



*'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 20 DECEMBER 2016

Council Chambers
39 Bannister Rd, Boddington

DISCLAIMER

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

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

Agenda

1.	ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE:	4
2.1.1	Attendance	4
2.1.2	Apologies	4
2.1.3	Leave of Absence	4
2.	DISCLOSURE OF FINANCIAL INTEREST:	4
3.	PUBLIC QUESTION TIME:	4
4.1	RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE:	5
4.2	WRITTEN QUESTIONS PROVIDED IN ADVANCE:	5
4.3	PUBLIC QUESTIONS FROM THE GALLERY:	5
5.	PETITIONS/DEPUTATIONS/PRESENTATIONS/ SUBMISSIONS:	6
6.	CONFIRMATION OF MINUTES:	6
6.1.1	Special Meeting of Council held on Monday 28 November 2016	6
6.1.2	Ordinary Meeting of Council held on Tuesday 15 November 2016	6
6.1.3	Ordinary Meeting of Council held on Tuesday 16 August 2016	6
7.	ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION:	6
8.	REPORTS OF OFFICERS AND COMMITTEES:	7
8.1	PLANNING CONSULTANT:	7
8.1.1	Modifications to Local Planning Policy No. 1 – Sea Containers: Submitted for consent to publicly advertise	7
8.1.2	Modifications to Local Planning Policy No. 18 – Cut, Fill and Retaining Walls: Submitted for consent to publicly advertise	20
8.2	MANAGER FINANCIAL SERVICES:	37
8.2.1	Monthly Financial Statements for period end 30 November 2016	37
8.2.2	List of Payments end 30 November 2016	50
8.3	PRINCIPAL ENVIRONMENTAL HEALTH OFFICER/ BUILDING SURVEYOR:	59
8.4	MANAGER WORKS & SERVICES:	59
8.5	DIRECTOR CORPORATE & COMMUNITY SERVICES:	60
8.5.1	LOAF – Quindanning Volunteer Bush Fire Brigade ("QVBFB")	60
8.6	CHIEF EXECUTIVE OFFICER:	63
8.6.1	Action Sheet	63
8.6.2	Request for Pool Booking 21 January	64
8.6.3	Request for Annual Sponsorship from Boddington Golf Club	67
8.6.4	Request for Haul Road Crossing – Lower Hotham Rd	70
8.6.5	Actions Performed Under Delegated Authority For The Month Of October and November 2016	73
8.6.6	Appointment to Sport and Recreation Centre Advisory Committee	76
9.	ELECTED MEMBERS' MOTION OF WHICH PREVIOUS MOTION HAS BEEN GIVEN:	79
10.	URGENT BUSINESS WITHOUT NOTICE WITH THE APPROVAL OF THE PRESIDENT OR MEETING:	79
11.	CONFIDENTIAL ITEM:	79
12.	CLOSURE OF MEETING	79

Acting President, Cr Glynn declared the meeting open at 5:00pm.

1. ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE:

2.1.1 Attendance

Cr M Glynn	Acting Shire President
Cr N Crilly	
Cr E Hoek	
Cr D Smart	
Cr T Collins	

Mr C Littlemore	Chief Executive Officer
Mr Grant Bartle	Director Corporate & Community Services
Mr J Rendell	Manager Financial Services
Ms T Hodder	Acting Executive Assistant

11 members of the public attended the meeting.

2.1.2 Apologies

Nil

2.1.3 Leave of Absence

Cr John Allert
Cr Sharan Manez

2. DISCLOSURE OF FINANCIAL INTEREST:

Cr Hoek declared a Financial Interest in Item 8.1.1 as she is Joint owner of property with sea containers that are in the process of permitting.

Cr Collins declared an Interest affecting Impartiality in Item 8.6.2 as she is the Pool Patron and life member.

Cr Hoek declared a Financial Interest in Item 8.6.4 , as she is Joint owner of property adjoining South 32's property on Harvey Quindanning Road, Boddington (Upper Murray)

Cr Collins declared a Financial Interest and Interest affecting Impartiality in Item 8.6.4 as her partner is an employee of South 32.

3. PUBLIC QUESTION TIME:

Nil

4.1 RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE:

Mr Beaton requested whether Council can provide the net operating cost of various infrastructure projects such as the swimming pool and caravan park, to see what cost per capita is incurred.

Council is limited within the current General Ledger structure in its ability to extract financial details for all infrastructure projects.

It is in the process of reviewing and where possible to identify financials in respect of major infrastructure items more in line with roads and buildings. In addition, to fully cover activity costing it will require Council to establish Business Unit financials which at the present time is not expected to be undertaken.

Furthermore, most financial system including that used at the Shire of Boddington are not designed for storing information such as patronage and users. To capture this information will require supplementary systems that may be costly but not regarded as necessary, especially in recognising that certain activities such as Town halls, Swimming pools, recreation centres and the like are part of normal local government operations.

Limited project costing is available for certain undertakings such as the swimming pool and "Old School" and Early Learning Centre and caravan park. Collecting data for other projects or activities would require consideration of the cost vs the benefit of the information.

4.2 WRITTEN QUESTIONS PROVIDED IN ADVANCE:

Nil.

4.3 PUBLIC QUESTIONS FROM THE GALLERY:

Mrs Beverly James asked the following question:

Is it correct that no fire permits were issued in the restricted burning period:

Mr Grant Bartle, DCCS responded that some permits were issued.

Mrs James stated she rang a brigade on 23 November and was told no fire permits were to be issued and she asked why signs were not changed on the roads.

Mr Bartle replied that the restricted permit season was current – it was up to the Fire Chief and Captains to make the determination on permits. The Prohibitive period starts 15 December.

Acting President, Cr Glynn apologised for the misunderstanding and confirmed that the Chief Fire Brigade Officer can make the decision.

Mrs James requested that her verge not be sprayed and that they are happy to maintain their verge.

Acting President, Cr Glynn advised that this feedback would be taken.

Tony Francis stated that the BCRC will apply for tender.

5. PETITIONS/DEPUTATIONS/PRESENTATIONS/
SUBMISSIONS:

6. CONFIRMATION OF MINUTES:

6.1.1 Special Meeting of Council held on Monday 28 November 2016

That the minutes of the Special Meeting of Council held on Monday 28 November 2016 be confirmed as a true record of proceedings.

6.1.2 Ordinary Meeting of Council held on Tuesday 15 November 2016

That the minutes of the Ordinary Meeting of Council held on Tuesday 15 November 2016 be confirmed as a true record of proceedings.

6.1.3 Ordinary Meeting of Council held on Tuesday 16 August 2016

It has come to Council's attention that the Summary minutes 16 August 2016 published online did not accurately reflect the voting on Item 11.1.1 sale of 25 Johnstone Street.

The corrected minutes are submitted for confirmation.

COUNCIL RESOLUTION	103/16	Moved Cr Smart
--------------------	--------	----------------

That the minutes of the Ordinary Meeting of Council held on Monday 28 November 2016, the minutes of the Ordinary Meeting of Council held on Tuesday 15 November 2016 and the minutes of the Ordinary Meeting of Council held on Tuesday 16 August 2016 are confirmed as a true record of proceedings.

Seconded	Cr Crilly	Carried	5/0
----------	-----------	---------	-----

7. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT
DISCUSSION:

Cr Hoek left the room at 5:11pm, having declared a Financial Interest in Item 8.1.1, as she is joint owner of property with sea containers that are in the process of being permitted.

8. REPORTS OF OFFICERS AND COMMITTEES:

8.1 PLANNING CONSULTANT:

8.1.1 Modifications to Local Planning Policy No. 1 – Sea Containers: Submitted for consent to publicly advertise

Location:	Applies throughout the district
File Ref. No:	ADM0782
Disclosure of Interest:	Nil
Date:	14 December 2016
Author:	Steve Thompson
Attachments:	8.1.1A Modified draft Local Planning Policy No. 1 – Sea Containers (with strikeout and highlight) 8.1.1A Modified draft Local Planning Policy No. 1 – Sea Containers 8.1.1C Extract from <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>

Summary

The purpose of this report is to seek Council support to publicly advertise a modified draft planning policy relating to sea containers.

Background

It has been nearly ten years since the Sea Container Policy received final adoption by Council. Since then, Local Planning Policy 1 (LPP1) has assisted the Shire administration manage and assess sea containers.

There have been various changes to legislation over the past decade and a need to provide increased clarity to some parts of LPP1.

Attachment 8.1.1.A shows suggested modifications to the current adopted policy in strikeout and green highlight, while Attachment 8.1.1B outlines the suggested draft modified policy.

Attachment 8.1.1C provides an extract from *Planning and Development (Local Planning Schemes) Regulations 2015*. The 'deemed provisions' in the Regulations replace relevant clauses in Local Planning Schemes. The Regulations require draft local planning policies to be publicly advertised for at least 21 days.

Comment

It is suggested that Council support public advertising of the modified draft LPP1 for community and stakeholder comment. If Council agrees, submissions will be invited through various methods for a six-week period.

Public advertising of the modified draft LPP1 will assist to draw out comment from the community and stakeholders. It is proposed to consult widely through the Shire administration writing to and inviting comments from wide-ranging stakeholders and government agencies, placing public notices in local papers, placing details on the Shire website and information being available at the Shire office.

The goal of the advertising is to encourage community and stakeholder debate and to seek the receipt of submissions. Following the close of the consultation period, the Council and the Shire administration will consider the submissions and determine whether the modified draft policy is suitable for final adoption or whether it should be further modified.

Strategic Implications

The Policy, if adopted, will assist the decision-making of the Council, the Shire administration and other stakeholders.

Statutory and Policy Environment

Planning and Development Act, Planning and Development (Local Planning Schemes) Regulations 2015 and Shire of Boddington Local Planning Scheme No. 2.

Policy Implications

Outlined in this report.

Financial Implications

There are Shire costs associated with advertising the modified draft LPP1.

Economic Implications - Nil

Social Implications - Nil

Environmental Considerations - Nil

Consultation

Should the Council agree to its public release, the modified draft LPP1 will be subject to community and stakeholder consultation.

Options

The Council can:

1. agree to the public release of the modified draft LPP1 without modifications;
2. agree to the public release of the modified draft LPP1 with modifications;
3. defer consideration of the matter and require additional information; or
4. not agree to the public release of the modified draft LPP1.

Voting Requirements - Simple Majority

OFFICER'S RECOMMENDATION – ITEM 8.1.1

COUNCIL RESOLUTION

104/16

Moved Cr Crilly

That Council:

1. Support the public release of the modified draft *Local Planning Policy 1 – Sea Containers*, outlined in Attachment 8.1.1B, and require the draft policy to be publicly advertised for an increased period of six weeks.
2. Will reconsider the modified draft *Local Planning Policy 1 – Sea Containers* following the close of the public submission period and will determine whether or not to adopt the modified policy with or without modification.

Seconded

Cr Glynn

Carried

4/0

Cr Hoek returned to the room at 5:14pm.

Attachment 8.1.1A

Shire of Boddington
~~Town Planning Scheme No. 2 – Clause 8.6~~
~~Town~~ **Local** Planning Policy No. 1 - Sea Containers

1. Objectives

It is Council's objective to

- a) ~~Regulate~~ regulate the use of sea containers within the Shire of Boddington so as to ensure that they do not detract from the amenity of the area.
- b) **Allow for temporary controlled use of sea containers for storage and during building construction.**

2. Purpose

The purpose of this Policy is to outline Council's development standards in regard to the location and use of sea containers within the Shire.

The Policy does not address the placement of transportable dwellings, relocated dwellings, railway carriages, or transportable offices, or the type of building commonly referred to as "Dongas".

3. Interpretation

For the purpose of this Policy, a sea container is a metal transportable structure designed for the storage and transport of goods from one location to another by road and sea, but can be used generally in 4 different ways:

- ~~1a)~~ Road and Sea Transport: Used by transport and shipping companies to transport and store goods or are temporary used for storage on private or public property.
- ~~2b)~~ Temporary storage of materials on a building site.
- ~~3c)~~ Conversion to a building for personal or commercial storage on a property.
- ~~4d)~~ Conversion to a habitable building complying with **the Shire of Boddington Local Planning Scheme No. 2 (LPS2), Building Code of Australia, Public Health Act 2016, Health (Miscellaneous Provisions) Act 1911** requirements.

A sea container is not deemed to be an outbuilding or minor structure exempted from ~~Planning Development~~ Approval of the ~~Council~~ **local government** under **the Planning and Development (Local Planning Schemes) Regulations 2015 Part 6.1.2 of or** ~~Shire of Boddington Town Planning Scheme No. 2 LPS2.~~

All other terms within this Policy shall have the same meaning given under the provisions of **LPS2 or the "deemed provisions" in the Planning and Development (Local Planning Schemes) Regulations 2015** ~~the Shire of Boddington Town Planning Scheme No. 2.~~

4. Application

Other than proposals set out in sections 5.1 and 5.2 of this Policy, a Development Application ~~An application~~ **is required to be submitted to the** ~~for Council's local government with associated development approval and a Building Permit gained Planning Consent~~ prior to siting a sea container on a property ~~and the~~

The following details are to ~~shall~~ be submitted **with the Development Application:**

Attachment 8.1.1A

- a) A completed Application for **Development Approval** ~~Planning Consent~~ and payment of the **required** ~~minimum~~ fee.
- b) A neatly drawn and scaled site plan showing the proposed location of the sea container and detailing setbacks to boundaries. The site plan shall also include other buildings, accessways, ~~watercourses and~~ **and other key features** on the property.
- c) The proposed size and use of the sea container and if approval is being sought for a temporary period (state time period) or on a permanent basis.
- d) Evidence by photos that the sea container will be adequately screened from view and shall not be easily seen from nearby roads, other public places, or adjoining properties.
- e) If a sea container can be easily seen from nearby roads, other public places, or adjoining properties, then details of any upgrading and/or colour to be painted shall be provided.

5. Assessment of Proposals

5.1 ~~a)~~ Road and Sea Transport:

No development approval or Building Permit is required for ~~Council may approve the~~ temporary storage **of one (1) sea container on a lot in all zones, other than in the Industrial or Rural zones, for up to three (3) months, of sea containers in all zones,** subject to sea containers not being located within the front boundary setback area or in areas designated for car parking or landscaping.

Multiple sea containers can be located on lots zoned Industrial and Rural for up to 3 months, without a requirement for development approval or a Building Permit, provided the sea containers are not located within the front boundary setback area or in areas designated for car parking or landscaping. Subject to the intended use, such as a transport depot, the overall development may however require development approval.

Sea containers must be stored in neat rows (not stacked) and shall be screened by landscaping, fencing or other means acceptable to Council, to ensure that storage areas are not exposed to view from nearby roads or other public places.

5.2 ~~b)~~ Temporary storage of materials on a building site:

In all zones, a sea container may be placed on a property to store building materials while construction of **an approved dwelling house** or commercial building is being carried out on the property, without requiring ~~town planning~~ **development** approval or a Building **Permit licence**. A sea container must not ~~however~~ be placed on the property prior to the issue of a Building **Permit licence** for the **dwelling or commercial building** and **the sea container** must be removed immediately upon completion of construction or expiry of the Building **Permit licence**.

5.3 ~~c)~~ Conversion to a building for personal or commercial storage ~~on a property~~:

Proposals to permanently place a sea container on a property zoned Residential, Special Residential or Special Use (where the Structure Plan designates Residential and Special Residential) are generally discouraged as they can impact local amenity. Where a Development Application is received ~~An application~~ **to permanently place a sea container on a property shall not be supported** ~~zoned Residential, Special Residential or Special Use (where the Structure Plan designates Residential and Special Residential), the local government will invite comments from neighbours prior to determining the application.~~

The local government will consider Development Applications on their merits in other zones including where the land is zoned Special Use where the Structure Plan designates Rural Residential or Rural Residential ~~unless the following criteria is met:~~

Attachment 8.1.1A

- ~~1) The property is zoned either:~~
~~i) Industrial,~~
~~ii) Commercial,~~
~~iii) Rural,~~
~~iv) Rural Residential,~~
~~v) Rural Small Holding, or~~
~~vi) Viticulture Estate V1 & V2~~
~~under Part 7.1 of Town Planning Scheme No. 2.~~

A Development Application proposing conversion to a building for personal or commercial storage on a property is required to address the following:

- ~~2a)~~ The sea container not being used for habitable purposes.
~~3b)~~ The sea container must be screened from view and shall not be easily seen from nearby roads, other public places, or adjoining properties; and/or
~~4c)~~ If the sea container will be easily seen from nearby roads, other public places, or adjoining properties, then the exterior of the sea container shall be in a state of good repair or shall be upgraded (i.e. painted to blend in with the surrounding development or landscape) within three (3) months of being placed on site.
~~5d)~~ The sea container is not located within the front setback. The sea container is to be appropriately sited to address and is setback a minimum of three (3) metres from any side and or rear boundary setbacks as per LPS2, be within an approved building envelope or located outside of building exclusion areas.
~~6e)~~ The number of sea container/s per property is at to be left to the direction of the local government Town Planner and/or the Principal Environmental Health Officer/Building Surveyor, with applicants to have a Right of Appeal to Council.

~~5.4d) Conversion to a building for habitation on a property~~

Sea containers shall not be used for habitable purposes unless they gain local government approval and comply with LPS2, the *Building Code of Australia*, *Public Health Act 2016* and *Health (Miscellaneous Provisions) Act 1911* as a habitable unit. The local government will have regard to other Local Planning Policies as relevant.

An application to permanently or temporarily place a sea container on a property for habitation purposes shall not be supported unless the following criteria are met:

- ~~1) The property is zoned Rural, Rural Smallholding, Rural Residential or Special Use either:~~
~~i) Rural~~
~~ii) Rural Small Holding, or~~
~~iii) Viticulture Estate V1 & V2~~
~~under Town Planning Scheme No. 2~~
- ~~2a)~~ The exterior of the sea container shall be in a state of good repair. Unless screened from nearby roads, other public places and adjoining properties, or suitably justified by the applicant, the local government will require the sea containers to be re clad and the dwelling to incorporate measures such as verandahs.
~~3b)~~ Set back from the boundary or in the building envelope as required by the Town Planning Scheme No. 2 LPS2, within an approved building envelope or located outside of building exclusion areas.
~~4c)~~ Comply with requirements of the Building Code of Australia and the Health Act 1911, *Public Health Act 2016*, and *Health (Miscellaneous Provisions) Act 1911* requirements.

