Excluded		Note			
	AV Services				**Total :**	

Trade Breakup

Job Name : OPTION 3 **Job Description**

Client's Name: H + H Architects Boddington Revitalisation Plan - Stage 1, Option 3

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade :	**15** ***Commissioning, Relocation Costs & Disbursements***					
1	Commissioning, relocation costs & disbursements - Provisional, as advised		Item			20,000.00
	Commissioning, Relocation Costs & Disbursements				**Total :**	**20,000.00**
Trade :	**16** ***Professional Fees***					
1	Professional fees 10%		Item			571,000.00
	Professional Fees				**Total :**	**571,000.00**
Trade :	**17** ***Shire Costs***					
1	Shire costs - As advised		Item			10,000.00
	Shire Costs				**Total :**	**10,000.00**
Trade :	**18** ***Escalation***					
1	Escalation for 12 months, 5% based upon current AIQS forecast indices		Item			315,000.00
	Escalation				**Total :**	**315,000.00**
Trade :	**19** ***GST***					
	GST				**Total :**	
Trade :	**20** ***Subtotal***					
1						
	Subtotal				**Total :**	
Trade :	**21** ***TOTAL***					
1						
	TOTAL				**Total :**	
Trade :	**22**					
1						
					Total :	

Trade Breakup

Job Name : OPTION 3 **Job Description**

Client's Name: H + H Architects Boddington Revitalisation Plan - Stage 1, Option 3

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade :	**23** ***COST OPTIONS***					
1						
	COST OPTIONS				**Total :**	
Trade :	**24** ***ACM Disposal - Remaining Building Only***					
	ACM Removal					
1	Allow to remove and dispose of possible ACM wall & ceiling linings - As per asbestos register	1.00	Item	25,000.00		25,000.00
2	Allow to replace linings with compressed fc sheet to external cladding	140.00	m2	180.00		25,200.00
3	Allow to replace linings with plasterboard lining to internal walls and ceilings	175.00	m2	115.00		20,125.00
4	Paint - Excluded see Uprade works for painting		Note			
5	Subtotal					*70,325.00*
	Preliminaries					
6	Preliminaries 15%		Item			10,675.00
7	Subtotal					*10,675.00*
8	Total - Perth Based					*81,000.00*
	Locality Allowance					
9	Locality allowance for Boddington 20%		Item			17,000.00
10	Total - Builders Works					*98,000.00*
	Project Costs					
11	Project costs including contingencies, fees, escalation, etc. GST excluded		Item			49,000.00
12	Total					*147,000.00*
	ACM Disposal - Remaining Building Only				**Total :**	**147,000.00**
Trade :	**25** ***Install New Insulation to Existing External Walls - Remaining Building Only***					
	Demolition					
1	Remove existing internal wall linings to existing external walls	414.00	m2	30.00		12,420.00
2	E/o for ACM removal	1.00	Item	15,000.00		15,000.00
3	Subtotal					*27,420.00*
	New Works					
4	Install new plasterboard lining to internal walls including insulation	414.00	m2	150.00		62,100.00
5	Paint excluded - See Upgrade Works		Note			

Trade Breakup

Job Name : OPTION 3 **Job Description**

Client's Name: H + H Architects Boddington Revitalisation Plan - Stage 1, Option 3

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade :	**25** ***Install New Insulation to Existing External Walls - Remaining Building Only***					*(Continued)*
6	Subtotal					*62,100.00*
7	Total					*89,520.00*
	Preliminaries					
8	Preliminaries 15%		Item			13,480.00
9	Subtotal					*13,480.00*
10	Total - Perth Based					*103,000.00*
	Locality Allowance					
11	Locality allowance for Boddington 20%		Item			21,000.00
12	Total - Builders Works					*124,000.00*
	Project Costs					
13	Project costs including contingencies, fees, escalation, etc. GST excluded		Item			62,000.00
14	Total					*186,000.00*
	Install New Insulation to Existing External Walls Remaining Building Only				**Total :**	**186,000.00**

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 September 2026

Summary

The list of payments for the month ending 30 September 2026 is presented for noting by Council.

Background

Council has delegated to the Chief Executive Officer the exercise of its power to make payments from the Shire's municipal fund and trust fund.

In exercising this authority, and in accordance with the Local Government (Financial Management) Regulations 1996, a list of payments made from Council's Municipal Fund and Trust Fund bank accounts must be prepared and presented to Council for noting in the following month.

Comment

The payments listed 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 Implications

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 and Council Decision

COUNCIL RESOLUTION: 114/26

Moved: Cr I Macpherson **Seconded:** Cr J Van Heerden

That Council receive the list of payments for the month ending 30 September 2026 as presented.

CARRIED: **7-0**

For: Cr E Smalberger, Cr P Carrotts, Cr J Van Heerden, Cr H Prandl, Cr A Ryley, Cr P Kessler, Cr I Macpherson

