



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

AGENDA

**For The
Ordinary Meeting of Council
To Be Held At
17 March 2022
At 5:30pm**

Council Chambers
39 Bannister Rd, Boddington

DISCLAIMER

No responsibility whatsoever is implied or accepted by the Shire of Boddington for any act, omission or statement or intimation occurring during Council/Committee meetings or during formal/informal conversations with staff. The Shire of Boddington disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council/Committee meetings or discussions. Any person or legal entity who acts or fails to act in reliance upon any statement does so at that person's or legal entity's own risk.

In particular and with derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a licence, any statement or limitation of approval made by a member or officer of the Shire of Boddington during the course of any meeting is not intended to be and is not taken as notice or approval from the Shire of Boddington. The Shire of Boddington warns that anyone who has an application lodged with the Shire of Boddington must obtain and only should rely on WRITTEN CONFIRMATION of the outcome of that application and any conditions attaching to the decision made by the Shire of Boddington in respect of the application.

Agenda

1.	DECLARATION OF OPENING	4
2.	ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE	4
3.	DISCLOSURES OF INTEREST	4
4.	PUBLIC QUESTION TIME	4
5.	PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS	4
6.	CONFIRMATION OF MINUTES	4
7.	ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION	4
8.	RECEPTION OF MINUTES & RECOMMENDATIONS OF COMMITTEES HELD SINCE PREVIOUS MEETING OF COUNCIL	5
8.1.1	Audit Committee Meeting 3 March 2021/2022 Compliance Audit Return	5
9.	REPORTS OF OFFICERS	6
9.1	PLANNING & DEVELOPMENT SERVICES	6
9.1.1	Development Application - Proposed Open Bay Shed - Lot 10 (No. 11) Castle Rock Way, Bannister	19
9.2.1	CHIEF EXECUTIVE OFFICER	53
9.3.1	CORPORATE SERVICES	53
9.3.1	Monthly Financial Statements - February 2022	53
9.3.2	Payment Listing - February 2022	70
9.4	COMMUNITY AND ECONOMIC DEVELOPMENT	79
9.4.1	Boddington Community Gym	79
9.5.1	WORKS AND SERVICES	89
10.	ELECTED MEMBERS' MOTION OF WHICH PREVIOUS MOTION HAS BEEN GIVEN	23
11.	URGENT BUSINESS WITHOUT NOTICE WITH THE APPROVAL OF THE PRESIDENT OR MEETING	89
12.	CONFIDENTIAL ITEMS	90
13.	CLOSURE OF MEETING	90

1. DECLARATION OF OPENING

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

2. ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

2.1 Attendance

2.2 Apologies

2.3 Leave of Absence

3. DISCLOSURES OF INTEREST

4. PUBLIC QUESTION TIME

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

5. PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS

6. CONFIRMATION OF MINUTES

Ordinary Meeting of council held on Thursday 17 February 2022.

Audit Committee Meeting of council on Thursday 3 March 2022

7. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

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

8.1.1 Audit Committee Meeting 3 March 2021/2022 Compliance Audit Return

File Reference: GOVN 003
Applicant: Nil
Disclosure of Interest: Nil
Author: Chief Executive Officer
Attachments: 8.1.2A Compliance Audit Return 2021

That Council adopt the 2021 Compliance Audit Return, included at Attachment 8.1.2A.



Department of
**Local Government, Sport
and Cultural Industries**

Boddington - Compliance Audit Return 2021

Certified Copy of Return

Please submit a signed copy to the Director General of the Department of Local Government, Sport and Cultural Industries together with a copy of the relevant minutes.

Commercial Enterprises by Local Governments					
No	Reference	Question	Response	Comments	Respondent
1	s3.59(2)(a) F&G Regs 7,9,10	Has the local government prepared a business plan for each major trading undertaking that was not exempt in 2021?	N/A		Julie Burton
2	s3.59(2)(b) F&G Regs 7,8A, 8, 10	Has the local government prepared a business plan for each major land transaction that was not exempt in 2021?	N/A		Julie Burton
3	s3.59(2)(c) F&G Regs 7,8A, 8,10	Has the local government prepared a business plan before entering into each land transaction that was preparatory to entry into a major land transaction in 2021?	N/A		Julie Burton
4	s3.59(4)	Has the local government complied with public notice and publishing requirements for each proposal to commence a major trading undertaking or enter into a major land transaction or a land transaction that is preparatory to a major land transaction for 2021?	N/A		Julie Burton
5	s3.59(5)	During 2021, did the council resolve to proceed with each major land transaction or trading undertaking by absolute majority?	N/A		Julie Burton



Department of
**Local Government, Sport
and Cultural Industries**

Delegation of Power/Duty					
No	Reference	Question	Response	Comments	Respondent
1	s5.16	Were all delegations to committees resolved by absolute majority?	N/A		Julie Burton
2	s5.16	Were all delegations to committees in writing?	N/A		Julie Burton
3	s5.17	Were all delegations to committees within the limits specified in section 5.17?	N/A		Julie Burton
4	s5.18	Were all delegations to committees recorded in a register of delegations?	N/A		Julie Burton
5	s5.18	Has council reviewed delegations to its committees in the 2020/2021 financial year?	N/A		Julie Burton
6	s5.42(1) & s5.43 Admin Reg 18G	Did the powers and duties delegated to the CEO exclude those listed in section 5.43 of the Act?	Yes		Julie Burton
7	s5.42(1)	Were all delegations to the CEO resolved by an absolute majority?	Yes		Julie Burton
8	s5.42(2)	Were all delegations to the CEO in writing?	Yes		Julie Burton
9	s5.44(2)	Were all delegations by the CEO to any employee in writing?	Yes		Julie Burton
10	s5.16(3)(b) & s5.45(1)(b)	Were all decisions by the council to amend or revoke a delegation made by absolute majority?	Yes		Julie Burton
11	s5.46(1)	Has the CEO kept a register of all delegations made under Division 4 of the Act to the CEO and to employees?	Yes		Julie Burton
12	s5.46(2)	Were all delegations made under Division 4 of the Act reviewed by the delegator at least once during the 2020/2021 financial year?	Yes		Julie Burton
13	s5.46(3) Admin Reg 19	Did all persons exercising a delegated power or duty under the Act keep, on all occasions, a written record in accordance with Admin Reg 19?	Yes		Julie Burton

Disclosure of Interest					
No	Reference	Question	Response	Comments	Respondent
1	s5.67	Where a council member disclosed an interest in a matter and did not have participation approval under sections 5.68 or 5.69, did the council member ensure that they did not remain present to participate in discussion or decision making relating to the matter?	N/A		Julie Burton



Department of
**Local Government, Sport
and Cultural Industries**

No	Reference	Question	Response	Comments	Respondent
2	s5.68(2) & s5.69 (5) Admin Reg 21A	Were all decisions regarding participation approval, including the extent of participation allowed and, where relevant, the information required by Admin Reg 21A, recorded in the minutes of the relevant council or committee meeting?	Yes		Julie Burton
3	s5.73	Were disclosures under section sections 5.65, 5.70 or 5.71A(3) recorded in the minutes of the meeting at which the disclosures were made?	Yes		Julie Burton
4	s5.75 Admin Reg 22, Form 2	Was a primary return in the prescribed form lodged by all relevant persons within three months of their start day?	Yes		Julie Burton
5	s5.76 Admin Reg 23, Form 3	Was an annual return in the prescribed form lodged by all relevant persons by 31 August 2021?	Yes		Julie Burton
6	s5.77	On receipt of a primary or annual return, did the CEO, or the mayor/president, give written acknowledgment of having received the return?	Yes		Julie Burton
7	s5.88(1) & (2)(a)	Did the CEO keep a register of financial interests which contained the returns lodged under sections 5.75 and 5.76?	Yes		Julie Burton
8	s5.88(1) & (2)(b) Admin Reg 28	Did the CEO keep a register of financial interests which contained a record of disclosures made under sections 5.65, 5.70, 5.71 and 5.71A, in the form prescribed in Admin Reg 28?	Yes		Julie Burton
9	s5.88(3)	When a person ceased to be a person required to lodge a return under sections 5.75 and 5.76, did the CEO remove from the register all returns relating to that person?	Yes		Julie Burton
10	s5.88(4)	Have all returns removed from the register in accordance with section 5.88(3) been kept for a period of at least five years after the person who lodged the return(s) ceased to be a person required to lodge a return?	Yes		Julie Burton
11	s5.89A(1), (2) & (3) Admin Reg 28A	Did the CEO keep a register of gifts which contained a record of disclosures made under sections 5.87A and 5.87B, in the form prescribed in Admin Reg 28A?	Yes		Julie Burton
12	s5.89A(5) & (5A)	Did the CEO publish an up-to-date version of the gift register on the local government's website?	Yes		Julie Burton
13	s5.89A(6)	When a person ceases to be a person who is required to make a disclosure under section 5.87A or 5.87B, did the CEO remove from the register all records relating to that person?	Yes		Julie Burton



Department of
**Local Government, Sport
and Cultural Industries**

GOVERNMENT OF
WESTERN AUSTRALIA

No	Reference	Question	Response	Comments	Respondent
14	s5.89A(7)	Have copies of all records removed from the register under section 5.89A (6) been kept for a period of at least five years after the person ceases to be a person required to make a disclosure?	Yes		Julie Burton
15	Rules of Conduct Reg 11(1), (2) & (4)	Where a council member had an interest that could, or could reasonably be perceived to, adversely affect the impartiality of the person, did they disclose the interest in accordance with Rules of Conduct Reg 11(2)?* *Question not applicable after 2 Feb 2021	Yes		Julie Burton
16	Rules of Conduct Reg 11(6)	Where a council member disclosed an interest under Rules of Conduct Reg 11(2) was the nature of the interest recorded in the minutes?*	N/A		Julie Burton
		*Question not applicable after 2 Feb 2021			
17	s5.70(2) & (3)	Where an employee had an interest in any matter in respect of which the employee provided advice or a report directly to council or a committee, did that person disclose the nature and extent of that interest when giving the advice or report?	Yes		Julie Burton
18	s5.71A & s5.71B (5)	Where council applied to the Minister to allow the CEO to provide advice or a report to which a disclosure under s5.71A(1) relates, did the application include details of the nature of the interest disclosed and any other information required by the Minister for the purposes of the application?	N/A		Julie Burton
19	s5.71B(6) & s5.71B(7)	Was any decision made by the Minister under subsection 5.71B(6) recorded in the minutes of the council meeting at which the decision was considered?	N/A		Julie Burton
20	s5.103 Admin Regs 34B & 34C	Has the local government adopted a code of conduct in accordance with Admin Regs 34B and 34C to be observed by council members, committee members and employees?*	Yes		Julie Burton
		*Question not applicable after 2 Feb 2021			
21	Admin Reg 34B(5)	Has the CEO kept a register of notifiable gifts in accordance with Admin Reg 34B(5)?*	Yes		Julie Burton
		*Question not applicable after 2 Feb 2021			



Department of
**Local Government, Sport
and Cultural Industries**

No	Reference	Question	Response	Comments	Respondent
22	s5.104(1)	Did the local government prepare and adopt, by absolute majority, a code of conduct to be observed by council members, committee members and candidates within 3 months of the prescribed model code of conduct coming into operation (3 February 2021)?	No	Code of Conduct adopted in July 2021	Julie Burton
23	s5.104(3) & (4)	Did the local government adopt additional requirements in addition to the model code of conduct? If yes, does it comply with section 5.104(3) and (4)?	No	No additional requirements adopted.	Julie Burton
24	s5.104(7)	Did the CEO publish an up-to-date version of the adopted code of conduct on the local government's website?	Yes		Julie Burton
25	s5.51A(1) & (3)	Did the CEO prepare, and implement and publish an up-to-date version on the local government's website, a code of conduct to be observed by employees of the local government?	Yes		Julie Burton

Disposal of Property

No	Reference	Question	Response	Comments	Respondent
1	s3.58(3)	Where the local government disposed of property other than by public auction or tender, did it dispose of the property in accordance with section 3.58(3) (unless section 3.58(5) applies)?	Yes		Julie Burton
2	s3.58(4)	Where the local government disposed of property under section 3.58(3), did it provide details, as prescribed by section 3.58(4), in the required local public notice for each disposal of property?	Yes		Julie Burton



Department of
**Local Government, Sport
and Cultural Industries**

Elections					
No	Reference	Question	Response	Comments	Respondent
1	Elect Regs 30G(1) & (2)	Did the CEO establish and maintain an electoral gift register and ensure that all disclosure of gifts forms completed by candidates and donors and received by the CEO were placed on the electoral gift register at the time of receipt by the CEO and in a manner that clearly identifies and distinguishes the forms relating to each candidate?	Yes		Julie Burton
2	Elect Regs 30G(3) & (4)	Did the CEO remove any disclosure of gifts forms relating to an unsuccessful candidate, or a successful candidate that completed their term of office, from the electoral gift register, and retain those forms separately for a period of at least two years?	Yes		Julie Burton
3	Elect Regs 30G(5) & (6)	Did the CEO publish an up-to-date version of the electoral gift register on the local government's official website in accordance with Elect Reg 30G(6)?	Yes		Julie Burton



Department of
**Local Government, Sport
and Cultural Industries**

Finance						
No	Reference	Question	Response	Comments	Respondent	
1	s7.1A	Has the local government established an audit committee and appointed members by absolute majority in accordance with section 7.1A of the Act?	Yes		Julie Burton	
2	s7.1B	Where the council delegated to its audit committee any powers or duties under Part 7 of the Act, did it do so by absolute majority?	N/A		Julie Burton	
3	s7.9(1)	Was the auditor's report for the financial year ended 30 June 2021 received by the local government by 31 December 2021?	No		Julie Burton	
4	s7.12A(3)	Where the local government determined that matters raised in the auditor's report prepared under s7.9 (1) of the Act required action to be taken, did the local government ensure that appropriate action was undertaken in respect of those matters?	N/A	Audit report not yet received.	Julie Burton	
5	s7.12A(4)(a) & (4)(b)	Where matters identified as significant were reported in the auditor's report, did the local government prepare a report that stated what action the local government had taken or intended to take with respect to each of those matters? Was a copy of the report given to the Minister within three months of the audit report being received by the local government?	N/A	Audit report not yet received.	Julie Burton	
6	s7.12A(5)	Within 14 days after the local government gave a report to the Minister under s7.12A(4)(b), did the CEO publish a copy of the report on the local government's official website?	N/A	Audit report not yet received.	Julie Burton	
7	Audit Reg 10(1)	Was the auditor's report for the financial year ending 30 June received by the local government within 30 days of completion of the audit?	No	Audit report not yet received.	Julie Burton	



Department of
**Local Government, Sport
and Cultural Industries**

Integrated Planning and Reporting					
No	Reference	Question	Response	Comments	Respondent
1	Admin Reg 19C	Has the local government adopted by absolute majority a strategic community plan? If Yes, please provide the adoption date or the date of the most recent review in the Comments section?	Yes	2019	Julie Burton
2	Admin Reg 19DA (1) & (4)	Has the local government adopted by absolute majority a corporate business plan? If Yes, please provide the adoption date or the date of the most recent review in the Comments section?	Yes	2019	Julie Burton
3	Admin Reg 19DA (2) & (3)	Does the corporate business plan comply with the requirements of Admin Reg 19DA(2) & (3)?	Yes		Julie Burton

Local Government Employees					
No	Reference	Question	Response	Comments	Respondent
1	Admin Reg 18C	Did the local government approve a process to be used for the selection and appointment of the CEO before the position of CEO was advertised?	Yes		Julie Burton
2	s5.36(4) & s5.37 (3) Admin Reg 18A	Were all CEO and/or senior employee vacancies advertised in accordance with Admin Reg 18A?	Yes		Julie Burton
3	Admin Reg 18E	Was all information provided in applications for the position of CEO true and accurate?	Yes		Julie Burton
4	Admin Reg 18F	Was the remuneration and other benefits paid to a CEO on appointment the same remuneration and benefits advertised for the position under section 5.36(4)?	Yes		Julie Burton
5	s5.37(2)	Did the CEO inform council of each proposal to employ or dismiss senior employee?	Yes		Julie Burton
6	s5.37(2)	Where council rejected a CEO's recommendation to employ or dismiss a senior employee, did it inform the CEO of the reasons for doing so?	N/A		Julie Burton



Department of
**Local Government, Sport
and Cultural Industries**

Official Conduct					
No	Reference	Question	Response	Comments	Respondent
1	s5.120	Has the local government designated a senior employee as defined by section 5.37 to be its complaints officer?	Yes		Julie Burton
2	s5.121(1) & (2)	Has the complaints officer for the local government maintained a register of complaints which records all complaints that resulted in a finding under section 5.110(2)(a)? Does the complaints register include all information required by section 5.121 (2)?	Yes		Julie Burton
3	s5.121(3)	Has the CEO published an up-to-date version of the register of the complaints on the local government's official website?	Yes		Julie Burton



Department of
**Local Government, Sport
and Cultural Industries**

Optional Questions					
No	Reference	Question	Response	Comments	Respondent
1	Financial Management Reg 5 (2)(c)	Did the CEO review the appropriateness and effectiveness of the local government's financial management systems and procedures in accordance with Financial Management Reg 5(2)(c) within the three years prior to 31 December 2021? If yes, please provide the date of council's resolution to accept the report.	Yes	March 2020	Julie Burton
2	Audit Reg 17	Did the CEO review the appropriateness and effectiveness of the local government's systems and procedures in relation to risk management, internal control and legislative compliance in accordance with Audit Reg 17 within the three years prior to 31 December 2021? If yes, please provide date of council's resolution to accept the report.	Yes	March 2020	Julie Burton
3	s5.87C	Where a disclosure was made under sections 5.87A or 5.87B, was the disclosure made within 10 days after receipt of the gift? Did the disclosure include the information required by section 5.87C?	N/A		Julie Burton
4	s5.90A(2) & (5)	Did the local government prepare, adopt by absolute majority and publish an up-to-date version on the local government's website, a policy dealing with the attendance of council members and the CEO at events ?	Yes		Julie Burton
5	s5.96A(1), (2), (3) & (4)	Did the CEO publish information on the local government's website in accordance with sections 5.96A(1), (2), (3), and (4)?	Yes		Julie Burton
6	s5.128(1)	Did the local government prepare and adopt (by absolute majority) a policy in relation to the continuing professional development of council members?	Yes		Julie Burton
7	s5.127	Did the local government prepare a report on the training completed by council members in the 2020/2021 financial year and publish it on the local government's official website by 31 July 2021?	Yes		Julie Burton
8	s6.4(3)	By 30 September 2021, did the local government submit to its auditor the balanced accounts and annual financial report for the year ending 30 June 2021?	Yes		Julie Burton
9	s.6.2(3)	When adopting the annual budget, did the local government take into account all it's expenditure, revenue and income?	Yes		Julie Burton



Department of
**Local Government, Sport
and Cultural Industries**

Tenders for Providing Goods and Services					
No	Reference	Question	Response	Comments	Respondent
1	F&G Reg 11A(1) & (3)	Did the local government comply with its current purchasing policy [adopted under F&G Reg 11A(1) & (3)] in relation to the supply of goods or services where the consideration under the contract was, or was expected to be, \$250,000 or less or worth \$250,000 or less?	Yes		Julie Burton
2	s3.57 F&G Reg 11	Subject to F&G Reg 11(2), did the local government invite tenders for all contracts for the supply of goods or services where the consideration under the contract was, or was expected to be, worth more than the consideration stated in F&G Reg 11(1)?	Yes		Julie Burton
3	F&G Regs 11(1), 12(2), 13, & 14(1), (3), and (4)	When regulations 11(1), 12(2) or 13 required tenders to be publicly invited, did the local government invite tenders via Statewide public notice in accordance with F&G Reg 14(3) and (4)?	Yes		Julie Burton
4	F&G Reg 12	Did the local government comply with F&G Reg 12 when deciding to enter into multiple contracts rather than a single contract?	Yes		Julie Burton
5	F&G Reg 14(5)	If the local government sought to vary the information supplied to tenderers, was every reasonable step taken to give each person who sought copies of the tender documents or each acceptable tenderer notice of the variation?	Yes		Julie Burton
6	F&G Regs 15 & 16	Did the local government's procedure for receiving and opening tenders comply with the requirements of F&G Regs 15 and 16?	Yes		Julie Burton
7	F&G Reg 17	Did the information recorded in the local government's tender register comply with the requirements of F&G Reg 17 and did the CEO make the tenders register available for public inspection and publish it on the local government's official website?	Yes		Julie Burton
8	F&G Reg 18(1)	Did the local government reject any tenders that were not submitted at the place, and within the time, specified in the invitation to tender?	Yes		Julie Burton
9	F&G Reg 18(4)	Were all tenders that were not rejected assessed by the local government via a written evaluation of the extent to which each tender satisfies the criteria for deciding which tender to accept?	Yes		Julie Burton
10	F&G Reg 19	Did the CEO give each tenderer written notice containing particulars of the successful tender or advising that no tender was accepted?	Yes		Julie Burton



