



## **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'*

### **MINUTES**

**For the**

### **ORDINARY MEETING OF COUNCIL**

**held at**

**5pm, TUESDAY 2 December 2008**

**at the**

**Shire of Boddington Council Chambers  
at 39 Bannister Road Boddington**

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## **1. DECLARATION OF OPENING:**

The Shire President, Cr Carrotts, declared the meeting open at 5:06pm.

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

### **ATTENDANCE**

Cr PR Carrotts  
Cr E Flaherty  
Cr EK Hoek  
Cr GJ Day  
Cr SW Patten  
Cr DN Veitch  
Cr AJ Hardie

President  
Deputy President

Mr G Sherry  
Mrs C Martin  
Mr P Haas  
Mr S Thompson  
Mr P Bradbrook  
Ms T Columb

Chief Executive Officer  
Director of Corporate Services  
Principal Environmental Health Officer/Building Surveyor  
Planning Consultant (to 5:32pm)  
Special Projects Officer (to 6:00pm)  
Executive Assistant

### **APOLOGIES**

Nil

### **VISITORS**

Mr B Salmon (to 6:07pm)

## **3. DISCLOSURE OF FINANCIAL INTEREST:**

Cr Patten Proximity Interest Item 8.3.1

## **4. PUBLIC QUESTION TIME:**

### **4.1 Mr Brad Salmon – King Street – Flood Study**

Mr Brad Salmon asked if Council would approve building on his property in King Street in the identified Flood zone. He has a house ready to place on the property in early 2009.

Mr Thompson responded that the Floodplain Study has been completed. Mr Salmon's case is the first one in relation to this study that Council has considered that Mr Salmon's application will probably be approved, however, Mr Salmon needs to minimise all associated risks.

Mr Thompson advised Mr Salmon that Council would not re-buy the property or meet costs on elevating the power and water above ground.

Cr Carrotts suggested that each case similar to that of Mr Salmon, where property in a flood study was purchased prior to the flood study, be examined on a case-by-case basis. Mr Salmon should submit his building plans for his house to Council and show how he will mitigate flood risks.

**5. PETITIONS/DEPUTATIONS/PRESENTATIONS/  
SUBMISSIONS:**

Nil

**6. CONFIRMATION OF MINUTES:**

6.1	Ordinary Meeting of Council Held on 11 November 2008
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OFFICER RECOMMENDATION – ITEM 6.1.
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**Council Resolution                      288/08                      Moved                      Cr Patten**

**That the minutes of the Ordinary Meeting of Council held on 11 November 2008 be confirmed as a true record of proceedings.**

**Seconded                                      Cr Hardie                                      Carried                      7/0**

**7. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT  
DISCUSSION:**

Cr Carrotts reported that he attended the Australian Council of Local Government in Canberra on 17<sup>th</sup> November. Each Council was awarded \$100,000 each; an amount based largely on the Shire's population.

7.1	Elected Members Reports
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Cr Veitch reported that he met with Harvey Catchment Council on 30<sup>th</sup> November 2008 and also with the Peel Zone of WALGA meeting in Mundijong. The Safety meetings have been going well and a gold certificate may be granted in the future.

Cr Veitch attended the Occupational Health & Safety Committee meeting on Tuesday 18<sup>th</sup> November 2008.

## **8. REPORTS OF OFFICERS AND COMMITTEES:**

### **8.1 PLANNING CONSULTANT:**

<b>8.1.1</b>	<b>Shire of Boddington Floodplain Management Study – Submitted for consent to publicly advertise</b>
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Location:	Applies to areas adjacent to a portion of the Hotham, Bannister and Crossman Rivers and other tributaries
File Ref. No:	10.10.2.A
Disclosure of Interest:	Nil
Date:	21 November 2008
Author:	Steve Thompson
Attachments:	8.1.1a Executive Summaries 8.1.1b 100 Year Average Recurrence Interval Hazard Analysis 8.1.1c Designed Floodway, Flood Fringe and Development Flood Levels Overall Map

#### Summary

**The purpose of this report is to seek Council support to publicly advertise the Shire of Boddington Floodplain Management Study for community and stakeholder comment.**

#### Background

Sinclair Knight Merz (SKM) has recently submitted the Shire of Boddington Floodplain Management Study to the Shire and to the Department of Water. The study consists of two reports (with associated plans) namely:

- Shire of Boddington Floodplain Management Study - Flood Modelling Report (this provides detailed technical information relating to the hydrologic and hydraulic flood modelling); and
- Shire of Boddington Floodplain Management Study - Floodplain Management Strategy (this provides recommendations based on the findings of the Flood Modelling Report and includes maps showing the floodway, flood fringe and development flood levels).

Councillors have separately been provided a copy of the Shire of Boddington Floodplain Management Study - Floodplain Management Strategy. The Shire of Boddington Floodplain Management Study - Flood Modelling Report is available on request

The Shire of Boddington Floodplain Management Study (to be called the “Flood Study”) applies to a portion of the Hotham, Bannister and Crossman Rivers and other tributaries. The study area is shown in Attachment 8.1.1b (along with 100 year ARI Hazard Analysis), while the extent of the floodway and the flood fringe is shown in Attachment 8.1.1c. The Floodplain Management Strategy (page 24) highlights:

“There is still flooding risk outside the extent of this study which needs to be assessed appropriately should development wish to be undertaken in those areas. Development should only be allowed in the flood affected areas designated as flood fringe and only once evacuation routes have been filled above the 100 year ARI flood level.”

The Flood Study recommends a number of non-structural measures including defining the floodway and flood fringe areas. These areas are shown in Attachment 8.1.1c and in more detail in Appendix B of the Floodplain Management Strategy. In summary, the Flood Study highlights that no development is supported in the floodway, while development is acceptable in the flood fringe provided minimum floor levels are achieved to address flood risk.

By way of background, the Council last considered the Flood Study at its meeting on 18 December 2007 where it awarded the tender to Sinclair Knight Merz to prepare the study.

The Shire administration received the finalised Flood Study in November 2008 and has placed the documents on the Shire website and a hard copy is available at the Shire office.

#### Comment

The Flood Study and recommended measures are conditionally supported. The Flood Study is based on extensive investigations which has combined specialised technical input, detailed contour information and accepted best practice with flood modelling. While noting this, the submitted Flood Study has not yet been subject to community and stakeholder assessment.

The Flood Study is an important strategic and operational document for the Council, Shire administration, landowners, the community and other stakeholders. Accordingly, it is considered essential that there is widespread awareness, understanding and acceptance of the Flood Study. Accordingly, it is recommended that Council agree to seek comments on the Flood Study for an eight (8) week period through the Shire administration:

- writing to and inviting comments from landowners in the identified floodway and flood fringe, relevant stakeholders and government agencies;
- placing public notices in local papers;
- placing details on the Shire of Boddington website; and
- information being available at the Shire office.

The Council typically invites comments for a 6 week period for Planning Policies, however given the timing of Christmas/New Year, it is suggested that an additional 2 weeks is appropriate. Eight weeks provides a sufficient period for stakeholders to assess the Flood Study and provide written comments to the Shire.

Given the size of the Flood Study documentation and the number of stakeholders to be written to, the Shire will not be providing hard copies to each stakeholder. Rather, stakeholders will be able to view the Flood Study on the Shire website and at the Shire office.

Public advertising of the Flood Study will ensure that it will be critically assessed by stakeholders. Should Council agree to its public release, the Shire will undertake detailed assessment of the Flood Study prior to reporting again to Council. At this stage, it is considered preferable that the Flood Study is publicly advertised as soon as possible.

Following the close of the submission period, the Council and the Shire administration will assess submissions and seek further input and advice as required from SKM and the Department of Water. The Council and the Shire administration will then determine whether the Flood Study is suitable for final endorsement or whether it should be modified. The objective is to finalise the Flood Study, through the Council endorsing the Flood Study. This will assist to increase certainty for everyone with an interest in this issue. Additionally, this will provide increased guidance to Council and the Shire administration

on matters including assessing planning (development) applications, providing recommendations to the Western Australian Planning Commission (WAPC) on subdivision applications and determining scheme amendment requests.

The public release of the Flood Study is proposed to be accompanied by the advertising of draft Planning Policy 6 – Development in Flood Affected Areas (item 8.1.2 of Council's agenda on 2 December 2008) which was prepared by the Shire administration.

The Flood Study will be used by the Council and the Shire administration in assessing planning proposals in the interim prior to anticipated endorsement by Council.

#### Strategic Implications

The Shire of Boddington Local Planning Strategy foreshadowed the need for a Flood Study.

The Flood Study and associated planning policy will guide the Council's and the Shire administration's assessment of proposals including development (planning) applications, providing recommendations to the WAPC on subdivision applications and determining scheme amendment requests.

The Council has engaged GHD to prepare the Boddington-Ranford Townsite Strategy, and an important component of the strategy is to incorporate the Flood Study. The townsite strategy, when finalised, will assist in more orderly and planned development and should assist in 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.

#### Statutory Environment

Includes the Rights in Water and Irrigation Act, Environmental Protection Act, Planning and Development Act, and Shire of Boddington Town Planning Scheme No. 2 (TPS2).

In time, it may be appropriate to amend TPS2 to show the floodway and flood fringe, as identified in the Flood Study, as a Special Control Area and provide associated provisions relating to the need to avoid flooding risk.

#### Policy Implications

These are addressed in the Flood Study and in the associated draft Planning Policy 6 - Development in Flood Affected Areas (item 8.1.2 of the Council agenda on 2 December 2008). Endorsement of the Flood Study and final adoption of the Planning Policy will increase certainty for everyone with an interest in the matter and should assist in more consistent decision making.

#### Financial Implications

The Shire obtained funding for the Flood Study through the State Government's Social Infrastructure Package.

The Shire will meet the cost of advertising the Flood Study, including placing notices in local papers.

Road works, bridges and crossings will need to be designed and maintained to account for flooding risk.



It is suggested that the Council should ensure its planning decisions are consistent with the Flood Study to minimise legal risks regarding possible compensation claims against people and/or property. There may, on very limited occasions, be exceptional circumstances where the Council is asked to support low-key development in flood impacted areas (if the entire existing lot is located in the floodway). The Council would be required to assess these applications on their merits, following the receipt of appropriate information from the applicant and the Department of Water, including if there are other options along with possible exposure to legal risk and costs.

#### Economic Implications

There are expected to be significant and wide ranging economic implications to individuals and the community in the short and longer term. Some sites will not be able to be developed or subdivided given they are located in flood affected areas, or their development/subdivision potential will be reduced. Additionally, there will be higher costs for development in the flood fringe to achieve meeting minimum floor levels and levels being confirmed by a licensed surveyor. While noting this, the location of the land within flood affected areas is recognised by the market with typically a lower cost for this land compared to areas not impacted by flooding.

The floodplain will continue to have an economic value including often being suitable for summer pasture for livestock.

#### Social Implications

It is important that flooding risk is appropriately addressed to minimise risk to people and property.

#### Environmental Considerations

Considerable portions of the municipality are identified in the Flood Study as floodway or flood fringe and vegetated areas within the floodplain have particularly high environmental values.

#### Consultation

The Flood Study and associated draft Planning Policy will be subject to community and stakeholder consultation subject to Council agreeing to their public release.

#### Options

1. Agree to the public release of the Flood Study without modifications;
2. Agree to the public release of the Flood Study with modifications;
3. Defer consideration of the matter and require additional information; or
4. Not agree to the public release of the Flood Study.

#### Voting Requirements -Simple Majority

OFFICER RECOMMENDATION – ITEM 8.1.1
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**Council Resolution                      289/08                      Moved      Cr Flaherty**

**That Council:**

- 1. Support the public release of the Shire of Boddington Floodplain Management Study (Floodplain Management Strategy and Flood Modelling Report) and require the Flood Study to be publicly advertised for a period of eight (8) weeks;**
- 2. Will reconsider the Shire of Boddington Floodplain Management Study (Floodplain Management Strategy and Flood Modelling Report) following the close of the public submission period and will determine whether or not to endorse the Flood Study with or without modifications; and**
- 3. Will use the submitted Shire of Boddington Floodplain Management Study in assessing planning (development) applications, subdivision applications, building licenses and other proposals in the interim prior to possible endorsement of the Flood Study by Council.**

**Seconded                      Cr Veitch                      Carried      7/0**



## Executive Summary

Sinclair Knight Merz (SKM) was commissioned by the Shire of Boddington to undertake a Floodplain Management Study for an area of the Shire of Boddington, including the Hotham, Bannister and Crossman Rivers.

A review of available data, previous hydrologic and hydraulic modelling studies was undertaken with the following key findings:

- available terrain information was good quality and fit to purpose for both the hydrologic and the hydraulic assessment;
- good quality rainfall and streamflow data was available for calibration of the hydrologic model;
- no recorded flood levels or previous flood studies were available to calibrate a hydraulic model; and
- anecdotal flooding information was available to verify hydraulic modelling.

The quality of the available information gave confidence that flood modelling process could be undertaken of a quality suitable for the purpose of the Floodplain Management Study.

A hydrologic model was calibrated to a number of historical rainfall events. This calibration showed the catchment runoff was highly dependent on the antecedent catchment characteristics at the time of the rainfall event. The design rainfall loss parameters were selected based on the calibration and consultation with DoW. These hydrologic model parameters were validated using a regional flood frequency analysis.

Calibration of the hydraulic model was not possible as there were no previous flood studies or recorded flood levels. A verification of the hydraulic modelling results was undertaken based on anecdotal flooding information collected during the site visit. The hydraulic model was used to prepare flood mapping for the 10, 25 and 100 year average recurrence interval (ARI) events. The critical duration was found to be a combination of 24 and 36 hour duration storms.

The hydraulic modelling results for the 100 year ARI flood event was used as the basis of a flood hazard assessment and development of options for floodplain management. The model results were tested using the flood hazard estimation techniques outlined in *SCARM Report 73 (CSIRO, 2000)*.

An encroachment analysis was undertaken to assess the impact on flood levels of filling areas of the floodplain. This assessment was carried out to ensure developing in the floodplain could be undertaken without increasing flood levels by more than 150 mm; a criteria determined in consultation with DoW.

BODDINGTON FLOODPLAIN MANAGEMENT STUDY – FLOOD MODELLING REPORT



The flood modelling concluded that flooding of the Hotham, Crossman and Bannister Rivers was generally contained in well defined channels. Future development in the catchment needs to manage the additional runoff from impervious areas and the affects of the floodplain fill. The hazard mapping showed there were potential conflicts between areas of flood hazard and areas designated rural small holding, rural residential and special residential. There were areas of the floodplain which could be filled to enable development without increasing flood levels by more than 150 mm.

Recommendations based on these findings were detailed in the separate *Boddington Floodplain Management Strategy* (SKM, 2008).

SINCLAIR KNIGHT MERZ

PAGE II



## Executive Summary

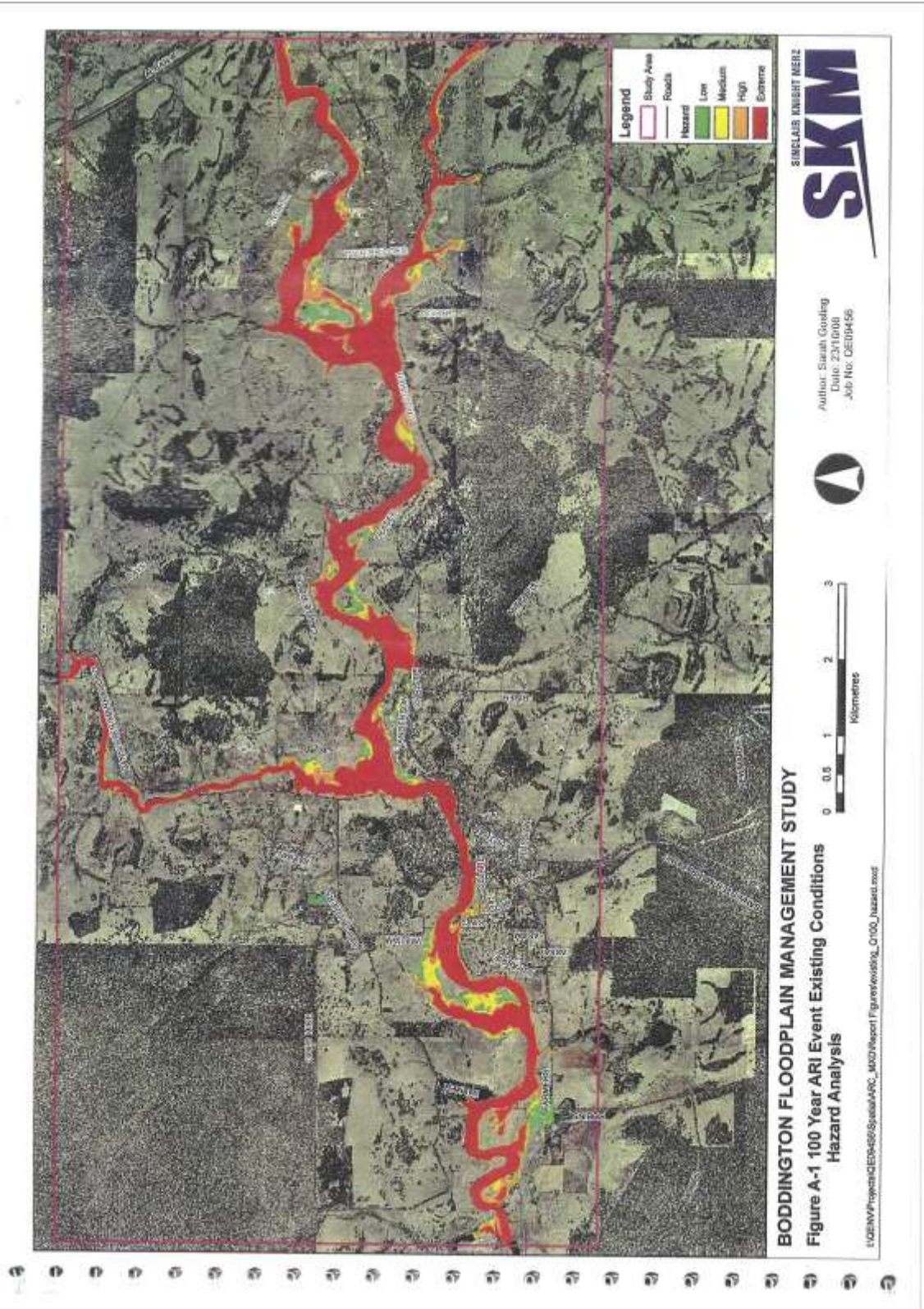
Sinclair Knight Merz (SKM) was commissioned by the Shire of Boddington to develop a Floodplain Management Strategy (FMS) for an area of the Shire of Boddington, including the Hotham, Bannister and Crossman Rivers.

The FMS was based on detailed hydrologic and hydraulic modelling of the study area. The rivers in the study area have well defined channels and the large proportion of the flow remains in the river channel in significant rainfall events. However, a number of breakouts on to the floodplain which were activated in a 100 year average recurrence interval (ARI) flood event. Widespread flooding was predicted at the confluences of the rivers and at the sharp bends in the Hotham River at the downstream end of the study area.

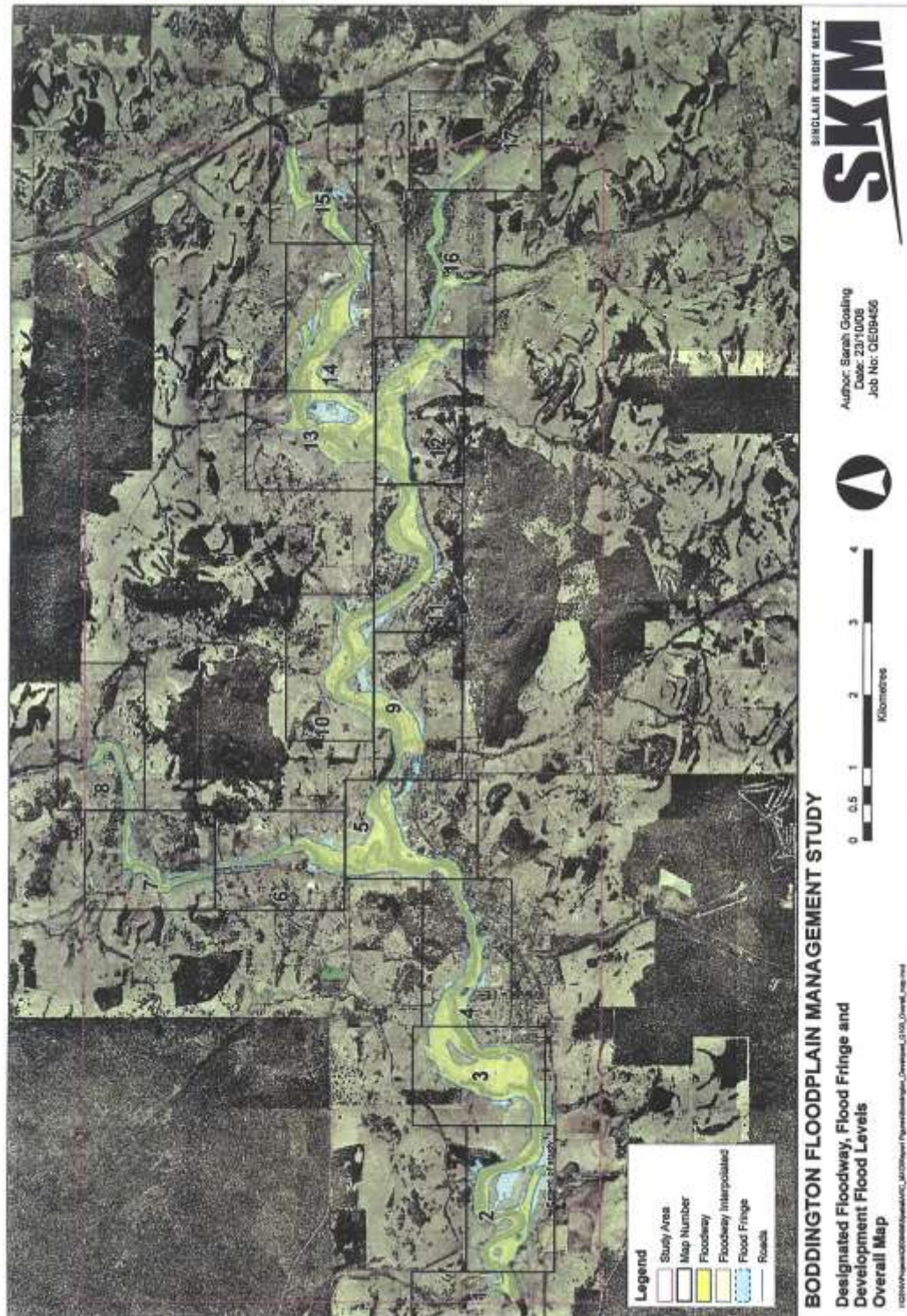
The FMS was derived using risk based floodplain management principles as set out in documents such as *Floodplain Management in Australia – Best Practice Principles and Guidelines* (SCARM73, CSIRO, 2000). This included a flood hazard assessment. The existing flood hazard was compared to the Shire of Boddington Local Planning Strategy. This comparison highlights the provisions that should be made in future Structure Planning for floodplain management. An encroachment analysis was also undertaken to assess the impacts of filling areas of the floodplain.

Utilising the results of the hydraulic modelling, options for minimising flood risk and mitigating impacts were discussed including; land use planning, development and building controls and flood emergency planning. The outcomes and recommendations of this options assessment include:

- continued monitoring of storm flow events;
- emergency planning to provide an evacuation strategy for residents in the event of a flood emergency;
- filling the floodplain to be limited to the areas of flood fringe;
- building controls to ensure future developments have adequate flood protection from the 100 year ARI flood event;
- elevation of critical evacuation infrastructure and major arterial roads; and
- assessment of development to be undertaken on a regional scale rather than in isolated pockets.







8.1.2	Draft Planning Policy No. 6 – Development in Flood Affected Areas – Submitted for consent to publicly advertise
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Location:	Applies to all flood impacted areas within the municipality
File Ref. No:	10.10.13
Disclosure of Interest:	Nil
Date:	24 November 2008
Author:	Steve Thompson
Attachments:	Attachment 8.1.2 Draft Planning Policy 6

### Summary

**The purpose of this report is to seek Council support to publicly advertise a draft planning policy relating to development in flood affected areas for community and stakeholder comment.**

### Background

The recent submission of the Shire of Boddington Floodplain Management Study (to be called the “Flood Study”), by consultants Sinclair Knight Merz to the Shire, requires the Council to establish how it will determine development and subdivision applications and other planning proposals in flood affected areas. To assist in this process, a draft planning policy has been prepared by the Shire administration for consideration by Council. This is with the intent of seeking consent to publicly advertise the draft planning policy, to coincide with the invitation of comments on the Flood Study (as set out in item 8.1.1 of Council’s agenda on 2 December 2008).

The draft planning policy is set out in Attachment 8.1.2a is intended to compliment the Flood Study. The Floodplain Management Strategy (page 24) highlights that the Council, through its planning and building functions, has an important role in implementing the Flood Study as indicated by the following statement:

“As the study area is largely a greenfield site, there is little need to establish structural measures to mitigate existing flooding impacts, however there will be a need to manage flooding under the future planning. The flood mitigation measures are focused on managing potential flooding impacts on the site and to the immediate neighbouring land and drainage infrastructure.”

### Comment

It is suggested there is a need to adopt a precautionary approach to new development, subdivision and other planning proposals on land affected by flooding. For instance, it is suggested that:

- no new additional lots should be created in the floodway;
- new development in the floodway will generally not be supported other than possible replacement of existing development or in exceptional circumstances; and
- development and subdivision in the flood fringe can be supported provided the minimum floor level is met to account for the 1 in 100 year flood plus a freeboard of typically 0.5 metres (500mm).

While the draft planning policy endorses areas identified as floodway and flood fringe in the Flood Study, the draft planning policy suggests minor departures on some other matters, along with providing greater detail on how planning proposals will be determined



by Council. For instance, pages 20 and 24 of the Floodplain Management Strategy indicate that commercial and industrial uses may be acceptable in high flood hazard areas or with a lower freeboard subject to acceptance of flood risk as a “business risk”. This approach is not supported, for this municipality, where there is limited existing development in high flood hazard areas and there are limited existing lots that are completely contained within a floodway. Accordingly, the draft planning policy requires that all development should meet the minimum floor level for the 1 in 100 year flood plus a freeboard of typically 0.5 metres – other than in exceptional circumstances or for low-key non-habitable structures such as outbuildings (sheds) below 60m<sup>2</sup>.

There will, in exceptional circumstances be occasions, where the Council will be asked to consider approving low-key development in a floodway. This could apply where the entire lot is within the floodway and it is a replacement structure. There may be a few instances where there is no existing development (i.e. no dwelling and/or outbuilding) on an existing lot entirely within the floodway. In these instances, the proponent will need to present appropriate justification (including anticipated technical information) and the application will be referred to the Department of Water for advice.

The draft planning policy, outlined in Attachment 8.1.2a, is considered appropriate to be publicly advertised. If Council agrees, submissions will be invited through various methods. Public advertising of the draft policy will assist to draw out comment from the community and stakeholders. It is proposed to consult widely for an eight (8) week period through the Shire administration writing to and inviting comments from landowners in the identified floodway and flood fringe, relevant stakeholders and government agencies, placing public notices in local papers, placing details on the Shire of Boddington website and information being available at the Shire office.

Following the receipt of submissions, the Council can consider whether or not to finally adopt the planning policy with or without modification.

#### Strategic Implications

The Shire of Boddington Local Planning Strategy foreshadowed the need for a Flood Study.

The planning policy and Flood Study will guide the Council’s and the Shire administration’s assessment of proposals including development (planning) applications, providing recommendations to the Western Australian Planning Commission (WAPC) on subdivision applications and determining scheme amendment requests.

The Council has engaged GHD to prepare the Boddington-Ranford Townsite Strategy, and an important component of the strategy is to incorporate the Flood Study. The townsite strategy, when finalised, will assist in more orderly and planned development and should assist in 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.

#### Statutory Environment

Planning and Development Act and Shire of Boddington Town Planning Scheme No. 2 (TPS2). Section 9.6 of TPS2 sets out the process for the Council preparing, amending or rescinding a Planning Policy.

In time, it may be appropriate to amend TPS2 to show the floodway and the flood fringe, as identified in the Flood Study, as a Special Control Area and provide associated provisions relating to the need to avoid flooding risk.