Against: Nil

SHIRE OF BODDINGTON LIST OF PAYMENTS SEPTEMBER 2026

Chq/EFT	Date	Name	Description	Amount
17720	03/09/2026	WATER CORPORATION	APPLICATION FOR LOT 22 (32) BANNISTER RD	651.99
EFT29846	01/09/2026	EUREKA AUTO ELECTRICAL	REPAIRS TO HAKO ROAD SWEEPER	272.75
EFT29847	01/09/2026	EMERGE ASSOCIATES	BODDINGTON CABINS LANDSCAPE DESIGN	990.00
EFT29848	01/09/2026	ROTIM SOLUTIONS	CENTRAL PARK AND PLAZA PROJECTS	35,060.85
EFT29849	01/09/2026	THE LOCK MAN SECURITY	NEW PADLOCKS	426.00
EFT29850	04/09/2026	INDUSTRIAL ROADPAVERS (WA)	CARAVAN PARK CABINS PROJECT	23,100.00
EFT29851	11/09/2026	RENTOKIL	SANITARY BIN SERVICE	770.57
EFT29852	11/09/2026	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA (WA)	DATA DRIVES DECISIONS PROJECT FY26/27	1,100.00
EFT29853	11/09/2026	LANDGATE	GRV INTERIM VALUATIONS	54.78
EFT29854	11/09/2026	WA LIBRARY SUPPLIES	ACRYLIC DIVIDERS	213.50
EFT29855	11/09/2026	BODDINGTON TYRE SERVICE	NEW TYRES	764.00
EFT29856	11/09/2026	TANIA DAWSON	BODDFIT MEMBER INDUCTIONS	1,050.00
EFT29857	11/09/2026	MCLEODS BARRISTERS AND SOLICITORS	LEGAL SERVICES	497.00
EFT29858	11/09/2026	TEAM GLOBAL EXPRESS	COURIER CHARGES	204.38
EFT29859	11/09/2026	COLOR CONTRAST PAINTING SERVICES	PAINTING - UNIT 3/36 HOTHAM AVE	9,207.00
EFT29860	11/09/2026	STATE LIBRARY OF WESTERN AUSTRALIA	BETTER BEGINNINGS PROGRAM	131.84
EFT29861	11/09/2026	NEWMONT BODDINGTON GOLD	RENT 3 PRUSSIAN WAY & 25 FARMERS AVE	2,600.00
EFT29862	11/09/2026	WALLIS COMPUTER SOLUTIONS	COPILOT SUBSCRIPTION	845.57
EFT29863	11/09/2026	ZIRCODATA	STORAGE FEES	103.63
EFT29864	11/09/2026	BRANT LEHMANN	ANNUAL HONORARIUM	5,000.00
EFT29865	11/09/2026	BODDINGTON POST OFFICE & STORE	STATIONERY ITEMS	426.38
EFT29866	11/09/2026	SAPIO	BODDINGTON SWIMMING POOL CCTV	22,101.41
EFT29867	11/09/2026	SOS OFFICE EQUIPMENT	PHOTOCOPIER CHARGES	219.50
EFT29868	11/09/2026	GFG TEMPORARY ASSIST	TEMPORARY PERSONNEL SUPPORT	4,051.30
EFT29869	11/09/2026	NICHOLLS BUS & COACH SERVICE	HIRE OF BUS TO BOUNCE PERTH	1,287.00
EFT29870	11/09/2026	AAA PRINT GROUP	BFB TRAINING BOARDS	904.64
EFT29871	11/09/2026	DANIEL CARROTTS	ANNUAL HONORARIUM	1,500.00
EFT29872	11/09/2026	INTERNODE	BROADBAND SERVICE	109.99
EFT29873	11/09/2026	BODDINGTON DINER	CATERING SERVICES	548.00
EFT29874	11/09/2026	FETCH PRINT	RATES & FIRE BROCHURES	1,287.00
EFT29875	11/09/2026	EASY AS ELECTRICAL SOLUTIONS	ELECTRICAL WORK AT VARIOUS SHIRE LOCATIONS	1,415.70
EFT29876	11/09/2026	ARTS NARROGIN INCORPORATED	REFUND OF CLEANING BOND AND KEY	240.00
EFT29877	11/09/2026	KOORMAL CONTRACTING	INSTALLATION OF HYDRANT AND BACKFLOW VALVE	5,148.00
EFT29878	11/09/2026	RAUK MECHANICAL	FUEL AUGUST 2026	2,721.91
EFT29879	11/09/2026	TREDWELL MANAGEMENT SERVICES	LOCAL BICYCLE PLAN	8,685.60
EFT29880	11/09/2026	PIQUE MOD - FOX MODULAR	REFUND OF KERB BOND	2,300.00
EFT29881	11/09/2026	JEREMY LOBB	ANNUAL HONORARIUM	1,500.00
EFT29882	11/09/2026	DARYL HOFMAN	REIMBURSEMENT FOR WORK BOOTS	214.95
EFT29883	11/09/2026	AVON WASTE	FUEL LEVY	389.07
EFT29884	11/09/2026	BODDINGTON SERVICE STATION	REPLACEMENT GAS BOTTLE	216.00
EFT29885	11/09/2026	ST JOHN AMBULANCE AUSTRALIA (WA) INC	AED READY KIT	765.00
EFT29886	11/09/2026	SHIRE OF BODDINGTON	BSL COMMISSION AUGUST 2026	30.00
EFT29887	11/09/2026	CHUBB FIRE & SECURITY	MONTHLY FIRE PANEL SERVICING	352.46
EFT29888	11/09/2026	DEPARTMENT OF FIRE & EMERGENCY SERVICES	2026/2027 EMERGENCY SERVICES LEVY	136,986.00
EFT29889	11/09/2026	DEPT OF MINES,INDUSTRY REGULATION AND SAFETY	BLS AUGUST 2026	1,301.81
EFT29890	11/09/2026	SOUTH WEST FIRE UNITS	SERVICE BODDINGTON 3.4	2,903.56
EFT29891	18/09/2026	T-QUIP	PARTS FOR TORO MOWER	2,636.70
EFT29892	18/09/2026	AUSTRALIA POST ACCOUNTS RECEIVABLE	POSTAGE AUGUST 2026	558.57
EFT29893	18/09/2026	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA (WA)	MEMBERSHIP 2026/2027	560.00
EFT29894	18/09/2026	OFFICEWORKS BUSINESS DIRECT	STATIONERY ITEMS	1,586.27
EFT29895	18/09/2026	BODDINGTON TYRE SERVICE	TYRE REPAIR	171.60
EFT29896	18/09/2026	ABCO PRODUCTS	CLEANING PRODUCTS	1,144.41
EFT29897	18/09/2026	BODDINGTON HARDWARE AND NEWSAGENCY	HARDWARE ITEMS & FERTILISER	9,623.23
EFT29898	18/09/2026	SEEK LIMITED	SEEK CONTRACT	4,070.00
EFT29899	18/09/2026	JM SALES	CORDLESS HEDGE TRIMMER & BATTERY	1,607.05
EFT29900	18/09/2026	TEAM GLOBAL EXPRESS	COURIER CHARGES	1,018.90
EFT29901	18/09/2026	INDUSTRIAL AUTOMATION GROUP	SOLAR STANDPIPE CONTROL SYSTEM	15,331.25
EFT29902	18/09/2026	SHERIDAN'S	STAFF NAME BADGE	98.90
EFT29903	18/09/2026	ELLENBY TREE FARM	ASSORTED PLANTS - PLAZA UPGRADES	17,567.00
EFT29904	18/09/2026	SHIRE OF NARROGIN	BUILDING SERVICES AUGUST 2026	2,496.00
EFT29905	18/09/2026	BODDINGTON BAKEHOUSE	CATERING SERVICES	86.00
EFT29906	18/09/2026	JANI MURPHY & ASSOCIATES	EMAIL MASTERY WORKSHOP	823.35
EFT29907	18/09/2026	BODDINGTON SUPERMARKET	SHIRE & YOUTH CENTRE PURCHASES AUGUST 2026	1,141.07
EFT29908	18/09/2026	COMMUNITY RESOURCES INC	COLLECTION & REMOVAL OF MATTRESSES	5,330.90
EFT29909	18/09/2026	CONNECT CALL SERVICES	AFTER HOURS CALL SERVICE AUGUST 2026	329.45
EFT29910	18/09/2026	NEWBOOK	NEWBOOK ANNUAL SUBSCRIPTION 2026/2027	11,505.20
EFT29911	18/09/2026	UNIFORMS AT WORK AUSTRALIA	STAFF UNIFORMS	678.93
EFT29912	18/09/2026	NXP CIVILS	PLAZA PARK PROJECT & DRAINAGE WORK	34,298.00
EFT29913	18/09/2026	EASY AS ELECTRICAL SOLUTIONS	ELECTRICAL WORK AT VARIOUS SHIRE LOCATIONS	1,679.70
EFT29914	18/09/2026	FREMANTLE CIVIL	CEILING REPAIRS	550.00
EFT29915	18/09/2026	KOORMAL CONTRACTING	REPAIRS TO GAS STOVE AT 34 HILL STREET	132.00
EFT29916	18/09/2026	RAUK MECHANICAL	FUEL AUGUST 2026	161.60
EFT29917	18/09/2026	TRANSAFE WA	INSTRUCKTA DAY - FUNDED BY INDUSTRY ROAD SAFETY FUND	3,300.00
EFT29918	18/09/2026	JBM FREIGHT SERVICES	FREIGHT CHARGES	106.92
EFT29919	18/09/2026	BODDINGTON ELECTRICAL SERVICES	ELECTRICAL WORK AT 20 POLLARD ST	541.53
EFT29920	18/09/2026	AEP CONSULTANTS	HIGH ADVERSITY RESILIENCE TRAINING X 2 SESSIONS	16,830.00
EFT29921	18/09/2026	AVON WASTE	RUBBISH SERVICES SEPTEMBER 2026	7,599.92
EFT29922	18/09/2026	BODDINGTON SERVICE STATION	VEHICLE SERVICE - VARIOUS SHIRE VEHICLES	1,379.60
EFT29923	18/09/2026	ST JOHN AMBULANCE AUSTRALIA (WA) INC.	HEARTSTART DEFIBRILLATOR	1,836.00
EFT29924	18/09/2026	ZIPFORM	RATE NOTICES	2,021.46
EFT29925	18/09/2026	MIRACLE RECREATION EQUIPMENT	FLYING FOX CABLES	2,123.00
EFT29926	18/09/2026	JTAGZ	DOG REGISTRATION TAGS	348.70
EFT29927	22/09/2026	ADVANCED MINE PERFORMANCE TRAINING SERVICES	HRA AUTOMATIC COURSE	1,250.00
EFT29928	22/09/2026	RAUK MECHANICAL	FUEL SEPTEMBER 2026	8,323.47
EFT29929	25/09/2026	ABCO PRODUCTS	CLEANING PRODUCTS	2,884.21
EFT29930	25/09/2026	EDGE PLANNING & PROPERTY	PLANNING SERVICES	4,719.00
EFT29931	25/09/2026	PETER GRAHAM	RATES REFUND	128.25
EFT29932	25/09/2026	NARROGIN CARPETS & CURTAINS	CARPET INSTALLATION	4,620.00
EFT29933	25/09/2026	JM SALES	LAWN EDGER & PARTS	2,466.40
EFT29934	25/09/2026	TEAM GLOBAL EXPRESS	COURIER CHARGES	58.72
EFT29935	25/09/2026	SHERIDAN'S	TIMBER NAME PLAQUES	275.00
EFT29936	25/09/2026	WILLIAM MUNRO	RATES REFUND	806.50
EFT29937	25/09/2026	DORMAKABA AUSTRALIA	BATTERIES FOR AUTOMATIC DOORS	149.07

