



SHIRE OF BODDINGTON

'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'

COUNCIL MINUTES

4TH MARCH 2008

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Minutes of the Ordinary Meeting of the Boddington Shire Council held in the Council Chambers on Tuesday 4th March 2008 commencing at 4.05pm.

1. DECLARATION OF OPENING

The Shire President, Cr Carrotts, declared the meeting open at 4.05pm.

2. ATTENDANCE

Cr PR Carrotts	President
Cr EK Hoek	
Cr GJ Day	(Arrived at 4.31pm)
Cr DN Veitch	
Cr SW Patten	
Cr AJ Hardie	
Mr G Sherry	Chief Executive Officer
Mrs C Martin	Director of Corporate Services
Mr P Haas	Principal Environmental Health Officer/Building Surveyor
Ms L Hall	Executive Assistant
Mr R Belton	Town Planning Consultant (4.05pm – 4.44pm)
Mr P Bradbrook	Special Projects Manager (4.05pm – 5.10pm)

APOLOGIES

Cr E Flaherty Deputy President

VISITORS

Mr Dave Rubery Shire of Boddington Elector

3. DISCLOSURE OF FINANCIAL INTEREST

Cr Carrotts	Item 8.1.4	(Proximity Interest)
Cr Patten	Item 8.3.2	(Proximity Interest)
Cr Hoek	Item 8.5.2	(Financial Interest)

4. PUBLIC QUESTION TIME - Nil

5. PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS - Nil

6. CONFIRMATION OF MINUTES

6.1 ORDINARY MEETING OF COUNCIL HELD 19TH FEBRUARY 2008

Council Resolution 44/08 Moved Cr Veitch

That the minutes of the Ordinary Meeting of Council held on 19th February 2008 be confirmed as a true record of proceedings.

Seconded Cr Patten Carried 5/0

7. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION - Nil

7.1. ELECTED MEMBERS' REPORT

Cr Veitch and Cr Hoek attended the Local Health Advisory Committee Meeting held today. Discussions were held about the proposed Medical Centre and Aged Care Facility at the Hospital

8. REPORTS OF OFFICERS/COMMITTEES - Nil

8.1 *Town Planning Consultant's Report*

8.1.1 Planning for the Quindanning Locality

Location: Quindanning Township and surrounds
Applicant: Shire of Williams
File Ref. No: N/A
Disclosure of interest: Nil
Date: 26th February 2008
Author: R.J. Belton

Summary

An approach has been received from the Shire of Williams to discuss a joint policy for the planning of Quindanning. It is recommended that a joint meeting be held.

Background

A number of Quindanning residents have approached both Councils seeking a higher level of development without losing the rural lifestyle.

Comment

- It is in some ways an awkward situation having the common Shire boundary aligned down the regional collector road with the gazetted townsite in the Shire of Williams located on the eastern side of the road, and most of the local rural small holdings on the western side, within the Shire of Boddington.
- Council did at one stage indicate support for "Rural Residential" in the Quindanning area on the basis that the area enjoyed a local scheme water supply. This possibility was not pursued when the Water Corporation subsequently declared the water supply to be technically "non potable".
- Council was faced with a similar joint planning problem approximately 10 years ago when a large portion of Inglehope lay within the Shire boundary. There were a number of servicing issues with the Shire of Murray assisting Council in conjunction with services it was providing to Dwellingup. The situation was resolved when the whole of Inglehope was transferred to Murray.
- The Shire of Williams has contacted Council suggesting a joint meeting between representatives of the Shires of Williams and Boddington to discuss the possibility of a common approach towards formulating a policy for the Quindanning townsite and surrounding area.
- The locality plan shows the municipal boundary in relation to the Quindanning area.

Consultation

Discussed with the CEO, Shire of Williams.

Statutory Environment

It is difficult to develop cohesive planning policies for an area under two separate local government authorities.

Policy Implications – As above

Comment

- It is a requirement of Town Planning Scheme No. 2 that and Development Application on land abutting the Albany Highway be referred to Main Roads WA for approval.
- Main Roads WA have stated in writing that they have “no objection to vehicles continuing to use the road reserve for access to the roadhouse”. However as part of a future Development Application process they will need to approve driveway details, sight distances etc.

Consultation

Interviewed the proponent.