### Policy Implications

These are addressed in this report and in the attached draft policy. Finalisation of the policy will increased certainty for everyone with an interest in the matter and should assist in more consistent decision making.

### Financial Implications

The Shire will meet the cost of advertising the draft planning policy, including placing notices in local papers.

Road works, bridges and crossings will need to be designed and maintained to account for flooding risk.

It is suggested that the Council should ensure its planning decisions are consistent with the Flood Study to minimise legal risks regarding possible compensation claims against people and/or property. There may, on very limited occasions, be exceptional circumstances where the Council is asked to support low-key development in flood impacted areas (if the entire existing lot is located in the floodway). The Council would be required to assess these applications on their merits, following the receipt of appropriate information from the applicant and the Department of Water, including if there are other options along with possible exposure to legal risk and costs.

### Economic Implications

There are expected to be significant and wide ranging economic implications to individuals and the community in the short and longer term. Some sites will not be able to be developed or subdivided given they are located in flood affected areas, or their development/subdivision potential will be reduced. Additionally, there will be higher costs for development in the flood fringe to achieve meeting minimum floor levels and levels being confirmed by a licensed surveyor. While noting this, the location of the land within flood affected areas is recognised by the market with typically a lower cost for this land compared to areas not impacted by flooding.

The floodplain will continue to have an economic value including often being suitable for summer pasture for livestock.

### Social Implications

It is important that flooding risk is appropriately addressed to minimise risk to people and property.

### Environmental Considerations

Considerable portions of the municipality are identified in the Flood Study as floodway or flood fringe and vegetated areas within the floodplain have particularly high environmental values.

### Consultation

The draft planning policy, as set out in Attachment 8.1.2a, will be subject to community and stakeholder consultation subject to Council agreeing to its public release.

### Options

1. Agree to the public release of the draft planning policy without modifications;
2. Agree to the public release of the draft planning policy with modifications;
3. Defer consideration of the matter and require additional information; or
4. Not agree to the public release of the draft planning policy.

### Voting Requirements -Simple Majority

OFFICER RECOMMENDATION – ITEM 8.1.2
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**Council Resolution                      290/08                      Moved              Cr Flaherty**

**That Council:**

- 1. Support the public release of draft Planning Policy 6 – Development in Flood Affected Areas outlined in Attachment 8.1.2a, and require the draft policy to be publicly advertised in accordance with the requirements set out in the Shire of Boddington Town Planning Scheme No. 2 for a period of eight (8) weeks; and**
- 2. Will reconsider draft Planning Policy 6 – Development in Flood Affected Areas following the close of the public submission period and will determine whether or not to adopt the policy with or without modifications**

**Seconded                                      Cr Veitch                      Carried              7/0**

**SHIRE OF BODDINGTON**

**DRAFT PLANNING POLICY 6 - DEVELOPMENT IN FLOOD AFFECTED AREAS**

**1. Policy Statement**

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

**2. Background and Issues**

The Shire of Boddington Floodplain Management Study (to be called the "Flood Study") was prepared by Sinclair Knight Merz and submitted to the Shire for consideration and implementation in November 2008. The Flood Study consists of two documents:

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

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

**3. Definitions**

In this policy, the following definitions apply:

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

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

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

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

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

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

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

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

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

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

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

#### **4. Objectives**

The objectives of this policy are to:

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

#### **5. Application of the Policy**

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

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

#### **6. Links to Town Planning Scheme and other documents**

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

## **7. Policy Provisions**

### **7.1 General**

7.1.1. The Council will adopt a precautionary approach to flooding risk in the floodway, the flood fringe and other flood affected areas.

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

7.1.3 The Council endorses the Flood Study. However, where there are variations between the Flood Study and this Policy, this Policy prevails.

7.1.4 The Council specifically endorses the areas identified as floodway and flood fringe in the Flood Study (specifically in Appendix B of the Floodplain Management Strategy).

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

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

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

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

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

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

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

7.1.12 If the proposal is located in a flood risk area, in the opinion of Council, where no hydrologic and hydraulic modelling data is available, the Council may require the

proponent to engage a suitably qualified engineer to undertake an appropriate hydrologic and hydraulic assessment to the satisfaction of the Council and/or the Department of Water. Where such an assessment is required, the assessment is to be submitted in a format which is compatible with the Department of Water's software to enable checking of data.

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

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

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

## 7.2 Land within Flood Ways

### *7.2.1 Policy Statement*

The Council will:

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

### *7.2.2 Planning Applications (Development Applications)*

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

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

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

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

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

## **Attachment 8.1.2a**

- the entire lot is located within the floodway and the proposed use is permitted by TPS2 (a “P” use);
- the change of use does not intensify the anticipated number of people on the site or generally increase risks in the opinion of Council; and
- the proponent demonstrates there is an over-riding public benefit and it is a temporary structure.

The use of appropriate housing forms to achieve the required floor levels and/or reduce flood risk, such as 2 storeys with habitable rooms on the first floor, stumped houses or raised pads only, as opposed to filling of the site, should be considered by proponents.

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

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

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

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

### *7.2.3 Subdivision Applications*

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

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

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



## **Attachment 8.1.2a**

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

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

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

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

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

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

### *7.2.4 Scheme Amendments (Rezoning)*

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

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

Where the scheme amendment request also includes areas outside of the floodway, the Council may seek to ensure that the zoning and/or reservation of the floodway is appropriate to improve community access to the foreshore and/or assist in conservation initiatives in the opinion of Council. The Council will typically apply the principles set out in section 7.2.3 on management and land tenure for the floodway.

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

### *7.2.5 Other Works*

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

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

### 7.3 Land within the Flood Fringe

#### *7.3.1 Policy Statement*

The Council will seek to ensure that:

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

#### *7.3.2 Planning Applications (Development Applications)*

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

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

- it is an extension to an existing building where there are genuine constraints of integrating the proposed extension to the existing building;
- the recommended levels will result in a significant impact on the landscape, amenity and aesthetics of the locality;
- the proposed structure is considered minor development, not involving human habitation, such as a domestic outbuilding less than 60m<sup>2</sup> in area where the Council will support a freeboard of 0.15m (150mm) above the 1 in 100 flood level; and
- the proponent demonstrates there is an over-riding public benefit and it is a temporary structure.

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

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

All Planning Applications proposing development in the flood fringe, below the required flood level set out in the flood study plus a freeboard of 0.5 metres (other than minor non-habitable development), will be reported to Council for determination.

### *7.3.3 Subdivision Applications*

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

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

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

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

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

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

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

#### *7.3.4 Scheme Amendments (Rezoning)*

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

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

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

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

#### *7.3.5 Other Works*

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

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

### **8. Approval Authorisation**

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

### **9. Final Adoption**

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

Additionally, the Council at its meeting on .....2009 endorsed the Shire of Boddington Floodplain Management Study (comprising the Floodplain Management Strategy and the Flood Modelling Report).

Where there are variations between the Flood Study and this policy, this policy prevails.

**Mr G Donhardt entered Council Chambers at 5:30pm.**

<b>8.1.3</b>	<b>Scheme Amendment No. 12 – Amended Subdivision Guide Plan and Amended Boundary to Residential R20 Zone</b>
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Location:	Lots 57 – 60 and 62 Pollard Street, Boddington
Applicant:	Burgess Design Group
File Ref. No:	10.10.4.12
Disclosure of Interest:	Nil
Date:	25 November 2008
Author:	Steve Thompson
Attachments:	8.1.3a Documentation from applicant 8.1.3b Report considered by Council on 3 April 2007 8.1.3c Zoning map adopted by Council on 3 April 2007 8.1.3d Extract of Shire of Boddington Floodplain Management Study 8.1.3e Suggested area to remain “Public Purpose” Reserve

Summary

**It is recommended that Council approve an amended Subdivision Guide Plan and amended boundary to the Residential R20 zone, which now proposes a Parks & Recreation Reserve, for the land subject to Scheme Amendment No. 12.**

Background

The applicant seeks Council approval to an amended Subdivision Guide Plan (SGP) and amended boundary to the Residential R20 zone, which in-turn now proposes a significant area to be Parks & Recreation Reserve for the land subject to Scheme Amendment No. 12.

Details provided by the applicant are set out in Attachment 8.1.3a.

The Council, at its meeting on 3 April 2007, supported final approval of Scheme Amendment No. 12 to rezone the area from “Special Residential (R5)” to “Residential R20”. Specifically, the Council resolved:

“That Council note the submission lodged re traffic impact, crossovers etc on to Pollard Street on the Amendment and resolve to adopt Amendment No. 12, Town Planning Scheme No. 2 for Final Approval and submit the Amendment to the Minister for Planning and Infrastructure for Final Approval.”

The report considered by Council on 3 April 2007 is shown in Attachment 8.1.3b, while the previously adopted zoning map is shown in Attachment 8.1.3c. A search through the file does not reveal that Council previously adopted any SGP for the site, although various concept plans have been prepared.

A flood study was prepared by Cardno BSD for the amendment area, in addition to the Shire of Boddington Floodplain Management Study (to be called the “Flood Study”) prepared by Sinclair Knight Merz for the Shire of Boddington and the Department of Water. An extract of the Flood Study, showing the floodway and flood fringe, for the area is set out in Attachment 8.1.4d. This shows that a considerable portion of the

amendment site is within a floodway where new residential lots and dwellings should not be located.

The Shire owns Lot 62 Pollard Street. The suggested amendments to the zoning map and SGP, as a result of the Flood Study, are a significant change from what was previously adopted by Council.

#### Comment

The amended SGP and amended boundary to the Residential R20 zone are overall supported given they take account of the Flood Study. The only suggested modification is the approach for the Shire's property on part of Lot 62 Pollard Street.

It is agreed that the majority of Lot 62, which is within a floodway, is not suitable for residential subdivision and development. It is suggested that a small portion of the eastern section of the site, shown in Attachment 8.1.3e, should be retained in the "Public Purpose" Reserve. The Flood Study shows that a section of this land is outside of the floodplain, while other portions are within the flood fringe or within the floodway. It is also highlighted that a large portion of this area has been substantially filled. Based on the above, and combined with engaging a hydrologist to assess flooding implications for this land and adjoining, nearby and upstream properties, there may be scope to separately prove that development on a portion of this land is acceptable in terms of flooding risk.

It is highlighted that the proposed amendment to the SGP and zoning map raise on-going management implications and costs to the Shire. This is because a significant portion of the land subject to Amendment 12 is within the floodway (approximately 4 hectares in area), where it is now proposed that the floodway land will be ceded free-of-cost to the Crown and then vested/managed by the Shire. While noting this, obtaining river foreshore land in the centre of Boddington and in close proximity to the town centre, dwellings and other facilities presents an important opportunity for Boddington which is supported.

Should the amendment be finally gazetted, the applicant is then required to gain subdivision approval from the Western Australian Planning Commission and Shire development and associated approvals prior to development works occurring on the site.

#### Strategic Implications

The proposal is identified in the Local Planning Strategy for urban purposes and the proposed land use and lot sizes are well suited to the locality.

The proposal, if approved and implemented, is expected to provide Boddington with an important supply of residential lots in the short to medium term.

#### Statutory Environment

Planning and Development Act, Town Planning Regulations, and the Shire of Boddington Town Planning Scheme No. 2.

### Policy Implications

This is addressed in item 8.1.2, of the Council's agenda on 2 December 2008, regarding Draft Planning Policy 6 – Development in Flood Affected Areas.

### Financial Implications

None at this stage. It will be imperative, for example, that the subdivider/developer 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 foreshore land which, will be vested with the Shire, is appropriately maintained.

### Economic Implications

The proposal, 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 through public advertising of Scheme Amendment No. 12. The additional population resulting from implementation of the subdivision/development 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

The amended zoning and SGP propose to locate all lots outside of the floodway.

Now that the limit of development regarding flooding has been finalised, it is suggested the key outstanding environmental issue for the site is managing stormwater. More intensive development of the land is expected to produce off-site impacts, such as more concentrated storm water disposal, that will have impacts on land downstream unless suitably addressed.

### Consultation

Widespread community consultation occurred through advertising Scheme Amendment No. 12.

The Consultant Planner has recently discussed the modified request with the applicant.

### Options

1. Approve the amended SGP and amended zoning map as presented by the applicant;
2. Approve the amended SGP and amended zoning map subject to modifications (including a portion of Lot 62 Pollard Street remaining as "Public Purpose" Reserve);
3. Defer consideration of the amended SGP and amended zoning map; or
4. Not agree to the amended request.

Voting Requirements - Simple Majority

<b>OFFICER RECOMMENDATION – ITEM 8.1.3</b>
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**Council Resolution                      291/08                      Moved      Cr   Veitch**

**That Council approve the request from Burgess Design Group dated 5 November 2008, associated with Scheme Amendment No. 12 to the Shire of Boddington Town Planning Scheme No. 2, to amend the Subdivision Guide Plan and amend the zoning map with the exception that:**

- 1.      a portion of Lot 62 Pollard Street, Boddington (shown in Attachment 8.1.3e) remains “Public Purpose Reserve”; and**
- 2.      the Subdivision Guide Plan shows the area set out in Attachment 8.1.3e as public purpose.**

**Seconded                                      Cr Flaherty                      Carried      6/1**



**burgess design group**  
TOWN PLANNING • URBAN DESIGN

5 November 2008

Our Ref: SPHBODSU/081105LLGA\_Updated Subdivision Guide Plan.doc

Chief Executive Officer  
Shire of Boddington  
P.O. Box 4  
BODDINGTON W.A. 6390

**Attention: Mr. Steve Thompson**

Dear Steve

**RE: UPDATED SUBDIVISION GUIDE PLAN AND SCHEME AMENDMENT NO 12  
SHIRE OF BODDINGTON TOWN PLANNING SCHEME NO.2.**

Please find enclosed 4 hard copies of the proposed amended Subdivision Guide Plan; 4 hard copies of an updated Rezoning Plan; and 1 digital copy of the plans for integration into Scheme Amendment No 12, which relates to Lots 57-60 and 62 Pollard Street, Boddington.

#### Introduction

We refer to Scheme Amendment No.12 prepared by Gray and Lewis to rezone Lots 57-60 and 62 Pollard Street to 'Residential R20', which was endorsed by Council at its meeting on 5<sup>th</sup> September 2006.

At the time of initiating the above rezoning proposal, a flood study for the Hotham River had not been undertaken, instead, the amendment proposed to make provision for the adoption of a flood study prior to subdivision or development. A subdivision guide plan was incorporated into the amendment document, however the area of 'Parks and Recreation Reserve' abutting the river was not based upon the technical outcomes of a flood study.

Due to the absence of a flood study, Scheme Amendment No.12 was not endorsed by the Western Australian Planning Commission (WAPC) and has been held in abeyance pending the outcome of a suitable flood study.

In order to progress the amendment, the owners of Lot 60, in consultation with Council (being the owners of Lot 62), engaged Cardno BSD (Busselton office) to survey the river and undertake a flood study investigation in liaison with the Department of Water.

The flood study has resulted in an agreed 'flood storage' line. This line has now been used to determine the extent of the Park and Recreation reserve, this has been reflected in an amended version of the Scheme Amendment Map and Subdivision Guide Plan (enclosed herewith).



**SHIRE OF  
BODDINGTON  
RECEIVED**

11 NOV 2008 *TC*

Distribute to:

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<input type="checkbox"/> TPC	<input type="checkbox"/> SFO
<input type="checkbox"/> ACC	<input type="checkbox"/> SPM

File No 10-104-12

Date

Initial

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ABN 68 551 419 060 A/CN 118 611 488 Planovation Pty Ltd A/P Planovation Trust T/A Burgess Design Group



Burgess Design Group

### Subdivision Guide Plan Overview

The subject land is located within the Shire of Boddington, bounded to the north by the Hotham River, the south by Pollard Street and the west by William Street.

The subject site is capable of connection to Boddington's Waste Water System. All other normal servicing is available for connection including water, power, telephone and gas.

The updated Subdivision Guide Plan (SGP) proposes 76 lots. The new design is reflective of the results of the Hotham River Flood Study. All developable areas of the lots in the SGP area will be located outside of the flood storage area, with only the Park and Recreation reserve and road reserve located within that area.

The street layout has been designed to facilitate north-south and east-west orientation of lots to maximise solar access potential, this design also allows each lot owner to develop their land independently of one another.

The road reserve which lies between the proposed 'Residential R20' area and the public open space is 13m wide; this is due to servicing requirements being needed on the residential side of the road only. All other road reserves within the SGP are 15m wide.

### Conclusion

Given that Council has previously resolved to approve a scheme amendment and SGP over the site, we now respectfully request Council's approval of our updated SGP and Scheme Amendment at its earliest convenience.

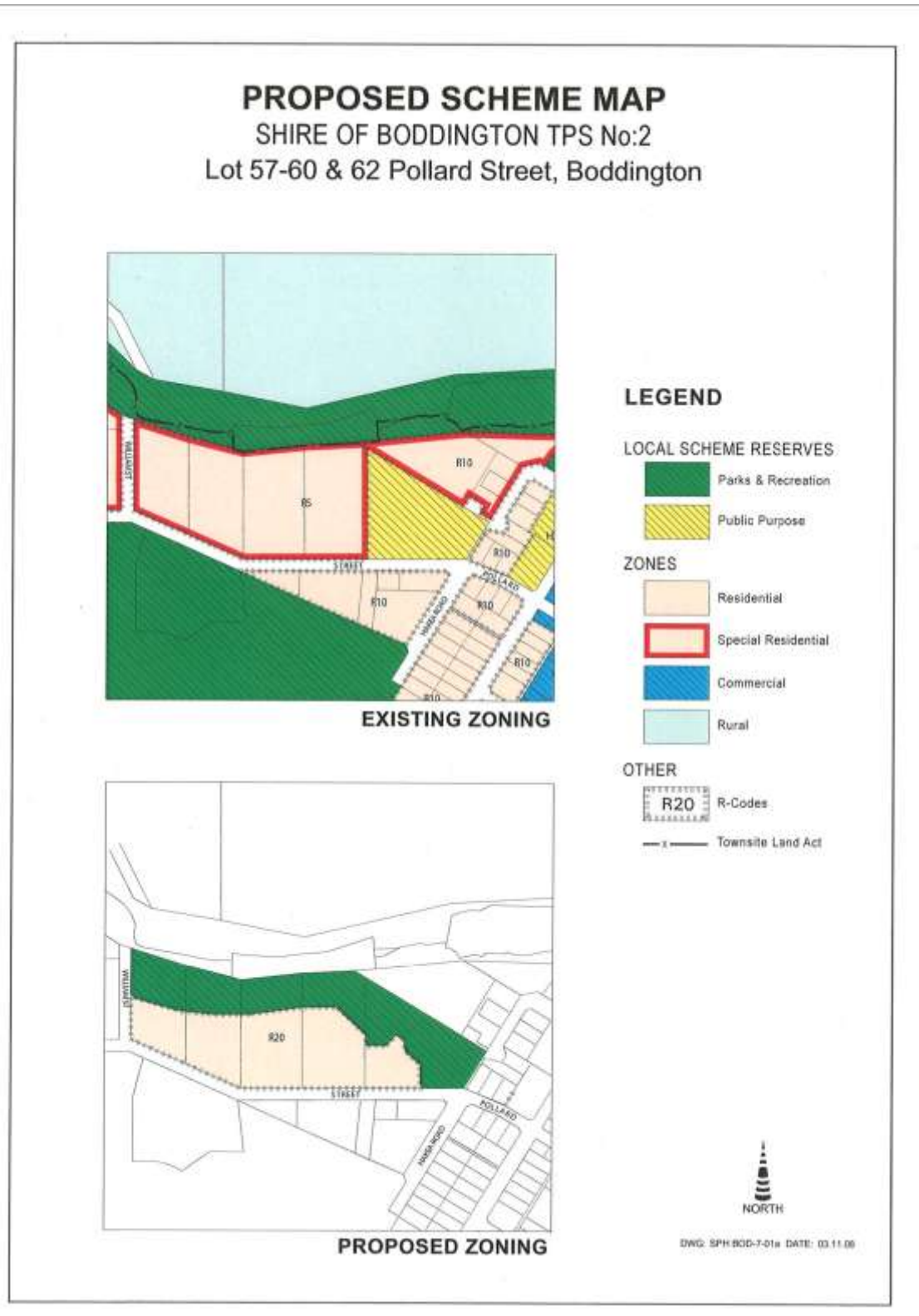
Should you be satisfied with this outcome and require Burgess Design Group to modify the formal documentation of Amendment No.12 (originally prepared by Gray and Lewis) or require any additional information or copies of the plans, please do not hesitate to contact Brendan Foley or Vas Spaseski at our office on 9328 6411.

Yours faithfully

**BURGESS DESIGN GROUP**

**JON BURGESS**  
**DIRECTOR**





Financial Implications  
as above

Economic Implications  
as above

Social Implications

It is considered equitable for new developers to contribute towards a town drainage scheme outside their subject land.

Environmental Considerations

A properly designed and implemented drainage scheme for the town must enhance the amenity of the town.

Strategic Implications

The predicted urban expansion adjacent to the town will increase drainage run off markedly making the implementation of a total drainage scheme imperative.

#### OFFICER RECOMMENDATION – ITEM 8.1.3

Council Resolution No. 82/07 Moved Cr Day

That Council adopts a draft Planning Policy requiring all developers of urban land to contribute a drainage levy of \$2,000.00 per new allotment created under the provisions of clause 8.6 of Town Planning Scheme No. 2 and the draft policy be advertised per the provisions of clause 8.6.2.

Seconded Cr Kelsall Carried 4/2

#### 8.1.4 Town Planning Scheme No. 2 – Amendment No. 12

Location: Lots 57, 60 & 62 Pollard Street  
Applicant: Mr Booth  
File Ref. No: 10.10.4.12  
Disclosure of interest: Nil  
Date: 30.03.07  
Author: R.J. Belton

##### Summary

Amendment No. 12 has been advertised and attracted one submission from the Boddington District High School regarding possible traffic conflict when the area is developed. It is recommended that the submission be noted and that the Amendment be adopted for Final Approval.

##### Background

- In September 2006 Council resolved to initiate an Amendment to recode Lots 57-60 and Lot 62 from "R5" to "R20".
- The proposed Amendment was advertised for the required 42 days and one submission was received from the Principal of the Boddington District High School.

ORDINARY MEETING 3 APRIL 2007, CONFIRMED 17 APRIL 2007

Comment

- The submission lodged raises the issue of the number of new driveways and crossovers that a development at the proposed density could put directly on to Pollard Street. Technically is possible to have up to 30 new allotments facing Pollard Street depending on the detailed layout adopted.
- This is a valid observation and the issue should be addressed at the future subdivision development stage.

Consultation

- A sign was put on the site advertising the proposed amendment.
- All abutting owners were informed in writing as were the owners of Lots 57-59.

Options

- Proceed with the Amendment.
- Abandon the Amendment.

Statutory Environment

Council is required to consider the submission lodged; to resolve whether to proceed with the Amendment and inform consultees accordingly.

Policy Implications

This is the first major residential rezoning proposal in the vicinity of the Hotham River and before any development or design is commenced a detailed flood study will be required. A provision has been included in the Amendment documentation stating that 'the Council will not support the subdivision or development of Lots 57 to 60 and 62 Pollard Street until a flood study has been adopted by the Department of Water.

Financial Implications

The proponent has not forwarded the rezoning assessment or application fee and the Amendment should not be forwarded to the Western Australian Planning Commission for final approval until payment is received.

Economic Implications

as above

Social Implications

This locality is ideal for the type of residential development envisaged given its proximity to Recreation facilities, High School and Town area.

Environmental Considerations

The flood study is essential to the urban development of the locality and will determine the final layout of any subdivision.

Strategic Implications

The extension of sewerage system into this locality could possibly initiate further requests for recoding to a higher density in neighbouring areas.

**OFFICER RECOMMENDATION – ITEM 8.1.4**

That Council note the submission lodged on the Amendment and resolve to adopt Amendment No. 12, Town Planning Scheme No. 2 for Final Approval and submit the Amendment to the Minister for Planning and Infrastructure for Final Approval.

**Council Resolution** No. 83/07 **Moved** **Cr Kelsall**

That Council note the submission lodged re traffic impact, crossovers etc on to Pollard Street on the Amendment and resolve to adopt Amendment No. 12, Town Planning Scheme No. 2 for Final Approval and submit the Amendment to the Minister for Planning and Infrastructure for Final Approval.

**Seconded** **Cr Day** **Carried** **6/0**

Reason for difference between Recommendation and Resolution: Council felt details of the submission should be recorded in the resolution.

**8.1.5 Town Centre Design Guidelines – Landscaping, Colour Palette and Peppercorn Lane**

Location: Town Centre  
Applicant: Council  
File Ref. No: 10.11.3  
Disclosure of interest: Nil  
Date: 28.03.07  
Author: R.J. Belton

**Summary**

It is recommended that Council convene a sub group to finalise details on the Town Centre Guidelines and require a 1 metre setback for all development along Peppercorn Lane to facilitate long term possible widening.

**Background**

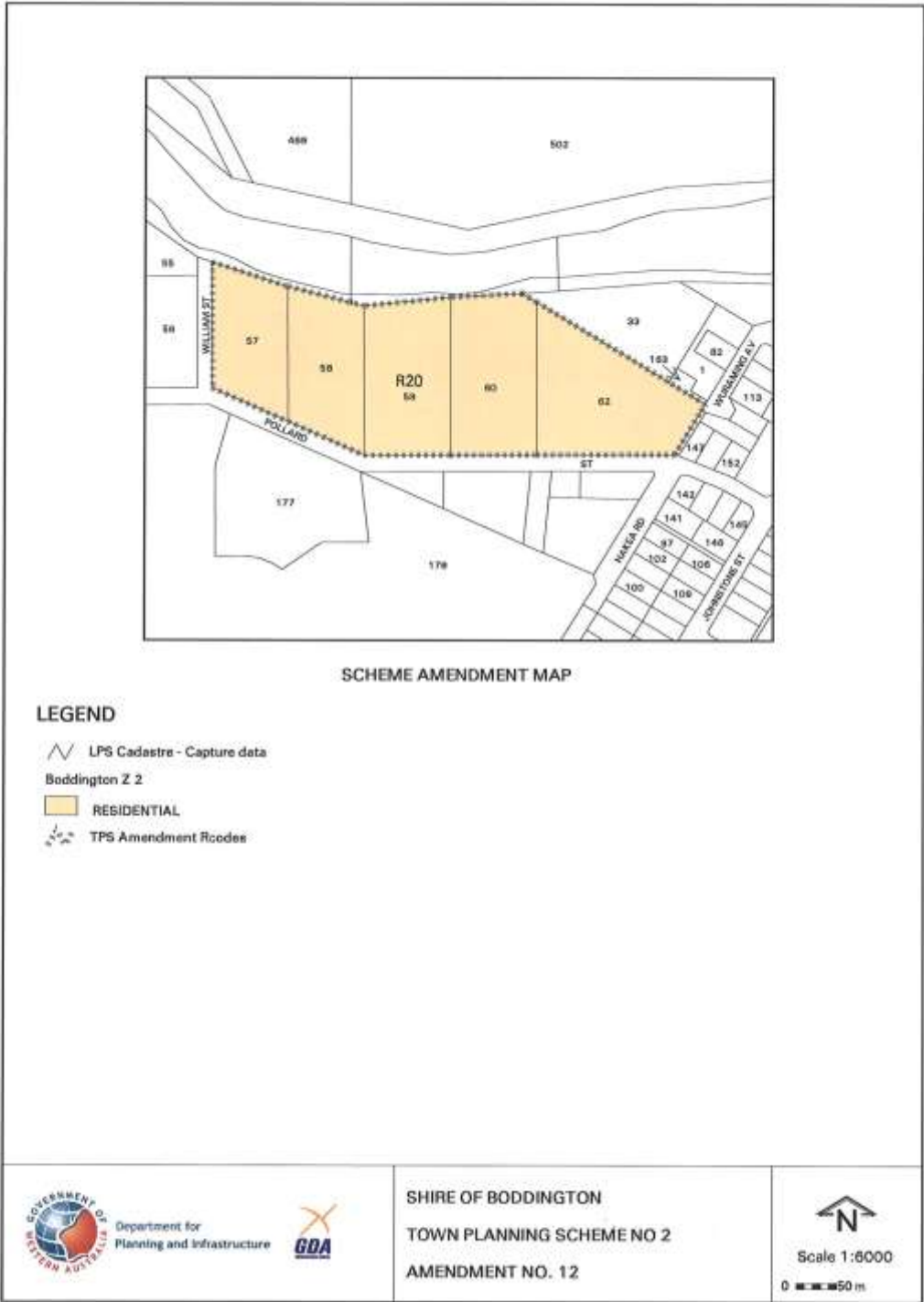
- On the 7<sup>th</sup> December 2006 Council held a workshop on the draft Town Centre Design Guidelines. Participants included Councillors, land owners and business representatives and it was agreed at the meeting the Council would appoint a sub group to provide guidance on drawing up a landscape schedule and agreeing on a colour palette for the new structures in Bannister Road.
- A current commercial development proposal has highlighted the need to establish a policy on rear access via Peppercorn Lane.