6. Approval Conditions

Conditions of approval shall be applicable as deemed necessary by the local government Town Planner. Without limiting the generality of the foregoing, approvals are to contain the following conditions. The conditions may include:

- ~~a) The development hereby approved shall occur in accordance with the plans and specifications submitted with the application and these shall not be altered or modified without the prior written approval of Council.~~
- a) The exterior of the sea container shall be upgraded to blend with the surrounding development or landscape in terms of colour and finish within three (3) months of being placed on site to the satisfaction of the local government Council's Town Planner.
- b) The sea container is permitted to be used for (insert use) only and shall not be used for habitable purposes unless approved.
- c) This approval shall expire (insert date or insert "if the development hereby permitted is not completed within 3 months"). The sea container shall be removed from the subject site at the expiry of the approval or after the expiry of any extension of that time which, upon written application (made at least 21 days after the expiry of the approval) to may be provided by the local government Council, is granted by it in writing.
- d) If the sea container falls into disrepair or becomes unsightly, the local government will require its removal with the cost to be met or reimbursed by the landowner.

7. ~~Advice to Applicant~~ Building Permit

A Building Permit Licence is required prior to the placement of the sea container on site where proposed to be permanent or located long term (refer to sections 5.3 and 5.4 of this Policy). The Building Permit and shall include certification from a professional engineer as to the method of providing structural tie down.

No Building Permit is required for a temporary sea container as set out in sections 5.1 and 5.2 of this Policy. Proponents should however adopt a risk-based approach regarding securing tie down. As outlined in section 5.2 of this Policy, a Building Permit is required for the associated dwelling or commercial building.

Adoption/Amendments

Draft: 8 August 2007

Final:

Amendments:

Related Policies	LPP 6 Development in Flood Affected Areas LPP 7 Outbuildings LPP 15 Buildings and Structures in and near Drainage Easements LPP 16 Residential Development and Design
Related Procedures and Documents	Planning and Development (Local Planning Schemes) Regulations 2015, Building Code of Australia
Delegation Level	Chief Executive Officer, Principal Environmental Health Officer/Building Surveyor
Adopted	Originally adopted 8 August 2007 Revised policy granted final adoption on ...

Attachment 8.1.1B

DRAFT Shire of Boddington Local Planning Policy No. 1 - Sea Containers

1. Objectives

It is Council's objective to:

- c) Regulate the use of sea containers within the Shire of Boddington so as to ensure that they do not detract from the amenity of the area.
- d) Allow for temporary controlled use of sea containers for storage and during building construction.

2. Purpose

The purpose of this Policy is to outline Council's development standards in regard to the location and use of sea containers within the Shire.

The Policy does not address the placement of transportable dwellings, relocated dwellings, railway carriages, or transportable offices, or the type of building commonly referred to as "Dongas".

3. Interpretation

For the purpose of this Policy, a sea container is a metal transportable structure designed for the storage and transport of goods from one location to another by road and sea, but can be used generally in 4 different ways:

- a) Road and Sea Transport: Used by transport and shipping companies to transport and store goods or are temporary used for storage on private or public property.
- b) Temporary storage of materials on a building site.
- c) Conversion to a building for personal or commercial storage on a property.
- d) Conversion to a habitable building complying with the *Shire of Boddington Local Planning Scheme No. 2 (LPS2)*, *Building Code of Australia*, *Public Health Act 2016* and *Health (Miscellaneous Provisions) Act 1911* requirements.

A sea container is not deemed to be an outbuilding or minor structure exempted from Development Approval of the local government under the *Planning and Development (Local Planning Schemes) Regulations 2015* or LPS2.

All other terms within this Policy shall have the same meaning given under the provisions of LPS2 or the "deemed provisions" in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

4. Application

Other than proposals set out in sections 5.1 and 5.2 of this Policy, a Development Application is required to be submitted to the local government with associated development approval and a Building Permit gained prior to siting a sea container on a property.

The following details are to be submitted with the Development Application:

- f) A completed Application for Development Approval and payment of the required fee.

Attachment 8.1.1B

- g) A neatly drawn and scaled site plan showing the proposed location of the sea container and detailing setbacks to boundaries. The site plan shall also include other buildings, access ways, vegetation and other key features on the property.
- h) The proposed size and use of the sea container and if approval is being sought for a temporary period (state time period) or on a permanent basis.
- i) Evidence by photos that the sea container will be adequately screened from view and shall not be easily seen from nearby roads, other public places, or adjoining properties.
- j) If a sea container can be easily seen from nearby roads, other public places, or adjoining properties, then details of any upgrading and/or colour to be painted shall be provided.

5. Assessment of Proposals

5.1 Road and Sea Transport

No development approval or Building Permit is required for temporary storage of one (1) sea container on a lot in all zones, other than in the Industrial or Rural zones, for up to three (3) months, subject to sea containers not being located within the front boundary setback area or in areas designated for car parking or landscaping.

Multiple sea containers can be located on lots zoned Industrial and Rural for up to 3 months, without a requirement for development approval or a Building Permit, provided the sea containers are not located within the front boundary setback area, or in areas designated for car parking or landscaping. Subject to the intended use, such as a transport depot, the overall development may however require development approval.

Sea containers must be stored in neat rows (not stacked) and shall be screened by landscaping, fencing or other means acceptable to the local government, to ensure that storage areas are not exposed to view from nearby roads or other public places.

5.2 Temporary storage of materials on a building site

In all zones, a sea container may be placed on a property to store building materials while construction of an approved dwelling or commercial building is being carried out on the property, without requiring development approval or a Building Permit. A sea container must not, however, be placed on the property prior to the issue of a Building Permit for the dwelling or commercial building and the sea container must be removed immediately upon completion of construction or expiry of the Building Permit.

5.3 Conversion to a building for personal or commercial storage

Proposals to permanently place a sea container on a property zoned Residential, Special Residential or Special Use (where the Structure Plan designates Residential and Special Residential) are generally discouraged as they can impact local amenity. Where a Development Application is received, to permanently place a sea container on a property zoned Residential, Special Residential or Special Use (where the Structure Plan designates Residential and Special Residential), the local government will invite comments from neighbours, prior to determining the application.

The local government will consider Development Applications on their merits in other zones, including where the land is zoned Special Use where the Structure Plan designates Rural Residential or Rural Residential.

A Development Application proposing conversion to a building for personal or commercial storage on a property is required to address the following:

Attachment 8.1.1B

- a) The sea container not being used for habitable purposes.
- b) The sea container must be screened from view and shall not be easily seen from nearby roads, other public places, or adjoining properties; and/or
- c) If the sea container will be easily seen from nearby roads, other public places, or adjoining properties, then the exterior of the sea container shall be in a state of good repair or shall be upgraded (i.e. painted to blend in with the surrounding development or landscape) within three (3) months of being placed on site.
- d) The sea container is not located within the front setback. The sea container is to be appropriately sited to address side and rear boundary setbacks as per LPS2, be within an approved building envelope, or located outside of building exclusion areas.
- e) The number of sea container/s per property is at the direction of the local government

5.4 Conversion to a building for habitation

Sea containers shall not be used for habitable purposes, unless they gain local government approval and comply with LPS2, the *Building Code of Australia*, *Public Health Act 2016* and *Health (Miscellaneous Provisions) Act 1911* as a habitable unit. The local government will have regard to other Local Planning Policies as relevant.

An application to permanently or temporarily place a sea container on a property for habitation purposes shall not be supported, unless the following criteria are met:

- a) The exterior of the sea container shall be in a state of good repair. Unless screened from nearby roads, other public places and adjoining properties, or suitably justified by the applicant, the local government will require the sea containers to be reclad and the dwelling to incorporate measures such as verandahs.
- b) Set back from the boundary as required by LPS2, within an approved building envelope, or located outside of building exclusion areas.
- c) Comply with requirements of the *Building Code of Australia* *Public Health Act 2016*, and *Health (Miscellaneous Provisions) Act 1911* requirements.

6. Approval Conditions

Conditions of approval shall be applicable, as deemed necessary by the local government. The conditions may include:

- a) The exterior of the sea container shall be upgraded to blend with the surrounding development or landscape in terms of colour and finish within three (3) months of being placed on site to the satisfaction of the local government.
- b) The sea container is permitted to be used for (insert use) only and shall not be used for habitable purposes, unless approved.
- c) This approval shall expire (insert date or insert "if the development hereby permitted is not completed within 3 months"). The sea container shall be removed from the subject site at the expiry of the approval or after the expiry of any extension of that time which may be provided by the local government.
- e) If the sea container falls into disrepair, or becomes unsightly, the local government will require its removal, with the cost to be met or reimbursed by the landowner.

7. Building Permit

A Building Permit is required, prior to the placement of the sea container on site, where proposed to be permanent or located long term (refer to sections 5.3 and 5.4 of this Policy). The Building

Attachment 8.1.1B

Permit shall include certification from a professional engineer, as to the method of providing structural tie down.

No Building Permit is required for a temporary sea container as set out in sections 5.1 and 5.2 of this Policy. Proponents should however adopt a risk-based approach regarding securing tie down. As outlined in section 5.2 of this Policy, a Building Permit is required for the associated dwelling or commercial building.

Related Policies	<i>LPP 6 Development in Flood Affected Areas</i> <i>LPP 7 Outbuildings</i> <i>LPP 15 Buildings and Structures in and near Drainage Easements</i> <i>LPP 16 Residential Development and Design</i>
Related Procedures and Documents	<i>Planning and Development (Local Planning Schemes) Regulations 2015, Building Code of Australia</i>
Delegation Level	Chief Executive Officer, Principal Environmental Health Officer/Building Surveyor
Adopted	Originally adopted 8 August 2007 Revised policy granted final adoption on ...

Division 2 — Local planning policies

3. Local planning policies

- (1) The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area.
- (2) A local planning policy —
 - (a) may apply generally or in respect of a particular class or classes of matters specified in the policy; and
 - (b) may apply to the whole of the Scheme area or to part or parts of the Scheme area specified in the policy.
- (3) A local planning policy must be based on sound town planning principles and may address either strategic or operational considerations in relation to the matters to which the policy applies.
- (4) The local government may amend or repeal a local planning policy.
- (5) In making a determination under this Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with this Scheme.

4. Procedure for making local planning policy

- (1) If the local government resolves to prepare a local planning policy the local government must, unless the Commission otherwise agrees, advertise the proposed policy as follows —
 - (a) publish a notice of the proposed policy in a newspaper circulating in the Scheme area, giving details of —
 - (i) the subject and nature of the proposed policy; and
 - (ii) the objectives of the proposed policy; and
 - (iii) where the proposed policy may be inspected; and
 - (iv) to whom, in what form and during what period submissions in relation to the proposed policy may be made;
 - (b) if, in the opinion of the local government, the policy is inconsistent with any State planning policy, give notice of the proposed policy to the Commission;
 - (c) give notice of the proposed policy in any other way and carry out any other consultation the local government considers appropriate.
- (2) The period for making submissions in relation to a local planning policy must not be less than a period of 21 days commencing on the day on which the notice of the policy is published under subclause (1)(a).
- (3) After the expiry of the period within which submissions may be made, the local government must —
 - (a) review the proposed policy in the light of any submissions made; and
 - (b) resolve to —
 - (i) proceed with the policy without modification; or
 - (ii) proceed with the policy with modification; or

Attachment 8.1.1C

(iii) not to proceed with the policy.

- (4) If the local government resolves to proceed with the policy, the local government must publish notice of the policy in a newspaper circulating in the Scheme area.
- (5) A policy has effect on publication of a notice under subclause (4).
- (6) The local government —
 - (a) must ensure that an up-to-date copy of each local planning policy made under this Scheme is kept and made available for public inspection during business hours at the offices of the local government; and
 - (b) may publish a copy of each of those local planning policies on the website of the local government.

5. Procedure for amending local planning policy

- (1) Clause 4, with any necessary changes, applies to the amendment to a local planning policy.
- (2) Despite subclause (1), the local government may make an amendment to a local planning policy without advertising the amendment if, in the opinion of the local government, the amendment is a minor amendment.

6. Revocation of local planning policy

A local planning policy may be revoked —

- (a) by a subsequent local planning policy that —
 - (i) is prepared in accordance with this Part; and
 - (ii) expressly revokes the local planning policy;
- or
- (b) by a notice of revocation —
 - (i) prepared by the local government; and
 - (ii) published in a newspaper circulating in the Scheme area.

8.1.2 Modifications to Local Planning Policy No. 18 – Cut, Fill and Retaining Walls: Submitted for consent to publicly advertise
--

Location:	Applies throughout the district
File Ref. No:	ADM 0657
Disclosure of Interest:	Nil
Date:	14 December 2016
Author:	Steve Thompson
Attachments:	8.1.2A Modified draft Local Planning Policy No. 18 – Cut, Fill and Retaining Walls 8.1.2B Extract from <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>

Summary

The purpose of this report is to seek Council support to publicly advertise a modified draft planning policy relating to cut, fill and retaining walls.

Background

The Council on 16 April 2013 granted final adoption to Local Planning Policy 18 (LPP18). Since then, there have also been various changes to regulations and State Government policy that have implications on LPP18. It is also suggested that minor changes are required to LPP18, outlined in Attachment 8.1.2.A, to provide increased guidance to the community and other stakeholders regarding when local government approval is required for retaining walls.

Attachment 8.1.2B provides an extract from *Planning and Development (Local Planning Schemes) Regulations 2015*. The 'deemed provisions' in the Regulations replace relevant clauses in Local Planning Schemes. The Regulations require draft local planning policies to be publicly advertised for at least 21 days.

Comment

It is suggested that Council support public advertising of the modified draft LPP18 for community and stakeholder comment. If Council agrees, submissions will be invited through various methods for a six-week period.

Public advertising of the modified draft LPP18 will assist to draw out comment from the community and stakeholders. It is proposed to consult widely through the Shire administration writing to and inviting comments from wide-ranging stakeholders and government agencies, placing public notices in local papers, placing details on the Shire website and information being available at the Shire office.

The goal of the advertising is to encourage community and stakeholder debate and to seek the receipt of submissions. Following the close of the consultation period, the Council and the Shire administration will consider the submissions and determine whether the modified draft policy is suitable for final adoption or whether it should be further modified.

Strategic Implications

The Policy, if adopted, will assist the decision-making of the Council, the Shire administration and other stakeholders. It will also inform applicants/landowners of Council requirements.

Statutory and Policy Environment

Planning and Development Act, Planning and Development (Local Planning Schemes) Regulations 2015 and Shire of Boddington Local Planning Scheme No. 2.

Policy Implications

Outlined in this report.

Financial Implications

There are Shire costs associated with advertising the modified draft LPP18.

Economic Implications

There is always a cost to providing cut, fill, retaining walls and stormwater management. The draft policy sets out that these considerations should be addressed as early on in the planning/design process as possible and generally implemented (e.g. retaining walls established) at the subdivision stage.

Depending on the nature of the proposal, proposed uses, lot sizes and landform conditions (e.g. slope, soil types), this may add additional costs to costs at the subdivision stage. While noting that these costs are typically passed on in the price of new lots, this is generally considered preferable that individual lot owners meeting the costs at the Building Permit stage and where a less holistic approach can result in greater impacts on adjoining/nearby properties.

Social Implications

Addressing cut, fill, retaining walls and stormwater management as early on the planning/design process should reduce impacts on existing and future residents.

Environmental Considerations

The draft policy supports accepted stormwater management principles of seeking to address matters early on in the planning/design process in a holistic manner, to retain/detain stormwater on-site and to generally not alter run-off from pre-development conditions.

Consultation

Should the Council agree to its public release, the modified draft LPP18 will be subject to community and stakeholder consultation.

Options

The Council can:

1. agree to the public release of the modified draft LPP18 without modifications;
2. agree to the public release of the modified draft LPP18 with modifications;
3. defer consideration of the matter and require additional information; or
4. not agree to the public release of the modified draft LPP18.

Voting Requirements - Simple Majority

OFFICER'S RECOMMENDATION – ITEM 8.1.2

COUNCIL RESOLUTION

105/16

Moved Cr Smart

That Council:

3. Support the public release of the modified draft *Local Planning Policy 18 - Cut, Fill and Retaining Walls*, outlined in Attachment 8.1.2A, and require the draft policy to be publicly advertised for an increased period of six weeks.
4. Will reconsider the modified draft *Local Planning Policy 18 – Cut, Fill and Retaining Walls* following the close of the public submission period and will determine whether or not to adopt the modified policy with or without modification.

Seconded

Cr Glynn

Carried

5/0

DRAFT

**Shire of Boddington
Local Planning Policy No. 18 – Cut, Fill and Retaining Walls**

1. Policy statement

The intention of this Policy is to provide guidance for landowners, subdividers and the Council to ensure that cut, fill and associated retaining walls are suitably located, designed and constructed to address safety, amenity and stormwater considerations.

2. Background and issues

The municipality, including the Boddington and Ranford town sites, contains various areas of moderately to steeper sloping land. Current building practices generally require buildings to be constructed on level pads. Cut, fill and the construction of retaining walls with associated building practices have contributed to more comfortable living conditions. However, cut, fill and retaining walls have the potential to impact on the natural topography and create safety, stormwater management, privacy and visual impact issues.

Relevant issues are more effectively addressed “upfront” in the planning/design process and preferably at the structure plan and scheme amendment stages. At the subdivision stage, the systematic development of retaining walls and associated stormwater management should generally be provided for the whole of the land as relevant to the proposal. It is often significantly more problematic, when individual landowners seek to establish retaining walls and address stormwater management at the Building Permit stage, compared to previously addressing matters earlier in the planning/design process.

Building large retaining walls on the boundaries of an individual lot has the potential to create conflict between neighbours and can adversely affect the use and enjoyment of adjoining land. The impacts of unregulated designs and finishes include on immediate neighbours and the locality as a whole. In addition to the impact of the actual retaining wall, there is a requirement to place a fence on top of the wall to maintain privacy and safety.