Department of
**Local Government, Sport
and Cultural Industries**

No	Reference	Question	Response	Comments	Respondent
11	F&G Regs 21 & 22	Did the local government's advertising and expression of interest processes comply with the requirements of F&G Regs 21 and 22?	Yes		Julie Burton
12	F&G Reg 23(1) & (2)	Did the local government reject any expressions of interest that were not submitted at the place, and within the time, specified in the notice or that failed to comply with any other requirement specified in the notice?	Yes		Julie Burton
13	F&G Reg 23(3) & (4)	Were all expressions of interest that were not rejected under F&G Reg 23 (1) & (2) assessed by the local government? Did the CEO list each person as an acceptable tenderer?	Yes		Julie Burton
14	F&G Reg 24	Did the CEO give each person who submitted an expression of interest a notice in writing of the outcome in accordance with F&G Reg 24?	Yes		Julie Burton
15	F&G Regs 24AD(2) & (4) and 24AE	Did the local government invite applicants for a panel of pre-qualified suppliers via Statewide public notice in accordance with F&G Reg 24AD(4) and 24AE?	N/A		Julie Burton
16	F&G Reg 24AD(6)	If the local government sought to vary the information supplied to the panel, was every reasonable step taken to give each person who sought detailed information about the proposed panel or each person who submitted an application notice of the variation?	N/A		Julie Burton
17	F&G Reg 24AF	Did the local government's procedure for receiving and opening applications to join a panel of pre-qualified suppliers comply with the requirements of F&G Reg 16, as if the reference in that regulation to a tender were a reference to a pre-qualified supplier panel application?	N/A		Julie Burton
18	F&G Reg 24AG	Did the information recorded in the local government's tender register about panels of pre-qualified suppliers comply with the requirements of F&G Reg 24AG?	N/A		Julie Burton
19	F&G Reg 24AH(1)	Did the local government reject any applications to join a panel of pre-qualified suppliers that were not submitted at the place, and within the time, specified in the invitation for applications?	N/A		Julie Burton
20	F&G Reg 24AH(3)	Were all applications that were not rejected assessed by the local government via a written evaluation of the extent to which each application satisfies the criteria for deciding which application to accept?	N/A		Julie Burton
21	F&G Reg 24AI	Did the CEO send each applicant written notice advising them of the outcome of their application?	N/A		Julie Burton



Department of
**Local Government, Sport
and Cultural Industries**

No	Reference	Question	Response	Comments	Respondent
22	F&G Regs 24E & 24F	Where the local government gave regional price preference, did the local government comply with the requirements of F&G Regs 24E and 24F?	N/A		Julie Burton

I certify this Compliance Audit Return has been adopted by council at its meeting on _____

Signed Mayor/President, Boddington

Signed CEO, Boddington

9. REPORTS OF OFFICERS

9.1 PLANNING & DEVELOPMENT SERVICES

9.1.1 Development Application - Proposed Open Bay Shed - Lot 10 (No. 11) Castle Rock Way, Bannister

File Reference No:	A1111
Applicant:	Teresia Schwaiger
Disclosure of Interest:	Edge Planning & Property receive a payment for planning advice to the Shire and declare a Financial Interest (section 5.70 of the Local Government Act 1995)
Author:	Planning Consultant
Attachments:	9.1.1A Location Plan
	9.1.1B Information provided by the applicant
	9.1.1C Advice from the Department of Water and Environmental Regulation (2 November 2021)
	9.1.1D Extract from <i>Shire of Boddington Floodplain Management Study</i>
	9.1.1E Council's <i>Local Planning Policy 6 – Development in Flood Affected Areas</i>
	9.1.1F Extract from <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>
	9.1.1G Recent advice from Department of Water and Environmental Regulation (24 February 2022)

Summary

Following the applicant's review to the State Administrative Tribunal and updated Department of Water and Environmental Regulation advice, a Development Application seeking development approval for a proposed open bay shed at Lot 10 (No. 11) Castle Rock Way, is recommended for conditional approval.

Background

The Council considered the Development Application at its Special Meeting on 25 November 2021, resolving as follows:

'That Council:

1. Advise the applicant that it is supportive of the open bay shed at Lot 10 on Plan 24204 (No. 11) Castle Rock Way, Bannister, subject to it being relocated to outside of the floodway. Following the receipt of a revised site plan, that shows the shed outside of the floodway, the Shire's Chief Executive Officer will grant development approval under delegated authority. This includes no condition requiring a notification to be added to the Certificate of Title relating to flood risk.'

Review to State Administrative Tribunal and Mediation Conference

Following the Council decision on 25 November 2021, the applicant lodged an Application for Review (formerly known as an 'Appeal') to the State Administrative Tribunal (SAT). Following a Directions Hearing on 21 January 2021, a Mediation Conference between the parties (the applicant, Shire of Boddington, and Department of Water and Environmental Regulation) occurred on 14 February 2022. The mediator was Mr Ross Povey; a Member of SAT. Issues discussed at mediation are 'without prejudice' and cannot be included in this report. SAT issued the following order:

Pursuant to s 31(1) of the State Administrative Tribunal Act 2004 (WA) the respondent is invited to reconsider its decision on or before 17 March 2022.

Accordingly, SAT requires the Council to re-consider its decision.

Section 31 of the State Administrative Tribunal Act 2004 allows SAT to invite the decision maker (in this case, Council) to review its decision. The section reads as follows:

31. Tribunal may invite decision-maker to reconsider

- (1) At any stage of a proceeding for the review of a reviewable decision, the Tribunal may invite the decision-maker to reconsider the decision.
- (2) Upon being invited by the Tribunal to reconsider the reviewable decision, the decision-maker may -
 - (a) affirm the decision;
 - (b) vary the decision; or
 - (c) set aside the decision and substitute its new decision.
- (3) If the decision-maker varies the decision or sets it aside and substitutes a new decision unless the proceeding for a review is withdrawn it is taken to be for the review of the decision as varied or the substituted decision.

Section 31(3) above means that should Council modify its decision, made on 25 November 2021, the new decision will become the decision under review. If agreement with the appellant is reached, then the matter can be shortly resolved by way of consent orders in SAT.

DWER advice 24 February 2022

Following mediation on 14 February 2022, the Department of Water and Environmental Regulation (DWER) reviewed the floodway in the vicinity of the proposed development (see Attachment 8.1.1G). DWER's review of the floodway boundary near the property considered various matters including flood behaviour (e.g. risk, hazard and likely effects of future development).

Significantly, based on the recent review, DWER recommend that a portion of Lot 10 on Plan 24204 (No. 11) Castle Rock Way, Bannister be modified from 'floodway' to 'flood fringe'. The proposed shed is now located in the flood fringe.

Positively, DWER have also committed in the short term to assessing the entire floodway as set out in the *Shire of Boddington Floodplain Management Study*. While it is understood there will be no changes to the extent of the previously defined floodplain, DWER may determine there is technical evidence and scope to change some areas from 'floodway' to 'flood fringe'. Any suggested change in flood mapping will be separately considered by Council with updated mapping being publicly available.

Site and application information

Relevant matters relating to the site and Development Application include:

- The site is located approximately 4.5 kilometres north-east of the Boddington townsite, or about an 11 km drive from the Boddington townsite (see Attachment 9.1.1A);
- The site adjoins and is near rural smallholding (hobby farm) properties;
- The site is 13.3835 hectares in area;

- The site contains a dwelling and various supporting infrastructure;
- Details of the proposal are set out in Attachment 8.1.1B including justification provided by the applicant for the proposed shed location. The applicant proposes an open bay shed which is 16 metres long, 7.5 metres wide and 4.26 metres high. It has an area of 120m²;
- The Shire granted a building permit for the residence on 23 November 2007. This approval pre-dated the *Shire of Boddington Floodplain Management Study* which was endorsed by the Council on 11 August 2009; and
- In accordance with the *Shire of Boddington Local Planning Scheme No. 3 (LPS3)*, the Shire administration wrote to the Department of Water and Environmental Regulation's Flood Risk Science Team (DWER). In response, DWER on 2 November 2021 advised:

'We have no objection to the shed as it isn't a habitable development and won't detrimentally impact the flooding regime of the general area.'

DWER's response (2 November 2021) is provided in Attachment 9.1.1C.

Planning framework

Until the recent advice from DWER, the *Shire of Boddington Floodplain Management Study* shows that most of the property is within the floodway (see Attachment 8.1.1D). A small portion, near Castle Rock Way, is outside of the floodway. Based on DWER's recent advice, the proposed shed is no longer in the floodway but in the flood fringe. The study sets a minimum floor level of 213.6 metres AHD (Australian Height Datum) near the site.

The site is zoned 'Rural' in LPS3 with most of the site within Special Control Area 1 – Flood Prone Area (SCA1). The objective of SCA1 is 'To manage and prevent possible risk to life, human safety and property in time of flood.'

Attachment 8.1.1E sets out Council's *Local Planning Policy 6 – Development in Flood Affected Areas*. Relevant sections include 1, 4, 7.1 and 7.2. This includes a requirement for a 0.15 metre 'freeboard' for sheds above the 1 in 100 year floor level.

The site is identified as 'Floodway' in the *Shire of Boddington Local Planning Strategy*. Relevant strategies include:

'Support a precautionary approach to flood risk within the floodway and flood fringe - it should be the proponent's responsibility to demonstrate that the proposal is acceptable in terms of flood risk.

Limit and avoid future development within the floodway which could adversely affect the flow of floodwaters or where upstream, adjoining and nearby flood levels will increase, or where the risk to people and property could be increased.'

The proposed shed is located within a bush fire prone area as set out at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>.

Attachment 8.1.1F is an extract from the *Planning and Development (Local Planning Schemes) Regulations 2015* which sets out matters to be considered by local government in assessing a Development Application.

Comment

Based on DWER's recent review of the floodway and advice, which outlines the proposed shed is now in the flood fringe and not the floodway, the Shire is supportive of the Development Application.

Based on DWER's recent advice, the application is now consistent with Council policy and the Local Planning Strategy. Accordingly, it is recommended that Council approve the Development Application with conditions.

The main planning consideration with this Development Application relates to flood risk. From a planning and liability perspective, it is preferable that habitable and non-habitable buildings (including sheds) are located outside the floodway. Council policy supports buildings within the flood fringe if minimum floor levels are met.

Development conditions and advice can assist to minimise risk. This includes that the floor level of the shed is required to meet required minimum floor levels, electrical installations are raised and future owners are aware of flood risks (including adding a notification to the Certificate of Title).

The inclusion of a notification to the Certificate of Title is consistent with *Local Planning Policy 6 – Development in Flood Affected Areas*. The notification will alert future owners of flood risks on the property including to the dwelling, shed and other infrastructure. It also seeks to share responsibilities, with the landowner, in the event of flooding and possible insurance claims against the Shire.

The application is now consistent with the Local Planning Strategy.

Should Council grant development approval, there will be a separate requirement to assess and approve a Building Permit.

Strategic Implications

Pillar 1	A vibrant and connected community
Outcome 1.1	Encourage development of vacant residential land to provide affordable housing
Outcome 3.3	Support sustainable natural resource management

Statutory Environment

Planning and Development Act 2005, Planning and Development (Local Planning Schemes) Regulations, LPS3 and State Administrative Tribunal Act 2004

Policy Implications

There are several relevant policies including *State Planning Policy 3.4 Natural Hazards and Disasters, State Planning Policy 3.7 Planning in Bushfire Prone Areas, Guidelines for Bushfire Prone Areas* and the *Local Planning Strategy*.

There are various Local Planning Policies which are relevant in assessing the Development Application including *Development in Flood Prone Areas* and *Bush Fire Management*. Local Planning Policies are non-statutory documents which are designed to provide guidance to assist the Council in its decision making. Accordingly, the Council is not bound by the policies but is required to have regard to the policies in determining the Development Application.

Financial Implications

At present, the Application for Review is being progressed by the Shire administration and so there is no cost over and above staff time.

Economic Implications

Nil

Social Implications

Nil

Environmental Considerations

Nil

Risk Considerations

Risk Statement and Consequence	Reputation, Compliance and Natural Environment
Risk Rating (prior to treatment or control)	Moderate
Principal Risk Theme	Compliance
Risk Action Plan (controls or treatment proposed)	DWER's recent advice, confirming the proposed shed is now within the flood fringe and not the floodway, ensures consistency with Council Policy. Proposed development conditions will assist to minimise risks.

Consultation

The Shire sought advice from DWER whose advice is outlined in Attachment 9.1.1C and Attachment 9.1.1G.

Options

As set out in background, Section 31(2) of the State Administrative Tribunal Act 2004 sets out that the Council now may:

- (a) Affirm the decision made by the Council on 25th November 2021;
- (b) Vary the decision; or
- (c) Set aside the decision and substitute its new decision.

The Council can:

1. Approve the Development Application with no conditions; or
2. Approve the Development Application with conditions; or
3. Refuse the Development Application (giving reasons); or
4. Defer the matter (this is not recommended given the SAT order).

Voting Requirements

Simple Majority

Officer Recommendation 9.1.1

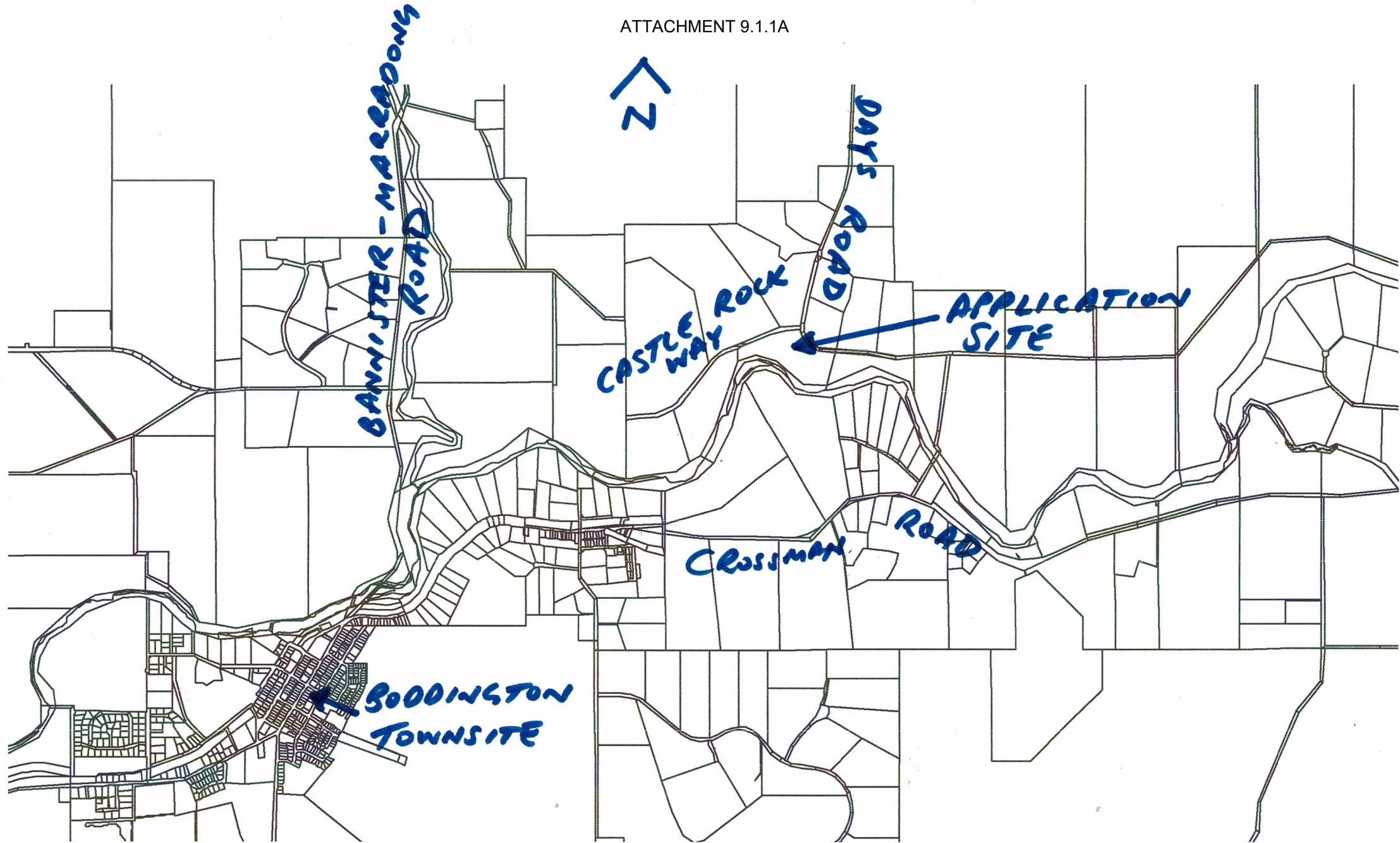
That Council:

1. Advise the State Administrative Tribunal and the applicant that Council has further considered its decision made on 25 November 2021 for the open bay shed at Lot 10 on Plan 24204 (No. 11) Castle Rock Way, Bannister, due to amended advice received from the Department of Water and Environmental Regulation.
2. Approve the Development Application for the open bay shed at Lot 10 on Plan 24204 (No. 11) Castle Rock Way, Bannister, subject to the following conditions:
 - A) This approval shall expire if the development hereby approved has not been substantially commenced within a period of two years from the date hereof, or within any extension of that time (requested in writing prior to the approval expiring) that may be granted by the local government. Where the Development Approval has lapsed, no further development is to be carried out.
 - B) The development hereby approved is to be carried out in accordance with the plans and specifications submitted with the application, addressing all conditions, or otherwise amended by the local government and shown on the approved plan and these shall not be altered and/or modified without the prior knowledge and written consent of the local government.
 - C) The minimum floor level of the shed is at least 213.75 metres AHD (Australian Height Datum).
 - D) The applicant arranges a notification, pursuant to Section 70A of the *Transfer of Land Act 1893*, to be placed on the Certificate of Title stating 'This land is impacted by flooding as outlined in the Shire of Boddington Floodplain Management Study.' The notification is to be finalised prior to use/occupation of the shed to the satisfaction of the local government. The applicant is responsible for meeting the costs of preparing and executing the notification.
 - E) The shed is not used for commercial, industrial or habitable purposes.

Advice

- i) In relation to Condition C, the *Shire of Boddington Floodplain Management Study* designates the 100 Year Average Recurrence Interval (ARI) Flood Level near the property at 213.6 metres. Based on Council's *Local Planning Policy 6 Development in Flood Affected Areas*, a 'freeboard' (factor of safety) of 0.15 metres (150mm) is also required for non-habitable structures above the 100 year ARI level. The local government recommends that this level is confirmed by a licensed surveyor prior to the pouring of the slab.
- ii) All electrical installations in the shed should be raised to limit impacts of flooding.
- iii) The applicant is advised that this Development Approval is not a Building Permit. A Building Permit must be formally applied for and obtained before the commencement of any site and/or development works.
- iv) As outlined at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>, the property is located within a declared bushfire prone area by the Fire and Emergency Services Commissioner. A low fuel area should be maintained around the shed at all times.