**Comment**

- It was agreed at the workshop that the subgroup would be chaired by a Councillor and their recommendations on the landscaping schedule and colour palette would be put to Council for incorporation in the Town Centre Design Guidelines.
- The owner of Lots 20 & 21 Bannister Road wishes to finalise his plans for commercial development of the lot. It is felt any building should be set back 1 metre from Peppercorn Lane to allow for future lane widening.

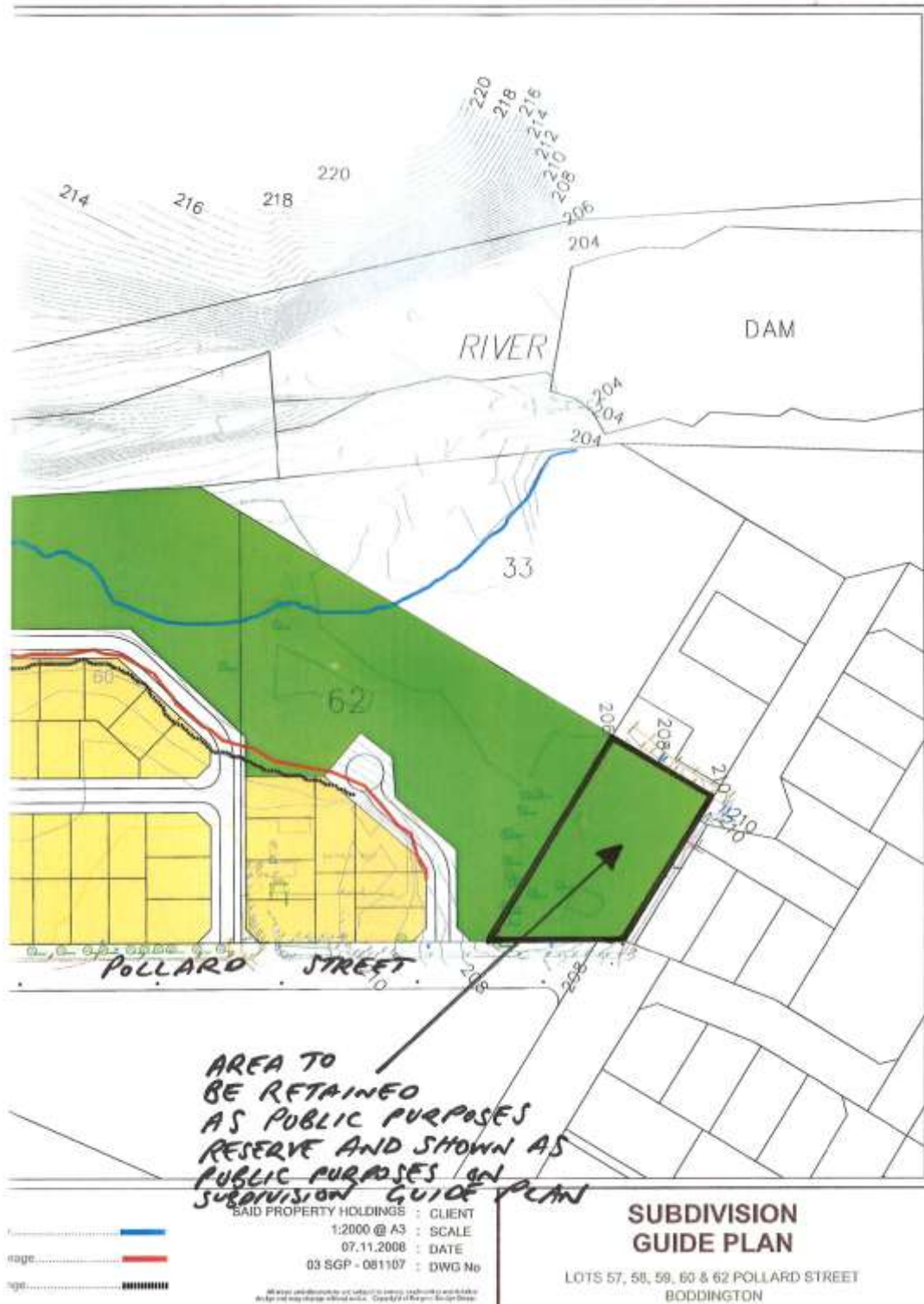
ORDINARY MEETING 3 APRIL 2007, CONFIRMED 17 APRIL 2007











#### 8.1.4 Proposed Rezoning of Lots 1, 2 and 3 Crossman Road, Ranford

Location:	Lots 1, 2 and 3 Crossman Road, Ranford
Applicant:	Burgess Design Group
File Ref. No:	10.10.4.16
Disclosure of Interest:	Nil
Date:	26 November 2008
Author:	Steve Thompson
Attachments	8.1.4a Location Plan 8.1.4b Extract of documentation from applicant

#### Summary

**A request to rezone Lots 1, 2 and 3 Crossman Road, Ranford from the Rural Zone to the Rural Residential Zone, Park & Recreation Reserve and Public Purposes Reserve is supported “in principle” subject to various matters being appropriately addressed.**

#### Background

The purpose of this preliminary report is introduce Council to a major rural living concept, consider key issues, determine if the overall concept is supported ‘in principle’ and outline key matters to be appropriately addressed prior to the Council considering whether it wishes to adopt a scheme amendment for the land shown in Attachment 8.1.4a.

The applicant seeks Council support to rezone Lots 1, 2 and 3 Crossman Road, Ranford from the Rural Zone to the Rural Residential Zone, Park & Recreation Reserve and Public Purposes Reserve. This is in order to facilitate subdivision to create 67 rural residential lots (most are just over 1 hectare in area), one community purpose site and an area of public open space. An extract of the documentation provided by the applicant is set out in Attachment 8.1.4b. JDA Consultants also submitted a flood study for the amendment site and this has been used by the applicant in designing the Subdivision Guide Plan (SGP). A copy of the JDA report is available to Councillors on request.

The site has a total area of 97.6 hectares, is predominantly cleared, is flat to gently sloping and adjoins rural residential development. A considerable portion is located within the floodplain. The land typically has a height of between 210 – 235m AHD.

The site is identified as “Rural Residential” in the Council’s Local Planning Strategy (LPS) and within the “Upper Hotham Precinct”. An objective for the Upper Hotham Precinct includes:

“To provide opportunities for rural-residential and rural-small holding activities in areas within reasonable proximity to town in order to stimulate the use and growth of existing commercial and other facilities and to reduce possible adverse impacts of intensive subdivision within the Shire’s main rural and agricultural areas.”

The LPS sets out, in part on page 35, development and land management guidelines for potential rural residential uses as follows:

“Ensure subdivision and development proposals are based on a suitably comprehensive site analysis addressing as a minimum...soils and landform...site drainage...and areas of landscape significance.”

“A minimum of 1ha will be considered where there is reticulated water available. Where there is not reticulated water available, a minimum lot size of 4ha will be considered.”

“Larger lot sizes should abut the river to reduce potential environmental impacts on river and foreshores and to facilitate efficient foreshore rehabilitation and protection.”

“Proposals for subdivision and development should avoid detrimental effects on the landscape and visual qualities of the precinct.”

“Proposals for subdivision and development should seek to maintain existing vegetation cover. Revegetation to improve landscape and catchment management will be encouraged and may be included as conditions of approval.”

“Proposals for subdivision and development should demonstrate an ability to fit into an overall strategic fire plan and must comply with relevant policies and standards regarding bushfire protection. The advice of the DPI and FESA may be sought on this issue.”

The Council, at its meeting on 11 November 2008, finally adopted Planning Policy No. 4 Rural Residential Lots and Water Supplies and Planning Policy No. 5 Developer and Subdivider Contributions. Both policies have implications for the scheme amendment request, along with the approach to addressing matters at the subdivision stage.

Relevant extracts of Planning Policy 4 include:

- 6.1 It is the Council’s policy to require rural residential lots to be connected to the reticulated water system.
- 6.3 In considering scheme amendment requests to create Rural Residential Zones or to increase the density (number of lots) in existing Rural Residential Zones, the Council will seek appropriate written assurances from the developer/s regarding their approach to the provision of water to the satisfaction of Council. Further, that supporting technical evidence is submitted from a competent professional addressing this Policy and the practicality and reasonableness of providing reticulated water to the subject land to the satisfaction of Council.
- 6.5 The Council will only consider supporting on-site water provision where a proponent addresses the following to the satisfaction of Council:
  - a) the site, including the majority of proposed lots, is located above the 265 metres contour;
  - b) demonstration that the provision of reticulated water is not practical and reasonable which includes a feasibility analysis;
  - c) the subject land and future house sites are well screened from Bannister-Marradong Road and/or Crossman Road;
  - d) the site is capable and suitable of accommodating the proposed density of subdivision/development including addressing relevant planning, environmental and servicing requirements;
  - e) the submission of a Fire Management Plan, prepared by a competent professional;
  - f) the proponent, or a competent professional, demonstrates to the satisfaction of the Council and relevant agencies in the opinion of Council, that future households will have sufficient potable and non-potable water. In particular, to confirm what minimum size roof



- catchment and minimum water storage capacity are required for an average household based on anticipated rainfall for Boddington; and
- g) the proponent agrees to include a notification on each Certificate of Title advising landowners in perpetuity that reticulated water is not available to the lot and that a minimum roof catchment and water storage capacity (detailed as a result of investigations set out in “F”) are required to be provided by the landowner prior to occupation.

### Comment

The proposal for Lots 1, 2 and 3 Crossman Road is supported “in principle” given it is broadly consistent with the LPS which identifies the site as “Rural Residential”. The SGP has considered matters including flooding risk, connections to adjoining property and the provision of public open space and a community purpose site.

While the overall planning concept is supported and is strategically appropriate for rural residential subdivision, the proposed scheme amendment raises various issues with some of which are outlined in this section.

#### *1. Reticulated Water*

In accordance with the LPS and Planning Policy 4, there is a requirement to connect proposed lots to the reticulated water system. Accordingly, there is a need for appropriate assurances that reticulated water will be provided through:

- the landowner/developer providing a written undertaking;
- a consulting engineer confirming that it is technically possible and confirming the expected pipe diameter for reticulated water to the subdivision and advise how many lots this can service (including for other land not owned by the landowner of Lots 1, 2 and 3 Crossman Road);
- confirmation from the developer or applicant that the provision of reticulated water is feasible to service the proposal (including factoring in possible cost escalation in the next few years); and
- a commitment to a provision being included in the Shire of Boddington Town Planning Scheme No. 2 (TPS2) requiring connection to reticulated water.

It is noted that provision of reticulated water to the subject land may require the landowner/developer to work in partnership with other landowners/developers.

#### *2. Stormwater Management*

The applicant should submit an appropriate Local Water Management Strategy prior to adoption of Scheme Amendment No. 16. To assist in improving water quality, preliminary details of associated revegetation should also be outlined upfront.

#### *3. Soil Types*

At this stage, the applicant has not submitted details of soil types on the subject land or their overall distribution. Given the lot sizes are a reasonable size, it is suggested that a detailed geotechnical report is not required at the scheme amendment state but rather at the subdivision stage. There is however a need for a preliminary analysis at the scheme

amendment stage which will also assist, for instance, in the preparation of the Local Water Management Strategy. The preliminary analysis should provide the Council with sufficient assurances that the site is capable of supporting on-site effluent disposal and building construction.

#### *4. Fire Management Plan*

Given the site's location and the requirement for reticulated water, it is suggested that a Fire Management Plan can be prepared at the subdivision stage prior to the issue of titles. Key principles are however required to be shown on the SGP.

#### *5. Hotham River foreshore and Public Open Space*

The proponent proposes to provide public open space in the south-west section of the site. This is considered to be an appropriate location which provides access to the Hotham River foreshore, is conveniently located to be used by future residents on the subject land, it can be used by other residents in Ranford (especially if a safe crossing point for pedestrians is identified and provided) and it provides the opportunity to create a north-south conservation corridor.

While noting the above, it is suggested there is a need to identify a suitably aligned track along the length of the foreshore for pedestrian access and fire management (with an approximate width of 5 metres). The alignment needs to take account of flooding risk (for on-going asset management reasons) and to avoid environmental assets. To achieve this, it is likely that the existing foreshore reserve will need to be marginally widened to locate the track on cleared land.

The standard of the track will be determined at the subdivision stage, however as a minimum it would be constructed by the subdivider to be of all weather construction to enable access by two wheel drive vehicles. Additionally, this pathway (with associated suitable fencing) should assist to delineate private and public areas.

There is a need for at least one and possibly two pedestrian access ways between the proposed subdivision road and the foreshore to facilitate convenient access. This will also provide opportunities for emergency access.

The Council needs to consider what should be the preferred land tenure of the floodway, whether it is privately owned or transferred into public control which is vested and managed by the Shire. At this stage, the Council does not have a policy on the matter, however the matter is raised in draft Planning Policy 6 – Development in Flood Affected Land (item 8.1.2 of the Council's agenda on 2 December 2008). The draft policy suggests that the floodway portion of land subject to a rural residential scheme amendment should be vested with the Shire. Direction from Council is required in relation to the approach for Scheme Amendment No. 16.

Consideration is also required as to whether a Foreshore Management Plan is needed, who would prepare this and when it would be prepared? It is suggested, as a minimum, that key principles should be incorporated into the scheme amendment documentation.

#### *6. Pedestrian and Cyclist Links*

It is suggested the subdivider will be required to provide a dual use path between the subject land and the existing sealed path at River Road in accordance with Council Planning Policy No. 5. The dual use path would continue through the amendment site to the site's eastern boundary.

To ensure the proposed subdivision/development compliments and integrates with Boddington/Ranford, and to ensure the safety of future residents, the subdivider may be required to contribute to providing a pedestrian island on Crossman Road in a suitable location. This matter will be determined at the subdivision stage, although an appropriate location should be considered through the scheme amendment process.

#### *7. Visual Impact*

The site is located on a key gateway to Boddington and Ranford where the site is visible from Crossman Road, given the absence of existing vegetation adjoining Crossman Road and that the subject land is predominantly cleared. Accordingly, additional development on the subject land will have a detrimental visual impact without appropriate screening. It is suggested that subdivision/development of this site should seek to retain a “rural feel” when viewed from Crossman Road, including addressing the usual clutter being displayed in backyards.

Visual impact is an important planning consideration as set out in documents such as the WAPC’s Visual Landscape Planning in Western Australia, Council Planning Policy 4 and the endorsed LPS.

The SGP proposes a 10 metre wide landscape buffer strip along Crossman Road which is intended to be planted with local indigenous vegetation. This measure is supported, however it is highlighted that it will have limited benefit in terms of reducing visual impact for many years.

Other measures to reduce visual impact may include:

- incorporating some faster growing trees as part of the landscape buffer strip, some which may not be local indigenous vegetation – the species will however need to be compatible in terms of safety (falling limbs) being near a busy road. There is also merit in commencing planting as soon as possible when the establishment conditions are appropriate;
- appropriate fencing that achieves a rural feel and assists to mitigate development impacts;
- ensuring building envelopes (or ideally building exclusion areas) are designed to increase setbacks from Crossman Road to at least 50 metres from the Crossman Road reserve;
- promoting appropriate housing that enhances the area through the Building and Landscaping Design Guidelines; and
- developing a “low-key” road (access place) between the landscape buffer strip and housing so as to orientate housing to face Crossman Road rather than have back yards fronting Crossman Road.

#### *8. Building and Landscaping Design Guidelines*

There is a need for the applicant to commit to preparing Building and Landscaping Design Guidelines via a scheme provision, with the guidelines prepared prior to the issue of titles. This will assist in promoting more sustainable outcomes and assist to provide the estate with a “sense of place”. There is also a need to determine how the guidelines will be

implemented, which is expected to be via a Planning Policy and through Restrictive Covenants.

Additionally, the applicant should outline the preliminary approach to revegetation/environmental enhancement such as street trees, planting along the drainage line near the eastern boundary and as part of the stormwater management system.

#### *9. Building Exclusion Areas*

It is suggested that the SGP should be modified from identifying building envelopes to instead showing building exclusion areas. Building exclusion areas are considered a better alternative given they provide increased flexibility for future landowners in where to locate their house and outbuildings, they clearly show which sections of their property are not suitable for development, and they are a better use of Shire resources through not having to reassess applications for relocated building envelopes.

#### *10. Other matters*

There are a number of other minor matters that also need to be appropriately addressed and will be raised with the proponents. This is with the intention that these matters are incorporated into the revised documentation to be separately presented to Council.

#### *11. Next steps*

Following the receipt of appropriate documentation from the proponent, the scheme amendment request will be brought back to Council. If Council agrees to adopt the scheme amendment, and subject to the Environmental Protection Authority (EPA) granting environmental clearance, the amendment will be publicly advertised with submissions invited. This will provide the opportunity to further consider issues and determine if the community and stakeholders support the site being developed for rural residential purposes. Following the close of the consultation period, the matter will again be considered by Council to determine whether or not to support final adoption of the scheme amendment.

Should the amendment be finally gazetted, the applicant is then required to gain subdivision approval from the WAPC and Shire development and associated approvals prior to development works occurring on the site.

#### *12. Conclusion*

It is considered that the proponent has put forward sufficient justification to allow Council to conclude that the proposal is strategically suitable and has the ability to produce rural residential lots that are capable of supporting development. Assuming nothing untoward emerges from the more detailed investigations, the Council should then be in a position to consider adopting a scheme amendment for the subject land.

#### Strategic Implications

The proposal is identified in the LPS as “Rural Residential” and the proposed land use and lot sizes are well suited to the locality.

The Council has engaged GHD to prepare the Boddington-Ranford Townsite Strategy which is expected to cover the subject land. The strategy, when finalised, will assist in more orderly and planned development and should assist in 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. The strategy will be address wide-ranging matters including visual impact and servicing.

#### Statutory Environment

Planning and Development Act, Town Planning Regulations and TPS2.

#### Policy Implications

Council is not bound to formally adopt an amendment to TPS2 that is subject to “in principle” support.

The Council, at its meeting on 11 November 2008, finally adopted Planning Policy No. 4 Rural Residential Lots and Water Supplies and Planning Policy No. 5 Developer and Subdivider Contributions.

#### Financial Implications

The key implication is the provision of reticulated water and exploring options for this proposal and others in the area to feasibly connect.

Should the proposal, if approved and implemented, it will increase Shire responsibilities and costs, however it will be partially off-set through increased rates.

#### Economic Implications

The proposal, if approved and implemented, will result in considerable additional rural residential lots and dwellings which will assist to provide economic benefits to the local economy and support additional/enhanced services.

#### Social Implications

Should Council separately adopt the scheme amendment and it gains environmental clearance from the EPA, it will be publicly advertised and adjoining/nearby landowners, the local community and relevant agencies consulted prior to Council considering whether or not to support final adoption to the amendment.

The subject land is visible from Crossman Road which is an important gateway into Ranford and Boddington. Inappropriately located development, which is not effectively screened, does not provide an appropriate entrance to the towns.

#### Environmental Considerations

It is suggested there are minimal implications given the site is essentially cleared, future development can accommodate flood risk and the land has been identified as being suitable for rural residential development. It is suggested the key environmental issues for the site is addressing the management of stormwater. More intensive development of the land is expected to produce off-site impacts, such as more concentrated storm water disposal, that will have impacts on land downstream unless suitably addressed.

There is a need for the applicant to provide additional information on various matters at set out in this report. Other agencies may require additional information.

#### Consultation

No public consultation has yet occurred at this early stage of the planning process. Should Council adopt the scheme amendment and environmental clearance is provided by the

EPA, the scheme amendment will be publicly advertised in accordance with the Planning and Development Act and the Town Planning Regulations.

Options

1. Support the proposed scheme amendment request “in principle”;
2. Support the proposed scheme amendment request “in principle” with modifications;
3. Adopt the scheme amendment;
4. Not support the proposed scheme amendment request; or
5. Defer.

Voting Requirements - Simple Majority

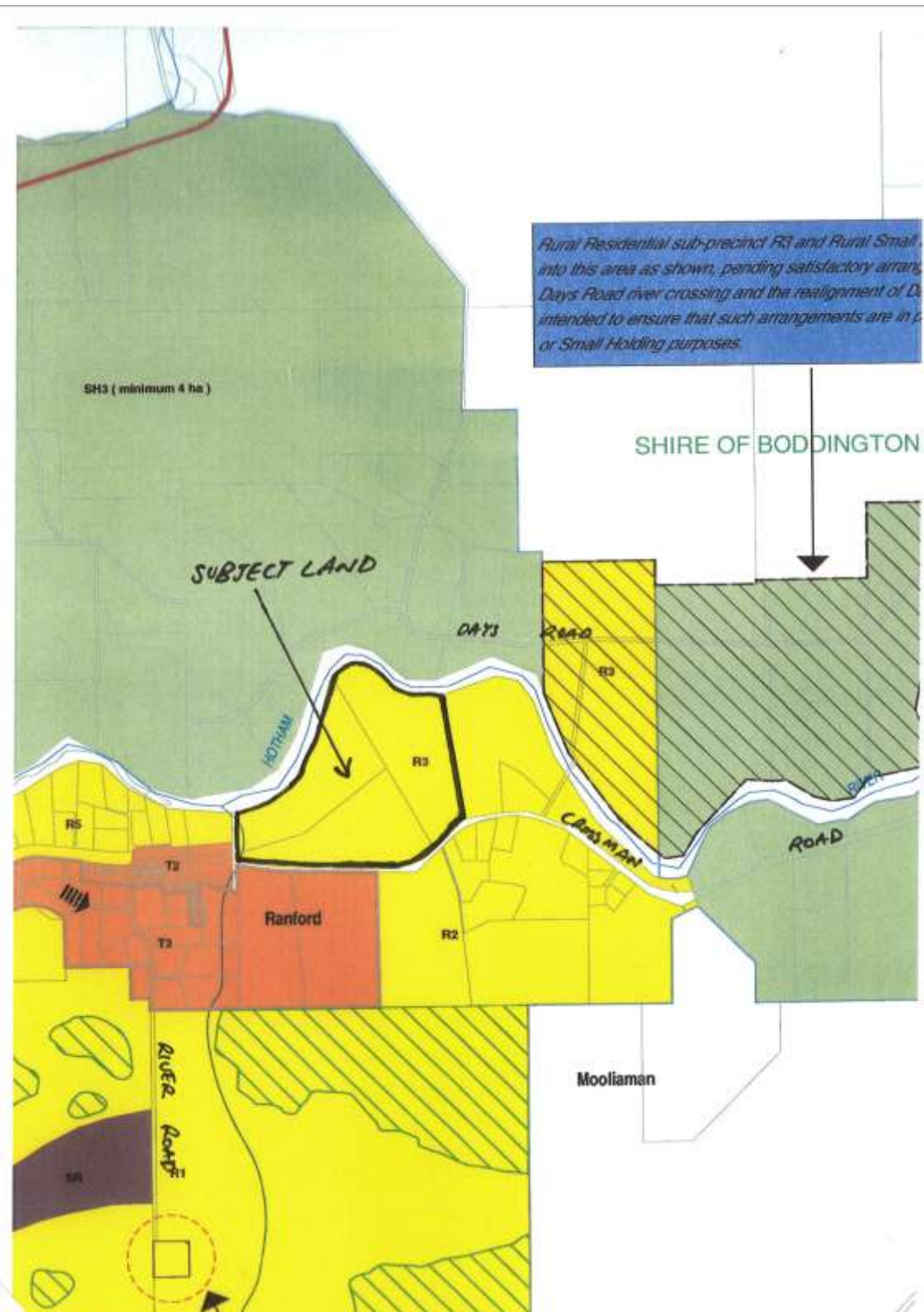
OFFICER RECOMMENDATION – ITEM 8.1.4
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<b>Council Resolution</b>	<b>292/08</b>	<b>Moved</b>	<b>Cr</b>	<b>Veitch</b>
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**That Council:**

1. advise the applicant, in relation to the request to rezone Lots 1, 2 and 3 Crossman Road, Ranford from the Rural Zone to the Rural Residential Zone, Park & Recreation Reserve and Public Purposes Reserve that it is supported “in principle” subject to the following matters being addressed to the satisfaction of Council:
  - a) sufficient assurances that all lots will be connected to the reticulated water system;
  - b) the submission of an appropriate Local Water Management Strategy;
  - c) details on the distribution of soil types with advice as to whether proposed lots are capable of supporting on-site effluent disposal and building construction;
  - d) the provision of a suitably aligned track, along the length of the foreshore, for pedestrian access and fire management that takes account of flooding risk and avoiding environmental assets;
  - e) the provision of convenient access between the proposed subdivision road and the foreshore;
  - f) key principles associated with a Foreshore Management Plan;
  - g) a commitment to providing a dual use path between the subject land and the existing sealed dual use path at River Road;
  - h) showing a dual use path through the amendment site to its eastern boundary to link with Fraser Road;
  - i) addressing visual impact from Crossman Road;
  - j) a commitment to preparing Building and Landscaping Design Guidelines through being a scheme provision, with details submitted on how the design guidelines will be appropriately implemented; and
  - k) showing building exclusion areas rather than building envelopes;
2. will reconsider the scheme amendment request at a future meeting of Council to determine if Council will adopt the scheme amendment.

<b>Seconded</b>	<b>Cr Flaherty</b>	<b>Carried</b>	<b>7/0</b>
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**burgess design group**

TOWN PLANNING + URBAN DESIGN

16 October 2008

**SHIRE OF  
BODDINGTON**  
RECEIVED



Our Ref: CASBOD1-3/081016LLGA\_Proposed Scheme Amendment.doc

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

**Attention: Mr Steve Thompson**

Distribute to:

☐ DCS ☐ ENG  
☐ EA ☐ Librarian  
☐ WS ☐ S/POOL  
☐ PEHO/BS ☐ C/PARK  
☐ TPC ☐ SFO  
☐ ACC ☐ SPM

File No 10-10-4-16

Date \_\_\_\_\_

Initial \_\_\_\_\_

Dear Steve

**RE: PROPOSED SCHEME AMENDMENT  
LOTS 1, 2 & 3 CROSSMAN ROAD, RANFORD, SHIRE OF BODDINGTON**

On behalf of our client and landowner, Mr Dominic Casella of NRD Holdings, we write to request Council's consideration of the enclosed proposal to rezone Lots 1, 2 and 3 Crossman Road, Ranford from 'Rural' to 'Rural Residential' to ultimately facilitate subdivision in accordance with the associated Subdivision Guide Plan (also enclosed).

Please also find enclosed a cheque for \$2,500 being the administrative fee for a major Scheme Amendment.

These three lots are identified in the Local Planning Strategy as being suitable for such a rezoning, are predominantly cleared and flat and suitable for rural residential development, and physically form an extension to the existing rural residential estate immediately to the east, accessed off Fraser Road.

In considering the rezoning, a flood study was undertaken by JDA hydrologists which the Department of Water has indicated is satisfactory (emailed advice attached) and that any dwellings within the floodway would not be acceptable, for which reason all proposed building envelopes are sited outside of any flood line.

We submit the draft documentation for the Council officers consideration and recommendation to Council with the view that any modifications can be made prior to advertising or finalisation.

Should you require any additional information in support of the plan, proposed Scheme provisions or documentation, we would be pleased to discuss this with you further and please contact Rochelle Van Santen or Vas Spaseski on 9328 6411 in this regard.