SHIRE OF BODDINGTON LIST OF PAYMENTS SEPTEMBER 2026

Chq/EFT	Date	Name	Description	Amount
EFT29938	25/09/2026	WALLIS COMPUTER SOLUTIONS	ANNUAL BILLING 2026/2027	114,439.11
EFT29939	25/09/2026	ANNE MCLEAVY	REFUND OF KEY & CLEANING BOND	240.00
EFT29940	25/09/2026	CORSIGN WA	SIGNAGE	33.00
EFT29941	25/09/2026	RURAL AND REGIONAL ECONOMIC SOLUTIONS	CONSULTANCY SERVICES	5,240.12
EFT29942	25/09/2026	SCAVENGER SUPPLIES	PROTECTIVE WEAR	7,018.00
EFT29943	25/09/2026	SHERRIN RENTALS	HIRE OF SMOOTH DRUM ROLLER	4,353.80
EFT29944	25/09/2026	RINGCENTRAL INC	MONTHLY TELEPHONE SUBSCRIPTION	876.04
EFT29945	25/09/2026	GFG TEMPORARY ASSIST	TEMPORARY PERSONNEL SUPPORT	8,028.90
EFT29946	25/09/2026	GREAT WESTERN SERVICES	RECEPTION DESK ASSEMBLY	1,507.00
EFT29947	25/09/2026	A 1 INSIGNIA	EPAULETTES FOR BUSH FIRE BRIGADES	280.50
EFT29948	25/09/2026	CIVIL PRODUCTS WA	SIGNAGE	15.95
EFT29949	25/09/2026	BODDINGTON DINER	CATERING SERVICES	588.00
EFT29950	25/09/2026	NXP CIVILS	CENTRAL PARK PROJECT	46,013.00
EFT29951	25/09/2026	EASY AS ELECTRICAL SOLUTIONS	ELECTRICAL WORK AT 20 PRUSSIAN WAY	400.40
EFT29952	25/09/2026	COURT SECURITY	CONTROL ROOM MONITORING AT THE MEDICAL CENTRE	178.00
EFT29953	25/09/2026	JBM FREIGHT SERVICES	FREIGHT CHARGES	35.64
EFT29954	25/09/2026	AUSSIE MONUMENTAL WORKS	RELOCATING MONUMENT AT THE CEMETERY	958.65
EFT29955	25/09/2026	TAMMY WAYNE-ELLIOT	REIMBURSEMENT FOR STAFF MEETING	75.98
EFT29956	25/09/2026	CHLOE MCEWEN	REFUND OF CAT TRAP BOND	120.00
EFT29957	25/09/2026	LUCINDA SMITH	REFUND OF GYM MEMBERSHIP FEE	80.00
EFT29958	25/09/2026	AVON WASTE	RUBBISH SERVICES SEPTEMBER 2026	7,599.95
EFT29959	25/09/2026	BODDINGTON ARTS COUNCIL	FIELDS OF QUILTS 2026 & ART EXHIBITION DONATION	3,000.00
EFT29960	25/09/2026	SHIRE OF BODDINGTON	SHIRE REFUSE & RECYCLING 2026/2027	25,505.00
EFT29961	25/09/2026	AUSTRALIAN TAXATION OFFICE (BAS RETURNS)	BAS AUGUST 2026	88,966.00
EFT29962	25/09/2026	RSEA	PROTECTIVE WEAR	1,596.20
EFT29963	25/09/2026	BODDINGTON SES	REIMBURSEMENT FOR THE SES	1,079.18
DD18454.1	01/09/2026	PRECISION ADMINISTRATION SERVICES	SUPERANNUATION CONTRIBUTIONS	19,806.24
DD18454.2	01/09/2026	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	1,947.25
DD18455.1	02/09/2026	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	1,199.50
DD18456.1	03/09/2026	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	751.45
DD18456.2	03/09/2026	NATIONAL AUSTRALIA BANK	TRANSACT FEE	15.00
DD18475.1	04/09/2026	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	2,084.70
DD18476.1	07/09/2026	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	3,704.35
DD18476.2	07/09/2026	TELSTRA LIMITED	MOBILE PHONE CHARGES - SHIRE	841.64
DD18477.1	08/09/2026	NEWBOOK PTY LTD	CARAVAN PARK ONLINE BOOKING	173.25
DD18477.2	08/09/2026	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	3,840.95
DD18477.3	08/09/2026	SYNERGY	ELECTRICITY CHARGES - VARIOUS SHIRE LOCATIONS	5,767.71
DD18478.1	09/09/2026	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	2,927.10
DD18478.2	09/09/2026	SYNERGY	ELECTRICITY CHARGES - SWIMMING POOL	263.66
DD18479.1	10/09/2026	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	485.85
DD18498.1	14/09/2026	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	970.90
DD18498.2	14/09/2026	SYNERGY	ELECTRICITY CHARGES - CENTRAL PARK	139.59
DD18498.3	14/09/2026	WESTERN AUSTRALIAN TREASURY CORPORATION	PAYMENT LOAN 106	42,709.40
DD18508.1	11/09/2026	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	1,165.45
DD18509.1	15/09/2026	PRECISION ADMINISTRATION SERVICES	SUPERANNUATION CONTRIBUTIONS	20,989.04
DD18509.2	15/09/2026	TELAIR PTY LTD	INTERNET SERVICE	493.90
DD18509.3	15/09/2026	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	1,495.75
DD18510.1	16/09/2026	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	661.40
DD18511.1	17/09/2026	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	1,925.90
DD18512.1	18/09/2026	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	2,457.65
DD18512.2	18/09/2026	TELSTRA LIMITED	PHONE CHARGES - SES LANDLINES	195.29
DD18513.1	21/09/2026	BUSINESS FUEL CARDS (FLEET CARD)	FIRE BRIGADE FLEET CARDS	254.75
DD18513.2	21/09/2026	BOC GASES BOC ACCOUNT PROCESSING	GAS CONTAINER FEES	21.14
DD18513.3	21/09/2026	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	979.05
DD18514.1	22/09/2026	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	4,297.15
DD18515.1	23/09/2026	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	1,717.00
DD18516.1	24/09/2026	OPTUS COMMUNICATIONS	INTERNET - CCTV TRAILER	110.00
DD18516.2	24/09/2026	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	22.40
DD18516.3	24/09/2026	SYNERGY	ELECTRICITY CHARGES - STREET LIGHTS	3,717.76
DD18516.4	24/09/2026	TELSTRA LIMITED	PHONE & INTERNET CHARGES - VARIOUS SHIRE LOCATIONS	729.59
DD18519.1	25/09/2026	WATER CORPORATION	WATER CHARGES - VARIOUS SHIRE LOCATIONS	6,235.66
DD18519.2	25/09/2026	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	778.70
DD18521.1	29/09/2026	PRECISION ADMINISTRATION SERVICES	SUPERANNUATION CONTRIBUTIONS	21,950.19
DD18521.2	29/09/2026	NATIONAL AUSTRALIA BANK	NAB CONNECT FEE	106.71
DD18521.3	29/09/2026	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	323.35
DD18521.4	29/09/2026	SUPAGAS	CYLINDER RENTAL & BULK GAS	654.04
DD18521.5	29/09/2026	SYNERGY	ELECTRICITY CHARGES - CARAVAN PARK	1,709.39
DD18521.6	29/09/2026	WATER CORPORATION	WATER CHARGES - 46 JOHNSTONE ST	318.02
DD18522.1	30/09/2026	WATER CORPORATION	WATER CHARGES - VARIOUS SHIRE LOCATIONS	7,060.05
DD18522.2	30/09/2026	NATIONAL AUSTRALIA BANK	NAB MERCHANT FEES	1,893.68
DD18522.3	30/09/2026	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	1,587.80
DD18522.4	30/09/2026	SYNERGY	ELECTRICITY CHARGES - VARIOUS SHIRE LOCATIONS	7,680.97
DD	02/09/2026	NAB BUSINESS VISA	CREDIT CARD PURCHASES	9,298.26
				964,289.97

ITEMISATION OF CREDIT CARD PURCHASES

	JAMES WICKENS		
10/08/2026	NIGHTOWL ARMADALE	FUEL BT04	142.23
17/08/2026	REMARKABLE	SUBSCRIPTION FEE	6.49
17/08/2026	CALTEX BEDFORDALE	FUEL BT04	134.20
24/08/2026	CALTEX BEDFORDALE	FUEL BT04	138.77
	SAM KEMPTON		
05/08/2026	KELLYS DISTRIBUTORS	ITEMS FOR THE YOUTH CENTRE	178.79
11/08/2026	KMART	ITEMS FOR THE YOUTH CENTRE	71.17
13/08/2026	NETFLIX	SUBSCRIPTION FOR THE YOUTH CENTRE	20.99
19/08/2026	BOUNCE HOLDINGS	ITEMS FOR THE YOUTH CENTRE	324.90
21/08/2026	SPOTIFY	MUSIC SUBSCRIPTION FOR THE YOUTH CENTRE	15.99
28/08/2026	NEXTMEDIA	MAGAZINE SUBSCRIPTION	87.99
28/08/2026	FLEX FITNESS	GYM EQUIPMENT	1,778.90
28/08/2026	BIGW ONLINE	MATERIALS FOR CHILDRENS WEEK	176.75

SHIRE OF BODDINGTON LIST OF PAYMENTS SEPTEMBER 2026

Chq/EFT	Date	Name	Description	Amount
		DUNCAN GEMMILL		
	29/07/2026	SPOTLIGHT	MANCHESTER FOR OLD POLICE STATION	307.00
	10/08/2026	JOONDALUP RESORT HOTEL	ACCOMMODATION	260.00
	21/08/2026	HARVEY NORMAN	DISHWASHER	749.00
	24/08/2026	BODDINGTON SERVICE STATION	FUEL BT61	94.00
	24/08/2026	CORE HOSPITALITY	FOLDING TABLE TROLLEY	935.00
	24/08/2026	NANNUP HOTEL	BFB TRAINING ACCOMMODATION	240.00
	26/08/2026	SHIRE OF BODDINGTON	PLATE CHANGE	32.00
	26/08/2026	SHIRE OF BODDINGTON	REGISTRATION RENEWAL BT4148	242.90
		CARA RYAN		
	03/08/2026	WA NEWSPAPER	DIGITAL SUBSCRIPTION FEE	32.00
	14/08/2026	SHIRE OF BODDINGTON	PLATE CHANGE BT39	32.00
		JULIE BURTON		
	03/08/2026	MAILCHIMP	NEWSLETTER SOFTWARE	64.71
	13/08/2026	BODDINGTON HOTEL	CATERING	137.00
	14/08/2026	ILLUSTRATOR	ADOBE LICENSE	35.99
	17/08/2026	INDESIGN	ADOBE LICENSE	35.99
	17/08/2026	OPENAI.COM	CHATGPT SUBSCRIPTION FEE	106.41
	18/08/2026	REMARKABLE	SUBSCRIPTION FEE	9.98
	19/08/2026	DEPT OF JUSTICE	LEGAL SERVICES	199.10
	19/08/2026	FACEBOOK	ADVERTISING	160.29
	24/08/2026	REDCLIFFE ON THE MURRAY	FAREWELL LUNCHEON	884.00
	25/08/2026	OFFICE WORKS	CONFERENCE CAMERA	808.95
	25/08/2026	AIRBNB	GIFT CARD	300.00
	27/08/2026	RINGCENTRAL.COM.AU	TELEPHONE SERVICE - MEDICAL CENTRE	330.00
	27/08/2026	ADOBE	LICENSE	171.28
	28/08/2026	NAB CARD FEE	FEE	45.00
	28/08/2026	NAB INTERNATIONAL TRANSACT FEES	FEE	8.49
		PAYROLL PAYMENTS		
		NAB	NET PAYROLL F/N ENDING 13/09/2026	99,771.06
		NAB	NET PAYROLL F/N ENDING 27/09/2026	109,717.37
	TOTAL MUNI			1,173,778.40
	TOTAL TRUST & MUNI			**1,173,778.40**

9.3.2 Financial Report

File Reference:	3.0056
Applicant:	Nil
Previous Item:	Nil
Author:	Manager Strategic Finance & ERP Implementation
Disclosure of Interest:	Nil
Voting Requirements:	Simple Majority
Attachments:	9.3.2A Monthly Financial Report 30 September 2026

Summary

The Monthly Financial Report for the period ending 30 September 2026 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 Implications

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 and Council Decision

COUNCIL RESOLUTION: 115/26

Moved: Cr P Carrotts **Seconded:** Cr H Prandl

That Council receive the financial statements as presented, for the period ending 30 September 2026.

