



*'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 18 APRIL 2017

Council Chambers  
39 Bannister Rd, Boddington

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# Minutes

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## 1. DECLARATION OF OPENING:

Shire President, John Allert, declared the meeting open at 5:00pm.

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

### 2.1.1 Attendance

Cr John Allert	Shire President
Cr T Collins	
Cr N Crilly	
Cr M Glynn	
Cr E Hoek	
Cr S Manez	
Cr D Smart	
Mr C Littlemore	Chief Executive Officer
Mr G Bartle	Director of Corporate & Community Services
Mr J Rendell	Manager Financial Services
Ms T Hodder (minutes)	Executive Officer
7 visitors	

### 2.1.2 Apologies

Nil.

### 2.1.3 Leave of Absence

Nil.

## 3. DISCLOSURE OF FINANCIAL INTEREST:

Cr S Manez declared an Impartiality Interest in Item 8.6.6, as her son, Sam Manez is a nominee to the Community Advisory Group.

## 4. PUBLIC QUESTION TIME:

### 4.1 RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE:

Nil.



4.2 WRITTEN QUESTIONS PROVIDED IN ADVANCE:

Nil.

4.3 PUBLIC QUESTIONS FROM THE GALLERY:

Nil.

5. PETITIONS/DEPUTATIONS/PRESENTATIONS/  
SUBMISSIONS:

6. CONFIRMATION OF MINUTES:

6.1.1	Ordinary Meeting of Council held on Tuesday 14 March 2017
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COUNCIL RESOLUTION

47/17

Moved: Cr Glynn

That the minutes of the Ordinary Meeting of Council held on Tuesday 14 March 2017 be confirmed as a true record of proceedings

Seconded:

Cr Crilly

Carried: 7/0

7. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT  
DISCUSSION:

Nil.

## 8. REPORTS OF OFFICERS AND COMMITTEES:

### 8.1 PLANNING CONSULTANT:

8.1.1	Review of Shire of Boddington Local Planning Strategy – consideration of submissions
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Location:	Applies throughout the district
File Ref. No:	ADM 0512
Disclosure of Interest:	Edge Planning & Property receive planning fees for advice to the Shire therefore declare a Financial Interest – Section 5.70 of the <i>Local Government Act 1995</i>
Date:	11 April 2017
Author:	Steve Thompson
Attachments:	8.1.1A Submissions 8.1.1B Schedule of Submissions 8.1.1C Schedule of Modifications 8.1.1D Modified Draft Shire of Boddington Local Planning Strategy report 8.1.1E Modifications to Strategic Land Use Plans

#### Summary

To consider submissions, to seek Council support for the modified Local Planning Strategy and seek final endorsement by the Western Australian Planning Commission.

#### Background

##### *A) Local Planning Strategy 2007 and changes since 2007*

The *Shire of Boddington Local Planning Strategy* was adopted by the Council on 17 April 2007 and then endorsed by the Western Australian Planning Commission (WAPC) in September 2007. In this report, the current LPS will be called 'LPS 2007'. There have been a number of changes since 2007 including to demographics, community expectations, increased efforts to diversify and grow the local economy, the approach to bushfire management and WAPC policy changes. Additionally, there have been documents such as the *Shire of Boddington Floodplain Management Study*, *Boddington-Ranford Townsite Strategy*, *Boddington SuperTown Growth Plan*, bushfire hazard mapping, proposed changes to the mining buffer, an updated heritage inventory and biodiversity conservation initiatives.

The LPS 2007 has been reviewed to address the above and other changes. Some of the changes between LPS 2007 and the draft Local Planning Strategy (LPS) include:

- a modified and considerably expanded mining buffer;
- greater environmental awareness including flooding and fire risks;
- extending landscape protection areas in and around Boddington;
- the deletion of the rural planning precincts;
- more restrictive rural subdivision guidelines based on changing WAPC policies;
- identifying public drinking water catchments;
- increased efforts to diversify and grow the local economy; and
- promoting increased densities near the Boddington town centre.

### *B) Purpose of the LPS*

A LPS is the Council's key strategic land use planning document which has significant implications on subdivision, development, land use and influencing economic development and conservation initiatives. It provides broad direction for the future growth and development of the district for 10 - 15 years. It applies State and regional planning policies, provides the strategic framework and provides the rationale for the zones, reserves and provisions in a Local Planning Scheme.

The LPS is primarily concerned with 'spatial' or 'land use' considerations including the location, distribution and relationship of land uses, subdivision, development and associated infrastructure. The LPS considers wide ranging economic, natural resource management, environmental and social considerations at a strategic level. It is however highlighted that various issues are beyond the scope of the LPS and land use planning.

### *C) Council resolution*

The Council at its meeting on 17 September 2013 resolved the following:

'That Council:

1. adopt the draft *Shire of Boddington Local Planning Strategy*, outlined in the separate attachment, pursuant to Regulation 12A(1) of the *Town Planning Regulations 1967*;
2. refer the Local Planning Strategy to the Western Australian Planning Commission for certification in accordance with r. 12A of the *Town Planning Regulations 1967* to facilitate advertising of the Local Planning Strategy in accordance with r. 12B of the *Town Planning Regulations 1967*;
3. delegates authority to the Shire's Chief Executive Officer to progress matters with the Department of Planning and other stakeholders and make modifications to the Local Planning Strategy if directed to by the Western Australian Planning Commission; and
4. note that following Western Australian Planning Commission certification, the draft Local Planning Strategy will be advertised to meet the requirements of the *Town Planning Regulations 1967* including an extended public comment period of 90 days compared to 21 days set by the *Town Planning Regulations 1967*. '

### *D) Assessment by the Department of Planning and WAPC certification*

Following the Council's decision, the Shire administration requested the WAPC certify the draft LPS and authorise it for public advertising. Following liaising with the Department of Planning, the WAPC required various modifications be made to the LPS. The WAPC's Statutory Planning Committee, at its meeting on 28 June 2016, 'certified' the draft LPS (gave its support for community and stakeholder advertising). Most of key measures supported by Council on 17 September 2013 were retained in the draft LPS certified by the WAPC.

### *E) Public advertising of draft LPS*

The *Planning and Development (Local Planning Schemes) Regulations 2015* (the 'Regulations') require Local Planning Strategies to be publicly advertised for at least 21 days. Following the WAPC's certification, the Shire exceeded the requirements of the Regulations by advertising the draft LPS for a 3 month period in August-November 2016 through:

- writing to and inviting comments from wide-ranging stakeholders;
- placing public notices and details in the Bodd News and the Narrogin Observer on multiple occasions;
- placing a notice in The West Australian;
- sending a brochure/mail out to all ratepayers/residents;
- writing to residents in and around North Bannister;
- placing details on the Shire's website and on the Shire's Facebook page; and
- information being available at the Shire office and local library.

### *F) Submissions*

The Shire received 24 submissions on the LPS which are set out in Attachment 8.1.1A and summarised in the Schedule of Submissions in Attachment 8.1.1B. In summary:

- most submissions were from State Government or servicing agencies;
- the only objection was from Andrew Lane and Sally Skewers, owners of Lot 132 (No. 62) Mitchell Crescent, regarding a conservation/recreation (public open space) classification shown on a portion of their property;
- the Department of Mines and Petroleum and South32 (Worsley) raised concerns on a couple of relatively minor matters;
- no 'fatal flaws' were identified with most requested changes being relatively minor to the report or plans; and
- various matters raised are outside the scope of the LPS and relate to other planning or non-planning processes or other agencies.

Some of the issues raised on the draft LPS include:

- support for industrial development/agri-businesses in North Bannister for the land between the landfill facility and Albany Highway along with support for making more industrial land available in the district;
- Department of Mines and Petroleum and South32 opposed the proposed 'Tourism' designation (possible caravan park) for land on Farmers Avenue between Bluegum Close and the Light Industrial Area;
- designating the former Crossman Roadhouse site as commercial;
- limiting the development footprint for future rural residential and rural smallholding areas, compared to a submission seeking rural residential or rural smallholding lots near the Quindanning townsite;
- the future of the BGM mining camp; and
- proposals outlined to support economic development and recreation opportunities.

## Comment

### 1) Overview

In summary there is:

- support for new residential, rural residential and rural smallholding subdivision/development to be contained in the 'development footprint' (in around the Boddington and Ranford townsites and in the Crossman Corridor). The alternative, which is not supported by the WAPC, is that subdivisions are located in more isolated areas such as Quindanning that are more expensive to service;
- acceptance of the expanded mining buffer compared to the LPS 2007 buffer;
- support to promote economic development, diversify the local economy and assist to facilitate employment including supporting tourism and expand the town centre;
- support to identify new industrial areas near the wastewater treatment plant, to the west of the existing industrial estate on Farmers Avenue (following extraction of bauxite mining) and at North Bannister; and
- support to protect and enhance agriculture and a general presumption against subdivision (the creation of additional lots) of land designated as 'Rural' on the Strategic Land Use Plans.

Proposed modifications to the publicly advertised draft LPS are outlined in Attachments 8.1.1C, 8.1.1D and 8.1.1E. Note that Figures 1 – 6 are not proposed to be modified and are accordingly not shown in Attachment 8.1.1D. The modifications seek to address submissions and recent changes to State Government policies. The version of the LPS report in Attachment 8.1.1D shows suggested modifications in highlight and/or strikeout to the publicly advertised version.

### 2) Next Steps

The modified LPS is recommended for Council support. Should Council agree with the officer recommendation, the next step is to seek endorsement of the LPS from the WAPC. The WAPC will consider the submissions and the Council's recommendation and, in time, the WAPC will endorse the LPS. Following endorsement of the new LPS by the WAPC, LPS 2007 will be revoked.

### 3) Emerging planning considerations

While the LPS provides a planning framework for the district, it is highlighted that various planning requirements, including legislation, regulations and WAPC policies, change over time. Some of the current and expected planning considerations include:

- Bushfire risks - changes associated with *State Planning Policy 3.7 Planning in Bushfire Prone Areas* and the associated *Guidelines for Planning in Bushfire Prone Areas*. This could include limitations on the potential for resubdivision of existing zoned Rural Residential and Rural Smallholding land where two access routes are not available.
- *Government Sewerage Policy* - the State Government is reviewing the *Government Sewerage Policy*. While it is currently in draft form, it will have implications on certain subdivisions and development in the district. In summary, the Policy outlines that connection to reticulated sewerage is considered to be the 'most reliable, efficient and environmentally acceptable means of sewerage disposal.' The LPS promotes

subdivision and development into areas that can either be connected to reticulated sewerage or where conditions are overall suitable for on-site effluent disposal.

- Addressing the requirements of the *Planning and Development (Local Planning Scheme) Regulations 2015* which includes the Deemed Provisions. The Deemed Provisions, for instance, set out that a single house which is consistent with the Deemed-to-comply requirements of the *Residential Design Codes of Western Australia* does not require development approval from the Shire. This can have amenity impacts in residential areas for certain types of dwellings. There may be opportunities to provide a statutory 'head of power', via a Special Control Area in the proposed *Shire of Boddington Local Planning Scheme No. 3* (LPS3), to enable the Shire to require a Development Application for single houses that are inconsistent with the area's character. If introduced, it would then provide the Shire with a mechanism to achieve appropriate development standards for dwellings in specified areas in proposed LPS3.

#### 4) *Shire of Boddington Local Planning Scheme No. 3*

The current *Shire of Boddington Local Planning Scheme No. 2*, gazetted on 21 February 1997, is out of date and needs replacing. A key component of implementing the LPS is through the local government's Local Planning Scheme. The LPS outlines that the *Shire of Boddington Local Planning Scheme No. 2* will be replaced by LPS3.

The Council at its meeting on 17 September 2013 resolved to adopt draft LPS3. The Environmental Protection Authority on 28 October 2013 confirmed LPS3 would not be assessed (gave its 'environmental clearance'). Since then, draft LPS3 has been 'on hold' with the Department of Planning.

With the WAPC to shortly consider whether or not to endorse the revised LPS, the Shire administration will seek to progress draft LPS3 with the Department of Planning. While it is suggested the strategic intent of Council's resolution on 17 September 2013 on draft LPS3 can be pursued, various modifications will need to be undertaken to address the endorsed LPS, the Regulations and other recent WAPC policy changes.

#### Strategic Implications

The LPS (and the associated Local Planning Scheme) will establish Council's land use planning framework for the district. Accordingly, the finalised LPS will have significant implications on development and subdivision in the district along with influencing infrastructure coordination, economic development and managing natural resources.

The preparation and finalisation of both the LPS and LPS3 are supported by the *Shire of Boddington Strategic Community Plan 2013-2023* and the *SuperTown Growth Plan*. For instance, strategy 3.1.1 of the Strategic Community Plan states 'Ensure appropriate planning controls for land use and development through the administration of the local planning scheme and strategies.'

#### Statutory Environment

*Planning and Development Act 2005* and *Planning and Development (Local Planning Scheme) Regulations 2015*. The Act and Regulations require a local government to review its Local Planning Scheme and prepare an accompanying LPS. Regulation 11(2) of the *Planning and Development (Local Planning Scheme) Regulations 2015* sets out that:

"A Local Planning Strategy must:

- (a) set out the long-term planning directions for the local government; and
- (b) apply any State or regional planning policy that is relevant to the strategy; and
- (c) provide the rationale for any zoning or classification of land under the local planning scheme."

The LPS will guide the review and amendments of the Local Planning Scheme, the formulation of relevant planning policies and assessment of development proposals and subdivisions.

### Policy Implications

Policy implications are outlined in the LPS. The endorsement of the LPS will increase certainty for everyone with an interest in the matters raised and should assist in more consistent decision making.

### Financial Implications

The Shire has met the cost of advertising the draft LPS including placing notices in papers. There will be future costs in fully implementing the proposals and recommendations set out in the LPS. The Council should, in-time, adequately increase budget accounts to ensure that necessary additional and/or expanded infrastructure and services are appropriately funded and maintained. Developers/subdividers are required to meet the cost of new development/subdivision in accordance with *State Planning Policy 3.6 Development Contributions for Infrastructure* and Council's *Local Planning Policy 5 - Developer and Subdivider Contributions*.

### Economic Implications

A key objective of the LPS is seeking to grow and diversify the local economy,.

### Social Implications

Finalisation of the LPS is anticipated to result in various social implications and some of these are outlined in this report. The additional population, anticipated for Boddington and Ranford, should add to the strength of the community and make better use of available services. However, it will also tend to create the demand for increased levels of service and it will be important that service providers keep pace with the demands.

### Environmental Considerations

Considerable portions of the district have high environmental values. With the community and stakeholders anticipated to increasingly seek more sustainable outcomes, the Shire and its partners are expected to need to identify more effective ways of conserving and enhancing the area's environmental assets.

### Consultation

The draft LPS has been subject to community and stakeholder consultation in accordance with the Regulations. As outlined in the 'Background' section, the Shire advertised the draft LPS for 3 months which exceeded statutory requirements.

## Options

The Council can agree with the proposed modifications set out in Attachments 8.1.1C, 8.1.1D and 8.1.1E, it can propose different modifications or it can defer consideration of the matter and require additional information. The final decision on the LPS will be made by the WAPC.

## Voting Requirements

Simple Majority

OFFICER RECOMMENDATION – ITEM 8.1.1
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COUNCIL RESOLUTION

48/17

Moved: Cr Collins

That Council resolves to:

1. Endorse the local government comments and the local government recommendation in the Schedule of Submissions in Attachment 8.1.1B.
2. Support the Schedule of Modifications in Attachment 8.1.1C pursuant to 14(2)(b) of the *Planning and Development (Local Planning Scheme) Regulations 2015*.
3. Support the modified *Shire of Boddington Local Planning Strategy* report, outlined in Attachment 8.1.1D, pursuant to 14(2)(b) of the *Planning and Development (Local Planning Scheme) Regulations 2015*.
4. Endorse the modifications to the Strategic Land Use Plans, outlined in Attachment 8.1.1E, pursuant to 14(2)(b) of the *Planning and Development (Local Planning Scheme) Regulations 2015*.
5. Refer the modified Local Planning Strategy to the Western Australian Planning Commission for final endorsement in accordance with Regulation 14(3) of the *Planning and Development (Local Planning Scheme) Regulations 2015*.
6. Delegate authority to the Shire's Chief Executive Officer to progress matters with the Department of Planning and to make modifications to the Local Planning Strategy if directed to by the Western Australian Planning Commission.
7. Support the revocation of the *Shire of Boddington Local Planning Strategy (2007)* following Western Australian Planning Commission endorsement of the modified Local Planning Strategy.
8. Advise submitters of the above and thank them for their input into the process.

Seconded:

Cr Crilly

Carried 7/0



①

**From:** Walkerden, Norm F [<mailto:Norman.F.Walkerden@team.telstra.com>]  
**Sent:** Tuesday, August 16, 2016 10:46 AM  
**To:** Tamsin Hodder <[records@boddington.wa.gov.au](mailto:records@boddington.wa.gov.au)>  
**Subject:** Review of Shire of Boddington Local Planning Strategy

Attn: ADM 0512  
Ref: Steve Thompson

**REVIEW OF SHIRE OF BODDINGTON LOCAL PLANNING STRATEGY**

Thank you for the above advice. At present, Telstra Corporation Limited has no objection. Should you require any more information regarding Telstra's new infrastructure policy, please read below or contact me.

**Latest Telecommunications Policy**

The Federal Government has deemed developers are now responsible for telecommunications infrastructure on all developments, i.e. conduits, pits and the cost of the cable installation by Telstra or other carrier. Telstra can provide a quote for the pit and pipe and/or cable. This is explained on the Telstra Smart Community website below. The owner/developer will have to submit an application before construction is due to start to Telstra (less than 100 lots or living units) or NBN Co. (for greater than 100 lots or living units in a 3 year period).

Applications to Telstra can be made on the Telstra Smart Community website:  
<http://www.telstra.com.au/smart-community>

More information regarding NBN Co. can be found on their website  
<http://www.nbnco.com.au/develop-or-plan-with-the-nbn.html>  
Please dial 1100 (Dial before You Dig) for location of existing services.

**Federal Government Telecommunications Infrastructure in New Developments Policy May 2015**

<https://www.communications.gov.au/policy/policy-listing/telecommunications-new-developments>

**STATE PLANNING POLICY 5.2 Telecommunications Infrastructure August 2015**

[http://www.planning.wa.gov.au/dop/pub/pdf/Telecommunications Infrastructure.pdf](http://www.planning.wa.gov.au/dop/pub/pdf/Telecommunications%20Infrastructure.pdf)

**Communications Alliance - G645:2011 Fibre Ready Pit and Pipe Specification for Real Estate Development Projects**

<http://www.commsalliance.com.au/Documents/all/guidelines/g645>

Regards,



**Norm Walkerden**  
Strategic Forecaster  
New Developments and Forecasting  
Networks, Telstra Operations

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This email may contain confidential information.  
If I've sent it to you by accident, please delete it immediately

(2)

-----Original Message-----

From: DAVIES Paul (RCPM) [<mailto:paul.davies@mainroads.wa.gov.au>]

Sent: 17 August, 2016 2:54 PM

To: Tamsin Hodder <[records@boddington.wa.gov.au](mailto:records@boddington.wa.gov.au)>

Cc: Steve Thompson <[steve@edgeplanning.com.au](mailto:steve@edgeplanning.com.au)>; BELSTEAD Brett (DSWO) <[brett.belstead@mainroads.wa.gov.au](mailto:brett.belstead@mainroads.wa.gov.au)>

Subject: Shire of Boddington - Review of Local Planning Strategy Invitation

Hi Steve

I refer to your correspondence of 9 August 2016 and advise that Main Roads has no objection to the proposed Local Planning Strategy subject to the following comments.

It is noted that section 2.3.5 Transport Infrastructure includes comments that Council would prefer the number of heavy vehicles travelling through the Boddington townsite to be reduced and this could be achieved with a heavy vehicle bypass which would require detailed planning to identify the most appropriate alignment.

The report comments are appreciated noted, however, it should be noted that Main Roads has no current proposals for a heavy vehicle bypass and it is anticipated that current and anticipated future traffic / heavy vehicle demands would not warrant such provision for the Boddington townsite. Also, it is anticipated that the cost of upgrading local roads and river crossings to accommodate heavy vehicles would be very significant which would be difficult to fund based on current and anticipated traffic demands.

If you have any queries please phone 9724 5662

Regards Paul Davies

ROAD CORRIDOR PLANNING MANAGER



Government of Western Australia  
Department of Aboriginal Affairs

ENQUIRIES : Sally McGann- Ph 6551 8075

OUR REF: 2006/0840-02

YOUR REF: ADM 0512

Mr Grant Bartle  
Acting Chief Executive Officer  
Shire of Boddington  
PO Box 4  
BODDINGTON WA 6390

SHIRE OF  
BODDINGTON  
RECEIVED

26 AUG 2016

Distribute to:

☒ DCS ☐ DSP ☐ MINS  
☐ PEHQ ☐ FM ☐ CEO  
☐ MWS ☒ TPC ☐ MCS

File No ADM 0512  
Date \_\_\_\_\_  
Initial \_\_\_\_\_

Dear Mr Bartle

#### REVIEW OF SHIRE OF BODDINGTON LOCAL PLANNING STRATEGY

Thank you for your letter dated 9 August 2016 regarding Shire of Boddington Local Planning Strategy.

There are 26 Registered Aboriginal heritage places under the *Aboriginal Heritage Act, 1972* (AHA) as currently mapped on the Register of Aboriginal Sites (the Register) within the Shire of Boddington. There are a further 57 places on the Department of Aboriginal Affairs (DAA) database where a decision under section 5 of the AHA is yet to be made.