Statutory Environment

- All the proposed uses (service station, convenience store, licenced restaurant, beer garden, cabins etc) are permissible under Town Planning Scheme No. 2 at the discretion of Council.
- Council will be required to inform abutting owners and advertise the proposal.

Policy Implications

- “Approval in principle” does not legally bind Council to approve a subsequent Development Application. The process is designed to indicate to the proponent Council’s possible response to a formal application.

Financial Implications - Nil

Economic Implications - Nil

Social Implications

The site needs general tidying up and improvement. The refurbishment and expansion would be an improvement on the services that have been offered in the past.

Environmental Considerations

Waste disposal will need to comply with Shire and Health Department requirements.

Strategic Implications

This property is located at an increasingly busy intersection and the proposed use is well suited to the locality.

Options

- Agree in principle to the proposal subject to the lodging and assessment of a formal Development Application; or
- Refuse approval in principle.

Summary

Following a second public meeting of interested owners it is recommended that Council not proceed with Contributory Scheme Amendment No. 17, but actively pursue the relevant authorities to fund and facilitate service infrastructure to enable town expansion to occur in accordance with Council's Local Planning Strategy .

Background

Council resolved at its meeting of 5th February to call a second public interest meeting of owners within the proposed Amendment No. 17 (Contributory Scheme) area.

A meeting was called for the evening of 26th February. 11 landowners attended and the engineer's estimate of cost to supply water to Scheme area was presented and discussed.

Comment

The general feeling and consensus of the meeting was that the costs were too high for the benefits to be gained by the individual owners who wished to proceed, and that Council should continue to press the State Government and relevant service authorities to provide the relevant infrastructure to implement the town expansion proposals adopted in the Local Planning Strategy.

Consultation

Convened public interest meeting on 26th February 2008 at Council Chambers.

Statutory Environment

Council can resolve not to formally proceed with Amendment No. 17.

Policy Implications

The meeting raised the possibility of extending the area under consideration. This could assist in the viability of the venture.

Financial Implications

Proceeding with the Amendment could have extensive financial implications ranging from increasing land values; raising the construction capital; managing the long term contribution process and generally co-ordinating the project.

Economic Implications – As above

Social Implications

One clear advantage of the Scheme would be to give the small landowners in the area the opportunity to develop their small holdings and gain the appropriate benefit.

Environmental Considerations

Environmental consideration would be implemented at subdivision and development stage.

Strategic Implications

The locality lies within the urban expansion area adopted in the Local Planning Strategy.

Options

- Abandon Amendment No. 17; or
- Not proceed with Amendment No. 17 at this time but pursue alternate funding sources for service infrastructure.

OFFICER RECOMMENDATION – ITEM 8.1.4

Council Resolution 49/08 **Moved** **Cr Hoek**

That Amendment No. 17, relevant to the Ranford area, to Town Planning Scheme No. 2 not proceed as a formal Contributory Scheme at this Stage and that Council actively pursue the relevant authorities for funding to service the locality for town expansion.

Seconded **Cr Hardie** **Carried** **4/0**

Cr Carrotts returned to the Council Chambers at 4.29pm.

Cr Day entered the Council Chambers at 4.31pm.

Mr Belton left the Council Chambers at 4.44pm.

8.3 *Special Projects Manager’s Report*

8.3.1 Reserve 41045 – Potential Seniors’ Village – Concept Plan

Location: Lot 165 Forrest Street Boddington
Applicant: Special Projects Manager
File Ref. No: FOR 165
Disclosure of interest: Nil
Date: 21 February 2008
Author: Peter Bradbrook

Summary

Council to allocate funds as an out of budget expense to allow development of the plan to construct a Seniors Village at Lot 165 Forrest Street, Boddington.

Background

On 18th September 2007 Council resolved to request its Town Planning Consultant to arrange for a concept sketch for the proposed subdivision of Reserve 41045, to be prepared by a competent architect/planner.

On 2nd October 2007 Council resolved to engage MORLEY DAVIS Architects to prepare a concept sketch for Reserve 41045, showing the number of 250m² lots that could be achieved by developing the proposed Seniors’ Village. The committee was not satisfied with the initial concept plans provided and a further funding allocation is required to obtain a more acceptable plan, or plans.

