



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 Special Meeting Of Council To Be Held At

5 PM, WEDNESDAY 25th JANUARY 2012

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

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1 DECLARATION OF OPENING:

The Shire President opened the meeting at 5:03pm.

2 ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE:

| | |
|----------------|-------------------------------|
| Cr J R Allert | President |
| Cr DN Veitch | Deputy President |
| Cr PR Carrotts | (out at 5:04pm) |
| Cr E K Hoek | (in at 5:05pm; out at 6.00pm) |
| Cr GJ Day | |
| Cr J Goodgame | |
| Cr NJ Crilly | |
| Mr G Sherry | Chief Executive Officer |
| Mr T Pearson | Director Special Projects |
| Ms C Martin | Director Corporate Services |

APOLOGIES:

VISITORS:

Ms T Collins

3 DISCLOSURE OF FINANCIAL INTEREST:

Cr Carrotts declared a Financial Interest in Item 8.2.1 in that he owns land adjoining Crossman Road between Boddington and Ranford and left the chamber at 5.04pm.

Cr Hoek entered Chambers at 5:05pm.

4 PUBLIC QUESTION TIME:

4.1 Education in SuperTowns Projects

Ms Collins asked about the lack of a SuperTowns Project that directly dealt with the issue of education identified in the Council visioning. Ms Collins believes that the standard of education in Boddington is a factor in people leaving Boddington and improvement in the standard of education is required.

Cr Allert advised that the he and the Chief Executive Officer had made arrangements to discuss education and SuperTowns with the Principal of the Boddington District High School next week. The Chief Executive Officer advised that discussions had been had with a number of Department of Education staff as part of the SuperTowns process.

Cr Crilly identified the standard of education as a major issue in Boddington.

Ms Collins asked where Council had obtained their financial information about the valuation of Lot 8016 in preparation of the SuperTowns Project business case for the development of residential land on Lot 8016.

The Chief Executive Officer advised that Council staff had met with the receiver from Ernst and Young who now controls Lot 8016 over the future for this lot. To date the valuations for Lot 8016 and indeed the whole project business case were not finalised and the assumptions about valuations and costs will be developed over the next month should Council resolve to prepare a business case. Further the Chief Executive Officer advised that it was advised by Ernst and Young that Lot 8016 would be marketed again early in 2012 although it was thought there were a number of outstanding legal issues over the initial sale that were taking time to finalise.

5 PETITIONS/ DEPUTATIONS/ PRESENTATIONS/ SUBMISSIONS:

Nil

6 CONFIRMATION OF MINUTES:

Nil at this time. Minutes will be confirmed at the next Ordinary Meeting of Council.

7 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION:

Nil.

8 REPORTS OF OFFICERS AND COMMITTEES:

8.1 PLANNING CONSULTANT:

Nil

8.2 DIRECTOR SPECIAL PROJECTS:

8.2.1 SuperTown Growth Plan – Implementation Projects

| | |
|-------------------------|--|
| File Ref. No: | ADM0618,ADM0620 |
| Disclosure of Interest: | Nil |
| Date: | 25 January 2012 |
| Author: | Terry Pearson, Director Special Projects |
| Attachments: | 8.2.1A Implementation Projects 8.2.1B Growth Plan - Significant Planning Elements 8.2.1C Growth Plan - Significant Economic Elements |

Summary

Council is to approve the submission of elements of a draft SuperTown Growth Plan to the WA Planning Commission's Statutory Planning Committee and is to approve projects for drafting of Business Cases.

Background

At the meeting on 13th December 2011, Council approved a list of Implementation Projects ("IP") to be assessed by the project consultants for potential inclusion in the Boddington SuperTown Growth Plan.

These projects have since been assessed by the project team and they were also referred to in a report to Council at the Ordinary Council Meeting on 17th January 2012. Consequently, the projects at attachment 8.2.1A were presented to the SuperTowns Assessment Panel on 20th January, to enable all SuperTowns to advise the panel which projects they were considering submitting for funding, and to receive feedback from the panel.