Yours faithfully

**BURGESS DESIGN GROUP**

**JON BURGESS  
DIRECTOR**

351 Newcastle Street NORTHBRIDGE WA 6003 PO Box 374 NORTHBRIDGE WA 6003  
P (08) 9328 6411 F (08) 9328 6511 www.burgessdesigngroup.com.au  
ABN 68 051 419 060 ACN 119 011 448 Pinnacle Pty Ltd A/F Pinnacle Trust T/A Burgess Design Group

**From:** BRETNALL Richard [mailto:Richard.BRETNALL@water.wa.gov.au]  
**Sent:** Wednesday, 20 August 2008 1:41 PM  
**To:** 'Sasha Martens'  
**Cc:** COPPOLINA Mary-ann; RODGERS Simon  
**Subject:** FW: Revised Modelling - Hotham River - (4)

Hi Sasha

The Department of Water in carrying out its role in floodplain management provides advice and recommends guidelines for development on floodplains with the object of minimising flood risk and damage. The Department of Water uses the following guiding principles to ensure proposed development in floodprone areas is acceptable with regard to major flooding:

1. Proposed development has adequate flood protection from a 100 year ARI flood.
2. Proposed development does not detrimentally impact on the existing 100 year ARI flooding regime of the general area.

Your report *Hotham River Flood Study - Lots 1, 2 and 3 Crossman Road Boddington (August 2008)* has been reviewed and we are satisfied with your methodology of estimating 100 year ARI flood levels, the extent of the 100 year ARI floodplain and the delineation of a floodway for this section of river. However, on your *Figure 7*, the extent of the 100 year ARI floodplain (shaded blue) should be similar to the SKM 100 year ARI floodplain which we sent to you earlier.

As a consequence of this work, the following development guidelines are recommended to ensure proposed development conforms with our guiding principles:

- Proposed development that is located outside of the floodway is considered acceptable with respect to major flooding, however, a minimum habitable floor level of 0.60 metre above the adjacent 100 year ARI flood level is recommended to ensure adequate flood protection. DoW normally recommends 0.50 metre freeboard but an additional 0.10 metre has been included to take into account potential downstream flood fringe development.
- Proposed development that is located within the floodway and is considered obstructive to major flows is not acceptable as it would increase flood levels upstream. No new buildings are acceptable within the floodway.

Please note that a failure to properly adhere to these recommendations will result in a greater exposure to risks of flood damage. It should be noted that this advice is related to major flooding only and other planning issues, such as environmental and ecological considerations, may also need to be addressed.

Regards

Rick Bretnall  
Manager, Water Resource Assessment  
6364 6922



**AMENDMENT NO. 16  
TO SHIRE OF BODDINGTON  
TOWN PLANNING SCHEME NO.2**

**LOTS 1, 2 & 3  
CROSSMAN ROAD, BODDINGTON**

**SHIRE OF BODDINGTON**



***PREPARED FOR:***

Dominic Casella

***PREPARED BY:***

Burgess Design Group

***OCTOBER 2008***

**MINISTER FOR  
PLANNING AND INFRASTRUCTURE**

**PROPOSAL TO AMEND A  
TOWN PLANNING SCHEME**

LOCAL AUTHORITY: Shire of Boddington

DESCRIPTION OF SCHEME: Town Planning Scheme No.2

TYPE OF SCHEME: District Zoning Scheme

SERIAL NO. OF AMENDMENT: 16

**PROPOSAL:**

- a) Rezoning Lots 1, 2 and 3 Crossman Road, Boddington from 'Rural' to 'Rural Residential', 'Parks and Recreation Reserve' and 'Public Purposes – Community';
- b) Amending Appendix 6 – Rural Residential Zones to insert the following provisions relating specifically to Lots 1, 2 and 3 Crossman Road;

DESCRIPTION OF LAND COMPRISED IN RURAL RESIDENTIAL ZONE	PROVISIONS RELATING TO RURAL RESIDENTIAL ZONES
RR1 4) Lots 1, 2 & 3 Crossman Road, Boddington	<ol style="list-style-type: none"> <li>1. The minimum lot size shall be 1ha and subdivision shall generally be in accordance with the approved Subdivision Guide Plan or any variation approved by the Western Australian Planning Commission.</li> <li>2. Dwellings shall not be constructed or approved for construction on any lot unless connected to reticulated water or a Council approved potable water supply and storage tank having a minimum capacity of 120,000 litres.</li> <li>3. No more than one single dwelling will be permitted on each lot.</li> <li>4. Buildings and on-site effluent disposal systems are to be setback a minimum of 100m from the edge of the Hotham River or associated drainage line and located within the nominated building envelopes.</li> <li>5. Where depicted on the Subdivision Guide Plan, all buildings and effluent disposal systems are to be located within the designated building envelope.</li> </ol>

	<p>6. In the interest of landscape and soil preservation, no trees or substantial vegetation shall be removed or felled except where:</p> <ul style="list-style-type: none"> <li>• Trees are dead, diseased or dangerous;</li> <li>• Access to a building site or for bush fire management is required and approved;</li> <li>• Erection of a building or outbuilding within a defined building envelope;</li> <li>• An area up to one metre in width for the purpose of erecting and maintaining a fenceline is required and approved by Council.</li> </ul> <p>The removal of trees or substantial vegetation for any purpose other than the above exceptions shall require the consent of Council. As a condition of granting consent, Council may require tree planting in locations approved by Council.</p> <p>7. The 10m wide Landscape Buffer strip nominated along Crossman Road as show on the Subdivision Guide Plan is to be planted with locally indigenous vegetation species by the developer and maintained by individual landowners as a condition of subdivision approval.</p> <p>8. A Fire Management Plan is to be prepared and implemented as a condition of subdivision to a standard approved by Council and the Fire and Emergency Services Authority.</p> <p>9. No dwelling shall be constructed or approved for construction unless an approved method of effluent disposal has been incorporated into the approved plans. No dwelling shall be considered fit for human habitation unless such method of effluent disposal has been installed and is operating.</p> <p>10. No building shall be constructed of material or colours which in the opinion of Council are undesirable for the locality.</p> <p>11. All fencing within the Rural Residential zone shall retain the rural character of the area and the use of asbestos, metal sheeting or wooden pickets shall be prohibited. Council may impose fencing requirements as a condition of its approval to protect substantial vegetation or the river environs.</p> <p>12. With the intention of preventing overstocking, erosion or other practices detrimental to the amenity of the Rural Residential zone, intensive agricultural pursuits and the breeding or keeping of animals for commercial gain shall not be permitted. Stocking rates will be in line with those recommended by the Department of Agriculture. Provision of an adequate water supply to the stock may also be required as a condition of approval.</p>
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c) Amending the Scheme Map accordingly.



**PLANNING AND DEVELOPMENT ACT 2005****RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME****SHIRE OF BODDINGTON****TOWN PLANNING SCHEME NO 2****AMENDMENT NO 16**

**The Shire of Boddington under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 hereby amends the above Town Planning Scheme by: -**

- a) Rezoning Lots 1, 2 and 3 Crossman Road, Boddington from 'Rural' to 'Rural Residential', 'Parks and Recreation' and 'Public Purposes - Community';**
- b) Amending Appendix 6 - Rural Residential Zones to insert the following provisions relating specifically to Lots 1, 2 and 3 Crossman Road;**

DESCRIPTION OF LAND COMPRISED IN RURAL RESIDENTIAL ZONE	PROVISIONS RELATING TO RURAL RESIDENTIAL ZONES
RR1 4) Lots 1, 2 & 3 Crossman Road, Boddington	<p>1) The minimum lot size shall be 1ha and subdivision shall generally be in accordance with the approved Subdivision Guide Plan or any variation approved by the Western Australian Planning Commission.</p> <p>2) All lots less than 4ha in area are to be connected to a reticulated water supply. Dwellings shall not be constructed or approved for construction on any lot unless connected to reticulated water or a Council approved potable water supply and storage tank having a minimum capacity of 92,000 litres.</p> <p>3) No more than one single dwelling will be</p>

	<p>permitted on each lot.</p> <p>4) Buildings and on-site effluent disposal systems are to be setback a minimum of 100m from the edge of the Hotham River or associated drainage line.</p> <p>5) Where depicted on the Subdivision Guide Plan, all buildings and effluent disposal systems are to be located within the designated building envelope.</p> <p>6) In the interest of landscape and soil preservation, a Tree Preservation Area has been defined on the Subdivision Guide Plan. No trees or substantial vegetation shall be removed or felled except where:</p> <ul style="list-style-type: none"> <li>• Trees are dead, diseased or dangerous;</li> <li>• Access to a building site or for bush fire management is required and approved;</li> <li>• Erection of a building or outbuilding within a defined building envelope;</li> <li>• An area up to one metre in width for the purpose of erecting and maintaining a fenceline is required and approved by Council.</li> </ul> <p>The removal of trees or substantial vegetation for any purpose other than the above exceptions shall require the consent of Council. As a condition of granting consent, Council may require tree planting in locations approved by Council.</p> <p>7) A Fire Management Plan is to be prepared and implemented as a condition of subdivision to a standard approved by Council and the Fire and Emergency Services Authority.</p> <p>8) No dwelling shall be constructed or approved for construction unless an approved method of effluent disposal has been incorporated into the approved plans. No dwelling shall be considered fit for human habitation unless such method of effluent disposal has been installed and is operating.</p> <p>9) No building shall be constructed of material or colours which in the opinion of Council are undesirable for the locality.</p> <p>10) All fencing within the Rural Residential zone shall retain the rural character of the area and the use of asbestos, metal sheeting or wooden pickets shall be prohibited. Council may impose fencing requirements as a condition of its approval to protect substantial vegetation or the river environs.</p>
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	11) With the intention of preventing overstocking, erosion or other practices detrimental to the amenity of the Rural Residential zone, intensive agricultural pursuits and the breeding or keeping of animals for commercial gain shall not be permitted. Stocking rates will be in line with those recommended by the Department of Agriculture. Provision of an adequate water supply to the stock may also be required as a condition of approval.
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**c) Amending the Scheme Map accordingly.**

Dated this      Day of      2008

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**CHIEF EXECUTIVE OFFICER**



## SCHEME AMENDMENT REPORT

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## 1.0 INTRODUCTION

Burgess Design Group has been engaged by the contracted purchasers of Lots 1, 2 and 3 Crossman Road, Boddington to prepare an amendment to the Shire of Boddington Town Planning Scheme No.2 to rezone the subject lots predominantly from 'Rural' to 'Rural Residential' to ultimately provide for the subdivision of the subject lots for rural residential purposes with a small portion allocated for Public Open Space and for Community Purposes as reflected in the attached Scheme Amendment Map.

In support of the proposed rezoning, a Subdivision Guide Plan has been prepared depicting future lots with 1ha minimum lot sizes as well as the area to be set aside for public open space and community uses. It is also proposed that additional provisions are inserted into Appendix 6 of the Scheme text to ensure that future subdivision of the site occurs in accordance with the Subdivision Guide Plan.

This report confirms that the subject lots and the proposal to rezone them is consistent with the strategic and statutory planning requirements of both Council and the Western Australian Planning Commission. The Subdivision Guide Plan is based on contemporary planning principles and will help facilitate the creation of a sustainable rural residential community consistent with that already existing on adjoining land holdings and ultimately assisting in catering for the growth of Boddington in an appropriate manner.



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## **2.0 LAND DETAILS**

### **2.1 Location**

The subject land is comprised of 3 lots on the northern side of Crossman Road immediately to the east of the Ranford settlement and only about 3-4 kilometres east of the Boddington town centre and abutting the Hotham River foreshore reserve. A Location Plan is provided at Appendix 1.

### **2.2 Site Details**

Lots 1, 2 and 3 have a total area of 97,6ha.

Burgess Design Group has been appointed to ensure an integrated and coordinated approach to planning for the land by Mr Dominic Casella.

### **2.3 Land Use**

The subject land is currently flat, predominantly vacant and with dispersed remnant vegetation remaining, mostly scattered towards the elevated portion of Lot 1 and also close to the river foreshore reserve.

Five dams are located within the subject lots, as are some storage sheds towards the centre of the site, other than that, the majority of the site is cleared, having a history of previously being grazed. An orthophoto of the subject lots is contained at Appendix 2.



### 3.0 SITE ANALYSIS

#### 3.1 Landform, Topography & Land Capability

The land does not contain any distinguishing topographical feature nor is there any evidence of soil salinity or degradation. The land generally slopes gently upwards from 210m AHD towards the banks of the Hotham River to approximately 220m AHD across the southern boundary of the site with one slightly more elevated portion of the site in the south-east of Lot 1 which reaches 235m AHD indicating a flat gradient across the site. The contour mapping and highpoints are reflected on the attached Subdivision Guide Plan which more accurately depicts the overall topography of the site.

The land exhibits the gravelly, lateritic soils typical of the area, such as on land to the east and west, which is currently developed or approved for development of rural residential dwellings with on-site effluent disposal on lots comparable to that proposed on the subject land.

The free-draining soils are suitable for onsite effluent disposal providing an appropriate setback of at least 100m from the Hotham River foreshore is retained. Any additional geotechnical investigations can be undertaken as part of the subdivision stage as per normal statutory procedures if required, in addition, it is proposed to insert reference to onsite effluent disposal requirements and setbacks within Appendix 6 of the Town Planning Scheme for further assurances.

A secondary drainage line flows south to north along the eastern boundary of Lot 3, partially evident on the orthophoto and defined by a line of trees. Like the Hotham River, it is proposed that any future dwellings or on-site effluent disposal systems are setback at least 100m from this drainage line to avoid any future potential flooding issues. Again, reference to this setback is proposed within the new Scheme text provisions.



### **3.2 Conservation & Environmental Values**

The majority of Lots 1-3 have previously been cleared for farming purposes with only limited remnant vegetation found scattered across the site, with a larger concentration of trees found at the elevated portion of the site. These trees are worthy of retention and contribute to the environmental and aesthetic value of the site. As such, clearing of vegetation, unless required for building envelopes or bush fire management, shall be restricted in accordance with the proposed Scheme provisions.

As mentioned above, the site is bound by the Hotham River to the north which exhibits environmental values worthy of protection and therefore a setback from development is proposed. The River itself is already protected within a Parks and Recreation Reserve, additional setbacks from development however have been negotiated through the accompanying Flood Study report at Appendix 4 to ensure building envelopes are well setback from the river environs.

### **3.3 Heritage**

The mapping viewed through the Department of Indigenous Affairs' on-line enquiry system did not reveal the presence of sites of indigenous significance within the subject lots. There may be potential for the Hotham River to have some indigenous significance however the river and foreshore is protected within the 'Parks and Recreation Reserve' as shown on the Town Planning Scheme map.





#### 4.0 CONTEXT ANALYSIS

##### 4.1 Neighbouring Land Use and Lot Pattern

What was previously Lot 4 Crossman Road, adjoining the subject land's eastern boundary, has already been rezoned to 'Rural Residential' with subdivision approved and constructed to result in rural residential lots of around 2ha in area, accessed by Fraser Road, a bitumen standard road. Similarly, land on the southern side of Crossman Road shares a 'Rural Residential' zoning and land use. Further eastwards along Crossman Road and the Hotham River, whilst still zoned 'Rural', the lot sizes represent more of a rural residential lot pattern, forming a transition between the Boddington and Ranford townsites and the broadacre farming hinterland.

Land to the west of the subject land is zoned and developed for a range of lot sizes generally ranging between 1,000m<sup>2</sup> and 1ha with more traditional residential lots of approximately 700m<sup>2</sup> in the Boddington townsit.

The Scheme map depicts a road reservation along Lot 1 and 2's western boundary, extending from Crossman Road to the river. Such a road has not been created or gazetted and perhaps may not eventuate. As it is not within the subject land, the proposed subdivision does not rely upon this road reservation however it can be accommodated in future if required.

##### 4.2 Transport Routes

Crossman Road is a key local government connector road providing an east-west link between Boddington and Albany Highway. Traffic to and from Perth would however utilise the more direct Bannister-Marradong Road, an alternative road link to the Albany Highway.

Safe access onto Crossman Road is therefore not perceived to be problematic, particularly as sightlines in this location are satisfactory and internal access to the site is proposed via the existing Fraser Road which connects back on to Crossman Road. Those lots proposed to front Crossman Road shall be accessed internally from off Fraser Road, controlled by a no vehicular access strip along Crossman Road and therefore avoiding any potential traffic conflict.



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#### **4.3 Greater Locality**

The subject land is only 3-4 kilometres from the commercial, educational and community facilities available in Boddington. The subject land therefore has ready access to all facilities and services available to the existing Boddington/Ranford community. For all other regional facilities such as a hospital, high school or tertiary education, future residents would have to travel further afield to Narrogin, Bunbury or Perth.

The recently revitalised Boddington Gold Mine, located approximately 10 kilometres away, is anticipated to provide additional employment opportunities for future residents however will not impact upon the subject land in terms of operation. Similarly, the subject land is not affected by any other mining or other operational buffers or Priority Resource Areas associated predominantly with bauxite and gold, unlike other portions of land abutting Boddington.



## 5.0 PLANNING FRAMEWORK

### 5.1 Local Planning Strategy

#### 5.1.1 Identified Land Use

Council has adopted a Local Planning Strategy (LPS), which includes the subject land in the Hotham Precinct 'Rural Residential' land use category where lot sizes may vary from 1ha to 4ha depending on water availability, similar to that either side of the subject property (refer to Appendix 4). In terms of rural living (rural residential), the Strategy aims:

- *To provide the opportunity for rural living development in areas identified as being suitable;*
- *To ensure rural living development is compatible with surrounding land use and does not result in the excision of productive agricultural land from production.*

The subject land has been identified for rural residential purposes and is not identified as prime agricultural land. As such, the subject land is considered ripe for rezoning as proposed and consistent with the findings and recommendations of the Strategy.

#### 5.1.2 Environmental Issues

In terms of environment and conservation, the LPS aims to ensure that the environmental and conservation features of the Shire are protected. In this regard, the subject land has not been identified as having any significant environmental issues, such as salinity or erosion, or within an environmentally sensitive area such as a EPA System 6 or Priority Public Drinking Water Source Area.

The protection of the Hotham River is to be assured through the appropriate siting of building envelopes outside the identified flood lines as shown on the Subdivision Guide Plan and discussed in more detail in the accompanying flood study report.



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In addition, the rezoning and associated Subdivision Guide Plan have nominated a significant amount of Public Open Space which creates the opportunity for further environmental protection and revegetation. Also, the developer has nominated a 10m wide landscape buffer strip to be planted with native species in an attempt to enhance the environmental and rural amenity features of the site as per the general environmental related aims of the LPS.

## **5.2 Town Planning Scheme Provisions**

### **5.2.1 Zoning**

The land is currently zoned 'Rural' under the Shire of Boddington Town Planning Scheme No.2, a zone which is primarily intended to preserve land for productive agricultural land use or basic raw material extraction. The subject land being relatively small in area, constrained by existing rural residential developments and located in close proximity to the existing townsite makes it less suitable for productive agriculture or intensive agriculture.

Instead, the proposed 'Rural Residential' zone is more suited to the location and size of these properties.

## **5.3 Other Statutory Requirements**

### **5.3.1 State Planning Policy 2.5**

The Western Australian Planning Commission State Planning Policy 2.5 – *Agricultural and Rural Land Use Policy* states that the Commission will only support subdivision for rural residential purposes where the land has been appropriately zoned within the town planning scheme and the provisions of DC Policy 3.4 can be complied with, both of which will be achieved upon finalisation of the Amendment and associated Development Plan.



### 5.3.2 Development Control Policy

The Western Australian Planning Commission Development Control Policy 3.4 – *Subdivision of Rural Land* states that there is a presumption against subdivision of rural land unless it is specifically provided for in a town planning scheme and an endorsed local rural/planning strategy. As Lots 1, 2 and 3 have all been identified in an endorsed Local Planning Strategy, upon finalisation of the proposed amendment documents, subdivision of the subject land may then be considered by the Commission as per their DC Policy.

The DC 3.4 Policy also provides for the subdivision of rural residential zoned land down to 1ha in area. The previous version of this policy required all lots less than 4ha in area to be connected to reticulated water, however the policy was updated in 2007 to delete this requirement given the area specified had no real logical connection to the ability to access or sustain a potable water supply. As such, there is now the opportunity to create 1ha lots without connection to reticulated water where such land is remote from the nearest connection.

Whilst it is acknowledged that Council is currently progressing a Local Planning Policy in contradiction to the WAPC Policy DC 3.4 as it relates to connection to reticulated water, the ability to connect the site to reticulated water or to provide an alternative water catchment to accommodate a minimum of 120,000 litres of storage capacity can be further refined at the subdivision stage given the time-lag between rezoning initiation and subdivision approval. The developer however is committed to continuing negotiations in this regard to ensure that Policy is satisfied and all lots are able to access an adequate water supply, as is notated also in the Scheme provisions.



DC Policy 3.7 *Fire Planning* intends to help ensure that land use and future development takes into account fire protection requirements and measures. As part of its implementation, Local Planning Strategies or Scheme Amendment documents such as this are to address fire protection issues. In this regard, the subject land is predominantly flat and cleared and therefore has a low risk of bushfire hazard. In addition, the site is well accessed via a loop road connector roads and separated from the rural hinterland to the north via a river, minor as it is. As provided for in the proposed Scheme provisions, a Fire Management Plan shall be prepared as a condition of subdivision approval, noting however that the proponent has recently been liaising with a bushfire consultant to progress this component prior to rezoning finalisation.

#### 5.3.3 Council Local Policies

In addition to State and Commission Policies, the Shire of Boddington also administers its own local planning policies forming part of the Policy Manual. These include but are not restricted to:

- Fire Protection Measures – Subdivisions; and,
- Standards for Subdivisional Development – rural.

The intention is for any future subdivision of the subject land to comply with these local policies. Bush fire management in particular can be addressed in more detail as a condition of future subdivision approval.

Further, Council is currently advertising draft Policy No.5 – Developer and Subdivider Contributions which upon finalization will provide the mechanism for requiring contributions from the developer towards infrastructure, services and facilities either in the form of land or monetary contributions. Such a policy will assist Council in ensuring that fair and equitable contributions towards such infrastructure, services and facilities can be assured as the result of subdivision of Lots 1, 2 and 3 Crossman Road, noting also that the developer is providing land for such purposes within the subdivision.



## 6.0 THE SUBDIVISION GUIDE PLAN

A copy of the proposed Subdivision Guide Plan is contained at Appendix 5. The purpose of its inclusion in the Amendment document is to help justify the proposed rezoning and to demonstrate that Lots 1, 2 and 3 can logically be subdivided into rural residential lots in a coordinated manner which integrates with adjoining land, some of which has already been approved and developed for rural residential purposes.

The intention is that, once adopted, the proposed Scheme Provisions will ensure that future subdivision of the subject land occurs generally in accordance with the Guide Plan.

### 6.1 Design Rationale

The proposed design over Lots 1, 2 and 3 utilises an existing subdivisional road (Fraser Road) bisecting the neighbouring rural residential land to the east in a manner consistent with a previous indicative guide plan prepared over the subject land connecting back onto Crossman Road. The design also respects the existence of the Hotham River foreshore reserve and the need for a minimum on-site effluent disposal system setback and building setback to avoid flooding or contamination of any kind (refer to Flood Study Report for further details).

The proposed lot and road layout is also intended to provide a appropriate density of development across the site, best utilising its accessibility to services and infrastructure, and in a manner that provides some lot variety and choice.

### 6.2 Land Use

The proposed land use is for rural residential properties with only limited opportunity for the keeping of animals with stocking rates guided by the proposed Scheme provisions in Appendix 6. The proposed land use is consistent with that identified in Council's Local Planning Strategy with the size partially guided by demand for smaller, more manageable and affordable lots, particularly given recent price increases, changes in demographics and increases in population associated with the operations of the Boddington Goldmine and future operations of Worsley.



In order to assist in providing some amenity and access to the Hotham River foreshore for both existing and future residents in the Shire of Boddington, a 6.2ha parcel of land for public open space (POS), plus a 1 ha community purpose site is proposed to be reserved under the Scheme and transferred free of cost to the Shire for the benefit of the wider community.

The siting of both reserves being on Crossman Road so as to benefit from passing traffic for visibility and viability reasons, being co-located so that any community uses that may eventuate can best utilise the adjoining POS area, it provides a continuous link back to the Hotham River foreshore and it is accessible being in the most western portion of the subject area (closest to Ranford townsite), and abuts three road reserves for best accessibility options.

### **6.3 Lot Sizes**

The Subdivision Guide Plan depicts lots ranging generally from 1ha to 2ha, having a minimum of 1ha in accordance with the WAPC DC Policy 3.4 and the recommendations of the Local Planning Strategy.

These proposed lots are also generally consistent with other similar rural residential lots in the general locality and of the nearby 'RR1' code shown over other 'Rural Residential' zoned lots further westwards along Crossman Road surrounding the Ranford townsite. The 1ha lots also assist in providing a transition between Ranford and the rural hinterland, also being a transition to the 2-4ha lots within what was previously Lot 4 Crossman Road.

### **6.4 Building Envelopes**

2,000m<sup>2</sup> building envelopes have been designated on each lot to help guide the appropriate siting of future dwellings and associated outbuildings and effluent disposal systems. These envelopes are designed to assist in vegetation retention, with consideration also given to distances from the Hotham River, are appropriately located outside of the flood fringe area, and setback from lot boundaries in accordance with previous Council discussions.





## 6.5 Access

It is proposed to utilise the existing constructed Fraser Road as the entry road into the site from the east, effectively forming a loop through the site back to Crossman Road and providing a continuation and transition to land uses on neighbouring land.

Within the site, a series of 20m subdivisional roads are designed predominantly in an east-west or north-south manner to create a logical layout which is also robust enough to accommodate further re-subdivision in the longer term future should the nature of demand and services in Boddington change over time.

Access onto Crossman Road has been nominated in two positions, adequately spaced to ensure safe access and egress and avoiding any bends or crests to maximise sightlines. Two access points help to address fire management and permeability as opposed to relying on the one main exit point out of the estate. Further detailed traffic considerations, or possibly a review of signage and speed limits approaching the site can be outlined in more detailed at the subdivision stage to ensure appropriate conditions or upgrades are imposed.

Access directly onto Crossman Road from individual lots is not proposed, rather, dwellings will be encouraged to front both Crossman Road and the internal new subdivisional road (through use of design guidelines or alternative control as Council requires). A 'no vehicular access strip' along Crossman Road is depicted on the Subdivision Guide Plan to indicate the access intention for these lots.

This stretch of Crossman Road is considered safe for such access, particularly given the existing sightlines and existing density of development and associated access points in the locality.

The design does not propose to utilise a road reserve shown on the existing Town Planning Scheme map immediately adjoining the western boundary of the subject land as the reservation is not within the subject land and no agreement has been made with adjoining landowners to construct a road within their property nor is there any known intention for this road to ever proceed. However, should this road ever be constructed, the proposed zoning and Guide Plan would not be detrimentally impacted upon and the spacing of road access onto Crossman Road is sufficient to maintain safe traffic movement, this existing road reserve might also well service the proposed public open space and foreshore area.



All 20m wide subdivisional roads and their associated intersections will be designed and constructed to Council standards in accordance with Council policy.

#### **6.6 Servicing**

The subject land is readily serviced by power and telecommunications via Crossman Road and the existing capacity in the area.

Reticulated sewer is not available, instead it is proposed that each dwelling would utilise an on-site effluent disposal system to the Department of Health and Council standards as per the proposed Scheme provision requirements to be inserted at Appendix 6 of the Scheme. An additional Scheme provision reiterating minimum lot size and water requirements is also proposed for inclusion in the Scheme to ensure Council's Scheme, Strategy, Draft Policy and standards are achieved and State Planning Policy is satisfied.

#### **6.7 Flooding and River Protection**

JDA consultants were engaged to undertake a comprehensive survey of the Hotham River to determine a floodway and flood fringe line within which development would be prohibited. The investigations and recommendations are contained at Appendix 4 with the ultimate line reflected on the Subdivision Guide Plan and building envelopes appropriately sited outside. The reporting and flood line have been agreed to by officers of the Department of Water, as such, the proposed design is considered satisfactory for ensuring the protection of the river environs, water quality and the protection of future homes in the event of a 1 in 100 year flood event.

#### **6.8 Amenity**

The Scheme Amendment proposes to insert a new provision in the Scheme Appendix 6 to refer to building materials and fencing in order to ensure a quality development results. The retention of existing trees where possible shall also aid in maintaining the rural character of the locality as shall the inclusion of a 10m wide landscape buffer strip along Crossman Road and an area for Public Open Space at the entry to the estate and visible from Crossman Road.



The developers intentions are to prepare Design Guidelines to issue to potential purchasers, landowners and builders in an attempt to create a higher quality rural style estate in recognition of the sites proximity to what is a secondary gateway to Boddington. The Guidelines shall also address the need to ensure those lots fronting Crossman Road and the new internal road present well to both roads, acknowledging however that the landscape buffer strip shall assist shielding the rear of these properties.