Subsequently, discussions were held with Mr Gavin Davis of MORLEY DAVIS Architects and it was indicated that the concept sketch should cost no more than around \$3,000 plus GST to have a several basic layouts done. Fees to date for preparation of Concept Plans amount to \$3,264 plus GST.

The resolution of 2nd October indicated that the cost be met from either the Infrastructure Funds allocated to the Department of Industry and Resources (DoIR) or Council’s Town Planning Expenses. As the project was not originally identified as resulting from the Gold Mine Expansion, DoIR has declined to pay the fee and it

will be debited against Town Planning Expenses, as directed. It is certain that the Town Planning Expenses will exceed the budgeted amount of \$8,000 for 2007/2008.

The committee proposed several changes to the preferred concept plan, which had the most acceptable internal road system, including the inclusion of up to six duplex buildings, wider road reserve, relocation of the Caravan/Boat site, eliminating a staggered fence line, relocating the bbq area, eliminating three lots at the entrance, removing parking bays intruding into front properties and reduced lot sizes.

Expenses have also been incurred in seeking a legal opinion from Civic Legal (solicitors) concerning the ability to place a condition on Strata Title Deeds that restrict occupation of the village to over 55s in perpetuity. Action on having the firm define 'dissent', as proposed by some members of the Committee, has been deferred at this time.

Comment

Following a meeting with Mr Davis and Mr Kim Morley, in the presence of Mr Ken Hamilton (RSL Care WA), they were able to explain the reason for their original concept plan, and why some suggestions by the Committee would not be practical.

Consequently, I suggested that they prepare a plan incorporating the six duplex units and another basing the entire development on duplex units, which is what RSL Care WA recommends. It was indicated that probably 38 duplex units could then be constructed in the complex, rather than 30-32 individual residences. However, the firm was also asked not to proceed until they advised of their fees to date and Council approved further funding. MORLEY-DAVIS suggests they could 'wrap up the two alternative designs discussed for about another \$3,000'.

Consultation

Mr Gavin Davis & Mr Kim Morley (MORLEY DAVIS Architects) and Mr Ken Hamilton (RSL Care WA). The outcome from our meeting has also been discussed with the Shire President, the CEO and the PEHO/BS, who all serve on the Aged Persons Accommodation Committee.

Statutory Environment - Nil

Policy Implications - Nil

Financial Implications

Council is being asked to allocate an amount of \$10,000 towards the Seniors' Village during 2007/2008. This will allow the concept plan(s) to be finalised. It will also provide a small amount for further expenses if required. Expenses can be added to the cost of the project and recouped via selling or leasing the accommodation.

Council can apply for grant funding under the Regional Headworks Programme to install headworks i.e. power, water, sewerage to the village. The Regional Headworks Program Guidelines indicate that "Projects which provide community benefits outlined in the Regional Development Policy, such as housing for independent seniors may also be funded". (The Shire of Gingin received \$45,000 in 2006/2007 for Lancelin Aged Units Headworks).

To allow me to submit a grant application by the closing date, 9th June 2008, I need to have a concept plan that I can submit to Western Power and the Water Corporation, to allow them to provide cost estimates for inclusion with the grant application.

Economic Implications - Nil

Consultation

With Mr John Bayly, addressing Council's concerns about constructing the remainder of Assay Terrace before completing the earthworks.

Statutory Environment - Nil

Policy Implications - Nil

Financial Implications

In addition to the \$1,500,000 mentioned above, Council has received notification that its application for \$200,000 from the Department of Local Government & Regional Development's Regional Headwork's Programme has been successful. These funds are to be used towards connecting power and water to the subdivision. Should these additional funds result in funds remaining from development of the land and relocation of the Depot the 'leftover' funds can be transferred to remaining Social Infrastructure Projects.

Once DoIR has confirmed that the expenditure can be recouped there will be no financial implication for the Shire of Boddington. The work will not proceed until this confirmation has been received in writing.

Economic Implications

The sooner the Light Industrial Estate is completed the more opportunity for businesses to establish in Boddington. Currently there is no industrial land available at an acceptable price.

Social Implications - Nil

Environmental Considerations

Drainage is a major issue and will be addressed during the LIA development. The Engineer advises that until the earthworks and road pavement is completed the drainage design is difficult to finalise.

Strategic Implications

The sooner the last remaining lots can be released in the LIA the sooner businesses seeking industrial land can establish in Boddington.