To date, only verbal feedback has been received from the SuperTowns General Manager; there are some comments that apply to all towns and some that are specific to Boddington:

ASSESSMENT PANEL FEEDBACK

General – applicable to all towns

- The Assessment Panel saw the process as extremely beneficial;
- Any costs for consultants embedded in projects must be justifiable and reasonable;
- If a project has been developed along a theme, the various elements of the theme must be inter-related;
- If a project is to be staged, the critical milestones must be shown;
- It is important to identify funds that will be leveraged by a project (eg, funds from the mining companies regarding education and training);
- As the continuation of the SuperTowns program is not guaranteed, a risk analysis must be included in each project, stating whether it could be undertaken without on-going funding in future years;
- A project must be shown to be able to be implemented by the town, for example, that the cost of project management is included;
- All relevant State Government agencies must have been consulted for each project and the project must align with the agency's plans;
- The rationale for the prioritisation of projects is required; and
- Have we considered an approach by all SuperTowns for projects that are relevant to all (or most) of them? An example is "affordable housing".

Specific feedback on Boddington

- The matrix we used in our presentation was excellent, and provided a good base
- Noted that the subject of education was not included in any project. The Growth Plan should state what work has been done to address that matter
- The timeframe for delivery of the Recreation Centre project needs to be shown. It needs to illustrate that it will be an 'attraction and retention' factor regarding population; is there a point in the future where it will be a 'game-changer' and
- How our natural attractions will be explored for tourism should be stated.

Powerpoint presentations were made to Councillors on 24th January 2012, followed by the same presentations to the community in the evening. Presentations were:

Hames Sharley presented the Community Visioning outcomes and some of the significant elements of the Growth Plan ("GP"); Syme Marmion presented their draft Economic Development Strategy and the Chief Executive Officer presented the prioritised IPs. The recommended growth plan elements are attachments 8.2.1B and 8.2.1C.

The 25 members of the community who attended the presentation generally supported all of the planning initiatives that were presented and the recommended prioritisation of the IPs.

The most significant aspects of the planning presentations were:

1. A target of a population for the region of Boddington, Wandering and Williams of 10,000 by the year 2051 (currently 3,131), with a population for the Shire of Boddington of about 6,500 (currently 1,692), and a population for the towns of Boddington/Ranford of about 5000 (currently 1,000).
2. The development of the town centre, including the location of the IGA supermarket and the Shire offices on their existing sites.

Members of the community made the following points:

- The lack of an academic stream in years 11/12 and the number of children being taken out of the middle school by parents who are dissatisfied with the quality of the education being delivered is the most important issue that faces the community and yet it isn't listed as a project; and
- There is a risk to including Lot 8016 land acquisition and development as a project, as it may not eventuate due to reasons beyond Council's control; if this occurred, it may result in a lost opportunity to obtain SuperTowns funds for another project.

The timeframe for the preparation of a GP is extremely short. The finalised GP and Business Cases must be submitted to the SuperTowns Steering Committee by 6th March 2012 (extended by 2 weeks). The draft Growth Plan must be provided to the Department of Planning by 6th February 2012, in order for the officer to write a report and to have it approved in time to be placed on the agenda for the WA Planning Commission's Statutory Planning Committee meeting of 28th February 2012, for *noting* by the WAPC. This process is to ensure that there are no 'fatal flaws' from a planning perspective. The final Growth Plan will be *endorsed* by the WAPC later in the year, after more comprehensive public consultation has taken place, including a minimum 6 week period for public submissions.

It is therefore necessary to decide which projects will be submitted for funding and therefore which projects require Business Cases, so that this deadline can be met, The GP was scheduled to be adopted by Council at a Special Council Meeting on 28th February 2012, but this may be amended at a later date, if necessary.

Comment

In anticipation of which projects may be approved for submission in the GP, Hames Sharley has been commissioned to draft a Business Case for the "Water to Ranford" and "Recreation Centre" projects. Sustainable Development Facilitation has been commissioned to draft the Business Case for the Retirement Village, as that organisation did the funding application to the Action Agenda scheme for that project, so it is across the project.

Department for Regional Development and Lands (draft) eligibility and evaluation criteria that projects must be satisfied to be able to be funded by the SuperTowns Project Development Fund.

In summary, the most significant eligibility criteria are:

- The project should be aligned to one or more of the six Royalties for Regions policy objectives;
- The project must be aligned to one or more of the nine key focus areas of the SuperTowns Program.

