

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

3RD JUNE 2008

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Minutes of the Ordinary Meeting of the Boddington Shire Council held in the Council Chambers on Tuesday 3rd June 2008 commencing at 4.06pm.

1. DECLARATION OF OPENING

The Shire President, Cr Carrotts, declared the meeting open at 4.06pm.

2. ATTENDANCE

Cr PR Carrotts	President
Cr E Flaherty	Deputy President
Cr EK Hoek	
Cr GJ Day	
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 (4.06pm – 4.55pm)
Mr P Bradbrook	Special Projects Manager (4.06pm – 4.20pm)

APOLOGIES

Cr Veitch
Mr S Thompson

VISITORS - Nil

3. DISCLOSURE OF FINANCIAL INTEREST

Cr Patten	Item 8.3.1	(Proximity Interest)
Cr Hoek	Item 8.1.4	(Direct Financial Interest)
Cr Hardie	Item 8.1.7	(Direct Financial Interest)

4. PUBLIC QUESTION TIME - Nil

5. PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS - Nil

6. CONFIRMATION OF MINUTES

6.1 ORDINARY MEETING OF COUNCIL HELD 20TH MAY 2008

Council Resolution 135/08 Moved Cr Flaherty

That the minutes of the Ordinary Meeting of Council held on 20th May 2008 be confirmed as a true record of proceedings with the amendment that Cr Hardie seconded Resolution 119/08, not Cr Patten.

Seconded Cr Hardie Carried 6/0

7. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION - Nil

7.1. ELECTED MEMBERS' REPORT - Nil

8. REPORTS OF OFFICERS/COMMITTEES - Nil

Cr Carrotts announced that Item 8.31 and 8.32 would be bought forward to allow the Special Projects Manager to leave early.

Cr Patten declared a Proximity Interest in Item 8.3.1 in that he owns adjoining property and left the Council Chambers at 4.10pm.

8.3 *Project Officer's Report*

8.3.1 Subdivision of Lot 102 Assay Terrace – Stage 3 of Shire Owned Light Industrial Land

Location: Lot 102 Assay Terrace
File Ref. No: 14.2.2
Disclosure of interest: Nil
Date: 26th May 2008
Author: Peter Bradbrook

Summary

Council to consider seeking funds to progress the development of Lot 102 Assay Terrace and call for Expressions of Interest to do so.

Background

The Social Infrastructure Package allocated by the State Government, to compensate for additional expenses incurred by Council as a consequence of the Boddington Gold Mine Expansion, includes an amount of \$1,500,000 towards the development of Stage 3 of the Light Industrial Area and relocation of the Works Depot. The proposal requires Treasury approval prior to work commencing.

Council has realised for some time that additional developed industrial land would be required to cater for the increased industrial activity resulting from the Boddington Gold Mine Expansion. Consequently, when the initial request for financial assistance was submitted it contained a request for \$1,725,000. \$1,725,000 was actually included in the \$7,300,000 the shire received, however as \$20,500,000 was originally sought, and several projects were not funded, the amount was reduced to \$1,500,000 to allow other projects to proceed. (Included as an attachment is a schedule showing what was requested, what was allocated and what is now intended, for Councillors' information).

Council has since been advised that an application submitted midway during 2007 for a maximum grant of \$200,000 from the Department of Local Government and Regional Development, towards headworks for the subdivision, has been approved, thus \$1,700,000 is available for the development of the Light Industrial Area and relocation of the Works Depot; possibly insufficient to complete both projects in their entirety.

Treasury requires business case and feasibility studies undertaken before giving final approval for the project to proceed. Advice from DoIR has been that providing costings, proving that no further funds will be required from the Government, may suffice. This item refers only to development of the Light Industrial Land, which has a much higher priority than shifting the Works Depot. Partial relocation of the depot may be possible with funds remaining from the \$1,700,000 once the Light Industrial Land has been developed.

Comment

To assist with convincing Treasury that the project is worthwhile an estimate of construction costs has been obtained from McDowall Affleck Pty Ltd, (Designers, Project Managers, Constructors) to complete the subdivision of Lot 102 Assay Terrace Boddington; the third and final stage of the subdivision.

The cost determined by McDowall Affleck Pty Ltd, after adjusting an addition error for earthworks and correcting other affected values, amounts to \$1,368,620. John Bayly (Consultant Engineer to the shire) perused the estimates and believe some savings will possibly result i.e.

Under Earthworks – cut and fill could be reduced 50% - approximately \$80,000 (saving \$80,000)

- Under Roads – 6m asphalt and kerbed – should cost no more than \$50,000 (saving \$50,000)
- Under Engineering Fees – design earthworks, roads, drainage – these have been completed by Mr Bayly – should be a saving but uncertain how much ‘water and coordinate services’ will cost
- Under Engineering Fees - Supervision of Contract – Mr Bayly believes Mr Donhardt is capable of supervising the contract to ensure an appropriate outcome
- Under Other Fees – Shire Inspection Fees - \$11,417 – becomes shire income.
- Contingency – an amount of \$109,924 has been allowed for issues that may arise i.e. oil price increases, blasting of rock or rock excavation, etc.

Alternatively, Mr Bayly believes McDowall Affleck Pty Ltd has under-budgeted for road and lot drainage by \$35,045. It should be kept in mind that the drainage proposed also drains stages 1 and 2 of the subdivision, which is considered to be urgently required.

The Government approved this project on the understanding that as the lots are sold Council would reimburse Treasury the development costs. With the restriction that lots must be at least 2,000m², because there is no deep sewerage, there will only be five lots available for sale, after the 1,760m² lot alongside Phoenix Shutdown Services Pty Ltd has been amalgamated with Lot 19. Council is, as Council is well aware, retaining the steep section of the subdivision, immediately behind lots 11 & 12 Farmers Avenue.

As this particular development is quite complex it is being recommended that Expressions of Interest be invited from experienced developers to undertake the subdivision. This will include organising the earthworks, road construction, drainage, water reticulation, underground power and street lights and telecommunications. It would then be the Special Project Manager’s responsibility to liaise with the successful tenderer, with Council’s Contract Engineer and Council’s Supervisor of Works being involved with the supervision.

The developer appointed through the Expression of Interest process would:

- Prepare schedules and manage each phase of the subdivision;
- Would assume responsibility for all designs/drawings associated with the subdivision; and
- Would pay the contractors and obtain reimbursement from Council.

Alternatively, Council could develop the subdivision internally by:

- Organising individual contracts – inviting tenders for phases costing in excess of \$100,000;
- Retaining responsibility for having designs/drawings prepared to allow the invitation of tenders; and

Package, to allow the subdivision of Lot 102 Assay Terrace Boddington for Light Industrial purposes to proceed; and

b) agrees to invite Expressions of Interest from experienced developers to prepare specifications, manage and assume responsibility for the entire subdivision of Lot 102 Assay Terrace Boddington, through to the issue of title for all allotments.

Seconded Cr Hardie Carried 5/0

Cr Patten returned to the Council Chambers at 4.17pm.

8.3.2 Proposed Boddington Retirement Village – Call for Expressions of Interest to Develop & Manage

Location: Lot 165 Forrest Street Boddington
File Ref. No: Reserve 41045
Disclosure of interest: Nil
Date: 28th May 2008
Author: Peter Bradbrook

Summary

Council is being asked to approve the bringing forward of the advertisement to invite Expressions of Interest to develop and manage the proposed Retirement Village on Reserve 41045.

Background

On 6th May Council resolved to invite Expressions of Interest from qualified and experienced Aged Care Providers to develop and manage a Retirement Village on Reserve 41045 according to the request for Expressions of Interest included as an attachment, freehold title of which shall be acquired to allow the village to proceed. (Res. No. 108/08).

The attachment contained a time-table for the determination of the Expression of Interest, as follows:

2 July 2008 - Advertise inviting Expressions of Interest
27 August 2008 - Final day to submit Expressions of Interest
7 October 2008 - Selection of preferred developer by Council

The reason for delaying the advertisement was to allow sufficient time to discuss the acquisition of freehold title with Mr Ron Pumphrey from the Department for Planning & Infrastructure. This meeting was held on 20th May and members of the Aged Persons Accommodation Committee, which included three Councillors, were satisfied that the site could be acquired under 'conditional tenure', or outright- with the \$800,000 price tag being reduced by the cost of Headworks for the development.

Comment

The general opinion is that this project should proceed as promptly as possible. It would now appear that there is no need to wait until July 2nd to advertise and the time-table could be revised as follows:

7 June 2008 - Advertise inviting Expressions of Interest
1 August 2008 - Final day to submit Expressions of Interest
2 September 2008 - Selection of preferred developer by Council

Consultation – Discussed with Chief Executive Officer

Statutory Environment - Nil

Policy Implications - Nil

Financial Implications

Financial implications will not alter from those minimal costs i.e. advertising, transfer fees, legal fees, mentioned when the item was presented on 6th May 2008. Council may be able to recover the costs involved if it sells the freehold title.

Economic Implications - Nil

Social Implications

Will bring forward the project by some 4-5 weeks.

Environmental Considerations - Nil

Strategic Implications

Will bring forward the project by some 4-5 weeks.

Options

Council can allow the previous time-table to remain or can approve a different time-table.

OFFICER RECOMMENDATION – ITEM 8.3.2.

Council Resolution	137/08	Moved	Cr Flaherty
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That Council approves the advertising of the Expressions of Interest to develop and manage the proposed Retirement Village on Reserve 41045 (Lot 165 Forrest Street) being brought forward to 7th June 2008, with the final day for the submission of Expressions of Interest to be the 1st August 2008 and the selection of the preferred developer to be 2nd September 2008.

Seconded	Cr Hardie	Carried	6/0
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Mr Bradbrook left the Council Chambers at 4.20pm.

8.1 *Town Planning Consultants Report*

8.1.1 Amendment 18 - Recoding of Various Residential Zoned Properties in the Boddington Townsite Area
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Location:	Various properties in townsite
File Ref No:	10.10.4.18
Disclosure of Interest:	Gray & Lewis receive planning fees for advice to the Shire therefore declare a Financial Interest – Section 5.65 of Local Government Act 1995
Date:	22 May 2008
Author:	Gray & Lewis Land Use Planners

Summary

The proposed amendment will recode various residential zoned properties within the Boddington Townsite area from R10 to a flexible code of R10/R20. A base coding of R10 will apply, however, a higher density of R20 will be permitted where reticulated sewerage is available.

The proposed amendment will also (per plans attached):

- Recode Lot 165 (R41045) Forrest Street, Boddington from R25 to R40.
- Rezone Lot 300 Adams Street, Boddington from “Local Reserve – Parks and Recreation” to “Rural”; and
- Rezone Lots 2 and 14 Crossman Road, Ranford from “Rural Residential” to “Residential R10”.

Background

Council initiated Amendment 18 in stages as follows:

- At its meeting held on the 4 September 2007 Council resolved to recode various townsite lots from ‘Residential R10’ to ‘Residential R10/20’, and to list Lot 165 Forrest Street as Special Use zone allowing for seniors accommodation at an R30 density.
- At its meeting held on the 18 September 2007 Council resolved to re-zone Lot 300 Farmers Avenue from ‘Parks and Recreation’ to ‘Rural’.
- At its meeting held on the 19th February 2008 Council resolved to modify Amendment 18 to recode Lot 165 Forrest Street from ‘Residential R25’ to ‘Residential R40’.

Comment

- *Advertising*

Details of advertising are included in the ‘consultation’ section of this report. During advertising 3 submissions were received – refer Attachment 1.

Council has to make a recommendation on each submission to the Western Australian Planning Commission. The WAPC can require the amendment to be re-advertised if substantial modifications are proposed.

- *Issues raised in consultation/ matters for consideration*

The main issue arises from a submission lodged by the owners Lot 300 Farmers Avenue who have requested re-zoning of their property to ‘Special Rural’ or ‘Rural Residential’ instead of ‘Rural’ as proposed in Amendment 18.

There are a number of options available to Council in dealing with the submission;

- *Option 1 – Dismiss the submission*

As Council does not wish to purchase the land for Parks and Recreation the land needs to be re-zoned to recognise its status as a private lot.

Council may dismiss the submission based on the following:

- The land is located within the 1200 metre mining buffer identified on the Shire of Boddington Local Planning Strategy map;
- Given the importance of the mining industry to the Shire, no additional housing rights may

be supported. Re-zoning to 'Special Rural' or 'Rural Residential' will allow new housing rights in the buffer;

- As stated in the initial report to Council, the 'Rural' zone would be closest to retaining the existing buffer;
- The land to the south is zoned 'Industrial' and there is likely to be landuse conflict if any additional residences are supported;
- The Manager of Boddington Bauxite Mine has advised that any increase of residential density will result in future conflict; and
- No land capability information has been provided to support that the land is physically capable of sustaining smaller lots.

Option 1 is recommended as the 1,200 metre mining buffer has been shown on the approved Shire of Boddington Local Planning Strategy to protect existing industrial uses and minimise potential future landuse conflict. Whilst there is existing development in the buffer it was likely approved prior to the Strategy.

If Council wishes to support an alternative zoning for Lot 300 it is recommended that it be dealt with as a separate amendment – refer Option 3.