#### **6.9 Integration with Surrounding Land**

As mentioned previously, the proposed road network and road width connecting to the land immediately to the east reflects that which already exists at Fraser Road, and proposed lots are not too dissimilar from that in the existing rural residential development over land to the immediate east.

The proposed road also provides an appropriate connection towards Ranford and Boddington with lot sizes consistent with that already existing around the Ranford townsite.

Integration with land further to the north is not proposed given that it has not been identified for future rural residential purposes in the Local Planning Strategy and is physically separated from the subject land by the Hotham River and is anticipated to remain for agricultural use.

The inclusion of an area of 'Parks and Recreation Reserve' and a 'Public Purposes Reserve' at the entry to the estate is an attempt to provide a community asset in recognition of the proximity of the site to Ranford and the Hotham River and to integrate the subject land with the existing community and townsites in the west.



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## 7.0 CONCLUSION

This report, the Scheme Amendment map and the accompanying Subdivision Guide Plan outlines our clients intention to rezone Lots 1, 2 and 3 Crossman Road from 'Rural' to 'Rural Residential', 'Parks and Recreation Reserve' and 'Public Purposes Reserve' as depicted on the Scheme Map in a manner consistent with the Shire of Boddington's endorsed Local Planning Strategy. The proposed new zone satisfies Council's Scheme and Strategy objectives, particularly given the proposed insertion of new provisions in the Scheme Appendix 6.

The supporting Subdivision Guide Plan has been based on sustainable and contemporary planning principles with an emphasis on creating the opportunity for satisfying the demand for manageably sized rural residential lots in a location that has ready access to all normal urban services and facilities in the nearby Boddington townsite. The proposal represents a continuation of the pattern of rural residential uses already existing in the locality along Crossman Road and at a proposed density consistent with State Planning Policy minimum lot size requirements.

The subject land represents a distinct planning parcel capable of supporting an increase in development density with restrictions in place which will ultimately better achieve the aim of preserving the values and amenity of the site than might otherwise have been achieved under the current more general rural zoning.

In light of the above, Scheme Amendment No.16 as submitted would represent a logical extension to an existing rural residential estate, acknowledging that the site has already been identified in a well researched Strategy as being suitable for rural residential development. The Subdivision Guide Plan attached to the Amendment report best outlines how this rural residential development may ultimately be achieved.



## **8.2 ENGINEER:**

Nil

## **8.3 SPECIAL PROJECTS MANAGER:**

### **8.3.1 Development Stage 3 Light Industrial Area – Engineering Services**

Location:	Lot 102 Assay Terrace Boddington
File Ref. No:	ASS102
Disclosure of Interest:	Nil
Date:	17 November 2008
Author:	Peter Bradbrook
Attachment:	Proposal to Provide Engineering Services

#### **Summary**

**Council is being requested to endorse a proposal from Porter Consulting Engineers to provide a Civil Design for, and to Contract Administer, the development of Stage 3 of the Light Industrial Area at a cost of \$34,000 plus GST.**

#### **Background**

The Peel Development Commission has confirmed that Council's business case for \$1.2 million to develop Stage 3 of the Light Industrial Area has been approved by the Department of Treasury and Finance. Council will recall having received a further \$200,000 towards the provision of Headworks, making the total budget \$1.4 million.

It should be noted that any cost escalation associated with the project is required to be funded by the Shire of Boddington or, alternatively, by refining the project scope to remain within the budget. Additionally, the support is also conditional on the sale of the new industrial lots with all funds pertaining to the development being transferred back to the Consolidated Account as previously agreed.

The project will result in five lots, ranging in size from 1,950m<sup>2</sup> to 2,366m<sup>2</sup>, being available for sale to prospective buyers. The estimated sale price ranges from \$150,000 to \$275,000. The site reserved for Council's new Works Depot will also be developed with the allocations provided.

It is considered that the engagement of a professional(s) with the knowledge, skill and ability to undertake the design, documentation and construction management of the project is essential to ensure the desired outcome is achieved.

Porter Consulting Engineers, who have been working on developing a local subdivision, were approached to provide a quotation and their proposal is attached. It is considered that the \$34,000 quoted in the Fee Schedule is more than reasonable for the work involved.

#### **Comment**

A development of this magnitude and intricacy requires an experienced professional to design and project manage its progress. We have already struck a snag dealing with Western Power over connecting power to the site and Porter Consulting Engineers would be able to sort this out. Porter Consulting Engineers have impressed with their professionalism and thoroughness.

The Scope of Services to be provided by Porter Consulting Engineers is quite extensive and is shown on page 1 of the Fee Schedule accompanying the proposal. Not only does it include preparing the design and documentation upgrade to road and drainage, but it also covers earthworks, water reticulation and utility services and the preparation of the necessary tender documents on Council's behalf. It is believed the project will proceed much faster with their expertise involved. It is also a significant advantage in that the firm is already working within the district.

Strategic Implications – Nil

Statutory Environment - Nil

Policy Implications - Nil

Financial Implications

Provided the development costs no more than \$1.4 million there will be no imposition on Council funds. It is difficult to see it costing more than the budgeted amount, but it is possible even though highly unlikely.

Economic Implications

Boddington needs some Industrial Land to cope with the expansion resulting from the Gold Mine and Bauxite Mine operations. It is imperative that the industrial land is developed without further delay.

Social Implications - Nil

Environmental Considerations

Installing appropriate drainage is important. The need to reduce scouring is evident. Minimal vegetation exists on the site. Conditions should be placed on the lots prior to being offered for sale to the public. These should prohibit any further excavation within the estate, other than levelling the site for building purposes.

Consultation – Brad Harris, Porter Consulting Engineers & Chief Executive Officer

Options

1. Advertise statewide for further quotations to provide the Civil Design and undertake Contract Management;
2. Project Manage the entire project internally;
3. Endorse the appointment of Porter Consulting Engineers.

Voting Requirements -Simple Majority

OFFICER RECOMMENDATION – ITEM 8.3.1
-------------------------------------

**Council Resolution                      293/08                      Moved      Cr   Flaherty**

**That Council accepts the quotation of \$34,000 (GST exclusive) from Porter Consulting Engineers to provide professional design services and contract administration to develop Stage 3 of the Boddington Light Industrial Area situated at Lot 102 Assay Terrace Boddington, in accordance with their proposal dated 4<sup>th</sup> November 2008.**

**Seconded                                      Cr Hoek                      Carried      6/0**

**Ms Martin left Council Chambers at 5:45pm.**

**Cr Patten returned to Council Chambers at 5:46pm.**

**Ms Martin returned to Council Chambers at 5:46pm.**



Our Ref: BHDJC/S131A.08

4 November 2008

Shire of Boddington  
PO Box 4  
Boddington WA 6390

**Attention: Mr Peter Bradbrook**

Dear Peter

**SHIRE OF  
BODDINGTON  
RECEIVED**

06 NOV 2008

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File No 102-17/11/08

Date 17/11/08

Initial

**RE: LOTS 102, 19 ASSAY TERRACE, BODDINGTON - STAGE 3 -  
ENGINEERING SERVICES**

**Porter**  
Consulting Engineers

Level 2 Kesham Court  
55 Kesham Road  
Mount Pleasant WA 6153

PO Box 1030  
Canning Bridge WA 6103

Tel: (08) 9315 9955  
Fax: (08) 9315 9956  
Email: office@portering.com.au  
www.portering.com.au

Further to your correspondence dated 28 October 2008, we are pleased to have the opportunity of working with you and present our revised proposal for your consideration, with fixed fee for the whole project.

We have the knowledge, skill and ability to undertake the design, documentation and construction management for Stage 3 of the industrial estate.

We can provide:

- A quality service.
- Experienced personnel to undertake the project.
- A proactive involvement with your staff.
- Economical fees for a professional service.

#### Scope of Work

On the attached schedule we outline our fee, scope of services and conditions of contract. The fee is based on the plans provided and discussions held between us.

#### Personnel

Porter Consulting Engineers personnel who would be engaged on this project are briefly described below. They have been selected to provide the necessary qualifications to complete the project.

They are supported by computer aided design and drawing systems that are compatible with industry standards. Documents can be received or dispatched in either paper or electronic format.

*David Porter* Director

David has over 30 years experience in civil, traffic and municipal engineering, both in local government and private practice and will provide input into the design process and undertake a review role to the project.

*Brad Harris* Manager Projects

Tusno Pty Ltd ACN 070 007 148 is trustee for the Consulting Engineering Unit Trust trading as Porter Consulting Engineers ABN 78 636 386 385



Brad is a professional Engineer with experience in local government, urban infrastructure, land development and traffic engineering.

*Shane Highman Manager Design*

Shane is a qualified Engineer with experience in infrastructure and subdivision design in cadd.

*Melissa Viney Civil Designer*

Melissa is a qualified cartographer and drafter, experienced in cadd work and cartography.

*Deane Forder Civil Designer*

Deane is a qualified civil designer with experience in local government works.

*Melissa Bailey Civil Drafter*

Melissa is a qualified drafter with experience in cadd work.

### **Organisation**

Porter Consulting Engineers is a hands-on professional practice with flexibility to change to market demand or Client requirements.

We encourage a partnering approach with the Client to achieve a timely and quality assured outcome.

Our professional engineering and management expertise is backed-up by a network of experienced contract personnel and complementary professional sub-consultants.

Porter Consulting Engineers carries appropriate professional indemnity, public liability and workers compensation insurance.

### **Relevant Experience**

Projects in which the nominated personnel have recently been involved include:

#### *Industrial Subdivisions*

- |                   |           |
|-------------------|-----------|
| • Naval Base      | • Kwinana |
| • East Rockingham |           |

#### *Rural subdivisions in:*

- |              |                  |
|--------------|------------------|
| • Albany     | • Pinjarra       |
| • Broome     | • Waroona        |
| • Hopetoun   | • Yarloop        |
| • Williams   | • Harvey         |
| • Mukinbudin | • Collie         |
| • Chittering | • Margaret River |
| • Gingin     | • Manjimup       |

These projects included liaison with Authorities, the application of the latest industry standards and administration of contracts.

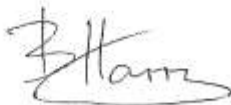
**Quality Assurance**

Porter Consulting Engineers has prepared a Quality Assurance System to AS/ISO 9001. The system is operational and under internal review.

We are able to commence work on the project immediately upon receipt of your formal acceptance.

Thank you for your interest. We look forward to your favourable response.

Yours faithfully



BRAD HARRIS  
MANAGER PROJECTS

## **FEE SCHEDULE**

**PROJECT**     Assay Terrace - Stage 3 Industrial Subdivision.

**CLIENT**       Shire of Boddington.

**DATE**           4 November 2008.

**PROFESSIONAL FEES**

Civil Design:         \$34,000

The fee excludes GST and is fixed for three months.

**SCOPE OF SERVICES TO BE PROVIDED**

*Design Services*

1.     Inspect site and obtain services information. Liaise with Surveyor, Client and service authorities over service infrastructure.
2.     Investigate, design and document upgrade to road and drainage to the existing Assay Terrace section.
3.     Investigate drainage requirements for the area and prepare brief drainage strategy for the site.
4.     Investigate, design, document and obtain approvals of authorities concerned, for earthworks, roads, drainage, water reticulation and utility services to the new industrial lots. Make necessary arrangements where other authorities are to provide installations and obtain approvals.
5.     Request revised design and quotation for the underground power and street lighting requirements.
6.     Prepare tender documents for the public tender process.
7.     Provide tender report and recommendation.
8.     Arrange Water Corporation Agreement.

*Contract Administration*

9.     Arrange contract documentation with successful Tenderer and execution of documents.
10.    Arrange start up meetings with Council, Water Corporation and Western Power.
11.    Contract administration and surveillance checks including site meetings with progress reports to the Client and key stakeholders.
12.    Liaise with the surveyor, contractors, local authority and service authorities as required during construction phase and to ensure work co-ordination on the site.
13.    Liaise with local authority and servicing authorities to ensure that the clearances are obtained as per the development timetable.

**EXCLUSIONS**

1. Ten sets of documents are allowed for. Additional will be charged for at cost.
2. Protracted negotiation with Authorities and adjoining landowners.
3. Statutory fees and charges.
4. Environmental and Geotechnical investigation.
5. Survey works.
6. Tender advertising costs.
7. Bonding agreements with authorities.
8. Contract dispute resolution.
9. Liaison with financial institutions (time based fee).
10. Detailed Urban Water Management Plan.

**INFORMATION TO BE PROVIDED BY THE CLIENT**

1. Feature survey of the site and surrounding areas in digital dxf format.
2. Precalculated plan of subdivision.
3. Western Australian Planning Commission conditions of approval (provided).
4. Geotechnical and Environmental reports as required by Authorities.

**CONDITIONS OF ENGAGEMENT**

ACEA conditions as appended.

**DISBURSEMENTS**

All costs are GST exclusive:

- |    |   |                       |              |
|----|---|-----------------------|--------------|
| 1. | Additional documents:                         | A1 plans:             | \$ 3.50 each |
|    |   | Report/Specification: | \$40.00 each |
|    |   | CD:                   | \$20.00 each |
| 2. | Rates for additional work:                    | Director/Engineer     | \$250/hr     |
|    |   | Senior Engineer       | \$195/hr     |
|    |   | Engineer              | \$180/hr     |
|    |   | Designer              | \$105/hr     |
|    |   | Cad Drafter           | \$ 95/hr     |
| 3. | Courier charges when initiated by the Client. |                       |              |

**CLAIMING OF FEES**

Fees billed on a monthly basis depending on work completed. Final payment due before lodgement of 'as constructed' documents.

Payment due within 14 days of invoice.

### 8.3.2 Sewer Extension – Bannister Road

Location:	Medical Centre to Shire Administration Centre via Bannister Road
File Ref. No:	137620
Disclosure of Interest:	Nil
Date:	17 November 2008
Author:	Peter Bradbrook
Attachment	Proposal Re: Sewer Extension

#### Summary

**Council is requested to approve the engagement of Porter Consulting Engineers to prepare a design for a sewer extension from the Medical Centre to the Shire Administration Centre for \$7,600, plus GST.**

#### Background

To enable Council to dispose of the existing Medical Centre and allow the proceeds, when and if required, to be contributed towards the proposed new Medical Centre it is necessary to subdivide Central Park into three lots :

Medical Centre;

Independent Care Units; and

Central Park.

The subdivision process is underway and advice has been received from the surveyor that Council will need to provide sewerage connections before the Planning Commission will approve the subdivision. Council could decide not to sell the Medical Centre and to raise a loan – or use rate revenue – as a contribution towards the new Centre when the time arises, however having the subdivision completed will allow Council the option.

It could be that the existing Centre becomes the Childcare Centre or, perhaps, a new Youth Centre if the Federal Government doesn't allocate an Early Learning & Care Centre for Boddington, or there are insufficient funds to construct a new Youth Centre. The subdivision would not prevent either of these actions.

#### Comment

Porter Consulting Engineers was approached to provide a quote to provide a design, prepare documentation and invite quotations to install a sewer extension from the Medical Centre to the Council Administration Centre.

Currently, the sewer line runs to the northern corner of the Medical Centre and the Independent Care Units are connected by some domestic line running beneath the verandah of the Medical Centre. This cannot continue.

As the Public Toilets and Shire Administration Centre are not connected to sewerage it seemed appropriate to request that the extension be continued through to these lots. These are the only lots between the former butcher's shop and the Medical Centre not connected.

### Strategic Implications

It is mandatory that Council extends the sewer to the southern boundary of the Medical Centre and through Central Park to service the Independent Care Units. The subdivision will not be approved unless this is implemented.

Statutory Environment - Nil

Policy Implications - Nil

### Financial Implications

The initial cost is \$7,600. We will not know the cost of actually installing the sewer extension until quotations are called, however the surveyor indicated between \$30,000 and \$40,000 to allow the subdivision to proceed, which excludes extending the system to the Public Toilets and Administration Centre.

### Economic Implications

The proceeds from sale of the Medical Centre have been committed to the new Centre. Without a significant contribution from Council the new Medical Centre may not proceed.

### Social Implications

The new Medical Centre will be a wonderful facility for the local community. It will also entice a second doctor and other part time service providers to Boddington. Subdividing the existing Medical Centre from Central Park will enable the Centre to be sold and the funds contributed to the new building.

### Environmental Considerations

Connecting to deep sewerage is a better option than continuing with septic tanks and should be pursued if possible. It would seem to have less effect on the environment than septic disposal.

### Consultation

Brad Harris, Porter Consulting Engineers.

### Options

1. Obtain further quotations;
2. Restrict the extension to the Central Park subdivision only.
3. Not proceed with the subdivision.
4. Accept the quotation from Porter Consulting Engineers.

Voting Requirements - Absolute Majority

OFFICER RECOMMENDATION – ITEM 8.3.2
-------------------------------------

**Council Resolution                      294/08                      Moved      Cr Flaherty**

**That Council engages Porter Consulting Engineers to prepare sewer extension design and documentation and call quotations to install deep sewerage from the Medical Centre (Lots 250-252) to the Council Administration Centre (Lots 9-10) for \$7,600 plus GST.**

**Seconded                                      Cr Hoek                      Carried      7/0**



Our Ref: BIH/DJC/S156.08

4 November 2008

Peter Bradbrook  
Shire of Boddington  
PO Box 4  
BODDINGTON WA 6390

SHIRE OF  
BODDINGTON  
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**Porter**  
Consulting Engineers

Level 2 Hotham Court  
58 Hotham Road  
Mount Pleasant WA 6153  
PO Box 1030  
Canning Bridge WA 6153

Tel: 08 9015 9055  
Fax: 08 9015 9058  
Email: info@portering.com.au  
www.portering.com.au

Dear Peter

**RE: SEWER EXTENSION - BANNISTER RD & HOTHAM AVE, BODDINGTON (WAPC 137620)**

We are pleased to have the opportunity of working with you and present our proposal for your consideration.

We have the experience and ability to undertake the project and complete it within an agreed timeframe.

Scope of Services to Be Provided

1. Obtain sewer information from the Water Corporation
2. Confirm sewer options and catchment planning with the Water Corporation.
3. Design, document and obtain approvals for the sewer servicing for proposed Lots 250-252 and Lots 9-11 Bannister Road.
4. Prepare specification and contract documents.
5. Call Quotations for works.
6. Appointment as Superintendent for construction works.
7. Contract administer works and co-ordination of as constructed details.

- Exclusions:
1. All statutory fees and charges.
  2. Contractual disputes.
  3. Bonding agreements or funding contribution negotiation with Water Corporation.
  4. Survey

Information to Be Provided by the Client:

1. Feature survey in AutoCAD format (this can be arranged if required).

Conditions of Engagement: ACEA conditions as appended.

Professional Fees: \$7,600 excluding GST and fixed for three months.

Disbursements - (For additional works requested outside of scope) (All costs are GST exclusive)

A1 plans:	\$ 3.50 each	Senior Engineer	\$195/hr
Report/Specification:	\$40.00 each	Engineer	\$180/hr
CD:	\$20.00 each	Designer	\$105/hr
Director/Engineer	\$250/hr	Cad Drafter	\$ 95/hr

Courier charges when initiated by the Client

Claiming of Fees: Fees billed on a monthly basis depending on work completed. Final payment due before lodgement of 'as constructed' documents. Payment due within 14 days of invoice.

Yours faithfully

*Brad Harris*

BRAD HARRIS  
MANAGER PROJECTS

Please post/fax this page to Porter Consulting Engineers.

The scope of services and contractual conditions as outlined in the proposal above are acceptable. Porter Consulting Engineers is authorized to proceed.

DATE: \_\_\_\_\_ COMPANY \*: \_\_\_\_\_

ABN NUMBER : \_\_\_\_\_

NAME\*: \_\_\_\_\_

SIGNATURE\*: \_\_\_\_\_

\*Company name for invoice purposes.

\*Person with authority to commission.

Turno Pty Ltd ACN 070 087 148 as trustee for the Consulting Engineering Unit Trust trading as Porter Consulting Engineers ABN 78 636 338 985



## ACEA Short Form Contract

Issue 2 March 2006

AGREEMENT  
FOR THE PROVISION OF  
CONSULTING SERVICESBETWEEN **Porter Consulting Engineers**

(the "Consultant")

AND

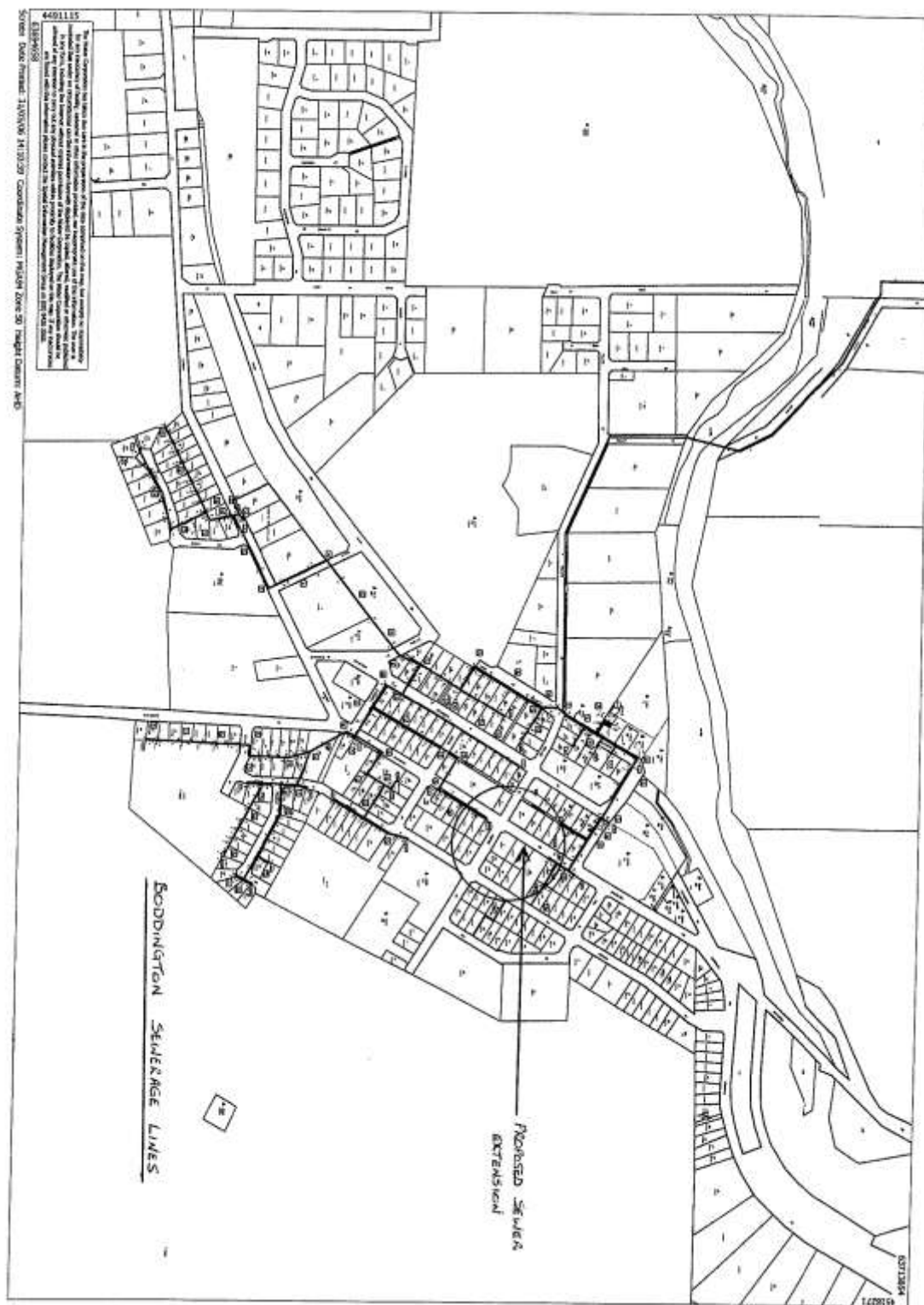
(the "Client")

1. The Consultant shall provide to the Client the consulting services described in the accompanying letter together with such other services as may be agreed from time to time (the "Services").
2. The Consultant shall provide the Services with such skill, care and diligence as is generally exercised by competent members of the consulting profession performing services of a similar nature, at the time the Services are provided.
3. The Services will be performed at either or both the site of the project (the "Site") or at other places reasonably required by the Client. Where the locations of the Consultant's work are not under the Consultant's control (including the Site), the Client must provide reasonable access to allow the Consultant to fulfil its obligations (including to provide the Services).
4. The Client shall, at its own cost, as soon as practicable make available to the Consultant all information, documents and other particulars relating to the Client's requirement for the project as is necessary for the Consultant to carry out the services as expressly set out in this Agreement (the "Requirements"). The Consultant is entitled to rely on such information, documents and other particulars as are provided by the Client pursuant to or in connection with this Agreement.
5. The Client shall pay to the Consultant:
  - (a) the Fee and the Reimbursable Expenses as set out in the accompanying letter together with such other amounts in respect of other services agreed to be provided;
  - (b) reasonable adjustments to the Fee and the Reimbursable Expenses to reflect the additional costs, expenses, liabilities, losses or other amounts incurred or suffered by the Consultant in the performance of the Services and arising out of or in connection with any event or matter beyond the Consultant's control; and
  - (c) to the extent that amounts payable under this Agreement are not expressed to be GST inclusive, an additional amount for the GST incurred by the Consultant in relation to the supply of the Services ("GST").
6. The Consultant may claim payment in accordance with the times set out in the accompanying letter or, if no time is set out, monthly in arrears. The Client must pay to the Consultant, without set-off or deduction:
  - (a) the amount payable under this Agreement for the Services provided during the relevant period, within 30 days of the Consultant's invoice; and
  - (b) the GST payable under this Agreement for the Services provided during the relevant period, within 7 days of receiving a valid tax invoice.
7. If the Client does not pay the Consultant in accordance with this Agreement then, without prejudice to any other rights or remedies the Consultant Engineer may have, interest will be payable from the date of invoice until payment at a rate per annum equal to the Unsecured Personal Overdraft Rate as most recently published by the Australian Financial Review, plus 1% per annum.
8. To the maximum extent permitted by law:
  - (a) subject to paragraphs (b), (c) and (d) below, the Consultant's liability to the Client arising out of or in connection with this Agreement (including the performance or non-performance of the Services), whether under the law of contract, in tort, in equity, under statute or otherwise, shall be limited in aggregate to the amount specified in the accompanying letter or \$300,000, if no amount is stated in the letter;
  - (b) the Consultant is not liable to the Client in respect of any indirect, consequential or special losses (including loss of profit, loss of business opportunity and payment of liquidated sums or damages under any other agreements);
  - (c) the Consultant shall be deemed to have been discharged from all liability in respect of the Services whether under contract, in tort, in equity, under statute or otherwise, at the expiration of the period specified in the accompanying letter, or if no date is specified, on the expiration of 3 years from the completion of the Services;
  - (d) if, and to the extent that, any of this clause is void as a result of section 68 of the Trade Practices Act 1974 (Cth), then the Consultant's liability for a breach of a condition or warranty is limited to:
    - (i) the supplying of the relevant Services again; or
    - (ii) the payment of the cost of having the Services supplied again.
9. Subject to the Client complying with its obligations under the Agreement, the Consultant grants to the Client a non-exclusive, royalty-free and irrevocable licence to use (and allow others to use) any intellectual property (including all drawings, reports, specifications, bills of quantity, calculations and other documents, including "works" as defined in the Copyright Act 1968 (Cth)) created or produced by the Consultant arising out of provision of the Services ("IP Rights") for the purposes of completing the Project. As between the Client and the Consultant, the ownership of the IP Rights vests in the Consultant.
10. Neither the client nor the Consultant shall disclose to third parties or use for any purpose (other than providing or benefiting from the Services) any information provided by the other unless:
  - (a) required by law;
  - (b) the information is already generally known to the public; or
  - (c) the other consents to the disclosure.
 All documentation and materials containing confidential information provided by one party to the other shall be returned upon request.
11. Any dispute or difference ("Dispute") between the Client and the Consultant may be notified by a party to the other party and the parties shall:
  - (a) firstly meet to negotiate, in good faith, resolution of the Dispute; and
  - (b) secondly, if negotiation fails to achieve a resolution of the Dispute within 5 working days of the notification of the Dispute, attend mediation, administered in accordance with procedures as set out by the Institute of Arbitrators and Mediators Australia,
 provided that this provision shall not prevent the Consultant from instituting legal action at any time to recover moneys owing by the Client to the Consultant.
12. The Client may, without prejudice to any other rights or remedies it may have, by written notice served on the Consultant terminate its obligations under this Agreement:
  - (a) if the Consultant is in breach of the terms of the Agreement and the breach has not been remedied within 28 days of a written notice served by the Client on the Consultant specifying the breach and requiring the breach to be remedied; or
  - (b) upon the Client giving the Consultant 60 days' written notice of its intention to do so; or
  - (c) if the Consultant informs the Client that it is insolvent, becomes bankrupt, or becomes subject to any official management, receivership, liquidation, provisional liquidation, voluntary administration, winding up or external administration ("Insolvency Event").
13. The Consultant may, without prejudice to any other rights or remedies it may have, by notice in writing served on the Client suspend its obligations under this Agreement:
  - (a) immediately by written notice if the Client has failed to pay in accordance with this Agreement; or
  - (b) if the Client is in breach of any of the other terms of the Agreement and the breach has not been remedied within 10 working days (or longer as the Consultant may allow) of a written notice served by the Consultant on the Client specifying the breach and requiring the breach to be remedied.
14. The Consultant may, without prejudice to any other rights or remedies it may have, terminate its obligations under this Agreement:
  - (a) if the breach referred to in clause 13(a) has not been remedied within 5 days of a written notice served by the Consultant on the Client specifying the breach and requiring the breach to be remedied; or
  - (b) if the Client is in breach of any of the other terms of the Agreement and the breach has not been remedied within 28 days of a written notice served by the Consultant on the Client specifying the breach and requiring the breach to be remedied; or
  - (c) upon the Consultant giving the Client 60 days' written notice of its intention to do so; or
  - (d) if an Insolvency Event occurs in relation to the Client.
15. If the Consultant considers it appropriate to do so, it may, with the Client's prior approval, which shall not be unreasonably withheld or delayed, engage other consultants to assist the Consultant in specialist areas. The other consultant shall be engaged at the Client's risk, cost and expense, and on its behalf.
16. Neither party may assign, transfer or sublet any obligations under this Agreement without the written consent of the other. Unless stated in writing to the contrary, no assignment, transfer or subletting shall release the assignor from any obligation under this agreement.
17. In the interpretation of this Agreement, no rule of construction applies to the disadvantage of one party on the basis that it put forward this Agreement or any part of it.