DAA advises that Aboriginal heritage sites are protected whether or not they are entered on the Register. There may be sites to which the AHA applies that are yet to be identified and are therefore not on DAA records, and these sites are still afforded protection under the AHA.

There have been 38 Aboriginal heritage surveys conducted for specific projects within the Shire of Boddington. Locations and extent for the surveys as well as all Aboriginal heritage places may be viewed at the DAA Aboriginal Heritage Inquiry System (AHIS) by searching for Surveys, Registered Sites and Other Heritage Places under the Local Government Authority Area:

<http://www.daa.wa.gov.au/heritage/place-search/>

Information regarding the heritage places is available in the DAA site files if the access to these places is open. An appointment to view this information digitally may be made by contacting DAA on (08) 6551 7950 or at [HeritageEnquiries@daa.wa.gov.au](mailto:HeritageEnquiries@daa.wa.gov.au).

If the Shire of Boddington has any additional information about any other places to which the AHA may apply, including reports of surveys conducted in the relevant



areas, this information must be reported under section 15 of the AHA and can be submitted online at [www.daa.wa.gov.au](http://www.daa.wa.gov.au) via the *Reporting a Site* link.

It is recommended that developers within the Shire of Boddington are advised to familiarize themselves with the State's Cultural Heritage Due Diligence Guidelines (the Guidelines). These have been developed to assist proponents identify any risks to Aboriginal heritage and to mitigate risk where heritage sites may be present. The Guidelines are available electronically at:

<http://www.daa.wa.gov.au/globalassets/pdf-files/ddg>

On 8 June 2015, six identical Indigenous Land Use Agreements (ILUAs) were executed across the South West by the Western Australian Government and, respectively, the Yued, Whadjuk People, Gnaala Karla Booja, Ballardong People, South West Boojarah #2 and Wagyl Kaip & Southern Noongar groups, and the South West Aboriginal Land and Sea Council (SWALSC).

The ILUA requires that all State Government Departments, and certain Government agencies and instrumentalities) enter into a Noongar Standard Heritage Agreement (NSHA) with SWALSC when conducting Aboriginal Heritage Surveys in the ILUA area, unless they have an existing heritage agreement. Government proponents must enter into the NSHA with SWALSC on behalf of the relevant ILUA group, or once established the Regional Corporation (likely to occur in latter half of 2016).

Whilst Local Governments are not bound by the ILUA to enter into an NSHA with SWALSC (on behalf of the ILUA group), the State encourages the use of the NSHA if undertaking regular heritage surveys.

If the Shire of Boddington is proposing to undertake new heritage surveys for any area it should consider whether it is appropriate to enter an NSHA with SWALSC (on behalf of the relevant ILUA group) and undertake the heritage survey in accordance with the protocols of the NSHA. This would include seeking the names of suitable Aboriginal heritage consultants through SWALSC and consulting with SWALSC prior to making an application for consent under section 18 of the AHA if required.

For any further inquiries, please contact Heritage Enquiries at [Heritage.Enquiries@daa.wa.gov.au](mailto:Heritage.Enquiries@daa.wa.gov.au) or on 08 6551 7950.

For further advice concerning use of the NSHA, please contact Jeremy Elliott, Director South West Settlement at [Jeremy.Elliott@daa.wa.gov.au](mailto:Jeremy.Elliott@daa.wa.gov.au) or on 6551 8070.

The full ILUA documents, maps of the ILUA areas and the NSHA template can be found at <https://www.dpc.wa.gov.au/lantu/Claims/Pages/SouthWestSettlement.aspx>.

Yours sincerely



Cesar Rodriguez  
MANAGER HERITAGE ADVICE AND APPROVALS

22 August 2016

000284 callu meggan dave - East Perth

Page 2 of 2

Release Classification - Addressee Use Only

(4)

**From:** Ian Kininmonth [mailto:[Ian.Kininmonth@watercorporation.com.au](mailto:Ian.Kininmonth@watercorporation.com.au)]

**Sent:** 25 August, 2016 2:12 PM

**To:** Tamsin Hodder <[records@boddington.wa.gov.au](mailto:records@boddington.wa.gov.au)>

**Subject:** Review of Shire of Boddington Local Planning Strategy

Attention: Steve Thompson, consultant planner

Thank you for your letter received 12<sup>th</sup> August 2016 regarding the Review of Shire of Boddington Local Planning Strategy. The following comments are provided in response:

1. The comments made in relation to the delivery of water and wastewater services in the Local Planning Strategy are supported. As you are aware the Water Corporation has provided comments over the last few years in relation to the servicing of proposed residential, special residential and rural residential lots proposed in a number of structure plans prepared for land in the Boddington and Ranford townsites. Those comments still apply.
2. Modify the clause 3.3.2 Wastewater (b) to insert the word "odour" before the word "buffer".
3. Modify the clause 3.3.2 Wastewater – Strategies (c) to read:
  - Discourage proposals to rezone, subdivide and/or develop land within the wastewater treatment plant's odour buffer which are odour sensitive.
  - Seek the advice of the wastewater treatment plants operator on proposals to rezone, subdivide and/or develop land within the odour buffer.
4. In clause 3.3.2 Wastewater - Actions (b), replace the words "more-sensitive" with the words "odour sensitive".

Please contact me if you would like to discuss this advice. Regards,

**Ian Kininmonth**  
Senior Town Planner  
Development Services

---

**E:** [Ian.Kininmonth@watercorporation.com.au](mailto:Ian.Kininmonth@watercorporation.com.au)

**T:** (08) 9420 2617



---

**Keep in touch**     **W:** [watercorporation.com.au](http://watercorporation.com.au)



**Tamsin Hodder**

---

**From:** DER-Advice Coordinator <Advice.Coordinator@DER.wa.gov.au>  
**Sent:** 29 August, 2016 11:16 AM  
**To:** Tamsin Hodder  
**Subject:** Your Ref: ADM 0512 - Local Planning Strategy

Attention: Mr Steve Thompson

I refer to the correspondence dated 9 August 2016 inviting comment from the Department of Environment Regulation (DER) on the draft Local Planning Strategy.

DER has no comment on this matter in reference to regulatory responsibilities under the *Environmental Protection Act 1986* and the *Contaminated Sites Act 2003*.

Should you have any enquiries, please contact Teresa Gepp, DER's Planning and Advice Coordinator, on 6467 5383.

Kind Regards,  
Cassie Chew  
Executive Officer, Office of the Director General  
Department of Environment Regulation | The Atrium  
168 St Georges Terrace Perth 6000 | Locked Bag 33, Cloisters Square  
Ph 6467 5591 | [cassandra.chew@der.wa.gov.au](mailto:cassandra.chew@der.wa.gov.au)

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Government of Western Australia  
Department of Education

6

SHIRE OF BODDINGTON  
Your ref: ADM 0512  
Out ref: P460599343  
Enquiries: RECEIVED

21 SEP 2016

Route to:

☒ DCS ☐ DSP ☐ MINS  
☐ PEHO ☐ FM ☒ CEO  
☐ MWS ☒ TPC ☐ MCS

Scanned & emailed to TPC

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

Dear Mr Bartle

**Review of Shire of Boddington Local Planning Strategy**

File No: ADM 0512  
Date: 21/9  
Initial: JS

Thank you for your letter dated 9 August 2016 regarding the review of the Shire of Boddington Local Planning Strategy.

The Department of Education has reviewed the document and makes the following comments;

- It is noted that approximately 1,140 additional dwellings will be required up to the year 2030.
- The anticipated increase in student yield from the potential growth in residential development can be accommodated within the Department's current educational facilities.

The Department therefore has no objection to the Planning Strategy.

Yours sincerely

STEPHEN MULDOON  
SENIOR CONSULTANT  
STRATEGIC ASSET PLANNING

14 September 2016

151 Royal Street, East Perth Western Australia 6004



  
**KETCH NOMINEES PTY.LTD.**  
A.C.N. 008 910 763  
A B N 88 466 109 153

19.10.16. e mailed to  
TFC.

SHIRE OF  
BODDINGTON  
RECEIVED

11 OCT 2016  
Dis: [ ]  
☐ DCS ☐ DSP ☐ MGS  
☐ PEHO ☐ FM ☒ G-EO  
☐ MWS ☐ TFC ☐ ICS

11 October, 2016

Chief Executive Officer,  
Shire of Boddington,  
39 Boddington Road  
(PO Box 4)  
Boddington. W.A. 6390

Dear Sir,

Ref: : Crossman Tourist Village site. Albany Highway/Crossman Road.  
LPS Shire of Boddington

File No 1000051  
Date \_\_\_\_\_  
Initial \_\_\_\_\_

I have received a copy of a letter regarding the above and studied the online draft LPS.

Just as a matter of interest, I would like to inform you that we have an interested party in the development of the Crossman Tourist Village site and it would not appear that we would be adversely affected by your LPS.

But if there is anything that I might have missed or misunderstood, is there anything in the draft plan that might adversely affect the site or the future development of the site.

The only issue that our developers have is that development would be more attractive and offer more diversity (and be easier to finance) if the site were zoned Commercial. Is this within the brief of the LPS?

Yours faithfully,



Heather Oliver  
Secretary.  
Ketch Nominees Pty.Ltd.,

KETCH NOMINEES PTY.LTD.,  
UNIT 8, 10 WHIPPLE STREET,  
BALCATTA.  
WESTERN AUSTRALIA. 6021.

POSTAL ADDRESS  
P.O. BOX 1233,  
MORLEY. 6943.



8

**From:** Planning Referrals [<mailto:planning.referrals@westernpower.com.au>]  
**Sent:** 19 October, 2016 11:31 AM  
**To:** Tamsin Hodder <[records@boddington.wa.gov.au](mailto:records@boddington.wa.gov.au)>  
**Subject:** Attn: Steve Thompson RE: REVIEW OF SHIRE OF BODDINGTON LOCAL PLANNING STRATEGY - INVITATION TO COMMENT

Dear Mr Littlemore

I refer to correspondence dated 9 August 2016 requesting comment from Western Power in respect to the aforementioned draft Local Planning Strategy. Western Power provides the following comments on the draft Strategy:

Comments:



- Western Power appreciates the inclusion of network planning and protection of existing electrical infrastructure into the Strategy from the previous submission to the Shire of Boddington in March 2015
- It is recommended that the Land Use Planning maps incorporate Western Power's existing and future transmission infrastructure including substations sites, as well as easement and restriction zone corridors.

If you have any further queries please do not hesitate to contact me.

Kind regards,

**Christine Jung**  
Network Planning Specialist  
Safety Health and Environment  
Western Power – 363 Wellington Street Perth WA 6000

T: (08) 9326 4841  
E: [christine.jung@westernpower.com.au](mailto:christine.jung@westernpower.com.au)  
W: [westernpower.com.au](http://westernpower.com.au)

  **STATE HERITAGE OFFICE**

Working on behalf of the Heritage Council to recognise, conserve, adapt and celebrate our State's unique cultural heritage

18 October 2016

YOUR REF *Enailed to Steve Thompson 24.10.16*  
OUR REF C/283/41971  
ENQUIRIES Lauren Taylor  
(08) 6552 4152

**SHIRE OF BODDINGTON**  
**RECEIVED**  
24 OCT 2016

Distribute to:  
☐ DCS ☐ DSP ☐ MINS  
☐ PEHO ☐ FM ☒ CEO  
☐ MWS ☒ TPC ☐ MCS

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

Attention: Steve Thompson

Dear Steve

**Draft Local Planning Strategy**

File No *How 0512*

Thank you for your correspondence received on 12 August 2016 regarding the draft Local Planning Strategy. The following comments are made on behalf of the State Heritage Office:

1. It is encouraging to see the consideration of heritage within the draft Local Planning Strategy, such as the inclusion of section 3.6 'Heritage' containing strategies and actions relating to the identification, assessment and protection of heritage places and sites. It is noted however that the Shire has not referred to the relevant State Planning Policy within the Strategy. The State Government has adopted State Planning Policy 3.5, Historic Heritage Conservation as its means of guidance on the identification, planning and management of places of historic heritage significance. It is therefore recommended that reference should be made to SPP3.5 in section 1.3 of the document.
2. Section 2.6.3 makes reference to European heritage. You may wish to consider using the term 'historic heritage' in the Strategy rather than European heritage as this is the terminology used in State Planning Policy 3.5. The term 'historic heritage' also provides a clearer impression of the scope of the *Heritage of Western Australia Act 1990*, as it does not focus upon a single group or a particular period.
3. Currently, the Shire has a heritage list contained within Appendix 12 of TPS 2. It is unclear if Appendix 12 is the current heritage list, or whether this has been superseded by an updated local planning policy on 16 December 2014. It is recommended that an action be included in section 3.6 to review and publish the heritage list, ensuring that this is consistent with the provisions of the TPS. More information on this is contained in our correspondence to the Shire dated 27 September 2016.

stateheritage.wa.gov.au  
info@stateheritage.wa.gov.au

Bairds Building 491 Wellington Street Perth PO Box 7479 Cloisters Square PO WA 6850 P: (08) 6552 4000 F: (08) 6552 4001 FREECALL (regional): 1800 524 000

The comments made in this letter are not statutory advice and are provided only to assist the determining authority in its decision. Should you have any queries regarding this matter please contact Lauren Taylor at [lauren.taylor@stateheritage.wa.gov.au](mailto:lauren.taylor@stateheritage.wa.gov.au) or on 6552 4152.

Yours sincerely



Callum Crofton  
**Manager Local Government Services**



Government of Western Australia  
Department of Water



SHIRE OF  
BODDINGTON  
RECEIVED

25 OCT 2016

Distribute to:

☐ DCS ☐ DSP ☐ MINS  
☐ PEHO ☐ FM ☐ CEO  
☐ MWS ☐ TPC ☐ MCS

Shire of Boddington  
PO Box 4  
Boddington WA 6390

Attention: Chief Executive Officer

Your ref: ADM 0512  
Our ref: RF815-10  
PA009308  
Enquiries: Jane Sturgess (9550 4228)



Dear Sir,

**Re: Review of Shire of Boddington Local Planning Strategy**

Thank you for referring the proposed review of the Shire of Boddington's Local Planning Strategy received 11 August 2016. The Department of Water (DoW) has reviewed the document and has following advice:

**Section 3.3.1 Water**

Within the list of actions, it is recommended adherence to the *State Planning Policy 2.7 Public Drinking Water Source* is referenced, given the presence of South Dandalup Dam and Serpentine Dam Catchment Areas.

**Section 3.5.2 Waterways and Groundwater Resources**

It is recommended the policy reference the Departments *Operational policy 4.3: Identifying and establishing waterways foreshore areas* (DoW, 2012) for determination of foreshore areas.

**Section 3.7.2 Flooding - Actions**

At point (c), the proposed development should not increase the flood risk to both upstream and downstream lands. Please consider a minor amendment to "or downstream".

**Save time with Water Online**

As your organisation is registered to use Water Online, we encourage you to lodge future referrals electronically via the Water Online customer portal at [www.water.wa.gov.au](http://www.water.wa.gov.au). **Water Online** provides the fastest and most efficient process for submitting referrals or requests for planning advice. If you have any questions regarding the Water Online portal please contact our Business Support Unit on 1800 508 885 (select Option 2) or [planning.enquiries@water.wa.gov.au](mailto:planning.enquiries@water.wa.gov.au).

Kwinana Peel Region  
107 Breakwater Parade Mandurah Ocean Marina Mandurah Western Australia 6210  
PO Box 332 Mandurah Western Australia 6210  
Telephone (08) 9550 4222 Facsimile (08) 9581 4560  
[www.water.wa.gov.au](http://www.water.wa.gov.au)

If you have any queries relating to the above matter, please contact Jane Sturgess at the DoW's Mandurah office on 9550 4228.

Yours faithfully



*for* **Brett Dunn**  
**Program Manager – Urban Water Management**  
**Peel Region**

18 October 2016





Government of Western Australia  
Department of Agriculture and Food

SHIRE OF  
BODDINGTON  
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01 NOV 2016

Distribute to:

☐ DCS ☐ DSP ☐ MNS  
☐ PEHO ☐ FM ☒ CEO  
☐ MWS ☒ TPC ☐ MCS

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

File No ADM 0512  
Date \_\_\_\_\_  
Initial \_\_\_\_\_

Dear Sir/Madam

**COMMENT: REVIEW OF SHIRE OF BODDINGTON LOCAL PLANNING STRATEGY**

Thank you for the opportunity to comment on the Shire of Boddington Draft Local Planning Strategy.

Although mining is the largest employer within the shire more than 50 percent of the land in the shire is zoned as agricultural land. It is a productive agricultural area and it is therefore important to protect the agricultural industry for the future.

The Department of Agriculture and Food WA (DAFWA) reviewed the Draft Local Planning Strategy and specific comments relating to agriculture are provided in Attachment 1.

I trust these comments inform your decision on this matter. If you have queries regarding the comments, please contact Leon van Wyk at (08) 9780 6171 or [leon.vanwyk@agric.wa.gov.au](mailto:leon.vanwyk@agric.wa.gov.au).

Yours sincerely

Neil Guise  
Regional Director  
Southern Region

1 Verschuer Place, Bunbury Western Australia 6230  
Postal address: PO Box 1231, Bunbury, WA 6230  
Telephone: +61 (0)8 9780 6100 Facsimile: +61 (0)8 9780 6136

## **Attachment 1 – Feedback on the Local Planning Strategy of the Shire of Boddington**

### 2.1.2 Land Supply and Housing (p3)

*'The development footprint set out in the Shire of Boddington's 2007 local planning strategy identifies more than enough land, which has not yet been developed, to cater for population growth during the lifespan of this Strategy and beyond. For this reason, and as there is no sound planning rationale for further extending the development footprint, the extent of the development footprint should be maintained, but not increased.'* - DAFWA supports this idea as it will better utilise the land already identified for development.

### 2.2.2 Rural Living (p4)

*'There is some demand for rural living lots in the Shire of Boddington. However, rural living precincts need to be carefully planned, as they are an inefficient means of housing people, can prejudice future development of the land for urban (residential) purposes, consume and sterilise otherwise productive rural land and can have unintended social, environmental, servicing and management impacts.'* – DAFWA agrees with this analysis as it will ensure sound planning for rural living within the shire.

### 3.1 Vision and Key Objectives (p20)

(e) *'promote agriculture as a key economic driver within the Shire of Boddington'* – Although mining is the main driver of the local economy, agriculture is a very important second tier in the economy. Promoting agriculture shows that the shire also recognises the importance of agriculture to the economy.

### 3.2 Settlements (p20 - 23)

DAFWA agrees with the strategy to discourage the creation of new residential/ rural-residential or rural smallholding lots outside areas identified for these purposes by this Strategy.

### 3.4.2 Agriculture (p28)

*'The Shire of Boddington's rural areas should be used for agricultural production (which contributes significantly to the Shire of Boddington's economy), while providing for a range of rural pursuits which are compatible with the capability of the land and retain the rural character and amenity of the locality.'* – DAFWA agrees with this statement as it emphasises the importance of agriculture.

(b) *'Not support requests to transfer land identified for rural/agricultural use by this Strategy, from a general agricultural zone to the Rural Residential or Rural Smallholdings zone.'* – This is a good action as it will allow for sound planning and no ad hoc developments.

(c) *'Not support further subdivision of agricultural land unless doing so would be consistent with the Western Australian Planning Commission's rural land use planning policies.'* - DAFWA does not support the subdivision of land for agricultural purposes and agrees with this statement.

DAFWA also supports the other strategies and actions for agriculture as set out in this Draft Local Planning Strategy.

3.4.4 Tourism (p29)

(a) *'Introduce a tourism zone in the new local planning scheme.'* - Ensure this zone is not going to create land use conflict with surrounding agriculture.

3.5.3 Vegetation (p31)

(c) *'Support the creation of conservation lots where it would be justified by the conservation value of the native vegetation and the proponent has appropriately addressed the relevant planning considerations (such as land use compatibility, landscape protection and bushfire management).'* – Conservation lots should not negatively impact on agriculture as these lots are essentially used for rural living.



Boddington Draft Local Planning Strategy 2016  
Comments for consideration.

from  
Keith and Angela Davies 7623 Harvey rd  
Quindanning 1<sup>st</sup> Nov 2016

SHIRE OF  
BODDINGTON  
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02 NOV 2016

Distribute to:  
☐ DCS ☐ DSP ☐ MINS  
☐ PEHO ☐ FM ☒ CEO ☒ MCS  
☐ MWS ☒ HPC

File No ADMOS/2  
Date \_\_\_\_\_  
Initial \_\_\_\_\_

1. Rezone some of the rural lots which adjoin the Quindanning town site to Rural lifestyle or Rural Residential so that there is a gradual change between the small townsite lots and the larger rural lots.

Many of the lots currently zoned rural that are in this locality are non conforming rural lots in that they are less than the minimum required size for rural zoning.

The Water Authority plan (report No80 ...2007 item 1.1) to install a new water treatment plant at Harris Dam, treating all water pumped.

2. Investigate the potential for the "Racetrack Reserve" to attract the Trotting fraternity to the Quindanning area. Subdivision and development is causing some people with horses to relocate from areas such as Serpentine.

3. Establish an indoor Riding arena on the "Racetrack Reserve", this would encourage people to relocate to the area as has happened in Cuballing. The indoor Riding centre would make the Reserve more suitable as an "Evacuation Centre".

4. Have potable water available at the "Racetrack Reserve", it otherwise offers an excellent camp site for people and groups who wish to explore the eastern end of the Lane Poole Reserve that is traversable across to approximately Boundary Rd. where dieback stops any entry to the forest.