- *Option 2 – Uphold the Submission*

Council may uphold the submission based on the following:

- Whilst the land is located within the 1200 metre mining buffer, land to the north has already been developed. It is likely that Lot 300 would also have previously been zoned 'Residential' if it had not been designated as open space;
- Support for a 'Rural Residential' or 'Special Rural' zone would allow a transition of lot sizes between the Industrial land to the south and existing residential to the north;
- Creation of the 'Rural' zone will allow for rural activities which may not be compatible with residential to the north; and
- Any development would be of a low density and essentially be infill. It would therefore not set a precedent for other land contained in the buffer.

If Council upholds the submission by the owners of Lot 300 it will need to dismiss the submission by the Manager of Boddington Bauxite Mine in the submission table and resolution.

- *Option 3 – Support the submission as a separate amendment*

If Council is supportive of re-zoning Lot 300 Farmers Avenue it needs to take into account the following:

- The amendment has already been assessed by the EPA (in accordance with the Town Planning Regulations 1967) and been formally advertised (with Lot 300 as Rural);
- There has not been any opportunity for the local community to comment on a proposal for 'Special Rural' or 'Rural Residential';
- Even if Council supports the amendment there is no guarantee that the WAPC will dismiss the submission by the Boddington Bauxite Mine;
- The main priority is to advance the townsite re-coding. This matter could delay Amendment 18 and can instead be dealt with as a separate proposal; and
- Council can allow Amendment 18 to proceed as is, and invite the proponent to lodge a separate Amendment for 'Rural Residential' or 'Special Rural'.

Council may dismiss the submission but resolve to advise the owners of Lot 300 that:

1. Council would be willing to initiate a separate amendment to re-zone the lot to 'Special Rural' or 'Rural Residential' on receipt of a formal proposal;
2. The proposal is not supported as a modification to Amendment 18 as the suggested zoning has not been advertised and it is considered that the community should be given an opportunity to comment; and
3. Council does not wish to cause any undue delay to processing of Amendment 18 as it includes recoding of the townsite.

Consultation

The proposed amendment has been advertised for 42 days (19 March 2008 to 16 May 2008) in accordance with the provisions of the *Town Planning Regulations 1967* and included;

- Signs erected adjacent to each site. For the townsite re-coding 5 signs were erected in strategic locations;
- Advertisements in the West Australian;
- Advertisements in the Narrogin Observer;
- Letters to relevant service authorities.

Statutory Environment

Council's resolution under Section 75 of the Planning and Development Act 2005 is required to adopt the amendment for final approval.

The amendment will be referred to the WAPC and the Minister for Planning and Infrastructure.

Policy Implications - Nil

Financial Implications

The amendment may facilitate an increase in the Shire's rate base.

Economic Implications

The Amendment will facilitate efficient use of existing infrastructure such as roads and drainage. Any increase in the Town's population may have associated benefits to local businesses.

Social Implications

The Amendment will provide for greater housing choice and cater for different lifestyle needs. A more diverse community may result.

Environmental Considerations - Nil

Strategic Implications

The amendment (as proposed) will meet the objectives of the Shire's Local Planning Strategy for the Upper Hotham Precinct by way of providing for urban growth and maximising the use of existing services and infrastructure associated with the Shire's main population centre, where such growth will not restrict mining.

Options

1. Refuse to adopt the Amendment for final approval;
2. Adopt the Amendment for final approval (with modifications); or
3. Adopt the Amendment for final approval (without modifications).

Council Resolution 138/08 Moved Cr Flaherty

That Council:

1. In pursuance of Section 75 of the Town Planning and Development Act 2005, resolves to adopt Amendment 18 to the Shire of Boddington Town Planning Scheme No.2 for final approval to:
 - (i) Recoding various lots within the Boddington townsite from R10 to R10/R20;
 - (ii) Introducing a new clause:
“4.1.5 Land in the Residential Zone in the Boddington townsite with R10/R20 density code is not to be developed to a density greater than R10 unless reticulated sewerage is provided to the land in which subdivision and development may be permitted up to a maximum of R20”;
 - (iii) Recoding Lot 165 (R41045) Forrest Street, Boddington from R25 to R40;
 - (iv) Rezoning Lot 300 Adams Street, Boddington from “Local Reserve – Parks and Recreation” to “Rural”; and
 - (v) Rezoning Lots 2 and 14 Crossman Road, Ranford from “Rural Residential” to “Residential R10”;
2. Adopt the recommendations in Attachment 1 and advise all persons who lodged a submission that their comments are noted; and
3. Refer Amendment 18 to the Western Australian Planning Commission and seek final approval by the Honourable Minister for Planning and Infrastructure.

Seconded Cr Hardie Carried 4/2

8.1.2 Proposed Subdivision – Lot 12 Crossman Road, Crossman

Location: South side of Crossman Road, east of Reserve No. 15036
 Applicant: Plan West/Local Point Pty Ltd
 File Ref. No: 137360
 Disclosure of interest: Nil
 Date: 26th May 2008
 Author: Ray Belton

Summary

Subdivision of Lot 12 Crossman Road is recommended for approval subject to satisfactory road and access construction, preparation of Bush Fire Management Plan and provision of adequate on site water for domestic consumption.

Background

Lot 12 is 27ha in area and is the western most property included in the recent Rural Small Holding zone (Amendment No. 11).

This zone permits lots down to a minimum of 4ha and requires any applicant to give careful consideration to slopes and topography, rock outcrops, vegetation, site drainage and control access to Crossman Road.

The proposed subdivision is for 6 allotments ranging in size from 4.16ha to 5.32ha (see plans 'A' & 'B' attached to the agenda).

Comment

- The lots have been designed to exclude driveway crossovers on to Crossman Road. Note that proposed lot 5 has a 'frontage' to the internal subdivision road.
- The proposed internal subdivision road has been designed to link through to adjoining Lot 13 and to integrate with a suggested outline development plan over lots 13, 1838 and 3540 through to Greys Road (see plan 'C' attached to agenda).
- The connector road to Greys Road on the outline development plan is important not only for transport circulation purposes but for long term Bush Fire management as well.

Consultation

Discussions were held with the proponents and their Planning Consultant before designs were finalised and lodged with the Western Australian Planning Commission.

Statutory Environment

Subdivision applications are referred to Council by the Western Australian Planning Commission for comment and Council is required to respond within 42 days. This application was purportedly sent to Council on 11th April but there is no evidence or record of receipt of the application ever reaching Council, until a reminder notice was forwarded by the Commission last week.

Policy Implications

It will be necessary to liaise with the owners of lots 13, 1878 and 3540 to inform them of the need for a connector road through to Greys Road pointing out that the layout indicated at attached Plan 'C' is a suggestion only but Council will be requiring a connector road alignment in the locality.

Financial Implications - Nil

Economic Implications - Nil

Social Implications

Approval would release a further 6 'lifestyle' allotments into the Shire.

Environmental Considerations

The placement of the building envelopes (per plan 'A' attached to the agenda) has recognised local remnant vegetation and made provision for interconnection with adjoining properties.

Strategic Implications - Nil

Options

1. Recommend refusal;
2. Recommend refusal with conditions; or
3. Recommend deferral.

OFFICER RECOMMENDATION – ITEM 8.1.2
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Council Resolution 139/08 Moved Cr Flaherty

That

1. **The subdivision of lot 12 Crossman Road be approved subject to:**
 - a) **no crossover access being allowed from Crossman Road to proposed lots 5 & 6;**
 - b) **all buildings being located 20metres from any new boundary;**
 - c) **an adequate on site water collection system being installed for domestic consumption;**
 - d) **road being constructed to Council satisfaction;**
 - e) **battle axe legs being constructed to Council satisfaction;**
 - f) **a Bush Fire Management Plan being prepared and implemented to Council satisfaction; and**
 - g) **Crossover access being constructed to each lot to Council satisfaction.**

2. **The owners of lots 13, 1878 & 3540 be contacted regarding the necessity to prepare an outline development plan to integrate the future subdivision and development of their respective properties to facilitate the orderly planning of the area.**

Seconded Cr Hardie Carried 6/0

8.1.3 Proposed Subdivision of Council Land – Lot 101 Bannister Road

Location: Bannister Road
File Ref. No: 137620
Disclosure of interest: Nil
Date: 27th May 2008
Author: Ray Belton

Summary

Council has lodged an application to subdivide its freehold land containing the Medical Centre in Bannister Road and Independent Care Units off Hotham Avenue. The application has been formally referred back to Council by the Western Australian Planning Commission and approval is recommended with a further proposal that appropriate rezoning action be taken once subdivision is finalised.

Background

- Lot 101 is owned freehold by Council and contains 3 distinct elements:
 - Medical Centre
 - Care Units
 - Park
- One of the funding considerations for Council's proposed new Medical Centre involves the possible sale of the existing Centre (proposed lot 250 on plan attached to the agenda) to do this it is necessary to subdivide the Centre on to its own freehold lot and zone the new lot appropriately.

Comment

The subject land is currently zoned 'Public Purpose'. Following subdivision the appropriate zoning would be 'Commercial' for lot 250; 'Parks and Recreation' for lot 252 and 'Residential R40' for lot 251.

Consultation

Liaised with Project Officer over the purpose and intent of proposal.

Statutory Environment

Council is the freehold applicant for the subdivision but is still bound to comment on the proposal as one of the Western Australian Planning Commission's referral agencies.

Policy Implications

Council cannot use the subdivision process to rezone the land. It can however resolve to proceed with a local Amendment once the subdivision process is finalised.

Financial Implications

Sewer lines servicing the Independent Care Units and the Medical Centre will need to be re aligned to accord with new boundaries.

Economic Implications

Rezoning of the Care Units to 'Residential' would allow Council to redevelop or even dispose of the land, should it ever wish to do so.

Social Implications

The integrity of the linear park linking Bannister Road and Hotham Avenue would be protected by reserving the land for 'Parks and Recreation'.

Environmental Considerations

There should be minimal change to the area following subdivision.

Strategic Implications - Nil

Options

1. Withdraw
2. Approve; or
3. Defer.

OFFICER RECOMMENDATION – ITEM 8.1.3

Council Resolution 140/08 Moved Cr Flaherty

That:

1. lot 101 Bannister Road be subdivided in accordance with the plan lodged subject to the setbacks on lot 251 according with 'R40' code standards; and
2. Council agree to initiate an Amendment to Planning Scheme No. 2 when the subdivision is approved to zone lot 250 to 'Commercial'; lot 251 to 'Residential R40' and lot 252 to 'Parks and Recreation'.

Seconded Cr Hardie Carried 6/0

Cr Hoek declared a Direct Financial Interest in item 8.1.4 in that she is an employee of the Boddington Old School and left the Council Chamber at 4.40pm.

8.1.4 Possible Men's Shed – Lot 13816 Tannin Place, Ranford

Location: Ranford
Applicant: Coordinator, Boddington Old School
File Ref. No: TAN 13816
Disclosure of interest: Nil
Date: 27th May 2008
Author: Ray Belton

Summary

'Approval in Principle' for a 'Men's Shed' on the subject land is recommended on the clear understanding that a formal application would need to be lodged and considered by Council after public advertisement and consultation.

Background

A request for 'Approval in Principle' for a 'Men's Shed' at No. 3 Tannin Place has been lodged with Council by the Co-ordinator of the Boddington Old School. Correspondence and locality plan is attached for Councillors information. The proposal is to use the existing 'tanning shed' on lot 13816 for a community workshop in the manner outlined in the attached correspondence, along with an adjoining external area of approximately 800m².

Comment

The subject land is zoned 'Rural' under Town Planning Scheme No. 2 and identified for future 'Rural Residential' in Councils longer term Local Planning Strategy. There will be no formal involvement with TAFE Education Department for vocational training etc.

Consultation

Interviewed the applicant explaining that any formal application would involve publicly advertising the proposal and consulting with abutting and nearby owners. Further, any approval would be at the discretion of Council with possible limitations on hours of use and public ingress/egress to the site.

Statutory Environment

Council's Rural zone is very generous in the uses permissible and include 'Cottage Industry', 'Home Occupation', 'Club Premises' and 'Education Establishment', none of which fall within the definition of the proposed use, which would have to be considered as a 'Use not listed'.

Policy Implications

Approval in Principle does not bind Council in anyway to issue formal Development Approval under its Town Planning Scheme or Building Bylaws. It essentially implies that Council is not adverse to the idea and would be prepared to consider a formal application. It essentially gives a proponent the confidence to spend more time and effort in preparing a considered application.

Financial Implications - Nil

Economic Implications - Nil

Social Implications

The facility could provide a meeting and activity centre for men – especially retirees - and is considered worthy of consideration.

Environmental Considerations

The amenity of local residents is paramount many of whom may have spent considerable amounts on purchasing their lifestyle properties. This aspect will have to be carefully considered if a formal Development Application is lodged.

Strategic Implications

The area is earmarked for future Rural Residential. This will need to be recognised in any application.

Options

1. Agree to grant request;
2. Refuse to grant request; or
3. Defer and call for more information.

OFFICER RECOMMENDATION – ITEM 8.1.4

Motion Moved Cr Hardie

That Approval in Principle be granted for the 'Men's Shed' on Lot 13186 Tannin Place and the proponent be informed that Council would be prepared to consider a formal Development Application accordingly.

Motion lapsed due to lack of a seconder.

Cr Hoek returned to the Council Chambers at 4.43pm.

8.1.5 Proposed Boundary Adjustment - Lots 400 & 401 Pinjarra-Williams Road, Marradong

Location: Lots 400 & 401 Pinjarra-Williams Road, Marradong
Applicant: Land Insights
File Ref. No: 137538
Disclosure of interest: Nil
Date: 26 May 2008
Author: Steve Thompson

Summary

A boundary adjustment for Lots 400, 401 and 132 is recommended for approval subject to conditions.