Unless approvals for retaining walls have been obtained at the subdivision stage, a Building Permit is required for any retaining wall that retains ground 0.5 metres and above as set out in Schedule 4 of the *Building Regulations 2012*.

3. Definitions

For the purposes of this Policy, the following definitions apply:

“Boundary Fence” – a fence that separates the lands of different owners.

“Batter” – a slope, as of the outer face of a wall, which recedes from backwards and upwards.

“Building” - any structure or an appurtenance whether fixed or movable, temporary or permanent, placed or erected upon land, and the term shall include dwellings and buildings appurtenant to dwellings such as carports, garages, verandahs and retaining walls, but shall exclude a boundary fence, pergolas, garden sheds and the like, and swimming pools where no part is more than 600mm above surrounding ground level.

Attachment 8.1.2A

“Controlled Fill” – material that has been placed and compacted in layers by compaction equipment within a defined moisture range to a defined density requirement.

“Cut and Fill” – a process of localised gradation where material removed from one place is, subject to soil type, deposited a short distance away.

“Dwelling” - as defined in the *Residential Design Codes of Western Australia*, is “a building or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family.”

“Height” – the difference between the natural ground level to the top of the finished earthwork level, or between the natural ground level to the top of the retaining wall.

“Natural Ground Level” – as defined by the *Residential Design Codes of Western Australia* is “the levels on a site which precedes the proposed development, excluding any site works unless approved by the council or established as part of subdivision of the land preceding development”.

“Outbuildings” - are an enclosed non-habitable structure that is detached from any dwelling.

“Professional Engineer” as defined in the *Building Code of Australia* is “a person who is:

- (a) if legislation is applicable - a registered professional engineer in the relevant discipline who has appropriate experience and competence in the relevant field; or
- (b) if legislation is not applicable -
 - (i) a Corporate Member of the Institution of Engineers, Australia; or
 - (ii) eligible to become a Corporate Member of the Institution of Engineers, Australia, and has appropriate experience and competence in the relevant field.”

“R Codes” - the *Residential Design Codes of Western Australia*, adopted by the Western Australian Planning Commission including any updates.

“Retaining Wall” – a built wall intended to hold back water and/or earth. Under the *R Codes*, a retaining wall is included in the definition of a “building”.

“Subdivisional Retaining Wall” – refers to a wall designed to retain soil resulting from earthworks associated with compliance with a condition of subdivisional approval issued by the Western Australian Planning Commission.

“Terrace” – is a series of flat platforms (or steps) on the side of a hill, rising one above the other. The base of the terrace is taken to be the bottom of the lowest step with the top being the highest point of the highest step.

“Topsoil” – is taken to be the soil zone containing decomposed organic matter and seed source, generally not to exceed 150mm in depth.

4. Objectives

The objectives of this Policy are to:

- assess the safety and appearance of retaining walls over 0.9 metre in height;
- preserve the natural topography by limiting the extent of cut and fill on steeper slopes;

Attachment 8.1.2A

- ensure that at the subdivision stage, an assessment is made in regards to the extent of cut, fill and retaining walls, based on the slope of the land, soil types, stormwater management, lot size and land use;
- provide “acceptable development” standards that suit local conditions to limit the extent of cut and fill permitted on sites through the control of building pad levels;
- minimise the impact of retaining walls on streetscapes/landscapes and the character and the amenity of adjoining/nearby properties;
- assist in promoting housing and building designs which complement the natural slope of the land to reduce the building’s bulk and visual impact;
- establish an “acceptable development” height for boundary retaining walls and allow retaining walls to be established on the boundary;
- provide further interpretation of the *Shire of Boddington Local Planning Scheme No. 2* (LPS2) in the assessment of subdivision and development applications;
- provide greater certainty for landowners, the community and others and to assist in providing greater consistency in decision making by the ~~Council~~ local government; and
- facilitate effective and timely processing of retaining wall applications in accordance with this Policy.

5. Application of the Policy

This Policy applies throughout the municipality.

6. Links to Local Planning Scheme and other documents

This Policy relates to various requirements set in LPS2, the R Codes, various Local Planning Policies relating to development, ~~and the~~ *Building Code of Australia* and ~~the Building Regulations 2012~~.

This Policy addresses filling, excavation and the re-contouring of land if there is greater than a 0.9 metre change to the natural ground level and it is not within a flood plain or flood affected area, as set out in ~~the Supplemental Provisions clause 6.1.2(n)~~ of LPS2. This Policy also provides amplification for retaining walls above 0.9 metres in height as set out in ~~the Supplemental Provisions clause 6.1.2(e)~~ of LPS2.

7. Policy Provisions

7.1 Address considerations early in the planning/design process

The Council requires that applicants/landowners consider the approach to cut, fill, retaining walls and stormwater management early on in the planning/design process. This includes at the scheme amendment and structure planning stages which is refined at the subdivision stage. For steeper land, this may require larger lots, restricting the level of cut and fill development or requiring building construction techniques such as pole homes and stump

Attachment 8.1.2A

systems. At the subdivision stage, the agreed form of land preparation is to be addressed with the ~~Council~~ local government with the approved approach to cut, fill, retaining walls and stormwater management to be implemented prior to the creation of titles.

7.2 When a Planning Development Application is required

Most cut, fill and retaining walls do not require the submission of a Planning Development Application. A Planning Development Application is however required:

- where there is cutting (excavation) or filling which is more than a 0.9 metre change to the natural ground level and is not part of a Planning Development Application for associated development; or
- where the retaining wall is 0.9 metres and above and is not part of a Planning Development Application for associated development; or
- any filling within the flood plain or flood affected areas.

As a general guide, no Planning Development Application is required for a single house where the cutting (excavation) is within the approved building footprint as provided via a Building Permit.

A Building Permit is required for all retaining walls above ~~0.9~~ 0.5 metres which are to be accompanied by plans which are certified by a professional engineer.

7.3 Key considerations

When assessing cut, fill and retaining walls, the ~~Council~~ local government will consider matters including:

- the extent of the works and its location;
- physical restrictions of the property (easements, unusual shape, excessive gradients);
- any alternative design options which may exist;
- structural integrity;
- how stormwater will be addressed;
- relative levels, finish floor levels and contours of adjoining and abutting properties;
- ease of vehicle accessibility to the site;
- retaining wall construction;
- retaining wall colours when viewed from the street and/or from public places (colours should be sympathetic to the streetscape and to public places with generally natural and earthy colours); and
- the existing streetscape and the amenity of the locality.

Any permanent excavation with a slope steeper than the angle of repose or natural slope of the site, is required to have retaining walls of masonry or other materials approved by the

Attachment 8.1.2A

~~Council~~ local government. The retaining wall is to be of sufficient strength and stability to retain the embankment together with any surcharged loads.

7.4 Engineering/geotechnical assessment and engineering certification

As part of a planning process, a Any retaining wall exceeding 0.9 metre in height shall be designed and certified by a professional engineer, with certified engineering drawings to be submitted to the ~~Council~~ local government for approval. As set out in section 7.2, a professional engineer is also required to certify all retaining walls above 0.5 metres as part of a Building Permit.

Retaining walls located within 1.0 metre of a dwelling (including neighbouring properties) are to be designed to accommodate any additional surcharge and shall be accompanied by a certificate from a professional engineer.

Information to be supplied with the engineering assessment, whether that is at the Subdivision Application, ~~Planning~~ Development Application or Building Permit stages will generally include:

- a site plan showing the main topographical features of the site including vegetation;
- contours;
- drainage lines and watercourses;
- soil type/geotechnical assessment;
- buildings and fences;
- level of top of sand pad/fill;
- finish floor level;
- cut and fill section showing sub soil drainage and cut off drains;
- cut and fill section (of greatest cut and fill) showing method of retention;
- design and construction details of the retaining walls; and
- other details required to address site specific issues.

The ~~Council~~ local government will require a compaction certificate at the Building Permit stage, including where fill is introduced to the site.

The landowner/applicant is responsible for meeting all costs associated with a geotechnical investigation and services undertaken by a professional engineer.

7.5 Subdivision

At the subdivision stage, unless justified and agreed to by the ~~Council~~ local government, a subdivider is to:

- identify, through a slope analysis, all slopes of 1:10 and greater;
- note the maximum extent of filling to be undertaken on individual lots is not to exceed 1.0 metre in height;

Attachment 8.1.2A

- construct retaining walls, up to a total maximum height of 3.0 metres along a property boundary or on other parts of the lot, to create a site capable and suitable for building construction including appropriate vehicle access between the lot and the public road;
- ensure that where the proposed retaining wall is to be constructed on the outer boundary of the subdivision area, and it abuts an existing developed land parcel, the subdivider shall consult with the adjoining landowner/s to ensure the amenity of the neighbour's property is not compromised;
- resolve stormwater management to ensure neighbouring properties are not impacted as a result of site works and construction; and
- confirm retaining wall construction and colours.

The Council generally prefers that lots created through the subdivision process below 1,000m² are flat. The Council will however support the following:

- for lots below 500m²: a 0.5 metre (500mm) longitudinal slope and a 0.3 metre (300mm) crossfall; and
- for lots between 500m² – 999m²: a 1.0 metre longitudinal slope and a 0.5 metre crossfall.

The Council ~~Council~~ local government may require the subdivider to undertake a visual assessment to the requirements and satisfaction of the Council ~~Council~~ local government for land identified as "Landscape Protection" in the *Shire of Boddington Local Planning Strategy*, or the *Boddington-Ranford Townsite Strategy*, or on land containing slopes greater than 1:5.

Where the subdivision process has changed the natural ground levels, the relevant levels to be taken at the development/building stage are those established at the subdivision stage.

7.6 Cut (excavation)

Requirements relating to cut include:

- where a slope is 1:5 or greater or the Council ~~Council~~ local government considers that a lot may contain unstable soil, a geotechnical report and/or a professional engineer's report is required;
- any site with a slope of 1:5 or greater should not be developed using cut and fill techniques, unless it can be justified by the proponent and which is approved by the Council ~~Council~~ local government;
- where a building is to be constructed partially on cut and partially on fill, the excavated material is to be placed outside the building footprint to form batters and embankments and the platform is to be filled with sand. Consolidated in even lifts, not exceeding 600mm, to produce a density which will resist seven blows per 300mm of standard 16mm diameter penetrometer. As an alternative, pile and beam foundations into natural uncut ground in the fill area are acceptable;
- excavation below natural ground level is generally not visually obtrusive and is considered not to significantly impact on adjacent landowners. Accordingly, excavation is to be undertaken in accordance with the Acceptable Development standards A1.1, A1.2 and A1.3 of the R Codes. There is no maximum limit to the amount of excavation within the building footprint to allow for basements, garages and similar subject to the design and construction being certified by a professional engineer;

Attachment 8.1.2A

- water discharge from the site during development is to be controlled by the use of ripping, contour/grade banks, sumps and other approved measures to attenuate water leaving the site;
- access tracks are to be located in such a manner as to minimise required earthworks; and
- all exposed embankments are required to be suitably stabilised and generally landscaped. The ~~Council~~ local government encourages landowners/proponents to strip the topsoil, stockpile it, and redistribute the topsoil during the landscaping phase. A landscaping plan should be consistent with that set out in *Local Planning Policy 11 Landscaping and Revegetation*.

7.7 Fill

7.7.1 General

Filling above the natural ground level can result in visually prominent development and can create overlooking and/or overshadowing. In accordance with the R Codes, overlooking and overshadowing are valid planning considerations. The loss of views is however not a valid planning consideration if the subdivision/development complies with the R Codes, the Local Planning Strategy and/or LPS2.

On land zoned “Residential”, “Special Residential”, “Rural Residential” and “Special Use” (allocated as Residential, Special Residential and Rural Residential), filling should not exceed 1.0 metre in height unless justified by the proponent to the satisfaction of the ~~Council~~ local government.

The importation of fill to increase the building pad level shall generally be limited to no more than 0.3 metre above the average building pad level of the site. Sites where subsurface rock or clay occurs, which requires the importation of more than 0.3 metre of fill, shall be substantiated by a professional engineer’s report that demonstrates such a presence.

Filling within the front setback is only supported if:

- a terrace within 1.0 metre of the front boundary is not to exceed 0.5 metre in filling;
- subsequent terraces should generally be of equal height and equally spaced across the slope;
- the vertical rise of terraces are not to exceed the horizontal return; and
- terraces are spaced a minimum of 1.0 metre apart.

Where required due to issues relating to flood risk, stormwater management, effluent disposal or other considerations, the Council will generally require subdividers to install fill, prior to the creation of new titles, for proposed lots less than 1000m² unless appropriately justified by the proponent. The Council may require fill to be installed prior to the creation of new titles for lots 1000m² and larger to ensure that the lot is capable of accommodating proposed development.

7.7.2 Filling in flood prone land

A ~~Planning~~ Development Application is required for all retaining walls and fill within flood prone land either as set out in the *Shire of Boddington Floodplain Management Strategy* (floodway or flood fringe) or for other flood risk land in the opinion of the ~~Council~~ local government. The ~~Council~~ local government will consider the Floodplain Management Strategy, *Local Planning*

Attachment 8.1.2A

Policy 6 Development in Flood Affected Areas and advice from the Department of Water in determining ~~Planning~~ **Development** Applications.

7.8 Retaining walls

7.8.1 General

The Council will generally require subdividers to install retaining walls, prior to the creation of new titles, for proposed lots less than 1,000m² unless appropriately justified by the proponent. The Council may require retaining walls to be installed prior to the creation of new titles for lots 1,000m² and larger where site conditions are steep, there are issues associated with building construction, stormwater management or vehicular access, where a coordinated approach is required or to ensure that the lot is capable of accommodating proposed development.

Requirements relating to retaining walls include:

- unless the retaining walls were provided as part of the subdivision, or part of a previous dwelling or approved building, retaining walls in areas subject to the R Codes will be treated as though they are a building wall, with the same setbacks from property boundaries as required for a dwelling;
- unless otherwise provided for within this Policy, retaining walls will be required where cut or fill is equal to, or in excess, of 1.0 metre;
- as outlined in section 7.4, retaining walls of 0.9 metre or greater in height require ~~planning~~ **development** approval, a Building Permit and an engineer's certificate before construction is to commence. **Unless approvals for retaining walls have been obtained at the subdivision stage, a Building Permit is required for any retaining wall that retains ground 0.5 metres and above as set out in Schedule 4 of the Building Regulations 2012;**
- in areas subject to the R Codes, a retaining wall is generally not to exceed 3.0 metres in height;
- where an unprotected embankment (the face area of a section of fill that is not subject to retaining or other forms of stabilisation) is proposed, no retaining will be required where it is in accordance with *Building Code of Australia*. Such embankments are to be landscaped in accordance with an approved landscaping plan;
- where a retaining wall is proposed on a boundary, a licensed surveyor will generally be employed by the landowner/applicant to set out the boundaries prior to the commencement of any works; and
- retaining walls which are subject to ~~planning~~ **development** approval are required to be finished to a professional standard to the satisfaction of the ~~Council~~ **local government**.

7.8.2 Retaining on property boundaries and boundary fences/walls

The maximum height of a retaining wall on a neighbouring property boundary is to be no higher than 3.0 metres, with a maximum change in the height of the natural ground level being limited to 1.0 metre.

Any change of level along a property boundary must be retained by a retaining wall where the soil cannot be maintained on its natural angle of repose (slope of ratio in relation to the type of soil) within the property boundary.

Attachment 8.1.2A

The maximum combined height of a retaining wall and a fence is 4.0 metres above natural ground level with any combination exceeding 3.0 metres in height generally to comprise an "open fence" (wooden picket, wrought iron, etc.) upon the retaining wall.

No ~~Planning~~ **Development** Application is required for side or rear fences/walls throughout the municipality unless it is within the floodway. LPS2 sets fencing standards in certain zones.

A ~~Planning~~ **Development** Application is required for front fences in the Residential, Special Residential, Special Use (allocated as Residential and Special Residential) and Commercial zones where the fence is above 1.2 metres. If the fence is above 1.2 metres, unless justified by the applicant, the fence should be visually permeable.

7.8.3 Retaining within the confines of the property

To conserve streetscape amenity, the ~~Council~~ **local government** will control retaining within the front setback of sites. Retaining within 3.0 metres of the street frontage(s) is to be no higher than 2.0 metres, with a maximum change in the height of the natural ground level being limited to 1.0 metre.

Retaining within 3.0 metres of a neighbouring property boundary is to be no higher than 3.0 metres.

Beyond 3.0 metres of the property boundaries (other than in the front setback), retaining is to be no higher than 3.0 metres, with a maximum change in the height of the natural ground level being limited to 1.0 metre.

Where retaining is undertaken for the purpose of constructing a building, the external walls of the building should be designed as retaining walls and contain the soil created by the cutting and filling.

Minor retaining within the lot is acceptable to provide for garden areas, open spaces and to accommodate vehicle movements provided it is structurally sound and stormwater is appropriately controlled.

7.9 Drainage

The Council requires subdividers to appropriately address drainage and stormwater management for all proposed lots prior to the creation of new titles. All proposed lots are required to be capable of accommodating proposed development.

The Council will require applicants to ensure that stormwater is appropriately managed so as not to create undesirable impacts to adjoining/nearby properties. The Council prefers that stormwater disposal is retained or at least detained within the site wherever possible. If stormwater cannot be retained on site, stormwater should be directed to a Shire stormwater legal point of discharge.

As part of undertaking any cut, fill and retaining on a property, stormwater is not to be redirected onto adjoining properties. Additionally, adequate stormwater management should be provided during excavations and construction.

7.10 Location of essential services

Essential services, particularly when protected by an easement, should be located prior to excavation or works associated with the construction of a retaining wall. The proponent is to

Attachment 8.1.2A

undertake required due diligence with servicing authorities including via *Dial Before You Dig*. Suitable design and materials need to be used in regards to excavation in these areas.