5. Consider what could be done to establish a small airfield for gliding clubs so that they can take advantage of the 1500h/a large rock and old tyre dump to be created by the goldmine, max depth of fill approx 70 metres. The thermals this will create should be of interest to many glider pilots. Add to that the area devoid of vegetation with the Bauxite mine could mean Boddington is excellent gliding country.

6. The water filled hole left when the goldmine ceases would add to the recreational attractions of the area by providing an area for water sports.

7. BSC could consider how to link walk trails through to Dryandra and Dwellingup. The Gold mine holds land that runs NE from Boddington to Albany Highway, The fire break or a strip along that edge could perhaps be sought as a link to forest reserves North of Wandering.

8. One of the main assets in the region is the forest. Boddington is ideally located to serve the more densely populated areas of Perth and the Peel region by providing a recreational outlet for walkers, cyclists, canoeists, pilots and horse riders, using this resource. Future planning should allow for accommodation facilities and nature based tourism.



Government of Western Australia  
Department of Health

SHIRE OF  
BODDINGTON  
RECEIVED

- 3 NOV 2016

Your Ref: ADM 0512  
Our Ref: F-AA-40651 EHB16/1285  
Enquiries: Vic Andrich 9388 4978

Mr Grant Bartle  
Acting Chief Executive Officer  
Shire of Boddington  
PO Box 4  
BODDINGTON WA 6390

Distribute to:  
☒ DCS ☐ DSP ☐ MINS  
☐ PEHO ☐ FM ☐ CEO  
☐ MWS ☒ TPC ☐ MCS

Dear Mr Bartle

**DRAFT LOCAL PLANNING STRATEGY** ADM 0060

Thank you for your letter dated 9 August 2016 requesting comment from the Department of Health (DOH) on the above proposal.

The DOH provides the following comments:

### 1. Strategy Content

It is noted within the strategy, that good public health is not specifically recognised as part of the vision and Key Objectives. Good public health outcomes require good planning strategies. The aim of the strategy should include a direct reference to 'enhancing the public health of the community'.

The Strategy provides the opportunity to consider broader risks to the Shire and incorporate mitigation actions as part of the strategy. For your reference, consider the enHealth document 'Risky Business' – A resource to manage environmental health risks specifically tailored for local governments. The document is available for download at:

[http://www.public.health.wa.gov.au/2/1400/2/health\\_risk\\_assessment.pm](http://www.public.health.wa.gov.au/2/1400/2/health_risk_assessment.pm)

### 2. Water Supply and Wastewater Disposal

The strategy should require that any proposed developments are required to connect to scheme water and reticulated sewerage in accordance with the draft *Country Sewerage Policy* (as appropriate).

Any water management plan including the utilisation of recreational water and air waste water recycling is to comply with DOH guidelines and requirements which are available for download from:

<http://www.public.health.wa.gov.au/2/1062/2/water.pm>

[http://www.public.health.wa.gov.au/3/1275/2/recycled\\_water\\_guidelines\\_and\\_publications.pm](http://www.public.health.wa.gov.au/3/1275/2/recycled_water_guidelines_and_publications.pm)

The strategy should also advise that approval is required for any on-site waste water treatment process. The necessary requirements may be referenced and downloaded from: [http://www.public.health.wa.gov.au/3/672/2/wastewater\\_legislation\\_and\\_guidelines.pm](http://www.public.health.wa.gov.au/3/672/2/wastewater_legislation_and_guidelines.pm)  
[http://www.public.health.wa.gov.au/3/1430/2/subdivisions\\_and\\_town\\_planning\\_approvals.pm](http://www.public.health.wa.gov.au/3/1430/2/subdivisions_and_town_planning_approvals.pm)

#### Environmental Health Directorate

All correspondence PO Box 8172 Perth Business Centre Western Australia 6849  
Grace Vaughan House 227 Stubbs Terrace Shenton Park WA 6008  
Telephone (08) 9388 4999 Fax (08) 9388 4955  
[www.health.wa.gov.au](http://www.health.wa.gov.au)  
28 684 750 332



- 2 -

The strategy should require that a sufficient supply of potable water is of the quality specified under the *Australian Drinking Water Quality Guidelines 2004*.

### **3. Public Health Impacts**

DOH has a document on '*Evidence supporting the creation of environments that encourage healthy active living*' which may assist you with planning elements related to this strategy. A copy is attached or may be downloaded from:

[http://www.public.health.wa.gov.au/cproot/6111/2/140924\\_wahealth\\_evidence\\_statement\\_be\\_health.pdf](http://www.public.health.wa.gov.au/cproot/6111/2/140924_wahealth_evidence_statement_be_health.pdf)

Industrial Estates and Precincts - enclosed is a draft scoping tool that highlights public health issues that should be addressed and incorporated into any proposed industrial estate/precinct.

### **4. Toxicology Programs and Services**

The proposed planning strategy is to acknowledge and incorporate appropriate separation distances in accordance with the Environmental Protection Authority's Environmental Assessment Guideline (EAG) 3 '*Guidance for the Assessment of Environmental Factors No. 3 – Separation Distances between Industrial and Sensitive Land Uses*'.

The strategy should also acknowledge the DOH's *Guidelines for the Separation of Agricultural and Residential Land Use* as a means to help avoid conflict and potential adverse health effects and nuisance impacts from chemical use, dust and other rural pursuits. A copy is attached or it may be accessed from the Public Health website:

<http://www.public.health.wa.gov.au/cproot/4913/2/Guidelines%20for%20Agricultural%20and%20Residential%20Buffer.pdf>

### **5. Land Use Planning for Natural Hazards**

Another document, '*Land Use Planning for Natural Hazards*' can also guide the use of land to effectively reduce risk and enhance sustainability for areas prone to hazards such as flooding (including storm surge), fire, landslide, earthquake, strong wind and coastal erosion.

Available for download from: <https://www.ag.gov.au/EmergencyManagement/Tools-and-resources/Publications/Documents/Manual-series/manual-7-planning-safer-communities.pdf>

Should you have queries or require further information please contact Vic Andrich on 9388 4978 or [vic.andrich@health.wa.gov.au](mailto:vic.andrich@health.wa.gov.au)

Yours sincerely



Jim Dodds  
**DIRECTOR**  
**ENVIRONMENTAL HEALTH DIRECTORATE**

25 October 2016  
Att

G O V E R N M E N T O F W E S T E R N A U S T R A L I A

7918 Albany Highway  
BANNISTER WA 6390

Chris Littlemore  
Chief Executive Officer  
Shire of Boddington  
P.O. Box 4  
BODDINGTON WA 6390

14

Dear Mr Littlemore

**Re: Your reference: ADM 0512**  
**REVIEW OF SHIRE OF BODDINGTON LOCAL PLANNING STRATEGY – INVITATION TO COMMENT** (Letter dated 07SEP2016)

Thank you for the opportunity to comment on the proposed local planning strategy.

My only comment is that while the expansion of the small holdings is adding to the population growth and their lifestyle, it is producing very little in agricultural products. Hobby farms, such as those seen Bannister Road, are now being leased for broad acre farming.

Although it would not be in my interest to inhibit small development, I feel that permitting the present small holdings to sub-divide to 1-3 hectare lots thus keeping costs of shire infrastructure lower is acceptable. Expanding the boundaries of these sub-divisions, however, is not in the best interest of the community.

In contrast, broad acre farms have the capacity to maximise use for agricultural products and this, I believe, would be the best outcome for the shire in the long term.

Hence, I oppose expanding the small subdivisions boundaries in the shire, beyond what is now present.

Kind regards

*Alex Pollard*

Alex Pollard

SHIRE OF  
BODDINGTON  
RECEIVED

7 NOV 2016

Distribute to:

☐ DCS ☐ DSP ☐ MINS  
☐ PEHO ☐ FM ☒ CEO  
☐ MWS ☒ TPC ☐ MCS

*emailed to  
CEO +  
Helle  
Thompson*

File No ADM 0512  
Date \_\_\_\_\_  
Initial \_\_\_\_\_

15

## Boddington River Action Group

8<sup>th</sup> November 2016

Shire of Boddington  
39 Bannister Rd  
BODDINGTON WA 6390

Dear Chris

**Re: Review of Shire of Boddington Local Planning Strategy**

Having read the Shire's extensive aspirational Local Planning Strategy, BRAG members wish to make the following environmental comments:

**Waterways & Groundwater resources** The riparian zones of rivers and streams are the main vegetation corridors remaining in agriculturally developed land. It is concerning that general community chatter and some proposed projects talk of clearing dead trees in the Hotham River on the east side of the Bannister Road bridge such as opening/clearing the Hotham River between said bridge and Ranford Pool to allow unimpeded canoe access and, to a lesser extent, opening up access to Hotham River by tree removal in the riparian zone. All these activities interfere with the natural corridor that assists our native animals and birds to safely go about their existence in an otherwise "barren" landscape under human impact. If the river was to be made navigable to canoes, winter flow would not only allow bank scouring and much silt to wash downstream to accumulate against the Lion's weir but also would soon clog up again with fallen trees and branches (including from upstream sources). Annual clearance work will probably be required to maintain an open river. Such disturbances, if allowed, would require strict government environmental approvals.

We trust these comments will be taken into consideration for the Shire's Local Planning Strategy.

Yours Sincerely



Greg Marston  
Chairman  
Boddington River Action Group

*Emiled to  
Shire*

**Tamsin Hodder**

---

**From:** Ong, Rebecca <Rebecca.Ong@dpaw.wa.gov.au>  
**Sent:** 8 November, 2016 3:29 PM  
**To:** Tamsin Hodder  
**Subject:** Re: Review of Shire of Boddington Local Planning Strategy - Invitation to Comment

Dear Grant Bartle

***Re: Review of Shire of Boddington Local Planning Strategy – Invitation to Comment***

Thank you for the opportunity to review the draft Local Planning Strategy for the Shire of Boddington. The Department of Parks and Wildlife Swan Region has no comments to provide at this time. Further comments will be provided at the Structure Plan level in the planning process.

Please contact Rebecca Ong at [rebecca.ong@dpaw.wa.gov.au](mailto:rebecca.ong@dpaw.wa.gov.au) if you require further advice.

Kind regards

*Rebecca Ong*

A/Community Education Coordinator/Land Use Planner  
Swan Region  
Department of Parks and Wildlife

2 Australia II Drive CRAWLEY  
Locked Bag 104 Bentley Delivery Centre 6983  
Mobile: 0408 862 953 Email: [Rebecca.Ong@DPaW.wa.gov.au](mailto:Rebecca.Ong@DPaW.wa.gov.au)  
Please note I don't work Wednesdays





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

Via email to: [records@boddington.wa.gov.au](mailto:records@boddington.wa.gov.au)

**Re Submission in relation to Shire of Boddington Local Planning Strategy**

Dear Sir,

In relation to the Shire draft Local Planning Strategy we wish to make the following comments:

By way of introduction we own 610 hectares in North Bannister that is generally indicated on the "Boddington Local Planning Strategy (North)" as being a potential industrial development area.

The attached plan indicates the area that we own.

We acquired the entire property generally known as Culford Farm (which included Lot 2 to the immediate west of our land) for the purpose of developing a landfill and composting facility, which we developed through Perthwaste Pty Ltd. That company, together with Lot 2 was sold to Suez in May 2016.

When we identified this site in 2012 as a potential location for a landfill, the Department of Environment and Conservation indicated that the site could also be a suitable location for a "complimentary industries precinct" where industries that generally require buffer zones could be co-located, such industries being prescribed premises.

Having now developed (and sold) the landfill, we are now undertaking investigations to determine whether the area can in fact be developed more generally as an Agri Business Precinct. At a high level, the justification for the site as an Agri Business Precinct is as follows:

- Excellent buffers with State forest on 3 sides and a tree farm to the south.
- The nearest townsite, Boddington, is some 30km away by road.
- The site already houses a landfill and composting facility.
- The site has direct access to Albany Hwy.
- The property is the first privately owned land on Albany Highway over the Darling Scarp, when travelling south- east from Perth and only 65 kms from Armadale.
- The site is currently utilised as a Bluegum tree farm, with that lease expiring in 2023.
- There is generally a scarcity of land able (or prepared) to accommodate prescribed premises.

As such we support the Shire of Boddington's inclusion of the site in the Local Planning Strategy as a potential industrial development area. Obviously until all of our investigations are finalised, the actual scale and format of the development of the site will be unknown. However, having successfully developed the landfill and composting facility on Lot 2, we are fully aware of the processes and procedures required to be followed to obtain Works Approvals and Development Approvals to ensure a successful development can be achieved.

Secondly, we would like to draw attention to an area on the north east of our property that is labelled as "Conservation and Recreation". To the best of our knowledge this area is uncleared native bush. Development of

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AB No. 2 Pty Ltd  
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T: (08) 6382 1800 F: (08) 6382 1801  
ABN: 12 159 232 881

Page 1 of 2



the site for Conservation or Recreation could possibly conflict with an Agri Business operation and as such we request that this purpose be removed and/or relocated to a more suitable location.

Finally we note that on the Boddington Local Planning Strategy (North) plan that there is an area to the north west of Culford Farm that is described as Rural Land. This land is also uncleared Native Vegetation, which we actually understood to be State Forest. Can further details of the status of this land please be provided to us?

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Richard Atkins'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Richard Atkins

Director

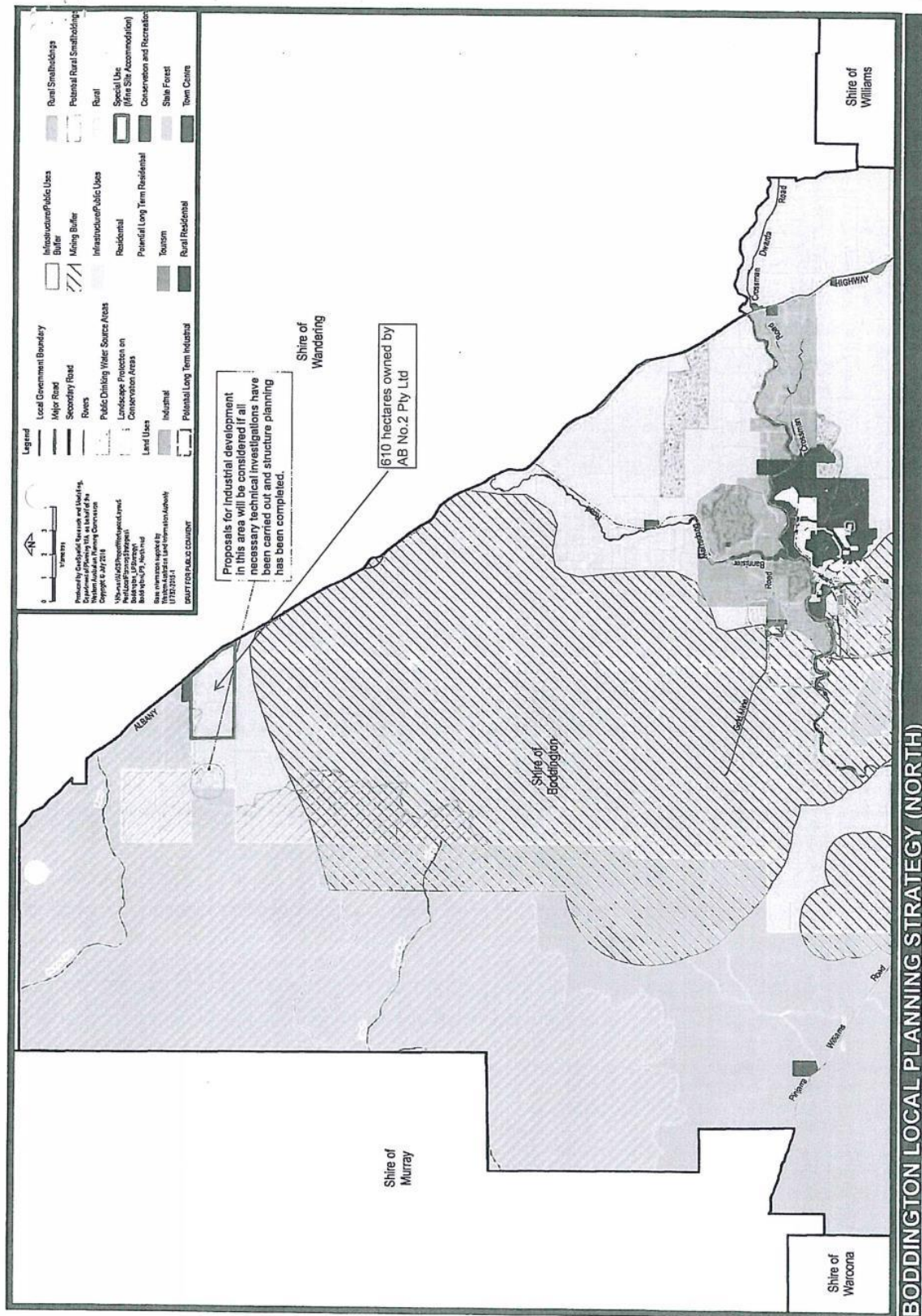
11 November 2016

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Page 2 of 2





**Tamsin Hodder**

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**From:** DENNIS ANDERSSON <denrob.andersson@bigpond.com>  
**Sent:** 11 November, 2016 4:30 PM  
**To:** Tamsin Hodder  
**Subject:** Draft Local Planning Strategy , Aug 2016

Chris Littlemore  
CEO  
Shire of Boddington.

Dear Chris,

I have a few points for the Shires consideration in regard to the Draft Local Planning Strategy.

The first is in reference to *P 30. Waterways and ground resources 3.5.2 b) –supporting and protecting surface and ground water resources.*

Is it permissible to establish a piggery in close proximity to a waterway such as is present next to Crossman River (on Crossman Rd, opposite Greys Rd)?

*^ 31, Vegetation 3.5.3 b) – supporting restoration and protection of links between native vegetation areas.*  
Maintain healthy weed free vegetation on road reserves. Stop clearing road reserves, or if that is unavoidable, reclaim adjacent land to allow replanting and regeneration of native vegetation to form wildlife corridors.  
On many of our roads there is too great a distance between shrubs and trees to allow easy "travel" between vegetated areas for native fauna.

*P 32, Wildlife 3.5.2.a) – will protect and enhance existing ecological links etc.* This should likewise (above) include road reserves as fauna corridors, (going anywhere!).

Because of inevitable future development with associated upgrading and widening of local roads, the width of road reserves should be increased to allow the environment to encompass wildlife movements. A pipe dream, expensive, but possible.

Yours faithfully.

Robin Andersson.

10 September 2016

Boddington shire council

P.O Box

Boddington

Dear Boddington Shire Council

We are submitting an objection to the new local planning scheme 2016.

As landowners of Lot 132/62 Mitchell Cres, we object to the proposed walking/horse/bike trail through our property, pictured and written of in the document. We as the land owners have never recieved any verbal consultation or detaliled plan of the proposal from Council and are opposed to the development.

We / our family purchased this property for its seasonal creek feature. Whilst retaining and maintaining the natural biodiversity values of this land, we enjoy it for our own personal recreational use, and believe the proposal of a trail through our land would be open to hazards and litigation, if accessed by the public.

However we do appreciate that the shire is trying to develop and improve tourist facilities throughout the Boddington area, we also believe that there are more suitable land areas available that could be used for such activities ie, the old rail land or future development of large land areas.

Yours sincerely

Andrew Lane and Sally Skewes

*Sally-ann M Skewes*  
*Andrew*

Mr. Chris Littlemore  
CEO  
Shire of Boddington  
PO Box 4  
Boddington WA 6390

20

11 November 2016

**COMMENT ON DRAFT LOCAL PLANNING SCHEME DATED AUGUST 2016**

Dear Mr Littlemore,

I have been a little reluctant to respond to your request to comment on the above draft because over the years I have put a lot of time into making written submissions to both the Administration and Councillors quite often without any response.

My Comments are as follows:

**2.1.3(c) Land Supply and Housing.**

According to the Draft one of the key issues is that 1140 additional dwellings will be needed in ten years time in 2026. As somebody who is worked hard to bring lots to the market in Boddington I would like to advise the Shire that financial feasibilities we have done quite often do not show a profit. In the case of the approval we had to subdivide lot 1 Crossman Rd the large number of conditions led to us having to make a decision to defer development until the market was much stronger.

Prices of end lots in towns like Boddington away from the coast achieve a small part of the prices achieved on lots in Perth or coastal towns and this coupled with higher development costs in rural areas makes subdividing a very risky business. Should the Shire want to achieve the growth mentioned above they will need to work closely with all developers of land in the town to help cut through red tape and attract further infrastructure paid for by the Government rather than by developers. Grants are obviously available for infrastructure and progress will not be brought about without the Shire lobbying for further essential infrastructure.

For Councillors to effectively lobby sometimes it means that they have to set aside their political preferences as quite often the local politician may represent a party not of their choice. I believe in recent years Boddington has missed out in many regards and the local National Party member has been side lined.

**2.3.1 Water.**

The fire threat to Golden Hills has been improved to a an extent by the construction of a road through former lot 9001 although that area still has extreme fire risk. Shortly the

water mains will run past the corner of River Rd. and Mitchell Cres. The Shire should do a study into the benefits flowing from the extension of mains water down Mitchell Cres. Quite obviously apart from greatly improving the fire risk mains water would enhance the financial feasibility of subdividing lots.