Background

The subject land is located near the intersection of Pinjarra-Williams Road and Bannister-Marradong Road. The site comprises 2 lots of 7.17 hectares and 35.39 hectares which are incorporated onto 1 Certificate of Title. The site's location is shown in Attachment "A".

The applicant has applied for a boundary adjustment (where no additional lots will be created) to create 2 lots of 11.5 hectares and 31.03 hectares. Details submitted by the applicant are provided in Attachment "B". Attachment "C" highlights existing and proposed boundaries and also a minor recommended amendment to boundaries (set out in the "Comment" section).

The subject land is located within the Lower Valley Precinct in the Council's Local Planning Strategy (LPS). The LPS provides guidance on subdivision applications but does not provide details relating to boundary adjustments.

Comment

No objection is raised to the boundary adjustment which will not add to additional subdivision and development pressure that could otherwise be applied with the landowner seeking separate titles for the property. The application is considered consistent with the LPS.

It is recommended that should the Western Australian Planning Commission approve the application, that it approves an amended plan as set out in Attachment "C". In summary, this is to ensure that the 2.2 hectares of land, north/west of Pinjarra-Williams Road, is combined to ensure that all of this area is either included in proposed Lot 1 or proposed Lot 2 (not Lot 1 and Lot 2). Ownership and management of this small portion of land in one ownership, rather than 2 ownerships, is considered a better planning outcome and will result in less clearing of vegetation to achieve necessary fire breaks between the two new lots. It is further recommended that a suitable crossover location to proposed Lot 2 is identified and then constructed by the subdivider to the satisfaction of the Shire and Main Roads Western Australia.

Consultation – Nil

Statutory Environment

The land is zoned "Rural" and the boundary adjustment is considered consistent with the Shire of Boddington Town Planning Scheme No. 2.

Policy Implications

The proposal complies with the LPS.

Financial Implications – Nil
Economic Implications – Nil
Social Implications - Nil

Environmental Considerations

Nil, especially if the modified plan set out in Attachment "B" is approved.

Strategic Implications - Nil

Options

1. Not support;
2. Support; or
3. Support with conditions.

OFFICER RECOMMENDATION – ITEM 8.1.5

Council Resolution 141/08 **Moved** **Cr Flaherty**

That the boundary adjustment of Lots 400 & 401 Pinjarra-Williams Road (WAPC 137538), Marradong be supported subject to:

1. **the design being modified to ensure that the 2.2 hectares of land, north/west of Pinjarra-Williams Road, is combined to ensure that all of this area is either included in proposed Lot 1 or proposed Lot 2 (not Lot 1 and Lot 2); and**
2. **a crossover being suitably located and constructed by the subdivider for proposed Lot 2 to the satisfaction of the Shire and Main Roads Western Australia.**

Seconded **Cr Hardie** **Carried** **6/0**

8.1.6 Proposed Subdivision - Lot 64 Crossman Road, Crossman

Location:	Lot 64 Crossman Road, Crossman
Applicant:	Survey WA Pty Ltd
File Ref. No:	137643
Disclosure of interest:	Nil
Date:	26 May 2008
Author:	Steve Thompson

Summary

A two lot subdivision of Lot 64 Crossman Road is recommended for approval subject to standard conditions.

Background

Lot 64 is 10 hectares in area and is zoned "Rural Small Holdings" where a minimum lot size of 4 hectares is supported subject to the applicant demonstrating the application's suitability and capability. The site's location is shown in Attachment "A".

The application is to subdivide the property to create 2 lots of 4.07 hectares and 5.94 hectares. Details provided by the applicant are set out in Attachment "B".

Comment

The application is consistent with the Shire of Boddington Town Planning Scheme No. 2 and the Council's Local Planning Strategy. The subject land is considered both suitable and capable of accommodating one additional dwelling. Accordingly, conditional approval is recommended with standard conditions.

Consultation

Nil at the subdivision stage as there is no legal requirement to do so. Previously, community consultation occurred at the scheme amendment stage.

Statutory Environment

The land is zoned "Rural Small Holding" which allows for conditional support for the proposed subdivision.

Policy Implications

The proposal complies with Council's Local Planning Strategy and Amendment No. 11.

Financial Implications – Nil

Economic Implications

The application, if approved and implemented, will create an additional rural small holding lot and an additional dwelling that will assist to provide economic benefits to the local economy supporting enhanced and additional services.

Social Implications

These were addressed at the scheme amendment stage.

Environmental Considerations

These are expected to be minimal given the future dwelling on proposed Lot 100 will be located on cleared land.

Strategic Implications - Nil

Options

1. Not support;
2. Support; or
3. Support with conditions.

OFFICER RECOMMENDATION – ITEM 8.1.6

Council Resolution 142/08 Moved Cr Flaherty

That the subdivision of Lot 64 Crossman Road (WAPC 137643) be supported subject to:

1. a shared crossover to proposed Lots 100 and 101 being constructed by the subdivider to the satisfaction of Council with associated shared rights of access being suitably addressed;
2. the battleaxe leg being constructed to Council's satisfaction;
3. the building envelope on proposed Lot 100 being identified onsite; and
4. the subdivider installing firebreaks to the satisfaction of Council.

Seconded Cr Hardie Carried 6/0

Cr Hardie declared a Direct Financial Interest in Item 8.1.7 in that he has advised the applicant and left the Council Chambers at 4.50pm.

8.1.7 Proposed Subdivision - Lot 13072 and Lot 4 Albany Highway, Crossman

Location: Lot 137072 and Lot 4 Albany Highway, Crossman
Applicant: Survey WA Pty Ltd
File Ref. No: 137684
Disclosure of interest: Nil
Date: 27 May 2008
Author: Steve Thompson

Summary

A four lot subdivision of Lot 13072 and Lot 4 Albany Highway is recommended for approval subject to standard conditions.

Background

The subject land contains 2 lots which have a total area of approximately 243.5 hectares in area and its location is shown in Attachment "A". The site contains considerable remnant vegetation and parts are steeper sloping.

The application is to subdivide the property to create 4 lots of 40.5, 40.5, 40.5 and 122 hectares. The subdivision plan provided by the applicant is set out in Attachment "B". No other supporting information was provided with the application.

The site is zoned "Rural" and it is included within the Boddington East Precinct of Council's Local Planning Strategy (LPS). A relevant objective from the LPS is "To permit limited subdivision over non productive rural land" and the relevant development and land management guideline is to "Allow

for subdivision to minimum of 40ha over land east of Albany Highway that is clearly non productive by virtue of topography, remnant vegetation or soil type” (pages 43 and 44).

Comment

The application is consistent with the Shire of Boddington Town Planning Scheme No. 2 and the LPS. Accordingly, conditional approval is recommended with standard conditions addressing matters including access, fire management and locating future buildings in appropriate locations (avoiding high fire risk areas, avoiding clearing remnant vegetation, appropriately set back from Albany Highway and appropriately setback from watercourses).

Consultation

Nil at the subdivision stage as there is no legal requirement to do so. Previously, community consultation occurred through the LPS.

Statutory Environment

The land is zoned “Rural” and in an area of the LPS which allows for conditional support for the proposed subdivision.

Policy Implications

The application complies with the LPS.

Financial Implications – Nil

Economic Implications

The application, if approved and implemented, will create additional lots and additional dwellings that will assist to provide economic benefits to the local economy supporting enhanced and additional services.

Social Implications - Nil

Environmental Considerations

More detailed environmental assessment is expected to be undertaken on the application by the Department of Environment and Conservation and the Western Australian Planning Commission including determining if there is any rare and/or threatened vegetation. From the Shire’s perspective, subject to the applicant appropriately addressing recommended conditions, there is expected to be minimal environmental impact given it is proposed that future dwellings will be located on cleared land.

Strategic Implications - Nil

Options

1. Not support;
2. Support; or
3. Support with conditions.

OFFICER RECOMMENDATION – ITEM 8.1.7

Council Resolution 143/08 Moved Cr Flaherty

That the subdivision of Lot 13072 and Lot 4 Albany Highway (WAPC 137684) be supported subject to:

1. crossovers being constructed by the subdivider to the satisfaction of Main Roads Western Australia with associated shared rights of access being suitably addressed;
2. the access leg being constructed to Council's satisfaction;
3. building exclusion areas being identified for proposed Lots 51, 52 and 53;
4. a Bushfire Management Plan being prepared by a suitably qualified Fire Management Consultant which is appropriately implemented; and
5. suitable arrangements being made to advise prospective purchasers of clearing limitations associated with the Environmental Protection (Clearing of Native Vegetation) Regulations 2004.

Seconded Cr Patten Carried 5/0

Cr Hardie returned to the Council Chambers at 4.53pm.

8.1.8 Lot 12 Hakea Road, Boddington – Proposed Strata Subdivision

Location: Lot 12 Hakea Road, Boddington
Applicant: Greg Rowe & Associates
File Ref. No: HAK 12 and 636-08
Disclosure of interest: Nil
Date: 28 May 2008
Author: Steve Thompson

Summary

An application for a 12 lot survey strata subdivision for Lot 12 Hakea Road is recommended for approval subject to conditions.

Background

The Western Australian Planning Commission (WAPC) has recently referred a survey strata subdivision application 636-08 to the Shire for comment. The site's location is shown in Attachment "A", while details provided by the proponent are provided in Attachment "B".

Relevant matters relating to the site and application include:

- the Council most recently considered a strata subdivision concept for the site at its meeting on 20 November 2007. At this meeting, Council agreed to "support in principle a survey strata layout with a single crossover connection per plan ref 110702 subject to the proponents preparing and

implementing a Restoration Management Plan and Weed Management Plan over the streamline in the Hakea Road reserve”;

- the site is 6800m² in area and is largely cleared;
- the subject land is adjacent to a creek, recreation areas and residential development;
- the site is currently zoned Residential R10 in the Shire of Boddington Town Planning Scheme No. 2 (TPS2);
- Scheme Amendment No. 18 (being considered as item 8.1.1 of Council's agenda on 3 June 2008) proposes to recode the site to Residential R20);
- a density of R20 in the Residential Design Codes of Western Australia (R-Codes) equates to a minimum lot size of 440m² and an average lot size of 500m²;
- the application proposes 12 lots ranging in size between 440m² and 555m² with an average lot size of 470m². While the average strata lot size is below the 500m² average for R20, the proposed residential density over the site complies given it is approximately 1 dwelling per 566m² (the difference is due to the common property lot); and
- the applicant advises the proposed lots will be fully serviced.

Comment

The strata subdivision application is supported subject to conditions.

The key issues with the application are summarised below:

- Drainage/fill – there will be a need for appropriate stormwater management and nutrient stripping for the proposed subdivision/development that satisfactorily addresses stormwater control and meets high environmental standards. Additionally, proposed lots are expected to require fill to ensure they address minimum floor levels of the flood study;
- Restoration Management Plan and Weed Management Plan – the applicant will need to appropriately implement the plan for enhancing the creek adjoining the subject land. The applicant advises the creek is contained in the Hakea Road reserve;
- Cash-in-lieu for public open space (POS) – the proposed subdivision and associated development will generate additional demands for POS. Given there is sufficient POS close to the application site, a cash-in-lieu payment is appropriate. It is suggested there may be scope for reducing the cash-in-lieu payment based on an off-set of work undertaken with the Restoration Management Plan and Weed Management Plan. Should this be supported by Council and required conditions imposed by the WAPC, the matter will be reported separately to Council;
- Rubbish collection – the subdivision plan outlines a “bin collection pad” near the entrance to the property which is separated from the Hakea Road pavement by the creek which is a distance of approximately 18 metres. At this stage, no Shire engineering advice was available regarding the appropriateness and ease of rubbish and recycling collection by a rubbish truck to the proposed subdivision. Typically, most operators do not favour reversing either in or out of properties due to factors including safety of children. This matter is required to be suitably addressed prior to the issue of titles; and
- Uniform fencing – the subdivider will need to install appropriate fencing on the eastern and southern boundaries of Lot 12.

Consultation

Nil at the strata subdivision stage. Recently, widespread community consultation on higher residential densities in sewered areas of the Boddington townsite occurred through advertising Scheme Amendment No. 18.

Statutory Environment

Planning and Development Act and TPS2. The land is zoned Residential R10 and is proposed to be recoded to Residential R20. Subdivision can be granted following either final approval or gazettal of Scheme Amendment No. 18.

Policy Implications - Nil

Financial Implications

None at this stage. It will be imperative, for example, that the subdivider is required to install appropriate drainage systems that achieve effective stormwater control that meets best practice environmental standards.

Council should adequately increase budget accounts to ensure that the enhanced creek is appropriately maintained.

Economic Implications

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

Social Implications

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

Environmental Implications

Based on the results of the former environmental report prepared by Ecoscape (Australia) Pty Ltd, the application does not raise key environmental issues given the site is predominantly cleared, the subdivision will be fully serviced and the land is already committed for residential development. Based on available information, it appears that subject to addressing conditions, the subdivision/development should result in minimal on-site or off-site environmental impacts.

It is suggested the key environmental issue for the site is water quality and associated management of stormwater. More intensive development of the land is expected to produce off-site impacts such as more concentrated storm water disposal issues that will have impacts on land downstream unless suitably addressed.