7.11 Building and Landscape Design Guidelines

The Council supports subdividers formulating Building and Landscaping Guidelines for specific areas to guide the design of the subdivision/development to achieve a shared vision. The guidelines can further assist to promote sustainability, respond to site characteristics (including cut, fill and retaining walls), provide a sense of place and assist to ensure that landowner investment is protected by maintaining similar standards for the development of neighbouring properties. The guidelines may be adopted as a Local Planning Policy. If a Building and Landscaping Guideline is adopted as a Local Planning Policy, it will override this Policy if there are any inconsistencies.

A **Planning Development** Application is required for cut, fill and retaining walls which are inconsistent with Building and Landscaping Guidelines which are adopted as a Local Planning Policy.

7.12 Onus of proof

The “onus of proof” rests with the applicant to justify their **Planning Development** Application and variations to this Policy, and for applicants to justify their application for a Building Permit.

8. Administration

8.1 Matters to be addressed prior to formally lodging the **Planning Development** Application

Proponents are encouraged to discuss proposals that seek to vary Policy requirements with the Shire administration early on in the planning/design process and prior to the formal lodgement of a **Planning Development** Application.

8.2 Application requirements

Planning Development Applications are to include the following:

- the requirements set out in **Clauses 62 and 63 of Schedule 2 in the *Planning and Development (Local Planning Schemes) Regulations 2015* sections 6.2.1 and 6.2.2 of LPS2** which includes a site plan and setting out the location of easements on the property;
- details of intended use/s;
- filling in the **Planning Development** Application form;
- payment of the Shire **Planning Development** Application fee; and
- a fully dimensioned cross sectional detail.

Should a **Planning Development** Approval be issued, it may also be necessary for the proponent to submit a Building Permit Application (which gains necessary approval) prior to undertaking construction.

Attachment 8.1.2A

Subject to the proposed location and the scale of the proposed development, the ~~Council~~ **local government** may also require the applicant at the Subdivision Application, ~~Planning Development~~ Application or Building Permit stages to provide:

- a fully dimensioned cross sectional detail which shows the following for the proposed retaining wall:
 - overall height and thickness;
 - type of construction and material;
 - reinforcement details;
 - footing details;
 - drainage behind the retaining wall if applicable;
 - manufacturer's specifications; and
 - waterproofing details;
- detailed contour information and a site plan prepared by a licenced surveyor or professional retaining wall contractor depicting:
 - all existing and proposed natural ground levels (in RLs) with spot levels provided at 0.5 metre intervals for the subject site and finished floor levels immediately adjoining the property;
 - all existing or proposed built structures and their finish floor levels e.g. dwellings;
 - top of wall and bottom of wall heights of all proposed and existing retaining walls in relative levels shown at each change in height;
 - Finish Floor Levels of neighbouring dwellings; and
 - a reference datum point;
- the provision of a professional engineers certification (including for retaining walls over 0.9 metres in height **for planning proposals and 0.5 metres and above for a Building Permit**);
- written information justifying why any requirements of this Policy should be varied; and
- any other plan or information that the ~~Council~~ **local government** may reasonably require to enable the application to be determined.

8.3 Consultation with affected landowners and/or stakeholders

Where an application for a retaining wall is made that does not comply with the requirements as set out in this Policy, or is likely to have off-site impacts, the application may be referred to adjoining/nearby landowners, State Government agencies or other stakeholders for comment.

8.4 Assessing the ~~Planning Development~~ Application

In assessing a ~~Planning Development~~ Application, the ~~Council~~ **local government** will have regard to matters including the following:

- lot size, shape and features;
- the location of the cut, fill and retaining wall;
- intended use of the site;
- this Policy and LPS2;

Attachment 8.1.2A

- information provided by the applicant and any submissions received; and
- any other circumstance and factor affecting the application in the opinion of Council the local government.

Should a Planning Development Application not comply with the requirements of this Policy, the application will be referred to Council for consideration.

Where objections are received and the objections are not able to be adequately dealt with through conditions of approval, the application will be referred to Council for determination.

The Council may refuse a Planning Development Application where the application is inconsistent with this Policy or LPS2, or based on information set out in any submissions received.

8.5 Building Permit

A Building Permit is required for all retaining walls 0.5 above 0.9 metres and above, and for all retaining walls within 1.0 metre of a dwelling or other building regardless of the height of the retaining wall.

8.6 Other Approvals

Approval for a retaining wall may also be required by other government departments. It is the responsibility of the applicant/owner to obtain all required approvals. For example, at the time of adopting this Policy, retaining walls of 1.2 metres or greater in height require approval from the Water Corporation.

~~9. Approval authorisation~~

~~Authority to implement the Policy is delegated to the Chief Executive Officer and the Building Surveyor.~~

~~10. Final adoption~~

~~Final adoption of the Policy was resolved by the Council on 16th April 2013.~~

Related Policies	LPP Urban Drainage Contribution LPP 6 Development in Flood Affected Areas LPP 15 Buildings and Structures in and near Drainage Easements LPP 17 Stormwater Management
Related Procedures and Documents	Planning and Development (Local Planning Schemes) Regulations 2015, Building Code of Australia
Delegation Level	Chief Executive Officer, Principal Environmental Health Officer/Building Surveyor
Adopted	Originally adopted 16 April 2013 Revised policy granted final adoption on ...

Division 2 — Local planning policies

3. Local planning policies

- (1) The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area.
- (2) A local planning policy —
 - (a) may apply generally or in respect of a particular class or classes of matters specified in the policy; and
 - (b) may apply to the whole of the Scheme area or to part or parts of the Scheme area specified in the policy.
- (3) A local planning policy must be based on sound town planning principles and may address either strategic or operational considerations in relation to the matters to which the policy applies.
- (4) The local government may amend or repeal a local planning policy.
- (5) In making a determination under this Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with this Scheme.

4. Procedure for making local planning policy

- (1) If the local government resolves to prepare a local planning policy the local government must, unless the Commission otherwise agrees, advertise the proposed policy as follows —
 - (a) publish a notice of the proposed policy in a newspaper circulating in the Scheme area, giving details of —
 - (i) the subject and nature of the proposed policy; and
 - (ii) the objectives of the proposed policy; and
 - (iii) where the proposed policy may be inspected; and
 - (iv) to whom, in what form and during what period submissions in relation to the proposed policy may be made;
 - (b) if, in the opinion of the local government, the policy is inconsistent with any State planning policy, give notice of the proposed policy to the Commission;
 - (c) give notice of the proposed policy in any other way and carry out any other consultation the local government considers appropriate.
- (2) The period for making submissions in relation to a local planning policy must not be less than a period of 21 days commencing on the day on which the notice of the policy is published under subclause (1)(a).
- (3) After the expiry of the period within which submissions may be made, the local government must —
 - (a) review the proposed policy in the light of any submissions made; and
 - (b) resolve to —

Attachment 8.1.2B

- (i) proceed with the policy without modification; or
 - (ii) proceed with the policy with modification; or
 - (iii) not to proceed with the policy.
- (4) If the local government resolves to proceed with the policy, the local government must publish notice of the policy in a newspaper circulating in the Scheme area.
- (5) A policy has effect on publication of a notice under subclause (4).
- (6) The local government —
 - (a) must ensure that an up-to-date copy of each local planning policy made under this Scheme is kept and made available for public inspection during business hours at the offices of the local government; and
 - (b) may publish a copy of each of those local planning policies on the website of the local government.

5. Procedure for amending local planning policy

- (1) Clause 4, with any necessary changes, applies to the amendment to a local planning policy.
- (2) Despite subclause (1), the local government may make an amendment to a local planning policy without advertising the amendment if, in the opinion of the local government, the amendment is a minor amendment.

6. Revocation of local planning policy

A local planning policy may be revoked —

- (a) by a subsequent local planning policy that —
 - (i) is prepared in accordance with this Part; and
 - (ii) expressly revokes the local planning policy;
- or
- (b) by a notice of revocation —
 - (i) prepared by the local government; and
 - (ii) published in a newspaper circulating in the Scheme area.

8.2 MANAGER FINANCIAL SERVICES:

8.2.1 Monthly Financial Statements for period end 30 November 2016

Disclosure of Interest: Nil
Date: 12 December 2016
Author: J Rendell – Manager Financial Services
Attachments: 8.2.1A Financial Statements for period end 30 November 2016

Summary

Council is to consider **Monthly Financial Reports for November 2016**

Background

In accordance with Local Government (Financial Management) Regulations 1996 Council is to adopt Monthly Financial Report including the Operating Statement, Statement of Financial Position at the end of each month. Council has also wishes to consider a summary of financial reconciliations on a monthly basis.

Councillors have the opportunity to query financials before the meeting to satisfy themselves before the item comes before Council.

Comment

The Operating Statement, Statement of Financial Position, Statement of Cash flow, Statement of Financial Activity and Summary of Reconciliations are submitted for the month of November 2016.

FINANCIAL SUMMARY YEAR TO DATE NOVEMBER 2016

The following is provided to assist in the understanding of Councils financial position. It is emphasised that the comparatives and comments are relative to the revised budget. The Shire of Boddington's financial position for year ended 30th June 2016 as finalised and signed off by audit has been incorporated into the reports to provide comparatives and assist in reconciliations where relevant.

OPERATING RESULT

REVENUE

Revenue is 1.2% or \$64k unfavourable to budget. Within the main items the following is noted:-

- **Operating Grants** is 7% or \$23k favourable to budget.
- **Fees & Charges** is 5.3% or \$31k unfavourable to budget.
- **Interest Earnings** is 22.3% or \$15k unfavourable to budget.
- **Other Revenue** is 19.5% or \$19k unfavourable to budget.
- **Profit from Asset sales** it is noted that there is not expected to be any profit from asset sales.

EXPENDITURE

Expenditure is 4.8% or \$131k favourable to budget. Within the main items the following is noted:-

- **Employee costs** are 6.7% or \$64k favourable to budget.
- **Materials and contracts** are collectively 9.9% or \$68k favourable to budget, it is too early in the year and the variance is considered as only timing.
- **Utility charges** are 2.2% or \$3k favourable to budget.
- **Depreciation** is 0.3% or \$2k favourable to budget.
- **Insurance expenses** is 6.9% or \$14k favourable to budget.
- **Other expenditure** is 24.2% or \$10k unfavourable to budget.

NET RESULT

The net result shows a 2.2% or \$67k favourable result to budget, due to total revenue being \$64k unfavourable and expenditure being \$131k favourable to budget.

CAPITAL ITEMS

Capital revenue is only 1.4% or \$15k favourable to budget, amounts received or brought to account thus far:-

- \$125k in respect of Bushfire ESL capital contribution
- \$300k for the Independent Care Living Grant
- \$458k for the Recreation Centre Grant
- \$194k for Regional Roads Group
- \$32k for Swimming Pool Capital Grant

Capital expenditure is 29.1% or \$940k favourable to budget. For a more detailed understanding refer to the Capital Expenditure by Asset Class report.

FUNDING ITEMS

Repayment of loan principal; is in line with budget.

RESERVE ITEMS

It is noted that this line item has been allocated at year end, the significant reserve movement is as a result of significant under expenditure in respect of capital expenditure for land and buildings. This will form a significant part of the restricted funds at year end and has been addressed in the budget review.

CASH & INVESTMENTS

Cash and investments sits at \$7.4M, this represents a decrease of \$1.6M from the previous month, mainly due to revenue being lower and capital expenses being higher. It is emphasised however that the majority of funds is tagged as "restricted" and therefore cannot form part of Council's unrestricted or free cash.

SUMMARY

The financial result is on budget.

Statutory Environment - Local Government (Financial Management) Regulations 1996.

Financial Implications - Nil

Economic Implications - Nil.

Social Implications - Nil

Environmental Considerations - Nil

Consultation

Not required.

Options – Nil

Voting Requirements

Absolute Majority.

OFFICER'S RECOMMENDATION – 8.2.1

COUNCIL RESOLUTION

106/16

Moved Cr Collins

That Council adopt the:

1. monthly financial statements for the period ending November 2016; and
2. summary of reconciliations for the period ending November 2016.

Seconded

Cr Crilly

Carried

5/0

Attachment 8.2.1 A

SHIRE OF BODDINGTON

Financial Reports for the period ended

30-Nov-16

Report Type	Page No.
Summary of Financial Activity	1
Comprehensive Income Statement by Nature/type	2
Comprehensive Income Statement by Programme	3
Rate Setting Statement	4
Statement of Financial Position	5
Loan Repayments & Net Current Asset Position	6
Capital Expenditure by Asset type	7
Existing Buildings Capital Expenditure by Jobs	8
Financial Graphs	9

Attachment 8.2.1 A

SHIRE OF BODDINGTON						
SUMMARY OF FINANCIAL ACTIVITY by Nature or Type						
For the period ended						
30-Nov-16						
	2016/17 Budget			Actual	Variance	% Variance
	Approved	Current	YTD	YTD	YTD	YTD
Opening Funding Surplus (Deficit)	-	166,976	166,976	166,976	-	
Revenue						
Rates	4,106,113	4,107,173	4,106,553	4,084,648	- 21,905	-0.5%
Operating Grants, Subsidies and Contributions	736,081	628,861	352,703	375,645	22,942	6.5%
Fees and Charges	1,050,142	1,038,971	598,440	567,009	- 31,431	-5.3%
Interest Earnings	131,797	156,797	65,325	50,729	- 14,596	-22.3%
Other Revenue	173,487	210,290	95,565	76,926	- 18,639	-19.5%
Profit from Asset Sales	-	-	-	-	-	
OPERATING INCOME	6,197,620	6,142,092	5,218,586	5,154,957	- 63,629	-1.2%
Expenses						
Employee Costs	- 2,518,897	- 2,518,897	- 961,708	- 897,527	64,181	6.7%
Materials and Contracts	- 1,532,337	- 1,722,068	- 688,130	- 619,961	68,169	9.9%
Utility Charges	- 313,669	- 297,083	- 127,433	- 124,613	2,820	2.2%
Depreciation on Non-Current Assets	- 1,378,259	- 1,563,291	- 651,310	- 649,118	2,192	0.3%
Interest Expenses	- 121,119	- 121,119	- 40,040	- 50,847	- 10,807	-27.0%
Insurance Expenses	- 208,943	- 209,933	- 209,916	- 195,473	14,443	6.9%
Loss on Asset Sales	-	-	-	-	-	
Other Expenditure	- 150,315	- 140,849	- 42,391	- 52,666	- 10,275	-24.2%
OPERATING EXPENDITURE	- 6,223,539	- 6,573,241	- 2,720,928	- 2,590,204	130,724	4.8%
Net Result (incl. c/f surplus position)	- 25,919	- 264,174	2,664,634	2,731,729	67,095	2.5%
Adjustments for Non-Cash Items						
Depreciation	1,378,259	1,563,291	651,310	649,118	- 2,192	-0.3%
Loss on Asset Disposals	-	-	-	-	-	
(Profit) on Asset Disposals	-	-	-	-	-	
Provisions and Accruals	-	-	-	-	-	
	1,378,259	1,563,291	651,310	649,118	- 2,192	-0.3%
Net Result before funding and Capex items	1,352,340	1,299,117	3,315,944	3,380,847	64,903	2.0%
Capital Income and Expenditure						
Non-operating Grants & contributions	762,767	3,556,217	1,124,135	1,108,900	- 15,235	1.4%
Purchase Land & Buildings	- 404,641	- 6,632,176	- 2,188,195	- 1,933,397	254,798	11.6%
Purchase Plant & Equipment	- 322,344	- 840,844	- 612,598	- 194,440	418,158	68.3%
Purchase Roads, Streets & Bridges	- 1,029,551	- 974,001	- 344,158	- 125,192	218,966	63.6%
Purchase Other Infrastructure	- 156,569	- 156,569	- 65,235	- 17,275	47,960	73.5%
Proceeds from Asset Sales	384,000	334,000	300,000	250,000	- 50,000	16.7%
Net Capital Items	- 766,338	- 4,713,373	- 1,786,051	- 911,404	874,647	49.0%
Funding Items						
Proceeds from New loans	-	-	-	-	-	
Repayment of Loan Principal	- 301,130	- 301,130	- 125,471	- 83,646	41,825	33.3%
Self Supporting Loan Principal Income	-	-	-	-	-	
Total Funding Items	- 301,130	- 301,130	- 125,471	- 83,646	41,825	33.3%
Reserve Items						
Transfers to Reserves	- 56,109	- 84,385	-	-	-	
Transfers from Reserves	-	4,159,483	2,140,152	1,976,099	- 164,053	7.7%
Net Reserve movement	- 56,109	4,075,098	2,140,152	1,976,099	- 164,053	7.7%
Closing Funding Surplus (Deficit)	228,763	359,712	3,544,574	4,361,896	817,322	23.1%

Attachment 8.2.1 A

SHIRE OF BODDINGTON STATEMENT OF COMPREHENSIVE INCOME BY NATURE/TYPE For the period ended

30-Nov-16

	2016/17 Budget Approved	Current	YTD	Actual YTD	Variance YTD	% Variance YTD
Revenue						
Rates	4,106,113	4,107,173	4,106,553	4,084,648 -	21,905	-0.5%
Operating Grants, Subsidies and Contributions	736,081	628,861	352,703	375,645	22,942	6.5%
Fees and Charges	1,050,142	1,038,971	598,440	567,009 -	31,431	-5.3%
Interest Earnings	131,797	156,797	65,325	50,729 -	14,596	-22.3%
Other Revenue	173,487	210,290	95,565	76,926 -	18,639	-19.5%
OPERATING INCOME	6,197,620	6,142,092	5,218,586	5,154,957 -	63,629	-1.2%
Expenses						
Employee Costs	- 2,518,897	- 2,518,897	- 961,708	- 897,527	64,181	6.7%
Materials and Contracts	- 1,532,337	- 1,722,068	- 688,130	- 619,961	68,169	9.9%
Utility Charges	- 313,669	- 297,083	- 127,433	- 124,613	2,820	2.2%
Depreciation on Non-Current Assets	- 1,378,259	- 1,563,291	- 651,310	- 649,118	2,192	0.3%
Interest Expenses	- 121,119	- 121,119	- 40,040	- 50,847	10,807	-27.0%
Insurance Expenses	- 208,943	- 209,933	- 209,916	- 195,473	14,443	6.9%
Other Expenditure	- 150,315	- 140,849	- 42,391	- 52,666	10,275	-24.2%
OPERATING EXPENDITURE	- 6,223,539	- 6,573,241	- 2,720,928	- 2,590,204	130,724	4.8%
Net Result before Capital Income	- 25,919	- 431,150	2,497,658	2,564,753	67,095	2.7%
Non-Op. Grants, Subsidies and Contributions	762,767	3,556,217	1,124,135	1,108,900 -	15,235	-1.4%
Profit on Asset Disposals	-	-	-	-	-	-
Loss on Asset Disposals	-	-	-	-	-	-
OTHER	762,767	3,556,217	1,124,135	1,108,900 -	15,235	-1.4%
NET RESULT	736,848	3,125,067	3,621,793	3,673,653	51,860	1.4%
Other Comprehensive Income						
Changes on Revaluation of Non-Current Assets	- 64,500	- 114,500	- 114,500	- 89,468	25,032	-
Total Other Comprehensive Income	- 64,500	- 114,500	- 114,500	- 89,468	25,032	-
TOTAL COMPREHENSIVE INCOME	672,348	3,010,567	3,507,293	3,584,185	76,892	2.2%