- v) **Part 14 of the *Planning and Development Act 2005* provides the right to apply to the State Administrative Tribunal for review of some planning decisions and the proponent may wish to take professional advice to determine whether or not such a right exists in the present instance. The *State Administrative Tribunal Rules 2004* require that any such applications for review be lodged with the Tribunal.**
- 3. **Welcome the commitment from the Department of Water and Environmental Regulation to assess, in the short term, the entire floodway as set out in the Shire of Boddington Floodplain Management Study. Any suggested change in flood mapping will be separately considered by Council with updated mapping being publicly available.**





Created: 7 October 2021 from Map Viewer Plus: <https://maps.landgate.wa.gov.au/maps-landgate/registered/>





08 6230 2250



21 McCook St, Forrestdale 6112



<https://royssheds.com.au>

<https://webshed.royssheds.com.au/#ovrnQaHtojv/7>





08 6230 2250

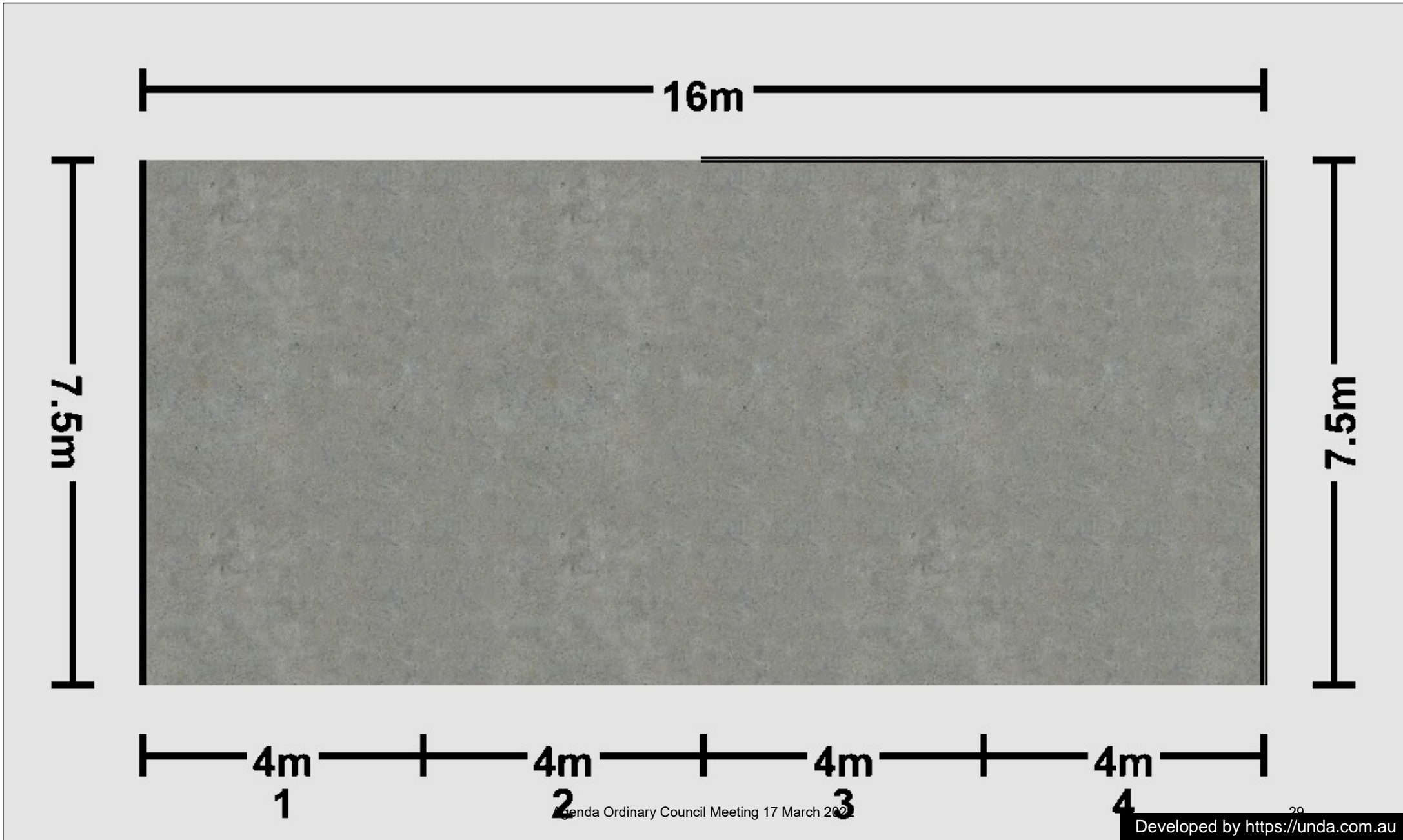


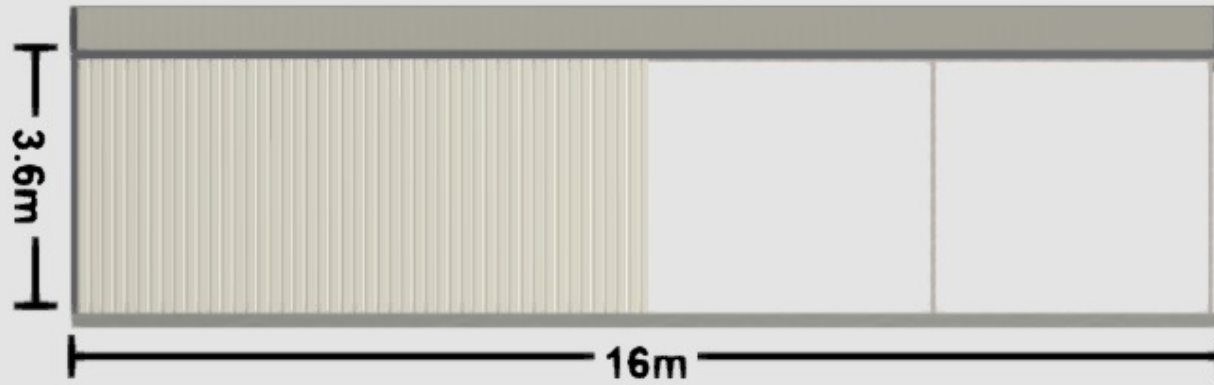
21 McCook St, Forrestdale 6112



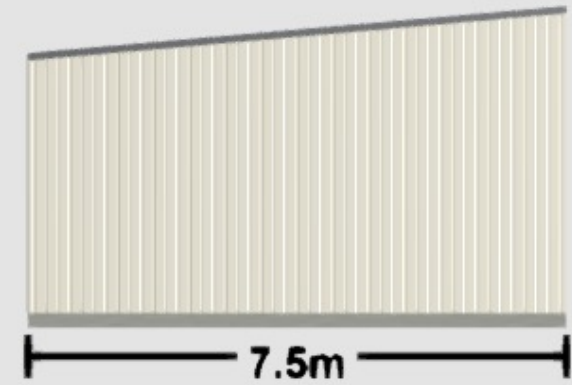
<https://royssheds.com.au>

<https://webshed.royssheds.com.au/#ovrnQaHtojv/7>

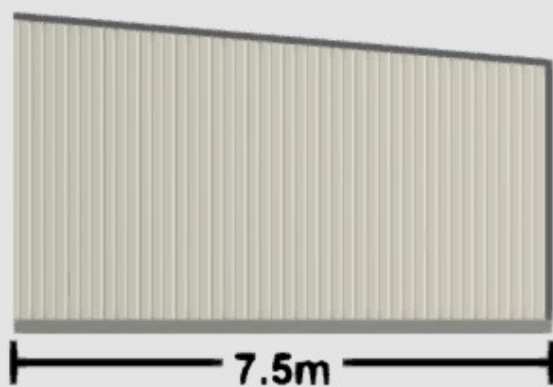




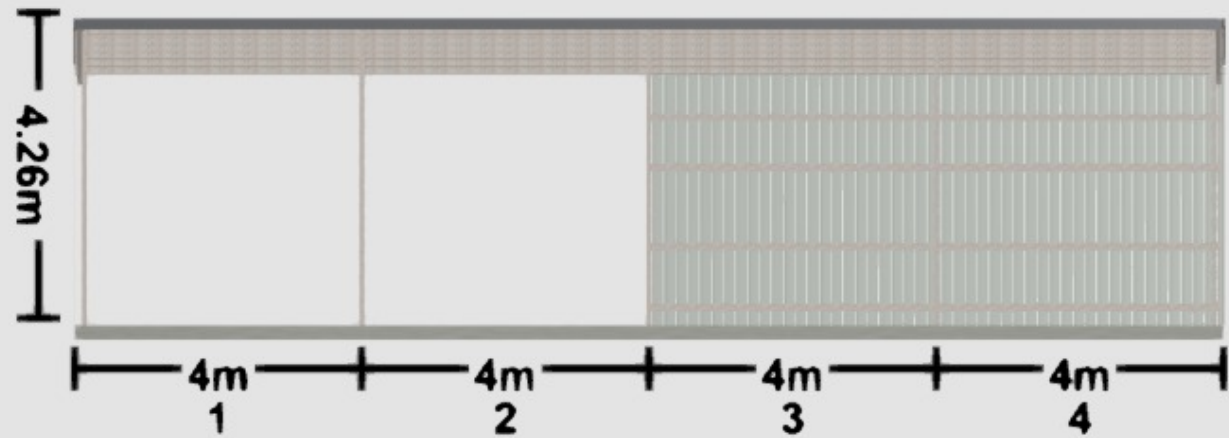
Back



Left



Right



Front

Teresia Schwaiger
11 Castle Rock Way
BANNISTER WA 6190

14.10.21

Shire of Boddington
Planning

SHED CONSTRUCTION APPROVAL – 11 Castle Rock Way, Bannister WA 6190

I wish to apply for Development Approval for an Open Bay Shed at the above address.

I have been advised that the property is in a floodway area. From the floodway map the majority of the property is located in the floodway area (see attached map).

The current residential house and house water tanks are also in the floodway area as the house was built prior to the floodway study being conducted.

I wish to construct the shed a short distance (20m) from the rear of the house.

I would like to build the shed to the rear of the house for the following reasons:

- The house is already in the floodway. The house is a substantial building. The shed is a far lesser building.
- I wish to store farm equipment in the shed and do not wish to be constantly driving through the front of the house / gardens with farm machinery.
- Better access to the rest of the property for farm machinery from the rear of the house.
- I wish to have access from both the front and back of the shed. If it was to be built on the front boundary in the sliver of land outside the floodway this would not be possible.
- I wish to collect water from the roof of the shed to existing water tanks located to the rear of the house.
- Security of the shed would be significantly compromised by locating on the front boundary right on Castle Rock Way.
- The aesthetics of the house and the roadway would be significantly compromised by locating on the front boundary right on Castle Rock Way.
- An off the grid property I already have power at the water tanks. Power to the shed would be connected from this location.
- The construction of the shed is to be of a high standard.

When looking at the location of the house and the proposed location for the shed I think this is not an unfair request.

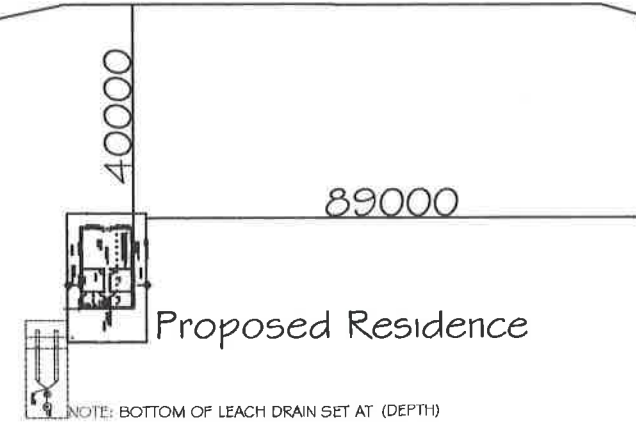
Yours sincerely

Terésa Schwaiger

SHIRE OF BODDINGTON
 23 NOV 2007
 APPROVED
 ENVIRONMENTAL HEALTH OFFICER / BUILDING SURVEYOR

DAYS ROAD

CASTLE ROCK WAY



LOT 10

SITE PLAN

PROHIBITED OCCUPATION
 New dwellings are not to be occupied until
 (a) A Certificate of Approval is obtained for use of a septic tank installation.
 or (b) In extraordinary circumstances prior approval is obtained from this office in writing.

A. A. WILKIE (NSW) (AUST)
 CONSULTING ENGINEERS

 DATE:

APPROVED AT ISSUE:	
Bldg Designer:	Date:
Owner:	Date:
Owner:	Date:
Builder:	Date:

Rev	Drawn & Checked	Date	Rev Notes

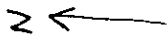
note:
 Subject to Survey
 Confirm all dimensions
 prior to commencement
 of work.
 Do not scale off drawings
 street smart
 map page 000
 old ref: A00

k.d. sherlock building designer
 P.O. Box 377, Gosnells W.A. 6990.
 Phone: Mobile: 04 18 927 893 Phone/Fax (08) 9398 9938
 E-mail: sherlockdraft@westnet.com.au
 client: Liddell N. and B.
 Proposed Residence
 Lot 10 Day Rd.
 Boddington

drawn: JL/SBM	date: 27/08/07	approved KOS: [Signature]	date: 27/08/07
sheet title: ARCHITECTURAL SITE PLAN			
scale: as shown	site no: A1-1	dwg no: 6030	rev: A

11 CASTLE Rock Way - Shed Location (Proposed)

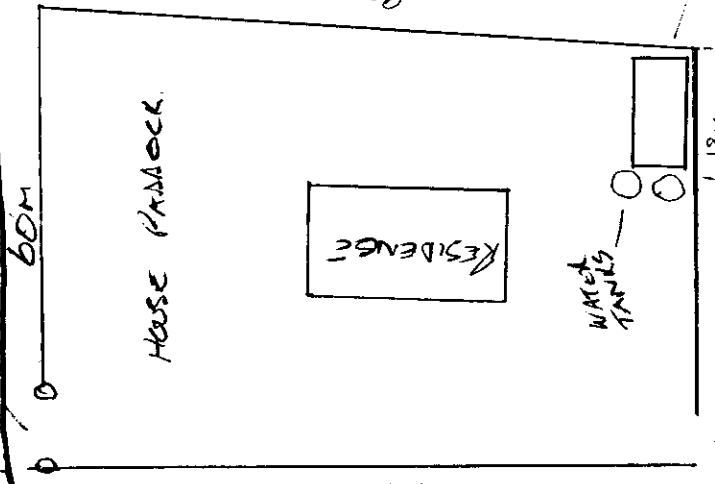
T. Schwaiger



CASTLE ROCK WAY.

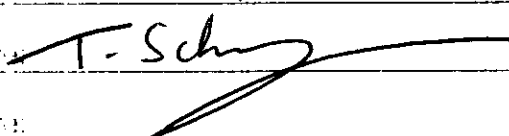
DAYS RD

STEEL ENTRY.



PROPOSED 16m x 7.5m SHED.
4 BAY OPEN PLANT

MEASUREMENTS ARE APPROX.

Owner details		
Name: TERESIA SCHWAIGER		
ABN (if applicable): NA		
Address: 11 CASTLE ROCK WAY BANNISTER WA Postcode: 6190		
Phone:	Fax:	Email:
Work:		sliva@aapt.net.au
Home:		
Mobile: 0400 983 988		
Contact person for correspondence:		
Signature: 		Date: 18/10/21
Signature:		Date:
<i>The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).</i>		

Applicant details (if different from owner)		
Name:		
Address:		
		Postcode:
Phone:	Fax:	Email:
Work:		
Home:		
Mobile:		
Contact person for correspondence:		
The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. <input type="checkbox"/> Yes <input type="checkbox"/> No		
Signature:		Date:



Property details		
Lot No: 10	House/Street No:	Location No:
Diagram or Plan No: 024 204	Certificate of Title Vol. No: 9772 2194	Folio: 974.
Title encumbrances (e.g. easements, restrictive covenants): ① * H467150 Memorial Town Planning & Dev Act 1928 Reg- 8/6/2000 ② IL80621 Restrictive Covenant Burden Registered 14/5/2003 Street name: CASTLE ROCK WAY		
Suburb: BANNISTER		
Nearest street intersection: DAYS RD.		

Proposed development	
Nature of development:	<input checked="" type="checkbox"/> Works <input type="checkbox"/> Use <input type="checkbox"/> Works and use
Is an exemption from development claimed for part of the development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, is the exemption for:	<input type="checkbox"/> Works <input type="checkbox"/> Use
Description of proposed works and/or land use: OPEN FRONT FARM SHED - Skillion Roof	
Description of exemption claimed (if relevant):	
Nature of any existing buildings and/or land use: RESIDENTIAL HOUSE	
Approximate cost of proposed development:	
Estimated time of completion: WITHIN 6 MONTHS	

OFFICE USE ONLY	
Acceptance Officer's initials:	Date received:
Local government reference No:	

Tue 02-Nov-21 11:00 AM
Flood <flood@dwer.wa.gov.au>

RE: Development Application Lot 10 on Plan 24204 (No. 11) Castle Rock Way, Bannister - Shire of Boddington

Hi Tamsin,

We have no objection to the shed as it isn't a habitable development and won't detrimentally impact the flooding regime of the general area.

Kind regards

Lauren Greening
Senior Engineer
Flood Risk Science

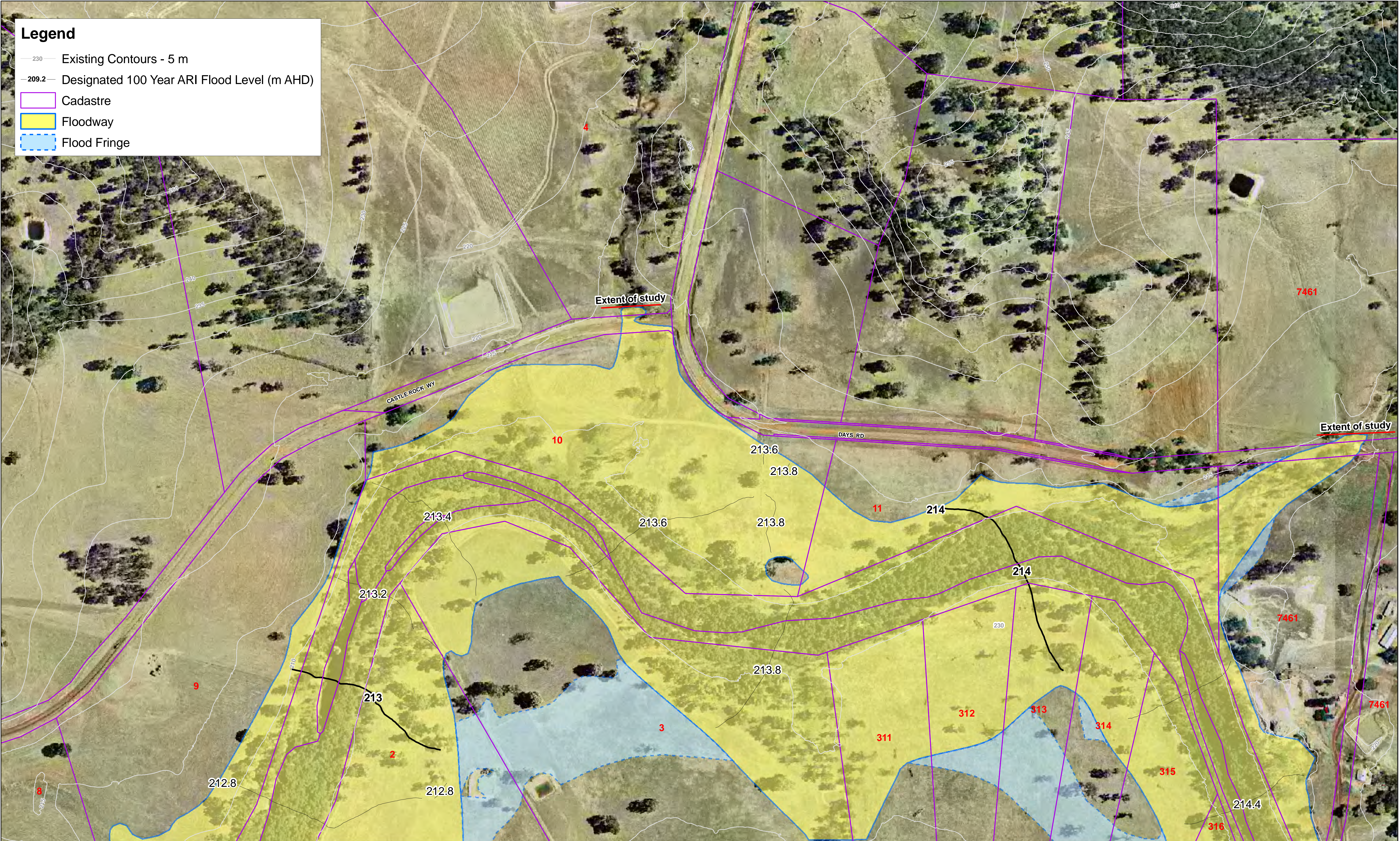
Department of Water and Environmental Regulation

T: (08) 6364 6576 | M: 0410 329 594





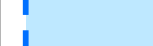
E: lauren.greening@dwer.wa.gov.au

Want to know more about flood risk in WA?