Strategic Implications

The application, if approved and implemented, is expected to provide Boddington with a supply of residential lots in the shorter term.

There is a need to develop a townsite strategy to assist in more orderly and planned development and the coordinated provision of infrastructure and services. This, in turn, will assist Council in its planning, the Shire with its service delivery and will provide increase certainty for other stakeholders.

Options

1. Recommend refusal;
2. Recommend approval with conditions;
3. Recommend approval with no conditions; or
4. Defer.

OFFICER RECOMMENDATION – ITEM 8.1.8

Council Resolution 144/08 Moved Cr Flaherty

That the survey strata subdivision of Lot 12 Hakea Road, Boddington (WAPC 636-08) be supported subject to the following conditions:

- 1. Scheme Amendment No. 18 to the Shire of Boddington Town Planning Scheme No. 2 is granted final approval by the Minister for Planning and Infrastructure or the scheme amendment is gazetted;**
- 2. the applicant/owner is to provide a geotechnical report that demonstrates that each lot is physically capable of development (LG);**
- 3. suitable arrangements being made for the design and construction of a stormwater management system at the full cost of the owner/applicant. The stormwater management system is to be designed to protect the water quality and ecology of the downstream surface and groundwater receiving environment (LG);**
- 4. the land being filled and/or drained at the subdivider’s cost to the satisfaction of the Western Australian Planning Commission, and any easements and/or reserves necessary for the implementation thereof, being provided free of cost (LG);**
- 5. the land being graded and stabilised at the subdivider’s cost to the satisfaction of the Western Australian Planning Commission (LG);**
- 6. the proposed vehicular common driveway is constructed to a sealed standard with all associated drainage being designed and constructed to the satisfaction of the Western Australian Planning Commission (LG);**
- 7. satisfactory arrangements being made with the Shire of Boddington to ensure that the land within the subdivision is stabilised to prevent sand/dust blow and to ensure that no earthworks are performed when a wind greater than 15km/hour is blowing unless such work has been authorised (LG);**
- 8. uniform fencing along the boundaries of all of the proposed lots abutting public open space/drainage areas (including Hakea Road) are to be constructed to the satisfaction of the Western Australian Planning Commission (LG);**
- 9. implementation of the Restoration Management Plan and Weed Management Plan, in the road reserve adjacent to the application site, to the satisfaction of the Western Australian Planning Commission (LG);**
- 10. the approach to rubbish and recycling collection to service future subdivision and development on Lot 12 is suitably addressed to the satisfaction of the Western Australian Planning Commission (LG);**

11. in accordance with section 153 of the Planning and Development Act, the subdivider is to make a cash-in-lieu payment for public open space (LG);
12. certification from the Water Corporation that arrangements have been made with that body so that connection to a water supply service will be available to lot/s proposed by this application (WC);
13. certification from the Water Corporation that arrangements have been made with that body so that connection to a sewerage supply service will be available to the lot/s proposed by this application (WC);
14. arrangements being made for the provision of underground electricity to the lots approved under this application to the satisfaction of the Western Australian Planning Commission (Western Power); and
15. certification by the Fire and Emergency Services Authority of Western Australia that subdivision reticulation plans meet specifications and that hydrant fire fighting services will be installed to the satisfaction of the Western Australian Planning Commission (FESA);

Advice:

- (i) in relation to Conditions 2 – 10 (inclusive) and in accordance with Section 295 of the Local Government Act (1967), the subdivider shall provide the Local Government for approval engineering drawings showing the proposed construction works prior to commencing works; and
- (ii) the subdivider, in consultation with the Shire of Boddington, is encouraged to produce Building and Landscaping Design Guidelines for the subject land.

Seconded Cr Hardie Carried 6/0

Mr Belton left the Council Chambers at 4.55pm.

8.5 *Director of Corporate Service's Report*

8.5.1	Financial Management Review
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File Ref. No: 16.2.2
 Disclosure of interest: Nil
 Date: 28th May 2008
 Author: Carmel Martin
 Attachment: Financial Management Review

Summary

Once in every four financial years Local Government is required to have a financial management review conducted by independent Auditors.

Background

Our Auditors, UHY Haines Norton, conducted a Financial Management Review of Council in February 2008. The Financial Management Review is an independent review that checks the

appropriateness and effectiveness of the financial management systems and procedures of the Shire of Boddington. The Report has been provided by the Auditors.

Comment

The Financial Management Review has shown that controls and procedures are appropriate for:

1. Receipts and Receivables;
2. Rates;
3. Fees and Charges;
1. Purchases, Payments and Payables;
2. Wages and Salaries;
3. Minutes and Meetings;
4. Financial Reports;
5. Budgeting;
6. Acquisition and Disposal of Property;
7. Contracts and Legal Documents;
8. Delegations Register; and
9. Bank Reconciliations and Petty Cash.

The following recommendations of the Financial Management Report have been completed:

1. The rates instalment reminder notices have been amended to comply with the Management Regulation 59.
2. List of Payments and the monthly financial statements for August 2007 have been attached to the Minutes of 2 October 2007 before they are sent for binding.
3. That Council accept the 2007 Annual Report which was incorrectly accepted as the Auditors Report under resolution 346/07.
4. Updated Tender Register to include advertisements of "invitation to tender", and format for tender register amended to include more complete information.
5. The Flood Plain Study has been removed from the Tender file.
6. Returns of former employees have been removed from the "Financial Interests Register".
7. The Delegations Register has been updated for making payments.
8. An Overdraft has been approved by Council to ensure that non-compliance with transfer of funds from reserves without disclosure does not occur again.

The following recommendations of the Financial Management Report have been noted:

1. That the monthly financial statements are to be presented to Council in the following month.
2. That the Annual Report be submitted to the Department of Local Government within 30 days after receipt of the report from the Auditors.
3. Contractors should not be included in the Financial Interests Register.
4. The Trust Account is reviewed regularly to ensure that any funds not required are transferred into the Municipal Account.
5. Liquidity Ratios be provided to Council
6. Review method for recording and depreciating road infrastructure assets.

Consultation UHY Haines Norton.

Statutory Environment

Local Government (Financial Management) Regulations 1996

Part 2 — General financial management — s. 6.10

5. *Financial management duties of the CEO*

(2) The CEO is to —

- (c) undertake reviews of the appropriateness and effectiveness of the financial management systems and procedures of the local government regularly (and not less than once in every 4 financial years) and report to the local government the results of those reviews.

Policy Implications - Nil

Financial Implications - Nil

Economic Implications - Nil

Social Implications - Nil

Environmental Considerations - Nil

Strategic Implications - Nil

Options

The Financial Management Review for July 2007 to January 2008 be adopted as presented;

The Financial Management Review for July 2007 to January 2008 not be adopted.

That Council adopts the 2007 Annual Report which was accepted as the 2007 Auditors Report under resolution 346/07.

OFFICER RECOMMENDATION – ITEM 8.5.1

Council Resolution	145/08	Moved	Cr Flaherty
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That Council adopts the Financial Management Review for July 2007 to January 2008 as attached to the Agenda

Seconded	Cr Hoek	Carried	6/0
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8.5.2 Debtor Write Off – Prime Contracting

Location:	Lots 307 - 317 Fraser Road, BODDINGTON
Applicant:	Mac McDonald – Prime Contracting
File Ref. No:	16.6
Disclosure of Interest:	Nil
Date:	28 May 2008
Author:	Stephanie Cornish

Summary

Council is to consider write off of a portion of an outstanding debt that is not considered economic to recover.

Background

The Shire of Boddington received a private works request to install firebreaks around the perimeter of Lots 307-317 Fraser Road Boddington. Whilst doing the private works the shire equipment became bogged. The Works Supervisor spoke with the Director of Finance/Deputy Chief Executive Officer in regards to the invoicing of the job and it was suggested we meet the client 50% of the invoice because of the bad luck. The Works Supervisor contacted the customer who was not happy with the cost but suggested it would be better than paying the full price. The costing of this job was \$1081.25 and an invoice was raised for \$520.62 on the 12th December 2007. The shire received a payment of \$415.75 on the 8th April 2008.

Comment

The customer has advised with the payment of \$415.75 that 'This job has turned into a disaster through no fault of ours. The normal cost for this simple job was \$300. We are prepared to split the overrun cost of \$210 with you and pay \$310.75 plus \$105 = \$415.75.'

The Accountant has contacted the customer in regards to the outstanding amount and was advised that he was not happy with the cost of the job and requested that the Council credit the account the difference. The customer was advised that written request was required to write this amount off and an agenda item would be taken to Council requesting that this outstanding amount written off or we would follow Council debt collection procedures.

Council received an email as follows requesting this amount to be written off 'I regret we cannot be held responsible for issues beyond our control regarding a specific sub contractual job such as grading of firebreaks. The amount already paid is in excess of a "normal contract price" for this work. Please advise if you intend to issue a credit to clear this account.'

Consultation

Mr M McDonald - Prime Contracting
Ms C Martin – Director of Corporate Services
Mr G Sherry – Chief Executive Officer

Statutory Environment - Nil

Policy Implications - Nil

Financial Implications

Expenditure of further funds on recovery attempts is considered unwarranted as it is unlikely to be successful and may cost Council more if the debt is written off at a later date.

Economic Implications - Nil

Social Implications - Nil

Environmental Considerations - Nil

Strategic Implications - Nil

Options

1. Continue pursuing the client at further cost to Council and client; or
2. Write off debt.

Council Resolution 146/08 Moved Cr Flaherty

That Council resolves to write off the outstanding debt for \$104.87 for invoice 4341 and write a strongly worded letter that Council’s private works were to provide a firebreak and the only reason not to pursue this debt in is the economics of the collection.

Seconded Cr Hardie Carried 6/0

8.6 Chief Executive Officer’s Report

8.6.1 Boddington Ranford Townsite Strategy

File Ref. No: 10.10.1
Disclosure of interest: Nil
Date: 23 May 2008
Author: Gary Sherry
Attachment: Draft Scope of Works – Boddington Ranford Townsite Strategy

Summary

Council is to consider seeking to complete a Boddington Ranford Townsite Study.

Background

Council has identified concerns with the future availability of Commercial zoned land in the Boddington townsite.

Similar concerns may also relate to the availability of land for uses including public open space, education services, conservation purposes, and the linkages between these uses.

Comment

With the anticipated growth in population now may be an appropriate time to seek to consider these planning issues in preparing a Townsite Strategy.

Council’s Local Planning Strategy (LPS) provides an effective “big picture” tool for guiding subdivision/development and addressing key planning issues. The LPS does not, however, go into much detail relating to the Boddington/Ranford urban area including providing a “vision” for the townsites (say to accommodate a population of 3,000-5,000) and outline how and where development should occur.

Completion of a townsite strategy to consider these issues is estimated to cost in the region of \$75,000 to \$90,000.

Currently an opportunity exists with Department of Industry and Resources (DOIR) having been provided with funding under the State Governments social infrastructure package with funds to complete such work. Council has currently accessed this funding on nine occasions to complete the following:

Study	Consultant	Cost
Boddington Recreation Complex	CCS Strategic	\$30,000
Seniors Village	Morley Davis Architects	\$6,500
Boddington Childcare Centre	Stamfords	\$27,280
Medical Centre	Judith McDougall Building Designer	\$22,500
Administration Centre	McDonald Jones Architects	\$5,500

Administration Centre	Donald Cant Watts Corke	\$1,750
LIA Development	McDowell Afflick	\$1,500
Flood Plain Study - Hotham River	Cardno BSD	\$7,000
Main Street Upgrade Study	Connell Wagner	\$50,000
TOTAL		\$152,030

DOIR advise that they have only \$70,000 currently available to the project and Council would need to make up the difference.

A draft scope of works, identifying the key issues facing Council and a list of the deliverables to be included in the completed strategy, is attached for Councillors Information.

The contractual requirements in the scope of work are incomplete at this time.

Consultation

DOIR.

Statutory Environment - Nil

Policy Implications - Nil

Financial Implications

Council would only proceed with a Boddington Ranford Townsite Study at this time if funding was available through DOIR. Current advice that \$70,000 is available.

Given that the preparation of the townsite strategy is anticipated to cost in the region of \$75,000 to \$90,000, Council should be in a position to establish the amount of any shortfall prior to setting Council's 2008/09 Budget.

Economic Implications - Nil

Social Implications - Nil

Environmental Considerations - Nil

Strategic Implications – Wide ranging and summarised in the attached Scope of Works.

Options

Council can accept the Officer's Recommendation or not.

OFFICER RECOMMENDATION – ITEM 8.6.1

Council Resolution 147/08 Moved Cr Flaherty

That Council:

1. seek the maximum funding available from DOIR to complete a Boddington Ranford Townsite Strategy in keeping with the attached Draft Scope of Works; and
2. seek submissions from consultants to complete a Boddington Ranford Townsite Strategy in line with the attached Draft Scope of Works for Council to consider.

Seconded Cr Hardie Carried 6/0

BODDINGTON RANFORD TOWNSITE STRATEGY

SCOPE OF WORK

BACKGROUND:

Boddington is situated 130km south east of Perth, an hour's drive from Mandurah and has an estimated population of 1,700 people as at June 2007.

Industry is dominated by mining, with the Boddington Bauxite Mine (Worsley) and re-development of the Boddington Gold Mine (BGM) operations in the area. Other industry includes agriculture, jarrah forest harvesting, blue gum and pine plantations and orchards.