#### **2.3.3. Electricity**

Prior to us buying land in the Golden Hills area we read in the Super Town Report that Western Power had given an assurance to the Shire that they would upgrade all the single phase connections in Boddington to three phase within 5 years. That report was four and a half years ago and nothing has happened.

Three phase power will be a condition on any future subdivision in the Golden Hills area and the cost of extending the three phase I estimate at about \$400,000 from River Rd. If this cost is passed to developers it will have a serious effect on the cost per lot and quite likely stop any subdivision.

#### **2.4.4 Tourism**

The road house/ bakery at Bannister is thriving on the back of through traffic from and to the Great Southern.

A lot of through traffic would be gained for the town if a very large sign or a series of signs in a conspicuous locations south of the junction of Banister and Albany Highway were erected. These signs would suggest that travellers should turn left to Perth and enjoy beautiful Boddington, Dwellingup a unique mill town and historic Pinjarra.

Either of the two local miners may like to subsidise the costs and perhaps The Shire of Pinjarra may also come to the party.

Given that Boddington has no public transport to Pinjarra and Perth etc - has the government been lobbied to divert the government funded bus service from Perth to Albany through Boddington?

The drive from Bannister to Armadale has fairly boring scenery and there are no towns to draw extra passengers from.

#### **2.6.1 Aboriginal Heritage**

A map showing the area of the six Noongar tribes places Boddington right in the centre of the map.

The State Government has recently committed \$1.3 Billion to supporting the culture of the Noongar people. This money will be released annually in ten tranches of \$130,000,000.00.



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The State Government has recently committed \$1.3 Billion to supporting the culture of the Noongar people. This money will be released annually in ten tranches of \$130,000,000.00.

Unlike the Royalties for Regions legislation the Noongar legislation clearly states that it is over and above normal departmental budgets such as Housing, Health, Education etcetera so the financial effect on towns like Boddington should be quite substantial.

Perpetual Trustees will administer the allocation of funds and the first year contribution is very close.

If Boddington in consultation with local Noongars put forward a strong proposal some very interesting things could be done to help these people and also add to the towns tourist appeal.

The river is already under their control and the weir could be further enhanced by introducing an indigenous theme.

Further to the above I would also like to make comment on the following:

1. BGM mining camp everyone in town knows that this facility in the main was meant to be temporary. The temporary 21 year license the mines department granted to BGM expires in 10 years time. In the last Planning Strategy 2008 reference was made to the camp being temporary. If there is such a thing as orderly planning Council should address this matter.

2. I believe there is a very valid case for extending the commercial zone so that there is a greater choice for people considering starting new enterprises.

3. There should be more industrial land available. Time and time again I have seen towns and suburbs flourish as soon as there was affordable industrial land created. Land Corp know what I am saying is a fact and they have done industrial subdivisions in many towns knowing that they are going to make a loss.

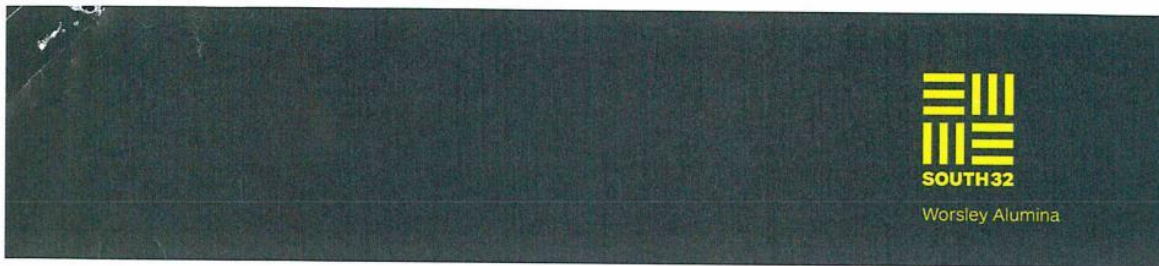
4. If Boddington is to expand it will be most likely through former lot 9001 and in particular lots 301-303 that we own. Thought should be given to providing Council a wide range of uses on these three lots for proposals that are in the best interests of Boddington.

5. The plateau on lot 304 Forrest Street is an extraordinary piece of land and is presently zoned rural residential. With its views and landscape it would suit many tourist orientated uses and thought should be given to allowing further uses.

6. Support should be given any reasonable proposals presented to build a road through Lot 9501 Golden Hills to further improve the fire risk at Golden Hills.

Thank you for the opportunity of commenting.

With Respect  
Michael Johnson  
T: 9225 7693



10 November 2016

Chris Littlemore  
Chief Executive Officer  
Shire of Boddington  
PO Box 4  
Boddington WA 6390

South32  
Worsley Alumina Pty Ltd  
Boddington Bauxite Mine  
PO Box 50  
Boddington WA 6390  
Australia  
T +61 8 9734 8311  
south32.net

Dear Chris

**Boddington Draft Local Planning Scheme (LPS)**

Please find below a response to your recently released LPS, which we have accessed as via the Shire of Boddington website.

South32 wishes to express support for the Shire of Boddington in the efforts it has made in the LPS to accommodate mining. There are two areas we wish to highlight within the LPS as areas of concern:

- The location of potential Tourism Zoning on Farmers Avenue
- The Landscape Protection Conservation Areas adjacent to Famers Avenue

While South32 supports the initiatives in the long term, the zoning/categorisation should be considered to occur after mining in the area is complete.

South32 would be more than happy to discuss these matters with you in more detail as you work through the LPS process.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Alysia'.

Alysia Tringrove  
Vice President Mine and Materials

SHIRE OF  
BODDINGTON  
RECEIVED

15 NOV 2016

Distribute to:

☐ DCS ☐ CSP ☐ MWS  
☐ PEHO ☐ FM ☐ CEO  
☐ MWS ☐ TPC ☐ MCS

File No

Date

Registered Office: Gastaldo Road Allanson Western Australia 6225 Australia  
ABN 58 008 905 155 Registered in Australia

South32 Worsley Alumina Pty Ltd is the manager of the Worsley Joint Venture – Bauxite/Alumina Operations. Liability and responsibility of the Joint Ventures is several in accordance with the following schedule of participating interests: South32 Aluminium (RAA) Pty Ltd 56%, South32 Aluminium (Worsley) Pty Ltd 30%, Japan Alumina Associates (Australia) Pty Ltd 10%, Sojitz Alumina Pty Ltd 4%.





SHIRE OF  
BODDINGTON  
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18 NOV 2016

Distribute to:

☐ DCS ☐ DSP ☐ MINS  
☐ PEHO ☐ FM ☒ CEO  
☐ MWS ☐ TPC ☐ MCS

Recycling & Recovery

14<sup>th</sup> November 2016

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

File No ADM 10512  
Date \_\_\_\_\_  
Initial \_\_\_\_\_

Dear Sir,

**RE : DRAFT LOCAL PLANNING STRATEGY – 2016  
LOT 2 ALBANY HIGHWAY, NORTH BANNISTER**

We refer to the Draft Local Planning Strategy and thank you for the opportunity to comment.

As you are aware, Suez Environnement has acquired Perthwaste together with its interests in the North Bannister Landfill at Lot 2 Albany Highway.

We note that the Draft Strategy identifies portion of Lot 2 as having the potential for industrial development subject to the necessary technical investigations and appropriate structure planning.

While Suez's overriding priority is to ensure and secure its long term waste treatment and disposal needs; we support the Strategy proposal for co-location on Lot 2 of industries compatible with the primary activity of waste treatment and disposal.

In addition to the more obvious "noxious / offensive" industries that would benefit from the isolation and significant buffers provided by the location; the potential may also exist for developing at least portion of the location as a "waste industries precinct" incorporating waste related industries such as those involving the recycling / reuse of recovered materials into manufactured products.

We look forward to exploring further the longer term opportunities presented by Lot 2 with Council, in due course.

Yours faithfully,

  
**Craig Barker**  
State Infrastructure Manager – Western Australia

Western Australia State Office  
116 Kurnall Road, Welshpool WA 6106 – PO Box 249 Welshpool WA 6986 – SUEZ Recycling & Recovery Pty Ltd – ACN 002 902 650  
Phone 13 13 35 – Fax +61 8 9351 8030 – [www.suez.com.au](http://www.suez.com.au)



Government of **Western Australia**  
Department of **Mines and Petroleum**

Your ref: ADM 0512  
Our ref: A0606/201601  
Enquiries: Lisa Kirby - Ph 9222 3591  
Email: lisa.kirby@dmp.wa.gov.au

Mr Grant Bartle  
Acting Chief Executive Officer  
Shire of Boddington  
PO Box 4  
BODDINGTON WA 6390

23

*emailed*  
*incoming*  
**SHIRE OF**  
**BODDINGTON**  
**RECEIVED**

21 NOV 2016

Distribute to:

☐ DCS ☐ DSP ☐ MINS  
☐ PEHO ☐ FM ☒ CEO  
☐ MWS ☐ TPC ☐ MCS

File No ADM 0512  
Date \_\_\_\_\_  
Initial \_\_\_\_\_

Dear Mr Bartle

### SHIRE OF BODDINGTON LOCAL PLANNING STRATEGY DRAFT

Thank you for your letter dated 9 August 2016 inviting comment on the above draft Local Planning Strategy.

The Geological Survey of Western Australia (GSWA) has assessed this proposal on behalf of the Department of Mines and Petroleum (DMP) with respect to access to mineral and petroleum resources, geothermal energy and basic raw materials and makes the following comments.

DMP welcomes the document's recognition of minerals and basic raw materials and the protection of them.

In section 2.4.1 we recommend changes to the text.

Under the header **Bauxite Mining** the first paragraph is misleading. It would be more accurate to state the following:

*Worsley's Primary Bauxite Area was the area shown in the previous local planning strategy (finalised in 2007). It consisted of mining areas known as 'Saddleback', 'Marradong' and 'Hotham North' as well as a buffer around the overland bauxite conveyor. Additional mining areas of 'East Quindanning', 'Morgans' and 'Hotham North Extension' are now included.*

Under the header **Mining Buffer Areas** we recommend the wording in paragraph 2 be altered to more accurately portray DMP's role in updating the buffer area. DMP updated mineral resource data and applied established separation distances as buffers. Suggested wording is as follows:

*The Department of Mines and Petroleum has used updated mineral resource information to revise the mining buffer and has used the established separation distance of 1200 metres for bauxite mining surrounding known bauxite resources and a 3000 metre buffer for Newmont's Boddington open cut mine. Three thousand metres is the maximum separation distance recommended under the*

001886.Lisa.KIRBY.docx -  
Release Classification: -

Mineral House 100 Plain Street East Perth Western Australia 6004  
Telephone +61 8 9222 3333 Facsimile +61 8 9222 3862  
www.dmp.wa.gov.au  
www.wa.gov.au  
ABN 69 410 335 356

*Environmental Protection Authority Guidance Statement No. 3 (June 2005) for large open cut mining operations.*

In Section 2.5.2 **Geology and Mineral Resources** we suggest the first two paragraphs would better reflect the geology and resources of the Shire with the following alterations:

*The surface of the Darling Plateau is dominated by iron rich laterite which has formed during a process of deep weathering of the much older underlying rocks. These rocks include volcanic, pyroclastic and minor sedimentary rocks of the Saddleback Greenstone Belt, which are surrounded by granites and granulites of the Yilgarn Craton.*

*The Shire of Boddington contains significant resources of gold, copper and alumina. Gold and copper occur within rocks of the Saddleback Greenstone Belt and alumina is extracted from laterite, where it contains enough free alumina to be classed as bauxite. Bauxite resources occur in areas throughout the Darling Plateau.*

DMP notes with concern that the proposed 'Tourism' zone, adjoining the Industrial area on the southern boundary of Boddington town site, is a sensitive land use and lies within the mining buffer. This zoning is therefore inappropriate until mining has been completed to the south of this area,

The LPS (Central) map also shows planning for "Landscape Protection on Conservation Areas" in a current mining area and well within the mining buffer. DMP strongly recommends avoiding designating this type of land use in areas where mining may take place under the State Agreement.

Please note that the potential impacts of mining operations and rehabilitation (Section 3.4.1, paragraph 3) are subject to the *Environmental Protection Act 1986*.

For consistency we suggest using the term "mining buffer special control area" in Section 3.4.1 Actions (c), rather than using the word "operation".

If you have any queries regarding the above, or would like further information please contact Lisa Kirby, Senior Geologist on 9222 3591.

Yours sincerely



Don Flint  
ACTING EXECUTIVE DIRECTOR  
GEOLOGICAL SURVEY OF WESTERN AUSTRALIA

18 November 2016



Regards

Steve Thompson  
Partner



134 Hare Street | Mount Clarence, Albany 6330  
M: 0409 107336 | W: [www.edgeplanning.com.au](http://www.edgeplanning.com.au)

**From:** KNIGHT, Phil [<mailto:Phil.KNIGHT@dsd.wa.gov.au>]  
**Sent:** 28 November, 2016 10:14 AM  
**To:** Tamsin Hodder <[records@boddington.wa.gov.au](mailto:records@boddington.wa.gov.au)>  
**Subject:** Review of Shire of Boddington Local Planning Strategy - Invitation to Comment

Attention: Steve Thompson

Good morning Steve

Further to our telephone discussion several weeks ago, DSD is concerned that it was not identified as a key stakeholder in respect to the draft Boddington Local Planning Strategy (LPS).

That being said, the draft LPR has been reviewed and the relevant sections for DSD are:

- 2.4.1 Mining and Basic Raw Materials on page 9;
- 2.4.5 Key issues on page 11; and
- 3.4.1 Mining and Basic Raw Materials on page 27.

From DSD's perspective, reference to the *Alumina Refinery (Worsley) Agreement Act 1973* (State Agreement) is important along with the mining buffer delineated by DMP. Also, DSD should be referenced in the LPS as a key stakeholder under 'Actions' in 3.4.1 on page 27 e.g. The Shire of Boddington will:

- seek advice from the Department of State Development regarding the preparation of local planning documents and during the consideration of any statutory planning proposals that may impact upon Worsley's bauxite mining operations under the *Alumina Refinery (Worsley) Agreement Act 1973*.

Could you confirm that this statement will be included in the LPS please.

Regards



**Phil Knight**  
Project Manager  
Project Facilitation Branch  
Resources & Industry Division

**Department of State Development**  
1 Adelaide Terrace East Perth WA 6004  
**Tel: +61 8 9222 0908 |**  
**[phil.knight@dsd.wa.gov.au](mailto:phil.knight@dsd.wa.gov.au)**  
**[www.dsd.wa.gov.au](http://www.dsd.wa.gov.au)**

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## Shire of Boddington Local Planning Strategy Review of Local Planning Strategy - Schedule of Submissions

No.	Name and Address of Submitter	Summary of Submissions	Local Government Comments	Local Government Recommendation
1	Telstra Norm Walkerden Strategic Forecaster <a href="mailto:Norman.F.Walkerden@team.telstra.com">Norman.F.Walkerden@team.telstra.com</a>	No objection.	That the submission be noted.	No modification to the Local Planning Strategy (LPS) is required.
2	Main Roads Western Australia Paul Davies Road Corridor Planning Manager (now retired) <a href="mailto:daniel.naude@mainroads.wa.gov.au">daniel.naude@mainroads.wa.gov.au</a>	<p>No objection to the proposed LPS.</p> <p>Section 2.3.5 Transport Infrastructure includes comments that Council would prefer the number of heavy vehicles travelling through the Boddington townsite to be reduced and this could be achieved with a heavy vehicle bypass which would require detailed planning to identify the most appropriate alignment.</p> <p>The report comments are appreciated, however it should be noted that Main Roads has no current proposals for a heavy vehicle bypass and it is anticipated that current and anticipated future traffic / heavy vehicle demands would not warrant such provision for the Boddington townsite. Also, it is anticipated that the cost of upgrading local roads and river crossings to accommodate heavy vehicles would be very significant which would be difficult to fund, based on current and anticipated traffic demands.</p>	<p>That the submission be noted.</p> <p>The local government would prefer to see the number of heavy vehicles reduced which travel through the Boddington townsite for a range of reasons including safety and amenity. There are considered to be opportunities in the medium to longer term to redirect heavy vehicles travelling along Bannister-Marradong Road along Gold Mine Road, Old Soldiers Road, Palmer Road and Robbins Road. It is acknowledged there are cost considerations primarily related to upgrading the current crossing/ford at Palmer Road to a bridge.</p> <p>Related to the above, there are various advantages in having a second bridge over the Hotham River servicing Boddington. This is expected to be more important as Boddington grows and develops as a sub-regional centre as set out in the <i>State Planning Strategy</i>. A second bridge will enhance year round accessibility (compared to a crossing/ford) and assist to lower risks associated with loss of use of the only bridge such as through an accident.</p>	No modification to the LPS is required.

3	Department of Aboriginal Affairs Cesar Rodriguez Manager Heritage Advice and Approvals PO Box 3153 EAST PERTH 6892	<p>There are 26 Registered Aboriginal heritage places within the Shire of Boddington. There are a further 57 places on the Department of Aboriginal Affairs (DAA) database where a decision under section 5 of the <i>Aboriginal Heritage Act</i> is yet to be made.</p> <p>DAA advises that Aboriginal heritage sites are protected whether or not they are entered on the Register. It is recommended that developers within the Shire are advised to familiarise themselves with the State's <i>Cultural Heritage Due Diligence Guidelines</i>.</p> <p>On 8 June 2015, six identical Land Use Agreements (ILUAs) were executed across the South West by the Western Australian Government.</p>	That the submission be noted.	No modification to the LPS is required.
4	Water Corporation Ian Kininmonth Senior Town Planner Development Services Ian.Kininmonth@watercorporation.com.au	Support the comments made in relation to the delivery of water and wastewater services.	Noted	Modify as set out in the 'Local Government Comments' column.
		Modify Strategy 3.3.2(b) to insert the word 'odour' before the word 'buffer'.	Support the suggested modification.	
		<p>Modify Strategy 3.3.2(c) to read:</p> <ul style="list-style-type: none"> <li>Discourage proposals to rezone, subdivide and/or develop land within the wastewater treatment plant's odour buffer which are odour sensitive.</li> <li>Seek the advice of the wastewater treatment plants operator on proposals to rezone, subdivide and/or develop land within the odour buffer.</li> </ul>	Support the suggested modification.	
		Modify Action 3.3.2(b) through replacing the words 'more-sensitive' with the words 'odour sensitive'.	Support the suggested modification.	



## Attachment 8.1.1B

5	Department of Environment Regulation Cassie Chew Executive Officer, Office of the Director General <a href="mailto:cassandra.chew@der.wa.gov.au">cassandra.chew@der.wa.gov.au</a>	The Department of Environment Regulation has no comment on this matter in reference to regulatory responsibilities under the <i>Environmental Protection Act 1986</i> and the <i>Contaminated Sites Act 2003</i> .	That the submission be noted.	No modification to the LPS is required.
6	Department of Education Stephen Muldoon Senior Consultant Strategic Asset Planning 151 Royal Street EAST PERTH 6004	No objection to the LPS.  It is noted that approximately 1,140 additional dwellings will be required up to the year 2030. The anticipated increase in student yield from the potential growth in residential development can be accommodated within the Department's current educational facilities.	That the submission be noted.	No modification to the LPS is required.
7	Ketch Nominees Pty Ltd Heather Oliver Secretary Unit 8, 10 Whipple Street BALCATTA WA 6021	We have an interested party in the development of the Crossman Tourist Village site. The only issue that our developers have is that development would be more attractive and offer more diversity (and be easier to finance) if the site were zoned Commercial.	The site is shown as 'Rural' on the advertised draft LPS's Strategic Land Use Plans (North, South and Central).  There is no 'Commercial' land use on the Strategic Land Use Plans with the closest categories being 'Tourism' and 'Town Centre'.  The site should be shown as 'Tourism' on the Strategic Land Use Plans. This would be consistent with the former approved use of the site and consistent with the Council position on 17 September 2013 relating to the draft Strategy Plan.  A LPS does not zone land but rather provides a framework for a Local Planning Scheme. The former Crossman Roadhouse site (Lot 1 on D24944 (No. 9190) Albany Highway, Crossman) is zoned 'Rural	Modify the Strategic Land Use Plans (North, South and Central) by changing Lot 1 on D24944 (No. 9190) Albany Highway, Crossman (former Crossman Roadhouse) from 'Rural' to 'Tourism'.

			<p>Smallholdings' in the current <i>Shire of Boddington Local Planning Scheme No. 2</i> (LPS2).</p> <p>Following the revised LPS being endorsed by the Western Australian Planning Commission (WAPC), the local government will seek the WAPC's support to progress the <i>Shire of Boddington Local Planning Scheme No. 3</i> (LPS3). The Council adopted LPS3 at its meeting on 17 September 2013 which included showing the former Crossman Roadhouse site as 'Tourist'.</p> <p>The WAPC has not progressed LPS3 as it has sought to first finalise the review of the LPS.</p> <p>Alternatively, the landowner or developer can seek an amendment to the current LPS2.</p>	
8	Western Power Christine Jung Network Planning Specialist Safety Health and Environment 363 Wellington Street PERTH WA 6000	Western Power appreciates the inclusion of network planning and protection of existing electrical infrastructure in the LPS.	Noted	Modify the Strategic Land Use Plans to show key existing and proposed Western Power transmission infrastructure assets.
		It is recommended that the Land Use Planning maps incorporate Western Power's existing and future transmission infrastructure including substations sites, as well as easement and restriction zone corridors.	Support the suggested modification provided details on the Strategic Land Use Plans are readable.	
9	State Heritage Office Callum Crofton Manager Local Government Services PO Box 7479 Cloisters Square PERTH WA 6850	<b>It is encouraging to see the consideration of heritage within the draft LPS such as the inclusion of section 3.6 'Heritage' containing strategies and actions relating to the identification, assessment and protection of heritage places and sites.</b>	Noted	Modify as set out in the 'Local Government Comments' column.
		<b>Make reference to <i>State Planning Policy 3.5 Historic Heritage Conservation</i> (SPP 3.5) in section 1.3.</b>	Support the suggested modification.	