Options

Other than defer the project, or commence a different stage of the project, there are no options. As the earthworks are likely to exceed \$100,000 Council must invite tenders.

OFFICER RECOMMENDATION – ITEM 8.3.2

Council Resolution 51/08 Moved Cr Veitch

That:

- 1. Council's Consultant Engineer to prepare the documentation required to allow tenders for the earthworks associated with developing Stage 3 of the LIA subdivision adjacent to Assay Terrace to proceed; and**
- 2. Immediately the Department of Industry & Resources advises in writing that Treasury has confirmed the funds will be made available for this project, without the requirement for a Needs & Feasibility Study Council invites tenders to undertake the work.**

Seconded Cr Hardie Carried 5/0

Cr Patten returned to the Council Chambers at 4.54pm.

8.3.3 Administration Centre Extensions & Renovations – Approval to Proceed with Concept Designs
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Location: Corner Bannister Road & Forrest Street Boddington
Applicant: Special Projects Manager
File Ref. No: 4.31
Disclosure of interest: Nil
Date: 26 February 2008
Author: Peter Bradbrook

Summary

Approval is sought to engage McDonald Jones Architects Pty Ltd to prepare concept designs for the proposed extensions and renovations of the Council Administration Centre.

Background

One of the projects submitted for funding from the State Government's Social Infrastructure Package was the extension and renovation of the Council Administration Centre, to cater for additional staff required as a consequence of the Boddington Gold Mine re-opening and the projected increase in population. An amount of \$1.5 million has been provided for this project.

Comment

The Chief Executive Officer and the Special Projects Manager met with Mr Danny Jones, the director of McDonald Jones Architects Pty Ltd, on 5th February 2008. We were suitably impressed with his approach to the project and it is recommended that McDonald Jones be engaged; in the first instance to prepare concept designs for the proposed extensions and renovations.

Mr Jones has proposed the following costs for the entire project:

- **Concept Design Stage**
To prepare various design options for Council to initiate Design Submission being:
\$5,000 + GST

- **Design Submission**
To prepare documents for submission to relevant authorities for Development Approval
And review the opinion of probable cost being:
1.8% + GST
(less \$5,000)

- **Contract Documentation**
To prepare contract documentation including specification, liaise and coordinate various
Consultants, and submit for a building licence being:
2.4% + GST

- **Contract Administration (if required)**
To provide contract administration services as contained within the building contract
Documents and being: 1.8%

These figures compare more than favourably with those charged by the Architect preparing the concept plans for the Medical Centre. This contract requires 1.5% of the budget to design concept drawings, liaise with relevant authorities and develop building to fit site plan provided, provide brief specification and project cost estimate, Documentation Stage being 3.5% of contract Price and the optional Contract Administration 2.0% of overall contract price.

The Department of Industry & Resources (DoIR) has asked that the first stage of the Administration Centre project also include 'estimated costs' of the extensions and renovations. Mr McDonald has obtained a price of \$1,500 plus GST from a firm called Donald Cant Watts Corke (WA) Pty Ltd to produce a schematic opinion of probable costs for the office additions project on a cost/m² basis, based on an estimated project cost of \$1.2 million. Mr Jones deducted \$300,000 from the \$1.5 million to cover all other costs not actually related to the construction.

Consultation – No other Consultants.

Statutory Environment - Nil

Policy Implications - Nil

Financial Implications

Mr Tony Whittaker from DoIR requested that the cost to obtain both the concept designs and estimated costs be provided and the Department would meet these costs from the DoIR's Social Infrastructure Package allocation for feasibility studies. He has now approved expenditure of \$7,250 (including GST) for the concept designs and costings to proceed.

Economic Implications - Nil

Social Implications - Nil

Environmental Considerations - Nil

Strategic Implications

Extending and renovating the Administration Centre with State Government funds removes a potential loan liability for Council in the future.

Options

Council could insist that further architectural fees be obtained, although for the initial stage of the project the costs submitted by McDonald Jones Architects Pty Ltd appear reasonable.

OFFICER RECOMMENDATION – ITEM 8.3.3
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Council Resolution 52/08 Moved Cr Hardie

That Council approves the engagement of McDonald Jones Architects Pty Ltd to provide 'various design options' to extend and renovate the Council Administration Centre and to arrange a schematic opinion of probable costs for the office additions project from the firm of Donald Cant Watts Corke (WA) Pty Ltd for a total cost of up to \$7,250 (including GST), with the cost to be recouped from the Department of Industry & Resources Social Infrastructure allocation.