The development of the Boddington Gold Mine will bring significant change to the local government areas of Boddington, Wandering and Murray. It is anticipated that project construction will take up to 2 years with the first production planned for late 2008 or early 2009 and with an operational mine life of 20+ years. The workforce will peak at approximately 2,000 people during construction and will consist of approximately 650 permanent employees throughout the production years. The district population is forecast to increase to 3,500 within 5 years.

THE PROJECT

Council is seeking submissions from experience consultants to prepare a Boddington-Ranford Townsite Strategy. This strategy will cover the urban area along with adjacent/surrounding rural living areas and plan for change over a 15-20 year horizon.

Key Issues

There are a number of key issues to progress that have implications on the sustainable development of Boddington and Ranford including:

- the provision of sufficient commercial areas, preferred locations and hierarchy;
- parking provision in the town centre;
- whether the existing school (K – 10) has sufficient area to accommodate future growth and demands?
- addressing the likely requirement for a private school/s and its location;
- are medical facilities sufficient?
- ensuring there is sufficient industrial land for a range of activities;
- considering the requirements of visitors/tourists and opportunities to enhance tourism;
- the approach to public open space / recreation facilities – is there sufficient land and what are the preferred locations?
- considering opportunities to retain and enhance the natural environment;
- whether land which is suitable/required for conservation purposes (remnant vegetation, river foreshores and wetlands) is to be publicly or privately managed, which agency/group is best suited to manage and are there appropriate resources?;
- seek opportunities, wherever possible, to promote and address compatibility between different land uses;
- ensuring subdivisions are integrated and provide convenient and safe connections for pedestrians and cyclists. Also providing horse riding linkages in rural living areas and generally near the Hotham River;

- developing a road hierarchy which is clearly known by ratepayers/residents;
- incorporating the drainage strategy and key drainage principles;
- highlighting the need for subdivider/developer contributions;
- integrating Council's asset management strategy and 10 year works programme;
- an assessment of servicing opportunities and constraints;
- implications of demographic trends and population projections;
- taking account of known or likely flooding limitations;
- recognising limitations imposed by mining and associated buffers;
- accounting for bushfire risk; and
- ensuring that visual impact is appropriately addressed especially on key tourist routes, on "gateways" and prominent landmarks.

These issues need to be appropriately considered and addressed (at least at a preliminary level of addressing "fatal flaws") to assist in ensuring that the towns and adjacent areas can appropriately grow in a timely manner.

The Strategy

Given the above key issues, the Strategy should:

- set a clear vision for the townsites and generally assist Council and others to think strategically about the area;
- assess opportunities and constraints;
- assess land requirements and identify preferred locations for growth of relevant land uses (residential, commercial, industrial, conservation, recreation etc.);
- provide greater detail for guiding development/redevelopment in areas such as the Boddington Town Centre;
- show how existing and future development can be coordinated including key roads and pedestrian/cyclist links;
- provide a framework for subdivision applications and coordinate structure plans to assist facilitating timely approvals;
- ensure existing and required public land is identified to assist in effective management and coordination;
- promote and support innovative and sustainable urban development;
- be subject to widespread community and stakeholder consultation with it either being incorporated into the Local Planning Strategy or forming a Planning Policy (adopted under the Shire of Boddington Town Planning Scheme No. 2);
- assist Council in its budgetary and asset management planning; and
- incorporate a report along with appropriate plans.

Project Timelines:

1. Literature Review to be completed within 3 weeks of contract being awarded;
2. A draft report and strategy comprising coverage of all specified aspects is expected within 12 weeks of contract being awarded with the document suitable to enable Council to consider agreeing to publicly advertise (key staff to attend the Council meeting);
3. Assist with public advertising of the strategy (attend one information session/public meeting) – the public consultation period is expected to be 6 weeks;
4. Assess submissions and address appropriate issues within 3 weeks of the consultation period closing (unless key issues are raised and an extension period is agreed by the Contract Manager); and
5. A final report and strategy, considering stakeholder review of the advertised draft, is to be delivered within 6 weeks following the close of the consultation period closing (unless key issues are raised and an extension period is agreed to by the Contract Manager). As part of this, key staff are to attend the Council meeting where Council will consider the final report and strategy for possible adoption.

Key Stakeholders:

The person or firm appointed to undertake the study will be required to consult with key local stakeholders. The key stakeholders shall include, but not be limited to:

- the proprietors of commercial enterprises located along Bannister Road;
- the Boddington Medical Centre and Department of Health;
- Main Roads WA;
- Water Corporation;
- Western Power;
- Officer in Charge, Boddington Police Station;
- the principal of the Boddington District High School and Department of Education and Training;
- Department for Planning and Infrastructure; and
- the Shire of Boddington.

Other considerations:

The consultant will need to review, and incorporate where appropriate, relevant actions to date by various stakeholders.

CONTRACT DETAILS:**Term of Engagement**

Subject to negotiation the Contract Term will be 26 weeks from agreed Contract Commencement Date.

The Shire of Boddington and the successful Respondent will agree on the Contract Commencement Date and the Shire of Boddington will confirm the agreed Contract Commencement Date by Letter.

Price, Rates and Qualifications

The Contract Price is fixed for the Contract Term.

Submissions must:

- include team member hours and individuals' hourly rates; and
- cite study team members' qualifications and relevant experience.

Milestones and Payment Schedule

Submissions should identify key milestones to be achieved in the completion of the project and include a proposed payment schedule linked to these key milestones.

Submissions should also identify an expected date upon which the contract may be commenced.

Payments will be made on completion, to the Contract Manager's satisfaction, of the milestones, on production of a tax invoice:

Conditions of Contract:

As per attached General Conditions for the Provision of Goods & Services.

CONTRACT MANAGEMENT REQUIREMENTS:

Contract Manager

Name: Peter Bradbrook, Special Projects Manager, Shire of Boddington
Telephone: (08) 9883 4999
Facsimile: (08) 9883 8347
Mobile Phone: 0437 003 326
Email: projects@boddington.wa.gov.au
Website: www.boddington.wa.gov.au
Address: Shire of Boddington
PO Box 4
BODDINGTON WA 6390

Progress Reporting

The consultant will be required to submit monthly e-mail progress reports to the Contract Manager.

Meetings

The consultant will attend at least the following meetings with the Contract Manager and selected Stakeholder representatives:

- A project inception meeting;
- A Council Meeting to present a draft document suitable to enable Council to consider agreeing to publicly advertise that draft document;
- One information session/public meeting; and
- A Council Meeting to present the final report.

File Ref. No: 4.8.1
Disclosure of Interest: Nil
Date: 28 May 2008
Author: Gary Sherry
Attachment: Draft Policy – 11.25 Alcohol and Other Drugs

Summary

Council is to consider adopting an Alcohol and Other Drugs Policy.

Background

Council does not currently have an adopted policy to alcohol and other drugs in the Council environment.

Comment

A draft Alcohol and Other Drugs Policy for consideration by Council is included as an attachment.

The policy seeks to provide guidance to Management, Councillors, Employees, Contractors and volunteers as to the procedures and consequences arising from the use of alcohol and other drugs at the Shire of Boddington workplace.

While Council is committed to providing a safe, healthy and productive working environment for all staff, Council recognises that employees affected by alcohol and other drugs may present a hazard in the workplace, causing injury to themselves and others.

This policy provides that Council will seek to provide prevention measures, intervention measures and sets out procedures to deal with employees affected by alcohol and other drugs.

The policy provides four levels of increasing action resulting from a breach of the policy by staff. This ultimately leads to termination of employment.

Consultation

Local Government Insurance Services

Council's OSH Consultant Mr L Evans.

Statutory Environment

1. Occupational Safety and Health Act 1984
2. Occupational Safety and Health Regulations 1996
3. Guidance Note – Alcohol & Other Drugs at the Workplace
4. Misuse of Drugs Act 1981
5. Road Traffic Act 1974
6. Public Sector Management Act 1994
7. Workers' Compensation and Rehabilitation Act 1981

Policy Implications

With Council adoption this policy will become part of Council's Policy Manual.

Financial Implications

None at this time.

Economic Implications – Nil

Social Implications – Nil

Environmental Considerations - Nil

Options

Council can accept the Officer's Recommendation, accept the Officer's Recommendation with amendment or not accept the Officer's Recommendation.

OFFICER RECOMMENDATION – ITEM 8.6.2
--

Council Resolution **148/08** **Moved** **Cr Flaherty**

That Council adopt draft policy 11.25 - Alcohol and Other Drugs as included as an attachment.

Seconded **Cr Hardie** **Carried** **6/0**

Policy No: **11.25**

Policy Subject: **Alcohol and Other Drugs**

Policy Statement:

Scope:

This policy applies to all Shire of Boddington employees including Councillors, contractors and consultants & volunteers.

Statutory Environment:

1. Occupational Safety and Health Act 1984
2. Occupational Safety and Health Regulations 1996
3. Guidance Note – Alcohol & Other Drugs at the Workplace
4. Misuse of Drugs Act 1981
5. Road Traffic Act 1974
6. Public Sector Management Act 1994
7. Workers' Compensation and Rehabilitation Act 1981

Definitions:

Shire Environment – This includes Shire of Boddington property and any official venue the Shire of Boddington may use for a Shire of Boddington sponsored functions or event.

Other Drugs – for the purposes of this policy other drugs may include, but is not limited to:

- Cannabis;
 - Opiate analgesics, such as heroin, pethidine or methadone;
 - Stimulants;
 - Amphetamines;
 - Cocaine;
 - Hallucinogens;
 - Designer drugs such as ecstasy;
 - Medications - prescribed or over the counter; or
 - Inhalants such as petrol glue or solvents;
- but this policy does not cover nicotine in the Shire of Boddington environment.

Objectives:

1. The Shire of Boddington is committed to providing a safe, healthy and productive working environment for all staff. The Shire recognizes that employees affected by alcohol and other drugs may present a hazard in the workplace, causing injury to themselves and others. Co-workers may also be placed in difficult situations, expected to cover for unsafe work practices or faced with reporting a fellow employee.

Alcohol and other drugs can cause a range of problems for employers. In some cases, their use may lead to loss of life, injury, damage to plant or equipment and negative publicity for business and can have serious adverse effects on the safety of staff, contractors, and visitors and on the reputation of the Shire.

2. The Occupational Safety and Health Act 1984 imposes on all employers a general duty of care to their employees. Although the provisions do not explicitly refer to alcohol and drugs, it is implied that the Shire must minimize employees' exposure to any hazards or incidences in the workplace that may be caused by an intoxicated or drug affected employee.
3. The Occupational Safety and Health Act 1984 also imposes on employees a general duty of care in the workplace, This specifically means that employees must act responsibly at all times and not expose themselves or others to safety risks due to impairment caused by alcohol or drugs. This includes not undertaking work if they believe they are impaired, and reporting to management if they believe another employee, or anyone in the workplace, is affected and creating a workplace hazard.
4. The Shire considers it improper for staff or Councillors to conduct business in the Shire environment when impaired from the use of alcohol or other drugs. This includes while operating Shire plant and equipment, whilst driving a Shire vehicle, on Shire property, whilst representing the Shire elsewhere, and whilst attending events organized by the Shire but not on Shire property.
5. Official and unofficial Shire functions provide an opportunity for the Shire to host special events for promotional, public relations or social purposes. Provision of alcohol is an acceptable beverage that adds to the congenial atmosphere of the occasion provided that in its consumption the legal blood alcohol levels are maintained. Managing the amount of alcohol consumed at such functions is the responsibility of each individual.
6. Illegal drugs and substances are forbidden in the Shire environment. This includes possession, use and distribution of illegal drugs and substances. Actions to be taken against persons may include but is not restricted to disciplinary action. Where appropriate, Police involvement will be sought.
7. Some medications prescribed by doctors, or available over the counter, may affect a person's ability to work safely.

Staff have a responsibility to advise their Manager or Supervisor of any medication they are taking which may impact on their ability to safely perform their job. This is particularly relevant in high risk working areas such as if the employee is operating machinery, driving a vehicle, performing complex decision making tasks or any work that requires the ability to react to sudden changes.

Employees taking medication should find out how it affects them by consulting their doctor. During this consultation employees should explain their work duties to the doctor in order to determine if their ability to work safely will be affected by the medication. It may be appropriate for the employee to provide verification as to the side effects of the medication, such as a medical certificate to their Manager, particularly where the medication is to be taken over an extended period of time.

If the staff member is unable to perform his/her usual work tasks safely they are to discuss with their Manager who can then assess the risk involved and either provide alternative duties or instruct the employee to take leave for the period of the medication.

Strategy:

1. A number of strategies can be taken to minimize the risk of alcohol and drug related harm at such functions including:
 - Providing low alcohol beer and non-alcoholic drinks;
 - Providing a choice of beverages;
 - Limiting the amount of alcohol that is available to a reasonable amount per person.
 - Serving food at functions;

- Ensuring employees who drink excessively and display other forms of inappropriate behaviour are advised their behaviour is not acceptable; and
- Hosting family friendly functions or activity based functions.

Organisers of events should also encourage staff to arrange alternative transport prior to the function, to minimize the risk of driving under the influence of alcohol.

2. Persons who are identified as having a drug related problem shall be recommended to seek drug awareness counselling from a recognised drug counselling agency.