CARRIED: **7-0**

For: Cr E Smalberger, Cr P Carrotts, Cr J Van Heerden, Cr H Prandl, Cr A Ryley, Cr P Kessler, Cr I Macpherson

Against: Nil

Shire of BODDINGTON

Monthly Financial Report

For the Period Ended 30 September 2026

Monthly Financial Report
(containing the Statement of Financial Activity)
For the Period Ended 30 September 2026

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 September 2026

	Note	Adopted Budget Estimates (a)	YTD Budget Estimates (b)	YTD Actual (c)	Variance $ (c)-(b)	Variance % (c)-(b)/(b)	
Operating Activities		$	$	$	$	%	
Revenue from operating activities							
General rates		7,738,459	7,735,458	7,746,012	10,554	0%	
Grants, subsidies and contributions	11	654,348	335,162	345,958	10,796	3%	
Fees and charges		1,611,099	637,641	634,290	(3,351)	(1%)	
Interest revenue		353,068	93,391	82,915	(10,476)	(11%)	
Other revenue		159,272	11,801	50,430	38,629	327%	▲
Profit on asset disposals	8	192,000	56,000	91,689	35,689	64%	▲
		10,708,246	8,869,453	8,951,294	81,841		
Expenditure from Operating activities							
Employee costs		(4,235,703)	(1,043,988)	(1,147,975)	(103,987)	(10%)	
Materials and contracts		(3,306,311)	(806,592)	(696,768)	109,824	14%	▲
Utility Charges		(415,150)	(103,788)	(108,258)	(4,470)	(4%)	
Depreciation		(2,667,300)	(666,828)	0	666,828	100%	▲
Finance Costs		(27,504)	(5,329)	(5,805)	(476)	(9%)	
Insurance		(228,084)	(114,037)	(114,378)	(341)	(0%)	
Other expenditure		(120,813)	(32,235)	(10,041)	22,194	69%	▲
Loss on asset disposals	8	(62,500)	0	0	0	0%	
		(11,063,365)	(2,772,797)	(2,083,225)	689,572		
Non cash amounts excluded from operating activities	2(c)	2,537,800	610,828	(91,689)	(702,517)	(115%)	▼
Amount attributable to operating activities		**2,182,681**	**6,707,484**	**6,776,380**	68,896		
Investing Activities							
Inflows from investing activities							
Proceeds - capital grants, subsidies & contributions	11	4,171,392	103,070	100,000	(3,070)	(3%)	
Proceeds - disposal of assets		264,000	85,000	91,689	6,689	8%	
		4,435,392	188,070	191,689	3,619		
Outflows from investing activities							
Payments - property, plant and equipment	7	(3,625,709)	(611,000)	(83,981)	527,019	86%	▲
Payments - construction of infrastructure	7	(6,074,855)	(527,496)	(525,704)	1,792	0%	
		(9,700,564)	(1,138,496)	(609,685)	528,811		
Amount attributable to investing activities		**(5,265,172)**	**(950,426)**	**(417,996)**	532,430		
Financing Activities							
Inflows from financing activities							
Proceeds from new borrowings	10	500,000	0	0	0	0%	
Transfer from reserves	5	612,855	0	0	0	0%	
		1,112,855	0	0	0		
Outflows from financing activities							
Repayment of borrowings	10	(219,851)	(37,380)	(37,380)	0	0%	
Payments for principal portion of lease liabilities		0	(2,000)	(2,124)	(124)	(6%)	
Transfer to reserves	5	(468,639)	(27,900)	(27,900)	0	0%	
		(688,490)	(67,280)	(67,404)	(124)		
Amount attributable to financing activities		**424,365**	**(67,280)**	**(67,404)**	(124)		
Movement in Surplus or Deficit							
Surplus or deficit at the start of the financial year	2(a)	2,658,126	2,658,126	2,659,531	1,405	0%	
Amount attributable to operating activities		2,182,681	6,707,484	6,776,380	68,896	1%	
Amount attributable to investing activities		(5,265,172)	(950,426)	(417,996)	532,430	(56%)	
Amount attributable to financing activities		424,365	(67,280)	(67,404)	(124)	0%	
Surplus or deficit after imposition of general rates		**0**	**8,347,904**	**8,950,511**	602,607		

▲▼ 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 notes.

Shire of BODDINGTON

Statement of Financial Position
For the Period Ended 30 September 2026

	Note	Actual 30/06/2026	Actual as at 30/09/2026
		$	$
Current Assets			
Cash and cash equivalents	4	9,041,618	13,725,503
Trade and other receivables	6	530,187	1,796,135
Inventories		16,098	16,098
Other assets		548,327	548,327
Total Current Assets		10,136,230	16,086,063
Non-Current Assets			
Trade and other receivables		19,092	19,092
Other financial assets		77,589	77,589
Property, plant and equipment		40,634,895	40,701,457
Infrastructure		71,108,260	71,651,383
Right-of-use- assets		127,312	127,312
Total Non-Current Assets		111,839,836	112,449,521
Total Assets		**121,976,066**	**128,535,584**
Current Liabilities			
Trade and other payables	9	1,765,136	576,895
Other liabilities	11	2,810,777	3,629,971
Lease Liabilities		25,845	23,721
Borrowings	10	219,851	182,471
Employee related provisions		336,582	336,582
Total Current Liabilities		5,158,191	4,749,640
Non-Current Liabilities			
Lease Liabilities		100,563	100,563
Borrowings	10	702,271	702,271
Employee related provisions		57,512	57,512
Total Non-Current Liabilities		860,346	860,346
Total Liabilities		**6,018,537**	**5,609,986**
Net Assets		**115,957,529**	**122,925,598**
Equity			
Retained surplus		43,951,699	50,891,868
Reserve accounts		2,564,204	2,592,104
Revaluation surplus		69,441,626	69,441,626
Total Equity		**115,957,529**	**122,925,598**

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

Statement of Financial Position
For the Period Ended 30 September 2026

1 Basis of Preparation and Material Accounting Policies

Basis of Preparation

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. Supplementary 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.

Preparation Timing and Review
Date prepared: All known transactions up to 14 October 2026

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.

Material accounting policies
Material accounting policies utilised in the preparation of these statements are as described within the 2025-26 Annual Budget. Please refer to the adopted budget document for details of these policies.

Critical accounting estimates and judgements
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.

As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the financial report.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:
- Fair value measurement of assets carried at reportable value including:
  - Property, plant and equipment
  - Infrastructure
- Impairment losses of non-financial assets
- Expected credit losses on financial assets
- Assets held for sale
- Investment property
- Estimated useful life of intangible assets
- Measurement of employee benefits
- Measurement of provisions
- Estimation uncertainties and judgements made in relation to lease accounting

Shire of BODDINGTON

Notes to the Statement of Financial Activity
For the Period Ended 30 September 2026

2 Net Current Assets Information

(a) Net current assets used in the Statement of Financial Activity

	Note	Adopted Budget Opening 1/07/2026	Actual as at 30/06/2026	Actual as at 30/09/2026
Current Assets		$	$	$
Cash and cash equivalents	4	9,041,618	9,041,618	13,725,503
Trade and other receivables	6	598,882	530,187	1,796,135
Inventories		16,098	16,098	16,098
Other assets		548,327	548,327	548,327
		10,204,925	10,136,230	16,086,063
Less: Current liabilities				
Trade and other payables	9	(1,836,448)	(1,765,136)	(576,895)
Borrowings	10	(219,851)	(219,851)	(182,471)
Capital grant/contribution liability	11	(2,810,777)	(2,810,777)	(3,629,971)
Lease Liabilities		0	(25,845)	(23,721)
Employee related provisions		(336,582)	(336,582)	(336,582)
		(5,203,658)	(5,158,191)	(4,749,640)
Net current assets		5,001,267	4,978,039	11,336,423
Less: Total adjustments to net current assets	2(b)	(2,344,353)	(2,318,508)	(2,385,912)
Closing funding surplus / (deficit)		**2,656,914**	**2,659,531**	**8,950,511**

(b) Current assets and liabilities excluded from budgeted deficiency

Adjustments to net current assets				
Less: Reserve accounts	5	(2,564,204)	(2,564,204)	(2,592,104)
Add: Current liabilities not expected to be cleared at the end of the year				
- Current portion of borrowings	10	219,851	219,851	182,471
- Current portion of lease liabilities		0	25,845	23,721
- Current portion of employee benefit provisions held in reserve		0	0	0
		(2,344,353)	(2,318,508)	(2,385,912)

(c) Non-cash amounts excluded from operating activities

		Adopted Budget Estimates 30/06/2026	YTD Budget Estimates 30/09/2026	Actual as at 30/09/2026
Adjustments to operating activities				
Less : Profit on asset disposals	8	(192,000)	(56,000)	(91,689)
Add : Loss on asset disposals	8	62,500	0	0
Add: Depreciation		2,667,300	666,828	0
Non-cash movements in non-current assets and liabilities:				
- Pensioner deferred rates		0	0	0
- Employee provisions		0	0	0
		2,537,800	610,828	(91,689)

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 local governments' operational cycle.

Shire of BODDINGTON

Notes to the Statement of Financial Activity
For the Period Ended 30 September 2026

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 2026-2027 year is $20,000 or 10% whichever is the greater.

Description	Variance $	Variance %	Explanation of Variances
Revenue from operating activities			
Rates	10,554	0%	
Grants, subsidies and contributions	10,796	3%	
Fees and charges	(3,351)	(1%)	
Interest earnings	(10,476)	(11%)	
Other revenue	38,629	327%	▲ Permanent - Insurance Reimbursement - Parental Leave Reimbursement
Profit on asset disposals	35,689	64%	▲ Timing - Sale proceeds recognised; asset disposal pending to determine profit against book value.
Expenditure from operating activities			
Employee costs	(103,987)	(10%)	
Materials and contracts	109,824	14%	▲ Timing - across various programs
Utility Charges	(4,470)	(4%)	
Depreciation	666,828	100%	▲ Timing – depreciation will be processed upon finalisation of year-end audit
Finance Costs	(476)	(9%)	
Insurance	(341)	(0%)	
Other expenditure	22,194	69%	▲ Timing - Councillor Allowances yet to be claimed
Loss on asset disposals	0	0%	
Non-cash amounts excluded from operating activities	(702,517)	(115%)	▼ Timing – depreciation will be processed upon finalisation of year-end audit
Inflows from investing activities			
Proceeds - capital grants, subsidies & contributions	(3,070)	(3%)	
Proceeds - disposal of assets	6,689	8%	
Outflows from investing activities			
Payments - property, plant and equipment	527,019	86%	▲ Timing - Delay in delivery of cabins
Payments - construction of infrastructure	1,792	0%	
Inflows from financing activities			
Proceeds from new borrowings	0	0%	
Transfer from reserves	0	0%	
Outflows from financing activities			
Repayment of borrowings	0	0%	
Transfer to reserves	0	0%	
Surplus or deficit at the start of the financial year	1,405	0%	