SIGNED by the parties on

CLIENT

CONSULTANT



### 8.3.3 Regional Bicycle Network Local Government Grant Program 2009/10

File Ref. No: 12.4.1  
Disclosure of Interest: Nil  
Date: 18 November 2008  
Author: Peter Bradbrook  
Attachments: Local Bicycle Plan & List of Shared Use Pathways to be Constructed

#### Summary

**Council is invited to submit an application for a grant from the Regional Bicycle Network (RBN) 2009/2010 Grant Program, formerly known as Country Pathways. A revised Local Bike Plan with priorities is presented for consideration. Applications close on Friday 30 January 2009.**

#### Background

Council is eligible to apply for up to \$50,000 from the RBN Grant Program to undertake pathway work under the following categories:

Category 1:	Bicycle Lanes
Category 2:	Local Bike Plans
Category 3:	Signage
Category 4:	End of Trip Facilities
Category 5:	New Shared Paths
Category 6:	Path Upgrades
Category 7:	Promotional

Council's primary focus over the past few years has been to expand the town's shared use path network by constructing two metre wide 100mm thick concrete pathways. This approach is covered by Category 5.

Path Upgrades under Category 6 are referred to as follows:

*"Many paths in regional areas are not compliant with shared path standards (i.e. minimum two metres width with appropriate clearances). There are also many paths that are not wide enough to effectively carry the high volumes (and mix) of path users. Some of these paths need to be three metres or more in width.*

*Path upgrades are particularly necessary at locations where the interaction between pedestrians and cyclists is a safety concern or where it is safer for cyclists to be on a path rather than a road.*

*General path maintenance or path replacement works are not eligible for funding, unless the width is actually increasing or the stand improved (eg red asphalt instead of slabs, path widths increasing from 1.5m to 2.0m or more)"*

The proposed Local Bike Plan for the period 2008-2010 accompanies the agenda and is submitted for adoption. It has been the usual practice for Council to reconsider the plan each year, thus taking into account changing circumstances on an annual basis.

Council will note there are some sections of footpath that may qualify under Category 6 although they are less than 1.5m wide. They are shown green on the attached Plan. These pathways have not been recommended for widening at this stage, believing that it may be better to construct paths where there are none at all before widening the narrow footpaths.

Council does have to match the funds received from the RBN program.

#### Comment

A list of pathways, for both construction and widening, accompanies the Local Bike Plan. Council can prioritise them at the meeting; however it is thought the first four on the list may be more important at this time:

1. Pollard Street – from Bannister Road to Hakea Road – south side

At present children travelling to school from east of the townsite can walk/ride along the south side of Forrest St until Bannister Road; they are then required to cross the road to the north side of Pollard Street and then cross back again between the right-of-way and the swimming pool. Constructing a new shared pathway between Bannister Road and Hakea Road will eliminate two crossings and make access to the school much safer for students.

2. Bannister Road – from the GULL Service Station to Farmers Avenue – west side

Residents continue to walk along Farmers Avenue to access Bannister Road. This short gravel section of footpath fronts four residences and will complete the link from Adam Street to Bannister Road, provided the next recommendation is endorsed. This section of the main street needs attention but the application was rejected in 2008/2009.

3. Farmers Avenue – from Bannister Road to Johnstone Street – north side

Farmers Avenue is the main route to the Light Industrial Area. It carries between 1200 and 1500 vehicles per day. Pedestrians still walk along this section of road to reach the main street, even though there is an alternative route i.e. via Johnstone Street and George Street. With drainage on both sides of the road the pedestrians use the gravel shoulders; however road trains and heavy machinery present a danger. This project was also rejected in 2008/2009.

4. Club Drive – from Pollard Street to the pathway running from Illyarrie Crescent to the Boddington District High School – east side

The pathway from Illyarrie Cres to the school encourages children and adults to travel through the school premises to access the Pollard Street pathway. By constructing this particular section of pathway it is more likely that pedestrians/cyclists will by-pass the school. The road is also quite busy with school traffic, sporting activities and the Community Club all located along this thoroughfare.

As the correspondence from the Department has only recently been received there has been insufficient time to provide the costings prior to the Council meeting.

Council's Works Supervisor has been requested to cost each of the above four projects, whilst at the same time providing the number of intersections where pram/wheelchair ramps need to be installed with an estimate of the cost. Council's Principal Environmental Health Officer believes this work should be undertaken, although the work doesn't appear to come under one of the categories mentioned and may need to be undertaken using Council funds.

The Works Supervisor has also been requested to conduct traffic counts for the four roads if recent figures are unavailable.

#### Strategic Implications

Council needs to endorse the Local Bike Plan before an application will be given consideration by the assessors. Although it is taking longer than preferred there has been considerable progress with providing shared use paths throughout the town and each year these are extended, thus reducing the need for pedestrians and cyclists to compete with motorised traffic.

Statutory Environment - Nil

Policy Implications - Nil

#### Financial Implications

Council will need to match any contribution received from the RBN program. The amount required would be included Council's 2009-2010 budget. The maximum allocation is \$50,000.

Economic Implications - Nil

#### Social Implications

Extending the shared pathway network further will encourage pedestrians and cyclists to exercise more because of the alternative routes that will be available. Each of the projects mentioned under Comment will significantly improve safety for pedestrians and cyclists.

Environmental Considerations - Nil

Consultation – Nil

#### Options

1. Endorse, reject or amend the Local Bike Plan as presented.
2. Accept the four projects mentioned under Comment or reduce, delete or substitute other sections of pathways for construction.
3. Determine the priority for each project submitted for funding in 2009-2010, or leave in the order mentioned under Comment.

Voting Requirements - Simple Majority

OFFICER RECOMMENDATION – ITEM 8.3.3
-------------------------------------

**Council Resolution                      295/08                      Moved      Cr    Hoek**

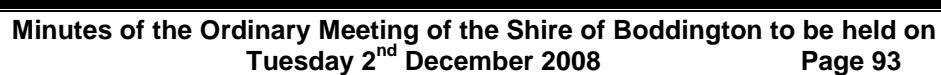
**That Council:**

- 1.      adopts the Local Bike Plan for 2008-2010 as presented;**
- 2.      Submits Pollard Street – from Bannister Road to Hakea Road – south side as one project for funding from the Regional Bicycle Network Grants Program for 2009-2010;**
- 3.      Submits Bannister Road, – from the Gull Service Station to Farmers Avenue, west side - and Farmers Avenue from Bannister Road to Johnstone Street, north side - as a combined project for funding from the Regional Bicycle Network Grants Program for 2009-2010; and**
- 4.      Submits Club Drive – from Pollard Street to the existing pathway from Illyarrie Crescent to the District High School if costings for the projects indicate that this project can be funded in 2009-2010.**
- 5.      Investigate option of pathways to and in Ranford in future Shire of Boddington Bike Plans.**

**Cr Veitch                                      Seconded                                      Carried      7/0**

**Mr Bradbrook left Council Chambers at 6:00pm.**







**SHIRE OF BODDINGTON – LOCAL BIKE PLAN – 2008 – 2010**

**FUTURE SHARED USE PATHS**

**Pathways Qualifying for Regional Bicycle Network Local Government Grants**

- Pollard Street – from Bannister Road to Hakea Road – south side
- Bannister Road – from Gull Garage to Farmers Avenue – west side
- Farmers Avenue – from Bannister Road to Johnstone Street (adjacent to Farmers Reserve) – north side
- Club Drive – from Pollard Street to existing pathway from Illyarrie Cres to Boddington District High School - east side
- Hotham Avenue – completion of section between Forrest Street & George Street north side
- Bannister Road – from Wuraming Avenue to Information Bay – west side
- Greenstone Way – from Adam Street to Illyarrie Cres – north side
- Illyarrie Cres – from Greenstone Way to existing pathway – east side
- Illyarrie Cres – from existing pathway to Greenstone Way – west side
- Greenstone Way – remainder of Greenstone Way between Illyarrie Cres and Adam Street – north side
- Pollard Street – from Club Drive to Adam Street – south side
- Prussian Way – north side
- Club Drive – from existing pathway from Illyarrie Cres to Hakea Road – east side

**Miscellaneous Pathways to be completed with Council funds .....**

- Replace last slab footpath between Hotham Avenue and Hill Street – north side
- Complete link from Nicholls Place to pathway from Illyarrie Cres (adjacent bowling green)
- Complete link from Wuraming Avenue pathway through 4-5m gravel to pathway to foreshore (alongside carpark)
- Right-of-Way between Johnstone Street and Hakea Road
- Link from Crossman Road pathway to Bannister Road pathway
- 2-3 links from Crossman Road pathway through to foreshore pathway to Ranford

**Pathways that require widening when funds permit .....**

- Johnstone Street – between Chadora Avenue & Pollard Street
- Hill Street – between Forrest Street and Hotham Avenue
- Hotham Avenue – between Hill Street and Crossman Road
- Forrest Street – from Hotham Avenue to existing end
- Pathways through Bluegum Park
- Foreshore Pathway from east of Bannister Bridge to River Road Ranford

## **8.4      PRINCIPAL ENVIRONMENTAL HEALTH OFFICER** **/BUILDING SURVEYOR:**

### **8.4.1      Tender 03 2008/09 – Construction of Residences**

Location:	Lot 154 Pecan Place & Lot 6 Hill Street Boddington
Disclosure of Interest:	Nil
Date:	25 November 2008
Author:	Peter Haas PEHO/BS
Attachment	8.4.1 Tender 03 2008/09 Specification & Assessment Criteria

#### **Summary**

#### **To get Council's approval to tender for construction of two residences**

#### **Background**

Council has included \$600,000 to build staff residences in Council's 2008/09 Budget.

At the Council Meeting held 11 November 2008 Council resolved to purchase Lot 154 Pecan Place and Lot 6 Hill Street Boddington. These purchases are progressing and Lot 154 Pecan will settle very soon.

#### **Comment**

To facilitate construction of the two residences, tender documents have been prepared and the specifications and assessment criteria are now presented to Council for approval of.

A copy of the tender specification assessment criteria are provided at Attachment 8.4.1.

The basis of Tender 03 2008/09 is to:

- Have the two residences constructed under the same tender. Therefore the successful tenderer should be able to provide economies of scale to Council.
- Be specific in terms of what Council requires as being essential, but to be silent on matters where Council is willing to consider alternatives.

It is proposed to advertise the tender on Saturday with a closing date of 16 January 2009.

#### **Strategic Implications**

Council requires staff residences to attract and retain skilled staff.

#### **Statutory Environment**

Local Government Act 1995, Section 3.57 and the Local Government (Functions and General) Regulations apply.

#### **Policy Implications** – Nil

### Financial Implications

Council has included \$600,000 to build staff residences in Council's 2008/09 Budget.

Economic Implications - Nil

Social Implications - Nil

Environmental Considerations - Nil

Consultation - Nil

### Options

Council can

1. approve the tender specification and Assessment Criteria; or
2. approve amended tender specification and Assessment Criteria
3. approve the tender specification and Assessment Criteria

Voting Requirements - Simple Majority

<b>OFFICER RECOMMENDATION – ITEM 8.4.1</b>
--

**Council Resolution                      296/08                      Moved                      Cr Veitch**

**That Council approves the Tender Specification and Assessment Criteria for Tender 3 2008/09 included at Attachment 8.4.1.**

**Seconded                                      Cr Flaherty                      Carried                      7/0**

**Mr Salmon left Council Chambers at 6:07pm.**

**Ms Martin left Council Chambers at 6:07pm.**

**Ms Martin returned to Council Chambers at 6:08pm.**

## **2. Specification**

### **2.1 Scope Of Work**

The project is for the construction of a four bedroom, two bathroom residence at Lots 154 Pecan Place and 6 Hill Street Boddington ("the Lots").

### **2.2 Specific Requirements Of The Contract**

#### **2.2.1 Lot Specification**

The dimension of the Lots are:

- Lot 154 Pecan Place is 19 m x 33.5 m (637m<sup>2</sup>); and
- 6 Hill Street is 20 m x 33 m (660m<sup>2</sup>);

#### **2.2.2 House Specification**

1. Minimum ceiling height of 2.4 metres.
2. Roof to be Colourbond, custom orb with gutters and round down-pipes. Downpipes are not to be concealed in eaves. Colours to be specified by Council.
3. Concrete slab floor
4. Verandahs – minimum 2 metres width, to surround the house on all sides.
5. Ceiling insulation to have a total R value of 3.0
6. Floor area to be not less than 160m<sup>2</sup>, excluding verandahs, patios and carport.
7. Double carport to be constructed, minimum size of 6m x 6m.
8. Patio over outdoor entertainment area, minimum size of 6m x 6m.
9. Provide all plumbing and connection to sewer.
10. Electrical connection to include RCE and surge protection.
11. Weatherproof external double power points to be located in carport and patio areas.
12. Exhaust fans in kitchen, bathroom and toilets to be flued to external air.
13. Four light IXL Tastic (or similar) to bathroom and ensuite.
14. All power points to be double power points.
15. There must be a Power point in all rooms.

16. A built in Cooktop and Oven with a separate grill. Cooktop to be gas and electric oven and grill. **NOTE: Only bottled gas available.**
17. At least two phone connection sockets.
18. Two television connection sockets and one television antenna. Antenna tuned to receive local television stations.
19. Refrigerator, freezer and microwave recess.
20. Solar hot water system, anti frost with 300 litre capacity, electric boosted fitted with a 24-hour timer located in the switch board.
21. Reverse cycle air-conditioning ducted to all bedrooms and living areas with individual zone control to all bedrooms and living areas or split unit air conditioners of sufficient size to bedroom and living areas.
22. Bathroom, ensuite and laundry to be separated from the living/bedrooms/hallways via a door.
23. Door, shelves and hanging rails to all built in robes. Robes to be provided to all bedrooms. Walk-in robe for the master bedroom.
24. Shelving to all panty and linen cupboards.
25. Broom cupboard to be located in the laundry.
26. Cupboards to be located under bathroom/ensuite vanity.
27. Ceramic tiling to all wet areas, kitchen, dining and family rooms.
28. Security screen doors to all entries into the house. Security screens are to be able to be key locked.
29. All entry doors (other than glass doors) to be solid core with a single cylinder dead latch/cylinder and turn knob deadbolt as well as a key in knob cylindrical lockset exterior dead latch. Glass doors are to be fitted with a locking mechanism that can be key locked. All door locks are to be keyed alike.
30. Provide all plumbing and connection of storm water to onsite drainage. Pipe work to be fitted with an inspection opening at the head of the line. An 8,000/10,000 litre rain water tank, in the same colour as the roof, shall be provided at a suitable site at the rear of the house. The overflow outlet shall be connected to the stormwater drain.
31. Dishwasher space and connection in kitchen.
32. Double-bowled stainless steel kitchen sink with drainers on both sides with a flick mixer tap.
33. All water appliances to comply with the 5 Star Plus code.

34. External taps to be located to the front and rear or sides depending on the layout of the yard area.
35. Flyscreens to all windows. All windows to be able to be locked when closed and to be able to be locked in an open position. All window locks are to be keyed alike.
36. All internal lights to be an oyster type and all external lights to be of a bunker type. External lights to be located in carport, patio, front and rear doors and verandahs.
37. Painting of all external and internal surfaces in colours as chosen by the Council. External paint to be similar quality of Wattyl Solaguard. All internal wet areas to be painted with a mould shield type paint.
38. Tenderer to arrange all earthworks and compaction of siteworks
39. All verandah, outdoor areas and crossover to be brick paved. Colour and type of pavers will be selected by the Superintendent from the tenderers standard supply.

#### 2.2.3 Floor Level

The finished floor level for the Lot is to be at least 250mm above the crown of the road.

#### 2.2.4 Services

The Lots have power, scheme water stormwater and reticulated deep sewerage.

#### 2.2.5 Vehicle Access

The lots have ready vehicle access

#### 2.2.6 Geographical And Environmental Considerations

Boddington is located in Climate Zone 4.

The soil type is generally Class M. The tenderer is to arrange for a site assessment certificate.

Long-term termite protection for structural members is an important requirement of the Contract.

#### 2.2.7 Council Responsibilities

Council will be responsible for the following:

1. Landscaping;
2. Letterbox;
3. Window coverings;
4. Fencing;
5. Clothes line;

6. Shed
7. Carpet floor coverings to bedrooms and lounge
8. Crossover.

#### **2.2.8 Building Licence**

The Contractor will be required to submit a Building Licence application including:

- Engineering details. The original Engineer's signature is required for all structural items.
- A site classification certificate for the Lot.

A Building Licence and kerb deposit fee will be charged.

The Lots are zoned R 15 which requires a 6 metre set back from the primary street.

#### **2.2.9 Payment Of Levies**

The Contractor is deemed to be the project owner under the Building and Construction Industry Training Fund and *Levy Collection Act 1990*. The Contractor shall pay all levies required to be paid under this Act.

The Contractor shall pay the BRB levy.

#### **2.2.10 Alternative Offers**

Where the Contractor believes that requirements are under or over specified they may offer an alternative. Costs must be provided for both the specified item and the alternative item.

Where the Contractor believes that an item necessary for the successful completion of the project has been omitted, this item should be included and a cost provided.

#### **2.3 Implementation Timetable**

The Contractor shall provide a copy of an Implementation Timetable detailing the proposed schedule, including commencement date, milestones, completion of deliverables, and a completion date.

In order to obtain the best package, the Principal will allow some flexibility with regard to commencement and completion dates.

### **3.3 Selection Criteria**

#### **3.3.1 Compliance Criteria**

Please select with a yes or no whether you have complied with the following compliance criteria:

Description of Compliance Criteria	
(a) Compliance with the Specification contained in the Request.	Yes / No
(b) Compliance with the Conditions of Tendering this Request.	Yes / No
(c) Compliance with all necessary Licences and Registrations..	Yes / No
(d) Compliance with and completion of the Price Schedule.	Yes / No

### 3.3.2 Qualitative Criteria

Before responding to the following qualitative criteria, Tenderers must note the following:

- All information relevant to your answers to each criterion are to be contained within your Tender;
- Tenderers are to assume that the Evaluation Panel has no previous knowledge of your organisation, its activities or experience;
- Tenderers are to provide full details for any claims, statements or examples used to address the qualitative criteria; and

A) Design Layout	Weighting 40%	Tick if attached <input type="checkbox"/>
B) Quality of Workmanship	Weighting 20%	Tick if attached <input type="checkbox"/>
C) Long-term Termite Protection	Weighting 5%	Tick if attached <input type="checkbox"/>
D) Demonstration of Previous Experience. Describe your experience in completing similar Requirements.	Weighting 20%	Tick if attached <input type="checkbox"/>
E) Proposed Completion Date. Provide an Implementation Plan as outlined in Section 2.3.	Weighting 5%	Tick if attached <input type="checkbox"/>

### 3.3.3 Price Schedule

Tenderers **must** complete a Price Schedule. Before completing the Price Schedule,

Tenderers should ensure they have read this entire Request.

Where the Contractor believes that requirements are under or over specified they may offer an alternative. Costs must be provided for both the specified item and the alternative item. Where an alternative item is quoted, it should be costed separately and supporting details included where necessary.

The Price Schedule should be provided in a spreadsheet format.

The price tendered should be a Lump Sum inclusive of all fees, levies and other charges. These costs must be itemised.



## **8.5 DIRECTOR OF CORPORATE SERVICES:**

### **8.5.1 Monthly Financial Statements October 2008**

Disclosure of interest: Nil  
Date: 18<sup>th</sup> November 2008  
Author: Carmel Martin  
Attachments: 8.5.1 Monthly Financial Statements

#### **Summary**

**The Local Government (Financial Management) Regulations 1996 require the preparation of Monthly Financial Reports in such form as the Local Government considers is appropriate.**

#### **Background**

In accordance with Council Policy 9.11, Council is to be presented with a Monthly Financial Report including the Operating Statement, Statement of Financial Position for the year to date together with a Bank Reconciliation Statement as at the end of the period. Also included is the list of payments for the last month of the period.

#### **Comment**

The Operating Statement, Statement of Financial Position, Statement of Cash flow, Statement of Financial Activity, Bank Reconciliations and List of Payments are submitted for the month of October 2008.

Statutory Environment - Local Government Financial Management Regulations 1996

Policy Implications - Policy 9.11

### **OFFICER RECOMMENDATION – ITEM 8.5.1**

**Council Resolution                      297/08                      Moved                      Cr Flaherty**

**That:**

- 1.      The Monthly Financial Statements for the month of October 2008 be received;**
- 2.      The list of Payments for the month of October 2008 be received;**
- 3.      The Bank Reconciliations for the month of October 2008 be received; and**
- 4.      Council notes additional reconciliations are included for Council's information only.**

**Seconded                                      Cr Hardie                                      Carried                      7/0**

**SHIRE OF BODDINGTON**  
**MONTHLY FINANCIAL STATEMENTS**  
**FOR THE PERIOD 1 JULY 2008 TO 31 OCTOBER 2008**

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Statement of Financial Activity	4
Notes to and Forming Part of the Statement	5 to 22

## Attachment 8.5.1

### SHIRE OF BODDINGTON OPERATING STATEMENT FOR THE PERIOD 1 JULY 2008 TO 31 OCTOBER 2008

	October 2008 Y-T-D Actual \$	October 2008 Y-T-D Budget \$	2008/09 Budget \$
<b>OPERATING REVENUES</b>			
Governance	4,946	0	0
General Purpose Funding	1,717,583	742,068	2,226,203
Law, Order, Public Safety	36,023	56,597	169,790
Health	8,516	17,849	53,547
Education and Welfare	4,590	24,935	74,806
Housing	1,751	0	0
Community Amenities	254,267	2,155	6,465
Recreation and Culture	14,347	76,192	228,577
Transport	32,984	95,901	287,702
Economic Services	88,458	223,423	670,268
Other Property and Services	8,865	6,667	20,000
	<u>2,172,330</u>	<u>1,245,786</u>	<u>3,737,358</u>
<b>OPERATING EXPENSES</b>			
Governance	160,273	44,438	133,314
General Purpose Funding	29,028	78,107	234,320
Law, Order, Public Safety	45,109	72,415	217,244
Health	29,426	44,106	132,317
Education and Welfare	30,042	27,207	81,622
Housing	4,109	0	0
Community Amenities	188,856	255,453	766,358
Recreation & Culture	208,335	219,125	657,376
Transport	419,330	403,901	1,211,702
Economic Services	152,159	220,192	660,577
Other Property and Services	(38,785)	(1,368)	(4,103)
	<u>1,227,882</u>	<u>1,245,786</u>	<u>4,090,727</u>
<b>BORROWING COSTS EXPENSE</b>			
Governance	0	4,742	14,225
Law, Order & Public Safety	0	0	0
Health	4,737	3,073	9,220
Housing	0	6,049	18,147
Community Amenities	0	1,287	3,861
Recreation & Culture	0	968	2,905
Transport	4,601	7,682	23,045
Economic Services	0	0	0
	<u>9,338</u>	<u>23,801</u>	<u>71,403</u>
<b>GRANTS/CONTRIBUTIONS FOR THE DEVELOPMENT OF ASSETS</b>			
Governance	0	280,098	840,294
General Purpose Funding	0	0	0
Law, Order & Public Safety	7,174	433	1,299
Health	0	496,667	1,490,000
Education & Welfare	6,433	150,000	450,000
Community Amenities	7,167	114,563	343,690
Recreation & Culture	0	0	0
Transport	98,000	853,500	2,560,500
Economic Services	0	0	0
Other Property and Services	0	0	0
	<u>118,774</u>	<u>1,895,261</u>	<u>5,685,783</u>
<b>PROFIT/(LOSS) ON DISPOSAL OF ASSETS</b>			
Governance	0	(4,978)	(14,935)
Health	0	(3,478)	(10,435)
Transport	0	10,744	32,232
Other Property & Services	0	0	0
	<u>0</u>	<u>2,287</u>	<u>6,862</u>
<b>NET RESULT</b>	<u>1,053,884</u>	<u>1,873,747</u>	<u>5,267,873</u>

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

## SHIRE OF BODDINGTON

## BALANCE SHEET

AS AT 31 OCTOBER 2008

	October 2008	June 2008
<b>Current Assets</b>		
Bank	1,449,094	1,575,490
Cash Advances		0
Receivables - Rates	210,898	0
Receivables - General	81,337	692,160
Inventories	2,109	0
Reserve Fund Investments	1,245,526	
<b>Total Current Assets</b>	<b>2,988,964</b>	<b>2,267,650</b>
<b>Current Liabilities</b>		
Creditors and Provisions	204,853	444,837
Trust Creditors		0
Borrowings	112,126	133,078
<b>Total Current Liabilities</b>	<b>316,979</b>	<b>577,915</b>
<b>Net Current Assets</b>	<b>2,671,985</b>	<b>1,689,735</b>
<b>Non Current Assets</b>		
Receivables	0	0
Investments - Non Current	78,997	75,784
Furniture & Equipment	189,111	146,607
Plant & Equipment	1,898,494	1,847,011
Tools	2,332	2,619
Land & Buildings	4,281,378	4,255,007
Infrastructure Assets	6,333,564	6,345,213
<b>Total Non Current Assets</b>	<b>12,783,876</b>	<b>12,672,241</b>
<b>Non Current Liabilities</b>		
Provisions	6,415	6,415
Borrowings	985,115	945,115
<b>Total Non Current Liabilities</b>	<b>991,530</b>	<b>951,530</b>
<b>Net Non Current Assets</b>	<b>11,792,345</b>	<b>11,720,711</b>
<b>Net Assets</b>	<b>14,464,330</b>	<b>13,410,446</b>
<b>Net Assets are Represented by:</b>		
<b>Ratepayers' Equity</b>		
Accumulated Surplus/Deficit	13,218,804	12,551,197
Reserves	1,245,526	859,249
Change in Net Assets From Operations		
Trust Creditor		
<b>Total Ratepayers' Equity</b>	<b>14,464,330</b>	<b>13,410,446</b>