Visit <http://www.water.wa.gov.au/maps-and-data/maps/flood-maps>

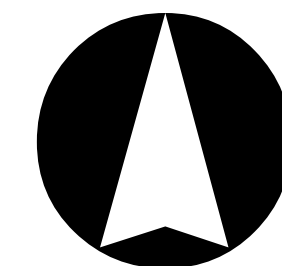
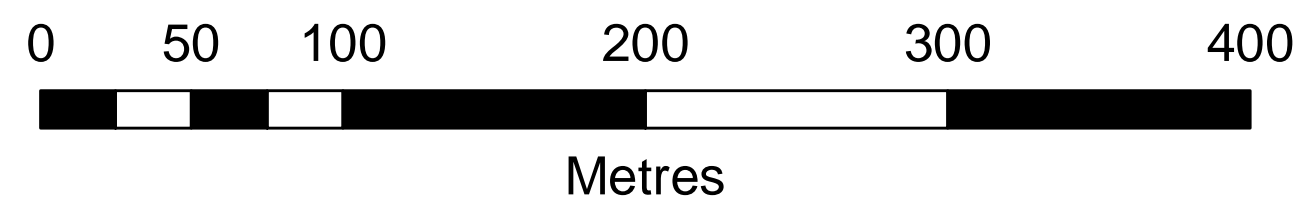


Legend

-  Existing Contours - 5 m
-  Designated 100 Year ARI Flood Level (m AHD)
-  Cadastre
-  Floodway
-  Flood Fringe

BODDINGTON FLOODPLAIN MANAGEMENT STUDY

**Designated Floodway and Levels
100 Year ARI Flood Mapping Series
Map 10**



Author: Sarah Gosling
Date: 03/07/09
Job No: QE09456

SINCLAIR KNIGHT MERZ



SHIRE OF BODDINGTON

PLANNING POLICY 6 - DEVELOPMENT IN FLOOD AFFECTED AREAS

1. Policy Statement

It is Council's policy to adopt a precautionary approach to flooding risks. To achieve this, the Council will require proponents seeking planning (development), subdivision, scheme amendment, structure plan, and development guide plan approval and other works to take account of flooding risk, including risks set out in the Shire of Boddington Floodplain Management Study.

2. Background and Issues

The Shire of Boddington Floodplain Management Study (to be called the "Flood Study") was prepared by Sinclair Knight Merz. The Flood Study consists of two documents:

- Shire of Boddington Floodplain Management Study - Floodplain Management Strategy; and
- Shire of Boddington Floodplain Management Study - Flood Modelling Report.

The Flood Study is a strategic document that has implications for development and related matters for areas in and around Boddington that are affected by flooding risk.

3. Definitions

In this policy, the following definitions apply:

Australian Height Datum (AHD) - Based on the mean sea level of Australia, a reference level to which the Flood Study has been prepared.

Average Recurrence Interval (ARI) – The average or expected period between exceedance of a given rainfall intensity or peak discharge (the likelihood of occurrence of a flood event).

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

1 in 100 Year Flood Level - The 100 year average recurrence interval (ARI) flood level which is used as a basis for determining minimum building floor levels.

Freeboard - The height above a defined flood level which is used to provide a factor of safety in the setting of floor levels which, in this policy, is typically 0.5 metres (500mm) unless otherwise indicated.

Flood Fringe - The area of the floodplain which may be acceptable to fill subject to gaining relevant approvals.

Floodway - The area of the floodplain where significant flow or storage of water occurs during a flood event.

Hydraulic - The study of water flow in waterways, in particular, the evaluation of flow parameters such as water level and velocity.

Hydrology (hydrologic) - The study of the rainfall and runoff processes, in particular, the evaluation of peak flows, flow volumes and the derivation of hydrographs for a range of floods.

Minimum Building Floor Level - A minimum building floor level generally 0.5 metre (500mm) above the designated 100 year ARI flood level is set to achieve adequate flood protection to development.

Throughout this policy, “proponent” can refer to “developer” or “subdivider”, while “proposal” can refer to “planning (development) application, subdivision application, scheme amendment request, structure plan request and development guide plan request or other works” where considered appropriate by Council.

4. Objectives

The objectives of this policy are to:

- clearly set out the Council’s approach to development and subdivision in flood affected areas;
- provide guidance to developers, subdividers, landowners, the community, other stakeholders and the Shire administration to ensure new developments and subdivisions appropriately address flood risk as set out in the Flood Study;
- clarify the status of the Flood Study from the Council’s perspective;
- take a long term strategic perspective relating to flood risks including ensuring that more intensive subdivision and development is not impacted by flooding;
- take a precautionary approach, in order to minimise flood risk to people, property and infrastructure, and require proponents to suitably justify why there should be a departure from this policy;
- ensure that new buildings achieve a finished floor level suitable to prevent water from flooding and/or a storm event having an average recurrence interval of 1 in 100 years from entering the building;
- support compatible development that recognises the floodplain coincides with areas of high conservation significance; and
- promote the sound use, management and tenure of the floodplain.

5. Application of the Policy

This policy applies to all areas of the municipality affected by flooding, including flood affected areas outside of the area covered by the Flood Study.

The Flood Study highlights there is also flooding risk outside of the areas identified in Appendix B of the Floodplain Management Strategy. Various properties, throughout the municipality, are subject to significant stormwater overland flow and/or inundation but have not yet been mapped using hydrologic and hydraulic modelling.

6. Links to Town Planning Scheme and other documents

This policy relates to various requirements set out in the Shire of Boddington Town Planning Scheme No. 2 (TPS2), Council’s Local Planning Strategy, State Planning Policies 2, 2.9 and 3.4 and the Flood Study.

7. Policy Provisions

7.1 General

7.1.1. The Council will adopt a precautionary approach to flooding risk in the floodway, the flood fringe and other flood affected areas. The “onus of proof” rests with the applicant to justify their proposal and associated flooding risks.

7.1.2 Subdivision and development in the floodway is generally not supported and will only be considered in exceptional circumstances, that are appropriately justified by the proponent, which may require the provision of technical details from a suitable professional to the satisfaction of Council.

7.1.3 The Council will use the latest version of the Flood Study to assess proposals. However, where there are variations between the Flood Study and this policy, this policy prevails.

7.1.4 The Council will make decisions based on the areas identified as floodway and flood fringe in the latest available Flood Study (specifically in Appendix B of the Floodplain Management Strategy).

7.1.5 The recommended minimum finished floor level will be determined using those set out in the Flood Study and then adding 500mm to the 1 in 100 year flood levels unless otherwise provided for in this policy.

7.1.6 The Council will require the minimum finished floor level to be certified by a licensed surveyor. This will be required as a condition of planning consent or subdivision approval.

7.1.7 The level of information required by the Council, including contour information and technical support, is required to be sufficient to meet the legal requirements of TPS2 and to enable the Council to appropriately determine the proposal and its impacts.

7.1.8 For land outside of the study area (set out in Appendix B of the Floodplain Management Strategy) that may have flooding risk, adjacent to waterways and overland flow paths, the Council will require the proponent to suitably demonstrate that their proposal addresses flooding risk to the satisfaction of Council.

7.1.9 No earthworks are permitted in the floodplain as set out by the Flood Study without the approval of Council. The Council will seek to ensure that any earthworks do not adversely impact on the hydraulic conveyance or flood storage.

7.1.10 Clearing of vegetation will generally not be permitted in the floodway or flood fringe unless suitably justified by the proponent and the clearing request is approved by the Department of Environment and Conservation and/or Council.

7.1.11 The Council seeks to ensure that essential services, which may include but are not limited to fire control panels, electrical switchboards and telephone services, are located above the 1 in 100 flood level with a freeboard of 0.5 metres.

7.1.12 If the proposal is located in a flood risk area, in the opinion of Council, where no hydrologic and hydraulic modelling data is available, the Council may require the proponent to engage a suitably qualified engineer to undertake an appropriate hydrologic and hydraulic assessment to the satisfaction of the Council and/or the

Department of Water. Where such an assessment is required, the assessment is to be submitted in a format which is compatible with the Department of Water's software to enable checking of data.

7.1.13 The Council will seek advice from the Department of Water and/or other agencies as appropriate on proposals.

7.1.14 The Council does not favour the use of levees. This is because there is the possibility that levees can be breached or overtopped in extreme storms, which can lead to an increase in damage and subsequently greater potential for damage, and there is no guarantee that the levees will remain with the land.

7.1.15 Landowners and servicing authorities should take all practical steps to address flooding risks subject to gaining necessary approvals.

7.2 Land within Floodways

7.2.1 Policy Statement

The Council will:

- prohibit and/or restrict further buildings, structures, development, site works, fencing and landfill which will adversely affect the flow of floodwaters, to the extent where upstream, adjoining and nearby flood levels will increase, or where the risk to people and property will increase;
- seek to ensure that any building development that is approved will not create any undue risk to life or property; and
- seek to ensure the floodway is appropriately managed.

7.2.2 Planning Applications (Development Applications)

The Council does not support planning applications and new or additional development, buildings and structures in the floodway unless otherwise provided for in this policy.

The Council requires proponent's to suitably locate proposed new development. Where the property subject to the Planning Application includes land located outside of the floodway, the Council will not approve a new building or structure on land within the floodway. This includes where the site is subject to a total redevelopment.

The Council may require proponents to include a report/assessment from a suitably qualified engineer, who holds appropriate professional indemnity insurance, addressing risk management, solutions and certifying the proposed development from an agreed level of flood risk to the satisfaction of Council.

Planning consent for development in the floodway will not be granted unless:

- it is to replace an existing approved building or structure where the entire lot is located within the floodway and the existing building/structure is demolished or removed. Further, the proposed building/structure footprint is no greater and is designed to reduce flooding risk compared to the former building/structure, yet does not have a detrimental impact on other properties;
- the entire lot is located within the floodway and the proposed use is permitted by TPS2 (a "P" use);

- the change of use does not intensify the anticipated number of people on the site or generally increase risks in the opinion of Council; and
- the proponent demonstrates there is an over-riding public benefit and it is a temporary structure.

The use of appropriate housing forms to achieve the required floor levels and/or reduce flood risk, such as particular methods of construction and certain types of materials which are better suited to withstand the damaging effect of floodwaters, 2 storeys with habitable rooms on the first floor, or stumped houses, as opposed to filling of the site, should be considered by proponents.

Minor additions to existing dwellings that do not increase the habitable area at ground level, such as a veranda or patio, will be considered on their merit subject to confirmation from the Department of Water that the new development will not adversely affect the free flow of floodwaters.

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

- the building/structure is set at a height to the Council's satisfaction, which typically will be a minimum of 0.5 metres above the 1 in 100 year flood level;
- a licensed surveyor confirms that the required floor level has been met;
- building materials are flood compatible, including building foundations being designed to withstand scouring and undermining by moving floodwaters. This may require a practicing engineer certifying that the building/structure can withstand fast-flowing waters to the standard set by Council;
- require a suitable drainage system (either subsoil and/of above ground) to be designed, installed and maintained by the property owner (to prevent impact on adjoining properties if filling occurs);
- all electrical services are located above the designated 1 in 100 year flood level;
- vehicular access and/or evacuation routes are designed for two-wheel drive vehicles to the satisfaction of Council;
- a notification is included on the Certificate of Title advising landowners in perpetuity of the flooding risks, with costs to be met by the proponent; and
- the proponent enters into a flood / erosion indemnity agreement with Council, with costs to be met by the proponent.

All Planning Applications proposing development in the floodway will be reported to Council for determination.

No Planning Application is required for structures such as swimming pools, air conditioning units, satellite dishes, rural style boundary fencing (which is not solid fencing) and other minor development as set out in TPS2 that presents limited flooding risk in the opinion of Council due to their location, lower cost to replace, the right to fence property boundaries and intended purpose.

7.2.3 Subdivision Applications

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

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

- each lot contains an area, outside of the floodway, that is appropriately sized and located for the anticipated use which includes appropriate setbacks to property boundaries; and
- vehicular access, between the public road system and the identified development area for each lot, will not be cut off in a major flood event.

The Council will support boundary adjustments (subdivision/amalgamation applications) provided that:

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

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

The Council will apply the following approach to the management and tenure of the floodway:

- should the subdivision application be within or near the Boddington and Ranford townsites, in the opinion of Council, the Council may recommend to the Western Australian Planning Commission (WAPC) that the floodway be ceded to the Crown for conservation/drainage purposes free of cost. This will typically be requested if the subdivision application proposes residential lots and may include where the subdivision application proposes rural residential, tourist, commercial, industrial or possibly rural small holding uses. The condition will be requested to progressively improve community access to the foreshore and/or assist in conservation initiatives in the opinion of Council;
- rural small holding subdivisions will be assessed on their merits, although public access may be secured such as through an easement in favour of the Shire of Boddington or a public access way; and
- the Council will typically not seek to have the floodway portions of rural lots ceded to the Crown (generally this land will continue to be privately owned and managed) unless there is an overriding public benefit in the opinion of Council.

The Council may recommend to the WAPC that a condition be imposed regarding the preparation and implementation of a Foreshore Management Plan or other required strategy.

7.2.4 Scheme Amendments (Rezoning)

The Council will not support scheme amendment requests that propose to increase the intensification of land use and/or generally increase risks for areas within the floodway.

The Council may require the scheme amendment request and/or documentation to be supported by relevant studies and/or plans including addressing land management and conservation considerations.

Where the scheme amendment request also includes areas outside of the floodway, the Council may seek to ensure that the zoning and/or reservation of the floodway is appropriate to improve community access to the foreshore and/or assist in

conservation initiatives in the opinion of Council. The Council will typically apply the principles set out in section 7.2.3 on management and land tenure for the floodway.

The Council may require the proponent and/or suitable professional to identify the extent of flooding risk, for areas outside of Appendix B of the Floodplain Management Strategy, to the satisfaction of the Department of Water and the Council.

7.2.5 Other Works

The Council will seek to minimise locating infrastructure in the floodway. Where new or replacement infrastructure is located in a floodway, the Council will ensure its design takes account of the flood risk to adjoining and nearby properties so that is no worse than the current situation, or the flooding risk to adjoining and nearby properties is lowered.

The Council seeks the support of Commonwealth Government agencies, State Government agencies and servicing authorities to ensure that they design infrastructure to take account of flood risks, including on upstream, adjoining and nearby land owned by other parties. Further, they should ensure that their infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency or servicing authority.

7.3 Land within the Flood Fringe

7.3.1 Policy Statement

The Council will seek to ensure that:

- development and subdivision will not create any undue risk to life or property;
- buildings, structures, development, site works, fencing and landfill will not adversely affect the flow of floodwaters, to the extent where upstream, adjoining and nearby flood levels will increase, or where the risk to people and property will increase; and
- the flood fringe is appropriately managed.

7.3.2 Planning Applications (Development Applications)

The Council will favourably consider Planning Applications, within the flood fringe, provided they meet minimum floor levels of 0.5m above the 1 in 100 year flood level (unless otherwise provided for in this policy) as specified on the plans accompanying the Flood Study. This is subject to other planning, servicing, environmental and landscape considerations being appropriately addressed to the satisfaction of Council.

Planning consent for new buildings and structures within in the flood fringe are required to meet the identified floor level set out in the Flood Study plus a freeboard of 0.5 metres (unless otherwise provided for in this policy). The Council will only consider variations to this where the proponent suitably justifies, to the satisfaction of Council, the following:

- it is an extension to an existing building where there are genuine constraints of integrating the proposed extension to the existing building;
- the recommended levels will result in a significant impact on the landscape, amenity and aesthetics of the locality;

- the proposed structure is a Class 10 building/structure as set out in the Building Code of Australia, not involving human habitation, where the Council will support a freeboard of 0.15m (150mm) above the 1 in 100 flood level; and
- the proponent demonstrates there is an over-riding public benefit and it is a temporary structure.

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

- the building/structure is set at a height to the Council's satisfaction, which typically will be a minimum of 0.5 metres above the 1 in 100 year flood level;
- a licensed surveyor confirms that the required floor level has been met;
- building materials are flood compatible, including building foundations being designed to withstand scouring and undermining by moving floodwaters. This may require a practicing engineer certifying that the building/structure can withstand fast-flowing waters to the standard set by Council;
- require a suitable drainage system (either subsoil and/of above ground) to be designed, installed and maintained by the property owner (to prevent impact on adjoining properties if filling occurs);
- all electrical services are located above the designated 1 in 100 year flood level;
- vehicular access and/or evacuation routes are designed for two-wheel drive vehicles to the satisfaction of Council;
- a notification is included on the Certificate of Title advising landowners in perpetuity of the flooding risks, with costs to be met by the proponent; and
- the proponent enters into a flood / erosion indemnity agreement with Council, with costs to be met by the proponent.

All Planning Applications proposing development in the flood fringe, below the required flood level set out in the flood study plus a freeboard of 0.5 metres (other than a Class 10 building/structure as set out in the Building Code of Australia), will be reported to Council for determination.

7.3.3 Subdivision Applications

The Council will consider, on its merits, subdivision applications in the flood fringe that suitably demonstrate that:

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

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

The Council will recommend to the WAPC that a subdivision condition be imposed on residential, rural residential (building envelope and vehicular access), tourist, commercial and industrial lots requiring the land to be suitably filled to meet the minimum floor level set in the Flood Study plus a freeboard of 0.5 metres, along with the land being suitably drained. Where this condition is imposed by the WAPC, the Council will not issue clearance of the Deposited Plan until proposed lots and/or approved development footprints/building envelopes are suitably filled and drained.

For rural small holding and rural subdivisions, the Council will likewise require each proposed lot to have:

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

The Council will typically not require the development footprint/building envelope of proposed rural small holding and rural lots to be filled prior to the creation of titles. However, the Council will require suitable notification to prospective purchasers and/or successors being included on the Certificate of Title to state that the lot is impacted by flooding, the approved building envelope location (or building exclusion area) and the minimum floor level as set out by the Flood Study and this policy.

7.3.4 Scheme Amendments (Rezoning)

The Council will consider, on its merits, scheme amendment requests in the flood fringe provided the proponent can that demonstrate that each proposed lot:

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

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

The Council may require the scheme amendment request and/or documentation to be supported by relevant studies and/or plans including addressing land management, tenure and conservation considerations.

7.3.5 Other Works

Where new or replacement infrastructure is located in the flood fringe, the Council will ensure its design takes account of the flood risk to adjoining and nearby properties so that is no worse than the current situation, or the flooding risk to adjoining and nearby properties is lowered.

The Council seeks the support of Commonwealth Government agencies, State Government agencies and servicing authorities to ensure that they design infrastructure to take account of flood risks, including on upstream, adjoining and nearby land owned by other parties. Further, they should ensure that their infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency or servicing authority.

8. Approval Authorisation

Authority to implement the policy will be delegated to the Chief Executive Officer, other than as outlined in this policy.

9. Final Adoption

Final adoption of the policy was resolved by Council on 24 February 2009.