Shire of BODDINGTON

Notes to the Statement of Financial Activity
For the Period Ended 30 September 2026

4 Cash and Cash Equivalents

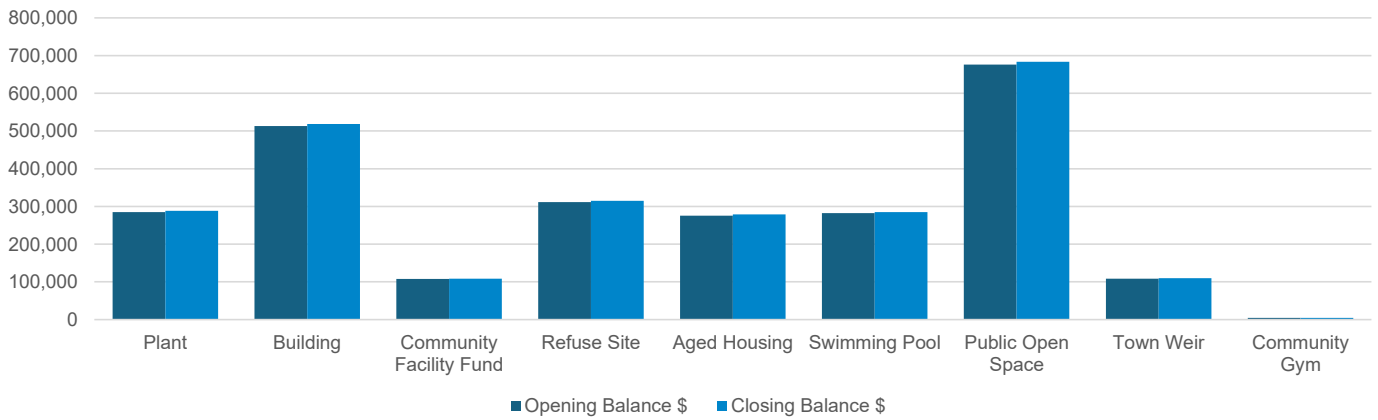
Description	Unrestricted	Reserve Accounts	Total	Trust	Institution	Interest Rate	Maturity Date
	$	$	$	$			
Cash on Hand							
Petty Cash & Floats	400	0	400				
Cash at Bank							
Municipal Funds	2,183,143	0	2,183,143		NAB		At Call
Reserve Funds	0	734	734		NAB		At Call
Overnight Cash Deposits							
Municipal Funds	8,949,855	0	8,949,855		WATC*	4.55%	Overnight
Reserve Funds	0	2,591,371	2,591,371		WATC*	4.55%	Overnight
Total	11,133,398	2,592,105	13,725,503	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. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

5 Reserve Accounts

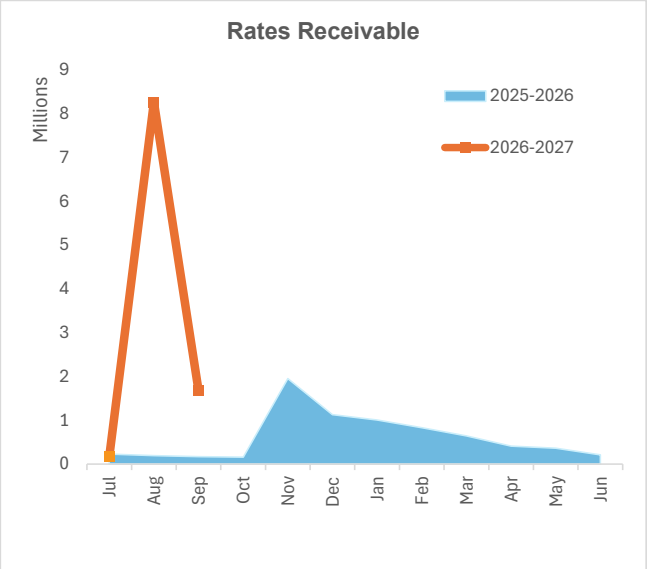
	Budget				Actual			
Reserve name	Opening Balance	Transfers In (+)	Transfers Out (-)	Closing Balance	Opening Balance	Transfers In (+)	Transfers Out (-)	Closing Balance
	$	$	$	$	$	$	$	$
Plant	285,094	19,291	(55,245)	249,140	285,094	3,102	0	288,196
Building	513,075	162,098	0	675,173	513,075	5,583	0	518,658
Community Facility Fund	107,633	4,305	0	111,938	107,633	1,171	0	108,804
Refuse Site	311,564	128,463	(45,000)	395,027	311,564	3,390	0	314,954
Aged Housing	275,812	11,032	(50,000)	236,844	275,812	3,001	0	278,813
Swimming Pool	282,133	11,285	(100,000)	193,418	282,133	3,070	0	285,203
Public Open Space	675,954	27,038	(362,610)	340,382	675,954	7,355	0	683,309
Town Weir	108,343	4,334	0	112,677	108,343	1,178	0	109,521
Community Gym	4,596	5,793	0	10,389	4,596	50	0	4,646
Financial Resilience	0	95,000	0	95,000	0	0	0	0
	2,564,204	**468,639**	**(612,855)**	**2,419,988**	**2,564,204**	**27,900**	**0**	**2,592,104**



Notes to the Statement of Financial Activity
For the Period Ended 30 September 2026

6 Receivables

Rates receivable	30-Jun-26	30-Sep-26
	$	$
Opening arrears previous year	300,227	277,364
Annual Rates	6,539,477	7,746,012
Kerbside Collections	297,673	354,225
Emergency Services Levy	117,012	137,069
Total Levied this year	6,954,162	8,237,306
Less - collections to date	(6,977,025)	(6,807,105)
Net Rates collectable	**277,364**	**1,707,565**
% Collected	96.2%	79.9%



Receivables - general	Credit	Current	30 days	60 days	90 + days	Total
	$	$	$	$	$	$
Receivables - general	(3,953)	11,896	1,733	755	1,140	11,571
Percentage		*102.8%*	*15%*	*6.5%*	*9.9%*	
Balance per trial balance						
Trade receivables						11,571
GST receivables						37,989
Allowance for credit losses of trade receivables						(2,507)
Receivables for employee related provisions						41,517
Total receivables general outstanding						**88,570**

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 are 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.

Shire of BODDINGTON

Notes to the Statement of Financial Activity
For the Period Ended 30 September 2026

7 Capital Acquisitions

Capital Acquisitions	Adopted Budget	YTD Budget	YTD Actual	YTD Variance
	$	$	$	$
Furniture and Equipment	129,118	15,000	17,394	(2,394)
Plant and Equipment	1,258,588	32,000	31,357	(2,394)
Land and Buildings	2,238,003	564,000	35,231	528,769
Road Infrastructure	1,621,569	0	0	0
Drainage, Culvert & Bridges	184,009	6,000	6,200	(200)
Footpath	2,605,955	44,000	42,945	1,055
Other Infrastructure	1,663,322	477,496	476,559	937
Total Capital Acquisitions	**9,700,564**	**1,138,496**	**609,685**	**525,774**
Capital Acquisitions Funded By:				
	$	$	$	$
Capital grants and contributions	4,171,392	103,070	100,000	3,070
Proceeds from Asset disposals	264,000	85,000	91,689	(6,689)
Reserve accounts				
Plant	55,245	0	0	0
Refuse Site	45,000	0	0	0
Aged Housing	50,000	0	0	0
Swimming Pool	100,000	0	0	0
Public Open Space	362,610	0	0	0
Contribution - operations	4,652,317	950,426	417,996	529,392
Capital Funding Total	**9,700,564**	**1,138,496**	**609,685**	**525,774**

Key Information

Initial recognition

An item of property, plant and equipment or infrastructure that qualifies for recognition as an asset is measured at its cost.

Upon initial recognition, cost is determined as the amount paid (or other consideration given) to acquire the assets, plus costs incidental to the acquisition. The cost of non-current assets constructed by the City includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

Assets for which the fair value as at the date of acquisition is under $5,000 are not recognised as an asset in accordance with *Local Government (Financial Management) Regulation 17A(5).* These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

Individual assets that are land, buildings and infrastructure acquired between scheduled revaluation dates of the asset class in accordance with the City's revaluation policy, are recognised at cost and disclosed as being at reportable value.

Measurement after recognition

Plant and equipment including furniture and equipment and right-of-use assets (other than vested improvements) are measured using the cost model as required under *Local Government (Financial Management) Regulation 17A(2).* Assets held under the cost model are carried at cost less accumulated depreciation and any impairment losses being their reportable value.

Reportable Value

In accordance with *Local Government (Financial Management) Regulation 17A(2),* the carrying amount of non-financial assets that are land and buildings classified as property, plant and equipment, investment properties, infrastructure or vested improvements that the local government controls.

Reportable value is for the purpose of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date minus (to the extent applicable) the accumulated depreciation and any accumulated impairment losses in respect of the non-financial asset subsequent to its last valuation date.