**SHIRE OF BODDINGTON  
STATEMENT OF CASH FLOWS  
FOR THE PERIOD 1 JULY 2008 TO 31 OCTOBER 2008**

	October 2008 Y-T-D Actual	October 2008 Y-T-D Budget	2008/09 Budget
<b>Cash Flows From Operating Activities</b>	\$	\$	\$
<b>Receipts</b>			
Rates	1,373,063	451,990	1,355,970
Grants and Subsidies - operating	190,955	381,026	1,143,078
Contribs, Reimbursements & Donations	23,046	0	0
User Charges	948,567	166,626	499,879
Interest Earnings	53,221	21,333	64,000
Goods and Services Tax	(11,435)	0	0
Other	6,271	667	2,000
	<u>2,583,687</u>	<u>1,021,642</u>	<u>3,064,927</u>
<b>Payments</b>			
Employee Costs	(401,935)	(448,611)	(1,345,834)
Materials and Contracts	(663,611)	(307,155)	(921,465)
Utilities (gas, electricity, water, etc)	(59,030)	(37,558)	(112,675)
Insurance	(71,086)	(33,576)	(100,729)
Interest	(3,309)	(26,351)	(79,054)
Goods and Services Tax	(22,865)	0	0
Other	(72,902)	8,526	25,578
	<u>(1,294,738)</u>	<u>(844,726)</u>	<u>(2,534,179)</u>
<b>Net Cash Provided By Operating Activities</b>	<u>1,288,949</u>	<u>176,916</u>	<u>530,748</u>
<b>Cash Flows from Investing Activities</b>			
Payments for Development of Land Held for Resale	(3,213)	0	0
Payments for Purchase of Property, Plant & Equipment	(200,217)	(2,552,578)	(7,657,735)
Payments for Construction of Infrastructure	(104,211)	(391,924)	(1,175,771)
Grants/Contributions for the Development of Assets	118,774	1,895,261	5,685,783
Proceeds from Self Supporting Loans	0	0	0
Proceeds from Sale of Plant & Equipment	0	112,328	336,985
<b>Net Cash Used in Investing Activities</b>	<u>(188,867)</u>	<u>(936,913)</u>	<u>(2,810,738)</u>
<b>Cash Flows from Financing Activities</b>			
Advances to Community Groups	0	0	0
Repayment of Debentures	(20,952)	(44,359)	(133,078)
Repayment of Finance Leases	0	0	0
Proceeds from Self Supporting Loans	40,000	2,288	6,865
Proceeds from Advances	0	0	0
Proceeds from New Debentures	0	596,667	1,790,000
<b>Net Cash Provided By (Used In) Financing Activities</b>	<u>19,048</u>	<u>554,596</u>	<u>1,663,787</u>
<b>Net Increase (Decrease) in Cash Held</b>	1,119,130	(205,401)	(616,202)
Cash at Beginning of Year	1,575,490	1,183,500	1,183,500
<b>Cash at End of Year</b>	<u>2,694,620</u>	<u>978,099</u>	<u>567,298</u>

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

**SHIRE OF BODDINGTON**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2008 TO 31 OCTOBER 2008**

	NOTE	October 2008	October 2008 Y-T-D	2008/09	Variances Budget to Actual
<u>Operating</u>		Y-T-D Actual \$	Budget \$	Budget \$	Y-T-D %
<b>Revenues/Sources</b>	1,2				
Governance		4,946	127,887	0	(96.13)
General Purpose Funding		177,999	187,448	810,234	(5.04)
Law, Order, Public Safety		43,197	44,520	171,089	(2.97)
Health		8,516	9,406	1,543,546	(9.46)
Education and Welfare		11,023	6,740	524,806	63.55
Housing		1,750	1,632	0	7.23
Community Amenities		261,434	317,116	1,190,449	(17.56)
Recreation and Culture		14,347	14,880	228,577	(3.58)
Transport		130,984	125,226	2,880,434	4.60
Economic Services		88,458	94,450	670,268	(6.34)
Other Property and Services		8,867	6,668	20,000	32.98
		751,521	935,973	8,039,403	(2.98)
<b>(Expenses)/(Applications)</b>	1,2				
Governance		(160,273)	(175,141)	(162,474)	(8.49)
General Purpose Funding		(29,028)	(45,032)	(234,320)	(35.54)
Law, Order, Public Safety		(45,109)	(76,800)	(217,244)	(41.26)
Health		(34,163)	(46,716)	(151,972)	(26.87)
Education and Welfare		(30,042)	(22,710)	(81,622)	32.29
Housing		(4,109)	0	0	100.00
Community Amenities		(188,856)	(229,975)	(769,263)	(17.88)
Recreation & Culture		(208,335)	(251,386)	(660,281)	(17.13)
Transport		(423,931)	(414,380)	(1,234,747)	2.30
Economic Services		(152,159)	(177,943)	(660,577)	(14.49)
Other Property and Services		38,785	13,339	(15,000)	190.76
		(1,237,220)	(1,426,744)	(4,187,500)	14.88
<b>Adjustments for Non-Cash (Revenue) and Expenditure</b>					
(Profit)/Loss on Asset Disposals	4	0	(2,287)	(6,862)	(100.00)
Movement in Accrued Interest		1,593	0	0	0.00
Movement in Accrued Salaries and Wages		(41,701)	3,333	10,000	(100.00)
Movement in Employee Provisions		0	(3,333)	(10,000)	0.00
Depreciation on Assets	2(a)	196,008	263,776	791,327	(25.69)
<b>Capital Revenue and (Expenditure)</b>					
Purchase Land Held for Resale	3	(3,213)	0	0	0.00
Purchase Land and Buildings	3	(17,559)	(2,372,068)	(7,116,205)	(99.26)
Purchase Infrastructure Assets - Roads & ridges	3	(95,982)	(362,718)	(1,088,154)	(73.54)
Purchase Infrastructure Assets - Parks	3	(8,229)	0	0	0.00
Purchase Infrastructure Assets - Footpaths	3		(29,206)	(87,617)	(100.00)
Purchase Plant and Equipment	3	(178,218)	(165,445)	(496,335)	7.72
Purchase Furniture and Equipment	3	(4,441)	(15,065)	(45,194)	(70.52)
Proceeds from Disposal of Assets	4	0	112,328	336,985	(100)
Repayment of Debentures	5	(20,952)	(44,359)	(133,078)	(52.77)
Proceeds from New Debentures	5	0	596,667	1,790,000	(100.00)
Self-Supporting Loan Principal Income		40,000	2,288	6,865	1,648.00
Transfers to Reserves (Restricted Assets)	6	(386,277)	(116,834)	(350,501)	230.62
Transfers from Reserves (Restricted Assets)	6	0	287,807	863,420	(100.00)
ADD Net Current Assets July 1 B/Fwd	7	1,083,872	89,480	268,440	1,111.30
LESS Net Current Assets Year to Date	7	1,618,786	321	964	503,671.70
<b>Amount Raised from Rates</b>		<u>(1,539,584)</u>	<u>(2,246,729)</u>	<u>(1,415,970)</u>	<u>(501,584)</u>

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

**SHIRE OF BODDINGTON**  
**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2008 TO 31 OCTOBER 2008**

**1. SIGNIFICANT ACCOUNTING POLICIES**

The significant accounting policies which have been adopted in the preparation of this statement of financial activity are:

**(a) Basis of Accounting**

This statement has been prepared in accordance with applicable Australian Accounting Standards, other mandatory professional reporting requirements and the Local Government Act 1995 (as amended) and accompanying regulations (as amended).

**The Local Government Reporting**

**(b) Entity**

All Funds through which the Council controls resources to carry on its functions have been included in this statement.

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

All monies held in the Trust Fund are excluded from the statement, but a separate statement of those monies appears at Note 9.

**(c) Rounding Off Figures**

All figures shown in this statement, other than a rate in the dollar, are rounded to the nearest dollar.

**(d) Rates, Grants, Donations and Other Contributions**

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

**(e) Goods and Services Tax**

In accordance with recommended practice, revenues, expenses and assets capitalised are stated net of any GST recoverable. Receivables and payables are stated inclusive of applicable GST.

**(f) Fixed Assets**

Property, plant and equipment and infrastructure assets are brought to account at cost or fair value less, where applicable, any accumulated depreciation or amortisation and any accumulated impairment balances.

**Depreciation of Non-**

**(g) Current Assets**

All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of the future economic benefits embodied in those assets.

Depreciation is recognised on a straight-line basis, using rates which are reviewed each reporting period. Major depreciation periods are:

Buildings	40 to 50 years
Furniture and	
Equipment	5 to 12 years
Plant and Equipment	5 to 15 years
Sealed roads and streets	
clearing and earthworks	not depreciated
construction/road base	50 years
original surfacing and	
major re-surfacing	
- bituminous seals	12 years
- asphalt surfaces	20 years

## SHIRE OF BODDINGTON

## NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

## FOR THE PERIOD 1 JULY 2008 TO 31 OCTOBER 2008

## SIGNIFICANT ACCOUNTING POLICIES

## 1. (Continued)

Gravel roads	
clearing and earthworks	not depreciated
construction/road base	50 years
gravel sheet	7 years
Formed roads (unsealed)	
clearing and earthworks	not depreciated
construction/road base	50 years
Footpaths - slab	20 years
Sewerage piping	75 years
Water supply piping & drainage systems	75 years

## (h) Adoption of Australian Equivalents to International Financial Reporting Standards (AIFRSs)

For reporting periods commencing on or after 1 January 2005, the Shire will be required to prepare its annual financial report using Australian equivalents to International Financial Reporting Standards and their related pronouncements (AIFRSs) as issued by the Australian Accounting Standards Board (AASB).

As the AASB has prohibited the early adoption of the AIFRSs, the Shire will report for the first time in compliance with AIFRSs in the annual financial report for the year ended 30 June 2006 (that is, the year commencing 1 July 2005 or this current budget year).

The Shire is required to prepare an opening balance sheet in accordance with AIFRSs as at 1 July 2004. Most adjustments required on transition to AIFRSs will be made retrospectively against opening retained earnings on 1 July 2004 in accordance with AIFRSs. Transitional adjustments relating to those standards for which comparatives are not required will only be made with effect from 1 July 2005.

The transition to the AIFRSs has been managed via a process of education which includes technical training and liaison with the Shire's auditors and industry groups. This has included a review of AIFRSs to determine the effect on the Shire's existing accounting policies and treatments.

The annual financial report for the year ended 30 June 2005 will be prepared in accordance with Australian Accounting Standards and other financial reporting requirements (Australian GAAP). The differences between Australian GAAP and AIFRSs identified to date as potentially having significant effect on the Shire are not considered to have an impact on the budget for the year ended 30 June 2006 due to the following factors:

- underlying budget is cash driven and is concerned with forecast sources and applications of funds; and
- a review has determined balances relating to the net current asset position brought forward as at 1 July 2005 are not likely to be affected.



**SHIRE OF BODDINGTON  
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD 1 JULY 2008 TO 31 OCTOBER 2008**

**2. STATEMENT OF OBJECTIVE**

In order to discharge its responsibilities to the community, the Shire has developed a set of operational and financial objectives. These objectives have been established both on an overall basis and for each of its broad activities/programs.

Council operations as disclosed in this statement encompass the following service orientated activities/programs:

**GOVERNANCE**

Administration and operation of facilities and services to members of Council. Includes all costs associated with elected members along with the allocation of expenses for the Chief Executive Officer and staff in the administration of Council.

**GENERAL PURPOSE FUNDING**

Include rate revenue, general purpose grants, interest revenue and expenditure.

**LAW, ORDER, PUBLIC SAFETY**

Supervision of various local laws, fire prevention, emergency services and animal control. As of the 2003/04 financial year Council is responsible for the collection of the Emergency Services Levy on behalf of FESA.

**HEALTH**

Food quality and pest control, immunisation services, operation of Health Clinic and general health administration.

Council resource shares its Environmental Health Officer with the Shire of Williams for Health and Building services one day a week.

**EDUCATION AND  
WELFARE**

Operation of Senior Citizens centre and Independent Care Units. Assistance to playgroups and other voluntary services.

**HOUSING**

Maintenance of non administrative staff and rental housing. Previously reported under Other Property and Services.

**COMMUNITY AMENITIES**

Rubbish Collection Services, operation of refuse site, administration of the Town Planning Scheme, maintenance of cemeteries and public conveniences. The budget includes the rehabilitation of the River Road refuse site.

**RECREATION AND CULTURE**

Maintenance of the Town Hall, Swimming Pool, Recreation reserve and associated facilities. Library operations and general maintenance of all parks and reserves.

**TRANSPORT**

Construction and maintenance of streets, roads and bridges. Cleaning and lighting of streets, and depot maintenance.

**ECONOMIC SERVICES**

Operation of the Caravan Park. Promotion of tourism and business and provision of building services.

**OTHER PROPERTY & SERVICES**

Private works operations, plant repairs and works overheads.

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**SHIRE OF BODDINGTON**  
**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2008 TO 31 OCTOBER 2008**

<b>3. ACQUISITION OF ASSETS</b>	<b>October 2008 Y-T-D Actual \$</b>	<b>2008/09 Budget \$</b>
The following assets have been acquired during the period under review:		
<b><u>By Program</u></b>		
<b>Governance</b>	73,655	1,005,230
<b>General Purpose Funding</b>	0	0
<b>Law, Order, Public Safety</b>	0	2,000
<b>Health</b>	10,423	2,108,435
<b>Education and Welfare</b>	5,364	1,271,885
<b>Housing</b>	0	926,970
<b>Community Amenities</b>	19,572	352,190
<b>Recreation and Culture</b>	904	99,900
<b>Transport</b>	197,724	3,051,436
<b>Economic Services</b>	0	15,460
<b>Other Property and Services</b>	0	0
	307,642	8,833,506
<b><u>By Class</u></b>		
Land Held for Resale	3,213	0
Land and Buildings	17,559	7,116,206
Infrastructure Assets - Roads	95,982	998,152
Infrastructure Assets - Bridges	0	90,002
Infrastructure Assets - Footpaths	8,229	87,617
Infrastructure Assets - Parks and Ovals	0	0
Plant and Equipment	178,218	496,335
Furniture and Equipment	4,441	45,194
	307,642	8,833,506

A detailed breakdown of acquisitions on an individual asset basis can be found in the supplementary information attached to this statement as follows:

- plant replacement programme
- other assets
- road replacement programme
- other infrastructure

**SHIRE OF BODDINGTON**  
**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2008 TO 31 OCTOBER 2008**

**4. DISPOSALS OF ASSETS**

The following assets have been disposed of during the period under review:

<u>By Program</u>	Net Book Value		Sale Proceeds		Profit(Loss)
	October 2008 Actual \$		October 2008 Actual \$		October 2008 Actual \$
	0		0		0
<u>By Class</u>	Net Book Value		Sale Proceeds		Profit(Loss)
	October 2008 Actual \$		October 2008 Actual \$		October 2008 Actual \$
	0		0		0

**Summary**

Profit on Asset  
Disposals  
Loss on Asset Disposals

October 2008 Actual \$
0
0
<u>0</u>

**SHIRE OF BODDINGTON**  
**NOTES TO AND FORMING PART OF THE BUDGET**  
**FOR THE YEAR ENDED 30TH JUNE 2009**

**5. INFORMATION ON BORROWINGS**

(a) Debenture Repayments

Particulars	Principal 1 Jul 08	New Loans Actual	New Loans Budget	Principal Repayments		Principal Outstanding		Interest Repayments	
				2008/09 Actual \$	2008/09 Budget \$	2008/09 Actual \$	2008/09 Budget \$	2008/09 Actual \$	2008/09 Budget \$
<b>Governance</b>									
92 Vacant Block Bannister Rd	215,451				18,144	215,451	197,307		14,225
<b>Health</b>						0			
83 Doctor's Residence	123,111			2,747	5,585	120,364	117,526	4,045	7,998
90 Dr Car and Surgery	23,859			5,718	11,596	18,141	12,263	692	1,222
96 New Medical Centre			500,000		0	0	500,000		0
<b>Education &amp; Welfare</b>						0			0
98 Aged Care Land			800,000		0	0	800,000		
<b>Housing</b>						0			
77 Johnstone Street	36,146				6,316	36,146	29,830		2,300
91 Executive Residence	253,829				25,253	253,829	228,576		15,847
94 House			300,000		0	0	300,000		
97 House			150,000		0	0	150,000		
<b>Community Amenities</b>						0			
81 Refuse Site	51,505				5,797	51,505	45,708		3,861
<b>Recreation &amp; Culture</b>						0			
95 Bowling Club Rink		40,000	40,000		6,865	40,000	33,135		2,905
<b>Transport</b>						0			
85 Purchase of Grader	68,003			6,009	12,181	61,994	55,822	1,850	3,536
86 Purchase of Tractor	27,879			2,453	4,974	25,426	22,905	785	1,501
87 Purchase of Grader	55,505				8,710	55,505	46,795		3,431
89 Purchase of 6 x 4 Truck	68,085			4,025	8,166	64,060	59,919	1,966	3,818
93 Purchase Loader	154,820				19,491	154,820	135,329		10,760
	1,078,193	40,000	1,790,000	20,952	133,078	1,097,241	2,735,115	9,338	71,403

Debenture 82 is self supporting and is fully funded by the Boddington Bowling Club  
All other debenture repayments are financed by general purpose income.

**SHIRE OF BODDINGTON**  
**NOTES TO AND FORMING PART OF THE BUDGET**  
**FOR THE YEAR ENDED 30TH JUNE 2009**

**5. INFORMATION ON BORROWINGS (Continued)**

(b) New Debentures - 2008/09

Particulars/Purpose	Amount Borrowed		Institution	Loan Type	Term (Years)	Total Interest & Charges	Interest Rate	Amount Used		Balance Unspent \$
	Actual	Budget						Actual	Budget	
94 House	40,000	300,000	Treasury	Fixed	20	291,332	7.37%	40,000	300,000	0
95 Bowling Club Rink		40,000	Treasury	Fixed	5	8,899	7.52%		40,000	
96 New Medical Centre		500,000	Treasury	Fixed	15	340,159	7.39%		500,000	
97 House		150,000	Treasury	Fixed	20	125,887	7.33%		150,000	
98 Aged Care Land		800,000	Treasury	Fixed	20	760,093	7.44%		800,000	
		1,790,000								

(c) Unspent Debentures

Council had no unspent debenture funds as at 30th June 2008 nor is it expected to have unspent debenture funds as at 30th June 2009.

(d) Overdraft

Council may require the use of an overdraft facility during the financial year of up to \$500,000 with the National Australia Bank

## SHIRE OF BODDINGTON

## NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

## FOR THE PERIOD 1 JULY 2008 TO 31 OCTOBER 2008

	October 2008 Actual \$	2008/09 Budget \$
<b>6. RESERVES</b>		
<b>Cash Backed Reserves</b>		
<b>(a) Leave Reserve</b>		
Opening Balance	59,684	58,767
Amount Set Aside / Transfer to Reserve	1,286	1,808
Amount Used / Transfer from Reserve		
	<u>60,970</u>	<u>60,575</u>
<b>(b) Plant Reserve</b>		
Opening Balance	145,379	142,000
Amount Set Aside / Transfer to Reserve	3,133	3,358
Amount Used / Transfer from Reserve		(47,860)
	<u>148,512</u>	<u>97,498</u>
<b>(c) Building Reserve</b>		
Opening Balance	175,790	170,877
Amount Set Aside / Transfer to Reserve	3,789	3,306
Amount Used / Transfer from Reserve		(150,000)
	<u>179,579</u>	<u>24,183</u>
<b>(d) Local organisation Assistance</b>		
Opening Balance	22,148	22,207
Amount Set Aside / Transfer to Reserve	477	3,536
Amount Used / Transfer from Reserve		
	<u>22,625</u>	<u>25,743</u>
<b>(e) Ambulance Replacement</b>		
Opening Balance	10,602	10,522
Amount Set Aside / Transfer to Reserve	228	398
Amount Used / Transfer from Reserve		
	<u>10,830</u>	<u>10,920</u>
<b>(f) LIA Development</b>		
Opening Balance	17,157	17,202
Amount Set Aside / Transfer to Reserve	370	802
Amount Used / Transfer from Reserve		
	<u>17,527</u>	<u>18,004</u>

**SHIRE OF BODDINGTON**  
**NOTES TO AND FORMING PART OF THE BUDGET**  
**FOR THE PERIOD 1 JULY 2008 TO 31 OCTOBER 2008**

**6. RESERVES (Continued)**

<b>(g) Aged Housing reserve</b>		
Opening Balance	30,724	30,806
Amount Set Aside / Transfer to Reserve	662	1,437
Amount Used /Transfer from Reserve		
	31,386	32,243
<b>(h) Refuse Site Reserve</b>		
Opening Balance	51,757	51,357
Amount Set Aside / Transfer to Reserve	1,115	1,929
Amount Used /Transfer from Reserve		
	52,872	53,286
<b>(i) District High School Resource Sharing Reserve</b>		
Opening Balance	19,391	19,443
Amount Set Aside / Transfer to Reserve	418	907
Amount Used /Transfer from Reserve		
	19,809	20,350
<b>(j) Road Works Reserve</b>		
Opening Balance	2,537	2,414
Amount Set Aside / Transfer to Reserve	55	3,146
Amount Used /Transfer from Reserve		(5,560)
	2,592	0
<b>(k) Boddington Centenary Celebrations</b>		
Opening Balance	8,778	8,640
Amount Set Aside / Transfer to Reserve	189	3,264
Amount Used /Transfer from Reserve		
	8,967	11,904
<b>(l) Boddington Gold Mine Expansion Reserve</b>		
Opening Balance	315,302	316,144
Amount Set Aside / Transfer to Reserve	6,798	14,745
Amount Used /Transfer from Reserve		(310,000)
	322,100	20,889
<b>(m) Medical Centre Reserve</b>		
Opening Balance	0	
Amount Set Aside / Transfer to Reserve	326,895	
Amount Used / Transfer from Reserve	0	
	326,895	0
<b>(n) Child Care Reserve</b>		
Opening Balance	0	40,000
Amount Set Aside / Transfer to Reserve	40,861	311,865
Amount Used / Transfer from Reserve	0	(350,000)
	40,861	1,865
<b>Total Cash Backed Reserves</b>	1,245,526	377,460

All of the above reserve accounts are supported by money held in financial institutions.

**SHIRE OF BODDINGTON**  
**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2008 TO 31 OCTOBER 2008**

	October 2008 Actual \$	2008/09 Budget \$
<b>6. RESERVES (Continued)</b>		
<b>Summary of Transfers To Cash Backed Reserves</b>		
Leave Reserve	1,286	1,808
Plant Replacement Reserve	3,133	3,358
Building Reserve	3,789	3,306
Local organisation Assistance	477	3,536
Ambulance Replacement	228	398
LIA Development	370	802
Aged Housing reserve	662	1,437
Refuse Site Reserve	1,115	1,929
District High School Resource Sharing Reserve	418	907
Road Works Reserve	55	3,146
Boddington Centenary Celebrations	189	3,264
Boddington Gold Mine Expansion Reserve	6,798	14,745
Medical Centre Reserve	326,895	
Child Care Reserve	40,861	311,865
	<u>386,277</u>	<u>350,501</u>
<b>Transfers from Reserves</b>		
Leave Reserve	0	0
Plant Reserve	0	(47,860)
Building Reserve	0	(150,000)
Local organisation Assistance	0	0
Ambulance Replacement	0	0
LIA Development	0	0
Aged Housing reserve	0	0
Refuse Site Reserve	0	0
District High School Resource Sharing Reserve	0	0
Road Works Reserve	0	(5,560)
Boddington Centenary Celebrations	0	0
Boddington Gold Mine Expansion Reserve	0	(310,000)
Medical Centre Reserve	0	
Child Care Reserve	0	(350,000)
	<u>0</u>	<u>(863,420)</u>
<b>Total Transfer to/(from) Reserves</b>	<u>386,277</u>	<u>(512,919)</u>



**SHIRE OF BODDINGTON  
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD 1 JULY 2008 TO 31 OCTOBER 2008**

**6. RESERVES (Continued)**

In accordance with council resolutions in relation to each reserve account, the purpose for which the reserves are set aside are as follows:

- (a) Long Service Leave Reserve
    - Funding of employee's Long Service Leave entitlements.
  - (b) Plant Replacement Reserve
    - Purchase of new or secondhand plant & equipment.
  - (c) Building Reserve
    - to help fund capital expenditure of buildings.
  - (d) Local Organisations Assistance Reserve
    - Funding of local organisations projects as per Council policy.
  - (e) Ambulance Replacement Reserve
    - Contribution towards replacement of local St John Ambulance, as and when required.
  - (f) Light Industrial Development Reserve
    - Assist in funding the development of the Light Industrial Area.
  - (g) Aged Housing Reserve
    - Funding of future aged housing developments.
  - (h) Refuse Site Reserve
    - All surplus income over expenditure for Sanitation at the end of each financial year is transferred to this reserve and is used for the establishment and operation of the new refuse site.
  - (i) BDH Resource Sharing Reserve
    - Council has entered a resource sharing agreement with the Education Department in relation to the usage of Shire recreational facilities by the Boddington District High School (BDH). The agreement entails the transfer of a depreciation based calculation to reserve each year for the ongoing Maintenance and reconstruction of the resources shared.
  - (j) Roadworks Reserve
    - To be used for Roadworks that have not been funded from other funding sources that Council has made an obligation to conduct.
  - (k) Boddington Centenary Celebrations
    - funds set aside annually to provide for a Shire contribution to events or projects designed to celebrate the centenary of Boddington in 2012
  - (l) Boddington Gold Mine Expansion Reserve
    - funding has been received from the Department of Infrastructure and Resources and Council has put aside funds to assist with costs directly incurred as a result of the Boddington Gold Mine Expansion.
- All reserves except those specifically mentioned above are not expected to be used within a set period as further transfers to the reserve accounts are expected as funds are utilised.

## SHIRE OF BODDINGTON

## NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

## FOR THE PERIOD 1 JULY 2008 TO 31 OCTOBER 2008

	October 2008 Actual \$	Brought Forward 1-Jul \$
<b>7. NET CURRENT ASSETS</b>		
<b>Composition of Estimated Net Current Asset Position</b>		
<b>CURRENT ASSETS</b>		
Cash - Restricted	269,074	269,074
Cash - UnRestricted	1,180,020	447,167
Reserves	1,245,526	859,249
Receivables	292,235	692,160
Inventories	2,109	0
	<u>2,988,964</u>	<u>2,267,650</u>
<b>LESS: CURRENT LIABILITIES</b>		
Creditors and Provisions	<u>(124,652)</u>	<u>(324,529)</u>
	2,864,312	1,943,121
Less: Cash - Reserves	(1,245,526)	(859,249)
<b>NET CURRENT ASSET POSITION</b>	<u><u>1,618,786</u></u>	<u><u>1,083,872</u></u>

**SHIRE OF BODDINGTON**  
**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2008 TO 31 OCTOBER 2008**

**8. RATING INFORMATION**

<b>RATE TYPE</b>	<b>Rate in \$</b>	<b>Number of Properties</b>	<b>Rateable Value \$</b>	<b>BUDGET</b>		<b>2008/09 Back Rates \$</b>	<b>2008/09 Total Revenue \$</b>	<b>2008/09 Budget \$</b>
<b>Differential General Rate</b>								
GRV - Urban	0.123367	291	4,954,883				0	535,685
UV - Rural & Mining	0.005678	292	122,416,882				0	608,534
<b>Sub-Totals</b>		583	127,371,765	0	0	0	0	1,144,219
<b>Minimum Rates</b>	<b>Minimum \$</b>							
GRV - Urban	678	162						109,836
UV - Rural & Mining	689	235						161,915
<b>Sub-Totals</b>		397	0	0	0	0	0	271,751
Specified Area Rates (Refer note 9)								1,415,970
Discounts							1,596,211 (56,627)	1,415,970 (60,000)
<b>Totals</b>							1,539,584	1,355,970

All land except exempt land in the Shire of Boddington is rated according to its Gross Rental Value (GRV) in townsites or Unimproved Value (UV) in the remainder of the Shire.

The general rates detailed above for the 2008/09 financial year have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates and also bearing considering the extent of any increase in rating over the level adopted in the previous year.

The minimum rates have been determined by Council on the basis that all ratepayers must make a reasonable contribution to the cost of the Local Government services/facilities.