67. Consideration of application by local government

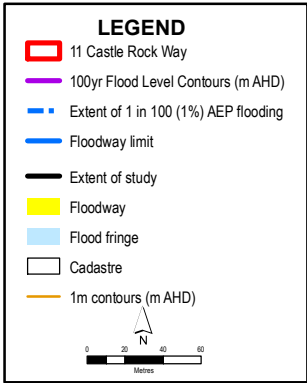
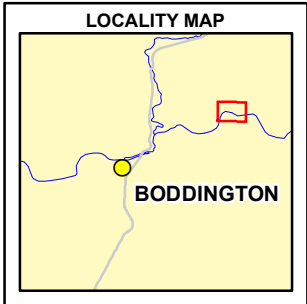
- (1) Development approval cannot be granted on an application for approval of —
 - (a) development that is a class X use in relation to the zone in which the development is located, unless —
 - (i) the development relates to land that is being used for a non-conforming use; and
 - (ii) the local government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

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

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

11 Castle Rock Way BANNISTER

ATTACHMENT 9.1.1G



Datum and Projection Information
 Vertical Datum: AHD71
 Horizontal Datum: GDA94
 Projection: MGA250
 Spheroid: GRS80

Project Information
 Client: sliv@aapt.net.au
 Map Author: Andrew Watson
 Task ID: B1305
 Compilation date: 15/02/2022
 Edition: Version 2

SOURCES

The Department of Water and Environmental Regulation acknowledges the following datasets and their custodians in the production of this map:

Cadastre (LGATE_218) - SLIP - Landgate - 2022
 Road Centrelines (DJ) - Landgate - 2016
 Alcoa Forest Audit 2018 25cm 250 ew - Landgate - 2018

Government of Western Australia
 Department of Water and Environmental Regulation

This map is a product of the Department of Water and Environmental Regulation, Water Resource Science and was printed on 15/02/2022.

This map was produced with the intent that it be used for display purposes at the scale of 1:10,000 when printing at A4.

While the Department of Water and Environmental Regulation has made all reasonable efforts to ensure the accuracy of this data, the department accepts no responsibility for any inaccuracies and persons relying on this data do so at their own risk.



From: Simon Rodgers <simon.rodgers@dwer.wa.gov.au>
Sent: Thursday, 24 February 2022 4:40 PM
To: Julie Burton <ceo@boddington.wa.gov.au>
Cc: Lauren Greening <lauren.greening@dwer.wa.gov.au>; steve@edgeplanning.com.au
Subject: Floodplain management advice - Lot 10 (no. 11) Castle Rock Way Boddington - Julie Burton - 23022022

Hi Julie

The Department of Water and Environmental Regulation provides advice and recommends guidelines for development on floodplains. We use the following guiding principles to ensure proposed development in floodprone areas is acceptable with regard to major river flooding:

- proposed development has adequate flood protection
- proposed development does not detrimentally impact on the existing flooding regime of the general area

A SAT mediation hearing was held on site (11 Castle Rock Way Boddington) and at the Shire of Boddington on Monday 14 February 2022 to discuss a proposed shed development. It was concluded that DWER would review the floodway in the vicinity of the proposed development.

The Department's review of the floodway boundary near the property considered:

- Flood behaviour (including risk, hazard and likely effects of future development)
- Potential access and isolation issues
- Local planning needs
- Environmental issues
- Social factors (such as recreation and heritage)

Flood behaviour

The existing floodway encompasses the Hotham River floodplain and also extends up a minor tributary that passes through the Lot adjacent to the proposed shed. The proposed floodway boundary realignment will not detrimentally impact on the existing Hotham River flooding regime. The existing floodway (floodplain) is more than 250 metres wide in this reach of the Hotham River and existing development (dwelling, water tanks, dam and small shed) are all located within the current floodway. The proposed change to the flood fringe reflects the width of the obstruction (up to 50 metres) of these existing developments (map at Attachment 1).

The proposed flood fringe is located outside of the 1 in 10 AEP floodplain.

Potential access and isolation

The SKM modelling shows that, a maximum flood depth of ~ 1.5 metres will be reached in a 1 in 100 AEP event. Flood velocities are very low as it is located in a portion of backwater. Any development will require fill to reach the minimum floor levels required for development by the local government. The maximum distance to higher ground outside of the floodplain is less than 50 metres and filling related to any proposal would further enhance the ability to access potential development outside of the revised floodway.

Environmental issues

The Hotham River is located ~ 200 metres south of the proposed location and the current floodway mapping at this location is influenced by the effect of floodwaters backing up a minor tributary of

the Hotham River located adjacent to the proposal. The revised floodway boundary is at least 20 metres from this waterway.

Local planning needs

At the SAT meeting with Shire of Boddington on 14 February it was stated that further assessment of the entire floodway is being considered as part of a future review of their town planning scheme. The existing floodway is a potential issue to future development and growth.

Social factors

None identified

Based on the revised floodway mapping, which supersedes the SKM mapping from 2009, the proposed shed is located outside of the floodway and is considered acceptable with regard to major flooding. We do not comment on the level of flood protection that should be provided to non-habitable structures (such as sheds). However, if constructed below the 1 in 100 AEP flood level of ~213.55 m AHD it would be subject to potential flooding and flood damages during an event of this magnitude. To increase the resilience of the proposal to flooding we recommend that all electrical installations are located above 214 m AHD, or as high as practicable.

The department understands the Shire of Boddington is keen to explore the potential to revise the floodplain mapping more broadly along the Hotham River and we will be in contact soon to progress this work based on the five factors used as part of the above review.

Regards

[Simon Rodgers](#)

Supervising Engineer

Surface Water Assessment and Flood Risk Science

[Department of Water and Environmental Regulation](#)

Prime House, 8 Davidson Terrace, JOONDALUP WA 6027

Locked Bag 10, Joondalup DC, WA 6919

T: (08) 6364 6923 M: 0429 080 517

E: simon.rodgers@dwer.wa.gov.au | www.dwer.wa.gov.au

9.2.1 CHIEF EXECUTIVE OFFICER

Nil at this time.

9.3.1 CORPORATE SERVICES

9.3.1 Monthly Financial Statements - February 2022

File Reference: FINM/5
Applicant: Not Applicable
Disclosure of Interest: Nil
Author: Executive Manager Corporate Services
Attachments: Monthly Financial Report period ended 28 February 2022

Summary

The Monthly Financial Report for February 2022 is presented for Councils consideration.

Background

In accordance with the Local Government Act 1995, a statement of financial activity must be presented at an Ordinary Meeting of Council. This is required to be presented within two months, after the end of the month, to which the statement relates.

The statement of financial activity is to report on the revenue and expenditure as set out in the annual budget for the month, including explanations of any variances. Regulation 34, from the Local Government (Financial Management) Regulations 1996 sets out the detail that is required to be included in the reports.

Comment

The attached monthly financial statements and supporting information have been compiled to meet compliance with the Local Government Act 1995 and associated Regulations.

Consultation

Nil

Strategic Implications

Nil

Legislative Implications

Local Government Act 1995

Section 6.4 Specifies that a local government is to prepare such other financial reports as are prescribed.

Local Government (Financial Management) Regulations 1996

Regulation 34 states:

- (1) A local government is to prepare each month a statement of financial activity reporting on the sources and applications of funds, as set out in the annual budget under regulation 22(1)(d) for that month in the following detail:

- (a) annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c);
- (b) budget estimates to the end of month to which the statement relates;
- (c) actual amounts of expenditure, revenue and income to the end of the month to which the statement relates;
- (d) material variances between the comparable amounts referred to in paragraphs (b) and (c);
- (e) the net current assets at the end of the month to which the statement relates.

Sub regulations 2, 3, 4, 5, and 6 prescribe further details of information to be included in the monthly statement of financial activity.

Policy Implications

Nil

Financial Implications

As disclosed in the financial statements.

Economic Implications

Timely submission of detailed monthly financial reports allows Council to monitor the financial performance of the Shire and review any adverse financial trends that may impact on the Shire’s financial sustainability.

Social Implications

Nil

Environmental Considerations

Nil

Risk Considerations

Risk Statement and Consequence	Failure to monitor the Shire’s ongoing financial performance would increase the risk of a negative impact on the Shire’s financial position. As the monthly report is a legislative requirement, non-compliance may result in a qualified audit.
Risk Rating (prior to treatment or control)	Low (2)
Principal Risk Theme	Reputational / Legislative
Risk Action Plan (controls or treatment proposed)	Nil

Options

1. Council may choose to receive the monthly financial reports as presented.
2. Council may choose not to receive the monthly financial reports as presented.

Voting Requirements

Simple Majority

Officer Recommendation

That Council receive the financial statements as presented, for the period ending 28 February 2022.



MONTHLY FINANCIAL REPORT
(Containing the Statement of Financial Activity)

For the Period Ended 28 February 2022

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

TABLE OF CONTENTS

Basis of Preparation	2
Key Terms and Descriptions	3
Statement of Financial Activity by Program	4
Note 1 Explanation of Material Variances	5
Note 2 Statement of Financial Activity Information	6
Note 3 Cash and Financial Assets	7
Note 4 Receivables	8
Note 5 Rate Revenue	9
Note 6 Capital Acquisitions	11
Note 7 Borrowings	12
Note 8 Grants and Contributions	13
Note 9 Budget Amendments	14

**MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 28 FEBRUARY 2022**

BASIS OF PREPARATION

BASIS OF PREPARATION

The financial report has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and interpretations of the Australian Accounting Standards Board, and the *Local Government Act 1995* and accompanying regulations.

The *Local Government Act 1995* and accompanying Regulations take precedence over Australian Accounting Standards where they are inconsistent.

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

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

THE LOCAL GOVERNMENT REPORTING ENTITY

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

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between funds) have been eliminated.

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

SIGNIFICANT ACCOUNTING POLICES

CRITICAL ACCOUNTING ESTIMATES

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

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

GOODS AND SERVICES TAX

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position. Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

ROUNDING OFF FIGURES

All figures shown in this statement are rounded to the nearest dollar.

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 10 March 2022

**KEY TERMS AND DESCRIPTIONS
FOR THE PERIOD ENDED 28 FEBRUARY 2022**

STATUTORY REPORTING PROGRAMS

Shire operations as disclosed in these financial statements encompass the following service orientated activities/programs.

PROGRAM NAME AND OBJECTIVES	ACTIVITIES
<p>GOVERNANCE To provide a decision making process for the efficient allocation of scarce resources</p>	Administration and operation of members of Council. Other costs that relate to the tasks of assisting elected members and ratepayers on matters which do not concern specific Council services.
<p>GENERAL PURPOSE FUNDING To collect revenue to allow for the provision of services</p>	To collect revenue in the form of rates, interest and general purpose Government grants to allow for the provision of services.
<p>LAW, ORDER, PUBLIC SAFETY To provide services to help ensure a safer and environmentally conscious community</p>	Supervision and enforcement of various local laws relating to fire prevention, animal control and other aspects of public safety including emergency services
<p>HEALTH To provide an operational framework for environmental and community health</p>	Inspection of food outlets and their control, noise control and waste disposal compliance
<p>EDUCATION AND WELFARE To provide services to the elderly, children and youth</p>	The provision of childcare facilities, aged housing, and the support of youth in the community.
<p>HOUSING To provide and maintain staff and other housing</p>	Provision and maintenance of staff and other housing
<p>COMMUNITY AMENITIES To provide services required by the community</p>	Rubbish collection services, operation of rubbish disposal sites, litter control, construction and maintenance of urban storm water drains, protection of the environment and administration of town planning schemes, cemetery and public conveniences
<p>RECREATION AND CULTURE To establish and effectively manage infrastructure and resource which will help the social well being of the community</p>	Maintenance of public halls, civic centres, swimming pool, recreation centres and various sporting facilities. Provision and maintenance of parks, gardens and playgrounds. Operation of library and other cultural facilities
<p>TRANSPORT To provide safe, effective and efficient transport services to the community</p>	Construction and maintenance of roads, streets, footpaths, depots, cycle ways, parking facilities and traffic control. Cleaning of streets and maintenance of street trees, street lighting etc.
<p>ECONOMIC SERVICES To help promote the shire and its economic wellbeing</p>	Tourism and area promotion including the maintenance and operation of a caravan park. Provision of rural services including weed control, vermin control and standpipes. Building Control
<p>OTHER PROPERTY AND SERVICES To monitor and control Shire's overheads operating accounts</p>	Private works operation, plant repair and operation costs and engineering operation costs, administration costs allocated and other unclassified works and services

**STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2022**

STATUTORY REPORTING PROGRAMS

	Ref Note	Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		\$	\$	\$	\$	%	
Opening funding surplus / (deficit)	2(c)	1,130,431	1,130,431	1,130,431	0	0%	
Revenue from operating activities							
Governance		75,258	60,966	62,635	1,669	3%	
General purpose funding - general rates	5	5,225,193	5,224,193	5,227,982	3,789	0%	
General purpose funding - other		184,535	139,607	126,139	(13,468)	(10%)	
Law, order and public safety		151,385	85,394	85,858	464	1%	
Health		39,290	25,620	28,066	2,446	10%	
Education and welfare		519,200	418,181	421,032	2,851	1%	
Housing		39,300	18,859	16,759	(2,100)	(11%)	
Community amenities		313,304	304,134	307,595	3,461	1%	
Recreation and culture		86,720	66,102	68,543	2,441	4%	
Transport		110,080	52,280	60,373	8,093	15%	
Economic services		391,122	276,472	324,044	47,572	17%	▲
Other property and services		59,896	42,757	44,765	2,008	5%	
		7,195,283	6,714,565	6,773,791	59,226		
Expenditure from operating activities							
Governance		(215,617)	(83,713)	(66,323)	17,390	21%	▲
General purpose funding		(22,307)	(8,826)	(1,071)	7,755	88%	
Law, order and public safety		(548,783)	(374,002)	(334,074)	39,928	11%	▲
Health		(233,897)	(157,747)	(129,738)	28,009	18%	▲
Education and welfare		(1,119,710)	(782,488)	(659,801)	122,687	16%	▲
Housing		(79,785)	(45,417)	(118,268)	(72,851)	(160%)	▼
Community amenities		(883,143)	(553,145)	(522,465)	30,680	6%	
Recreation and culture		(2,415,766)	(1,662,815)	(1,567,287)	95,528	6%	
Transport		(3,304,496)	(1,999,126)	(1,930,985)	68,141	3%	
Economic services		(898,009)	(645,621)	(572,065)	73,556	11%	▲
Other property and services		(62,095)	(53,237)	38,179	91,416	172%	▲
		(9,783,608)	(6,366,137)	(5,863,898)	502,239		
Non-cash amounts excluded from operating activities	2(a)	3,106,735	2,047,927	2,014,775	(33,152)	(2%)	
Amount attributable to operating activities		518,410	2,396,355	2,924,668	528,313		
Investing Activities							
Proceeds from non-operating grants & contributions	7	1,256,407	530,214	561,960	31,746	6%	
Proceeds from disposal of assets	5	34,000	10,000	7,273	(2,727)	(27%)	
Payments for property, plant and equipment & infrastructure	6	(2,322,431)	(830,976)	(770,199)	60,777	7%	
		(1,032,024)	(290,762)	(200,966)	89,796		
Non-cash amounts excluded from investing activities		0	0	0	0	0%	
Amount attributable to investing activities		(1,032,024)	(290,762)	(200,966)	89,796		
Financing Activities							
Proceeds from new debentures	6	0	0	0	0	0%	
Transfer from reserves	2	0	0	0	0	0%	
Repayment of debentures	6	(357,077)	(184,567)	(184,567)	0	0%	
Transfer to reserves	2	(61,202)	0	0	0	0%	
Amount attributable to financing activities		(418,279)	(184,567)	(184,567)	0		
Closing funding surplus / (deficit)	2(c)	198,538	3,051,457	3,669,566			

KEY INFORMATION

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

Refer to Note 1 for an explanation of the reasons for the variance.

The material variance adopted by Council for the 2021-22 year is \$10,000 or 10.00% whichever is the greater.

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

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2022**

**NOTE 1
EXPLANATION OF MATERIAL VARIANCES**

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

The material variance adopted by Council for the 2021-22 year is \$10,000 or 10.00% whichever is the greater.

Reporting Program	Var. \$	Var. %	Timing / Permanent	Explanation of Variances
	\$	%		
Revenue from operating activities				
Governance	1,669	3%		
General purpose funding - rates	3,789	0%		
General purpose funding - other	(13,468)	(10%)		
Law, order and public safety	464	1%		
Health	2,446	10%		
Education and welfare	2,851	1%		
Housing	(2,100)	(11%)		
Community amenities	3,461	1%		
Recreation and culture	2,441	4%		
Transport	8,093	15%		
Economic services	47,572	17%	▲ Permanent	Caravan Park \$46k currently exceeding budget expectations.
Other property and services	2,008	5%		
Expenditure from operating activities				
Governance	17,390	21%	▲ Timing	Expenditure still to be incurred.
General purpose funding	7,755	88%		
Law, order and public safety	39,928	11%	▲ Timing	Expenditure still to be incurred.
Health	28,009	18%	▲ Timing	Expenditure still to be incurred.
Education and welfare	122,687	16%	▲ Timing	Expenditure still to be incurred.
Housing	(72,851)	(160%)	▼ Timing	Housing allocations yet to be completed.
Community amenities	30,680	6%		
Recreation and culture	95,528	6%		
Transport	68,141	3%		
Economic services	73,556	11%	▲ Timing	Expenditure still to be incurred.
Other property and services	91,416	172%	▲ Timing	Expenditure still to be incurred.
Non-cash amounts excluded from operating activities.	(33,152)	(2%)		
Investing activities				
Proceeds from non-operating grants & contributions	31,746	6%		
Proceeds from disposal of assets	(2,727)	(27%)		
Payments for property, plant and equipment & infrastructure	60,777	7%	▲ Timing	Delay in purchase of new plant.
Financing activities				
Transfer from reserves	0	0%		
Repayment of debentures	0	0%		
Transfer to reserves	0	0%		

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2022**

**NOTE 2
STATEMENT OF FINANCIAL ACTIVITY INFORMATION**

(a) Non-cash items excluded from operating activities

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

	Notes	Amended Budget	YTD Budget (a)	YTD Actual (b)
Non-cash items excluded from operating activities				
		\$	\$	\$
Adjustments to operating activities				
Less: Profit on asset disposals	5	0	0	(2,489)
Less: Movement in liabilities associated with restricted cash		0	0	0
Movement in pensioner deferred rates (non-current)		0	0	(680)
Movement in employee benefit provisions (non-current)		34,790	0	0
Movement in other provisions (non-current)		0	0	0
Add: Loss on asset disposals	5	0	0	0
Add: Depreciation on assets		3,071,945	2,047,927	2,017,944
Total non-cash items excluded from operating activities		3,106,735	2,047,927	2,014,775

(b) Adjustments to net current assets in the Statement of Financial Activity

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

		Last Year Closing 30 June 2021	This Time Last Year 28 February 2021	Year to Date 28 February 2022
Adjustments to net current assets				
Less: Reserves - restricted cash	2	(1,668,321)	(3,029,053)	(1,668,321)
Add: Borrowings	6	357,077	169,766	172,510
Add: Provisions - employee		0	0	0
Total adjustments to net current assets		(1,311,244)	(2,859,287)	(1,495,811)

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

Current assets

Cash and cash equivalents	2	3,934,794	5,219,208	6,886,728
Rates receivables	3	253,668	563,976	534,009
Receivables	3	1,404,087	97,422	80,844
Other current assets	5	158,762	46,547	133,207
Less: Current liabilities				
Payables		(1,095,378)	(390,248)	(138,222)
Borrowings	7	(357,077)	(169,766)	(172,510)
Contract liabilities		(1,596,684)	(484,971)	(1,898,184)
Provisions		(260,497)	(245,545)	(260,497)
Less: Total adjustments to net current assets	2(b)	(1,311,244)	(2,859,287)	(1,495,811)
Closing funding surplus / (deficit)		1,130,431	1,777,336	3,669,564

CURRENT AND NON-CURRENT CLASSIFICATION

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

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2022

OPERATING ACTIVITIES
NOTE 3
CASH AND FINANCIAL ASSETS

CASH AND INVESTMENTS

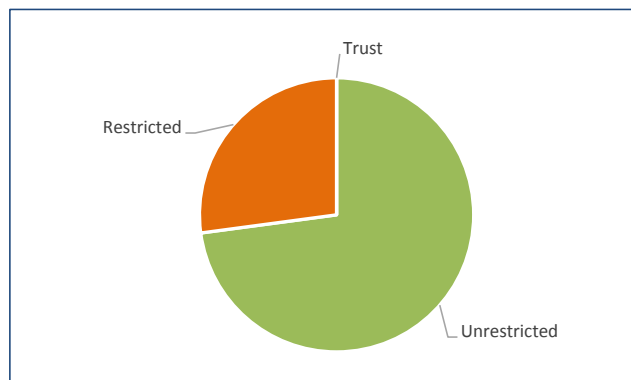
Description	Unrestricted	Restricted	Total Cash	Trust	Institution	Interest Rate	Maturity Date
	\$	\$	\$	\$			
Cash on hand							
Petty Cash & Floats	400	0	400			0.00%	On Hand
At Call Deposits							
Municipal Funds	3,018,960	0	3,018,960		NAB		At Call
Bonds & Deposits	0	95,399	95,399		NAB		At Call
Term Deposits & Overnight Cash Deposits							
OCDF Boddington Supertowns	0	103,646	103,646		Treasury	0.05%	Overnight
Reserve Funds	0	1,668,322	1,668,322		NAB	0.25%	17/04/22
Municipal Funds	2,000,000	0	2,000,000		NAB	0.25%	17/04/22
Total	5,019,360	1,867,367	6,886,728	0			