Guidelines:

1. Prevention Strategies

1.1 The main focus of prevention strategies will be to disseminate information and increase the “awareness” of alcohol and other drugs. Staff awareness of Shire Drug and Alcohol Policies shall be raised in the Staff Induction Manual.

1.2 Provision of staff training including:

- Information regarding different drugs, their dangers as well as the effects they might have on performance and safety.
- How to recognize staff or contractors with symptoms of impairment from the use of alcohol or other drugs;
- Developing techniques for intervention for instances of impairment due to the use of alcohol or other drugs; and
- Medical risk assessment.

2. Intervention Strategies

2.1 Intervention strategies shall include:

- Offering assistance to staff through referral to professional community based rehabilitation services and health treatment services for those with problems.
- Encouraging staff to assist in maintaining a drug free Shire environment.
- Informing staff of their responsibility to report to their Manager or Supervisor if they suspect another staff member, or a visitor to the Shire is under the influence of alcohol or other drugs and is posing a risk to others.

3 Procedures for Staff

3.1 The following guidelines are to be followed when approaching a person suspected to be impaired by alcohol or other drugs:

- Be brief, firm and calm. Use the affected person’s name and repeat your message;
- Do not argue or debate, simply repeat your message;
- Make suitable arrangements to ensure the impaired person gets home safely; and
- Try to persuade the person not to drive his or her own vehicle.

3.2 If a staff member suspects another member of staff is impaired at work he/she should contact the persons Manager/Supervisor to advise of the situation, the staff member should not approach the impaired person directly unless an immediate risk is apparent.

3.3 Any drug or alcohol related incidents including the consequences of such incidents are to be treated with the utmost confidentiality with only the necessary staff being informed i.e. Manager, CEO.

3.4 Where a Manager/ Supervisor suspects a staff member is impaired or has received a report from another member of staff they must:

- Take the staff member aside into a confidential office environment;

- Query the staff member to ascertain if he/she is impaired and if so what is contributing to their condition;
- If the staff member provides a reasonable explanation and is not considered to be a risk to either themselves or others allow the staff member to return to work.
- If the staff member does not provide a reasonable explanation and/or presents a risk to either themselves or others advise the staff member that they are to leave Shire property, offering the staff member alternatives to driving their own vehicle such as calling next of kin a family member or friend or ordering a taxi. The staff member is also to be advised to report to their Manager's office the following morning.

3.5 If the person is aggressive, or demonstrates unpredictable behaviour, more than one person should be involved in the initial approach. This should be kept as confidential as **possible**, quietly assertive without aggression, being argumentative or threatening. If the staff member becomes increasingly aggressive:

- Evacuate all surrounding people at risk from the location of the impaired person or isolate the impaired person.
- Contact the Manager or Supervisor to provide immediate assistance; and
- Manager/Supervisor or Manager to take appropriate action. For example, try to calm the staff member, call the Police, Ambulance etc.

3.6 The next working day following the incident the staff member is to report directly to their Manager's office for a meeting to discuss the incident. The Manager should discuss the following:

- That the behaviour was inappropriate and why;
- Give the employee an opportunity to discuss any issues or responds to allegations;
- The consequences of further breach of policy;
- That the employee will be required to take leave until a medical certificate is presented that they are fit to return to work (the cost of the medical visit is to be at the employee's expense); and
- The support/counselling services available.

Immediately following the meeting the Manager must write a file note outlining what was discussed in the meeting and forward the documentation to the relevant Manager or CEO to be placed on the employees Personal File.

If the employee has requested counselling the Manager is to request that the CEO processes the request and organizes appointment.

Further breaches of policy are to be dealt with in accordance with 7.3.7 of this policy document.

3.7 Consequences of Policy Breach

3.7.1 First Offence:

- Staff member to meet with Manager
- A record of the meeting is to be placed on the employee's personal file.
- Employee asked to seek Counselling with a recognised alcohol and drug counselling agency.

If any subsequent incidents occur where the same employee repeats the unacceptable drug or alcohol related behaviour, the same process should be followed with more formal, written warnings being given to the employee.

3.7.2 Second Offence:

- Staff member to meet with Manager to discuss the incident and will be directed to attend counselling.

- The staff member is to receive an official warning and the Shire may commence disciplinary action against the employee.
- The Shire may require the employee to sit a Drug or Alcohol test in addition to a medical certificate before returning to work. Any mandatory drug or alcohol testing shall be arranged by the Manager and shall be paid for by the Shire.
- Written details of the incident and any subsequent action are to be placed on the employee's personal file.
- Employee told they are to produce evidence that they have had Counselling.

3.7.3 Third Offence:

- The seriousness of the incident is to be taken into account as to whether people were put at risk and possible consequences.
- Staff member to meet with the CEO who will outline the disciplinary action to be taken as a result of the incident and provide a written outline of this action.
- The staff member will be required to sit a Drug or Alcohol test. Any mandatory drug or alcohol testing shall be arranged by the relevant Manager and shall be paid for by the Shire.
- A record of the incident and any subsequent action are to be placed on the employee's personal file.
- Drug counselling is mandatory and evidence of attendance is required

3.7.4 Further incidents: Any further incidents will result in further formal disciplinary action including possible dismissal.

3.8 In addition to the above procedures any staff member involved in an incident or accident involving another member of staff who is suspected of being under the influence of alcohol or other drugs at the time of the incident may, at the Shire's discretion, be required to undergo a Drug or Alcohol test and disciplinary action may be taken.

Objective:

To provide guidance to Management, Councillors, Employees, Contractors and volunteers as to the procedures and consequences arising from the use of alcohol and other drugs at the Shire of Boddington workplace

Resolution No: 148/08

Resolution Date: 3rd June 2008

8.6.3 Strategic Plan

File Ref. No: 4.9
 Disclosure of interest: Nil
 Date: 28 May 2008
 Author: Gary Sherry
 Attachment: Draft Strategic Plan Project Brief

Summary

Council is to consider seeking to complete a new Strategic Plan.

Background

Council adopted the "STRATEGIC PLAN For the Future 2006-2011" in 2006. A copy of the document is included as an attachment for Council information.

At their Ordinary Meeting on 15 January 2008, Council resolved the following:

Council Resolution 12/08 Moved Cr Hoek

That Councillors peruse the revised STRATEGIC PLAN For the Future 2006-2011 and draw any modifications considered necessary to the attention of the Chief Executive Officer for deletion or inclusion. A workshop is to be conducted and, when the modifications have been completed, return the document for endorsement by Council.

Seconded Cr Flaherty Carried 6/1

Comment

A good Strategic Plan should lay out the key broad goals of Council, strategies that Council intends to focus on, and key actions that will achieve them. These key actions need to have a realistic deadlines for achievement.

Council's "*STRATEGIC PLAN For the Future 2006-2011*" does not strongly define Council's key goals or strategies. The plan does identify strategic Strengths, Weaknesses, Opportunities and Threats, and lists a range of projects and performance that Council desires.

The "*STRATEGIC PLAN For the Future 2006-2011*" does not lend itself to a minor modification to bring the plan up to date. Rather to articulate the key strategic direction of Council a rewriting is appropriate.

Given the current workload of staff to complete this project, Council should consider employing the services of a consultant to facilitate and prepare the document.

Consultation - Nil

Statutory Environment - Nil

A Strategic Plan is not mentioned in the Local Government Act 1995 as being mandatory however the Act does not prevent Council from preparing such a document.

Policy Implications - Nil

Financial Implications

Council can expect that submissions will be in the range of \$10,000 to \$18,000.

By seeking submissions now, should Council wish to proceed, an exact allocation can be included in Council's 2008/09 Budget.

Economic Implications - Nil

Social Implications - Nil

Environmental Considerations - Nil

Strategic Implications

The implications for the preparation and adoption of a Strategic Plan are wide ranging. In articulating a clear strategic direction, Council will provide direction to staff and the community.

Options

Council can accept the Officer's Recommendation or not.

OFFICER RECOMMENDATION – ITEM 8.6.3

Council Resolution 149/08 Moved Cr Flaherty

That Council:

- 1. prepare a new Strategic Plan during the 2008/09 financial year; and**

2. seek submissions from experienced local government consultants to complete a Strategic Plan in line with the Strategic Plan Project Brief included as an attachment.

Seconded

Cr Hardie

Carried 6/0

Shire of Boddington Strategic Plan Project Brief

The Shire of Boddington is seeking to appoint an experienced local government consultant to prepare the Shire of Boddington's new Strategic Plan.

The Shire of Boddington is commencing a period of extreme growth and wishes to ensure the strategic direction of Council is clearly articulated.

Background:

Boddington is situated 130km south east of Perth, an hour's drive from Mandurah and has an estimated population of 1,700 people as at June 2007.

Industry is dominated by mining, with the Boddington Bauxite Mine (Worsley) and re-development of the Boddington Gold Mine (BGM) operations in the area. Other industry includes agriculture, jarrah forest harvesting, blue gum and pine plantations and orchards.

The development of the Boddington Gold Mine will bring significant change to the local government areas of Boddington, Wandering and Murray. It is anticipated that project construction will take up to 2 years with the first production planned for late 2008 or early 2009 and with an operational mine life of 20+ years. The workforce will peak at approximately 2,000 people during construction and will consist of approximately 650 permanent employees throughout the production years. The district population is forecast to increase to 3,500 within 5 years.

Requirements:

Council does not have any defined requirements for the Strategic Plan and is willing to consider alternative or suggested options from the consultant.

Council would prefer to prepare a draft Strategic Plan and then present that draft Strategic Plan to the community at public information/workshop sessions as part of a public consultation/comment process. Council expects to include minor amendments arising from the community consultation into the adopted Strategic Plan.

Council expects to conduct at least one Strategic Planning Forum with the 7 Councillors and 4 Executive Staff at a location to be determined by Council. The consultant would facilitate this forum. Council expects that the forum would take up at least the majority of one day and maybe some time of a following day.

Notional Timeline for Preparation of the Strategic Plan:

August 2008	Completion of initial consultation with Council.
September 2008	Completion of draft Strategic Plan
November 2008	Community Workshops in Boddington
December 2008	Completion of Strategic Plan

Consultant Submissions

Submissions from experienced consultants are invited.

Submissions from consultants should address at least the following:

1. the proposed methodology that the consultant would work through in developing the strategic plan. Council is willing to consider alternative methodologies from Consultants;

2. a time line for each proposed methodology for the development of the strategic plan. Consultants should address the ability to conduct a strategic planning forum with Council in or around July/August 2008;
3. a cost structure and payment schedule for each proposed process for the strategic plan development. Consultants should individually address any costs to Council to attend a Strategic Planning Forum at a location to be selected by Council;
4. the personnel who will be actually completing the Strategic Planning process; and
5. a short summary of experience in completing similar projects, including two referees Council could contact.

Electronic submissions are welcome.

Submissions close at 1pm, Monday 23 June 2008 and should be submitted to:

Mr Gary Sherry
Chief Executive Officer
Shire of Boddington
PO Box 4
BODDINGTON WA 6390

Telephone: (08) 9883 4999

Facsimile: (08) 9883 8347

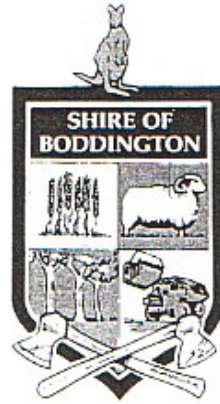
Email: shire@boddington.wa.gov.au

Website: www.boddington.wa.gov.au

Further Information:

Further information about Council's requirements and this brief please contact Gary Sherry, Chief Executive Officer, on (08) 9883 4999.

SHIRE OF BODDINGTON



Council's Vision is for Boddington to be widely recognised as a progressive local authority providing quality services and facilities that encourage people to live, work, visit and invest in the district.

STRATEGIC PLAN *For the Future*

2006 - 2011

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A BRIEF HISTORY

The Boddington district was first settled in the 1850's and was originally known as the Marradong Road Board.

Boddington town takes its name from Henry Boddington, seventh child in a family of ten, who was born in Middlesex England, in 1849.

Henry's father, a baker named Thomas John Boddington, was convicted of receiving stolen goods and transported to Swan River Colony in 1851. Henry, along with his mother and brothers and sisters, followed his father to Western Australia in 1854. Henry left home at 10 and, over the years, became well known in the Hotham Valley area where he drove sheep. By 1875 he held a lease in the district (near the junction of the Hotham and Williams Rivers) of 2,000 acres. Pools in the Hotham River adjacent to the present townsite became known to local people as "Boddington's Pools" from Henry's habit of camping there.

When, in 1912, the railway line was put through from Pinjarra to Dwarda, one logical place for a siding was where the usual route from Bannister to Marradong crossed the Hotham River. An obvious name for the siding was "Boddington's". This name became associated not only with the siding but also with the townsite nearby and was officially endorsed by the Marradong Road Board when Boddington was gazetted on 3 September 1912.

The development of the railway, to link Perth to the burgeoning goldfields, created a great demand for timber. The growth of the timber industry in the district resulted in a railway line being routed through Boddington. As Marradong's influence declined, Boddington's grew to serve the needs of an expanding rural community. It became an important administrative and service centre to the neighbouring agricultural districts of Marradong, Bannister, Dwellingup, Wandering, Quindanning and Williams. In 1920 the Marradong Road Board shifted operations to the Boddington townsite and, in 1961, became known as the Shire of Boddington.