Attachment 8.2.1 A

SHIRE OF BODDINGTON STATEMENT OF COMPREHENSIVE INCOME BY PROGRAM For the period ended

30-Nov-16

	2016/17 Budget			Actual	Variance	% Variance
	Approved	Current	YTD	YTD	YTD	YTD
Revenue						
Governance	4,554,904	4,593,663	4,344,470	4,307,132	-37,338	-0.9%
General Purpose Funding	71,905	89,329	45,205	40,571	-4,634	-10.3%
Law, Order, Public Safety	291,921	200,829	124,194	120,306	-3,887	-3.1%
Health	29,770	29,770	12,395	7,350	-5,045	-40.7%
Education and Welfare	410,949	385,420	143,290	186,120	42,830	29.9%
Housing	20,073	20,073	8,355	12,028	3,673	44.0%
Community Amenities	286,608	289,868	249,751	245,153	-4,598	-1.8%
Recreation and Culture	79,548	104,548	62,441	48,856	-13,585	-21.8%
Transport	103,961	77,911	77,725	68,100	-9,625	-12.4%
Economic Services	268,758	271,458	117,755	100,991	-16,764	-14.2%
Other Property and Services	79,225	79,225	33,005	18,349	-14,656	-44.4%
	6,197,620	6,142,092	5,218,586	5,154,957	-63,629	-1.2%
Expenses excluding Finance Costs						
Governance	40,376	42,741	5,546	3,446	-8,992	162.1%
General Purpose Funding	-	2,638	-	10,575	13,390	-26.6%
Law, Order, Public Safety	-	515,359	-	239,427	-241,424	-1,997
Health	-	232,341	-	114,274	-118,920	-4,646
Education and Welfare	-	625,589	-	244,803	-209,770	35,033
Housing	-	35,388	-	9,482	-19,964	10,482
Community Amenities	-	688,702	-	283,661	-273,613	10,048
Recreation and Culture	-	1,190,077	-	590,578	-545,648	44,930
Transport	-	2,520,350	-	977,367	-1,039,181	61,814
Economic Services	-	425,782	-	219,138	-220,618	1,480
Other Property and Services	-	22,656	-	16,093	-106,689	122,782
	6,102,420	6,452,122	2,680,888	2,539,357	141,531	5.3%
Finance Costs						
Governance	-	40,510	-	3,597	3,597	
General Purpose Funding	-	-	-	-	-	
Law, Order, Public Safety	-	-	-	-	-	
Health	-	-	-	-	-	
Education and Welfare	-	11,067	-	5,533	6,235	702
Housing	-	35,389	-	17,693	19,964	2,271
Community Amenities	-	-	-	-	-	
Recreation and Culture	-	33,106	-	16,552	20,406	3,854
Transport	-	1,048	-	262	644	382
Economic Services	-	-	-	-	-	
Other Property and Services	-	-	-	-	-	
	121,119	121,119	40,040	50,847	10,807	-27.0%
Net Result before Capital Income	-	25,919	431,150	2,497,658	2,564,753	88,709
Non Operating Grants, Subsidies and Contributions						
Law, Order, Public Safety	-	518,500	342,210	125,000	-217,210	
Education and Welfare	-	1,670,500	417,625	300,000	-117,625	
Recreation and Culture	30,000	640,000	182,500	489,500	307,000	
Transport	732,767	677,217	181,800	194,400	12,600	6.9%
Economic Services	-	50,000	-	-	-	
Other Property and Services	-	-	-	-	-	
	762,767	3,556,217	1,124,135	1,108,900	15,235	-1.4%
Other Comprehensive Income						
Changes on Revaluation of Non-Current Assets	-	64,500	-	114,500	89,468	25,032
TOTAL COMPREHENSIVE INCOME	672,348	3,010,567	3,507,293	3,584,185	76,892	2.2%

Attachment 8.2.1 A

SHIRE OF BODDINGTON RATE SETTING STATEMENT For the period ended							30-Nov-16
	Approved	2016/17 Budget Current	YTD	Actual YTD	Variance YTD	% Variance YTD	
Revenue							
Operating Grants, Subsidies and Contributions	736,081	628,861	352,703	375,645	22,942	6.5%	
Fees and Charges	1,050,142	1,038,971	598,440	567,009 -	31,431	-5.3%	
Interest Earnings	131,797	156,797	65,325	50,729 -	14,596	-22.3%	
Other Revenue	173,487	210,290	95,565	76,926 -	18,639	-19.5%	
Profit from Asset Sales	-	-	-	-	-	-	
Total Operating Revenue excluding Rates	2,091,507	2,034,919	1,112,033	1,070,310 -	41,724	-3.8%	
Expenses							
Employee Costs	- 2,518,897 -	- 2,518,897 -	- 961,708 -	- 897,527	64,181	6.7%	
Materials and Contracts	- 1,532,337 -	- 1,722,068 -	- 688,130 -	- 619,961	68,169	9.9%	
Utility Charges	- 313,669 -	- 297,083 -	- 127,433 -	- 124,613	2,820	2.2%	
Depreciation on Non-Current Assets	- 1,378,259 -	- 1,563,291 -	- 651,310 -	- 649,118	2,192	0.3%	
Interest Expenses	- 121,119 -	- 121,119 -	- 40,040 -	- 50,847 -	10,807	-27.0%	
Insurance Expenses	- 208,943 -	- 209,933 -	- 209,916 -	- 195,473	14,443	6.9%	
Loss on Asset Sales	-	-	-	-	-	-	
Other Expenditure	- 150,315 -	- 140,849 -	- 42,391 -	- 52,666 -	10,275	-24.2%	
Operating Expenditure	- 6,223,539 -	- 6,573,241 -	- 2,720,928 -	- 2,590,204	130,724	4.8%	
Operating Result Excluding Rates Income	- 4,132,032 -	- 4,538,323 -	- 1,608,895 -	- 1,519,894	89,000	6%	
Adjustments for Non-Cash Items							
Depreciation	1,378,259	1,563,291	651,310	649,118 -	2,192	0.3%	
(Profit)/Loss on Asset Disposals	-	-	-	-	-	-	
Provisions & Accruals	-	-	-	-	-	-	
	1,378,259	1,563,291	651,310	649,118 -	2,192	0.3%	
Capital Income and Expenditure							
Purchase of Capital Expenditure	- 1,913,105 -	- 8,603,590 -	- 3,210,186 -	- 2,270,304	939,882	29.3%	
Non-operating Grants & contributions	762,767	3,556,217	1,124,135	1,108,900 -	15,235	1.4%	
Proceeds from Asset Sales	384,000	334,000	300,000	250,000 -	50,000	16.7%	
	- 766,338 -	- 4,713,373 -	- 1,786,051 -	- 911,404	874,647	49.0%	
Funding & Reserve Items							
Proceeds from New loans	-	-	-	-	-	-	
Repayment of Loan Principal	- 301,130 -	- 301,130 -	- 125,471 -	- 83,647	41,824	33.3%	
Self Supporting Loan Principal Income	-	-	-	-	-	-	
Transfers to Reserves	- 56,109 -	84,385	-	-	-	-	
Transfers from Reserves	-	4,159,483	2,140,152	1,976,099 -	164,053	7.7%	
	- 357,239	3,773,968	2,014,681	1,892,452 -	122,229	6.1%	
Estimated Surplus/(Deficit) July 1 B/Fd.	-	166,976	166,976	166,976	-	-	
Estimated Surplus/(Deficit) June 30 C/Fd.	228,312	359,712	3,544,574	4,361,896 -	817,322	23.1%	
Amount required from General Rate	- 4,105,662 -	- 4,107,172 -	- 4,106,553 -	- 4,084,648 -	21,905	-0.5%	

Attachment 8.2.1 A

SHIRE OF BODDINGTON STATEMENT OF FINANCIAL POSITION For the period ended

	30-Jun-16 Prior Year	30-Nov-16 YTD Actual
CURRENT ASSETS		
Cash and Cash Equivalents	7,423,388	9,182,977
Equity Reserve Investments	-	-
Trade & Other Receivables	309,629	641,026
Inventories	2,044	2,044
TOTAL CURRENT ASSETS	7,735,061	9,826,047
NON CURRENT ASSETS		
Property Plant & Equipment	21,291,196	22,895,104
Land Held for Resale	272,539	272,539
Infrastructure	46,191,095	45,868,904
TOTAL NON CURRENT ASSETS	67,754,830	69,036,547
TOTAL ASSETS	75,489,891	78,862,594
CURRENT LIABILITIES		
Trade & Other Payables	259,841	121,705
Employee Provisions	314,224	314,224
Borrowings	301,130	217,485
Trusts	193,867	204,167
TOTAL CURRENT LIABILITIES	1,069,062	857,581
NON CURRENT LIABILITIES		
Trade & Other Payables - Specific	300,000	300,000
Borrowings	2,505,439	2,505,439
Employee Provisions	62,352	62,352
TOTAL NON CURRENT LIABILITIES	2,867,791	2,867,790
TOTAL LIABILITIES	3,936,853	3,725,371
EQUITY		
Retained Earnings	24,466,178	30,115,930
Reserves Cash Backed	6,800,153	4,824,054
Revaluation Reserve	40,286,707	40,197,238
TOTAL EQUITY	71,553,038	75,137,222
TOTAL LIABILITIES & EQUITY	75,489,891	78,862,594
BALANCE SHEET VARIANCE	\$0.00	\$0.00

LOAN PRINCIPAL REPAYMENTS

COA	Description	IE Summary	Inc/Exp Analysis Summary	Original Budget	Current Budget	YTD Budget	YTD Actual
3042460	PRINCIPAL ON LOAN 105	71	Other Expenses	\$112,455.50	\$112,455.50	\$46,856.46	\$0.00
2113200	LOAN 106 - REC CENTRE	71	Other Expenses	\$0.00	\$0.00	\$0.00	\$0.00
3074200	PRINCIPAL LOAN 83	71	Other Expenses	\$9,367.50	\$9,367.50	\$3,903.13	\$4,608.20
3083000	PRINCIPAL ON LOAN 100	71	Other Expenses	\$12,997.00	\$12,997.00	\$5,415.42	\$6,395.84
3091402	PRINCIPAL ON LOAN 91	71	Other Expenses	\$0.00	\$0.00	\$0.00	\$0.00
3091460	PRINCIPAL ON LOAN 94	71	Other Expenses	\$11,107.00	\$11,107.00	\$4,627.92	\$5,465.35
3091470	PRINCIPAL ON LOAN 97	71	Other Expenses	\$11,264.00	\$11,264.00	\$4,693.33	\$5,542.62
3113046	PRINCIPAL - LOAN 103	71	Other Expenses	\$51,216.00	\$51,216.00	\$21,340.00	\$25,326.79
3113048	PRINCIPAL - LOAN 106 REC CENTRE	71	Other Expenses	\$54,025.00	\$54,025.00	\$22,510.42	\$26,787.27
3121100	PRINCIPAL LOAN 102	71	Other Expenses	\$38,698.00	\$38,698.00	\$16,124.17	\$9,519.62
TOTAL				\$301,130.00	\$301,130.00	\$125,470.83	\$83,645.69

NET CURRENT ASSET POSITION - RECONCILIATION

NCA items from Statement of Financial Activity	2016/17 Budget		Actual	
	Approved	Current	YTD	YTD
Current Assets	3,156,683	3,156,683	-	2,091,180
Less: Current Liabilities	-	819,828	-	127,642
Net Current Assets	2,336,855	2,336,855	-	2,218,821
REPRESENTED BY - (From Financial Position) Movement				
Net Current Assets				2,218,821
REPRESENTED BY - (From Rate Setting Statement) Movement				
Opening Surplus Position				166,976
Closing Surplus Position				2,385,797
Net Current Assets				2,218,821

SHIRE OF BODDINGTON

Printed : at 3:25 PM on 8/12/2016

SHIRE OF BODDINGTON						
CAPITAL EXPENDITURE BY ASSET CLASS						
For the period ended 30-Nov-16						
COA	Description	Asset Type	Original Budget	Current Budget	YTD Budget	YTD Actual
3042202	EXISTING BUILDINGS 16/17	Land & Buildings	104,641	91,651	38,195	16,401
3082090	AGED CARE COMPLEX	Land & Buildings	-	1,670,500	100,000	26,505
3113200	RECREATION CENTRE	Land & Buildings	-	4,358,039	2,000,000	1,833,534
3135202	LAND PURCHASE	Land & Buildings	300,000	300,000	-	-
3132008	VISITOR CENTRE	Land & Buildings	-	211,986	50,000	56,957
		Land & Buildings Total	404,641	6,632,176	2,188,195	1,933,397
3102201	NEW REFUSE SITE	Other Infrastructure	31,000	31,000	12,915	14,319
3105050	OVALS PARKS & CEMETERIES	Other Infrastructure	83,713	83,713	34,880	2,957
3053025	INFRASTRUCTURE OTHER	Other Infrastructure	41,856	41,856	17,440	-
		Other Infrastructure Total	156,569	156,569	65,235	17,275
3042209	COMPUTER EQUIPMENT	Plant & Equip	62,785	62,785	62,785	40,430
3042208	OFFICE EQUIPMENT	Plant & Equip	20,928	20,928	20,928	-
3051220	Fire Tender Boddington	Plant & Equip	-	518,500	342,210	125,000
3123466	PNEUMATIC TYRED ROLLER	Plant & Equip	162,237	162,237	162,237	-
3127025	WATER TANKS - PLANT & EQUIPMENT	Plant & Equip	7,773	7,773	7,773	29,010
3121066	TORO RIDE ON MOWER	Plant & Equip	28,621	28,621	-	-
3139302	MINOR CAPITAL ITEMS	Plant & Equip	40,000	40,000	16,665	-
		Plant & Equip Total	322,344	840,844	612,598	194,440
3121086	Main Roads Bridge Program	Roads Infrastructure	42,500	42,500	-	-
3121090	ROADS TO RECOVERY	Roads Infrastructure	302,582	302,582	-	-
3121705	MAIN STREET UPGRADE	Roads Infrastructure	132,563	132,563	44,188	-
3121700	COMMODITY GRANT CAPITAL EXPENSE	Roads Infrastructure	55,550	-	-	-
3121800	ROAD CONST. - RRG	Roads Infrastructure	454,500	454,500	299,970	125,192
3121803	FOOTPATHS	Roads Infrastructure	41,856	41,856	-	-
		Roads Infrastructure Total	1,029,551	974,001	344,158	125,192
		Grand Total	1,913,105	8,603,590	3,210,186	2,270,304