KEY INFORMATION

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

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

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



Total Cash	Unrestricted
\$6.89 M	\$5.02 M

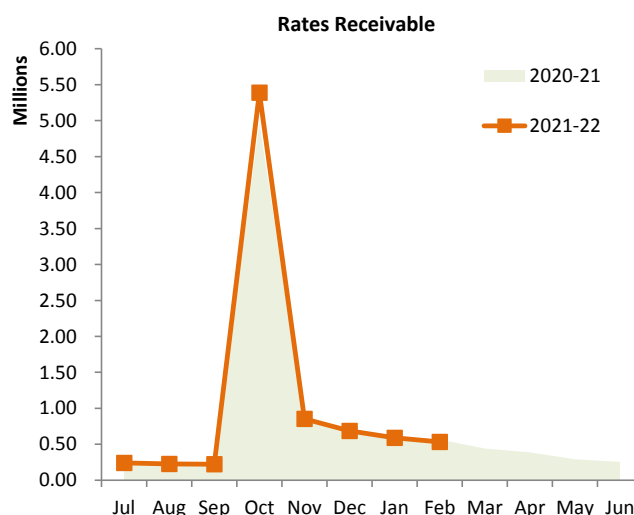
CASH BACKED RESERVES

Reserve name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Plant Reserve	221,172	265	0	0	0	0	0	221,437	221,172
Building Reserve	97,124	116	0	0	0	0	0	97,240	97,124
Local Organisation Assistance Fund Reserve	31,617	38	0	9,202	0	0	0	40,857	31,617
Refuse Site Reserve	39,470	47	0	0	0	0	0	39,517	39,470
Aged Housing Reserve	366,827	440	0	0	0	0	0	367,267	366,827
Swimming Pool Reserve	21,005	25	0	0	0	0	0	21,030	21,005
River Crossing Reserve	47,644	57	0	0	0	0	0	47,701	47,644
Prepaid Conditional Grants Reserve	199,558	239	0	0	0	0	0	199,797	199,558
Unspent Conditional Grants Reserve	376,700	452	0	0	0	0	0	377,152	376,700
Public Open Space Reserve	267,204	321	0	0	0	0	0	267,525	267,204
Town Weir Reserve	0	0	0	50,000	0	0	0	50,000	0
	1,668,321	2,000	0	59,202	0	0	0	1,729,523	1,668,321

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2022**

**OPERATING ACTIVITIES
NOTE 4
RECEIVABLES**

Rates receivable	30 June 2021	28 Feb 2022
	\$	\$
Opening arrears previous years	268,443	253,668
RATES - levied this year	4,775,251	5,227,323
RUBBISH - levied this year	231,837	253,247
ESL - levied this year	102,228	107,448
TOTAL levied this year	5,109,316	5,588,018
Less - collections to date	(5,124,091)	(5,307,677)
Equals current outstanding	253,668	534,009
Net rates collectable	253,668	534,009
% Collected	95.3%	90.9%



Receivables - general	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$
Receivables - general	13,617	0	22,539	11,672	47,828
Percentage	28.5%	0%	47.1%	24.4%	
Balance per trial balance					
Sundry receivable					47,828
GST receivable					33,428
Increase in Allowance for impairment of receivables from contracts with customers					(3,337)
Accrued Income					133,207
Loan Clay Target Club					2,925
Total receivables general outstanding					214,051

Amounts shown above include GST (where applicable)

KEY INFORMATION

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for impairment of receivables is raised when there is objective evidence that they will not be collectible.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2022**

**OPERATING ACTIVITIES
NOTE 5
RATE REVENUE**

General rate revenue

RATE TYPE	Budget					Total Revenue
	Rate in \$ (cents)	Number of Properties	Rateable Value	Rate Revenue	Interim Rate	
				\$	\$	\$
Gross rental value						
GRV - General	0.111213	475	7,119,005	791,726	0	791,726
GRV - Mining	0.090161	2	20,635,000	1,860,472	0	1,860,472
Unimproved value						
UV - Rural	0.006884	242	108,471,000	746,714	1,000	747,714
UV - Mining	0.032646	48	43,849,051	1,431,496	0	1,431,496
UV - Non-Rural	0.025432	2	883,500	22,469	0	22,469
Sub-Total		769	180,957,556	4,852,877	1,000	4,853,877

YTD Actual			
Rate Revenue	Interim Rates	Back Rates	Total Revenue
\$	\$	\$	\$
795,485	352	0	795,837
1,860,472	0	0	1,860,472
746,714	307	0	747,021
1,432,835	0	0	1,432,835
22,469	0	0	22,469
4,857,975	659	0	4,858,634

Minimum payment

Minimum \$

Gross rental value						
GRV - General	984	155	419,914	152,520	0	152,520
GRV - Mining	984	1	20	984	0	984
Unimproved value						
UV - Rural	750	234	21,171,000	175,500	0	175,500
UV - Mining	984	43	190,782	42,312	0	42,312
UV - Non-Rural	984	0	0	0	0	0
Sub-total		433	21,781,716	371,316	0	371,316

369,348	0	0	369,348
----------------	----------	----------	----------------

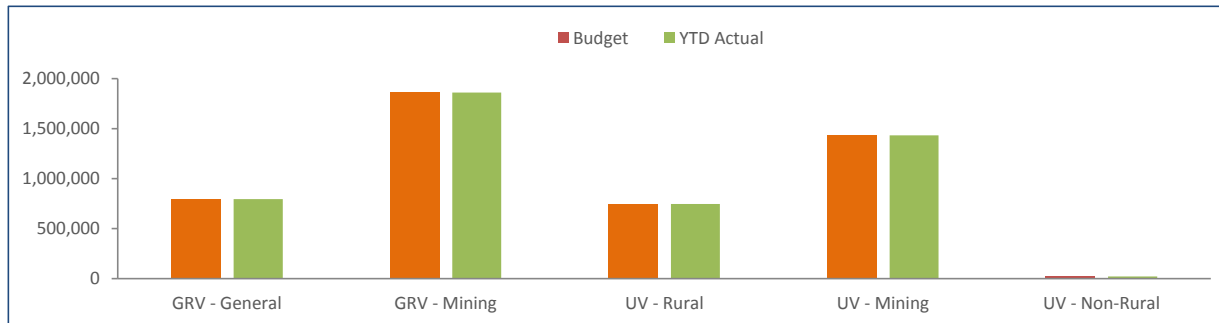
Amount from general rates

5,225,193

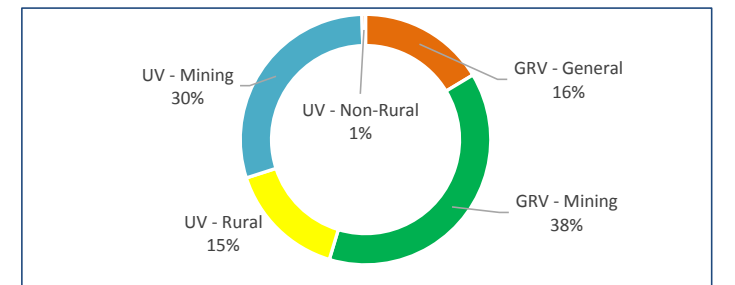
5,227,982

KEY INFORMATION

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



General Rates	
Budget	Actual
\$5.23 M	\$5.23 M



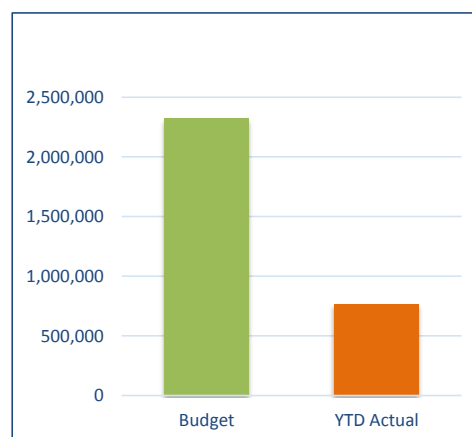
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2022

INVESTING ACTIVITIES
NOTE 6
CAPITAL ACQUISITIONS

Capital acquisitions	Amended		YTD Actual	YTD Actual Variance
	Budget	YTD Budget		
	\$	\$	\$	\$
Furniture and Equipment	55,000	45,000	44,941	(59)
Land and Buildings	70,000	27,000	26,392	(608)
Plant and Equipment	222,233	109,000	49,647	(59,353)
Road Infrastructure	1,409,813	429,403	427,721	(1,682)
Footpath Infrastructure	111,073	111,073	111,722	649
Infrastructure - Parks, Gardens, Recreation Facilities	454,312	109,500	109,776	276
Total Capital Acquisitions	2,322,431	830,976	770,199	(60,777)
Capital Acquisitions Funded By:				
	\$	\$	\$	\$
Capital grants and contributions	1,256,407	530,214	561,960	31,746
Borrowings	0	0	0	0
Other (disposals & C/Fwd)	34,000	10,000	7,273	(2,727)
Cash backed reserves				
Plant Reserve	0	0	0	0
Building Reserve	0	0	0	0
Local Organisation Assistance Fund Reserve	0	0	0	0
Refuse Site Reserve	0	0	0	0
Aged Housing Reserve	0	0	0	0
Swimming Pool Reserve	0	0	0	0
River Crossing Reserve	0	0	0	0
Prepaid Conditional Grants Reserve	0	0	0	0
Unspent Conditional Grants Reserve	0	0	0	0
Public Open Space Reserve	0	0	0	0
Town Weir Reserve	0	0	0	0
Contribution - operations	1,032,024	290,762	200,966	(89,796)
Capital funding total	2,322,431	830,976	770,199	(60,777)

SIGNIFICANT ACCOUNTING POLICIES

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



Acquisitions	Annual Budget	YTD Actual	% Spent
	\$2.32 M	\$0.77 M	33%

Capital Grants	Annual Budget	YTD Actual	% Received
	\$1.26 M	\$0.56 M	45%

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2022

INVESTING ACTIVITIES
NOTE 6
CAPITAL ACQUISITIONS (CONTINUED)

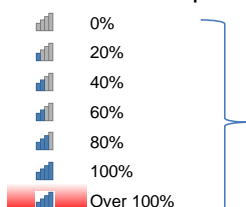
Capital Disposals

Asset description	Amended Budget			YTD Actual		
	Net Book Value	Proceeds	Profit / (Loss)	Net Book Value	Proceeds	Profit / (Loss)
Trade in Utility - BT031	12,000	12,000	0	0	0	0
Trade in BT07	10,000	10,000	0	4,784	7,273	2,489
Trade in BT011	10,000	10,000	0	0	0	0
Trade in Mower	2,000	2,000	0	0	0	0
	34,000	34,000	0	4,784	7,273	2,489

Capital Acquisitions

Account Description	Amended Budget	YTD Budget	YTD Actual	Variance Under/(Over)
IT Equipment - Server Replacement	45,000	45,000	44,941	59
Office Equipment	10,000	0	0	0
Total Furniture & Equipment	55,000	45,000	44,941	59
Swimming Pool - Disabled Toilet & Shower	5,000	0	0	0
Rusty Camp Oven - Commercial Kitchen Fitout	65,000	27,000	26,392	608
Total Land & Buildings	70,000	27,000	26,392	608
Doctors Vehicle	40,000	40,000	49,647	(9,647)
Plant Float Trailer	50,158	0	0	0
Truck Modifications for Towing Plant Float	6,875	0	0	0
Mower	51,200	0	0	0
D/Cab Utility - BT015	30,000	30,000	0	30,000
Utility - BT011	39,000	39,000	0	39,000
Water Pump for Road Construction	5,000	0	0	0
Total Plant & Equipment	222,233	109,000	49,647	59,353
RTR - Lower Hotham Rd - Reseal	37,410	0	0	0
RTR - Days Rd - Seal	70,064	70,064	83,587	(13,523)
LRCI - Days Rd - Seal	35,175	35,175	35,175	0
RTR - Chalk Brook Rd	88,164	88,164	74,058	14,106
RTR - River Rd/Forrest St Intersection Upgrade	40,000	6,000	6,159	(159)
RRG - Crossman Rd (2021/2022)	165,000	140,000	140,078	(78)
RRG - Crossman Rd (2020/2021)	66,000	14,000	13,344	656
RRG - Harvey Quindanning Rd	563,000	45,000	44,106	894
RRG - Lower Hotham Rd	345,000	31,000	31,214	(214)
Total Road Infrastructure	1,409,813	429,403	427,721	1,682
Footpaths - LRCI Phase 2 Grant Project	111,073	111,073	111,722	(649)
Total Footpath Infrastructure	111,073	111,073	111,722	(649)
Drainage - ELC - Drainage Works	20,000	1,500	1,440	60
Hotham Park/Foreshore Landscape & Lighting	241,312	46,000	45,786	214
Ranford Playground Replacement	35,000	0	0	0
Early Learning Centre - Shade Structure	40,000	0	0	0
Swimming Pool - Repaint Basin	28,000	0	0	0
Street Lighting - LRCI Phase 2 Grant Project	50,000	22,000	22,545	(545)
Sculpture	40,000	40,000	40,004	(4)
Total Other Infrastructure	454,312	109,500	109,776	(276)
	2,322,431	830,976	770,199	60,777

Level of completion indicators



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

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2022**

**FINANCING ACTIVITIES
NOTE 7
BORROWINGS**

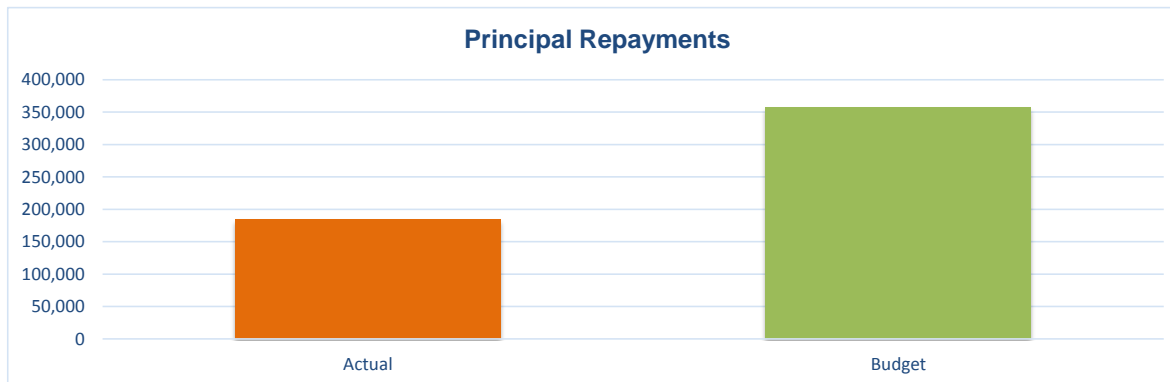
Repayments - borrowings

Information on borrowings Particulars	Loan No.	Interest %	1 July 2021	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
				Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
				\$	\$	\$	\$	\$	\$	\$	\$
Governance											
Administration Centre	105	4.01%	429,525	0	0	67,895	137,150	361,630	292,375	11,364	21,154
Health											
Doctors Residence	83	6.57%	12,942	0	0	12,942	12,942	0	0	703	632
Education and welfare											
Childcare Centre	100	6.42%	102,445	0	0	8,772	17,826	93,673	84,619	3,345	6,237
Housing											
3 Pecan Place	94	6.45%	179,384	0	0	7,507	15,256	171,877	164,128	5,262	11,328
34 Hill Street	97	6.45%	181,920	0	0	7,613	15,472	174,307	166,448	4,883	11,488
Recreation and culture											
Recreation Centre	106	3.36%	660,580	0	0	32,716	63,819	627,864	596,761	14,106	21,600
Recreation Centre	107	1.56%	906,847	0	0	47,122	94,612	859,725	812,235	10,246	13,779
Total			2,473,643	0	0	184,567	357,077	2,289,076	2,116,566	49,910	86,218
Current borrowings			357,077					172,510			
Non-current borrowings			2,116,566					2,116,566			
			2,473,643					2,289,076			

All debenture repayments were financed by general purpose revenue.

KEY INFORMATION

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



Principal Repayments
\$184,567

Interest Earned
\$10,459

Interest Expense
\$49,910

Reserves Balance
\$1,668,321

Loans Due
\$2,289,076

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2022

NOTE 8
GRANTS & CONTRIBUTIONS

Provider	Unspent grants, subsidies and contributions liability				Grants, subsidies & contribution revenue					
	Liability	Increase	Decrease	Liability	YTD	Amended	Budget	YTD		
	1 Jul 21	in Liability	in Liability	28 Feb 22	Budget	Budget	Variations	Expected	Revenue	
	\$	\$	(As revenue)	\$	\$	\$	\$	\$	\$	
Operating grants, subsidies and contributions										
Governance										
Employee Contributions	0	0	0	0	1,525	5,200	0	5,200	0	
General purpose funding										
Federal Assistance Grant - General Purpose	0	0	0	0	32,213	42,951	0	42,951	27,950	
Federal Assistance Grant - Local Roads				0	80,088	106,784	0	106,784	80,088	
Law, order, public safety										
DFES - Fire Brigade Operating Grant	0	0	0	0	54,550	84,944	0	84,944	54,556	
DFES - SES Operating Grant	0	0	0	0	15,921	31,841	0	31,841	17,132	
Education and welfare										
Newmont - Community Investment Funding	0	0	0	0	45,000	45,000	0	45,000	45,000	
Seniors - Living Stronger/Longer	0	0	0	0	0	2,500	0	2,500	1,213	
Newmont - Youth Centre Grant	0	0	0	0	0	0	0	0	2,000	
Community amenities										
Cemetery Donations	0	0	0	0	0	0	0	0	545	
Recreation and culture										
South 32 - Events Contribution	0	0	0	0	25,000	27,000	0	27,000	26,818	
Library Technology & Inclusion Grant	0	0	0	0	5,000	5,000	0	5,000	5,000	
Library Childrens Week Grant	0	0	0	0	0	0	0	0	500	
Thank a Volunteer	0	0	0	0	0	0	0	0	0	
Transport										
Main Roads - Direct Road Grant	0	0	0	0	52,280	52,280	0	52,280	54,654	
Road Safety Alliance	51,666	0	0	51,666	0	57,500	0	57,500	3,230	
Economic services										
Rodeo Weekend - Contributions	0	0	0	0	0	870	0	870	142	
	51,666	0	0	51,666	311,577	461,870	0	461,870	318,829	
Non-operating contributions										
Community amenities										
Hotham Park Lighting - South 32	0	0	0	0	0	40,000	0	40,000	0	
Hotham Park Lighting - Newmont	0	0	0	0	0	50,000	0	50,000	0	
Hotham Park Lighting -Other	0	0	0	0	0	10,000	0	10,000	0	
Transport										
LRCI Phase 2 - Footpaths & Lighting	0	0	0	0	35,175	196,248	0	196,248	187,800	
Roads to Recovery Funding	51,162	0	0	51,162	184,959	184,959	0	184,959	0	
Regional Road Group Funding	17,600	0	0	17,600	310,080	775,200	0	775,200	374,160	
Special Bridge Funding	0	301,500	0	301,500	0	0	0	0	0	
	68,762	301,500	0	370,262	530,214	1,256,407	0	1,256,407	561,960	
TOTALS	120,428	301,500	0	421,928	841,791	1,718,277	0	1,718,277	880,789	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2022**