		Section 2.6.3 makes reference to European heritage. Suggest change to 'historic heritage' to ensure consistency with SPP 3.5.	Support the suggested modification.	
		Currently, the Shire has a heritage list contained within Appendix 12 of LPS2. It is unclear if Appendix 12 is the current heritage list, or whether this has been superseded by an updated local planning policy on 16 December, 2014. It is recommended that an action be included in section 3.6 to review and publish the heritage list, ensuring that this is consistent with the provisions of the Local Planning Scheme.	<p>Noted. The local government's heritage list is set out in <i>Local Planning Policy 19 Heritage Conservation</i> adopted by the Council on 16 December 2014. The heritage list currently contains 24 places. The heritage list will be reviewed and updated as required.</p> <p>Appendix 12 of LPS2 contains 9 heritage places. Appendix 12 has not been modified since LPS1 was gazetted on 21 February 1997.</p> <p>The heritage list in LPS2 could be removed as part of an omnibus amendment to LPS2 to ensure consistency with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> and address other modifications to increase the effectiveness of the Scheme.</p> <p>Draft LPS3 adopted by the Council on 17 September 2013 does not contain the heritage list in the Scheme. This approach is consistent with current approach set out in the Deemed Provisions in the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p>	
10	Department of Water Brett Dunn Program Manager - Urban Water Management Peel Region PO Box 332 MANDURAH WA 6210	Reference State <i>Planning Policy 2. 7 Public Drinking Water Source</i> in the actions in section 3.3.1 given the presence of South Dandalup Dam and Serpentine Dam Catchment Areas.	Support the suggested modification.	Modify as set out in the 'Local Government Comments' column.
		Reference the Department of Water's <i>Operational policy 4.3: Identifying and establishing waterways foreshore areas</i> (DoW, 2012) for determination of foreshore areas in section 3.5.2.	Support the suggested modification.	

		Modify the action in section 3.7.2(d) to include 'or downstream'. Proposed development should not increase the flood risk to both upstream and downstream lands.	Support the suggested modification.	
11	Department of Agriculture and Food Neil Guise Regional Director Southern Region PO Box 1231 BUNBURY WA 6230	<p>Although mining is the largest employer within the Shire, more than 50 percent of the Shire is zoned as agricultural land. It is a productive agricultural area and it is therefore important to protect the agricultural industry for the future.</p> <p><u>2.1.2 Land Supply and Housing</u> <i>There is no sound planning rationale for further extending the development footprint, the extent of the development footprint should be maintained, but not increased.</i> – the Department of Agriculture and Food (DAFWA) supports this idea as it will better utilise the land already identified for development.</p> <p><u>2.2.2 Rural Living</u> <i>Rural living precincts need to be carefully planned</i> – DAFWA agrees with this analysis as it will ensure sound planning for rural living within the Shire.</p> <p><u>3.1 Vision and Key Objectives</u> (e) 'promote agriculture as a key economic driver within the Shire of Boddington' - Although mining is the main driver of the local economy, agriculture is a very important second tier in the economy. Promoting agriculture shows that the Shire also recognises the importance of agriculture to the economy.</p> <p><u>3.2 Settlements</u> DAFWA agrees with the strategy to discourage the creation of new residential, rural residential or rural smallholding lots outside areas identified for these purposes by the LPS.</p>	<p>Noted</p> <p>Agree. This is reinforced through the LPS's Strategic Land Use Plans and a number of strategies and actions. Following a review of submissions, there is no compelling planning argument to expand the development footprint in and around the Boddington/Ranford townsites and the Crossman Corridor. Additionally, there is no compelling planning argument to warrant an expansion of Quindanning in the Shire of Boddington.</p> <p>Noted</p> <p>Noted</p> <p>Noted.</p>	No modification to the LPS is required.

		<u>3.4.2 Agriculture</u> <i>'The Shire of Boddington's rural areas should be used for agricultural production (which contributes significantly to the Shire of Boddington's economy), while providing for a range of rural pursuits which are compatible with the capability of the land and retain the rural character and amenity of the locality. - DAFWA agrees with this statement as it emphasises the importance of agriculture.'</i>	Noted	
		<i>'Not support requests to transfer land identified for rural/agricultural use by this Strategy, from a general agricultural zone to the Rural Residential or Rural Smallholdings zone.'</i> - This is a good action as it will allow for sound planning and no ad hoc developments.	Noted	
		<i>'Not support further subdivision of agricultural land unless doing so would be consistent with the Western Australian Planning Commission's rural land use planning policies.'</i> - DAFWA does not support the subdivision of land for agricultural purposes and agrees with this statement.	Noted	
		DAFWA also supports the other strategies and actions for agriculture as set out in this draft LPS.	Noted	
		<u>3.4.4 Tourism</u> (a) <i>'Introduce a tourism zone in the new local planning scheme.'</i> - Ensure this zone is not going to create land use conflict with surrounding agriculture.	Noted. There are limited proposed sites to be zoned Tourism. Based on the draft LPS, the tourism sites are either within the Boddington townsite or are located in rural living areas.	
		<u>3.5.3 Vegetation</u> Conservation lots should not negatively impact on agriculture as these lots are essentially used for rural living.	Noted. Conservation lots need to address WAPC policies including <i>Development Control Policy 3.4 - Subdivision of Rural Land</i> . DC 3.4 includes ensuring that bushfire risk and buffer considerations are suitably addressed and ensuring the 'balance' lot is suitable for continuation of the rural land use.	



12	Keith and Angela Davies 7623 Harvey-Quindanning Road QUINDANNING WA	Rezone some of the rural lots which adjoin the Quindanning townsite to Rural lifestyle or Rural Residential so that there is a gradual change between the small townsite lots and the larger rural lots. Many of the lots currently zoned rural that are in this locality are non-conforming rural lots in that they are less than the minimum required size for rural zoning. The Water Authority plan (report N080 2007 item 1.1) to install a new water treatment plant at Harris Dam, treating all water pumped.	Disagree for reasons including: <ul style="list-style-type: none"> <li>• it is inconsistent with the <i>Boddington SuperTown Growth Plan, State Planning Policy 3 – Urban Growth and Settlement</i> and <i>State Planning Policy 2.5 – Rural Planning</i> which seek to focus development near existing cities and towns;</li> <li>• the endorsed <i>Boddington SuperTown Growth Plan</i> in part states 'Quindanning is not expected to experience any substantial population increases and an expanded development footprint has not been suggested in this Growth Plan' (page 53) while page 107 states 'The Growth Plan confirms that Quindanning is to remain a small hamlet and not be expanded';</li> <li>• the Council at its meeting on 17 September 2013 in section 8.2 Settlement Strategy included a strategy, which in part stated 'adopt the following settlement hierarchy...no further subdivision at Quindanning within the Shire of Boddington'. The draft LPS considered by Council on 17 September 2013 also included 'No support for additional lots in and around Quindanning within the Shire of Boddington' on Strategy Plan (South);</li> <li>• the location of a new/expanded settlement with limited services, in a relatively isolated location, raises sustainability concerns relating to planning, environmental, servicing and landscape considerations;</li> <li>• there are sufficient proposed rural residential, rural smallholding and rural lifestyle lots in and around Boddington and in the 'Crossman Corridor' to provide an adequate supply in the longer term; and</li> <li>• there will be no minimum rural lot size in the final LPS based on updated WAPC policies.</li> </ul>	No modification to the LPS is required.
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			It is noted that Lot 26 (No. 7623) Harvey-Quindanning Road, Quindanning is located outside of the revised mining buffer. The revised mining buffer extends to just north and west of the Quindanning townsite.	
		Investigate the potential for the "Racetrack Reserve" to attract the trotting fraternity to the Quindanning area. Subdivision and development is causing some people with horses to relocate from areas such as Serpentine.	The comment has merit but is outside the scope of the LPS. Can be addressed through other local government and community/economic development processes.	
		Establish an indoor riding arena on the "Racetrack Reserve", this would encourage people to relocate to the area as has happened in Cuballing. The indoor riding centre would make the Reserve more suitable as an "Evacuation Centre'.	The comment has merit but is outside the scope of the LPS. Can be addressed through other local government and community/economic development processes.	
		Have potable water available at the "Racetrack Reserve", it otherwise offers an excellent camp site for people and groups who wish to explore the eastern end of the Lane Poole Reserve that is traversable across to approximately Boundary Road where dieback stops any entry to the forest.	The comment is outside the scope of the LPS.	
		Consider what could be done to establish a small airfield for gliding clubs so that they can take advantage of the 1500h/a large rock and old tyre dump to be created by the goldmine, max depth of fill approximately 70 metres. The thermals this will create should be of interest to many glider pilots. Add to that the area devoid of vegetation with the Bauxite mine could mean Boddington is excellent gliding country.	The comment has merit but is outside the scope of the LPS. Can be addressed through working with Newmont Boddington Gold and community/economic development processes.  The LPS supports tourism and diversifying the local economy including in sections 2.4.4 and 3.4.	
		The water filled hole left when the goldmine ceases would add to the recreational attractions of the area by providing an area for water sports.	The comment has merit but is outside the scope of the LPS. Can be addressed through working with Newmont Boddington Gold and community/economic development processes.	

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		<p>The Shire could consider how to link walk trails through to Dryandra and Dwellingup. The gold mine holds land that runs north-east from Boddington to Albany Highway, the fire break or a strip along that edge could perhaps be sought as a link to forest reserves north of Wandering.</p> <p>One of the main assets in the region is the forest. Boddington is ideally located to serve the more densely populated areas of Perth and the Peel region by providing a recreational outlet for walkers, cyclists, canoeists, pilots and horse riders, using this resource. Future planning should allow for accommodation facilities and nature based tourism.</p>	<p>The comment has merit but is outside the scope of the LPS. Can be addressed through working with Newmont Boddington Gold and community/economic development processes. LPS Action 3.3.4(f) states 'Examine opportunities to develop trails in and around the Shire of Boddington.'</p> <p>Agree. The LPS supports tourism and diversifying the local economy including in sections 2.4.4 and 3.4.</p>	
13	<p>Department of Health Jim Dodds Director Environmental Health Directorate PO Box 8172 Perth Business Centre WA 6849</p>	<p>It is noted that good public health is not specifically recognised as part of the vision and Key Objectives. Good public health outcomes require good planning strategies. The aim of the strategy should include a direct reference to 'enhancing the public health of the community'.</p> <p>The LPS provides the opportunity to consider broader risks to the Shire and incorporate mitigation actions as part of the strategy.</p> <p>The LPS should require that any proposed developments are required to connect to scheme water and reticulated sewerage in accordance with the draft <i>Country Sewerage Policy</i> (as appropriate).</p> <p>Any water management plan including the utilisation of recreational water and or waste water recycling is to comply with Department of Health (DOH) guidelines and requirements.</p> <p>The LPS should advise that approval is required for any on-site waste water treatment process.</p>	<p>Support the suggested modification.</p> <p>Noted</p> <p>The LPS contains strategies and actions to support appropriate servicing which are complemented by WAPC and other State Government agency policies.</p> <p>Noted</p> <p>Disagree, as considered superfluous. The requirement to gain approval for on-site waste water treatment is covered by various other publications.</p>	<p>Modify as set out in the 'Local Government Comments' column.</p>

		The LPS to set out that a sufficient supply of potable water is of the quality specified under the <i>Australian Drinking Water Quality Guidelines 2004</i> .	Support the suggested modification.	
		The DOH's document ' <i>Evidence supporting the creation of environments that encourage healthy active living</i> ' may assist with planning elements related to the LPS.	Noted	
		Enclosed is a draft scoping tool that highlights public health issues that should be addressed and incorporated into any proposed industrial estate/precinct.	Noted	
		The LPS should acknowledge and incorporate appropriate separation distances in accordance with the Environmental Protection Authority's Environmental Assessment Guideline (EAG) 3 ' <i>Guidance for the Assessment of Environmental Factors No. 3 – Separation Distances between Industrial and Sensitive Land Uses</i> '. The LPS should acknowledge the DOH's <i>Guidelines for the Separation of Agricultural and Residential Land Use</i> as a means to help avoid conflict and potential adverse health effects and nuisance impacts from chemical use, dust and other rural pursuits.	Noted. The draft LPS considered by the Council on 17 September 2013 included both of these guidelines in section 4.2 Land Use Management/Avoiding Land Use Conflicts. The WAPC certified version of the draft LPS did not include this section.	
		' <i>Land Use Planning for Natural Hazards</i> ' can guide the use of land to effectively reduce risk and enhance sustainability for areas prone to hazards such as flooding (including storm surge), fire, landslide, earthquake and strong wind	Noted	
14	Alex Pollard 7918 Albany Highway BANNISTER WA 6390	While the expansion of the small holdings is adding to the population growth and their lifestyle, it is producing very little in agricultural products. Hobby farms, such as those seen on Bannister Road, are now being leased for broad	Noted	No modification to the LPS is required.

		acre farming.		
		Although it would not be in my best interest to inhibit small development, permitting the present small holdings to subdivide to 1-3 hectare lots, thus keeping costs of Shire infrastructure lower, is acceptable. Expanding the boundaries of these subdivisions, however, is not in the best interest of the community.	Noted	
		In contrast, broad acre farms have the capacity to maximise use for agricultural products and would be the best outcome for the Shire in the long term.	Noted	
		Oppose expanding the small subdivision boundaries in the Shire beyond what is now present.	Noted	
15	Boddington River Action Group Greg Marston Chairman 35 Crossman Road BODDINGTON WA 6390	The riparian zones of rivers and streams are the main vegetation corridors remaining in agriculturally developed land.	Noted	No modification to the LPS is required.
		It is concerning that general community chatter and some proposed projects talk of clearing dead trees in the Hotham River on the east side of the Bannister Road bridge such as opening/clearing the Hotham River between the bridge and Ranford Pool to allow unimpeded canoe access and, to a lesser extent, opening up access to Hotham River by tree removal in the riparian zone. All these activities interfere with the natural corridor that assists our native animals and birds to safely go about their existence in an otherwise 'barren' landscape under human impact.	The comment is outside the scope of the LPS.	
		If the river was to be made navigable to canoes, winter flow would not only allow bank scouring and much silt to wash downstream to accumulate against the Lion's Weir but also would soon clog up again with fallen trees and branches (including from upstream sources).	The comment is outside the scope of the LPS.	



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		Annual clearance work will probably be required to maintain an open river. Such disturbances, if allowed, would require strict government environmental approvals.	The comment is outside the scope of the LPS.	
16	Department of Parks and Wildlife Rebecca Ong A/Community Education Coordinator/Land Use Planner Locked Bag 104 Bentley Delivery Centre 6983	No comments at this time. Further comments will be provided at the Structure Plan level in the planning process.	Noted	No modification to the LPS is required.
17	AB No 2 Pty Ltd Richard Atkins Director PO Box 662 NEDLANDS WA 6009	We own 610 hectares in North Bannister that is generally indicated on the 'Boddington Local Planning Strategy (North)' as being a potential industrial development area. We acquired the entire property generally known as Culford Farm (which included Lot 2 to the immediate west of our land) for the purpose of developing a landfill and composting facility, which we developed through Perthwaste Pty Ltd. That company, together with Lot 2 was sold to Suez in May 2016.	Noted	Modify as set out in the 'Local Government Comments' column.
		When we identified this site in 2012 as a potential location for a landfill, the Department of Environment and Conservation indicated that the site could also be a suitable location for a 'complimentary industries precinct' where industries that generally require buffer zones could be co-located, such industries being prescribed premises.	Noted	

		<p>Having now developed (and sold) the landfill, we are now undertaking investigations to determine whether the area can in fact be developed more generally as an Agri-Business Precinct. At a high level, the justification for the site as an Agri-Business Precinct is as follows:</p> <ul style="list-style-type: none"> <li>• Excellent buffers with State forest on 3 sides and a tree farm to the south.</li> <li>• The nearest townsite, Boddington, is some 30km away by road.</li> <li>• The site already houses a landfill and composting facility.</li> <li>• The site has direct access to Albany Hwy.</li> <li>• The property is the first privately owned land on Albany Highway over the Darling Scarp, when travelling south- east from Perth and only 65km from Armadale.</li> <li>• The site is currently utilised as a Bluegum tree farm, with that lease expiring in 2023.</li> <li>• There is generally a scarcity of land able (or prepared) to accommodate prescribed premises.</li> </ul>	<p>Noted and consider Culford Farm at North Bannister to be well-suited for agri-business, logistics or other industrial uses. This will be subject to the necessary technical investigations and appropriate structure planning.</p>	
		<p>Support the Shire's inclusion of the site in the LPS as a potential industrial development area.</p>	<p>Noted. The Strategic Land Use Plan (North) to be modified to show an industrial footprint at Culford Farm, North Bannister for the possible industrial precinct.</p>	
		<p>Until all of our investigations are finalised, the actual scale and format of the development of the site will be unknown. However, having successfully developed the landfill and composting facility on Lot 2, we are fully aware of the processes and procedures required to be followed to obtain Works Approvals and Development Approvals to ensure a successful development can be achieved.</p>	<p>Noted</p>	

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		<p>We draw attention to an area on the north-east of our property that is labelled as 'Conservation and Recreation'. To the best of our knowledge this area is uncleared native bush. Development of the site for Conservation or Recreation could possibly conflict with an agri-business operation and as such we request that this purpose be removed and/or relocated to a more suitable location.</p>	<p>The land to the north-east of Culford Farm is Reserve 528. Reserve 528 adjoins Albany Highway, contains native vegetation, it's current purpose is 'water supply' and the Shire has management responsibility. It is expected that the water supply use may have been historic as there are various water and stopping places from pre-automotive days on Albany Highway. Reserve 528 is classified as a Parks and Recreation Reserve in the current LPS2.</p> <p>Given the site contains native vegetation, any conservation or recreation uses are likely to be low-key such as associated with the nearby Bibbulmun Track.</p> <p>While outside the scope of the LPS, the local government should review the preferred use and management of Reserve 528 including whether it should be included in adjoining State Forest No. 14.</p>	
		<p>We note that on the LPS Strategy (North) plan that there is an area to the north-west of Culford Farm that is described as Rural Land. This land is also uncleared Native Vegetation, which we actually understood to be State Forest. Can further details of the status of this land please be provided to us?</p>	<p>According to Landgate, the land to the north-west of Culford Farm is freehold land owned by the Water Resources Ministerial Body. It is zoned 'Rural' in LPS2 and classified as 'Rural' in the draft LPS. The land is within the Public Drinking Water Source Area. Following discussions with DoW, they advise the land should be retained as 'Rural' on the LPS's Strategic Land Use Plan and zoned as 'Rural' in LPS3.</p>	
18	Robin Andersson denrob.andersson@bigpond.com	<p>Is it permissible to establish a piggery in close proximity to a waterway such as is present next Crossman River (on Crossman Road, opposite Greys Road)?</p>	<p>The comment is outside the scope of the LPS. The local government is separately investigating the matter.</p>	<p>Modify as set out in the 'Local Government</p>

## Attachment 8.1.1B

		Maintain healthy weed free vegetation on road reserves. Stop clearing road reserves, or if that is unavoidable, reclaim adjacent land to allow replanting and regeneration of native vegetation to form wildlife corridors. On many of our roads there is too great a distance between shrubs and trees to allow easy 'travel' between vegetated areas for native fauna.	Weed management, road maintenance and road widening are outside the scope of the LPS. The LPS has an objective of conserving key natural resources including native vegetation. For maintenance and operational matters, the local government should seek to minimise clearing of road reserves where possible and practical.	Comments' column.
		Road reserves should become fauna corridors. Because of inevitable future development with associated upgrading and widening of local roads, the width of road reserves should be increased to allow the environment to encompass wildlife movements.	Support, in part, with an action to be added to section 3.5.3 stating 'Seek to minimise the clearing of native vegetation, where possible and practical, for new projects it delivers including road upgrading and widening.' This matter can also be further considered in future planning stages such as the Structure Plan and subdivision stages.	
19	Andrew Lane and Sally Skewes <a href="mailto:Sampson.426@bigpond.com">Sampson.426@bigpond.com</a>	We object to the proposed walking/horse/bike trail through our property - Lot 132 (No. 62) Mitchell Crescent. As the land owners, we have never received any verbal consultation or detailed plan of the proposal from Council and are opposed to the development.	Noted. The landowners purchased the property in 2005.  There has been public consultation on a number of planning proposals and strategies that relate to the watercourse (Halfway Gully) progressively becoming public open space (POS) as subdivisions occur in the locality. This includes Scheme Amendment No. 15 (Golden Hills Estate) which was publicly advertised in 2007, the <i>Boddington-Ranford Townsite Strategy</i> advertised in 2009 and the <i>Boddington SuperTown Growth Plan</i> (advertised in 2012). These strategies and the draft LPS show POS along Halfway Gully and other rivers and watercourses near the Boddington/Ranford townsites. The proposed POS is intended to provide public access to important recreation assets, to enhance community health and to ensure that key environmental assets are appropriately conserved.	No modification to the LPS is required.