Seconded Cr Hoek Carried 6/0

8.3.4 Construction of Robins Road – Approval to Call Tenders
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Location: Robins Road Boddington
Applicant: Special Projects Manager
File Ref. No: Road No. 13
Disclosure of interest: Nil
Date: 26 February 2008
Author: Peter Bradbrook

Summary

Council is requested to approve the calling of tenders to construct and seal a section of Robins Road, subject to confirmation of funding from the State Government's Social Infrastructure Package.

Background

The only two local roads affected to any great extent by the expansion of the Gold Mine are Soldiers Road and Robins Road. Soldiers Road has been added to the list of Regional Road Group roads for which two-thirds funding can be obtained from the Main Roads Department in future.

Robins Road, between Farmers Avenue and the entrance to the Refuse Disposal Site – a distance of some 2,350 metres, is the main route from the Boddington townsite to the rubbish tip. With the increase in traffic using the road, in particular the number of skip bins being emptied at the tip, the road continually has corrugations and sealing would eliminate the rough surface.

\$200,000 has been included in the State Government's Infrastructure package and Robins Road has been identified as the road needing most attention immediately.

Comment

Council's Consultant Engineer is currently working on the tender documents necessary to invite tenders. These should be available by the Council meeting (4th March). Council's Works Supervisor has previously costed the job and estimated around \$180,000 if Council workers carried out the construction work. He believes contractors may cost considerably more. He also agrees that the works crew has sufficient work to keep them gainfully occupied without this project.

Until we invite tenders the exact cost will remain unknown. There is some flexibility within the Social Infrastructure Package to move funds and this can be done if necessary.

Council's Engineer believes the construction can be undertaken, and one coat of emulsion applied, anytime, whilst the second coat of seal would be best around November/December. This can be organised within the tender.

Consultation – Mr Bayly (Consultant Engineer) & Mr Tony Whittaker (DoIR)

Statutory Environment - Nil

Policy Implications - Nil

Financial Implications

Mr Whittaker, from the Department of Industry & Resources, has indicated that Treasury appears to have no problems with any of our projects under \$1 million, only those over \$1 million i.e. Medical Centre, Administration Centre and LIA Development/Works Depot Relocation.

Economic Implications - Nil

Social Implications - Nil

Environmental Considerations

Council's Works Supervisor advises that the only vegetation to be removed is suckers on the east side of Robins Road, as future widening was provided for when the road was originally constructed. This being the case a Clearance Permit will not be required from the Environmental Protection Authority.

Strategic Implications

Upgrading the road as soon as possible will eliminate the need to continually grade the road and will reduce complaints from the motoring public.

Options

- Endorse the recommendation;
- Defer proceeding with this project; or
- Divert the funds to another road, provided DoIR approves the amendment.

OFFICER RECOMMENDATION – ITEM 8.3.4

Council Resolution 53/08 Moved Cr Veitch

That Council call for tenders to widen, construct and seal Robins Road, from Farmers Avenue to the Refuse Disposal Site entrance, immediately after written confirmation from the Department of Industry & Resources that funding of this project has been endorsed.

Seconded Cr Patten Carried 6/0

8.3.5. Social Infrastructure Funding – Second Application to State Government

Location: Shire of Boddington
Applicant: Special Projects Manager
File Ref. No:
Disclosure of interest: Nil
Date: 27 February 2008
Author: Peter Bradbrook

Summary

The Department of Industry & Resources has advised that Treasury is questioning when the second application for Social Infrastructure Funding is likely to be received for consideration. The recommendation is to hold a workshop of Councillors and relevant officers/consultants to ensure nothing is omitted from the application.

Background

Council received an amount of \$550,000 initially to repay the residence purchased at 46 Johnstone Street (\$400,000) and to employ consultants and staff to cope with immediate demand for service by developers, etc. The amount of \$7,300,000 was then allocated to the Shire of Boddington from the first distribution by the State Government. We had requested \$20,500,000.