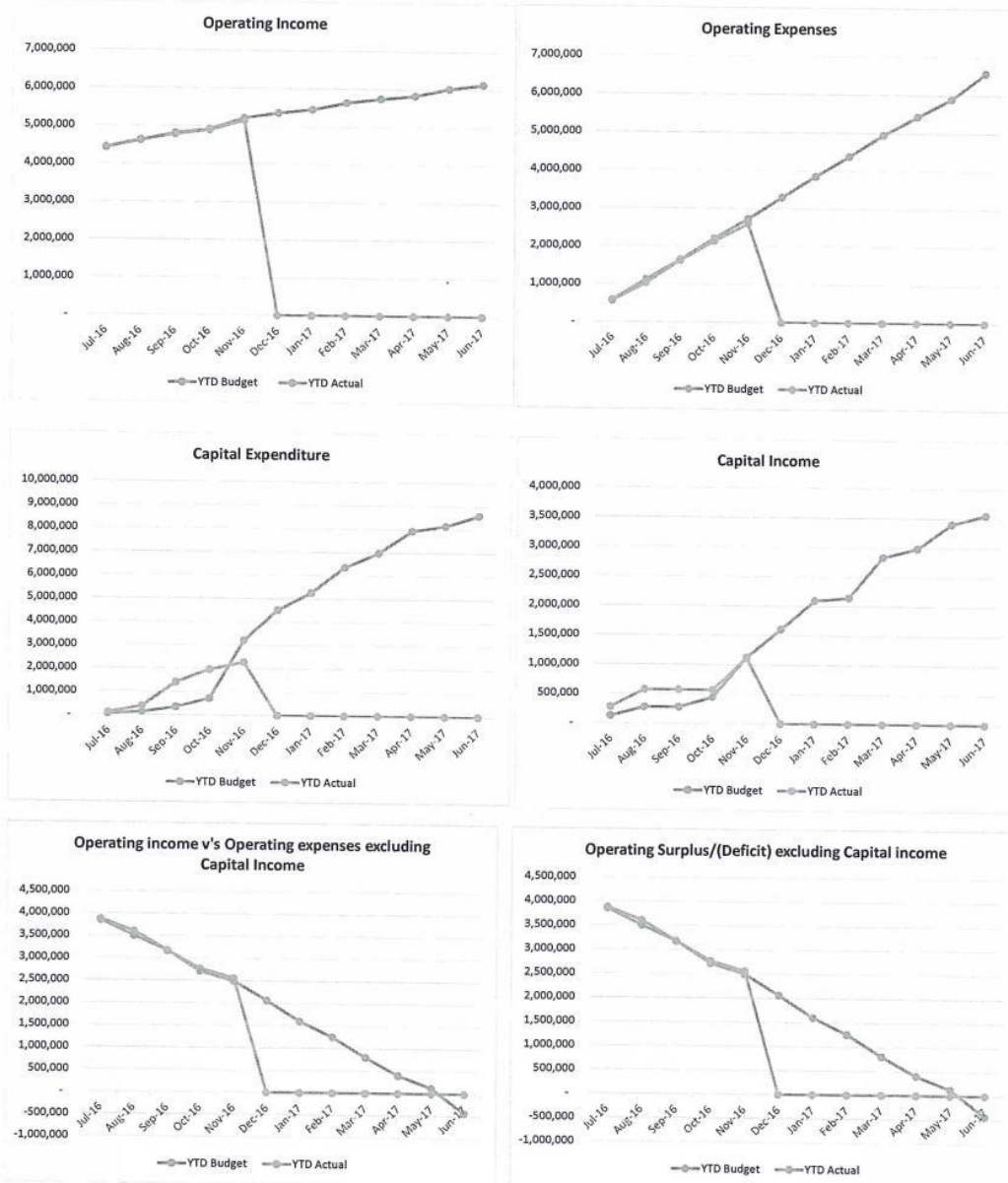
Attachment 8.2.1 A

CAPITAL EXPENDITURE - EXISTING BUILDINGS - By JOBS					30-Nov-16
Job	Description	Original Budget	Current Budget	YTD Budget	YTD Actual
BAC1999	Bannister Road Shire Office - Capital	2,100	2,100	875	-
BCC1028	Pollard Street Child Care Centre - Capital	8,700	8,700	3,625	-
BCC1029	Johnstone Street Community Newspaper - Capital	4,650	4,650	1,940	-
BCC1999	Bannister Road - Caravan Park Caretaker Residence - Capital	3,900	3,900	1,625	-
BDC1015	Farmer Ave - Depot Lunch Room - Capital	600	600	250	-
BFC1039	Wurraming Ave - Foreshore Toilet Block - Capital	2,100	2,100	875	-
BIC1024	Hotham Street Ic Unit 1 - Capital	1,331	1,331	555	-
BIC2024	Hotham Street Ic Unit 2 - Capital	1,331	1,331	555	-
BIC3024	Hotham Street Ic Unit 3 - Capital	1,331	1,331	555	-
BIC4024	Hotham Street Ic Unit 4 - Capital	1,332	1,332	555	-
BMC1024	Hotham Street Medical Centre - Capital	1,500	1,500	625	-
BOC1025	Forrest Street Old School - Main Classroom - Capital	1,500	1,500	625	-
BOC4025	Forrest Street Old School Toilets - Capital	16,000	16,000	6,665	-
BPC1999	Bannister Road Public Toilets - Capital	900	900	375	-
BRC1025	Forrest Street Retirement Unit 1 - Capital	225	225	95	-
BRC2025	Forrest Street Retirement Unit 2 - Capital	225	225	95	-
BRC3025	Forrest Street Retirement Unit 3 - Capital	225	225	95	-
BRC4025	Forrest Street Retirement Unit 4 - Capital	225	225	95	-
BSC1027	Hill Street 34 (Staff Housing) - Capital	1,370	1,370	570	-
BSC1028	Pollard Street Swimming Pool Ablutions - Capital	900	900	375	-
BSC1029	Johnstone Street 25 (Staff Housing) - Capital	12,990	-	-	-
BSC1045	Pecan Place 3 (Staff Housing) - Capital	900	900	375	4,390
BSC1050	Prussian Way 20 (Staff Housing) - Capital	4,300	4,300	1,790	3,911
BSC1054	Blue Gum Close 15 (Staff Housing) - Capital	3,900	3,900	1,625	3,850
BSC1063	Club Drive Sporting Complex - Capital	1,500	1,500	625	-
BSC2029	Johnstone Street 46 (Staff Housing) - Capital	900	900	375	-
BSC2054	Blue Gum Close 16 (Staff Housing) - Capital	7,300	7,300	3,040	-
BSC3028	Pollard Street Swimming Pool Kiosk/Pump Room - Capital	4,675	4,675	1,950	4,250
BTC1029	Johnstone Street Town Hall - Capital	16,200	16,200	6,750	-
BWC1013	Robins Road Waste Site Office - Capital	600	600	250	-
BYC1999	Bannister Road Youth Centre - Capital	931	931	390	-
TOTAL EXISTING BUILDINGS		\$104,641	\$91,651	\$38,195	\$16,401
REPRESENTED BY:					
COA					
3042202 EXISTING BUILDINGS 16/17		104,641	91,651	38,195	16,401

Attachment 8.2.1 A

SHIRE OF BODDINGTON GRAPHICAL DISCLOSURE OF FINANCIAL PERFORMANCE For the period ended

30-Nov-16



8/12/2016S:\Corporate Services\Manager Finance\Financial Reports\Council\2016-17\05 November 2016>Data for Graphs

8.2.2 List of Payments end 30 November 2016

Disclosure of Interest: Nil
Date: 12 December 2016
Author: J Rendell
Attachments: 8.2.1A List of Payments end 30 November 2016

Summary

The Local Government (Financial Management) Regulations 1996 require the preparation of a List of Payments made from the Council's bank accounts.

Background

A list of the payments made in each month is to be prepared and presented to a meeting of Council in the following month.

This list of payments is to be reviewed by Council separately from the monthly financial statements. This will ensure that the requirement of the Financial Regulations for the list of payments made in one month to be presented to the Council meeting in the following month, will be met even if the financial statements are not presented to that meeting.

Councillors have the opportunity to query or inspect invoices before the meeting to satisfy themselves before the item comes before Council.

Comment

The List of Payments for the month of November is presented in Attachment 8.2.2A.

Statutory Environment

Local Government (Financial Management) Regulations 1996

13. Payments from municipal fund or trust fund by CEO, CEO's duties as to etc.

- (1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —
 - (a) the payee's name; and
 - (b) the amount of the payment; and
 - (c) the date of the payment; and
 - (d) sufficient information to identify the transaction.
- (2) A list of accounts for approval to be paid is to be prepared each month showing —
 - (a) for each account which requires council authorisation in that month —
 - (i) the payee's name; and
 - (ii) the amount of the payment; and
 - (iii) sufficient information to identify the transaction; and
 - (b) the date of the meeting of the council to which the list is to be presented.
- (3) A list prepared under subregulation (1) or (2) is to be —
 - (a) presented to the council at the next ordinary meeting of the council after the list is prepared; and
 - (b) recorded in the minutes of that meeting.

Policy Implications - Nil

OFFICER'S RECOMMENDATION – 8.2.2

COUNCIL RESOLUTION

107/16

Moved Cr Collins

That Council adopts the list of payments for the period ending 30 November 2016; at Attachment 8.2.2A.

Seconded

Cr Crilly

Carried 5/0

Attachment 8.2.2 A

LIST OF PAYMENTS END 30 NOVEMBER 2016				
CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
1138	16-11-2016	BUILDING & CONSTRUCTION INDUSTRY TRAINING FUND	BCITF OCT 2016	291.75
1139	16-11-2016	SHIRE OF BODDINGTON	BRB OCT 2016	28.25
1140	16-11-2016	BUILDERS REGISTRATION BOARD OF WA	BRB OCT 2016	370.45
EFT16767	24-11-2016	TERENCE STEPHEN WOODHAMS	REFUND BOND ON FOX TRAP PAID ON 03/11/2016 ON RECEIPT#69332	110.00
EFT16768	24-11-2016	HEATHER RUTH SALMERI	REFUND KEY & CLEANING BOND ON PAVILLION. PAID ON 07/11/2016 ON RECEIPT#69385	220.00
EFT16769	24-11-2016	PETER HUMES	REFUND KEY & CLEANING BOND FOR TOWN HALL. BOOKING CANCELLED ON 22/11/2016. BOND PAID ON 09/11/2016 ON RECEIPT#69598.	220.00
			TOTAL TRUST	1,240.45
EFT16692	07-11-2016	INITIAL HYGIENE PTY LTD (RENTOKIL)	SANITARY DISPOSAL SERVICES	3,178.24
EFT16693	07-11-2016	BODDINGTON MEDICAL CENTRE	PRE-EMPLOYMENT MEDICAL - J. STEWART	176.00
EFT16694	07-11-2016	CROSSMAN HOT WATER & PLUMBING	PLUMBING REPAIRS - CARAVAN PARK & PRUSSIAN PARK	234.30
EFT16695	07-11-2016	BODDINGTON HARDWARE AND NEWSAGENCY	FENCING MATERIAL - DAYS RD	4,256.81
EFT16696	07-11-2016	EDGE PLANNING & PROPERTY	TOWN PLANNING SERVICES FEE	1,865.87
EFT16697	07-11-2016	WA VINYL SYSTEMS	EPOXY & THINNERS - SWIMMING POOL	6,386.69
EFT16698	07-11-2016	METRO HOTEL PERTH	ACCOMMODATION - G. BOYCE	637.00
EFT16699	07-11-2016	FULTON HOGAN INDUSTRIES PTY LTD	PATCHING MIX - LOWER HOTHAM RD	1,364.00
EFT16700	07-11-2016	BAILEYS FERTILISERS	FERTILISER - TOWN OVAL	1,358.50
EFT16701	07-11-2016	COURIER AUSTRALIA TOLL IPEC	COURIER CHARGES	181.59
EFT16702	07-11-2016	PACIFIC BRANDS WORKWEAR GROUP PTY LTD	UNIFORM - STAFF	176.00
EFT16703	07-11-2016	JOHN CHAPMAN	REPAIR VAST BOX - IC UNIT 1	150.00
EFT16704	07-11-2016	STATE WIDE TURF SERVICES	VERTI MOWING - TOWN OVAL	6,098.00
EFT16705	07-11-2016	COUNTRY SPARKY SERVICES	ELECTRICAL WORK - RECREATION CENTRE	9,494.71
EFT16706	07-11-2016	ROCHELLE KIM ELLIS	STAFF REIMBURSEMENT - K. ELLIS	27.39
EFT16707	07-11-2016	BODDINGTON PLAYGROUP	LOAF FUNDING	548.00

Attachment 8.2.2 A

LIST OF PAYMENTS END 30 NOVEMBER 2016				
CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT16708	07-11-2016	GOLDEN GLASS	SHOWER DOOR REPAIR - IC UNIT 2	99.00
EFT16709	07-11-2016	JA REID & MC REID	REIMBURSE - J. REID	143.95
EFT16710	07-11-2016	COALCLIFF PLANT HIRE & CIVIL CONTRACTING	ROLLER HIRE - HARVEY QUINDANNING RD	1,879.90
EFT16711	07-11-2016	WATERLOGIC AUSTRALIA PTY LTD	WATER UNITS RENTAL	352.00
EFT16712	07-11-2016	KATRINA FAY & NEIL ROSS DYSON	STAFF REIMBURSEMENT - N. DYSON	110.00
EFT16713	07-11-2016	CLARKEYS CARPENTRY	REPAIRS - 20 PRUSSIAN WAY	5,439.00
EFT16714	07-11-2016	ASPHALT IN A BAG	ASPHALT - LOWER HOTHAM RD	1,718.75
EFT16715	07-11-2016	DAVID & ROBIN SMART	ADJUSTMENT FOR INCREASE	53.75
EFT16716	07-11-2016	DMC CLEANING CORPORATION PTY LTD	MONTHLY CLEANING SERVICES	12,135.38
EFT16717	07-11-2016	MARTIN SHANE GLYNN	ADJUSTMENT FOR INCREASE	73.75
EFT16718	07-11-2016	PETER CUPITT	STAFF REIMBURSEMENT - P. CUPITT	96.00
EFT16719	07-11-2016	CREATIVE SPACES	INTERPRETATION PLAN - VISITOR CENTRE	9,985.80
EFT16721	07-11-2016	SOUTHERNS WATER TECHNOLOGY	SPRINKLERS - PARKS & OVALS	1,541.50
EFT16722	07-11-2016	GALT GEOTECHNICS PTY LTD	GEOTECHNICAL STUDY - INDEPENDENT LIVING UNITS	5,445.00
EFT16723	07-11-2016	TRUE COLOURS MEDIA	ADVERTISING - CARAVAN PARK MANAGER POSITION	22.00
EFT16724	07-11-2016	BODDINGTON ARTS COUNCIL	DONATION - LOCAL ARTIST AWARD	550.00
EFT16725	07-11-2016	LIONS CLUB OF BODDINGTON INC.	SPONSORSHIP - LIONS RODEO 2016	1,000.00
EFT16726	07-11-2016	WESTRAC EQUIPMENT WA PTY LTD	PARTS - TRAXCAVATOR BT09	164.95
EFT16727	07-11-2016	BODDINGTON SES	REIMBURSEMENT - SES	1,919.90
EFT16728	17-11-2016	R & S LAIDLAW	EXCAVATOR HIRE - HARVEY QUINDANNING RD	12,245.75
EFT16729	17-11-2016	AUSTRALIA POST ACCOUNTS RECEIVABLE	MONTHLY POSTAGE CHARGES ON ACCOUNT	610.73
EFT16730	17-11-2016	OFFICEWORKS BUSINESS DIRECT	STATIONERY SUPPLIES - ADMIN	89.07
EFT16731	17-11-2016	ALLAN PETER ROBINSON	FREIGHT CHARGES	385.00
EFT16732	17-11-2016	WESTERN AUSTRALIAN LAND INFORMATION AUTHORITY (LANDGATE)	GRV INTERIM VALUATIONS	109.40
EFT16733	17-11-2016	ABCO PRODUCTS PTY LTD	COMMERCIAL CLEANING SUPPLIES	581.08
EFT16734	17-11-2016	LGIS - RISK MANAGEMENT	RISK CO-ORDINATOR PROGRAMME	1,699.50

Attachment 8.2.2 A

LIST OF PAYMENTS END 30 NOVEMBER 2016				
CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT16735	17-11-2016	PORTER CONSULTING ENGINEERS	RANFORD WATER MAIN EXTENSION	4,400.00
EFT16736	17-11-2016	SPENCER SIGNS	FATIGUE BANNERS	2,420.00
EFT16737	17-11-2016	BODDINGTON IGA - SHIRE ADMIN ACCOUNT	MONTHLY ACCOUNT - SHIRE	315.49
EFT16738	17-11-2016	BODDINGTON IGA - BOD FIRE ACCOUNT	MONTHLY ACCOUNT - BBFB	16.25
EFT16739	17-11-2016	COURIER AUSTRALIA TOLL IPEC	COURIER CHARGES	10.30
EFT16740	17-11-2016	PACIFIC BRANDS WORKWEAR GROUP PTY LTD	STAFF UNIFORMS	1,296.50
EFT16741	17-11-2016	ARCHIVEWISE (TOTALLY CONFIDENTIAL RECORDS MANAGEMENT)	MONTHLY ARCHIVE STORAGE FEES	147.82
EFT16742	17-11-2016	COUNTRY SPARKY SERVICES	SMOKE ALARMS - 25 JOHNSTONE ST	335.50
EFT16743	17-11-2016	CONTRACT AQUATIC SERVICES	CONTRACT MANAGEMENT FEES	28,402.00
EFT16744	17-11-2016	WANDERING SMASH REPAIRS	INSURANCE EXCESS - TOYOTA HILUX BT06	300.00
EFT16745	17-11-2016	BODDINGTON IGA - ELC ACCOUNT	MONTHLY ACCOUNT - ELC	166.85
EFT16746	17-11-2016	BODDINGTON MINI SKIPS	STREET BIN RUBBISH COLLECTION SERVICE	2,183.00
EFT16747	17-11-2016	SIMON'S MARKET CAFE	VARIOUS GROCERIES - ELC	119.17
EFT16748	17-11-2016	QUALITY PRESS	VEHICLE IDENTIFIER STICKERS	52.25
EFT16749	17-11-2016	AMPAC DEBT RECOVERY (WA) PTY LTD	DEBT COLLECTION SERVICE FEES - RATES	1,611.89
EFT16750	17-11-2016	CLARKEYS CARPENTRY	SENIORS CHAIR YOGA - SENIORS WEEK EVENT	66.00
EFT16751	17-11-2016	NOLA LLOYD	STAFF REIMBURSEMENT - N. LLOYD	91.40
EFT16752	17-11-2016	ACDC MOBILE WELDING	PLANT HIRE & GRAVEL - HARVEY QUINDANNING RD	2,893.00
EFT16753	17-11-2016	BODDINGTON RSL SUB BRANCH	RSL HALL HIRE - SENIORS WEEK EVENT	70.00
EFT16754	17-11-2016	H & H ARCHITECTS	ARCHITECTURAL SERVICES - INDEPENDENT LIVING UNITS	11,550.00
EFT16755	17-11-2016	WELDING SOLUTIONS WA PTY LTD	SUPPLY & INSTALL SKID MOUNTED WATER TANK	31,911.00
EFT16756	17-11-2016	TAOIST TAI CHI SOCIETY OF AUSTRALIA	HAVE A GO SESSION - SENIORS WEEK EVENT	100.00
EFT16757	17-11-2016	JULIE DAWN STEWART	STAFF REIMBURSEMENT - J. STEWART	52.60
EFT16758	17-11-2016	BODDINGTON RIDE-ON RACING MOWERS INC	LOAF FUNDING	739.00
EFT16759	17-11-2016	PRO-MET EXPRESS	DELIVERY CHARGES - LIBRARY	62.40
EFT16760	17-11-2016	AVON WASTE	RUBBISH BIN COLLECTION SERVICE	5,599.01