## Attachment 8.1.1B

			The property is currently zoned 'Rural' in LPS2 but is identified as being suitable for 'Rural Residential' in numerous planning documents. There is a need to change the zoning to Rural Residential prior to any subdivision. It is expected that the watercourse would be identified as POS as part of a required Structure Plan.	
		We/our family purchased this property for its seasonal creek feature. Whilst retaining and maintaining the natural biodiversity values of this land, we enjoy it for our own personal recreational use, and believe the proposal of a trail through our land would be open to hazards and litigation, if accessed by the public.	Noted. It is highlighted that no land will be taken from the landowners unless they seek to subdivide their property. While privately owned, a trail for public access could only be possible with the landowner's support. Under this scenario, it is expected to be subject to an easement with the Shire being responsible for insurances and maintaining the track.	
		We appreciate what the Shire is trying to develop and improve tourist facilities throughout the Boddington area, we also believe that there are more suitable land areas available that could be used for such activities i.e. the old rail land or future development of large land areas.	Noted. Progressively, recreational areas and POS will be extended in and around Boddington and Ranford as funds are provided, grants obtained and as additional subdivision and development occurs. This will be of benefit to local residents, visitors and tourists.	
20	Michael Johnson <a href="mailto:Johnsons5a@bigpond.com">Johnsons5a@bigpond.com</a>	<u>2.1.3(c) Land Supply and Housing</u> According to the draft LPS, one of the key issues is that 1140 additional dwellings will be needed in ten years' time in 2026. As somebody who has worked hard to bring lots to the market in Boddington, I would like to advise the Shire that financial feasibilities we have done quite often do not show a profit. In the case of the approval we had to subdivide Lot 1 Crossman Road (Billabong Estate) the large number of conditions led to us having to make a decision to defer development until the market was much stronger.	Noted. The local government seeks to support subdivisions and developments in appropriate locations, which address relevant planning considerations and which are appropriately serviced. Financial feasibility is impacted by various considerations including that properties that are further from services or require service upgrades are more expensive to develop.	Modify as set out in the 'Local Government Comments' column.

		<p>Prices of end lots in towns like Boddington away from the coast achieve a small part of the prices achieved on lots in Perth or coastal towns and this coupled with higher development costs in rural areas makes subdividing a very risky business. Should the Shire want to achieve the growth mentioned above they will need to work closely with all developers of land in the town to help cut through red tape and attract further infrastructure paid for by the Government rather than by developers. Grants are obviously available for infrastructure and progress will not be brought about without the Shire lobbying for further essential infrastructure.</p>	<p>Noted and the local government recognises the challenges of undertaking development in areas away from the coast.</p> <p>The local government previously sought to be included as a SuperTown (now classified as a 'sub-regional centre' by the <i>State Planning Strategy</i>) and has lobbied to seek upgrades to 'hard' and 'soft' infrastructure. One of the infrastructure upgrades is a new water pipeline between Boddington and Ranford that assists to facilitate subdivision/development for significant areas. The local government will continue to lobby to facilitate planned growth in Boddington.</p>	
		<p><u>2.3.1 Water</u></p> <p>The fire threat to Golden Hills has been improved to an extent by the construction of a road through former lot 9001 although that area still has extreme fire risk. Shortly the water mains will run past the corner of River Road and Mitchell Crescent. The Shire should do a study into the benefits flowing from the extension of mains water down Mitchell Crescent. Apart from greatly improving the fire risk mains water would enhance the financial feasibility of subdividing lots.</p>	<p>Noted. The local government is seeking to work with the landowner/developer and WAPC, to address an historic situation at the Golden Hills Estate, to support the construction (sealing) of Mitchell Crescent between Sherry Close and River Road. Extending reticulated (scheme) water to the Golden Hills Estate and providing hydrants will also assist to lower bushfire risks in the area.</p>	



		<p><u>2.3.3. Electricity</u> Prior to us buying land in the Golden Hills area we read in the Super Town Report that Western Power had given an assurance to the Shire that they would upgrade all the single phase connections in Boddington to three phase within 5 years. That report was four and a half years ago and nothing has happened.</p> <p>Three phase power will be a condition on any future subdivision in the Golden Hills area and the cost of extending the three phase I estimate at about \$400.000 from River Road. If this cost is passed to developers, it will have a serious effect on the cost per lot and quite likely stop any subdivision.</p>	<p>Noted. The comment is outside the scope of the LPS.</p> <p>The local government will continue to lobby and support developer efforts to seek upgrades to the electricity network.</p>	
		<p><u>2.4.4 Tourism</u> The road house/ bakery at Bannister is thriving on the back of through traffic from and to the Great Southern.</p>	Noted	
		A lot of through traffic would be gained for the town if a very large sign or a series of signs in conspicuous locations south of the junction of Bannister Marradong Road and Albany Highway were erected. These signs would suggest that travellers should turn left to Perth and enjoy beautiful Boddington, Dwellingup a unique mill town and historic Pinjarra. Either of the two local miners may like to subsidise the costs and perhaps the Shire of Murray may also come to the party.	Noted. The comment is outside the scope of the LPS.	
		Given that Boddington has no public transport to Pinjarra and Perth etc., has the State government been lobbied to divert the government funded bus service from Perth to Albany through Boddington?	The local government has at different times sought to have the TransWA service extended to Boddington. There are opportunities to again lobby the State Government.	

		<u>2.6.1 Aboriginal Heritage</u> A map showing the area of the six Noongar tribes places Boddington right in the centre of the map.	Noted	
		The State Government has recently committed \$1.3 Billion to supporting the culture of the Noongar people. This money will be released annually in ten tranches of \$130 Million. Unlike the Royalties for Regions legislation, the Noongar legislation clearly states that it is over and above normal departmental budgets such as Housing, Health, Education etcetera so the financial effect on towns like Boddington should be quite substantial.	Noted	
		If Boddington, in consultation with local Noongars, put forward a strong proposal some very interesting things could be done to help these people and also add to the towns tourist appeal. The river is already under their control and the weir could be further enhanced by introducing an indigenous theme.	The comment has merit but is outside the scope of the LPS. Can be addressed through other local government and community/economic development processes.	
		<u>Other matters</u> BGM (Boddington Gold Mine) camp - everyone in town knows that this facility was meant to be temporary. The temporary 21 year license the Mines Department granted to BGM expires in 10 years' time. In the last LPS (2008), reference was made to the camp being temporary. If there is such a thing as orderly planning, the Council should address this matter.	The future of the BGM camp is an important issue for the Boddington community and it has a significant influence on the demand for new investment and associated permanent population in Boddington. It is also a key matter to consider should there continue to be State Government, local government, community and stakeholder support to see a growing Boddington as proposed by the <i>State Planning Strategy</i> (which identifies Boddington as a sub-regional centre) and the <i>Boddington SuperTown Growth Plan</i> .  The advertised draft LPS showed the BGM mining camp as 'Special Use (Mine Site Accommodation)' on the Strategic Land Use Plans. There are no associated	

			<p>strategies or actions relating to the BGM mining camp in the draft LPS.</p> <p>Given the scale of the BGM camp in relation to the population of the Boddington townsite, the LPS should be modified through adding the following:</p> <ul style="list-style-type: none"> <li>• Section 2.2.1 - 'In addition to the Shire's permanent population, approximately 2,000 people are housed at the Newmont Boddington Gold mining camp who generally drive-in/drive-out on a weekly basis and utilise some of the Shire's community facilities.'</li> <li>• Section 2.2.3 key issue - 'The numbers who stay at the Newmont Boddington Gold Mine camp are significant in relation to Boddington's population.'</li> <li>• Section 3.4.1 Action - 'Work with the State Government, Newmont and other stakeholders to consider the future of the Newmont Boddington Gold mining camp and incentives to facilitate development and population growth in Boddington.'</li> </ul>	
		I believe there is a very valid case for extending the commercial zone so that there is a greater choice for people considering starting new enterprises.	Agree. The draft LPS proposes to extend the Town Centre. The Council adopted draft LPS3 also proposes an expanded Town Centre Zone compared to the current Commercial Zone in LPS2.	
		There should be more industrial land available. Time and time again I have seen towns and suburbs flourish as soon as there was affordable industrial land created. LandCorp know what I am saying is a fact and they have done industrial subdivisions in many towns knowing that they are going to make a loss.	<p>There is a zoned but undeveloped industrial zone on Gold Mine Road north-east of the BGM camp. The land is privately owned.</p> <p>The draft LPS identifies considerable new industrial land including to the east of the BGM camp, the potential for industrial development in North Bannister and a longer term industrial area on Farmers Avenue to the west of the current industrial area on Farmers Avenue/Assay Terrace.</p>	

			The local government would welcome LandCorp's assistance in creating industrial lots in Boddington.	
		If Boddington is to expand it will be most likely through former Lot 9001 and in particular Lots 301-303 that we own. Thought should be given to providing Council a wide range of uses on these three lots for proposals that are in the best interests of Boddington.	Noted. The Special Use zoning and associated Structure Plan provide scope for a wide range of uses.	
		The plateau on lot 304 Forrest Street is an extraordinary piece of land and is presently zoned rural residential. With its views and landscape, it would suit many tourist-orientated uses and thought should be given to allowing further uses.	Noted. This will be a market decision and will require a modification to the Structure Plan to facilitate tourist development.	
		Support should be given any reasonable proposals presented to build a road through Lot 9501 Golden Hills to further improve the fire risk at Golden Hills.	Agree. The local government continues to work with the developer and State Government agencies to extend Mitchell Crescent between Sherry Close and River to provide two access routes for the Golden Hills Estate.	
21	South 32 Worsley Alumina Pty Ltd Boddington Bauxite Mine Alysia Tringrove Vice President Mines and Materials PO Box 50 BODDINGTON WA 6390	South32 wishes to express support for the Shire in its efforts it has made in the LPS to accommodate mining.	Noted	Modify as set out in the 'Local Government Comments' column.
		An area of concern is the location of potential Tourism Zoning on Farmers Avenue.	Agree (in part). The Strategic Land Use Plan in the advertised draft LPS shows a 'Tourism' site between the existing industrial area on Farmers Avenue and the Blue Gum Close residential area.  The existing caravan park on Wuraming Avenue is constrained for further growth. Based on various tourism and economic development strategies, the local government has for some time been seeking to	

			<p>identify a larger tourism site in or near Boddington to accommodate uses such as camping, caravans and other tourist accommodation. There are considerable constraints in Boddington in locating an appropriately sized tourism site including which is gently to moderately sloping land, not subject to environmental, servicing or landscape constraints, on a major or secondary road and located outside of the mining buffer.</p> <p>Seek to retain the option of a future longer tourism site on Farmers Avenue once the local government is advised that minerals have been suitably extracted and the mining buffer near Boddington can be modified.</p> <p>The site on Farmers Avenue is within the mining buffer but could be a longer term option for tourist accommodation such as a caravan park if relevant planning considerations are suitably addressed. The Strategic Land Use Plan to be modified to show the Farmers Avenue site from 'Tourism' to 'Potential Long Term Tourism'.</p>	
		An area of concern is the Landscape Protection Conservation Areas adjacent to Farmers Avenue.	<p>Disagree. The Landscape Protection/Conservation Area classification will not impact on mining operations or override the State Agreement. Provided appropriate noise and dust buffers are provided to the Boddington townsite, Worsley will be able to extract bauxite in the Landscape Protection/Conservation Area subject to gaining relevant State Government approvals.</p> <p>The Landscape Protection/Conservation Area classification is not introducing any 'sensitive uses' such as residential development. It does acknowledge that any development in the area needs to sensitively address landscape planning considerations.</p>	

			<p>The Strategic Land Use Plan in the advertised draft LPS shows various 'Landscape Protection/Conservation Areas' in and around the Boddington townsite including an area to the south-west of the Boddington townsite between Farmers Avenue and Bannister-Marradong Road. This land is visible from Bannister Road in the town centre and provides an important back-drop to Boddington. The area has previously been identified as a 'view shed/landscape protection' area in the <i>Boddington-Ranford Townsite Strategy</i> and in the Boddington SuperTown Growth Plan. The Council adopted draft LPS3 shows a Special Control Area – Landscape Protection Area over the land.</p>	
		<p>While South32 supports the initiatives in the long term, the zoning/categorisation should be considered to occur after mining in the area is complete.</p>	<p>Agree.</p> <p>A new action to be added to section 3.4.1 to state:</p> <p>"Include land identified on the Strategic Land Use Plans as 'Potential Long Term' within a Rural zone. Not support scheme amendments until mining in the area is complete and a suitable buffer to mining operations is provided."</p>	
22	SUEZ Recycling & Recovery Pty Ltd Craig Barker State Infrastructure Manager Western Australia	<p>Suez Environment has acquired Perthwaste, together with its interests in the North Bannister Landfill at Lot 2 Albany Highway. We note that the draft LPS identifies portion of Lot 2 as having the potential for industrial development subject to the necessary technical investigations and appropriate structure planning.</p>	Noted	No modification to the LPS is required.



	PO Box 249 WELSHPOOL WA 6986	While Suez's overriding priority is to ensure and secure its long term waste treatment and disposal needs; we support the LPS proposal for co-location on Lot 2 of industries compatible with the primary activity of waste treatment and disposal.	Noted	
		In addition to the more obvious 'noxious/offensive' industries that would benefit from the isolation and significant buffers provided by the location; the potential may also exist for developing at least portion of the location as a 'waste industries precinct' incorporating waste related industries such as those involving the recycling / reuse of recovered materials into manufactured products.	Noted. This will be subject to the necessary technical investigations and appropriate structure planning.	
		We look forward to exploring further the longer term opportunities presented by Lot 2 with Council.	Noted	
23	Department of Mines and Petroleum Don Flint Acting Executive Director Mineral House 100 Plain Street EAST PERTH WA 6004	The Geological Survey of Western Australia (GSWA) has assessed this proposal on behalf of the Department of Mines and Petroleum (DMP) with respect to access to mineral and petroleum resources, geothermal energy and basic raw materials.	Noted	Modify as set out in the 'Local Government Comments' column.
		DMP welcomes the LPS's recognition of minerals and basic raw materials and the protection of them.	Noted	

		<p><u>Section 2.4.1</u> Recommend changes to the text. Under the header Bauxite Mining the first paragraph is misleading. It would be more accurate to state the following: "Worsley's Primary Bauxite Area was the area shown in the previous local planning strategy (finalised in 2007). It consisted of mining areas known as 'Saddleback', 'Marradong' and 'Hotham North' as well as a buffer around the overland bauxite conveyor. Additional mining areas of 'East Quindanning', 'Morgans' and 'Hotham North Extension' are now included."</p>	Support the suggested modification.	
		<p>Under the header Mining Buffer Areas we recommend the wording in paragraph 2 be altered to more accurately portray DMP's role in updating the buffer area. DMP updated mineral resource data and applied established separation distances as buffers. Suggested wording is as follows:  "The Department of Mines and Petroleum has used updated mineral resource information to revise the mining buffer and has used the established separation distance of 1200 metres for bauxite mining surrounding known bauxite resources and a 3000 metre buffer for Newmont's Boddington open cut mine. Three thousand metres is the maximum separation distance recommended under the <i>Environmental Protection Authority Guidance Statement No. 3</i> (June 2005) for large open cut mining operations."</p>	Support the suggested modification.	

		<p><u>Section 2.5.2</u> Suggest the first two paragraphs would better reflect the geology and resources of the Shire with the following alterations:</p> <p>"The surface of the Darling Plateau is dominated by iron rich laterite which has formed during a process of deep weathering of the much older underlying rocks. These rocks include volcanic, pyroclastic and minor sedimentary rocks of the Saddleback Greenstone Belt, which are surrounded by granites and granulites of the Yilgarn Craton.</p> <p>The Shire of Boddington contains significant resources of gold, copper and alumina. Gold and copper occur within rocks of the Saddleback Greenstone Belt and alumina is extracted from laterite, where it contains enough free alumina to be classed as bauxite. Bauxite resources occur in areas throughout the Darling Plateau."</p>	Support the suggested modification.	
		DMP notes with concern that the proposed 'Tourism' zone, adjoining the Industrial area on the southern boundary of Boddington town site, is a sensitive land use and lies within the mining buffer. This zoning is therefore inappropriate until mining has been completed to the south of this area.	Noted. See response to the matter in Submission 21.	
		The LPS (Central) map also shows planning for "Landscape Protection on Conservation Areas" in a current mining area and well within the mining buffer. DMP strongly recommends avoiding designating this type of land use in areas where mining may take place under the State Agreement.	Noted. See response to the matter in Submission 21.	

## Attachment 8.1.1B

		The potential impacts of mining operations and rehabilitation (Section 3.4.1, paragraph 3) are subject to the <i>Environmental Protection Act 1986</i> .	Noted	
		For consistency, suggest using the term 'mining buffer special control area' in Section 3.4.1 Actions (c), rather than using the word 'operation'.	Support the suggested modification.	
24	Department of State Development Phil Knight Project Manager Project Facilitation Branch Resources & Industry Division phil.knight@dsd.wa.gov.au	Reference to the <i>Alumina Refinery (Worsley) Agreement Act 1973</i> (State Agreement) is important along with the mining buffer delineated by DMP.	Noted. The State Agreement is referenced in the LPS.	Modify as set out in the 'Local Government Comments' column.
		The Department of State Development should be referenced in the LPS as a key stakeholder under 'Actions' in 3.4.1 e.g. The Shire of Boddington will:  'Seek advice from the Department of State Development regarding the preparation of local planning documents and during the consideration of any statutory planning proposals that may impact upon Worsley's bauxite mining operations under the <i>Alumina Refinery (Worsley) Agreement Act 1973</i> .'	Support the suggested modification to read:  'Seek advice from the Department of State Development on development applications and other planning proposals that may impact upon Worsley's bauxite mining operations under the <i>Alumina Refinery (Worsley) Agreement Act 1973</i> .'	

**Shire of Boddington Local Planning Strategy  
Review of Local Planning Strategy - Schedule of Modifications**

No.	Modification
1	Changes to the LPS report outlined in strikeout and/or green highlight in Attachment 8.1.1D.
2	For the Strategies, replace bullet points with 'S1', 'S2' etc.
3	For the Actions, replace bullet points with 'A1', 'A2' etc.
4	Formatting changes and administrative 'tidy-ups' such as numbering, updating the contents, adding photographs and using the Shire's preferred corporate font and colours for publications.
5	Changes to the Strategic Land Use Plans outlined in Attachment 8.1.1E.
6	<p>The following additional changes to the Strategic Land Use Plans:</p> <ul style="list-style-type: none"> <li>a) In the legend, change 'on' to 'or' for 'Landscape Protection on Conservation Areas'.</li> <li>b) In the legend, change 'State Forest' to 'State Forest/Crown Managed'.</li> <li>c) In the legend, add 'Potential Long Term Tourism'.</li> <li>d) Modify Lot 1 on D24944 (No. 9190) Albany Highway, Crossman (former Crossman Roadhouse) from 'Rural' to 'Tourism'.</li> <li>e) Show key existing and proposed Western Power transmission infrastructure assets and add to the legend.</li> <li>f) Show the gold mine and Mount Saddleback.</li> <li>g) Show Quindanning.</li> <li>h) Include names of public drinking water catchments.</li> <li>i) Show the Bibbulmun Track and add Walking-Cycling Tracks to the legend on the North and South Plans.</li> <li>j) Increase the readability of features including major and secondary roads.</li> </ul>

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## 1 Introduction

### 1.1 What is a Local Planning Strategy?

Local planning strategies are strategic documents that set out the longer-term planning direction for a local government area, apply State and regional planning policies and provide the rationale for the zones and provisions set out in the local planning scheme.

As part of the process of reviewing the local planning scheme<sup>1</sup>, each local government is required to prepare a local planning strategy.

### 1.2 The Role and Purpose of a Local Planning Strategy

Local planning strategies provide a framework for planning at the local level. They enable the local government authority to plan for the future and outline the local government authority's strategic vision, policies and proposals and reflect local needs and aspirations. In doing so, they provide the rationale for the zones, reservations and provisions of a local planning scheme.

Local planning strategies are primarily concerned with 'spatial' or 'land use' considerations such as the location, and distribution of land uses, the relationships between various land uses, subdivision, development and the infrastructure required to support subdivision and development.

They are also a key instrument for implementing State and regional planning strategies and policies at the local level.

### 1.3 The State Planning Framework

The *State Planning Strategy 2050* is (according to the State Planning Framework<sup>2</sup>) the principal strategy guiding land use and development in Western Australia.

<sup>1</sup> refer to clause 11 of the *Planning and Development (Local Planning Schemes) Regulations 2015* for further information.

With regard to Boddington, the *State Planning Strategy 2050* identifies the town of Boddington as a sub-regional centre.

Together, the *State Planning Strategy 2050* and the Western Australian Planning Commission's policies provide the framework within which this Strategy has been prepared.

Of particular relevance to this Strategy are:

- (a) *State Planning Policy No. 1: State Planning Framework*;
- (b) *State Planning Policy No. 2: Environment and Natural Resources Policy*;
- (c) *State Planning Policy No. 2.4: Basic Raw Materials*;
- (d) *State Planning Policy No. 2.5: Rural Planning Land Use Planning in Rural Areas*;
- (e) *State Planning Policy No. 2.7: Public Drinking Water Source Policy*;
- (f) *State Planning Policy No. 2.9: Water Resources Policy*;
- (g) *State Planning Policy No. 3: Urban Growth and Settlement Policy*;
- (h) *State Planning Policy No. 3.1: Residential Design Codes*;
- (i) *State Planning Policy No. 3.4: Natural Hazards and Disasters*;
- (j) *State Planning Policy No. 3.5: Historic Heritage Conservation*;
- (k) *State Planning Policy No. 3.6: Development Contributions for Infrastructure*;
- (l) *State Planning Policy No. 3.7: Planning in Bushfire Prone Areas*;
- (m) *State Planning Policy No. 4.1: State Industrial Buffer Policy*;
- (n) *State Planning Policy No. 5.2: Telecommunications Infrastructure*; and
- (o) *State Planning Policy No. 5.4: Road and Rail Transport Noise and Freight Considerations in Land Use Planning*.