When submitting the initial application advice was to think of everything we could and include it without concern for any firm costings. The items not funded from the application were:

- | | |
|---|---------------------|
| • Community & Social Services facilities (Sporting Complex & cycle path to mine camp) | \$6,500,000 |
| • Shire staff accommodation | \$2,100,000 |
| • Shire Administration Centre | \$2,000,000 |
| • New Medical Centre | \$1,000,000 |
| • Main Street Upgrade | \$ 800,000 |
| • Drainage & Upgrade of Local Roads – reduced | \$ 800,000 |
| TOTAL | \$13,200,000 |

Council was able to amend the programme and the following was eventually approved, via DoIR:

- | | |
|-----------------------------|------------|
| • Townsite Drainage Upgrade | \$ 820,000 |
| • Plant & Equipment | \$ 800,000 |

• Purchase Transportable Office block and furniture	\$ 137,000
• Administration Centre extensions and renovations	\$1,500,000
• Staff and Consultants	\$1,600,000
• New Medical Centre	\$ 300,000
• Childcare Centre	\$ 100,000
• Development LIA and Relocation of Shire Works Depot	\$1,500,000
• Roads	\$ 200,000
• Main Street Upgrade	\$ 100,000
• Contingency (REMAINING FROM OTHER PROJECTS)	\$ 243,000
TOTAL	\$7,300,000

In consultation with DoIR the \$243,000 contingency was distributed as follows: Medical Centre \$150,000, Plant & Equipment \$50,000 and Main Street Upgrade \$43,000. It is likely further alterations will be required as the projects advance.

Comment

This second application may be the last opportunity to obtain funds from the Treasury for Social Infrastructure. It is therefore imperative that all potential expenditure, directly related to the Gold Mine expansion, is included. It is recommended that a workshop be convened to enable Councillors, senior staff and appropriate consultants to have input into this submission.

Some of the issues to receive consideration would be:

- Lot 11 Bannister Road for parking - \$235,000
- Council's proportion of the small flood plain study - \$7,000
- Staff Accommodation – say \$2,500,000 (increase due to property values appreciated)
- Indoor Sporting Complex – '\$10,000,000 plus' (unlikely to receive full amount)
- Underground Power – Bannister Bridge to Farmers Avenue - \$600,000+
- Relocation Shire Works Depot – further \$250,000
- Soldiers Road Maintenance - \$400,000
- Contribution towards repair of Town Dam wall - \$1,000,000
- Contribution towards extending scheme water to Ranford to allow urban development - \$2,500,000
- Caravan Park Extensions (Rear of Old School) - \$750,000
- Reseal town roads where drainage works occurred and repaint parking lines \$750,000
- Plant & Equipment - \$500,000

TOTAL	\$18,992,000
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(The above figures are, apart from the first two items, purely estimates. Before the second application is submitted firm costings must be obtained to avoid the situation that has existed with the first round of funding).

DoIR has advised that they will not submit any items to Treasury for approval that cannot definitely be attributed to the Gold Mine Expansion.

Consultation – with Mr Tony Whittaker from DoIR

Statutory Environment - Nil

Policy Implications - Nil

Financial Implications

There are no financial implications for Council in determining what should be included in an application for funds. If insufficient funds are allocated by Treasury, then Council can decide to contribute or to delete that project from the programme.

Economic Implications - Nil

Social Implications

This is possibly the last opportunity to ensure that Boddington receives an adequate contribution from the State Government to allow the provision of infrastructure that would otherwise be unaffordable.

Environmental Considerations - Nil

Strategic Implications

Council must ensure all likely projects, resulting from the Gold Mine Expansion are given consideration.

Options

Council's options are limited to either letting Council staff submit an application without Council input or holding a workshop to ensure all Councillors can submit matters for consideration.

OFFICER RECOMMENDATION – ITEM 8.3.5

Council Resolution	54/08	Moved	Cr Veitch
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That Council convene a workshop in the near future to discuss projects that would qualify for funding from the State Government under a second round of the Social Infrastructure Package.

Seconded	Cr Hardie	Carried	6/0
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Mr Bradbrook left the Council Chambers at 5.10pm.

8.4 Principal Environmental Health Officer/Building Surveyor's Report

8.4.1 Rubbish Disposal Wandering Tip

Location:	Wandering Tip
Applicant:	
File Ref. No:	10.8.1
Disclosure of interest:	Nil
Date:	26 February 2008
Author:	Peter Haas PEHO/BS

Summary

Council to consider a counter offer the Wandering Shire to the proposed \$100 per bin to dispose of waste collected by Council's refuse contractor at the Wandering Tip.