**NOTE 9
BUDGET AMENDMENTS**

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

GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				\$	\$	\$	\$
	Budget adoption	Res 8/22	Opening surplus		87,431		1,130,431
2042020	Reimbursements - Admin	Res 8/22	Operating Revenue		13,823		1,144,254
2042025	Insurance Reimbursements	Res 8/22	Operating Revenue		19,000		1,163,254
2032020	Grant Commissions - FAG - Roads Grt	Res 8/22	Operating Revenue		42,359		1,205,613
2051001	ESL Operating Grant BFB	Res 8/22	Operating Revenue		24,161		1,229,774
2053010	ESL Bodd SES Operating Alloc	Res 8/22	Operating Revenue		2,431		1,232,205
2082010	ICU Lease Rentals	Res 8/22	Operating Revenue		4,000		1,236,205
2082015	ILU Lease/Rentals	Res 8/22	Operating Revenue		10,000		1,246,205
2091012	Housing Rental 3 Prussian Way	Res 8/22	Operating Revenue		8,400		1,254,605
2091013	Housing Rental 25 Farmers Avenue	Res 8/22	Operating Revenue		7,500		1,262,105
2101010	Domestic Removal S01	Res 8/22	Operating Revenue		12,784		1,274,889
2101020	Recycling Income	Res 8/22	Operating Revenue		16,490		1,291,379
2101060	Addit Domestic Refuse S03	Res 8/22	Operating Revenue		2,000		1,293,379
2101030	Tipping Fees	Res 8/22	Operating Revenue			(5,000)	1,288,379
2102040	Commercial Refuse S02	Res 8/22	Operating Revenue		6,000		1,294,379
2102050	Effluent Disposal	Res 8/22	Operating Revenue			(15,000)	1,279,379
2113035	Rec Centre Income	Res 8/22	Operating Revenue		2,000		1,281,379
2113070	Community Club Lease	Res 8/22	Operating Revenue		7,825		1,289,204
2113090	Other Sport & Comm. Leases	Res 8/22	Operating Revenue		3,000		1,292,204
2113114	Operating Grants & Subsidies	Res 8/22	Operating Revenue		25,000		1,317,204
2121820	Other Income	Res 8/22	Capital Revenue		35,175		1,352,379
2121700	Grant - Roads To Recovery	Res 8/22	Capital Revenue			(50,698)	1,301,681
2030132	Community Café Income	Res 8/22	Operating Revenue		43,925		1,345,606
2132043	Grants & Contributions	Res 8/22	Operating Revenue		20,000		1,365,606
2132049	Visitor Centre Cafe	Res 8/22	Operating Revenue		5,500		1,371,106
2132060	Charges - Caravan & Camping	Res 8/22	Operating Revenue		40,000		1,411,106
2132065	Old Police Station Rental	Res 8/22	Operating Revenue			(10,000)	1,401,106
2146005	Charges - Private Works	Res 8/22	Operating Revenue		15,891		1,416,997
2146080	Workers Comp/Traineeships/LSL Reimbursements	Res 8/22	Operating Revenue		33,000		1,449,997
3042025	Insurance - Admin Staff Related	Res 8/22	Operating Expenses			(13,187)	1,436,810
3042170	Consultant Fees	Res 8/22	Operating Expenses			(50,000)	1,386,810
3042190	Depreciation (Governance)	Res 8/22	Operating Expenses	(25,000)			1,361,810
3051040	Depreciation (Fire Prevention)	Res 8/22	Operating Expenses	(25,000)			1,336,810
3071020	Depreciation (Health Insp. & Admin)	Res 8/22	Operating Expenses	(15,000)			1,321,810
3081020	Depreciation (Care Of Families & Children)	Res 8/22	Operating Expenses	(52,000)			1,269,810
3082030	Depreciation (Aged - Snr Citizens)	Res 8/22	Operating Expenses	(245,000)			1,024,810
3092020	Depreciation (Housing)	Res 8/22	Operating Expenses	(44,000)			980,810
3091012	3 Prussian Way	Res 8/22	Operating Expenses			(8,400)	972,410
3091013	25 Farmers Way	Res 8/22	Operating Expenses			(7,500)	964,910
3101020	Kerbside Recycling	Res 8/22	Operating Expenses			(8,000)	956,910
3101045	Domestic Refuse Collection	Res 8/22	Operating Expenses			(10,000)	946,910
3101050	Refuse Site Maintenance	Res 8/22	Operating Expenses			(22,000)	924,910
3102020	Comm. Refuse Collection	Res 8/22	Operating Expenses			(6,000)	918,910
3113032	Thank a Volunteer Expenses	Res 8/22	Operating Expenses			(3,000)	915,910
3113035	Loaf Funding Expenses	Res 8/22	Operating Expenses			(7,000)	908,910
3113300	Depreciation (Other Rec & Sport)	Res 8/22	Operating Expenses	(260,000)			648,910
3112500	Depreciation - Foreshore Infrastructure	Res 8/22	Operating Expenses	(22,000)			626,910
3121600	Dep Exp Infrastructure Sealed Roads - Pavement	Res 8/22	Operating Expenses	35,000			661,910
3122012	Storm Damage	Res 8/22	Operating Expenses			(30,000)	631,910
3030132	Community Café Expenses	Res 8/22	Operating Expenses			(50,301)	581,609
3132081	Events And Festivals Expenses	Res 8/22	Operating Expenses			(20,000)	561,609
3141270	Depreciation Plant	Res 8/22	Operating Expenses	(25,000)			536,609
3146030	Workers Compensation Payments	Res 8/22	Operating Expenses			(33,000)	503,609
3121090	RTR - Lower Hotham Rd - Reseal	Res 8/22	Capital Expenses		37,410		541,019
3121090	LRCI - 20/21 Days Rd - Seal	Res 8/22	Capital Expenses			(35,175)	505,844
3121800	RRG - Harvey Quindanning Rd	Res 8/22	Capital Expenses			(74,000)	431,844
	Add back Non-Cash Items - Depreciation Expense			678,000			1,109,844
				0	525,105	(458,261)	66,844

9.3.2 Payment Listing - February 2022

File Reference: FINM/5
Applicant: Not Applicable
Disclosure of Interest: Nil
Author: Finance Administration Officer
Attachments: 9.3.2A List of Payments ending 28 February 2022

Summary

The list of payments for February 2022 is presented for Councils consideration.

Background

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

In exercising their authority, and in accordance with the Local Government (Financial Management) Regulation, it is a requirement to produce a list of payments made from Councils Municipal Fund and Trust Fund bank accounts to be presented to Council in the following month.

Comment

The List of Payments have been made in accordance with Councils adopted budget, and statutory obligations.

Consultation

Executive Manager Corporate Services

Strategic Implications

Nil

Legislative Implications

Local Government (Financial Management) Regulations 1996 - Reg 13

- (1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —
- (a) the payee's name; and
 - (b) the amount of the payment; and
 - (c) the date of the payment; and
 - (d) sufficient information to identify the transaction.

Policy Implications

Nil

Financial Implications

As disclosed within the payment listing.

Economic Implications

Nil

Social Implications

Nil

Environmental Considerations

Nil

Risk Considerations

Risk Statement and Consequence	Failure to present a detailed listing of payments made from the Shire bank accounts in the prescribed form would result in non-compliance with the Local Government (Financial Management) Regulations 1996, which may result in a qualified audit.
Risk Rating (prior to treatment or control)	Minor (2)
Principal Risk Theme	Reputational / Compliance
Risk Action Plan (controls or treatment proposed)	Nil

Options

1. Council may choose to receive the list of payments reports as presented.
2. Council may choose not to receive the list of payment reports as presented.

Voting Requirements

Simple Majority

Officer Recommendation

That Council receive the list of payments for the period ending 28 February 2022 as presented.

ATTACHMENT 9.3.2

LIST OF PAYMENTS - FEBRUARY 2022				
CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT23569	04-02-2022	CLIVE VICTOR CALDWELL	REFUND OF TRAP HIRE BOND	118.00
EFT23591	11-02-2022	MARC ROBERTS & AMANDA BATT	REFUND OF KEY BOND X 2	230.00
EFT23592	18-02-2022	KATRINA FAY DYSON	REFUND OF BONDS FOR 46 JOHNSTONE ST BODDINGTON	1680.00
		TOTAL TRUST		2,028.00
17676	10-02-2022	JULIE ARTHUR	RATES REFUND FOR ASSESSMENT A993	419.00
EFT23553	04-02-2022	HARVEY NORMAN AV/IT OSBORNE PARK	7 x SURFACE GO 3	6452.00
EFT23554	04-02-2022	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA (WA)	FINANCE PROFESSIONAL CONFERENCE 2022	320.00
EFT23555	04-02-2022	COURIER AUSTRALIA TOLL IPEC	COURIER CHARGES	286.45
EFT23556	04-02-2022	DMC CLEANING CORPORATION PTY LTD	CLEANING SERVICES FOR DECEMBER 2021	37258.38
EFT23557	04-02-2022	ZIRCODATA PTY LTD	RECORDS STORAGE FEES	91.22
EFT23558	04-02-2022	BODDINGTON DIESEL SERVICES PTY LTD	20 LTRS OIL	196.40
EFT23559	04-02-2022	FANTASTIC FURNITURE	CHAIRS FOR THE CAFE	1269.00
EFT23560	04-02-2022	COERT ERASMUS	COUNCILLOR ALLOWANCES	1503.75
EFT23561	04-02-2022	DOMINIC CARBONE AND ASSOCIATES	CONSULTANCY FEES	286.00
EFT23562	04-02-2022	DARREN LONG CONSULTING	FINANCIAL CONSULTANCY SERVICES	1787.50
EFT23563	04-02-2022	STEFAN JACKIEWICZ	REPAIRS TO DENTAL EQUIPMENT	4400.00
EFT23564	04-02-2022	PRINTEDNAPKINS.COM.AU PTY LTD	AUSTRALIA DAY MERCHANDISE	671.55
EFT23565	04-02-2022	BUNSEN BURGERS	CATERING FOR AUSTRALIA DAY	1920.00
EFT23566	04-02-2022	SIGNARAMA JOONDALUP	BENCHTOP MOUNTED SCREENS	1277.23
EFT23567	04-02-2022	SUSANNE BATT	REFUND FOR OVER PAYMENT OF CHILD CARE FEES	98.00
EFT23568	04-02-2022	WILSONS SIGN SOLUTIONS	HONOUR BOARD UPDATES	66.00
EFT23570	10-02-2022	P & D SULLIVAN	HIRE OF 6 WHEEL TIPPER TRUCK	9504.00
EFT23571	10-02-2022	WESTERN AUSTRALIAN LAND INFORMATION AUTHORITY (LANDGATE)	GROSS RENTAL VALUATION	109.64
EFT23572	10-02-2022	BODDINGTON TYRE SERVICE	ROTATE TYRE ON QUINDANNING FIRE TRUCK	90.00
EFT23573	10-02-2022	FULTON HOGAN INDUSTRIES PTY LTD	REPAIRS TO BRIDGE 3086 LOWER HOTHAM RD MARRADONG	57950.30

ATTACHMENT 9.3.2

LIST OF PAYMENTS - FEBRUARY 2022				
EFT23574	10-02-2022	BAILEYS FERTILISERS	SOIL TESTING - TOWN OVAL	165.00
EFT23575	10-02-2022	J M SALES	BRUSHCUTTER	744.30
EFT23576	10-02-2022	NEWMONT BODDINGTON GOLD	RENT FOR 3 PRUSSIAN WAY	1040.00
EFT23577	10-02-2022	MARKETFORCE PTY LTD	ADVERTISING LEADING HAND/GRADER OPERATOR POSITION	2705.46
EFT23578	10-02-2022	DMC CLEANING CORPORATION PTY LTD	CLEANING SERVICES FOR RODEO	1306.80
EFT23579	10-02-2022	NESSCO PRESSURE SYSTEMS	SERVICE AIRMAC V40 PISTON COMPRESSOR	462.66
EFT23580	10-02-2022	VOLT AIR PTY LTD	ELECTRICAL WORK AT CAFE 124	1288.64
EFT23581	10-02-2022	ACCESS LIFE	STRENGTH FOR LIFE COACH FEES FOR JANUARY 2022	320.00
EFT23582	10-02-2022	BODDINGTON MINI SKIPS	BIN COLLECTION AND CLEANING FOR JANUARY 2022	2080.00
EFT23583	10-02-2022	AFLEX TECHNOLOGY (NZ) LTD	AUSTRALIA DAY ITEMS - OCTO RINGS	1980.00
EFT23584	10-02-2022	SHERRIN RENTALS PTY LTD	HIRE OF ROLLER	4937.63
EFT23585	10-02-2022	J & M REID EARTHMOVING PTY LTD	HIRE OF BOBCAT, TIPPER AND WATER TRUCK	13997.50
EFT23586	10-02-2022	JULIE BURTON	REIMBURSEMENT FOR PURCHASE OF CAFÉ TABLES	250.00
EFT23587	10-02-2022	AVON WASTE	RUBBISH SERVICES FOR JANUARY 2022	7631.91
EFT23588	10-02-2022	BODDINGTON SERVICE STATION	VEHICLE SERVICE - BT08	844.90
EFT23589	10-02-2022	G B GILLESPIE & SONS PTY LTD	RELOCATION OF SCULPTURES IN THE MAIN STREET	22011.12
EFT23590	10-02-2022	THOMPSON BUILDING INDUSTRIES	PROTECTIVE MAINTENANCE TO BRIDGE 4860	11000.00
EFT23593	18-02-2022	P & D SULLIVAN	CONCRETE SAND	39.60
EFT23594	18-02-2022	TQUIP	PARTS FOR ROAD SWEEPER	174.90
EFT23595	18-02-2022	AUSTRALIA POST ACCOUNTS RECEIVABLE	POSTAGE FOR JANUARY 2022	145.26
EFT23596	18-02-2022	OFFICEWORKS BUSINESS DIRECT	LENOVO TABLETS AND STATIONERY ITEMS FOR ELC	347.35
EFT23597	18-02-2022	CROSSMAN HOT WATER & PLUMBING	DRAINAGE WORK AT THE OLD SCHOOL	3071.20
EFT23598	18-02-2022	ABCO PRODUCTS PTY LTD	CLEANING PRODUCTS	454.59
EFT23599	18-02-2022	EDGE PLANNING & PROPERTY	PLANNING SERVICES FOR JANUARY 2022	5461.63
EFT23600	18-02-2022	G FORCE PRINTING & DESIGN	MAGNETIC BUSINESS CARDS FOR THE ELC	307.00
EFT23601	18-02-2022	CONTRACT AQUATIC SERVICES	SWIMMING POOL MANAGEMENT CONTRACT FOR	36875.50

ATTACHMENT 9.3.2

LIST OF PAYMENTS - FEBRUARY 2022				
			JANUARY & FEBRUARY 2022	
EFT23602	18-02-2022	BODDINGTON IGA	ELC PURCHASES FOR JANUARY 2022	664.00
EFT23603	18-02-2022	NEWMONT BODDINGTON GOLD	RENT FOR 25 FARMERS AVE	1170.00
EFT23604	18-02-2022	DORMAKABA AUSTRALIA PTY LTD	MAINTENANCE ON AUTOMATIC DOORS AT THE MEDICAL CENTRE	697.86
EFT23605	18-02-2022	SNALLOW PTY LTD T/A WALLIS COMPUTER SOLUTIONS	TRAVEL COSTS FOR REPLACEMENT OF UPS BATTERIES	1242.38
EFT23606	18-02-2022	G & D LYSTER	HIRE OF SIDE TIPPER	4523.75
EFT23607	18-02-2022	BANNISTER EXCAVATIONS PTY LTD	HIRE OF EXCAVATOR AND LABOUR SUPERVISOR	20993.50
EFT23608	18-02-2022	VOLT AIR PTY LTD	INSTALLATION OF AIR CONDITIONER AT THE BCRC	475.00
EFT23609	18-02-2022	JOSHUA POTTS	REIMBURSEMENT FOR RANGERS ASSOCIATION MEMBERSHIP RENEWAL	120.00
EFT23610	18-02-2022	DESNIE EUGENE SMALBERGER	COUNCILLORS ALLOWANCES	2035.00
EFT23611	18-02-2022	ECO OFFICE SUPPLIES	CLEANING PRODUCTS	432.63
EFT23612	18-02-2022	BODDINGTON IGA	YOUTH CENTRE PURCHASES FOR JANUARY 2022	201.68
EFT23613	18-02-2022	RINGCENTRAL INC	MONTHLY SUBSCRIPTION FEE FOR PHONE SYSTEM	588.60
EFT23614	18-02-2022	124 RUSTY CAMP BODDINGTON	CATERING SERVICES	144.00
EFT23615	18-02-2022	SUJAY PEECHANAMKAT	REFUND FOR OVER PAYMENT OF CHILD CARE FEES	14.64
EFT23616	18-02-2022	ASCON SURVEY AND DRAFTING PTY LTD	SITE SURVEY - HOTHAM PARK LIGHT LOCATIONS	504.35
EFT23617	18-02-2022	AVON WASTE	RUBBISH SERVICES FOR JANUARY 2022	6465.64
EFT23618	18-02-2022	GREG DAY MOTORS	FUEL FOR JANUARY 2022	6281.60
EFT23619	18-02-2022	BODDINGTON STORE	STATIONERY ITEMS FOR JANUARY 2022	994.62
EFT23620	18-02-2022	BODDINGTON SES	REIMBURSEMENT FOR THE SES	4029.70
EFT23621	18-02-2022	THOMPSON BUILDING INDUSTRIES	FOOTPATH WORKS	25754.00
EFT23622	25-02-2022	P & D SULLIVAN	HIRE OF SIDE TIPPER	2288.00
EFT23623	25-02-2022	OFFICEWORKS BUSINESS DIRECT	MONITORS AND LAPTOP BAGS	1730.83
EFT23624	25-02-2022	ABCO PRODUCTS PTY LTD	CLEANING PRODUCTS	55.84
EFT23625	25-02-2022	BODDINGTON HARDWARE AND NEWSAGENCY	HARDWARE ITEMS FOR JANUARY 2022	2255.90
EFT23626	25-02-2022	BODDINGTON IGA	SHIRE PURCHASES FOR JANUARY 2022	241.01

ATTACHMENT 9.3.2

LIST OF PAYMENTS - FEBRUARY 2022				
EFT23627	25-02-2022	SPYKER TECHNOLOGIES PTY LTD	MAINTENANCE ON CCTV PC AT THE REC CENTRE	1288.76
EFT23628	25-02-2022	SNALLOW PTY LTD T/A WALLIS COMPUTER SOLUTIONS	OFFICE 365 LICENCING	5278.76
EFT23629	25-02-2022	G & D LYSTER	GRAVEL FOR CROSSMAN ROAD	2970.00
EFT23630	25-02-2022	BANNISTER EXCAVATIONS PTY LTD	LABOUR HIRE - SUPERVISOR AND GRADER OPERATOR	2948.00
EFT23631	25-02-2022	VOLT AIR PTY LTD	ELECTRICAL WORK AT THE CARAVAN PARK	1985.91
EFT23632	25-02-2022	BODDINGTON DIESEL SERVICES PTY LTD	REPAIRS TO FUSO TRUCK	949.15
EFT23633	25-02-2022	MONSTERBALL AMUSEMENTS AND HIRE	SUMMER BY THE RIVER ENTERTAINMENT	1990.00
EFT23634	25-02-2022	RURAL AND REGIONAL ECONOMIC SOLUTIONS PTY LTD	BODDINGTON FUTURES RESEARCH AND REPORT	3300.00
EFT23635	25-02-2022	BIG SKY ENTERTAINMENT (WA) PTY LTD	SUMMER BY THE RIVER ENTERTAINMENT	4730.00
EFT23636	25-02-2022	STEVEN TWEEDIE	CONSULTANCY SERVICES	269.50
EFT23637	25-02-2022	124 RUSTY CAMP BODDINGTON	CATERING SERVICES	390.00
EFT23638	25-02-2022	IT VISION	UNIVERSE DATABASE UPGRADE	1320.00
EFT23639	25-02-2022	AUSTRALIAN TAXATION OFFICE	BAS JANUARY 2022	19842.00
DD14472.1	26-02-2022	EASIFLEET MANAGEMENT	LEASE PAYMENT 1HIZ195 CEO	2192.15
DD14486.1	01-02-2022	WESTNET	INTERNET CHARGES MEDICAL CEN	39.95
DD14486.2	01-02-2022	NATIONAL AUSTRALIA BANK	NAB MERCHANT FEES	468.91
DD14486.3	01-02-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	574.40
DD14486.4	01-02-2022	SYNERGY	ELECTRICITY CHARGES VARIOUS	727.80
DD14490.1	03-02-2022	NATIONAL AUSTRALIA BANK	TRANSACT FEE	16.40
DD14490.2	03-02-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	36.60
DD14495.1	02-02-2022	PRINTSYNC BUSINESS SOLUTIONS	COPIER CHARGES ELC	341.00
DD14495.2	02-02-2022	NATIONAL AUSTRALIA BANK	NAB CONNECT FEE	54.73
DD14495.3	02-02-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	565.10
DD14495.4	02-02-2022	SYNERGY	ELECTRICITY CHARGES VARIOUS	898.52
DD14499.1	04-02-2022	WESTNET	INTERNET CHARGES POOL	59.95
DD14499.2	04-02-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	6225.50
DD14500.1	07-02-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	2656.15
DD14500.2	07-02-2022	TELSTRA	MOBILE PHONE CHARGES SHIRE	737.60