<sup>2</sup> set out in *State Planning Policy No. 1: State Planning Framework*.

## 2 Local Profile

The Shire of Boddington covers approximately 1891 square kilometres and is located approximately 123 kilometres southeast of Perth and 92 kilometres east of Mandurah (Figure 1).

The Shire of Boddington is surrounded by the Shires of Collie, Harvey, Murray, Wandering, Williams and Waroona, and its main localities are Boddington, Ranford, Marradong, and Quindanning.

The Hotham River flows through the Shire of Boddington, and the Boddington townsite is located on the banks of the Hotham River.



Figure 1: The Shire of Boddington

### 2.1 Population

#### 2.1.1 Demographics

The Shire's resident population has grown from 1379 in 2006, to 2226 in 2011<sup>3</sup>.

<sup>3</sup> Based on 2011 census data available from: [http://www.censusdata.abs.gov.au/census\\_services/getproduct/census/2011/quickstat/LGA50630?opendocument&navpos=220](http://www.censusdata.abs.gov.au/census_services/getproduct/census/2011/quickstat/LGA50630?opendocument&navpos=220)

Of the Shire of Boddington's resident population, approximately 64.9 per cent is male. This is significantly higher than in surrounding local government areas, where males constitute 49.3 to 54.9 per cent of the population. It is likely that the Shire of Boddington's large male population reflects the extent to which the mining and construction industries dominate the local economy.

*Western Australia Tomorrow 2015*<sup>4</sup> sets out the State Government's official population forecasts for the years 2014 to 2026. In doing so, it provides a series of population forecasts based on current fertility, mortality and migration trends. These forecasts are divided into five 'bands' - bands A and B contain lower forecasts, band C is the median forecast and bands D and E represent the higher forecasts.

The population forecasts for the Shire of Boddington, to the year 2026, range from 3140 to 4150. With regard to the Shire of Boddington's 2011 population, this represents an additional 1761 to 2771 residents.

The band C (median) population forecast (which this strategy is based on) is for 3660 residents - achieving this population will require average annual growth of 3.3% (from a 2011 baseline), which is higher than the forecast annual growth rate of 2.45% from 2011 (band C) for Perth and Peel.

In addition to population forecasts, *Western Australia Tomorrow* contains household size forecasts. These indicate that household sizes in the Shire of Boddington are likely to decrease - slightly - from approximately 2.51 to 2.61 people per dwelling, to approximately 2.43 to 2.5 people per dwelling in 2026.

<sup>4</sup> *Western Australia Tomorrow 2015* is available from: <http://www.planning.wa.gov.au/publications/6194.asp>

### 2.1.2 Land Supply and Housing

Based on the population and household size forecasts set out in *Western Australia Tomorrow 2012*, approximately 1140 additional dwellings will be required to 2030.

The creation of additional residential lots and rural-residential/special-residential lots has, over the past 10 years, been slow, with lot creation peaking between 2008 and 2010 (Table 1).

Year	Number of Lots Actually Created	
	Residential	Rural Residential & Special Rural
2004	0	3
2005	0	2
2006	0	0
2007	6	14
2008	66	0
2009	24	11
2010	66	11
2011	0	10
2012	0	0
2013	1	2
2014	0	2
2015	0	10
<b>Total</b>	<b>163</b>	<b>65</b>

Table 1: Lot Creation From 2004 to 2014<sup>5</sup>

The 'development footprint' set out in the Strategy will need to include enough land suitable for residential and rural lifestyle development. In doing so, it needs to be recognised that:

- (a) not all landowners will want to subdivide or develop their land immediately or will have the resources to do so;
- (b) once created, not all lots will be developed for housing immediately;
- (c) not all private dwellings will be occupied<sup>6</sup>;

<sup>5</sup> Based on the *State Lot Activity Report*, available from: <http://www.planning.wa.gov.au/publications/1158.asp>

- (d) some of the land identified as suitable for residential or rural lifestyle development is affected by some form of constraint which will need to be addressed prior to its development, making any development of the land a longer-term proposition; and
- (e) changes in government policy may affect the rate of population growth.

For these reasons, it is necessary to identify more land for residential and rural-lifestyle purposes than that needed to provide the additional dwellings required during the lifespan of this Strategy.

The development footprint set out in the Shire of Boddington's 2007 local planning strategy identifies more than enough land, which has not yet been developed, to cater for population growth during the lifespan of this Strategy and beyond. For this reason, and as there is no sound planning rationale for further extending the development footprint, the extent of the development footprint should be maintained, but not increased.

### 2.1.3 Key Issues

- (a) The Shire of Boddington's population has been growing at a moderate rate and is likely to continue growing at a moderate rate.
- (b) The average household size is likely to decline slightly in the period to 2026, requiring the provision of additional dwellings to house the growing population.
- (c) To accommodate the Shire of Boddington's growing population, at least 1140 additional dwellings will need to be provided in the period to 2026.

<sup>6</sup> approximately 26.7 per cent of private dwellings in the Shire of Boddington were vacant during the 2011 census.



## 2.2 Settlements

### 2.2.1 Boddington / Ranford

Approximately 50 per cent of the Shire of Boddington's population live within the Boddington and Ranford townsites<sup>7</sup> (Error! Reference source not found.).

In addition to the Shire's permanent population, approximately 2,000 people are housed at the Newmont Boddington Gold mining camp who generally drive-in/drive-out on a weekly basis and utilise some of the Shire's community facilities.

There are opportunities for urban consolidation (that is, increased residential density) in residential areas and development of 'greenfield' sites where land suitability and servicing requirements have been addressed.

### 2.2.2 Rural Living

Rural living areas in the Shire of Boddington contain lots created for rural-residential and rural-smallholding purposes, generally located around the Boddington and Ranford townsites (Error! Reference source not found.).

Generally, rural residential lots are between 1 and 4 hectares in size and provide an option for people who want to live in a low density residential area in a semi-rural setting, close to a townsite. There is a trend for 'lifestyle lots' between 1 and 2 hectares in size, as these lots are more easily managed, but retain a rural character and amenity.

Rural smallholding lots between 4 and 40 hectares in size - also known as 'hobby farms' - provide opportunities for small-scale rural and agricultural activities. Rural smallholdings lots provide a legitimate form of lifestyle living which enables people to enjoy a rural environment.

There is some demand for rural living lots in the Shire of Boddington. However, rural living precincts need to be carefully planned, as they are an inefficient means of housing people, can prejudice future development of the land for urban (residential) purposes, consume and sterilise otherwise productive rural land and can have unintended social, environmental, servicing and management impacts.

Rural living precincts also have significant resource implications for the Council - for example, although roads are constructed by the developer, the Council is required to maintain those roads on an ongoing basis.

### 2.2.3 Key Issues

- (a) The development of rural-living areas needs to be properly planned and provided for in the local planning strategy and scheme.
- (b) Proponents need to demonstrate that there is demand for additional rural-living lots.
- (c) The development of rural-living precincts needs to occur in a logical and coordinated manner which takes into account the provision of standard services and infrastructure and the resource implications of maintaining those services and items of infrastructure.
- (d) The development of rural-living precincts needs to take into account hazards such as the potential bushfire risk.
- (e) The numbers who stay at the Newmont Boddington Gold Mine camp are significant in relation to Boddington's population.

## 2.3 Infrastructure

### 2.3.1 Water Potable Water Sources

Harris Dam, which supplies potable water to the Boddington and Ranford townsites, is located north of the Collie townsite in the

<sup>7</sup> Based on 2011 census data available from: [http://www.censusdata.abs.gov.au/census\\_se](http://www.censusdata.abs.gov.au/census_se)

[http://www.censusdata.abs.gov.au/census/2011/quickstat/UCL521007?opendocument&navpos=220](http://www.censusdata.abs.gov.au/censusdata/getproduct/census/2011/quickstat/UCL521007?opendocument&navpos=220)

Shires of Collie and Harvey. The dam is located within a priority 1 public drinking water source area and a reservoir protection zone, neither of which extend into the Shire of Boddington.

However, the catchments of the South Dandalup Dam (the largest dam supplying drinking water to the Perth metropolitan region) and the Serpentine Dam do extend into the Shire of Boddington (**Error! Reference source not found.**). These catchments have both been declared public drinking water source areas, within which the use of land is restricted<sup>8</sup>.

#### *Fit-For-Purpose Water Sources*

100 per cent of the wastewater treated at the Boddington Wastewater Treatment Plant is recycled and used at the Boddington gold mine.

#### *Distribution Infrastructure*

The Boddington townsite is supplied with water from Harris Dam (Lake Ballingall, located near Collie) delivered through the Great Southern Towns Water Supply Scheme.

Due to recent upgrades to water supply infrastructure (storage and mains pipelines), the water distribution network is capable of accommodating approximately 145 new residential lots. Current planning proposes further expansion of the distribution network, which could accommodate approximately 200 new residential lots.

The Ranford townsite has access to water supply infrastructure, which is operating at its capacity and is not currently capable of accommodating any new lots. However, it is anticipated that this infrastructure will be upgraded in the near future and once upgraded, will have the capacity to service new lots.

Reticulated potable water is not available outside the Boddington / Ranford townsites.

Most properties outside the townsites depend on alternative water sources such as groundwater, surface water and rainwater. However, these are not always reliable sources of water.

#### *2.3.2 Wastewater*

The Boddington wastewater treatment plant, located northwest of town (Figure 2), was upgraded in 2010 and is capable of supporting a population of (approximately) 2500 people.

However, most of the development within the Shire of Boddington utilises some form of onsite wastewater disposal, such as an alternative treatment unit.

Whilst there have been improvements in the technology associated with on-site wastewater treatment and disposal, a reticulated sewerage service remains the most reliable, efficient and environmentally acceptable means of wastewater disposal. In recognition of the risks associated with their installation, operation and maintenance, the use of disposal systems servicing individual lots is not always an appropriate alternative to the use of a reticulated sewerage service.

Furthermore, onsite wastewater disposal can be problematic due to geotechnical conditions (some areas have impervious soils, clay or rock close to the surface) and alternative treatment units do not necessarily facilitate long-term smaller lot/medium density development.

#### *2.3.3 Electricity*

The Shire of Boddington is part of the South West Interconnected Network, with electricity supplied from a single transformer and feeder line. There are no known capacity issues and, with planned upgrades, there should be enough capacity to cope with forecast increases in demand for electricity.

However, if there is a significant increase in industrial, commercial or urban development

<sup>8</sup> for more information refer to the drinking water source protection plans prepared and

maintained by the Department of Water, and available from [www.water.wa.gov.au](http://www.water.wa.gov.au)



in the short term, it is likely that the first upgrade carried out would need to be the construction of a second feeder line from the sub-station into Boddington. If this growth is sustained, then it will be necessary to consider establishing a new transformer at the sub-station.

#### 2.3.4 Waste Management

The Shire of Boddington established a landfill site on Robbins Road in 2001 (**Error! Reference source not found.**). It is estimated this landfill site will operate for another 20 years.

There is also a privately operated landfill facility in North Bannister.

#### 2.3.5 Transport Infrastructure

Transportation is critical to the Shire of Boddington's ability to function effectively. Transportation modes in the Shire of Boddington include walking, cycling, motorised transport and public transport. The state and regional road network plays a fundamental role in catering for inter and intraregional traffic and road freight.

#### Roads

The Shire of Boddington is linked to Perth and Albany by Bannister-Marradong Road (which connects to Albany Highway, on the Shire of Boddington's northeast boundary) and to Pinjarra and Mandurah by Pinjarra-Williams Road.

The *Roads 2025: Regional Road Development Strategy (South West)* sets out development strategies for regional and local roads. It recommends various works be undertaken to improve the condition of both roads, but the proposed works should have little impact on any land use strategy for the Shire of Boddington.

The Council would prefer the volume of heavy vehicles travelling through the Boddington townsite be reduced, as this would make the townsite safer and improve its amenity and attractiveness. This could be achieved by constructing a heavy vehicle bypass around the Boddington townsite; however, detailed

planning would need to be undertaken to identify the most appropriate alignment for any potential, future, bypass road.

#### Walking and Cycling

Currently, there is a reasonable network of paths and trails throughout the townsite and in some parts of the Shire of Boddington.

#### Public Transport

There is a public bus service connecting Perth and Albany; however, there is no local public transport service in the Boddington townsite.

#### 2.3.6 Community Infrastructure

##### Health

Health services currently available in the Shire of Boddington include:

- (a) the Boddington District Hospital;
- (b) independent care units; and
- (c) St John's Ambulance.

Health services will need to adapt to the Shire of Boddington's changing demographics. As the population grows and ages, the provision of additional health services may need to be considered.

##### Education

As the Shire of Boddington's population grows, it is likely that additional students will need to be accommodated at the Boddington District High School, which runs from kindergarten to year 12.

At present, the Boddington District High School offers vocational and education training for student in years 11 and 12, but does not offer Australian Tertiary Admission Rank (ATAR) courses.

Currently, there are no private schools in the Shire of Boddington.

##### Recreation

The Boddington townsite is well provided for in terms of sport and recreation facilities and there is a range of recreation/formal public open space.

Construction of a new recreation centre is expected to commence in the near future. The centre will include two multi-purpose courts, three community rooms, a kitchen, sporting change rooms, an external oval-viewing area, car parking and landscaping. It is anticipated that construction will be complete by mid-2017.

Most of the land used for community purposes, recreation or public open space is reserved under the local planning scheme.

#### 2.3.7 Key Infrastructure Issues

- (a) Public drinking water resources need to be protected from incompatible development which could compromise their function.
- (b) The maintenance, upgrading and expansion of the reticulated potable water and electricity networks needs to be properly planned, to ensure the infrastructure is adequate, reliable and well maintained.
- (c) The provision of health services required to support an ageing population needs to be planned for.
- (d) Existing education facilities need to be capable of supporting the Shire of Boddington's growing population.
- (e) The regional function of Albany Highway, Pinjarra-Williams Road and Bannister-Marradong Road needs to be protected.
- (f) The infrastructure required to support logical and appropriately staged development needs to be provided in a timely manner.

## 2.4 Economics and Employment

The Shire of Boddington's economy retains a strong focus on industries such as mining, construction, manufacturing and agriculture, forestry and fishing (Table 2).

Employment by Industry

Area of Employment	Percentage of Workforce
Mining	40.1
Construction	13.3
Manufacturing	5.6
Agriculture, Forestry and Fishing	4.8
Education and Training	4.6
Health Care and Social Assistance	4.1
Public Administration and Safety	3.8
Other Services	3.8
Professional, Scientific and Technical Services	3.5
Retail Trade	3.1

Table 2: Employment by Industry<sup>9</sup>

#### 2.4.1 Mining and Basic Raw Materials

The continuation and expansion of mining activity is critical to the longer-term growth and sustainability of the local economy.

In the interest of sustainable development, it is preferable to responsibly exploit minerals and basic raw materials prior to the land being developed for other purposes. Mineral resource and basic raw material extraction are different from other forms of development because they can only be worked where they naturally occur.

##### Gold and Copper Mining

Newmont's Boddington mine, located approximately 16 kilometres from the Boddington townsite, is one of the largest gold producing mines in Australia.

As of December 2014, approximately 2000 people were employed at the mine, which produces approximately 696,000 ounces of gold and more than 35.8 million kilograms of copper annually.

##### Bauxite Mining

~~Worsley's primary bauxite area includes mining areas not shown in the previous local planning strategy (finalised in 2007), known as 'East Quindanning', 'Morgans' and the 'Hotham North Extension'.~~

<sup>9</sup> Based on 2011 census data available from [www.abs.gov.au](http://www.abs.gov.au)

Worsley's Primary Bauxite Area was the area shown in the previous local planning strategy (finalised in 2007). It consisted of mining areas known as 'Saddleback', 'Marradong' and 'Hotham North' as well as a buffer around the overland bauxite conveyor. Additional mining areas of 'East Quindanning', 'Morgans' and 'Hotham North Extension' are now included.

Worsley's mining operations are governed by legislation<sup>10</sup>, which requires the State Government not impose restrictions which would 'unreasonably hinder' mining operations. This requirement needs to be reflected in the land use strategy for the Shire of Boddington, to ensure the State Government and the Shire of Boddington can continue to meet their obligations.

#### *Mining Buffer Areas*

The extraction of mineral resources can cause problems in terms of noise, dust, water quality, visual amenity and the structural integrity of neighbouring development (if blasting is used). These issues are most commonly addressed by identifying a buffer area around the mining operation and controlling the development of more sensitive land uses within the buffer area.

~~Based on updated information, the Department of Mines and Petroleum recommends:~~

- ~~(a) a buffer area 1200 metres wide be maintained around known bauxite resources; and~~
- ~~(b) a buffer area 3000 metres wide be maintained around the likely ultimate extent of the Boddington gold mine.~~

The Department of Mines and Petroleum has used updated mineral resource information to revise the mining buffer and has used the established separation distance of 1200 metres for bauxite mining surrounding known bauxite resources and a 3000 metre buffer for

Newmont's Boddington open cut mine. Three thousand metres is the maximum separation distance recommended under the *Environmental Protection Authority Guidance Statement No. 3* (June 2005) for large open cut mining operations.

These buffer areas would protect mining operations from more-sensitive land uses and development which could prejudice the extraction (now and in the future) of mineral and basic raw material resources.

#### *2.4.2 Agriculture*

The Shire of Boddington's combination of landform and soils, climate and the generally reliable water supplies make it a productive agricultural area.

Within the Shire of Boddington, approximately 96,374 hectares of land (or approximately 51 per cent of the Shire of Boddington) has been zoned for rural/rural-smallholdings use.

#### *2.4.3 Industry*

The Shire of Boddington contains a light industrial estate, an undeveloped industrial estate and some industrial development in rural areas.

#### *Existing Industrial Estates*

The Boddington light industrial area, southwest of the Boddington townsite, is (currently) the only industrial estate in the Shire of Boddington. The estate contains light and general industrial activities and is well located in relation to the transport network and the Boddington townsite. The estate is nearly fully occupied.

#### *Undeveloped Industrial Land*

Land has been zoned for an industrial estate on Gold Mine Road, east of the waste water treatment plant; however, this land has not yet been developed for industrial purposes. As the estate develops, it will provide lots for industrial development, capable of meeting

<sup>10</sup> The *Alumina Refinery (Worsley) Agreement Act 1973*, is available from [www.slp.wa.gov.au](http://www.slp.wa.gov.au)



the demand for industrial land over the lifetime of this strategy.

#### **Industrial Buffer Areas**

Industrial activities have the potential to impact on adjacent land uses, for example, through noise, air and dust emissions. These can be particularly problematic for more sensitive land uses, such as residential development.

Sound planning can minimise these impacts by ensuring that industrial development and any more sensitive development is appropriately located and by providing and maintaining a buffer area between industrial development and more sensitive land uses.

Containing the impacts and buffer area on-site provides industry with the greatest possible protection from the encroachment of more sensitive land uses. However, the provision of an onsite buffer area may not always be possible. In these circumstances the off-site buffer area should be shown in the local planning scheme, to provide industry and surrounding landowners with certainty.

#### **2.4.4 Tourism**

The Shire of Boddington's tourism industry is modest; although not without potential. The Shire of Boddington is situated in a rolling landscape just over an hour's drive from Perth, with convenient links to other regional centres.

Almost 44 per cent of the Shire of Boddington is state forest, which is ideal for activities such as camping, cycling, hiking, picnics, bird-watching and, in the spring, wildflowers. Other activities available within the Shire of Boddington include agri-tourism, water-based activities, a diverse range of cultural and heritage experiences and events such as the Boddington Lions Rodeo and the Field of Quilts.

Tourism offers opportunities to diversify the local economy. Tourists and visitors to the Shire of Boddington, both day trippers and people staying for a holiday, are a potentially

expanding source of economic development and job creation. Tourism and ecotourism can assist in creating employment, business development and providing opportunities for indigenous people. It can also offer economic opportunities which mutually support and rely on environmental conservation objectives.

To attract tourists, a number of matters need to be considered, for example, visual amenity, urban design, heritage and planning controls - the conservation and enhancement of the environment and landscape is essential.

#### **2.4.5 Key Issues**

- (a) **The Alumina Refinery (Worsley) Agreement Act 1973** and the obligations it places on the State need to be taken into account during the preparation of local strategic planning documents and during the consideration of any statutory planning proposals.
- (b) The mining buffer, as delineated by the Department of Mines and Petroleum, needs to be protected to ensure the extraction of mineral resources is not compromised in the longer-term.
- (c) Agricultural/rural activities need to be protected from unnecessary fragmentation.
- (d) The extraction of mineral resources and development of the land for other purposes needs to occur in a staged manner, to ensure mineral resources can be extracted in the longer-term.
- (e) Statutory planning processes need to accommodate opportunities for rural-industry.
- (f) Industrial areas and industrial development needs to be protected from the encroachment of more sensitive land uses.
- (g) Where necessary, local strategic and statutory planning should identify buffer areas around industrial areas.
- (h) The design of tourism related development should be sympathetic to the landscape.

## 2.5 Environment and Conservation

### 2.5.1 Topography

The Shire of Boddington is located on the Darling Plateau and has a landscape dominated by a system of valleys associated with the Murray River and its tributaries, the Hotham, Williams and Bannister Rivers.