Background

Council has received correspondence from the Wandering Shire wishing to charge \$100 per bin collected in the Shire of Boddington and disposed of at the Wandering tip.

Avon Waste disposes of waste collected along Crossman Road and the Pardalote Heights sub division at the Wandering refuse site on route to service the Wandering town site. This has been the case since the joint tender for refuse collection was commenced.

With the increase in bins being collected in this area (due to development) there has been a subsequent increase in rubbish being disposed of at the Wandering site. The Wandering Shire is concerned about the reduction in the useful life of their site with no recompense and quite rightly so.

Thirty two bins are collected and disposed of at the Wandering Tip. This is obviously more expedient rather than having the truck travelling back to the Boddington Tip from the Albany Highway and the Crossman – Dwarda Road to dispose of the waste collected as the truck then collects bins in the Wandering area.

Council is currently charging \$180.00 per annum as a rubbish charge. Council is being charged \$69.212 per bin per annum (GST inclusive) for pick up. This leaves \$110.79 per bin per annum for the running of the tip and to pay the loan # 81 raised to establish the Robins Road Refuse Site. As per the budget a principal of \$56,880 was owed as of 1 July 2007.

Comment

One option available to Council if for Council make a counter offer to the Wandering Shire for a lessor rate for disposal of rubbish at their site, that reflects more truly Council's benefit of disposing waste at the Wandering Tip.

There are also other options available including ceasing collecting of rubbish along Crossman Road after the Ranford town site. Currently this area is outside the area defined by Section 112A of the Health Act and it was only the fact that the truck was passing that people were offered a rubbish service. I would not recommend this course of action to Council because of the development that is and will be occurring along this corridor plus the fact that the persons receiving a rubbish service are used to the fact and may not be amenable to losing it.

Another option is to require the truck to dispose of the waste in the Boddington Tip. This would mean the truck travelling back from the Albany Highway back to the Boddington Tip at the end of the run with the attendant addition of kilometres and time on their journey. It may add an hour to the time taken to service the Boddington Shire.

Council could pay the requested rate of \$100 per bin per annum to the Wandering Shire.

The course of action I would recommend is to make the Shire of wandering a counter offer of \$75.00 per bin per annum and remind them that they are receiving a reduced pick up rate from the contractor due to the Boddington Shire's participation in the joint refuse collection tender and it is fair and reasonable that Wandering are recompensed.

Consultation

Mr Ashley Fisher – Avon Waste

Statutory Environment

Section 112A of the Health Act and 4.2.11 of the Shire of Boddington Consolidated Health Local Laws 2003 prescribing part of district in which occupier of premises shall not remove rubbish without permission

Policy Implications - Nil

Financial Implications

Rubbish rate revenue being diverted to the Shire of Wandering for refuse disposal.

formally adopt these fees to correctly pay Councillors. It was Council's intention to pay an annual allowance in lieu of meeting fees.

Comment

It was intended to pay Councillors' on a quarterly basis, by producing with their agenda a claim form payment sheet which the Councillor would sign and date. The Councillor would also complete details as to what travel they wished to be reimbursed for. This form would be returned to the Administration/Finance Officer to enable payment to be processed.

Consultation

Chief Executive Officer.

Statutory Environment

Local Government Act 1995

5.98A. Allowance for deputy mayor or deputy president

- (1) A local government may decide* to pay the deputy mayor or deputy president of the local government an allowance of up to the prescribed percentage of the annual local government allowance to which the mayor or president is entitled under section 5.98(5).

* Absolute majority required.

- (2) An allowance under subsection (1) is to be paid in addition to any amount to which the deputy mayor or deputy president is entitled under section 5.98.

5.99. Annual fee for council members in lieu of fees for attending meetings

A local government may decide* that instead of paying council members a fee referred to in section 5.98(1), it will instead pay all council members who attend council or committee meetings —

- (a) the prescribed minimum annual fee; or
- (b) where the local government has set a fee within the prescribed range for annual fees, that fee.

* Absolute majority required.