Attachment 8.2.2 A

LIST OF PAYMENTS END 30 NOVEMBER 2016				
CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT16761	17-11-2016	GREG DAY MOTORS	MONTHLY FUEL ACCOUNT	5,832.19
EFT16762	17-11-2016	TOTAL EDEN PTY LTD	SPRINKLERS - PARKS & GARDENS	550.00
EFT16763	17-11-2016	QUINDANNING/BODDINGTON CWA	CATERING - SENIORS WEEK EVENT	150.00
EFT16764	17-11-2016	BODDINGTON COMMUNITY RESOURCE CENTRE INC	GRANT FUNDING INSTALMENT	2,750.00
EFT16765	17-11-2016	BODDINGTON STORE	MONTHLY STATIONERY ACCOUNT	314.64
EFT16766	17-11-2016	THOMPSON BUILDING INDUSTRIES	SUPPLY REINFORCED CONCRETE SLABS	565.00
EFT16767	24-11-2016	TRUST (REFER ABOVE)	TRUST	
EFT16768	24-11-2016	TRUST (REFER ABOVE)	TRUST	
EFT16769	24-11-2016	TRUST (REFER ABOVE)	TRUST	
EFT16770	24-11-2016	ELIZABETH HOEK	Rates refund for assessment A89 LOT 3 HARVEY-QUINDANNING ROAD BODDINGTON 6390	1,092.86
EFT16771	28-11-2016	R & S LAIDLAW	EXCAVATOR HIRE - HARVEY QUINDANNING RD	10,170.50
EFT16772	28-11-2016	I SWEEP TOWN & COUNTRY	STREET SWEEPING - RODEO WEEKEND	1,485.00
EFT16773	28-11-2016	BODDINGTON CONCRETE	CONCRETE - FLETCHERS RD CROSSING	1,366.20
EFT16774	28-11-2016	COATES HIRE	TRAFFIC LIGHT HIRE - HARVEY QUINDANNING RD	968.00
EFT16775	28-11-2016	CROSSMAN HOT WATER & PLUMBING	PLUMBING REPAIRS - CARAVAN PARK	2,443.10
EFT16776	28-11-2016	BODDINGTON TYRE SERVICE	TYRES - MARRADONG BFB TRUCK	100.00
EFT16777	28-11-2016	EDGE PLANNING & PROPERTY	TOWN PLANNING SERVICES FEE	2,182.12
EFT16778	28-11-2016	PAUL WATSON PATRICK	CHAINSAW - RANGER	1,204.50
EFT16779	28-11-2016	NARROGIN CARPETS & CURTAINS	FLOORING - POOL OFFICE	4,675.00
EFT16780	28-11-2016	ROAD SIGNS AUSTRALIA	ROAD CONES	935.00
EFT16781	28-11-2016	ALINTA SALES	ELECTRICITY CHARGES - POOL & CARAVAN PARK	2,231.62
EFT16782	28-11-2016	COURIER AUSTRALIA TOLL IPEC	COURIER CHARGES	122.43
EFT16783	28-11-2016	SURVEY WA PTY LTD	FEATURE & CONTOUR SURVEY - LOT 165 3 FORREST ST	2,178.00
EFT16784	28-11-2016	JOHN DOUGLAS KILBURN	FENCING REPAIRS - 46 JOHNSTONE ST	236.50
EFT16785	28-11-2016	ROCHELLE KIM ELLIS	STAFF REIMBURSEMENT - K. ELLIS	133.30

Attachment 8.2.2 A

LIST OF PAYMENTS END 30 NOVEMBER 2016				
CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT16786	28-11-2016	MJB INDUSTRIES PTY LTD	PIPES & HEADWALLS - HARVEY QUINDANNING RD	44,603.79
EFT16787	28-11-2016	GOLDEN GLASS	GLASS REPAIR - 20 PRUSSIAN WAY	286.00
EFT16788	28-11-2016	COALCLIFF PLANT HIRE & CIVIL CONTRACTING	ROLLER HIRE - HARVEY QUINDANNING RD	2,854.50
EFT16789	28-11-2016	DORMA AUSTRALIA PTY LTD	SERVICE SLIDING DOORS - SHIRE ADMIN	115.50
EFT16790	28-11-2016	AMD CHARTERED ACCOUNTANTS	AUDIT - FINANCIAL STATEMENTS	6,415.70
EFT16791	28-11-2016	MARKETFORCE PTY LTD	ADVERTISING - NARROGIN OBSERVER	230.45
EFT16792	28-11-2016	DMC CLEANING CORPORATION PTY LTD	COMMERCIAL CLEANING SERVICES - RODEO WEEKEND	561.00
EFT16793	28-11-2016	JOHN ROBERT ALLERT (RENTAL PROPERTY)	MONTHLY RENT - 26A HOTHAM AVE	1,083.33
EFT16794	28-11-2016	BLUEPRINT ENGAGEMENT AND COMMUNICATION PTY LTD	IRSA PROJECT OFFICER	4,180.00
EFT16795	28-11-2016	FRANK WESTON & CO	SUPPLY MATERIALS - VISITOR CENTRE	11,475.48
EFT16796	28-11-2016	GREENWAY ENTERPRISES	FERTILISER - BDHS OVAL	1,615.68
EFT16797	28-11-2016	GEMMA ELLEN BOYCE	STAFF REIMBURSEMENT - G. BOYCE	215.70
EFT16798	28-11-2016	STEWART & HEATON PTY LTD	FIREFIGHTING PPE - BODDINGTON BFB	256.03
EFT16799	28-11-2016	BODDINGTON SERVICE STATION	VEHICLE SERVICE - FORD TERRITORY BT3773	1,031.68
EFT16800	28-11-2016	BODDINGTON COMMUNITY NEWSLETTER	ADVERTISING - IMPOUND VEHICLES	35.00
EFT16801	28-11-2016	IT VISION	MONTHLY PAYROLL SERVICE	4,583.43
EFT16802	28-11-2016	JASON SIGN MAKERS	SIGNAGE - RODEO WEEKEND	679.80
EFT16803	28-11-2016	WILSONS SIGN SOLUTIONS	GOLD LETTERING - HONOUR BOARD	66.00
EFT16804	28-11-2016	BODDINGTON COMMUNITY RESOURCE CENTRE INC	SHARED SERVICES - GAS	634.64
EFT16805	28-11-2016	VISIMAX	FIREFIGHTING PPE - BODDINGTON BFB	1,242.55
17553	07-11-2016	DEPARTMENT OF TRANSPORT	REGISTRATION RENEWAL - TRAILER 1TRA251	53.65
17554	07-11-2016	SHIRE OF BODDINGTON	PETTY CASH RECONCILIATION - OCT 2016	116.00
17555	17-11-2016	WATER CORPORATION	LEGAL FEES - LICENCE FOR NEWMARKET RD RESERVE	1,615.57
DD9314.1	01-11-2016	WESTNET	INTERNET CHARGES - MEDICAL CENTRE	39.95
DD9318.1	02-11-2016	PRINTSYNC BUSINESS SOLUTIONS	COPIER CHARGES - EXECUTIVE	454.60

Attachment 8.2.2 A

LIST OF PAYMENTS END 30 NOVEMBER 2016				
CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
DD9320.1	03-11-2016	SYNERGY	ELECTRICITY CHARGES - PAVILLION/RECREATION CENTRE	1,839.75
DD9322.1	04-11-2016	WESTNET	INTERNET CHARGES - POOL & SHIRE	179.90
DD9325.1	06-11-2016	WA LOCAL GOVERNMENT SUPERANNUATION PLAN	Payroll deductions	11,627.91
DD9325.2	06-11-2016	WILLIAM KELVIN WALDOCK	Superannuation contributions	865.17
DD9325.3	06-11-2016	REST SUPERANNUATION FUND	Superannuation contributions	288.15
DD9325.4	06-11-2016	AMP RETIREMENT SAVINGS ACCOUNT	Superannuation contributions	128.14
DD9325.5	06-11-2016	PRIME SUPER PTY LTD	Superannuation contributions	274.59
DD9325.6	06-11-2016	AUSTRALIAN SUPER (WESTSCHEME)	Superannuation contributions	759.34
DD9325.7	06-11-2016	MLC MASTERKEY SUPER FUNDAMENTALS	Superannuation contributions	215.21
DD9325.8	06-11-2016	SUNCORP EVERYDAY SUPER	Superannuation contributions	99.87
DD9327.1	07-11-2016	MOTORPLAN PTY LTD	CEO VEHICLE LEASE 1EXP571	1,885.66
DD9327.2	07-11-2016	TELSTRA	MOBILE PHONE CHARGES - SHIRE	560.69
DD9330.1	15-11-2016	CANON FINANCE	KYOCERA TA3501i MONTHLY LEASE	157.30
DD9330.2	15-11-2016	SYNERGY	ELECTRICITY CHARGES - OLD DEPOT/MENS SHED	43.45
DD9336.1	16-11-2016	SYNERGY	ELECTRICITY CHARGES - Various	4,605.65
DD9338.1	18-11-2016	SYNERGY	ELECTRICITY CHARGES - Various	2,716.95
DD9338.2	17-11-2016	TELSTRA	PHONE CHARGES - SES LANDLINES	236.52
DD9341.1	20-11-2016	WA LOCAL GOVERNMENT SUPERANNUATION PLAN	Payroll deductions	17,500.77
DD9341.2	20-11-2016	WILLIAM KELVIN WALDOCK	Superannuation contributions	865.70
DD9341.3	20-11-2016	REST SUPERANNUATION FUND	Superannuation contributions	285.51
DD9341.4	20-11-2016	AMP RETIREMENT SAVINGS ACCOUNT	Superannuation contributions	128.14
DD9341.5	20-11-2016	AUSTRALIAN SUPER (WESTSCHEME)	Superannuation contributions	1,002.80
DD9341.6	20-11-2016	PRIME SUPER PTY LTD	Superannuation contributions	354.19
DD9341.7	20-11-2016	MLC MASTERKEY SUPER FUNDAMENTALS	Superannuation contributions	215.21
DD9341.8	20-11-2016	SUNCORP EVERYDAY SUPER	Superannuation contributions	99.87
DD9343.1	21-11-2016	BOC GASES - BOC ACCOUNT PROCESSING	GAS CONTAINER FEES - DEPOT	591.27
DD9343.2	21-11-2016	TELSTRA	PHONE CHARGES - EHO RESIDENCE	45.63

Attachment 8.2.2 A

LIST OF PAYMENTS END 30 NOVEMBER 2016				
CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
DD9346.1	22-11-2016	SYNERGY	ELECTRICITY CHARGES - STREET LIGHTS	2,915.85
DD9351.1	24-11-2016	WATER CORPORATION	WATER CHARGES - RV UNIT 4	1,866.12
DD9351.2	24-11-2016	SYNERGY	ELECTRICITY CHARGES - MARRADONG FIRE SHED	105.40
DD9351.3	24-11-2016	TELSTRA	PHONE & INTERNET CHARGES - Various	1,688.54
DD9355.1	28-11-2016	WESTERN AUSTRALIAN TREASURY CORPORATION	Loan No. 97 Interest payment	26,772.22
DD9357.1	25-11-2016	WATER CORPORATION	WATER CHARGES - Various	2,874.56
DD9357.2	28-11-2016	WATER CORPORATION	WATER CHARGES - STANDPIPE	419.62
DD9357.3	25-11-2016	SYNERGY	ELECTRICITY CHARGES - TV TOWER	538.00
DD9359.1	29-11-2016	WATER CORPORATION	WATER CHARGES - Various	7,378.63
DD9361.1	30-11-2016	KLEENHEAT GAS	CYLINDER SERVICE FEE - PAVILLION	1,341.14
DD9361.2	30-11-2016	SYNERGY	ELECTRICITY CHARGES - CENTRAL PARK	15.20
DD9361.3	30-11-2016	TELSTRA	STREET WI-FI	135.00
DD9361.4	30-11-2016	WATER CORPORATION	WATER CHARGES - Various	2,058.65
			TOTAL MUNICIPAL	415,489.95
			TOTAL PAYMENTS	416,730.40

8.3 PRINCIPAL ENVIRONMENTAL HEALTH OFFICER/
BUILDING SURVEYOR:

Nil at this time.

8.4 MANAGER WORKS & SERVICES:

Nil at this time.

8.5 DIRECTOR CORPORATE & COMMUNITY SERVICES:

8.5.1 LOAF – Quindanning Volunteer Bush Fire Brigade ("QVBFB")

Applicant: QVBFB
File Ref. No: ADM052
Disclosure of Interest: Nil
Date: 13 December 2016
Author: Grant Bartle
Attachments: Nil

Summary

The Quindanning Volunteer Bush Fire Brigade ("Applicant") are seeking funds for the construction of a further toilet, shower block, separate wash basin area and purchase/installation of a water tank at the Quindanning Fire Shed.

Background

The Applicant is a registered charity operating out of the Quindanning Bush Fire Brigade shed.

In 2015, DFES capital grant funding was obtained to install a basic toilet within the fire shed. With the increase in female volunteers in particular, the ablution facilities are considered inadequate and showering was non-existent.

Water to the toilet was connected to the Quindanning Picnic Race Day (QPRD) facilities which has caused some friction as there is insufficient for the QPRD's own use.

Comment

If successful, the Shire of Boddington will be recognised by the Applicant via acknowledgment in the Boddington News. The Applicant is requesting council funding to the total amount of \$1,500 (*refer to Table 1 – Project costs for a breakdown of costs associated with the project*). The Applicant has not secured funding from any other source for the construction of the facilities and supporting infrastructure.

Table 1 - Project costs

Item	Amount	Breakdown of costs
Purchase of materials	\$4029	<i>Applicant contribution</i>
Purchase of water tank	\$2480	<i>Application contribution</i>
Electrical contractor	\$748	<i>Application contribution</i>
Builder's cost	\$4000	<i>Application contribution</i>
Volunteer labour to assist builder with construction	\$5000	<i>In kind donation @ \$25 per hour x 200 hours</i>
Total	\$16257	

SELECTION CRITERIA

Criteria met	1. Strongly supports the strategic and community development plan for the Shire <ul style="list-style-type: none"> • Support community initiated and owned projects • Support community events and activities • Develop new recreation and leisure opportunities • Work in partnership with community groups
Criteria met	2. Meets one third of total funds basis as LOAF will supply up to one third of the project, with community groups/organisations supplying at least a third of the cash required and the other third to be made of cash or in-kind donation.
Criteria met	3. Is a new initiative or innovative idea for one-off establishment grants or the purchase of new minor equipment to support an existing service; and the project will enhance the provision of new or enhanced local facilities.
Criteria met	4. Sustainable project and sustainable benefits for the community.
Criteria met	5. Originates from an organisation that has not received previous funding through the LOAF program.
Not applicable	6. Previous funding has been satisfactorily acquitted.
Criteria met	7. Project meets general grant conditions and those specific to their funding program.
Criteria met	8. Relevant grant application form has been satisfactorily completed.

PROJECT RATING - The selection criteria is the basis for the project rating and would be assessed as follows.

high recommendation	meets a minimum of 7 of the 8 selection criteria	100% of funds requested are allocated
medium/high recommendation	meets a minimum of 6 of the 8 selection criteria	75% of funds requested are allocated
medium recommendation	meets a minimum of 5 of the 8 selection criteria	50% of funds requested are allocated
not recommended	meets less than 4 of the 8 selection criteria	0% of funds requested are allocated

Strategic Implications

The Shire's Strategic Plan highlights the importance of building an inclusive and supportive community. The Shire approving the LOAF Application would assist in the Applicant being able to accommodate volunteer's ablution requirements at the Fire shed.

Statutory Environment - Nil Policy Implications

Policy 9.8 – Local Organisation Assistance Fund ("LOAF") provides funds to projects conducted by local organisations in the proportion of one third council contribution and two thirds Applicant contribution, up to a maximum of \$1,500 contributed by Council.

Financial Implications

100% of funding can be sourced from the LOAF program, Applicant contributions and supplier donation.

Economic Implications - Nil.

Social Implications

The social benefits of this project support the Shire's strategic vision of inclusion. The construction of suitable ablutions will ensure that male and female volunteers can be accommodated.

Environmental Considerations

Refer to Statutory Environment

Consultation

R Foster – Secretary QVBFB

Options

Council may;

1. Approve the funding of \$1,500
2. Approve the funding at a lesser amount; or
3. Not approve the funding, giving reasons

Voting Requirements - Simple Majority

OFFICER'S RECOMMENDATION ITEM 8.5.1

COUNCIL RESOLUTION

108/16

Moved Cr Smart

It is recommended that the maximum amount of \$1,500 be approved for the application by the Quindanning Volunteer Bush Fire Brigade for the construction of a further toilet, shower block, separate wash basin area and purchase/installation of a water tank at the Quindanning Fire Shed.

8.6 CHIEF EXECUTIVE OFFICER:

8.6.1 Action Sheet

Disclosure of Interest: Nil
 Date: 14 December 2016
 Author: Chris Littlemore

Purpose of Report

To bring forward Councillors information the Action Report with actions taken on previous Council resolutions.

Meeting Date	Resolution Number	Responsible Officer	Subject	Date Completed	Comments Current Status
15/11/16	94/16	Finance Manager	Annual Report 2015/16	15/11/16	Copy provided to DLG & C on 15/12/16,
15/11/16	95/16	Finance Officer	Write off Rates A1640 & A1641	15/11/16	Ratepayers advised. Letter sent 15/12/16
15/11/16	96/16	Finance Officer	Write off Rates A1547	15/11/16	Ratepayer advised. Letter sent 15/12/16
15/11/16	97/16	PEHO	Itinerant Vendor	18/11/16	Applicant advised
15/11/16	98/16	DCCS	Fire break exemption – Hoek	16/11/16	Letter sent
15/11/16	99/16	CEO	Clay Target Club	25/11/16	Payment sent
15/11/16	100/16	CEO	Discount and refund pool	16/11/16	Advertised

For information only.

Attachment 8.6.2A

Cr Collins was permitted to remain in the room, having declared an Interest affecting Impartiality in Item 8.6.2 as she is the Pool Patron and life member.

8.6.2	Request for Pool Booking 21 January
-------	-------------------------------------

Location:	Lot 62 Pollard Street
Applicant:	Boddington Swimming Club
File Ref. No:	ADM0239
Disclosure of Interest:	Nil
Date:	13 December 2016
Author:	Chris Littlemore
Attachments:	8.6.2 A Letter Boddington Swimming Club

Summary

The applicant, Boddington Swimming Club, advises the Club has developed a new initiative 'Fun, Fitness, Friendships' and requests Council approval to reserve the pool exclusively on 21 January 2017, from 8:00am – 4:45pm.