## SHIRE OF BODDINGTON

## NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

## FOR THE PERIOD 1 JULY 2008 TO 31 OCTOBER 2008

## 9. TRUST FUNDS

Funds held at balance date over which the Municipality has no control and which are not included in this statement are as follows:

Detail	Balance 1-Jul \$	Amounts Received \$	Amounts Paid (\$)	Balance \$
Bonds - Sub-divisions	70,055	26,030	6,078	90,007
Bonds - Standpipes	100			100
Bonds - Other	6,637	700	997	6,340
Bonds - I C Units	768			768
Kerb Deposits	8,950	2,500	750	10,700
Boddington Dev Group	502			502
Nomination Deposits	0			0
Public Open Space	201,629			201,629
BCTIF Levy	6,018	4,361	8,560	1,819
BRB Levy	481	1,074	1,165	390
Police Licensing	0	222,924	222,924	0
	<u>295,139</u>			<u>312,254</u>

**SHIRE OF BODDINGTON**  
**NOTES TO AND FORMING PART OF THE BUDGET**  
**FOR THE PERIOD 1 JULY 2008 TO 31 OCTOBER 2008**

**10. NOTES TO THE STATEMENT OF CASH FLOWS**

	<b>October 2008 Y-T-D Actual \$</b>	<b>2008/09 Budget \$</b>
<b>(a) Reconciliation of Cash</b>		
For the purposes of the statement of cash flows, cash includes cash on hand and in banks and investments, net of outstanding bank overdrafts. Estimated cash at the end of the reporting period is as follows:		
Cash - Unrestricted	1,180,020	100,000
Cash - Restricted	1,514,600	461,808
	2,694,620	561,808
The following restrictions have been imposed by regulation or other externally imposed requirements:		
Long Service Leave Reserve	60,970	60,575
Plant Replacement Reserve	148,512	97,498
Building Reserve	179,579	24,183
Local organisation Assistance	22,625	25,743
Ambulance Replacement	10,830	10,920
LIA Development	17,527	18,004
Aged Housing reserve	31,386	32,243
Refuse Site Reserve	52,872	53,286
District High School Resource Sharing Reserve	19,809	20,350
Road Works Reserve	2,592	0
Boddington Centenary Celebrations	8,967	11,904
Boddington Gold Mine Expansion Reserve	322,100	20,889
Medical Reserve	326,895	
Child Care Reserve	40,861	1,865
Restricted Cash	269,074	0
	1,514,600	377,460
<b>(b) Reconciliation of Net Cash Provided By Operating Activities to Net Result</b>		
Net Result	1,053,884	5,267,874
Amortisation		
Depreciation	196,008	791,327
(Profit)/Loss on Sale of Asset	0	(6,862)
(Increase)/Decrease in Receivables	422,789	104,592
Increase/(Decrease) in Payables	(188,957)	54,600
Increase/(Decrease) in Employee Provisions	(41,701)	(10,000)
Increase/Decrease in GST	(34,300)	15,000
Grants/Contributions for the Development of Assets	(118,774)	(5,685,783)
<b>Net Cash from Operating Activities</b>	1,288,949	530,748
<b>(c) Credit Standby Arrangements</b>		
Bank Overdraft limit	500,000	500,000
Bank Overdraft at Balance Date	0	0
<b>Total Amount of Credit Unused</b>	500,000	500,000

## SHIRE OF BODDINGTON

## NOTES TO AND FORMING PART OF THE BUDGET

## FOR THE PERIOD 1 JULY 2008 TO 31 OCTOBER 2008

**11. Budget Variance Report from the Statement of Financial Activity**

The Shire of Boddington has agreed to report variances of 10% or more. The variances reported in the Statement of Financial Activity shown at page 5 are explained as follows:

<b><u>Operating</u></b>	<b>Variances Budget to Actual Y-T-D %</b>	<b>Material Variances</b>
<b>Revenues/Sources</b>		
<u>Governance</u>	(96.13)	Reimbursement of costs from PDC for staffing not invoiced for July-October 2008
<u>General Purpose Funding</u>	(5.04)	No requirement to report variance.
<u>Law, Order, Public Safety</u>	(2.97)	Administration allocation not posted
<u>Health</u>	(9.46)	No requirement to report variance.
<u>Education and Welfare</u>	63.55	Grant funding received not budgeted in this period
<u>Housing</u>	7.23	No requirement to report variance.
<u>Community Amenities</u>	(17.56)	Reimbursement of costs from PDC for consultants not invoiced for July-October 2008
<u>Recreation and Culture</u>	(3.58)	No requirement to report variance.
<u>Transport</u>	4.60	No requirement to report variance.
<u>Economic Services</u>	(6.34)	No requirement to report variance.
<u>Other Property and Services</u>	32.98	Diesel fuel rebate higher than budgeted
	(2.98)	Average

## SHIRE OF BODDINGTON

## NOTES TO AND FORMING PART OF THE BUDGET

## FOR THE PERIOD 1 JULY 2008 TO 31 OCTOBER 2008

## 11. Budget Variance Report from the Statement of Financial Activity (Continued)

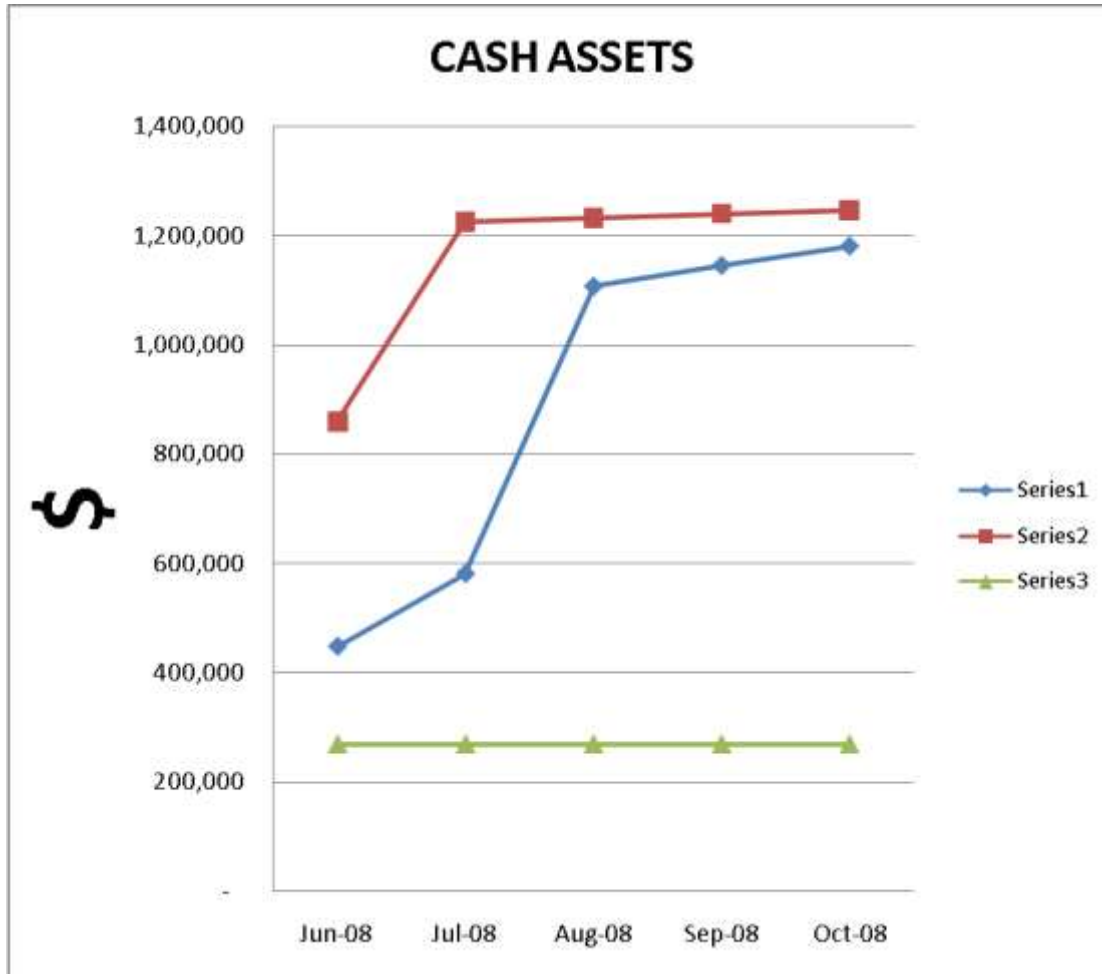
**(Expenses)/(Applications)**

<u>Governance</u>	(8.49)	No requirement to report variance.
<u>General Purpose Funding</u>	(35.54)	Valuation and legal expenses lower than budgeted.
<u>Law, Order, Public Safety</u>	(41.26)	Bushfire costs lower than budgeted. Depreciation costs not posted
<u>Health</u>	(26.87)	Depreciation costs not posted Pest Control costs not recorded
<u>Education and Welfare</u>	32.29	IC Unit expenditure higher than budgeted
<u>Housing</u>	100.00	Housing allocation not posted
<u>Community Amenities</u>	(17.88)	Depreciation costs not posted Recycling costs budget lower than budgeted
<u>Recreation &amp; Culture</u>	(17.13)	Depreciation costs not posted Swimming Pool costs lower than budgeted
<u>Transport</u>	2.30	No requirement to report variance.
<u>Economic Services</u>	(14.49)	Landcare Costs lower than budgeted.
<u>Other Property and Services</u>	190.76	Insurance, Training, Fuel lower than budgeted Depreciation costs not posted
	14.88	Average

FOR THE PERIOD 1 JULY 2008 TO 31 OCTOBER 2008

## GRAHPHICAL REPRESENTATION OF CASH

### 12. ASSETS





## SHIRE OF BODDINGTON - LIST OF PAYMENTS - OCTOBER 2008

Chq/EFT	Date	Name	Description	Amount
EFT6309	1 Oct 08	MLC Masterkey Insurance	Superannuation Contributions	58.32
EFT6310	1 Oct 08	Colonial First State	Superannuation Contributions	212.90
EFT6311	1 Oct 08	Westscheme Superannuation	Superannuation Contributions	1,010.62
EFT6312	1 Oct 08	Walgsp	Superannuation Contributions	13,282.27
EFT6313	1 Oct 08	ATO EFT Deposits Trust Account	Payroll Deductions	315.72
EFT6314	1 Oct 08	LGRCEU	Payroll Deductions	98.40
EFT6315	9 Oct 08	Gregory John Day	Council Meetings Jul-Sept 2008	1,250.00
EFT6316	9 Oct 08	Anderson John Hardie	Council Meetings Jul-Sept 2008	1,250.00
EFT6317	9 Oct 08	Bradbrook Consulting	P Bradbrook Consulting Services	4,351.32
EFT6318	9 Oct 08	Edge Planning & Property	S Thompson Town Planning Services	5,993.62
EFT6319	9 Oct 08	Paul Carrotts	Council Meetings, President Allow	4,500.00
EFT6320	9 Oct 08	D Veitch	Council Meetings Jul-Sept 2008	1,250.00
EFT6321	9 Oct 08	West Country Office Machines	Supply Canon Copiers	46,054.80
EFT6322	9 Oct 08	Flaherty Edward	Council Meetings, D Pres Allow	1,750.00
EFT6323	9 Oct 08	Patten, Steve	Council Meetings Jul-Sept 2008	1,250.00
EFT6324	9 Oct 08	GTS Cleaning Services	Cleaning Services To 08/10/2008	2,851.27
EFT6325	21 Oct 08	Golden Nugget (2004) Pty Ltd	Drinks	229.50
EFT6326	21 Oct 08	Chisson Network Support Services	Toner	272.21
EFT6327	21 Oct 08	T-Quip	Parts Toro Mower	525.05
EFT6328	21 Oct 08	Boddington Concrete Pty Ltd	Concrete Skate Park Footing	484.00
EFT6329	21 Oct 08	Yakka Pty Ltd	Uniform	297.44
EFT6330	21 Oct 08	Boddington Windscreens	Windscreen BT011	250.00
EFT6331	21 Oct 08	Tru-Blu Hire	Hire Of Equipment	135.85
EFT6332	21 Oct 08	Bunnings Maddington	Building Maintenance Supplies	1,352.40
EFT6333	21 Oct 08	Abco Products	Terracyclic Biogradable Lid & Bag	125.40
EFT6334	21 Oct 08	Narrogin Toyota & Mazda	Auger & Pins F	783.97

Chq/EFT	Date	Name	Description	Amount
EFT6335	21 Oct 08	Avon Waste	Dom Rubbish X 2 Wks, BBM Mistletoe	1,804.12
EFT6336	21 Oct 08	Haines Norton	2008 Audit Fee	9,658.00
EFT6337	21 Oct 08	Courier Australia	Deliveries	75.77
EFT6338	21 Oct 08	Corporate Express Australia Ltd	Stationary	432.38
EFT6339	21 Oct 08	Greg Day Motors	250 Hr Service On CAT 12h Grader	1,297.30
EFT6340	21 Oct 08	Kleenheat Gas	109kg Cyl	341.30
EFT6341	21 Oct 08	Narrogin Glass	Supply & Fit Sliding Fly door	520.30
EFT6342	21 Oct 08	Sea Ray Electrics	Replace Exit lights In Town Hall	1,715.36
EFT6343	21 Oct 08	Times Print	A4 Letterhead Perforated Receipting Paper	349.00
EFT6344	21 Oct 08	Narrogin Retravisio	Repair Dishwasher -	77.00
EFT6345	21 Oct 08	Boddington Store	Tough Bags, Postage, Post Pak, Card	24.30
EFT6346	21 Oct 08	A & P Reid Contracting	Hole For Concrete Footing At Sports Ground	209.00
EFT6347	22 Oct 08	Bob Waddell Consultant	Consulting Services Oct 08	8,118.22
EFT6348	22 Oct 08	Bradbrook Consulting	Professional Services & Travel	3,888.32
EFT6349	22 Oct 08	Edge Planning & Property	Professional Services	6,715.50
EFT6350	22 Oct 08	GTS Cleaning Services	Cleaning Services	3,280.27
EFT6351	28 Oct 08	Supreme Shades Pty Ltd	To Supply & Install Shade Sails	11,701.00
EFT6352	28 Oct 08	T-Quip	Seal Bearing	26.40
EFT6353	28 Oct 08	All Sorta Concrete	Farmers Ave Concrete For Footpath	8,190.60
EFT6354	28 Oct 08	Australia Post	Postage	176.37
EFT6355	28 Oct 08	Boddington Concrete Pty Ltd	Supply Concrete Farmers Ave Footpath	10,986.80
EFT6356	28 Oct 08	Boddington Earthmoving Pty Ltd	Hire Of Digger/ Tipper /Bobcat sand	4,273.50
EFT6357	28 Oct 08	Butt Out Australia Pty Ltd	S Steel Cannister Bin	445.50
EFT6358	28 Oct 08	Mandurah Tree Lopping	Tree Lopping Oct 08	17,952.00
EFT6359	28 Oct 08	Ye Olde Quindanning Inne	Accom Bob Waddell 30/09/08 & 01/10/08	100.00
EFT6360	28 Oct 08	Crossman Hot Water	Repair Fire Main, Replace H/W System Valves	1,102.20

<b>Chq/EFT</b>	<b>Date</b>	<b>Name</b>	<b>Description</b>	<b>Amount</b>
EFT6361	28 Oct 08	Duneville Garden Supplies	14x Punnets Of Seedlings	35.00
EFT6362	28 Oct 08	Landgate	Mining Tenement Chargeable	381.65
EFT6363	28 Oct 08	Advantagepest Control	Termite Detect Report & Work	6,418.50
EFT6365	28 Oct 08	Civic Legal	Professional Fees	3,614.60
EFT6366	28 Oct 08	Australian Building Codes Board	BCA 2009 Volumes	280.00
EFT6367	28 Oct 08	SKM	Floodplain Management Study Oct 08	6,262.58
EFT6368	28 Oct 08	Meals On The Run	Meals	100.00
EFT6369	28 Oct 08	Bird's Silos & Shelters	Shelter For Randford Pool	275.00
EFT6370	28 Oct 08	Conplant Pty Limited	Maintenance On AP240	882.45
EFT6371	28 Oct 08	Western Educting Service	Clean Concrete Pipe July 08	1,595.00
EFT6372	28 Oct 08	Pro-Met Express	Delivery Library To State Library	65.80
EFT6373	28 Oct 08	Australia Day Council Of Wa	Membership Renewal	200.00
EFT6374	28 Oct 08	Avon Waste	Rubbish Collection	1,809.16
EFT6375	28 Oct 08	Boddington Service Station	Service & Repairs	694.75
EFT6376	28 Oct 08	Boddington Motel	Accommodation For S Thompson	400.00
EFT6377	28 Oct 08	BOC Gases	Oxygen/Acetylene/Argoshield	38.02
EFT6378	28 Oct 08	Courier Australia	Grab rails Jason Signs Oct 08	64.67
EFT6379	28 Oct 08	Cleanaway	Rental Of Recycle Bins/ Truck Hire	669.57
EFT6380	28 Oct 08	Boddington IGA	Refreshments/ Utilities Oct 08	512.69
EFT6381	28 Oct 08	Greg Day Motors	Service On Isuzu	1,195.60
EFT6382	28 Oct 08	Hoek, Elizabeth	Council Meetings & Expenses Jul-Sept 2008	1,804.00
EFT6383	28 Oct 08	West Country Office Machines	Meter Reading 6 Aug - 5	911.82
EFT6384	28 Oct 08	FESA	Emergency Services Levy	640.00
EFT6385	28 Oct 08	Australian Taxation Office	BAS Ref No. 22 502 664 685 6260	8,292.00
EFT6386	28 Oct 08	LGMA	LGMA Annual State Conference Oct 08	2,324.00
EFT6387	28 Oct 08	Westnet	1 Oct-1nov 08 Internet Home Page	69.95

Chq/EFT	Date	Name	Description	Amount
EFT6388	28 Oct 08	Star Track Express	Freight Charges Aug 08	254.71
EFT6389	28 Oct 08	Mobile Masters	Uniden For Crossman Fire Sept 09	598.00
EFT6390	28 Oct 08	Boddington Old School Inc	Sub Lease BFB Quarterley Fee Jul-Sept 09	286.00
EFT6391	28 Oct 08	A & P Reid Contracting	Hire Truck & Backhoe	5,329.50
EFT6393	28 Oct 08	Stephen Goode Consulting	Review Of Office Accommodation	3,960.00
16121	1 Oct 08	Staff Social Club	Payroll Deductions	100.00
16122	1 Oct 08	Australian Skandia Ltd	Payroll Deductions	4,026.04
16123	1 Oct 08	Shire Of Boddington	Payroll Deductions	100.00
16124	21 Oct 08	Office Of Shared Services	Recovery Of Lost & Damaged Books	29.70
16125	21 Oct 08	Peel Trails Group Inc	2008/2009Members Of Peel Trails Group	250.00
16126	21 Oct 08	Cutting Edges Pty Ltd	Power Bolts For Cutting Edge	41.14
16127	21 Oct 08	Synergy	Synergy	1,257.90
16128	21 Oct 08	Telstra	Telstra -	176.76
16129	21 Oct 08	DPI	Licence	17.85
16130	22 Oct 08	Boddington Lions Club	Donation To Boddington Lions Rodeo Oct 08	500.00
16132	28 Oct 08	Dr Cr Erasmus	J Douthwaite Workers Comp Medical	120.00
16133	28 Oct 08	Warren Blackwood Waste	Recycle Bin Collection Service	4,674.80
16134	28 Oct 08	Raylex (Aust) Pty Ltd	4x Polo Shirts	111.00
16135	28 Oct 08	Boddington Lift & Tilt	Pick Up Park Bench	275.00
16137	28 Oct 08	Telstra	Phone Charges For October 2008	1,826.76
16138	28 Oct 08	DPI	MVL For BT4 Oct 08	447.15
16139	28 Oct 08	Gary Hall	Fencing At Caravan Park	3,531.00
16140	28 Oct 08	Boddington Arts Council	Arts Exhibition Donation Oct 2008	500.00
16141	28 Oct 08	Shire Of Boddington	Petty Cash	182.00
MUNI BANK ACCOUNT				251,527.69
TOTAL				251,527.69

**SHIRE OF BODDINGTON**  
**BANK RECONCILIATION**  
**FOR THE PERIOD ENDING 31 OCTOBER 2008**

**LEDGER BALANCE**

Opening Ledger Balance	1,143,398.32
Transactions	35,480.32
Adjustments	-4,661.37
	<u>1,174,217.27</u>
 Add Restricted Fund	 <u>269,073.81</u>
<b>GRAND TOTAL</b>	<b><u><u>1,443,291.08</u></u></b>

**BANK STATEMENT BALANCE**

Municipal Account	1,058,452.16
Cash Management Account	<u>399,071.92</u>
Closing Balance	<u>1,457,524.08</u>

Outstanding Deposits	0.00
Less Outstanding Licensing	-8,503.15
Less Outstanding Cheques & EFTs	-5,557.84
Transfer from Trust	137.00
Tfr to Trust	-309.01
	<u><u>1,443,291.08</u></u>

<b>Variance</b>	<b>0.00</b>
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**SHIRE OF BODDINGTON  
RESTRICTED CASH RECONCILIATION  
AS AT 31 OCTOBER 2008**

	<b>Op Bal</b>	<b>Transfers In</b>	<b>Transfers Out</b>	<b>Closing Balance</b>
<b>Actual General Ledger Opening</b>	<b>269,073.81</b>	<b>0.00</b>	<b>0.00</b>	<b>269,073.81</b>
<b>Unspent Loan Funds</b>				
	0.00			0.00
<b>Unexpended Grants</b>				
Captain Fawcett Track Funding	0.00			-
Centenery Rose Garden	1,206.44			1,206.44
Country Pathways - Footpath Grant	-			-
DOIR - Drainage Grant	59,803.97			59,803.97
DOIR - Footpath Sweeper	81,950.00			81,950.00
DOIR - Medical Centre Grant	0.00			0.00
DOIR - Mulcher/Chipper Grant	0.00			0.00
DOIR - Pneumatic Tyred Roller	0.00			0.00
DOIR - Recreation Centre	0.00			0.00
DOIR - Staffing costs - Incentives	-			0.00
DOIR - Transportable Office Grant	0.00			0.00
DOIR - Traxcavator	0.00			0.00
Hotham CLC BRAG Project	2,810.25			2,810.25
Hotham Landcare 05/06 unexpended funds	7,146.49			7,146.49
Hotham Landcare 06/07 unexpended funds	-			-
Hotham Landcare 07/08	1,488.86			1,488.86
Hotham Landcare IP3	3,964.73			3,964.73
Hotham Landcare Wildlife	0.00			0.00
Hotham Way Signage	18,010.88			18,010.88
Main Roads - Lower Hotham Road Flood Damage	0.00			0.00
Main Roads - Page Road	31,748.82			31,748.82
Office of Crime Prevention	7,374.38			7,374.38
Ranford Pool Project	6,755.56			6,755.56
Regional Road Group	-			0.00
Roads to Recovery	44,637.00			44,637.00
Youth Centre Coordinator Wages	2,176.43			2,176.43
Youth Centre School Holidays Grant	-			0.00
<b>TOTAL</b>	<b>269,073.81</b>	<b>0.00</b>	<b>0.00</b>	<b>269,073.81</b>

**SHIRE OF BODDINGTON  
BANK RECONCILIATION  
FOR THE PERIOD ENDED 31 OCTOBER 2008  
BUSINESS INVESTMENT ACCOUNT**

*Business Investment Account 548904136*

<b>Opening Ledger Balance</b>	396,972.87
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**Add:**

Interest	2,099.05
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Transfer from Muni Bank Account	0.00
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**Less:**

Transfer to Muni Bank Account	0.00
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<b>Total</b>	<b>399,071.92</b>
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<b>Total on Bank Statement at 31 OCTOBER 2008</b>	399,071.92
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<b>Variance</b>	<b>0.00</b>
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**SHIRE OF BODDINGTON  
BANK RECONCILIATION  
FOR THE PERIOD ENDED 31 OCTOBER 2008  
BUSINESS INVESTMENT ACCOUNT (RESERVES)**

Business Investment Account 086-852 587361322

<b>Opening Balance General Ledger</b>	1,238,974.78
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**Add:**

Interest	6,551.28
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Transfer from Municipal	
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**Less:**

Transfer to Municipal (Restricted)	0.00
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<b>Total Balance per General Ledger at 31 OCTOBER 2008</b>	<u><u>1,245,526.06</u></u>
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<b>Total on Bank Statement at 31 OCTOBER 2008</b>	1,245,526.06
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	<u><u>1,245,526.06</u></u>
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<b>Variance</b>	<b>0.00</b>
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**SHIRE OF BODDINGTON  
TRUST A/C RECONCILIATION  
AS AT 31 OCTOBER 2008**

	Op Bal	In	Out	Cl Balance
<b>BONDS OTHER</b>		500		<u>8,680.00</u>
<b>BONDS - PUBLIC OPEN SPACE</b>				<u>201,629.00</u>
<b>BONDS - REFUSE SITE KEYS</b>				<u>400.00</u>
<b>BONDS - STANDPIPE KEYS</b>				<u>100.00</u>
<b>BONDS - SUBDIVISIONS/BUILDING</b>				<u>85,266.01</u>
<b>BONDS - SUBDIVISIONS/BUILDING</b>				
<b>BCITF LEVY</b>	218.96	1,599.53		<u>1,818.49</u>
				<u>-</u>
<b>BRB LEVY</b>	117.00	273.00		<u>390.00</u>
<b>KERB DEPOSITS</b>				<u>13,700.00</u>
<b>BODDINGTON DEVELOPMENT GROUP</b>	502.40			<u>502.40</u>
<b>ICU UNITS</b>				<u>768.00</u>
<b>Balance per closing ledger</b>	<u>309,881.37</u>	<u>3,372.53</u>	<u>-</u>	<u>313,253.90</u>
<b>Balance per bank statement</b>				<u>313,081.89</u>
Outstanding cheque				
Outstanding deposit				
Transfer from Muni				172.01
				<u>313,253.90</u>
<b>VARIANCE</b>				-

**SHIRE OF BODDINGTON  
RATES RECONCILIATION  
AS AT 31 OCTOBER 2008**

**Outstanding Rates As At 31 October 2008**

	<b>3rd Previous Year &amp; greater</b>	<b>2nd Previous Year</b>	<b>Previous Year</b>	<b>Current Year 2008</b>	
<b>Rates Outstanding</b>	4964.41	460.81	3581.91	175134.63	<b>184,141.76</b>
<b>Less Emergency Services Levy (ESL)</b>					-5,688.40
<b>Less ESL Penalty</b>					-91.79
<b>Balance</b>					<b>178,361.57</b>
<b>Sundry Debtors Rates</b>	<b>Balance</b>				182,985.62
	<b>Less Excess Rates Received</b>				-4,624.05
	<b>Closing Balance</b>				<b>178,361.57</b>
	<b>Variance</b>				<u>0.00</u>

**Prepared By:** Lenore Tink

**Signature:** \_\_\_\_\_

**Authorised By:** Carmel Martin

**Signature:** \_\_\_\_\_

**SHIRE OF BODDINGTON  
DEBTORS RECONCILIATION  
AS AT 31 OCTOBER 2008**

**Debtor Trial Balance As At 31 OCTOBER 2008**

	<b>90 Days</b>	<b>60 Days</b>	<b>30 Days</b>	<b>Current</b>	
<b>Debtor Invoices Outstanding</b>	31354.82	6993.19	20903.59	42891.51	<b>102,143.11</b>

**Sundry Debtors**

**Opening Balance** **84,539.21**

**Debtors Received Paid During Month** **17603.90**

**Closing Balance** **102,143.11**

**Variance** -

**Prepared By:** Lenore Tink

**Signature:** \_\_\_\_\_

**Authorised By:** Carmel Martin

**SHIRE OF BODDINGTON**  
**CREDITORS RECONCILIATION AS AT**  
 31st October 2008

**CREDITORS TRIAL**  
**BALANCE AS AT 31st October 2008**

	<b>90 Days</b>	<b>60 Days</b>	<b>30 Days</b>	<b>Current</b>		
<b>Creditor Payments Outstanding</b>	-14041.73	8792.53	35531.57	41143.73	<b>\$</b>	<b>71,426.10</b>

**General Journal Accrual**

<b>Sundry Creditors</b>	<b>Opening Balance</b>	<b>\$</b>	<b>18,900.10</b>
	<b>Creditors</b>		304,053.69
	<b>Creditors Paid</b>		251,527.69
	<b>Closing Balance</b>	<b>\$</b>	<b>71,426.10</b>
	<b>Creditors Trial Balance</b>	<b>\$</b>	71,426.10
	<b>Variance</b>	<b>-\$</b>	<b>0.00</b>

**Comments:**

**Prepared By:** Trudy Bryant

**Signature:** \_\_\_\_\_

**Authorised By:** Carmel Martin

**Signature:** \_\_\_\_\_

## Nil

Nil

Nil at this time.

## Nil

With no further business to discuss, Cr Carrotts closed the meeting at 6:10pm.

P. R. Carrotts

President

Date