5.99A. Allowances for council members in lieu of reimbursement of expenses

A local government may decide* that instead of reimbursing council members under section 5.98(2) for all of a particular type of expense it will instead pay all council members —

- (a) the prescribed minimum annual allowance for that type of expense; or
- (b) where the local government has set an allowance within the prescribed range for annual allowances for that type of expense, an allowance of that amount,

and only reimburse the member for expenses of that type in excess of the amount of the allowance.

* Absolute majority required.

Policy Implications

Police 5.9 Councillors' Fees, Expenses and Allowances requires that when the budget is adopted that the member meeting attendance fees and allowances paid to the president and deputy president be adopted.

Financial Implications

The amount of \$54,000 has been budgeted in the 2007/08 budget for councillor meeting fees and allowances, and a breakdown is shown below.

COUNCILLORS' REMUNERATION	2007/08 Budget \$
Meeting Fees	40,000
President's Allowance	8,000
Deputy President's Allowance	2,000
Travelling Expenses	2,000
Telecommunications Allowance	2,000
TOTAL	<u>\$54,000</u>

The Officer's recommendation complies with Council's 2007/08 Budget allocations.

Economic Implications - Nil

Social Implications - Nil

Environmental Considerations - Nil

Strategic Implications - Nil

Options

Council can choose to pay:

1. An annual allowance in lieu of meeting fees of between \$2,400 and \$7,000 for Councillors and between \$6,000 and \$14,000 for the Shire President or individual meeting fees of an amount between \$60 per meeting and \$140 per meeting for Councillors and an amount between \$120 per meeting and \$280 per meeting for the Shire President; and/or
2. An annual allowance in lieu of reimbursing telecommunication expenses of up to \$2,400 or not; and/or
3. A Deputy Presidents allowance or not.
4. Have a policy to pay quarterly or any other period.

OFFICER RECOMMENDATION – ITEM 8.5.1

Council Resolution 56/08 Moved Cr Veitch

That Council:

1. **adopt an annual fee in lieu of fees for attending meetings of \$5,000 per Councillor and \$10,000 for the Shire President;**
2. **adopt an annual allowance in lieu of reimbursement of expenses of telecommunications of \$285 per annum;**
3. **adopt to pay a Deputy President's allowance of 25% of the President's allowance; and**
4. **adopt a policy to pay Councillor allowance on a quarterly basis.**

Seconded Cr Patten Carried 6/0

Cr Hoek declared a Financial Interest in item 8.5.2 and left the Council Chambers at 5.26pm.

8.5.2 Local Organisation Assistance Fund – Boddington Old School Music Festival

Location: Lots Bannister Road
Applicant: Boddington Old School Inc.
File Ref. No: 4.20.4
Disclosure of interest: Nil
Date: 19th February 2008
Author: Carmel Martin

Summary

The Boddington Old School Inc is coordinating a music festival to be held in Boddington in April 2008 and is seeking financial assistance of \$1,000 from Council through the LOAF program.

Background

Originally a music festival was held at the Boddington Old School in 2002. It has now become an annual event having started in 2005. The events have proven extremely successful and confirmed the feasibility of, and public demand for such events to be conducted in Boddington.

Total project costs are estimated to be \$46,212.40 with revenue from gate takings, grant income, in kind contributions and donations anticipated to total around \$46,212.40. The Country Arts WA has approved the project for its "Share the Risk" funding and will cover a loss of up to \$10,000 of approved budget items. Any loss over and above will be the responsibility of the Boddington Old School.

Comment

The range of artists and associated side-shows have been planned to attract a wide audience.

Consultation

Councillor E. Hoek

Statutory Environment

Not applicable

Policy Implications

Policy 9.8 – Local Organisation Assistance Fund (LOAF) provides funds to projects conducted by local organisations in the proportion of one third council contribution to two-thirds applicant contribution, up to a maximum of \$1,000 contributed by Council.

Financial Implications

The 2007/08 budget for Local Organisation Assistance Funding is \$10,000, which to date an amount of \$1,620.37 has been approved. All funding can be sourced from the LOAF Reserve. Approval of a contribution will have no effect on the 2007/08 budget surplus or deficit.

Economic Implications

The event is likely to provide revenue-raising opportunities for other community groups.

Social Implications

The public demand for such events has previously been demonstrated. It is likely that the festival will attract patrons of all ages and patrons from outside the Boddington area.