Prosperity in the area suffered around this time, however, with the closure of the tannin extraction industry in Ranford. (Industrial Extracts Ltd. instigated the official gazettal of the Ranford "dormitory" townsite in 1936, and commenced producing tannic acid from white gum timber on 21 April 1937. In 1939 a second unit of the factory was opened and production for military purposes continued through World War II. The factory ceased operations in 1957, when the enterprise was transferred to Toodyay).

In 1969 the closure of the original railway line and the declining importance of the timber industry saw Boddington revert to being a service centre for a resuscitated agricultural industry.

1979 heralded a strong regeneration of the Shire's fortunes with the establishment of the Worsley Alumina bauxite mine project about 15 kms south of the Boddington townsite.

A similar positive impact was made on the small, but by now vigorous, local community with the introduction of gold mining in the mid to late 1980's. The Boddington Gold Mine, in recess since December 2001, is located 13 kms north-west of Boddington and the Hedges Gold Mine, which closed towards the end of the 1990s, is situated some 20 kms west of Boddington.

SHIRE PROFILE

The Shire of Boddington is located some 123 kms southeast of Perth, with the townsites of Boddington and Ranford about 15 kms and 13 kms (respectively) west of the Albany Highway. The Shire lies within the Darling Range escarpment at 32°50 south latitude and 116°30 east longitude. It is bounded in the north by State Forest Nos. 14 and 22, and the Shire of Murray, to the west by the Shires of Murray and Waroona, to the south by the Shires of Harvey and Williams, and to the east by the Shires of Williams and Wandering.

The Shire has an area of 1924 sq. kilometres and falls within the Upper Great Southern Statistical Division. It is known as a top wool and coarse grain producing area, and has also benefited from the positive socio-economic influences exerted by the resident bauxite and gold mining industries established in the late 70's and mid 80's respectively.

The general landform of the Shire consists of rugged scarp areas in the southwest and undulating farmland in the south and east. The topographical features and scenic attractions to be found in the Shire have helped to attract tourist attention, especially as the Boddington townsite itself is just an hour's drive from the Perth Metropolitan Area.

Of recent times Boddington has been recognised as an ideal location for hobby farms and retirees. Orchards (nectarines, peaches, apples, olives – to mention a few), vineyards, Bluegum Plantations, marron farming, donkey breeding, lavender farming and Protea trees are some of the diverse industries introduced into Boddington over the past two decades.

The Shire of Boddington has 88 hectares of active recreation reserves (e.g. ovals) and 114 hectares of passive recreation reserves (parks, gardens and playgrounds), along with 37 hectares of river foreshore reserves. The Shire is serviced by a road network of 340 kms and has a total revenue base of \$3.1 million.

Boddington Shire is divided into two wards having a total of 7 elected members or Councillors (Town Ward – 4 Councillors, Rural Ward - 3 Councillors). Council elections are held in October of each odd year and the term of office is for a period of 4 years. Council resolved in December 2005 to abolish the two wards and have one electoral district. This should take effect for the October 2007 election.

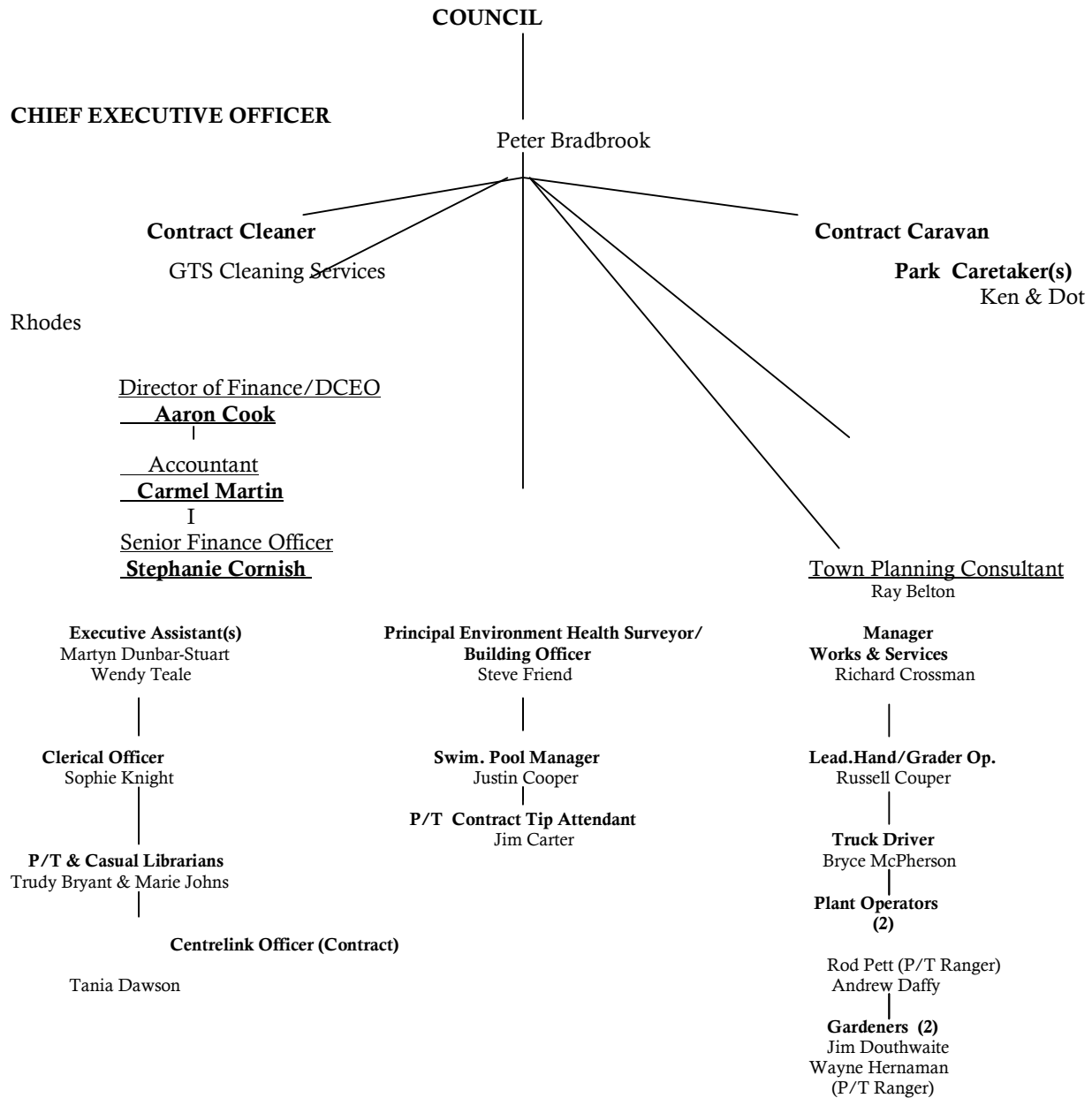
Boddington is included in the electoral district for the Legislative Assembly seat of Avon and for the Legislative Council it is within the Agriculture Region.

In Federal Government terms, the Shire forms part of the House of Representatives seat of Pearce.

THE COUNCIL

	<u>WARD</u>	<u>TERM ENDS</u>
SHIRE PRESIDENT		
Edward Flaherty	Town	2009
DEPUTY SHIRE PRESIDENT		
Paul Carrotts	Rural	2009
COUNCILLORS		
Steve Patten	Town	2007
Elizabeth Hoek	Town	2007
Dennis Veitch	Rural	2009
Greg Day	Town	2009
Richard Kelsall	Rural	2007

SHIRE OF BODDINGTON CORPORATE STRUCTURE



OUR VISION FOR BODDINGTON

For Boddington to be widely recognised as a progressive local authority providing quality services and facilities that encourage people to live, work, visit and invest in the district.

OUR MISSION FOR 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.

AN ANALYSIS OF SHIRE OF BODDINGTON'S PERCEIVED INTERNAL STRENGTHS AND WEAKNESSES AND EXTERNAL OPPORTUNITIES AND THREATS

STRENGTHS

Growth Potential
Limited Crime
Location/Lifestyle
Community Stability
Community Involvement
Economic Development Potential
Diverse Skills within the Community
Community Facilities
Natural Environment

OPPORTUNITIES

Industry Growth
Tourism/Special Events
Townscape
Proximity to Metro Area/Mandurah
Rail Link from Boddington to Pinjarra
Development/Subdivision potential
Planned Growth
Future Growth
Population Growth
Business Development Potential
Medical Services
Cultural Precinct
River System

WEAKNESSES

Rate Base
Proximity to Metro Area/Mandurah
Lack of Potable Water
Availability of Funds
Gravel Supplies
Medical Services
Public Transport
Lack of suitable Industrial Land
Lack of available residential land

THREATS

Reduced Government Funding
Proximity to Metro Area/Mandurah
Limited Industry Life
Under Utilisation of Hospital

LAW, ORDER & PUBLIC SAFETY

The Shire of Boddington will ensure that adequate protection is afforded to residents of the shire and this will be achieved by:

- Encouraging and supporting the four existing district fire brigades
- Ensuring an adequate number of standpipes and fire hydrants are available to support fire fighting
- Encouraging and supporting the Boddington Emergency Service
- Encouraging and supporting the local Police and, when considered necessary, by lobbying the Commissioner for Police for additional police to be stationed in Boddington
- Employing a Ranger, either part time or full time as a contractor or employee, to ensure the control of animals and to maintain the Pound in accordance with the requirement of the Dog Act 1976 and associated regulations
- Conducting annual evaluation of facilities provided for use by the public to ensure they comply with Australian Standards and repair or replace where necessary
- Ensuring that firebreaks are installed and maintained annually in accordance with Council's Firebreak Notice
- Developing a Risk Management Plan and implementing the Plan as funds permit

HEALTH

The Shire of Boddington will encourage improvements in the health of the population of the district and this will be achieved by:

- Encouraging an appropriate number of doctors to establish a medical practice within the shire
- Supplying a Medical Centre for use by those doctors practising within the shire
- Providing subsidised accommodation, where necessary, to attract a doctor, or doctors to the shire
- Providing other incentives, as necessary, to attract a doctor or doctors to the shire
- Giving support, other than financial support, to the local hospital when sought
- Supporting the local St John's Ambulance Association
- Promoting Men's and Women's Health Days
- Encouraging other health professionals to establish in the district
- Maintaining an Environmental Health Officer on staff to enable legislated inspections to be carried out in relation to such areas as food outlets, private swimming pools, septic tank installations, etc.
- Providing premises for a Community Health Centre/Nurse
- Directing activities funding to programs which enhance community health and well being and the outcomes of which can be reasonably expected to raise the level of health of the community
- Encouraging physical activity by residents of the district

EDUCATION & WELFARE

The Shire of Boddington encourages and supports further education and welfare of all citizens. It will therefore endeavour to ensure that education and welfare facilities are provided and will achieve this by:

- Encouraging and supporting, other than through financial support, Early Childhood and Child Minding Centres
- Contributing a nominal annual sum to the operations of senior citizens groups
- Pursuing the feasibility of establishing an Aged Persons Village in the townsite
- Encouraging the establishment of a Senior Citizens Centre to provide an interest for older folk of the district
- Maintaining Independent Care Units for the elderly/infirm and applying an affordable rental figure
- Being represented on the Resource Centre Management Committee to ensure the public library and associated facilities function efficiently and effectively
- Encouraging a forum in which international students will be welcomed in to the community

COMMUNITY AMENITIES

The Shire of Boddington will provide/maintain the following essential community amenities for the convenience of its citizens:

- Provision of a Refuse Dispose Site for the disposal of litter, vehicle bodies, green waste, sewage, animal bodies, old building materials/furniture/equipment etc.
- Provision of a household refuse collection service on at least a weekly basis
- A regular street rubbish collection service
- Council will continue to manage three cemeteries (Boddington/Marradong/Quindanning) for as long as is necessary and feasible
- Council will provide public conveniences at those locations that require them, provided the funds are available to do so
- Council will continue to engage a contractor to handle Town Planning enquiries and to process planning applications
- Council will require the contract Town Planner to review its Town Planning Scheme and Local Rural Strategy at regular intervals
- Expansion of the street rubbish collection service to rural properties when a service to those properties proves viable
- Encourage youth activities in the district

RECREATION & CULTURE

The Shire of Boddington will provide recreation facilities and cultural experiences for its residents in accordance with identified needs. Council will endeavor to ensure excellent facilities are provided by:

- Maintaining ovals at the recreation ground and District High School at a satisfactory competition level
- Allocating land for sporting activities within the recreation ground reserve
- Assisting sporting bodies to prepare grant applications to establish or improve their sporting venue
- Encouraging the establishment of a Boddington Greater Sports Council with representatives from every sporting body in Boddington
- Ensuring the Hotham River foreshore between the Lions Weir and Bannister Bridge is maintained to a standard that will attract visitors
- Establishing picnic facilities at Ranford Pool and Tullis Bridge as funds permit
- Establishing walking trails throughout the district
- Allocating funds annually to maintain cultural buildings such as the former Marradong Roads Board building, the Town Hall, the Playgroup Centre (former Police Station), etc.
- Allocating funds annually to maintain/upgrade the Sports Pavilion
- Ensuring that buildings leased to other bodies are maintained by the lessees in accordance with Agreements between the Shire and the lessee
- Providing a public library service to satisfy public demand
- Ensuring the maintenance of at least one commercial radio station service for the district
- Ensuring the continuation of the retransmission of the existing four television channels available in Boddington (ABC/SBS/GWN/WIN) and any further channels that may extend into the district in the future
- Continuing to provide the availability of a public swimming pool during summer
- Maintaining existing and future recreation reserves for the physical and social health of the general public
- Providing playgrounds where appropriate and within budget limitations
- Providing support to the establishment of a Youth Advisory Council and a Youth Centre for the youth of Boddington
- Encouraging Community Arts Projects with a beneficial outcome for the district and its residents
- Encouraging the formation of a Repertory Club and a Choral Society that would utilise the Boddington Town Hall