Shire of BODDINGTON

Notes to the Statement of Financial Activity
For the Period Ended 30 September 2026

7 Capital Acquisitions Detailed

Level of completion indicators
0%
20%
40%
60%
80%
100%
Over 100%

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

Asset Description	Adopted Budget	YTD Budget	YTD Actual	Variance Under/(Over)
IT Equipment	47,500	0	0	0
Racks for Brigade (Grant Dependent)	15,000	15,000	16,024	(1,024)
Internet upgrade for Cabins	15,000	0	0	0
Library Desk Upgrade	32,618	0	1,370	(1,370)
Metro Road Counters	13,000	0	0	0
Racking - Infrastructure Storage Shed	6,000	0	0	0
Total Furniture & Equipment	**129,118**	**15,000**	**17,394**	**(2,394)**
Ford Ranger Supercab	45,000	0	0	0
Doctors Vehicle	53,000	0	0	0
Cat Roller	150,000	0	0	0
Trailer + dolly	100,000	0	0	0
CESM Vehicle	100,000	0	0	0
Ranger Ute	55,000	0	0	0
Single Cab Light Vehicle	32,000	0	0	0
4WD Ute (BT105)	42,500	0	0	0
Roller - vibrating drum	80,000	0	0	0
Roller - 2.5T Twin Drum Roller	50,000	0	0	0
500kg Plate Compactor	15,000	0	0	0
Includes Trailer	30,000	0	0	0
New Cameras	53,188	18,000	17,419	581
Portable Toilets	10,000	0	0	0
Self bunded bulk fuel tank	49,500	0	0	0
Standpipe Marradong (Newmarket Rd)	30,000	14,000	13,938	63
Aqualift	6,800	0	0	0
Boddington Town Light Tanker Single Cab	336,600	0	0	0
Total Plant & Equipment	**1,258,588**	**32,000**	**31,357**	**643**
Building Asset Renewal Program	224,821	14,000	13,331	669
Caravan Park - Cabins	713,182	550,000	21,900	528,100
Solar Panels	20,000	0	0	0
Housing Strategy	1,100,000	0	0	0
Old School + Town Hall - Revitalisation Projects	170,000	0	0	0
Old School Art Gallery Kitchen Upgrades	10,000	0	0	0
Total Land & Buildings	**2,238,003**	**564,000**	**35,231**	**528,769**
RTR - Days Rd	36,254	0	0	0
RTR South Crossman Road	204,200	0	0	0
RRG - Crossman Road	341,200	0	0	0
RRG - Lower Hotham Road	198,000	0	0	0
RRG - Harvey Quindanning Road	615,000	0	0	0
Newmarket Rd - Gravel Resheeting	83,915	0	0	0
RTR - Darkan Road	143,000	0	0	0
Total Roads	**1,621,569**	**0**	**0**	**0**

Shire of BODDINGTON

Notes to the Statement of Financial Activity
For the Period Ended 00 January 1900

7 Capital Acquisitions Detailed (Continued)

Asset Description	Adopted Budget	YTD Budget	YTD Actual	Variance Under/(Over)
Forrest Street Drainage Improvements	45,509	0	0	0
Williams Street River Crossing	35,000	0	0	0
RTR - South Crossman Road Culverts	28,500	6,000	6,200	(200)
Hotham Avenue - Drainage	75,000	0	0	0
Total Drainage, Culverts & Bridges	**184,009**	**6,000**	**6,200**	**(200)**
Footpath Renewal Program	65,000	28,000	27,370	630
Mountain Bike Trails	1,050,756	16,000	15,575	425
Rail Trail	690,199	0	0	0
Bannister Rd - Footpath	800,000	0	0	0
Total Footpaths	**2,605,955**	**44,000**	**42,945**	**1,055**
History of Boddington (Main Street)	150,000	0	0	0
Yarning Circle Project	55,056	0	0	0
Newmont Dump Truck	44,519	25,000	25,287	(287)
Swimming Pool Filtration	53,000	0	0	0
Swimming Pool Upgrades	171,076	0	0	0
Koolangka Park - Shade Sail	7,809	0	0	0
Roller Display	5,000	0	0	0
Central Park	262,507	270,000	268,270	1,730
32 Bannister Road	560,764	170,000	171,374	(1,374)
Wayfinding - Main Attractions & Parking	50,000	0	0	0
Seating & Lighting	15,000	5,000	5,045	(45)
Infrastructure Renewal	49,696	0	0	0
Bowling Club - Stairs	20,000	0	0	0
Caravan Park - Pathway Lighting	10,000	7,000	6,259	741
Caravan Park - Irrigation	10,289	0	0	0
Caravan Park - Stage 2 Electrical	17,610	0	0	0
BBQ Hotham Park	8,000	500	324	176
Arts Council Carpark	100,000	0	0	0
Arts Council Solar Lighting	12,000	0	0	0
Pathway Tennis Courts	35,000	0	0	0
Marradong Fire Shed	20,000	0	0	0
Old Road Board	6,000	0	0	0
Total Other Infrastructure	**1,663,322**	**477,496**	**476,559**	**941**

8 Capital Disposals

Asset description	Budget Net Book Value	Budget Proceeds	Budget Profit / (Loss)	YTD Actual Net Book Value	YTD Actual Proceeds	YTD Actual Profit / (Loss)
Landcruiser Fire Tender	60,000	0	(60,000)	0	0	0
Bulldozer	19,000	65,000	46,000	0	62,242	62,242
Roller	13,000	65,000	52,000	0	0	0
Isuzu Tipper	10,000	20,000	10,000	0	29,447	29,447
Utility	0	23,000	23,000	0	0	0
Utility	0	18,000	18,000	0	0	0
Utility	0	18,000	18,000	0	0	0
Utility	0	25,000	25,000	0	0	0
DR Vehicle	30,000	30,000	0	0	0	0
Foreshore BBQ	2,500	0	(2,500)	0	0	0
	134,500	**264,000**	**129,500**	**0**	**91,689**	**91,689**

Notes to the Statement of Financial Activity
For the Period Ended 30 September 2026

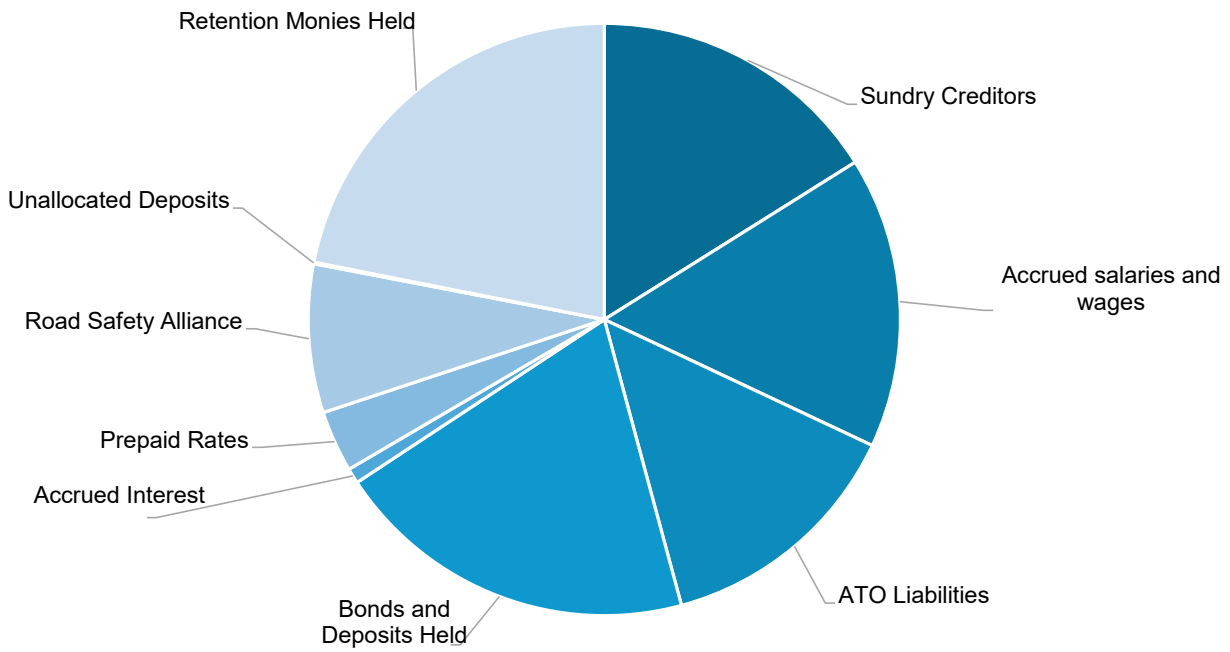
9 Payables

Payables - general	Credit	Current	30 days	60 days	90 + days	Total
	$	$	$	$	$	$
Payables - general	0	53,544	39,263	0	0	92,807
Percentage		*57.7%*	*42.3%*	*0%*	*0%*	
Balance per trial balance						
Sundry Creditors						92,807
Accrued salaries and wages						91,777
ATO Liabilities						79,645
Bonds and Deposits Held						114,935
Accrued Interest						4,813
Prepaid Rates						19,326
Road Safety Alliance						46,783
Unallocated Deposits						490
Retention Monies Held						126,319
Total receivables general outstanding						**576,895**

Amounts shown above include GST (where applicable)

Key Information

Trade and other payables represent liabilities for goods and services provided to the Shire prior to the end of the period 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.
The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.



Shire of BODDINGTON

Notes to the Statement of Financial Activity
For the Period Ended 30 September 2026

10 Borrowings

Repayments - borrowings

Purpose	Loan No.	1 July 2026	New Loans		Principal Repayments		Principal Outstanding	
			Actual	Budget	Actual	Budget	Actual	Budget
		$	$	$	$	$	$	$
3 Pecan Place	94	92,428	0	0	0	(20,955)	92,428	71,473
34 Hill Street	97	93,734	0	0	0	(21,252)	93,734	72,482
New Housing	108	0	0	500,000	0	0	0	500,000
Recreation Centre	106	317,227	0	0	(37,380)	(75,388)	279,847	241,839
Recreation Centre	107	418,734	0	0	0	(102,256)	418,734	316,478
Total		**922,123**	**0**	**500,000**	**(37,380)**	**(219,851)**	**884,743**	**1,202,271**
Current Borrowings		219,851					182,471	
Non-Current Borrowings		702,272					702,272	
		922,123					**884,743**	

Borrowing finance cost payments

Purpose	Loan No.	Interest	Date final payment is due	Actual	Budget
		%		$	$
3 Pecan Place	94	6.45%	28/05/2030	0	5,629
34 Hill Street	97	6.45%	28/05/2030	0	5,709
New Housing	108	4.50%	-	0	0
Recreation Centre	106	3.36%	13/03/2030	5,329	10,031
Recreation Centre	107	1.56%	3/06/2030	0	6,135
Total				**5,329**	**27,504**

Key Information

All debenture repayments were financed by general purpose revenue.

The Shire has elected to recognise borrowing costs as an expense when incurred regardless of how the borrowings are applied.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature.