Background

Correspondence was received by email from the applicant on 17 November 2016 requesting several dates which were granted as they were outside normal opening hours. Also included is a request for the weekend of 21 and 22 January. (22 January 2017 has subsequently been cancelled).

The Swim Club has developed an opportunity for local and visiting young athletes and coaches in the form of a Development Day. This type of event is usually only available in the metro area and the Club is excited to have secured a number of high profile professionals to present the material in Boddington.

Non-exclusive bookings have been granted by the CEO:

Saturday 26 November 2016
Saturday 17th December 2016
Saturday 4th February 2017
Saturday 25 February 2017 and
Saturday 1 April 2017

Comment

The pool is open on weekends from noon to 7:00pm. The club is requesting exclusive use on Saturday 21 January from 8:00am – 4:45pm.

Matt, Contract Aquatic Services, is supporting this initiative and will not charge Council for the out of hours 8:00am – Noon. The Swimming Club are anticipating 50 – 60 participants on the day. Normal entry fees will apply.

Strategic Implications - Nil
Statutory Environment - Nil

Attachment 8.6.2A

Policy Implications

Council policy allows for up to 50% of the pool to be booked for exclusive use without explicit approval of Council.

Financial Implications

Some revenue may be lost if the local community is unable to access the pool for part of Saturday afternoon.

Economic Implications -Nil

Social Implications

The local community would not have access to the pool and will be unable to utilise their swim passes. This would be regrettable as it is the height of the summer season and the weather may be very hot. Furthermore, it will be school holidays and also the weekend before Australia Day when family members may be visiting members of the local community.

On the other hand, the event would be beneficial in promoting the Boddington Swimming Club and the town, as well as the opportunity for keen swimmers to develop their skills.

Environmental Considerations -Nil

Consultation

Karen Vlastuin, Coach Boddington Swimming Club.
Mat Mildwaters, Contract Aquatic Services.

Options

Council can:

1. Accept the Officer's Recommendation;
2. Amend the Officer's Recommendation; or
3. Not accept the Officer's Recommendation giving reasons.

Voting Requirements – Simple Majority

OFFICER'S RECOMMENDATION – ITEM 8.6.2

COUNCIL RESOLUTION

109/16

Moved Cr Collins

That the Boddington Swimming Club be granted exclusive use of the pool facility from 8:00am to 4:45pm on 21 January 2017 for their 'Development Day.'

Seconded

Cr Hoek

Carried 5/0

Attachment 8.6.2A

Good morning Chris

As per previous conversation, Boddington Swimming Club have developed a new initiative this year to encourage more people of all ages to enjoy the sport of swimming, stay fit, active and enjoy a healthy lifestyle. We are requesting support from the Shire to enable us to run this program.

This new "Game Day Series" is a five part event. I have attached our flyer with proposed dates. The first day is 26th November. A program and hire request was sent through separately for it.

We have also developed an opportunity for local and visiting young athletes and coaches in the form of a Development Day. This type of event is usually only available in the metro area and we are excited to have secured a number of high profile professionals to present the material in Boddington.

DSR have supported the initiative and provided funding to subsidize the costs involved in running such an event. I have attached our draft program and hope the shire will approve our request to hire the pool facility for the majority of the weekend of the 21/22 January as noted on the form.

I look forward to your early response so we can adequately advertise the event for maximum participation from within Boddington and our region.

Kind Regards
Karen

Karen Vlastuin

Coach - Boddington Swimming Club
0407423564

Fun Fitness Friendships

www.boddingtonswimmingclub.com

www.facebook.com/groups/boddingtonswimmingclub

Attachment 8.2.3A

8.6.3 Request for Annual Sponsorship from Boddington Golf Club

Location:
Applicant: Boddington Golf Club
File Ref. No: ADM0071
Disclosure of Interest:
Date: 22 November 2016
Author: CEO
Attachments: 8.6.3A Correspondence email from Boddington Golf Club

Summary

Council is to consider payment of annual sponsorship to the Boddington Golf Club for 2015 and in 2016.

Background

Council received a request for annual sponsorship from the Boddington Golf Club. From 2010/2011, for a period of 4 years, Council paid an Annual Sponsorship of \$500 per year towards the maintenance of the golf course.

Comment

The last sponsorship paid was for 2013/14 financial year. A letter of request was not received in 2014/2015.

Council has received a request for the 2014/2015 and 2015/2016 contribution of \$500 per year. While not specifically, requested the 2016/17 year sponsorship payment should also be considered at this time.

Strategic Implications - Nil

Statutory Environment - Nil

Policy Implications - Nil

Financial Implications

Funds are available from account number 3041050.

Economic Implications - Nil

Social Implications - Nil

Environmental Considerations - Nil

Consultation - Nil

Options

Council can:

1. Accept the Officer's Recommendation;
2. Amend the Officer's Recommendation; or
3. Not accept the Officer's Recommendation giving reasons.

Voting Requirements – Simple Majority

Attachment 8.2.3A

OFFICER'S RECOMMENDATION – ITEM 8.6.3

COUNCIL RESOLUTION

110/16

Moved Cr Smart

That Council pay the following sponsorship to the Boddington Golf Club from account 3041050.

1. Retrospectively \$500.00 for each of the 2014/15 and 2015/16 financial years;
and
2. \$500 for the 2016/17 financial year.

Seconded

Cr Hoek

Carried 5/0

Attachment 8.2.3A

Hello Chris

The Golf Club Committee have asked me to follow up on why we didn't receive an 'agreed annual sponsorship' of \$500.00 from the Shire in 2015 and again in 2016.

I have been in contact with Simone Baker of the Shire office, who after conferring with Mr. Bartle informed me that unless we have a written agreement for annual sponsorship, then such a request must be approved by Council Resolution each year.

It is obvious that the Golf Club has failed to make the appropriate request to the Shire for financial support towards the upkeep and maintenance of the golf course reserve for the last two years. In view of this omission by the Club, I would appreciate it if you would consider making a formal request to the Council for retrospective sponsorship for 2015 and 2016. In support of this I have enclosed a Tax Invoice from the Golf Club for annual sponsorship of \$500 each year for 2015 and 2016.

I look forward to your favorable reply.
Many thanks

Dennis Andersson
Treasurer
Boddington Golf Club
Phone/fax: 9883 8761
Email: denrob.andersson@bigpond.com

Cr Hoek left the room at 5:29pm, having declared a Financial Interest as she is joint owner of property adjoining South 32's property on Harvey Quindanning Road, Boddington (Upper Murray).

Cr Collins left room at 5:30pm, having declared a Financial Interest and Interest affecting Impartiality, as her partner is an employee of South 32.

8.6.4 Request for Haul Road Crossing – Lower Hotham Rd

Location:	Central section of Lower Hotham Road
Applicant:	South32 Worsley Alumina Pty Ltd
File Ref. No:	AMD0686
Disclosure of Interest:	Nil
Date:	14 December 2016
Author:	Chief Executive Officer
Attachments:	Nil

Summary

South32 Worsley Alumina Pty Ltd (Worsley) requests approval for the temporary closure of Lower Hotham Road to all traffic from time to time to allow mining equipment to safely cross Lower Hotham Road and facilitate the extraction of State Bauxite Reserves.

The period of the closure sought is from 1 July 2017 to 30 June 2024.

Background

The requirement for this proposed closure is to close the road under two different scenarios. Scenario one, between 6 AM and 6 PM, automatic boom gates will only close when a mine vehicle crosses Lower Hotham Road. That is, general traffic will have right-of-way. In the scenario to between 6 PM and 6 AM, automatic boom gates will be closed across Lower Hotham Road. Mine traffic will have right-of-way and general traffic will need to stop until the boom gates open.

Alternative access for residents and emergency services is not required.

Comment

Council previously resolved

That Council will, subject to public submissions:

1. Support the application of South32 Worsley Alumina Pty Ltd (Worsley) to temporarily close Lower Hotham Road for the period 1 July 2017 to 30 June 2024 for the purpose of extracting bauxite.
2. Advise Worsley that it will be required to meet the following conditions:
 - Meet the cost of formal advertising and signage;
 - Be responsible for the effective and efficient operation of the boom gates;
 - Maintaining advanced warning signals and signs in working order at all times when mining activities require the use of the crossing;
 - Ensure the general public have right-of-way between 6 AM and 6 PM;
 - Re-instate Lower Hotham Road at the conclusion of the project.

3. That South 32 provide plans for the proposed crossing showing construction details including longitudinal and cross sections.
4. That South 32 liaise with Council's Manager Works & Services to determine the best location for the crossing between the conveyor and FortyTwo Hollow Road.

No written submissions have been received but some people expressed concern that South32 may close the road for extended periods.

Although it is not South32's stated intention that the road should be closed for any longer than necessary, it is suggested that the officer recommendation could allay that fear.

Strategic Implications

Agreement to the closure will allow Worsley to economically mine the resource as a part of its normal routine.

Statutory Environment

Council has the authority under the Local Government Act to allow roads to be closed at particular times and for particular purposes. The main requirement is that adequate public notice of the proposal is given and to consider those submissions.

Policy Implications - Nil

Financial Implications - Nil

Economic Implications

Approval of the road will in a small way assist in employment at the mine.

Social Implications - Nil

Environmental Considerations - Nil

Consultation

Worsley has considered this matter extensively, including deliberating with representatives from the Shire, impacted landholders and users of the road. Worsley expresses the view that alternate night and day right-of-way is a good compromise based on traffic volumes.

Worsley will continue to liaise with key road users to understand the impact the intermittent closure will have on them.

Options

Council may accept, reject or amend the proposal to include conditions however, the applicant always has the right to appeal to the State Administrative Tribunal.

Voting Requirements – Simple Majority

OFFICER'S RECOMMENDATION – ITEM 8.6.4

That Council:

1. Approve the application of South32 Worsley Alumina Pty Ltd (Worsley) to temporarily close Lower Hotham Road from time to time using automated boom gates for the period 1 July 2017 to 30 June 2024 for the purpose of extracting bauxite.
2. Advise Worsley that it will be required to meet the following conditions:
 - Meet the cost of formal advertising and signage;
 - Be responsible for the effective and efficient operation of the boom gates;
 - Maintaining advanced warning signals and signs in working order at all times when mining activities require the use of the crossing;
 - Re-instate Lower Hotham Road at the conclusion of the project.
 - Ensuring preference is given to the public during the hours 6am to 6pm and the boom gates are only closed during this period when mine traffic is crossing the road.
 - During the hours 6pm to 6am the boom gates give preference to mine traffic but that the system ensures minimal delays to the public.
3. Advise Worsley that Council may revoke or amend this decision if South32 does not adhere to these conditions.

This matter was not considered as the departure of two Councillors left the meeting without a quorum.

Cr Hoek and Cr Collins returned to the room at 5:35pm.

8.6.5	Actions Performed Under Delegated Authority For The Month Of October and November 2016
-------	--

File Ref. No:	ADM0686
Disclosure of Interest:	Nil
Date:	14 December 2016
Author:	Chief Executive Officer
Attachments:	Nil

Summary

To report back to Council actions performed under delegated authority for the month of October and November 2016.

Background

There is no specific requirement to report on actions performed under delegated authority. But to increase transparency this report has been prepared for Council and includes all actions performed under delegated authority for –

Development Approvals issued

Building Permits issued;

Health Approvals issued;

One off delegations to the Chief Executive Officer;

Affixing of Common Seal

Comment

The following tables outline the action performed within the organization relative to delegated authority for the months of October and November and are submitted to Council for information.

Common Seal	
Date Affixed	Documentation
12/12/2016	Deed between Absinth Pty Ltd and Council for funding and provision of reticulated water supply from Boddington town-site to Ranford via Lot 9001 River Road, Ranford.
09/12/2016	Lease between North Metropolitan Health Service and Shire of Boddington. (Pathwest room at Medical Centre)

Authorisation to call Tenders	
Date	Action
16/11/16	Advertised Tender 2016/02 - Shire Of Boddington Civil Works Tender Construction Of Boddington Water Distribution Main

Peter Haas - PEHO			
Building Applications			
Application No.	Applicant	Lot & Street	Type of Building Work
3142	Trojan Outdoor Creations	Lot 53 No 9 Ranford Retreat Ranford	Addition/Alteration
3143	Trojan Outdoor Creations	Lot 75 No 207 Mitchell Crescent Ranford	Addition/Alteration
3144	M Olsson	Lot 306 River Rd (Forrest Street) Ranford	New Building
Health			
Application No.	Applicant	Lot & Street	Type of Health Document
3066	M & F Bryan	Lot 14 No. 28 Kalimna Way Bannister	Permit to Use Apparatus for the Treatment of Sewage

Steve Thompson - Town Planning Consultant			
Development Approvals October and November 2016			
Application No.	Applicant	Lot & Street	Type of Approval
A1672	Shire	Lot 165 Forrest Street	7 independent living units and a multi-function facility
Subdivision Applications October and November 2016			
Application No.	Applicant	Lot & Street	Action
154080	Edge Planning & Property	Lot 6583 Bannister-Marradong Road	Recommended conditional subdivision approval to WAPC
Land Administration October and November 2016			
Application No.	Applicant	Lot & Street	Action
150292	Oracle Surveys	Lot 9001 Forrest Street	Road name – extension of Forrest Street between River Road and near Sandalwood Place

Strategic Implications – Nil

Statutory Environment

Regulation 19 of the *Local Government (Administration) Regulations 1996* requires delegates to keep a record of each occasion on which they exercise the powers or discharge the duties delegated to them.

Policy Implications - Nil

Financial Implications - Nil

Economic Implications – Nil

Social Implications - Nil

Environmental Considerations – Nil

Consultation - Nil

Voting Requirements – Simple Majority

OFFICER'S RECOMMENDATION – ITEM 8.6.5

COUNCIL RESOLUTION

111/16

Moved Cr Crilly

That Council accept the report outlining the actions performed under delegated authority for the month of October and November 2016.

Seconded

Cr Glynn

Carried 4/1

8.6.6 Appointment to Sport and Recreation Centre Advisory Committee

File Ref. No: ADM 0081
Author: Chris Littlemore
Disclosure of Interest: Nil
Date: 31 January 2017

Summary

Council is to consider appointments to the Sport and Recreation Centre Advisory Committee.

Background

At its Ordinary Meeting of Council held on Tuesday 20 September 2016, Council resolved to invite nominations for the Sport and Recreation Centre Advisory Committee.

Comment

Nominations were received from all organisations invited, except for the Badminton Club as follows.

Michael Sherry – Cricket Club
Vin Rosser – Netball Club
Wayne Batt - BDHS
Phil Salmeri – Football Club
Sam Manez – Social Soccer and Basketball groups

No proxies were nominated.

It is also necessary to consider Councillor Nominees and their proxies.

Statutory Environment

Local Government Act (1995)

5.8. Establishment of committees

A local government may establish* committees of 3 or more persons to assist the council and to exercise the powers and discharge the duties of the local government that can be delegated to committees.

**Absolute majority required*

5.10. Appointment of committee members

- (1) A committee is to have as its members -
 - (a) persons appointed* by the local government to be members of the committee (other than those referred to in paragraph (b)); and
 - (b) persons who are appointed to be members of the committee under subsection (4) or (5).

**Absolute majority required.*

- (2) At any given time, each council member is entitled to be a member of at least one committee referred to in section 5.9(2)(a) or (b) and if a council member nominates himself or herself to be a member of such a committee or committees, the local

- government is to include that council member in the persons appointed under subsection (1)(a) to at least one of those committees as the local government decides.
- (3) Section 52 of the *Interpretation Act 1984* applies to appointments of committee members other than those appointed under subsection (4) or (5) but any power exercised under section 52(1) of that Act can only be exercised on the decision of an absolute majority of the local government.
 - (4) If at a meeting of the council a local government is to make an appointment to a committee that has or could have a council member as a member and the mayor or president informs the local government of his or her wish to be a member of the committee, the local government is to appoint the mayor or president to be a member of the committee.
 - (5) If at a meeting of the council a local government is to make an appointment to a committee that has or will have an employee as a member and the CEO informs the local government of his or her wish -
 - (a) to be a member of the committee; or
 - (b) that a representative of the CEO be a member of the committee, the local government is to appoint the CEO or the CEO's representative, as the case may be, to be a member of the committee.

5.11. Tenure of committee membership

- (1) Where a person is appointed as a member of a committee under section 5.10(4) or (5), the person's membership of the committee continues until -
 - (a) the person no longer holds the office by virtue of which the person became a member, or is no longer the CEO, or the CEO's representative, as the case may be;
 - (b) the person resigns from membership of the committee;
 - (c) the committee is disbanded; or
 - (d) the next ordinary elections day,whichever happens first.
- (2) Where a person is appointed as a member of a committee other than under section 5.10(4) or (5), the person's membership of the committee continues until -
 - (a) the term of the person's appointment as a committee member expires;
 - (b) the local government removes the person from the office of committee member or the office of committee member otherwise becomes vacant;
 - (c) the committee is disbanded; or
 - (d) the next ordinary elections day,whichever happens first

Voting Requirement – Absolute Majority

COUNCIL RESOLUTION

112/16

Moved Cr Collins

That Council

1. appoint the following as members of the Sport and Recreation Centre Advisory Committee:
Michael Sherry – Cricket Club
Vinn Roser – Netball Club
Wayne Batt - BDHS
Phil Salmeri – Football Club
Sam Manez – Social Soccer and Basketball groups
2. appoint the following Councillors as members of the Sport and Recreation Centre Advisory Committee:
Cr Sharan Manez
Cr David Smart
3. appoint Cr Collins as proxy member of the Sport and Recreation Centre Advisory Committee.

Seconded

Cr Hoek

Carried 5/0

9. ELECTED MEMBERS' MOTION OF WHICH PREVIOUS MOTION HAS BEEN GIVEN:

Nil at this time.

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

Nil at this time.

11. CONFIDENTIAL ITEM:

12. CLOSURE OF MEETING

With no further business to discuss the Acting Shire President, Cr Glynn, closed the meeting at 5:52pm.

These minutes were confirmed by the Council as a true and accurate record at the Ordinary Council Meeting held on 17 January 2017.

.....
E HOEK
(Acting President)