TRANSPORT

The Shire will ensure an adequate standard of roads is maintained and the associated services are installed and maintained by:

- Applying for the maximum allocation of funds available from Main Roads WA to construct and maintain the district's road system
- Ensuring an adequate amount is included in Council's annual budget for continual construction and maintenance of the district road network
- Determining a program to ensure all gazetted gravel roads are graded regularly, with particular attention being given to the maintenance of school bus routes
- Determining a program that ensures the shoulders of all sealed roads receive attention before a severe problem with the road edges eventuates
- Determining a program to ensure that all culverts on rural roads and all drains within the townsite are cleaned prior to the onset of winter rains
- Applying for the maximum amount Council can afford annually to match to continue installing dual use pathways until the entire townsite is catered for, after which pathways shall be installed as new urban roads are constructed – provided 50% of the cost can still be obtained from the Country Pathways program or Council has sufficient funds to meet the entire 100% cost
- Determining a program that ensures all townsite road verges and approach roads' verges are sprayed at the optimum time to reduce weed growth
- Determining a program that ensures the overgrowth along rural roads is pruned back regularly along those roads where it is necessary
- Preparing a program that provides for bridges on local roads to be maintained on a regular basis. Such maintenance to include; termite treatment, painting of timber, removal of vegetation that creates a fire hazard to timber bridges and tightening nuts as necessary
- Acquiring and maintaining an appropriate number of road warning signs to ensure all circumstances can be covered adequately
- Endeavouring to provide and maintain modern vehicles and equipment for its workforce to ensure they have the necessary resources to perform efficiently in the performance of their duties
- Having parking bays line marked whenever necessary
- Providing satisfactory working conditions by maintaining and furnishing a Depot Office and lunchroom for the outside staff
- Supporting the reasonable requests of a safety officer or safety committee appointed by the outside staff

ECONOMIC SERVICES & DEVELOPMENT

The Shire of Boddington will encourage new business and industry to the shire, will pursue every opportunity to increase its income from Economic Services undertaken on behalf of its citizens and reduce expenditure outlaid to provide such services. It will also introduce Economic Services where it can be seen that they will be beneficial for the local community.

At the same time Council will continue to support landcare and groundwater monitoring and promote Tourism in accordance with the resources available.

These objectives will be achieved by:

- Regularly reviewing fees charged for services supplied; in particular Caravan Park and Cemetery fees
- Promoting the Caravan Park at every opportunity to increase patronage
- Continuing to contribute to the employment of a Landcare Officer in partnership with the Wandering and Cuballing shires
- Continuing as a member of the Peel Economic Development Unit under the Regional Cooperation Agreement between the five local authorities comprising the Peel Region
- Pursuing every opportunity to increase tourism in the district through the promotion of, and the continued upgrading of, tourism attractions
- Providing a building inspection service to control the standard and safety aspects of buildings erected throughout the shire

- Supporting the provision of a Centrelink Agency for the convenience of local residents
- Ensuring the continuation of the Concrete Batching Plant to provide residents/businesses within the shire with the opportunity to purchase concrete locally at a competitive price
- Applying for grants of benefit to the local economy as they become available
- Developing a Business Plan for the Caravan Park
- Establishing a land bank for future development by Council
- Encouraging the availability of modern technology e.g. ADSL & CDMA

OTHER PROPERTY & SERVICES

The Shire of Boddington will provide modern subsidised accommodation where necessary to attract senior staff of a high calibre to the district. It will also endeavour to maintain modern plant and equipment and replace them at regular intervals to ensure work can be carried out efficiently and effectively.

The shire will also undertake private works within its capacity to raise additional revenue to assist in containing rate increases and/ or allowing additional projects to be completed.

These objectives will be achieved by:

- Introducing a regular maintenance programme for all residences owned by the Council
- Upgrading the accommodation provided if and when the time arises. Selling premises considered no longer serviceable and topping up the difference with funds from the Municipal Fund, or raising a loan can achieve this.
- Preparing a 10 year Plant Replacement Program and adhering to the program so that plant does not deteriorate to the point where excessive maintenance costs are incurred
- Ensuring plant and equipment are regularly maintained to prolong their lifetime
- Replacing equipment as necessary to ensure efficiency in the workplace
- Tendering for private works when requested.
- Continuing the good rapport with Main Roads WA contractors to establish a good relationship that entices them to offer the shire the opportunity to carry out private work on their behalf
- Encouraging home ownership by shire staff

ENVIRONMENTAL CONSIDERATIONS

The protection of our environment, and the preservation of many of the attributes of Boddington, must be achieved by:

- Preservation of remnant bushland wherever possible
- Promoting water conservation as a practise throughout the shire
- Monitoring the water quality within our waterways
- Encouraging the retention of foreshore vistas
- Implementing a waste management system which encourages recycling, reduces landfill and protects ground water
- Investigating greywater re-use programs
- Maintaining natural vegetation, particularly around foreshore areas
- The promotion of eco-tourism
- Encouraging a reduction in energy use where possible
- Promoting activities which encourage the reduction of greenhouse emissions

8.6.4 Boddington Bowling Club – Contribution to Synthetic Green Construction

Location: Lot 69 Adam Street, Boddington
Applicant: Boddington Bowling Club
File Ref. No: 16.7.3.9
Disclosure of interest: Nil.
Date: 29 May 2008
Author: Gary Sherry

Summary

Council is to consider a contribution to the construction of the Boddington Bowling Club's second synthetic bowling green.

Background

Council provided the Boddington Bowling Club (BBC) with a self supporting loan for the construction of their first bowling green. This loan was for a principal of \$60,000 repaid over ten years, with this original loan repaid in March 2007.

Council considered a similar request from the BBC at their Ordinary Meeting on 6 February 2007 when the following was resolved:

Council Resolution	No. 21/07	Moved	Cr Day
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Recommendation 3)

Council accepts the application from the Boddington Bowling Club for a \$100,000.00 self supporting loan and is willing to contribute an amount to be determined towards the repayment of the loan. The current loan will need to be satisfied before the additional loan would be raised. The loan will only be drawn down once the Boddington Bowling Club has satisfied Council that the Club can afford the increased financial liability with a budget / report from an independent qualified accountant.

Seconded	Cr Carrotts	Carried	4/1
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The BBC now commenced construction of a second synthetic bowling green on the site of their second lawn green. The expected cost for these works is \$150,000.

The BBC will fund the construction utilising \$100,000 of club reserves, raised from share cropping, wood raffles, demolition of a house and many sponsors days. The BBC were not successful in applying for grant funding of \$50,000.

Council considered a specific request for the self supporting loan at their Ordinary Meeting of 19 February 2008, where the following was resolved:

Council Resolution	38/08	Moved	Cr Flaherty
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That

1. Council will include in their 2008/09 budget a self supporting loan for the Boddington Bowling Club of up to \$50,000 for the construction of a new synthetic bowling green at lot 69 Adam Street conditional upon the Boddington Bowling Club:
 - a. providing financial information to support that the Boddington Bowling Club can meet the repayments on any self-supporting loan;
 - b. entering into an legal agreement to make the repayments for any self supporting loan;
 - c. paying for the preparation all legal agreements required by Council;
 - d. the club provide proof of the cost of the new synthetic bowling green; and
2. Council will not provide any discount on repayment of any self supporting loan or additional funds for the construction of the bowling green.

Seconded	Cr Hardie	Carried	7/0
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The BBC have arranged bridging finance to cover the funding shortfall until the draw down of Council's self supporting loan after 1 July 2008.

Comment

In their consideration of February 2007, Council agreed to a contribution to the project, in their consideration of February 2008, did not agree. This agenda item seeks to provide clarity and finalise the issue.

In considering a contribution Council should consider that the BBC are very proactive community group and are financing a considerable construction largely through their own financial resources.

The BBC would have had the ability to access other grant sources, such as Department of Sport and Recreation's CSRFF funds to assist in this process. CSRFF would have provided 1/3 of the total cost of the project, including volunteer labour.

The provision of a self supporting loan must be considered on one level as a contribution. The ability for the club to attract such debt funding would be difficult in the private sector. The annual repayments on a self supporting loan of \$50,000 with a five year term, presuming an 8% interest rate, and two bi-annual repayments, total \$12,329.09.

The BBC made a requested, given that have not been able to access grant funding, that Council make a contribution to the loan repayments of the self supporting loan in the amount of 1/3 of the grant repayments.

The total Council contribution of 1/3 of loan repayments over five years would total be \$20,548.49 (\$4,109.70 per annum), reducing the total repayments of the BBC from \$61,645.47 to \$41,096.98 (to \$8,219.40 per annum).

Council should also consider a one off financial contribution to the project. Such a contribution would be greater in the initial year but less over the longer term. For example, a \$10,000 contribution in 2008/09, would reduce BBC annual repayments by \$3,698.73 from \$12,329.09 to \$8,630.37.

Consultation

Boddington Bowling Club

Statutory Environment

Council is required to enter into an extensive public notice period for entering into loans not included in Council's Annual Budget. Therefore provision of the self supporting loan will be included in Council's 2008/09 Budget with funds available after 1st July 2008.

Policy Implications - Nil

Financial Implications

There is little direct financial implication for Council given the risk of repayment of the loan by the BBC to repay any loan less any contribution made by Council.

The BBC will use the Boddington Community Club as a GST registered body to complete the works.

Annual Repayments on a loan of \$50,000 presuming a 7% interest rate, with two bi-annual repayments total \$12,024.14. This is significantly less than the repayment of the BBC's previous self supporting loan.

It could be anticipated that the extra capacity for members to play bowls will provide additional revenue to the BBC.

Economic Implications - Nil

Social Implications

This facility will provide an increased access for the residents of Boddington to play bowls as a recreation activity.

Environmental Considerations - Nil

Strategic Implications – Nil

Options

Council can

- Approve the Officer’s Recommendation;
- Approve an Alternative Resolution; or
- Approve an amended Officer’s Recommendation or Alternative Resolutions.

OFFICER RECOMMENDATION – ITEM 8.6.4

Council Resolution 150/08 Moved Cr Hoek

That Council:

- 1. make provision in their 2008/09 Budget for one off financial contribution to the Boddington Bowling Club for the construction of their new second synthetic bowling green, and**
- 2. indicate that this contribution to be an amount up to 10,000.**

Seconded Cr Flaherty Carried 6/0

ALTERNATIVE RECOMMENDATION No 1 – ITEM 8.6.4

That Council provide a financial contribution to the repayments of the Boddington Bowling Club’s Council provided self supporting loan for the construction of their new second synthetic bowling green of up to an amount of a third of the total repayments.

ALTERNATIVE RECOMMENDATION No 2 – ITEM 8.6.4

That Council not provide any additional contribution to the Boddington Bowling Club for the construction of their new second synthetic bowling green other than the provision of a self supporting loan.

8.6.5 Hotham Way Tourism Committee – Council Delegate

File Ref. No: 13.15.2
Disclosure of interest: Nil
Date: 28 May 2008
Author: Gary Sherry

Summary

Council is to consider appointing an elected member to the Hotham Way Tourism Committee.

Background

Council allocated delegates to the committees and community groups on which Council is represented at the Special Meeting held on Tuesday 23 October 2007. At this meeting the CEO was appointed as the sole representative to the Hotham Way Tourist Committee.

The Hotham Way Tourist Committee has recently completed the Fawcett Commemorative 4x4 Track and has plans to open the Hotham Way Tourist Route from Pinjarra to Pingelly by September 2009.

Comment

While Council has appointed an officer to the Hotham Way Tourist Committee, the other three participating local governments have appointed Elected Member representatives. They are:

- Shire of Murray – Cr Shonagh Bradstock
- Shire of Wandering – Cr Carol Hardie
- Shire of Pingelly – Cr Denise Watts

The Shire of Boddington provides secretarial and administrative support to the committee, completing minutes and holding funds for the group.

Having the CEO represent Council as a delegate to the Hotham Way Tourist Committee is not productive use of resources and separate to Council selecting an additional representative, the CEO will have other members of staff complete this duty for the CEO.

Consultation – Nil

Statutory Environment – Nil

Policy Implications – Nil.

Financial Implications – Nil

Economic Implications – Nil.

The Fawcett Commemorative 4x4 Track and the Hotham Way Tourist Route will be productive tourist attractions in time.

Social Implications – Nil

Environmental Considerations – Nil

Strategic Implications – Nil

OFFICER RECOMMENDATION – ITEM 8.6.5

Council Resolution 151/08 Moved Cr Flaherty

That Council appoint Cr Hoek as an Elected Member Representative to the Hotham Way Tourist Committee.

Seconded Cr Hardie Carried 6/0

- ELECTED MEMBERS' MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN** - Nil
- URGENT BUSINESS WITHOUT NOTICE (WITH APPROVAL OF THE CHAIRMAN OF MEETING)** - Nil
- CONFIDENTIAL ITEMS** - Nil
- CLOSURE OF MEETING**

There being no further business the Chairman declared the meeting closed at 5.22pm.