ATTACHMENT 9.3.2

LIST OF PAYMENTS - FEBRUARY 2022				
DD14505.1	08-02-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	3103.90
DD14505.2	08-02-2022	SYNERGY	ELECTRICITY CHARGES VARIOUS	4198.53
DD14506.1	09-02-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	157.50
DD14506.2	09-02-2022	SYNERGY	ELECTRICITY CHARGES BCRC	737.65
DD14509.1	06-02-2022	PRECISION ADMINISTRATION SERVICES PTY LTD	SUPERANNUATION CONTRIBUTIONS	15714.42
DD14514.1	10-02-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	263.75
DD14514.2	10-02-2022	SYNERGY	ELECTRICITY CHARGES VARIOUS	1176.71
DD14518.1	11-02-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	2842.10
DD14519.1	14-02-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	5744.95
DD14523.1	15-02-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	308.90
DD14524.1	16-02-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	1531.60
DD14529.1	17-02-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	2291.05
DD14529.2	17-02-2022	TELSTRA	PHONE CHARGES SES LANDLINES	195.59
DD14532.1	21-02-2022	BOC GASES BOC ACCOUNT PROCESSING	GAS CONTAINER FEES	56.03
DD14532.2	21-02-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	996.85
DD14532.3	21-02-2022	TELSTRA	PHONE CHARGES EHO RESIDENCE	42.88
DD14533.1	18-02-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	429.50
DD14537.1	22-02-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	1256.20
DD14537.2	22-02-2022	SYNERGY	ELECTRICITY CHARGES VARIOUS	3346.17
DD14538.1	23-02-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	1126.60
DD14540.1	24-02-2022	NATIONAL AUSTRALIA BANK	NAB CONNECT FEE	52.49
DD14540.2	24-02-2022	DEPARTMENT OF TRANSPORT	DEPT OF TRANSPORT AGENCY	1660.30
DD14540.3	24-02-2022	TELSTRA	PHONE CHARGES SHIRE	1713.57
DD	28-02-2022	NAB BUSINESS VISA	CREDIT CARD PURCHASES	3,666.77
		PETER HAAS		
	24-02-2022	TILE LIBRARY	TILES FOR SWIMMING POOL CHANGE ROOM	880.00
	25-02-2022	GOOD GUYS	DISHWASHER FOR COUNCILLORS KITCHEN	395.00
	28-02-2022	BUNNINGS	TILES FOR SHOWER RECESS UNIT4 ILU	90.90
		JEFF ATKINS		
	17-02-2022	DEPARTMENT OF TRANSPORT	CHANGE OF PLATES BT030	18.30

ATTACHMENT 9.3.2

LIST OF PAYMENTS - FEBRUARY 2022				
		CARA RYAN		
	07-02-2022	RLSSWA	ONLINE FIRST AID COURSE FOR TWO PEOPLE	398.00
	07-02-2022	XAP TECHNOLOGIES	SUBSCRIPTION XAP TECHNOLOGIES - CHILDCARE	167.85
	17-02-2022	EB *THE ESSENTIALS	CHILDCARE NQS CONFERENCE	253.00
	22-02-2022	CHILDCAREJOBS.COM.AU	ADVERTISING - CHILD CARE EDUCATOR POSITION	82.50
	24/02/2022	WEEKEND NOTES PERTH	ADVERTISING - SUMMER BY THE RIVER	150.00
	25-02-2022	IGA BODDINGTON	CATERING	9.90
		JULIE BURTON		
	02-02-2022	EXETEL PTY LTD	INTERNET PLAN	725.00
	07-02-2022	DROP BOX	COUNCILLOR INFORMATION	18.69
	14-02-2022	CHEMIST WAREHOUSE	COVID 19 ANTIGEN TESTS	200.00
	15-02-2022	ADOBE ACROPRO	LICENSE	21.99
	18-02-2022	ADOBE ACROPRO	LICENSE	21.99
	24-02-2022	FACEBOOK	ADVERTISING - SUMMER BY THE RIVER	30.00
	24-02-2022	FACEBOOK	ADVERTISING - SUMMER BY THE RIVER	30.00
	25-02-2022	FACEBOOK	ADVERTISING - SUMMER BY THE RIVER	30.00
	28-02-2022	FACEBOOK	ADVERTISING - SUMMER BY THE RIVER	40.00
	28-02-2022	FACEBOOK	ADVERTISING - SUMMER BY THE RIVER	40.00
	28-02-2022	ADOBE ACROPRO	LICENSE	21.99
		NAB TRANSACTIONS FEES		
	28-02-2022	NAB CARD FEE	FEE	36.00
	28-02-2022	NAB INTERNATIONAL TRANSACTION FEES	FEE	5.66
		PAYROLL PAYMENTS		
		NAB	NET PAYROLL F/N ENDING 6/02/2022	69,770.03
		NAB	NET PAYROLL F/N ENDING 20/02/2022	72,275.77
		TOTAL MUNI		587,020.55
		TOTAL TRUST & MUNI		589,048.55

9.4 COMMUNITY AND ECONOMIC DEVELOPMENT

9.4.1 Boddington Community Gym

File Reference:	2.013
Applicant:	Nil
Disclosure of Interest:	Nil
Author:	Coordinator Community and Economic Development
Attachments:	9.4.1A Boddington Community Gym Tentative Costings

Summary

This item seeks Council's in-principle approval for a Community Gym in Boddington to be established and operated by the Shire, to allow community consultation to be undertaken to determine the need for a Community Gym.

Background

The Boddington Sport and Recreation Centre opened in February 2017, comprising indoor courts, function room and change rooms, to replace the former Boddington Pavilion. During the planning phase for the BSRC in June 2015, Council acknowledged two submissions received from the public about the retention of the Boddington Pavilion. One of the responses articulated the need for a gym to be included as part of the design of the BSRC, noting the benefits for health and wellbeing, as well as injury prevention and recovery. At the time a gym was not included as part of the detailed design of the BSRC.

Since this time, anecdotal feedback from the community, particularly on social media, has expressed aspiration for a community gym as part of the Recreation Precinct. There are a number of businesses providing group fitness services in Boddington and surrounding communities, however these providers meet the needs of a group fitness client, as opposed to a gym patron.

It is evident community gyms are recognised as a healthy communities initiative for Local Government to oversee the day-to-day management. Examples of Band 4 Local Governments which oversee and subsidise community gym facilities include:

- Shire of Wagin with 1,852 residents,
- Shire of Pingelly with 1,146 residents,
- Shire of Brookton with 975 residents, and
- Shire of Beverley with 1,163 residents.

The Shire of Boddington contains a population of 1,844 people, in addition to a transient working population.

Newmont Gold Mine provide a gym facility within their camp, however it is located 5km outside the townsite and is not accessible for local residents. Alternatively, the closest gym facilities are located in Armadale (95km), Pinjarra (75km) and Narrogin (82km).

It is proposed to repurpose the change rooms at the Boddington Pavilion into a community gym to maximise use of an inactivated facility co-located within the existing sport and recreation precinct to meet a current need in the community within a short-term timeframe. The layout of the floor space consists of two defined rooms that would effectively cater for cardio and weight lifting areas. Initial conversations with Lotterywest have indicated a Community Gym project is eligible for funding consideration under the Grassroots Community-Led Program. Furthermore,

Lotterywest have indicated that in-principle an application aligns with a number of their priority areas for funding within their Community Investment Framework.

In addition, the Sport and Recreation Facilities Plan 2021-31 for Peel and South West by the Department of Local Government, Sport and Cultural Industries (DLGSC) identifies an extension to the Boddington Recreation Centre for a community gym to be an eligible project for external funding from the 2023-24 financial year.

Beside infrastructure costs in establishing a new facility, it is anticipated that gym equipment will be the most significant cost in establishing a community gym. Therefore, pursuing a community gym at the Boddington Pavilion will facilitate a staged approach by making use of external funding opportunities as they become available, while also functioning as a stop-gap measure to reduce risk from delivering all components as one project. There is additional benefit in that community need will be met sooner with an interim solution that will also demonstrate evidenced need and community capacity to support greater facility provision in subsequent funding applications for the future extension to the BSRC.

Comment

Establishing a community gym is expected to be a welcome value add to the Recreation Precinct, following the frequency of enquiries emerging from social media. There is anecdotal evidence to understand there are needs to be met including health and wellbeing, and/or injury prevention and rehabilitation, however, there is a need to formally quantify this demand to justify the investment.

It is anticipated community gym would function as a user-pay service with annual operational costs recovered by membership fees. Any additional revenue would enter a reserve dedicated to the continuous improvement of the facility. The Administration has drafted a budget comprising start-up and ongoing operational expenses. The start-up expenses are eligible items for external funding opportunities, including Lotterywest's Grassroots Community-Led Program. The choice of equipment reflects an 'ultimate' set up, however it also enables flexibility so equipment may be acquired in a staged approach should it be required. The selection of equipment also reflects the unsupervised nature of the community gym in that equipment fit out is based on reducing the likelihood of crush injuries.

It's estimated \$87,722 in external funding will be required to establish the community gym, comprising \$44,226 for the gym equipment and \$43,496 for other start-up expenses. The total annual expenditure to operate the facility is estimated to be \$22,861. This estimate is inclusive of a pro-rata contribution to enter a financial reserve, to fund the end of life replacement for the equipment following 10 years of revenue. The total annual expenditure can be recovered through annual income of \$28,000 comprising 100 memberships at \$280 each. It is acknowledged these costings are provided as a guide only and are subject to change.

Residents seeking to join the community gym as a member would be required to demonstrate they have medical clearance to exercise unsupervised, undertake an exercise pre-screening and induction with a personal trainer, as well as agree to undertake an annual appraisal as part of renewing their membership. Terms and conditions would ensure any change to a member's capacity to exercise unsupervised will be communicated with the Shire. The community gym is proposed to be fitted with video surveillance technology and will have capacity to be remotely viewed by the Shire and/or security provider. There is no requirement for the facility to supervise members using the facility.

Access control will be enabled using a swipe card provided to the member upon receipt of meeting the aforementioned requirements. Terms and conditions will state that members are not permitted to admit non-members to the facility at any time using their swipe card, and any

breach will result in membership suspension. Repeat breaches will result in a cancellation. Members will also be encouraged to report those who access the facility without their swipe card.

A First Aid kit, as well as instructions and emergency procedures will be signposted within the facility to guide members in any emergency situation. Community gyms in other Band 4 Local Governments do not have a duress (panic) button installed, so it has not been given consideration in this proposal, however, other facilities have demonstrated success by encouraging a membership culture underpinned by 'working out with a friend' to avoid exercising alone. Under the Building Act 2011, the Shire would apply for an Occupancy Permit to determine the number of people authorised to access the facility at one time.

The financial estimates include the cost for the Shire's contracted cleaners to be engaged to clean the facility on a regular basis. It is commonplace in unsupervised Community Gyms for hand sanitiser and disinfectant wipes to be provided, and as part of the Terms of Conditions for use, members will be required to use a towel.

Initially, Councils in-principle approval is sought for the concept, to allow community consultation to occur. The intent of the consultation will be to quantify the anecdotal demand and to understand the community's needs and expectations to inform the operations of the Community Gym concept, including opening hours, choice of equipment and membership fees.

Consultation

Following Councils in-principle approval, community consultation will be undertaken.

Strategic Implications

Pillar 1	A vibrant and connected community
1.6	Support and diversify recreational activities for people of all ages and abilities
1.10	Provide opportunities for engagement and connection for those at risk of social isolation (youth, people with a disability, older residents)

Legislative Implications

Nil

Policy Implications

Nil

Financial Implications

For the purpose of this item, there is no financial implication or request for financial support, however, if Council supports progressing to consultation and there is an appetite from the community to pursue the Community Gym, then the implications of implementing and maintaining the facility would inevitably require resources and funding. While it is possible the implementation of the Community Gym is fundable via external means, the ongoing operational expenses will have implications with respect to Council's Budget, Long Term Financial Plan and Asset Management Plan.

The tentative costings for the Community Gym (attached) articulate that at least 100 active memberships at \$280 each would recover the ongoing operational costs of maintaining the Community Gym each year. It is anticipated the gym equipment will provide 10 years of revenue service, so approximately 10% of the total equipment purchase price will need to be

placed in reserve each year to enable end-of-life replacement and continuation of service at the end of the initial 10 year period.

Economic Implications

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

Social Implications

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

Environmental Considerations

Nil

Risk Considerations

Risk Statement and Consequence	The primary risk of not progressing to community consultation is the localised impact of missing an opportunity to demonstrate responsiveness to community need.
Risk Rating (prior to treatment or control)	Moderate (6)
Principal Risk Theme	Reputation
Risk Action Plan (controls or treatment proposed)	The reputational risk will be managed by establishing clear expectations of the consultation in external communications, indicating the results of the consultation will clarify the level of support for the concept only, and progression is subject to further endorsement by Council.

Options

1. Provide in-principle support for the community gym concept.
2. Determine a community gym is not in the best interest for Boddington and decline to progress to community consultation.

Voting Requirements

Simple Majority

Officer Recommendation

That Council:

- 1. Provide in-principle support for a community gym in Boddington, to be established and operated by the Shire.**
- 2. Note that community consultation for a minimum of 14 days will occur, with the results of community consultation being presented to a future Council meeting.**

Boddington Community Gym Project Budget				
Start up expenditure - equipment				
Item	Quote 1	Subtotal	Quote 2	Subtotal
Cardio				
Treadmill	Activate Series Treadmill (OST) x2	\$14,820	Matrix TF30 XR Treadmill x2	\$4,398
Bike	Activate Series Upright Lifecycle® (OSC) x2	\$7,360	Matrix U30 XER Upright Bike x2	\$5,198
Rower	Life Fitness Heat Row (PRF-ROW-LCD-01) x1	\$3,150	Concept2 RowErg Rowing Machine x1	\$1,895
Weights - Dumbbells				
Dumbbells 1-10kg	Escape Urethane Dumbbell 1-10KG Set	\$1,330	Hex Dumbbells (Sold Individually in 1kg increments) 1KG - 10KG	\$495
Dumbbells 12.5kg - 20kg	Life Fitness 10 Pair Dumbbell Set 12.5-35kg	\$3,310	Hex Dumbbells (Sold Individually in 2.5kg increments) 12.5KG - 30KG	\$1,360
Dumbbells 22.5kg - 30kg	.	.	As above	As above
Storage 1-10kg	Life Fitness Xrack - Holds 1-10kg 10 Pairs	\$1,130	Armortech 10pr Dumbbell Storage Tree	\$249
Storage 12.5kg/above	Life Fitness Dumbbell Rack 10 Pairs	\$630	Armortech 3Tier Dumbbell Storage Rack	\$349
Weights - Plates				
2.5kg	ABC Olympic Rubber Weight Discs - 2.5kg Black	\$92	Olympic Rubber Plate x 4	\$50
5kg	ABC Olympic Rubber Weight Discs - 5kg Black	\$176	Olympic Rubber Plate x 4	\$100

ATTACHMENT 9.4.1

Boddington Community Gym Project Budget				
Start up expenditure - equipment				
10kg	ABC Olympic Rubber "Grip" Weight Discs - 10kg Black	\$336	Olympic Rubber Plate x 4	\$200
20kg	ABC Olympic Rubber "Grip" Weight Discs - 20kg Black	\$664	Olympic Rubber Plate x 4	\$400
Weights - Machines				
Smith Machine	Life Fitness Smith Machine - Axiom Series (OP-SM)	\$4,250	FFITTECH Multi Power FF683 Smith Machine	\$1,995
Multigym	Hammer Strength Lat Pull Down - Select Series	\$4,740	FFITTECH 4 Station Multi Gym FS87-4 (Lat Pull Down, Seated Row, x 2 cable ends)	\$5,999
	Life Fitness Dual Adjustable Pulley with accessories - Cable Motion Series	\$10,500	N/A	N/A
Attachments for cable machine	N/A	N/A	Armortech Attachment Kit	\$249
Adjustable Bench	Life Fitness Multi Adjustable Bench - Signature Series x3	\$3,960	Inspire FT1 Bench FID x3	\$1,707
Leg Press	Hammer Strength Seated Leg Press	\$9,860	FFITTECH Leg Press FSM62B	\$3,299
Leg Curl/Extension	Hammer Strength Leg Curl	\$5,920	FFITTECH Leg Extension and Curl FSM67B	\$3,499
	Hammer Strength Leg Extension	\$6,320	N/A	N/A
Chest Press	Hammer Strength Seated Chest Press	\$5,720	FFITTECH Seated Chest Press - FSM06B	\$3,299

Boddington Community Gym Project Budget				
Start up expenditure - equipment				
Shoulder Press	Hammer Strength Shoulder Press	\$5,720	FFITTECH Shoulder Press Convergent FSM11B	\$3,299
Freight	Freight - included	\$0	Freight	\$1,000
Assembly	Assembly - included	\$0	Assembly	\$1,500
Subtotal	Subtotal	\$90,228	Subtotal	\$40,540.95
GST	GST	\$9,022.80	GST	\$3,685.54
Total Equipment	Total Equipment	\$99,250.80	Total Equipment	\$44,226.49
Start up expenditure - other				
Remove bench seating	In-kind donation	In-kind		
Paint walls	In-kind donation	In-kind		
Remove hooks	In-kind donation	In-kind		
Flooring	126 x (1m x 1m) rubber floor	\$4,118		
Boddington Community Gym signage	Include front signage, entry and exit signage, as well as conditions of use.	\$3,000		
Mirrors materials and installation	3 x Mirrors supply (4.8m x 2.1m, 6.5m x 2.1m and 2.2m x 2.1m) and install)	\$6,500		
CCTV and Access Control	Supply and install	\$17,273.67		

Boddington Community Gym Project Budget				
Start up expenditure - equipment				
Fitness Australia Business Registration	\$650 per annum	\$650		
Air Conditioner	Estimate only - supply and install	\$3,000		
Lighting	Estimate only - supply and install	\$5,000		
Contingency	10% contingency	\$3,954.16		
Total Start Up	Total Start Up	\$43,496.16		
Annual expenditure				
Gym Equipment Servicing	2 visits per year	\$1,500		
Fitness Australia Business Registration	\$650 for 12 months	\$650		
Access Control - CCTV Servicing	Camera, radio, server and electrical audit	\$850		
Access Control - Member Swipe Cards	50 for \$350, estimating 100 required each year	\$700		
Electricity	Estimated \$540 per month	\$6,480		
Cleaning	Estimated \$515 per month	\$6,180		
Contribution toward end of life replacement	10% of the equipment purchase price	\$4,423		
Contingency	10% contingency	\$2,078		

Boddington Community Gym Project Budget				
Start up expenditure - equipment				
Total	Total Annual Expenditure	\$22,861		
Annual income				
Membership Fees	\$280 annual membership fee x 100 members	\$28,000.00		
Total	Total Annual Income	\$28,000.00		

9.5.1 WORKS AND SERVICES

Nil

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

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

12. CONFIDENTIAL ITEMS

Officer Recommendation

That Council declares the meeting closed to members of the public to allow for discussion of confidential matters in accordance with section 5.23(2) of the Local Government Act 1995.

Move to come from behind closed doors.

13. CLOSURE OF MEETING