Shire of BODDINGTON

Notes to the Statement of Financial Activity
For the Period Ended 30 September 2026

11 Grants, Subsidies and Contributions

Operating grants, subsidies and contributions

	Contract Liabilities				Revenue		
Details	Liability 01-Jul-26	Increase Liability	Decrease Liability	Liability 30-Sep-26	Adopted Budget	YTD Budget	YTD Actual
	$	$	$	$	$	$	$
Federal Grant - General Purpose	0	0	0	0	10,149	2,537	2,437
Federal Grant - Local Roads	0	0	0	0	72,666	18,167	11,921
DFES - Fire Brigade Operating Grant	0	0	0	0	122,409	28,750	28,750
Mitigation Activity Grant	0	0	0	0	91,874	67,953	67,953
DFES - SES Operating Grant	0	0	0	0	31,270	7,818	7,392
Abandoned Vehicles Contribution	0	0	0	0	500	126	0
South 32 - Community Health Grant	0	0	0	0	100,000	100,000	100,000
Youth Centre Contributions	0	0	0	0	100	24	0
Strength for Life Contributions	0	0	0	0	1,750	813	0
Seniors Week Grant	0	0	0	0	1,500	0	0
Welfare Grant Programs	0	0	0	0	3,500	13,968	0
Level-up Youth Program	52,373	0	0	52,373	52,373	0	0
Thank a Volunteer Grants	0	0	0	0	2,000	501	0
South 32 - Summer by River	0	0	0	0	25,000	0	25,000
Lotterywest - Summer by River	0	0	0	0	10,000	0	0
Lotterywest - Christmas	0	0	0	0	10,000	10,000	0
South 32 - Cultural Activities	1,397,624	0	0	1,397,624	0	0	0
South 32 - Native Tree Program	0	0	0	0	10,000	2,499	10,000
Main Roads WA - Direct Grant	0	0	0	0	91,257	91,257	91,257
Dept. of Transport - Local Bicycle Plan	10,000	0	0	10,000	15,000	0	0
Tourism Contributions	0	0	0	0	1,000	249	0
HWEDA - Contributions	0	0	0	0	2,000	501	1,250
Total	**1,459,997**	**0**	**0**	**1,459,997**	**654,348**	**345,162**	**345,958**

Capital grants, subsidies and contributions

	Capital Grant/Contributions Liabilities				Revenue		
Details	Liability 01-Jul-26	Increase Liability	Decrease Liability	Liability 30-Sep-26	Adopted Budget	YTD Budget	YTD Actual
	$	$	$	$	$	$	$
DFES - Capital Grant	0	0	0	0	351,600	0	0
CCTV Grant	0	10,394	0	10,394	10,394	2,598	0
Lotterywest - Park Improvements	200,000	0	0	200,000	200,000	0	0
Growing Regions - Park Improvements	45,416	0	0	45,416	195,416	100,472	100,000
South 32 - Yarning Circle	45,056	0	0	45,056	55,056	0	0
Mountain Bike Trails Funding	111,407	0	0	111,407	876,407	0	0
Peel Devt. Commission - Rail Trail	13,414	0	0	13,414	0	0	0
Roads to Recovery Funding	0	0	0	0	340,687	0	0
Regional Road Group Funding	0	308,800	0	308,800	769,467	0	0
South 32 - Town Centre Footpath	0	0	0	0	750,000	0	0
South 32 - Caravan Park	872,365	500,000	0	1,372,365	622,365	0	0
Total	**1,287,658**	**819,194**	**0**	**2,106,852**	**4,171,392**	**103,070**	**100,000**

9.3.3 Adoption of Council Policy – Closed-Circuit Television (CCTV) Operation and Footage Management

File Reference:	2.015
Applicant:	Nil
Previous Item:	Nil
Author:	Governance Coordinator
Disclosure of Interest:	Nil
Voting Requirements:	Simple Majority
Attachments:	9.3.3A Council Policy - Closed-Circuit Television (CCTV) Operation and Footage Management

Summary

This item seeks Council approval to adopt a new Closed-Circuit Television (CCTV) Operation and Footage Management Council Policy to provide a clear and consistent framework for the lawful use, access, storage, disclosure and disposal of CCTV footage.

Background

The Shire operates CCTV systems at a number of locations to support community safety and protect Shire employees, facilities, assets and infrastructure.

CCTV footage may identify individuals and may therefore contain personal information. It is important that the Shire has clear rules about when CCTV can be used, who can access footage, how footage is stored and when it can be disclosed or disposed of.

The *Privacy and Responsible Information Sharing Act 2024* has also increased the need for clear governance arrangements for personal information held by public bodies.

The Shire's Risk Register review identified CCTV governance as an area requiring appropriate controls. In particular, the review highlighted the need to manage privacy, authorised access, information security, evidentiary integrity and community safety.

The proposed Policy brings these requirements together in one framework. It applies to fixed, mobile and temporary CCTV systems owned, leased or managed by the Shire.

Comment

The Policy establishes that CCTV must only be used for a legitimate Shire or authorised purpose.

This includes community safety, protection of Shire property, investigation of unlawful activity, authorised compliance activities, insurance matters and legitimate workplace or operational investigations.

Access to CCTV footage will be limited to authorised persons with a legitimate business or official purpose.

The Policy also makes clear that elected members do not have an automatic right to access CCTV footage.

Access for personal interest, curiosity or any other unauthorised purpose is prohibited.

The Policy also provides for authorised access by the Western Australia Police Force (WAPOL)

for legitimate policing and law enforcement purposes.

Where system functionality allows, access and footage extraction will be recorded through audit logs or other appropriate records.

The Policy also establishes requirements for:

- CCTV signage and camera positioning
- Access and disclosure requests
- Information security
- Retention and disposal
- Chain of custody and evidentiary footage
- Contractor and service-provider responsibilities
- Suspected unauthorised access or disclosure

Adopting the Policy will provide a consistent and accountable approach to CCTV management while supporting community safety and protecting individual privacy.

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

Privacy and Responsible Information Sharing Act 2024 establishes requirements for the responsible collection, use, disclosure, security and management of personal information.

Freedom of Information Act 1992 provides a framework for managing applications for access to documents, including CCTV footage, subject to applicable exemptions.

State Records Act 2000 establishes recordkeeping requirements for CCTV footage and associated access, disclosure and disposal records.

Surveillance Devices Act 1998 regulates the use of surveillance devices, including circumstances relevant to audio recording.

Work Health and Safety Act 2020 is relevant to the Shire's duties to manage workplace health and safety risks, including legitimate use of CCTV for safety-related purposes.

Policy Implications

Adoption of the new Closed-Circuit Television (CCTV) Operation and Footage Management Council Policy will establish the Shire's governance framework for the lawful, secure and consistent operation of CCTV systems and management of footage.

Supporting procedures, authorisations, system access controls, registers, request forms and recordkeeping practices will need to remain aligned with the Policy and applicable legislation.

Financial Implications

Nil

Economic Implications

Nil

Social Implications

The Policy supports community safety and confidence by setting clear expectations for the proportionate and transparent use of CCTV. It also recognises the privacy interests of individuals who may be captured by Shire systems.

Environmental and Climate Change Implications

Nil

Risk Considerations

Risk Statement and Consequence	Inadequate governance of CCTV systems and footage may result in unauthorised access or disclosure, privacy breaches, loss of evidentiary integrity, inconsistent responses to incidents, failure to meet legislative or recordkeeping requirements, and adverse safety, legal, financial or reputational impacts.
Risk Rating (prior to treatment or control)	Moderate
Principal Risk Theme	Compliance / Reputational
Risk Action Plan (controls or treatment proposed)	Adoption and implementation of the CCTV Policy, supported by defined authorisations, access controls, audit logging, secure storage, disclosure records, retention and disposal requirements, contractor obligations, incident response and periodic review.

Officer Recommendation and Council Decision

COUNCIL RESOLUTION: 116/26

Moved: Cr P Kessler **Seconded:** Cr I Macpherson

That Council adopts the Council Policy – Closed-Circuit Television (CCTV) Operation and Footage Management, as presented in Attachment 9.3.3A.

CARRIED: **7-0**

For: Cr E Smalberger, Cr P Carrotts, Cr J Van Heerden, Cr H Prandl, Cr A Ryley, Cr P Kessler, Cr I Macpherson

Against: Nil

Council Policy

Closed-Circuit Television (CCTV) Operation and Footage Management

1. Purpose

The purpose of this Policy is to provide a consistent framework for the installation, operation and management of closed-circuit television (CCTV) systems owned or operated by the Shire of Boddington (Shire).

The Policy supports community safety and the protection of Shire employees, facilities, assets and infrastructure while ensuring CCTV footage and associated personal information is managed lawfully, securely and appropriately.

2. Scope

This Policy applies to all fixed, mobile and temporary CCTV systems owned, leased or managed by the Shire, and all footage captured by those systems.

It applies to all Shire employees, council members, contractors and other persons authorised to access or manage CCTV systems or footage on behalf of the Shire.

The Policy also applies to access provided to the Western Australia Police Force (WAPOL) to designated Shire CCTV systems for legitimate policing and law enforcement purposes.

3. Definitions

Term	Definition
Policy	The Shire of Boddington policy titled “Closed-Circuit Television (CCTV)” Operation and Footage Management.
Authorised Officer	A Shire employee authorised to access, operate or manage CCTV systems and footage under this Policy. Authorised Officers include the Executive Manager Development and Community Services (EMDCS) and Rangers and may include other officers authorised by the Chief Executive Officer.
WAPOL Authorised User	A member or employee of the Western Australia Police Force who has been authorised by WAPOL and provided with access to a designated Shire CCTV system for legitimate policing, investigation, public safety or law enforcement purposes.
CCTV System	Any CCTV infrastructure, equipment or technology owned, leased or operated by the Shire.
CCTV Footage	Any recording, live feed, video clip or still image captured by a Shire CCTV System.
Chain of Custody	A documented record of the collection, handling, access, storage, transfer and disposal of CCTV footage used as evidence.
Third Party	Any person or organisation external to the Shire, including insurers, legal representatives, corporations and government entities, other than the WA Police Force acting in an official capacity.
Evidentiary Footage	CCTV footage retained for use in an investigation, legal proceeding, enforcement matter, insurance claim or other authorised purpose.
Personal	Information or an opinion about a reasonably identifiable individual, as

Information	defined under the *Privacy and Responsible Information Sharing Act 2024* .