The three evaluation criteria are:

- Potential to Stimulate and Sustain Economic and Population Growth in the Community;
- Project Readiness and Viability; and
- Leveraging Financial or Other Resources for the Project.

The table at Attachment 8.2.1A lists suggested IPs and the Officer Recommendation is that these IPs (as amended by Council) be included in Councils GP and that Business Cases be prepared for them, and finished as soon as possible, in time for consideration by Council and subsequent submission as part of the GP, by 6th March 2012. The table shows how many of the eligibility criteria each project meets and gives a score to each project based on the extent to which the project meets the three evaluation criteria. Some data on which the scores have been based is included.

Strategic Implications

The SuperTowns initiative is strategically very important, as it will enable the growth of Boddington and the sub-region to occur quicker than it otherwise would, bringing with it numerous benefits to the whole community in the form of increased and better-quality services and facilities.

Statutory Environment - Nil

Policy Implications - Nil

Financial Implications

The financial assistance to be paid to the Shire by the Department of Regional Development and Lands (RDL) to fund the current planning phase of the SuperTowns initiative is \$375,000.

The notional budget and actual committed expenditure to date for this planning phase is comprised:

| ITEM | NOTIONAL BUDGET | COMMITTED |
|--|------------------|------------------|
| Growth Plan | \$170,000 | \$157,000 |
| Economic Development Plan | \$60,000 | \$60,000 |
| Corporate Business Plan and Long Term Financial Planning | \$75,000 | \$0 |
| Administration support, including project business cases | \$35,000 | \$40,460 |
| Prepare a Tourism Strategy | \$35,000 | \$0 |
| SUB-TOTAL | \$375,000 | \$257,460 |
| Uncommitted | \$77,000 | \$117,540 |

The estimated costs associated with the preparation of business cases are:

| | |
|--|-----------------|
| Business Case for Water to Ranford | \$6,000 |
| Business Case for Lot 8016 | \$5,000 |
| Business Case for Recreation Centre project | \$5,000 |
| Business Case for Retirement Village project | \$3,960 |
| Prepare an Aged Care Plan, to inform the above Business Case | \$7,500 |
| Business Case for Economic Development project | <u>\$13,000</u> |
| Total | \$40,460 |

Staff salaries are an eligible item of expenditure, so the cost of the time of the Director Special Projects spent on this planning phase could be treated as a charge against this planning budget if necessary, and also as one of the costs of project implementation.

Economic Implications - Nil

Social Implications - Nil

Environmental Considerations - Nil

Consultation - Nil

Options

Council can:

1. Adopt the Officer's Recommendation; or
2. Amend the Officer's Recommendation and add or delete a project or projects.

Voting Requirements - Simple Majority

OFFICER RECOMMENDATION – ITEM 8.2.1

MOTION

Moved

Cr Veitch

That Council:

1. approves the submission of the elements of a draft SuperTown Growth Plan at Attachments 8.2.1B and 8.2.1C to the WA Planning Commission's Statutory Planning Committee; and
2. approves the drafting of Business Cases for the following projects:

**8.3 PRINCIPAL ENVIRONMENTAL HEALTH OFFICER
/BUILDING SURVEYOR:**

Nil

8.4 MANAGER COMMUNITY SERVICES:

Nil

8.5 MANAGER OF WORKS & SERVICES

Nil

8.6 DIRECTOR OF CORPORATE SERVICES:

Nil

8.7 CHIEF EXECUTIVE OFFICER:

Nil

**9 ELECTED MEMBERS' MOTIONS OF WHICH PREVIOUS
NOTICE HAS BEEN GIVEN:**

Nil

**10 URGENT BUSINESS WITHOUT NOTICE (WITH THE
APPROVAL OF THE PRESIDENT OR MEETING):**

Nil

11 CONFIDENTIAL ITEMS:

Nil

12 CLOSURE OF MEETING:

With no further business to discuss the Shire President, Cr Allert, closed the meeting at 7:00pm.

These minutes were confirmed by the Council as a true and accurate record at the Ordinary Council Meeting held on Tuesday 21st February 2012

.....
J R ALLERT

President