4. Policy Statement

The Shire operates CCTV systems in a lawful, proportionate and transparent manner and in accordance with the Shire's functions and responsibilities.
CCTV is only used for legitimate Shire purposes, including:

- Community safety and protection of Shire facilities, assets and infrastructure;
- Prevention, detection and investigation of criminal or other unlawful activity, damage, theft or vandalism;
- Authorised compliance, enforcement, legal or insurance matters;and
- Investigation of workplace health and safety or other legitimate operational matters.

CCTV is not to be accessed or used for personal interest, curiosity or any unauthorised purpose.

Council members do not have an automatic entitlement to access CCTV footage by virtue of their office.

Privacy

The Shire recognises that CCTV footage may contain personal information and manages that information in accordance with the *Privacy and Responsible Information Sharing Act 2024* (PRIS Act) and applicable Information Privacy Principles.

CCTV collection is limited to what is reasonably necessary for a legitimate purpose.

Cameras are, where reasonably practicable, positioned to avoid areas where individuals would reasonably expect privacy.

Appropriate signage or other information is provided to advise that CCTV surveillance is operating.

Audio recording is not enabled unless authorised and permitted under the *Surveillance Devices Act 1998* (WA) and other applicable legislation.

Access and Disclosure

Access to CCTV systems and footage is restricted to authorised persons with a legitimate business or official purpose.

WAPOL may be provided with authorised access to designated Shire CCTV systems for legitimate policing and law enforcement purposes. This may include the ability for WAPOL Authorised Users to:

- view live CCTV footage;
- view and search recorded CCTV footage;
- identify footage relevant to an incident, investigation or other policing matter; and
- extract or download relevant footage directly from the CCTV system.

WAPOL access is to be limited to authorised personnel and used only for legitimate policing, investigation, public safety or law enforcement purposes.

Where system functionality permits, WAPOL access, viewing and extraction activity is to be recorded through system audit logs or other appropriate records.

The Shire may also disclose CCTV footage where authorised or required by law, including to WAPOL, courts, government agencies, insurers or other authorised parties.

Requests from other persons or organisations for access to CCTV footage are managed in accordance with applicable legislation, including the *Freedom of Information Act 1992* and the PRIS Act.

The privacy of identifiable individuals is considered before CCTV footage is released or otherwise disclosed, having regard to any applicable legal authority or exemption.

Access to and disclosure of CCTV footage is appropriately recorded.

Access to CCTV systems and footage is restricted to authorised persons with a legitimate business need.

CCTV footage may be disclosed where authorised or required by law, including to the Western Australia Police Force, courts, government agencies, insurers or other authorised parties.

Requests for access to CCTV footage are managed in accordance with applicable legislation, including the *Freedom of Information Act 1992* and the *Privacy and Responsible Information Sharing Act 2024*.

The privacy of other identifiable individuals is considered before CCTV footage is released.

Access to and disclosure of CCTV footage is appropriately recorded.

Retention and Disposal

CCTV footage is retained and disposed of in accordance with the *State Records Act 2000*, the Shire's Recordkeeping Plan and applicable records retention and disposal authorities.

Routine footage may be automatically overwritten where it is no longer required for an authorised purpose and no legal, investigative, access or other retention requirement applies.

Footage required for an investigation, legal proceeding, enforcement matter, insurance claim or other authorised purpose is protected from routine deletion.

Where footage is extracted by the WAPOL directly from a Shire CCTV system, responsibility for the subsequent management, storage, use and disposal of the extracted copy rests with the WAPOL in accordance with its applicable legislative, evidentiary and recordkeeping requirements.

Security

The Shire takes reasonable measures to protect CCTV systems and footage from unauthorised access, use, disclosure, alteration, loss or destruction.

Suspected unauthorised access, disclosure or loss of CCTV footage or associated personal information is managed in accordance with the Shire's privacy, information security and incident

management requirements.

Contractors and Service Providers

Contractors and service providers who access or manage CCTV systems or footage on behalf of the Shire are required to comply with the privacy, security, confidentiality, access, disclosure, retention and disposal requirements applicable to the information they handle.

Compliance

Unauthorised access, use, copying, alteration or disclosure of CCTV footage may constitute a breach of this Policy, the Shire's Code of Conduct, contractual obligations or applicable legislation.

Non-compliance may result in disciplinary action, termination of contractual arrangements, referral to an appropriate authority or other action available to the Shire.

Any suspected inappropriate or unauthorised access by a WAPOL Authorised User may be referred to WAPOL for investigation and appropriate action.

Responsible Officer	Executive Manager Development and Community Services	
Delegated Authority	Nil	
Relevant Legislation	*Freedom of Information Act 1992* *State Records Act 2000* *Surveillance Devices Act 1998* *Work Health and Safety Act 2020* *Privacy and Responsible Information Sharing Act 2024*	
Related Documentation	Shire of Boddington Code of Conduct Shire of Boddington Recordkeeping Plan Internal CCTV Request Form Applicable records disposal authority	
Version Control	History	Review Frequency
	Introduced – October 2026 (TBD)	2 years

Document Control Statement – The electronic reference copy of this Policy is maintained by the Governance Team. Any printed copy may not be up to date and you are advised to check the electronic copy at Council Policies » Shire of Boddington to ensure that you have the current version. Alternatively, you may contact the Governance Team.

9.4 INFRASTRUCTURE SERVICES

9.4.1 Proposed Reallocation of Road Resheeting Funds

File Reference: 3.000639
Applicant: Nil
Previous Item: Nil
Author: Executive Manager Infrastructure Services
Disclosure of Interest: Nil
Voting Requirements: Absolute Majority
Attachments: Nil

Summary

This item seeks Council approval to reallocate $40,000 from the Shire-funded component of the Darkan Road reseal project to the Newmarket Road gravel resheeting project.

The proposed reallocation will retain the existing $71,730 Roads to Recovery allocation for Darkan Road and will not increase the overall roadworks budget.

Background

The Shire's adopted roadworks program includes funding for the Darkan Road reseal project and gravel resheeting works across the local road network.

Delivery of gravel resheeting works using the Shire's in house workforce and plant has achieved efficiencies, enabling a greater length of Newmarket Road to be resheeted within the available funding.

An opportunity has been identified to extend the Newmarket Road gravel resheeting works by reallocating $40,000 from the Shire funded component of the Darkan Road reseal project.

The existing $71,730 Roads to Recovery allocation for Darkan Road will remain committed to that project.

Comment

Delivery of the gravel resheeting program using the Shire's in house workforce and plant has achieved efficiencies, creating an opportunity to extend the works on Newmarket Road while resources are mobilised in the area.

The proposed reallocation of $40,000 would enable additional gravel resheeting works to be undertaken on Newmarket Road within the existing overall roadworks budget.

The proposal does not affect the $71,730 Roads to Recovery allocation for Darkan Road, which will remain committed to that project. Only $40,000 from the Shire funded component of the Darkan Road project is proposed to be transferred.

The reallocation provides an opportunity to maximise the benefit achieved from the Shire's available roadworks funding while retaining the external funding commitment for Darkan Road.

Consultation

The proposed funding reallocation was presented to the Council Concept Forum before being submitted to Council for formal consideration.

Internal consultation has occurred with Infrastructure Services and Corporate Services as part of the review of the adopted roadworks program and proposed budget amendment.

Strategic Implications

Aspiration	Place
Outcome 9	Safe, sustainable and connected transport.
Objective 9.2	Maintain a safe, efficient road network and supporting infrastructure

Legislative Implications

Section 6.8 of the Local Government Act 1995 provides that expenditure from the municipal fund for an additional purpose not included in the annual budget must be authorised in advance by Council resolution. An absolute majority is required.

Policy Implications

Nil

Financial Implications

Project	**Funding adjustment**
Darkan Road reseal - Shire-funded component	($40,000)
Newmarket Road gravel resheeting	$40,000
Darkan Road - Roads to Recovery allocation	$71,730 retained
Net impact on overall budget	Nil

Economic Implications

The proposal supports the efficient use of the Shire's workforce, plant and roadworks funding by capitalising on efficiencies achieved through the in-house delivery of gravel resheeting works.

Social Implications

Continued investment in the local road network supports safe and reliable access for residents, road users, agricultural operations and local businesses.

Environmental and Climate Change Implications

Nil

Risk Considerations

Risk Statement and Consequence	Reallocation of $40,000 from the Shire funded component of the Darkan Road reseal project may affect delivery of the planned project scope if the remaining funding is insufficient. The proposed budget amendment also carries a compliance risk associated with ensuring expenditure remains consistent with the Shire’s adopted budget and Council’s authorisation.

Risk Rating (prior to treatment or control)	Moderate
Principal Risk Theme	Financial / Service Interruption / Compliance
Risk Action Plan (controls or treatment proposed)	Retain the existing $71,730 Roads to Recovery allocation for Darkan Road, limit the reallocation to $40,000 from the Shire funded component, confirm the remaining Darkan Road project scope and available budget, and obtain Council approval of the budget amendment prior to committing the reallocated funds.

Officer Recommendation and Council Decision

COUNCIL RESOLUTION: 117/26

Moved: Cr P Carrotts **Seconded:** Cr J Van Heerden

That Council by absolute majority, approves an amendment to the 2026–27 Annual Budget to reallocate $40,000 from the Shire-funded component of the Darkan Road reseal project to the Newmarket Road gravel resheeting project.

CARRIED BY ABSOLUTE MAJORITY:

Vote: 7-0

For: Cr E Smalberger, Cr P Carrotts, Cr J Van Heerden, Cr H Prandl, Cr A Ryley, Cr P Kessler, Cr I Macpherson

Against: 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

Nil

12. CLOSURE OF MEETING

There being no further business, the Shire President, Cr E Smalberger declared the meeting closed at 5.48pm.