### 2.5.2 Geology and Mineral Resources

~~The Darling Plateau contains a lateritic surface, divided into four main geological areas - granite, granulite, migmatite and the Saddleback Greenstone Belt (felsic and mafic volcanic rocks, pyroclastic and minor sedimentary rocks).~~

~~The Shire of Boddington contains significant mineral resources which include gold, copper and bauxite - the bauxite deposit currently being mined stretches all the way to the Shire of Brookton.~~

The surface of the Darling Plateau is dominated by iron rich laterite which has formed during a process of deep weathering of the much older underlying rocks. These rocks include volcanic, pyroclastic and minor sedimentary rocks of the Saddleback Greenstone Belt, which are surrounded by granites and granulites of the Yilgarn Craton.

The Shire of Boddington contains significant resources of gold, copper and alumina. Gold and copper occur within rocks of the Saddleback Greenstone Belt and alumina is extracted from laterite, where it contains enough free alumina to be classed as bauxite. Bauxite resources occur in areas throughout the Darling Plateau.

The Shire of Boddington also contains basic raw material deposits such as gravel and sand.

### 2.5.3 Waterways and Groundwater Resources

Groundwater and surface water are finite resources, and there are limits to their availability and suitability for use. There is a requirement to ensure there is appropriate water allocated to sustain the environment. Demand for water resources is increasing as

the Shire of Boddington's population and economy grow and expand. At the same time, there has been a trend of declining rainfall. One of the major challenges for the Shire of Boddington is sustainably managing its water resources.

There are numerous waterways within the Shire of Boddington, including the Hotham and Williams rivers, and many of these feed into the Murray River - because of this, almost all of the Shire of Boddington is located within the Murray River's catchment. However, some small parts of the Shire of Boddington are also within the catchments of the South Dandalup and Serpentine rivers.

The presence of groundwater relates to the major geomorphic units and geology. In this respect, on the Darling Plateau, groundwater is generally limited and where it does occur, its quality varies considerably. Bore yields are generally low, reflecting the lack of good aquifers, and are only suitable for stock watering.

### 2.5.4 Vegetation

The predominant vegetation communities are jarrah/marri forest and marri-wandoo woodland. However, there are some areas of banksia low woodland in the northern part of the Shire of Boddington.

It is important that the Shire of Boddington's remnant vegetation and biodiversity values be protected and conserved. In this respect, many of the Shire of Boddington's key environmental assets are already located in a conservation reserve of some description - almost 44 per cent of the Shire of Boddington is state forest. However, there are some environmental features located on private land, which may be affected by future clearing or degradation.

The conservation of biodiversity values requires a cooperative approach between the local government authority, state government agencies, landowners, and non-government organisations involved in land management and land use planning.



The above notwithstanding, the Shire of Boddington's jarrah and marri forests are a considerable resource for both conservation and tourism as well as appropriately managed timber harvesting.

#### 2.5.5 Wildlife

The Shire of Boddington contains 712 instances of threatened and priority fauna, which have been observed at widely dispersed locations throughout the Shire of Boddington.

Although these are widely dispersed, threatened and priority fauna have been observed:

- (a) in and around Newmont's Boddington mine;
- (b) adjacent to Albany Highway; and
- (c) in state forest south of the Boddington townsite (currently the site of mineral extraction);

Of the threatened and priority fauna observed in the Shire of Boddington, eight instances relate to critically endangered fauna.

Carnaby's Cockatoos are endemic to southwest Western Australia, and have been observed in and around the Shire of Boddington. In this respect, Carnaby's Cockatoos have been observed:

- (a) breeding, feeding and roosting at sites along Albany Highway, on the eastern edge of the Shire of Boddington; and
- (b) feeding and roosting around the Ranford townsite.

Black cockatoos have also been observed breeding, feeding and roosting at other, more scattered locations around the Shire of Boddington.

#### 2.5.6 Key Issues

- (a) **Surface and groundwater resources need to be protected.**
- (b) **Areas of remnant vegetation, significant conservation, landscape**

**and biodiversity value should be protected.**

- (c) **The exploitation of timber resources need to be carefully managed to ensure that it is sustainable in the longer-term.**
- (d) **Endangered fauna (such as the Carnaby's black cockatoo) needs to be protected.**

## 2.6 Heritage

### 2.6.1 Aboriginal Heritage

The *Aboriginal Heritage Act 1972* provides for the protection and preservation of Aboriginal heritage and culture throughout Western Australia, including places and objects of significance to Aboriginal people. Under the *Aboriginal Heritage Act 1972*, Aboriginal sites and materials are protected regardless of whether they have been previously recorded or reported, or not.

The Department of Aboriginal Affairs maintains a register of Aboriginal heritage sites, which identifies 28 registered Aboriginal heritage sites within the Shire of Boddington and a further 73 'lodged' sites<sup>11</sup>. There may be additional sites which have not yet been identified - as these are identified, they should be protected, in accordance with the *Aboriginal Heritage Act 1972*.

There are currently (as of April 2016) two active native title applications affecting land within the Shire of Boddington<sup>12</sup>.

### 2.6.2 European Heritage

According to the State Heritage Office, there are almost 60 heritage sites within the Shire of Boddington. These are variously listed on the Municipal Heritage Inventory and the State Heritage Register, or both.

<sup>11</sup> Further information on Aboriginal heritage sites is available online from the Department of Aboriginal Affairs ([www.daa.wa.gov.au](http://www.daa.wa.gov.au))

<sup>12</sup> Further information on native title applications is available from the National Native Title Tribunal (<http://www.nntt.gov.au>)



### 2.6.3 Key Issues

- (a) Aboriginal and historic European heritage sites need to be protected.
- (b) The native title claims affecting the Shire of Boddington need to be considered when developing land use proposals, particularly if the proposal affects Crown land.

## 2.7 Hazards

### 2.7.1 Bushfire

*"Reducing vulnerability to bushfire is the collective responsibility of State and local governments, landowners and the community as a whole. It requires ongoing commitment and diligence to manage fuel loads, implement bushfire management plans, provide emergency services, increase awareness through education, and ensure evacuation plans are in place, among other management measures. Such measures, working in conjunction with planning policy and building controls, have the effect of increasing community resilience to bushfire."<sup>13</sup>*

Decision making authorities should seek to minimise the potential for lives to be put at risk from bushfire. This can be done by:

- (a) not placing people, property and/or infrastructure in areas of extreme bushfire risk;
- (b) reducing vulnerability to bushfire through the identification and assessment of bushfire hazards and risks at all stages of the planning process;
- (c) ensuring subdivision, development and land use proposals take into account bushfire hazard avoidance principles and bushfire risk mitigation

measures, especially over land that has or will have a moderate or extreme bushfire hazard level, and/or land where construction standards of BAL-12.5 and above apply; and

- (d) taking a responsible, balanced approach between bushfire risk management and management measures, and landscape, amenity and biodiversity conservation objectives.

Recently released mapping of bushfire prone areas<sup>14</sup> indicates that almost all (approximately 88 per cent) of the Shire of Boddington is bushfire prone. Any proposal to rezone, subdivide or develop land in a bushfire-prone area will need to be accompanied by a fire management plan that identifies the risk of bushfire and demonstrates how the risk of bushfire can be mitigated in accordance with Western Australian Planning Commission policy.

### 2.7.2 Flooding

State and local governments have a responsibility to minimise the potential for flood damage resulting from decisions about the use and development of land within the floodplains of rivers, and landowners also have the right to expect that adjacent land use and development will not increase the risk or impact of major river flooding on their lives or property.

Parts of the Boddington townsite likely to be at risk of flooding during a flood event with a 1 in 100 (one per cent) annual exceedance probability have been identified by the *Shire of Boddington Floodplain Management Study*. However, there is other land in the Shire of Boddington, where the floodplain has not been mapped, that may also be at risk of flooding during a flood event.

<sup>13</sup> State Planning Policy No. 3.7: Planning for Bushfire Risk Management, available from: <http://www.planning.wa.gov.au/publications/7055.asp>

<sup>14</sup> Mapping of bushfire prone areas can be accessed through the Department of Fire and

Emergency Services' website at: <http://www.dfes.wa.gov.au/regulationandcompliance/bushfireproneareas/Pages/default.aspx>

The only viable means of minimising property damage caused by flooding and ensuring that development does not increase the risk of flood damage occurring on neighbouring properties, is to carefully control the development of land within the floodplain.

### 2.7.3 Key Issues

- (a) The significant bushfire risk within the Shire of Boddington needs to be considered at each stage of the planning process by decision making authorities and landowners.
- (b) Proponents and decision makers need to consider and employ suitable bushfire hazard avoidance principles and risk mitigation measures.
- (c) The development of land within the floodplain needs to be carefully managed, to avoid creating and/or increasing the risk of flood damage.

## 3 Strategic Direction Land Use Plan

### 3.1 Vision and Key Objectives and Strategic Land Use Plans

#### 3.1.1 Vision

The Council's vision for the Shire of Boddington is of:

*"a vibrant and connected community, providing employment and lifestyle opportunities, a beautiful environment, and easy access to the city."*<sup>15</sup>

and, for the Boddington and Ranford townsites in particular:

*"a thriving country town with strong links to the District and Region where families choose to live in a welcoming and engaged community; we enjoy our enviable environment and are part of the opportunities our vibrant economy provides."*<sup>16</sup>

#### 3.1.2 Key Objectives

In achieving this vision, the Council's key objectives are to:

- (a) plan for the Shire of Boddington's growth by developing a long-term land use planning strategy;
- (b) encourage the orderly expansion of the Boddington townsite to develop as a sub-regional centre;
- (c) improve service viability while conserving or enhancing a strong sense of community;
- (d) ensure that future subdivision and development within and near the Boddington townsite provides a broad range of housing and lifestyle choices that enhance the character, environment and amenity of the townsite;
- (e) enhance the Shire of Boddington's economic and employment base;
- (e) promote agriculture as a key economic driver within the Shire of Boddington; and
- (f) create sustainable communities which:
  - (i) manage and conserve key natural resources including land, minerals, basic raw materials, vegetation and water assets;
  - (ii) attract and retain people and businesses;
  - (iii) ensure the community has access to quality facilities and services;

<sup>15</sup> set out in the *Shire of Boddington Strategic Community Plan 2013-2023*, available from: <http://www.boddington.wa.gov.au/Assets/20130506 - Shire of Boddington - Final Draft Strategic Community Plan 2013-2022.pdf>

<sup>16</sup> set out in the *Boddington SuperTown Growth Plan*, available from: <http://www.boddington.wa.gov.au/document/s/?categoryid=14>

- (iv) retain the unique sense of place that values its culture and heritage;
- (v) are at low risk of being affected by natural hazards;
- (vi) use land, infrastructure and community resources in an efficient manner; ~~and~~
- (vii) have convenient access to community and commercial facilities; ~~and~~
- (viii) enhance the public health of the community.

### 3.1.3 Strategic Land Use Plans

The Strategic Land Use Plans are set out in Figures 7, 8 and 9.

The Strategic Land Use Plans show key elements of the Strategy and they provide a broad overview of intended land use, the major transport networks and key planning constraints. The Strategic Land Use Plans should not be seen as determining land use permissibility, but as broad land use areas relating to planning opportunities and constraints. The Strategic Land Use Plans are not a zoning map, as zoning and land use permissibility's are set out in the Local Planning Scheme and in Structure Plans.

The Land Use Areas on the Strategic Land Use Plans in part reflect the longer term anticipated zoning for the land. Rezoning of land will only be considered where the proposal is consistent with the Strategy and Strategic Land Use Plan requirements to the satisfaction of the Shire of Boddington and the Western Australian Planning Commission.

Where the Strategy identifies rezoning opportunities, proponents will be responsible for justifying any rezoning proposal, including any associated planning, environmental and servicing investigations.

### 3.1.4 Strategies and Actions

The vision, key objectives and Strategic Land Use Plans are complemented by a number of strategies and actions. The strategies and actions are grouped under themes.

## 3.2 Settlements

### 3.2.1 Residential Development

The Shire of Boddington's residential areas, in and around the Boddington and Ranford townsites, should accommodate a range of lot sizes and housing types, in a manner that meets the ongoing residential needs of the Shire of Boddington's residents.

#### Strategies

- (a) Encourage a mix of lot sizes and promote affordability and choice in housing by encouraging a mix of housing types.
- (b) Promote medium density residential development in higher-amenity areas where:
  - (i) there is convenient access to community facilities;
  - (ii) standard services can be provided;
  - (iii) there is no significant risk of the proposed development being affected by flooding or bushfire;
  - (iv) heritage considerations have been addressed; and
  - (v) appropriate design standards have been adopted.
- (c) Support appropriate low density residential development in areas that are not expected to be connected to reticulated sewerage during the lifetime of the Strategy and/or where there are landscape, environmental or amenity considerations that justify restricting the density of residential development.
- (d) Support the subdivision and development of greenfield areas identified by this Strategy as likely to be suitable for residential development, where this represents a logical extension of an existing residential development and subject to the proponent appropriately addressing relevant considerations (for example, zoning, structure planning, environmental, servicing, landscape and fire management).



- (e) Encourage new residential development within the Boddington and Ranford townsites which has regard for the area's character and built form.
- (f) Promote energy efficient and climate responsive housing design.
- (g) Encourage structure planning that incorporates the principles set out in *Liveable Neighbourhoods*.
- (h) Encourage structure planning and subdivision which provides public open space that meets the needs of residents in an appropriate manner.
- (i) Support non-residential land uses (for example, home-based offices and businesses) in residential areas, provided they complement (and are compatible with) residential development and are of a scale and design that respects the area's amenity.

#### **Actions**

The Shire of Boddington will:

- (a) Impose an appropriate lower-density residential density coding in areas where this is justified by servicing constraints and landscape, amenity or environmental values.
- (b) Support higher-density residential development in areas of high amenity, with access to reticulated sewerage and potable water services and community facilities.
- (c) Identify opportunities for urban consolidation close to the Boddington town centre in areas that are, or can be, serviced by reticulated sewerage and are located outside the floodplain.
- (d) Not include land within the Residential zone in the new local planning scheme, if it is not currently zoned Residential - instead, such land should be included in a ~~general agriculture~~ **Rural** zone, as there is a sufficient supply of land zoned for residential use and the Council is not prepared to support the subdivision or development of land for residential

purposes without going through the local planning scheme amendment process.

### **3.2.2 Rural Living**

#### **Rural-Residential**

Rural-Residential areas should provide opportunities for lower-density residential-lifestyle development in a rural setting, which is compatible with nearby land uses and the capability, landscape and environmental attributes of the site. In doing so, rural-residential areas should be capable of accommodating lots of various sizes, as lots of different sizes present different lifestyle opportunities.

#### **Strategies**

- (a) Discourage the creation of new rural-residential lots outside the development footprint.
- (b) Encourage the provision of a reticulated potable water supply to new rural-residential lots located below the 265 metre contour.
- (c) Promote home offices, home occupations, home businesses and other such land uses, where compatible with existing uses.
- (d) Support requests to amend the local planning scheme where the land is identified as Rural-Residential by this Strategy and the proposal represents a logical extension of an existing rural-residential precinct - subject to the proponent appropriately addressing relevant considerations (for example, demand, zoning, structure planning, environmental, servicing, landscape and fire management).
- (e) Encourage the maintenance or improvement of the environmental qualities of the land.

#### **Actions**

The Shire of Boddington will:

- (a) Generally not include land within the Rural Residential zone in the new local planning scheme, if it is not currently zoned Rural Residential - instead, such land should be included in a

- ~~general agriculture~~ Rural zone, as there is a sufficient supply of land zoned for rural-residential use and the Council is not prepared to support the subdivision or development of land for rural residential purposes without going through the local scheme amendment process.
- (b) Consider (and require proponents address) the existing supply of rural-residential land, the take-up of existing rural residential land and population projections, when assessing proposals to rezone land for rural-residential use.
  - (c) Require the preparation of structure plans for land zoned for rural-residential use, which provide for lot sizes ranging between one and four hectares.
  - (d) Impose a limitation of one dwelling per lot under the new local planning scheme.
  - (e) Ensure that the local planning scheme applies more-consistent development standards to individual Rural-Residential areas, only creating specific provisions for a rural-residential area if there is a characteristic unique to that area that justifies the imposition of area-specific provision(s).
  - (f) Not support proposals to establish tree plantations on land identified (in this Strategy) as suitable for future rural-residential development.

#### **Rural-Smallholdings**

Rural Smallholding areas should provide semi-rural and rural opportunities near the Boddington townsite, provided those activities facilitate the conservation of native vegetation and are compatible with nearby land uses and the environmental and landscape values of the land. It should be recognised that semi-rural and rural pursuits may present the opportunity to generate income.

#### **Strategies**

- (a) Discourage the creation of new rural-smallholding lots outside areas identified for Rural Smallholdings by this Strategy.
- (b) Support requests to amend the local planning scheme where the land is identified as Rural-Residential by this Strategy, subject to the proponent appropriately addressing relevant considerations (for example, demand, zoning, structure planning, environmental, servicing, landscape and fire management).
- (c) Discourage the use of land in rural-smallholdings areas for activities that would be more appropriately located in a commercial or industrial area.
- (d) Encourage the preparation of structure plans that provide for lots ranging in size from four to 40 hectares.
- (e) Encourage the maintenance or improvement of the environmental qualities of the land.

#### **Actions**

The Shire of Boddington will:

- (a) Include land which may be suitable for rural smallholding development in the longer-term within a ~~general agriculture~~ Rural zone, where there are environmental, servicing or planning issues that still need to be addressed.
- (b) Generally not include land within the Rural Smallholdings zone in the new local planning scheme, if it is not currently zoned Rural Smallholdings - instead, such land should be included in a ~~general agriculture~~ Rural zone, as the Council is not prepared to support the subdivision or development of land for rural smallholding purposes without going through the local scheme amendment process.
- (b) Consider (and require proponents address) the existing supply of rural-smallholdings land, the take-up of existing rural-smallholdings land and population projections, when

assessing proposals to rezone land for rural-smallholdings use.

- (c) Set out minimum development standards in the new local planning scheme, to ensure subdivision and development is consistent with rural character landscape qualities and amenity.
- (d) Ensure that the local planning scheme applies more-consistent development standards to individual Rural-Smallholding areas, only creating specific provisions for a rural-smallholding area if there is a characteristic unique to that area that justifies the imposition of area-specific provision(s).
- (e) Not support proposals to establish tree plantations on land identified (in this Strategy) as suitable for future rural-smallholdings development.

### 3.3 Infrastructure

#### 3.3.1 Water

Potable water sources such as the catchments surrounding dams are valuable resources that need to be carefully managed and protected, to ensure that they can continue to provide potable water in the longer-term. The planning system can also support measures to promote development that minimises water use, supports water that is fit-for purpose and promotes re-use.

##### Strategies:

- (a) Consider the potential impact of development on public drinking water source areas when assessing and determining planning proposals.
- (b) Ensure that any development in a public drinking water source area is compatible with the protection and management of water resources for public drinking water.
- (c) Encourage land management practices which are consistent with best management practices, as set out in the relevant drinking water source area protection plan.

##### Actions

The Shire of Boddington will:

- (a) Identify public drinking water source areas as a special control area in the new local planning scheme.
- (b) Include provisions in the new local planning scheme, which seek to minimise the potential for pollution and land degradation within public drinking water source areas. These land use controls would apply in addition to the land use controls that normally apply to a zone and would be enforced through the public drinking water source special control area.
- (c) Seek advice from the Department of Water, where a proposal may prejudice the quality or quantity of water supplies for public use.
- (d) ~~When assessing and determining applications for planning approval,~~ Have due regard for the Department of Water's advice, *State Planning Policy 2.7 Public Drinking Water Source Policy, Boddington District Water Management Strategy* and any relevant water source protection plans when assessing and determining applications for planning approval.
- (e) Promote and enhance water management and conservation.
- (f) Require that new development has a sufficient supply of potable water with quality addressing the *Australian Drinking Water Quality Guidelines 2004* (or any updates).

#### 3.3.2 Wastewater

The Shire of Boddington's reticulated sewerage and treatment infrastructure represents best-practice wastewater disposal and the ongoing operation of the wastewater treatment plant should be protected, to ensure that it can continue to support the Shire of Boddington's growth and development in the longer-term.



#### Strategies

- (a) Support any potential, future, expansion of the reticulated sewerage network.
- (b) Promote the protection of the wastewater treatment plant's odour buffer area.
- (c) Discourage proposals to rezone, subdivide and/or develop land within the wastewater treatment plant's odour buffer area, ~~without the support of the wastewater treatment plant's manager~~ which are odour sensitive.
- (d) Seek the advice of the wastewater treatment plants operator on proposals to rezone, subdivide and/or develop land within the odour buffer.

#### Actions

The Shire of Boddington will:

- (a) Identify the wastewater treatment plant's buffer area as a special control area in the new local planning scheme.
- (b) Ensure the longer-term operation of the wastewater treatment plant is not compromised by the development of ~~more~~ odour-sensitive land uses (for example, residential dwellings) in close proximity to the wastewater treatment plant by including development and land use controls in the new local planning scheme to minimise the potential for more-sensitive development to take place within the wastewater treatment plant's buffer area.
- (c) Require development be connected to the reticulated sewerage network where practicable.
- (d) Require development which cannot access a reticulated sewerage service dispose of wastewater in accordance with the relevant state government policies.

#### 3.3.3 Electricity

As the Shire of Boddington's population grows, so too will the demand for properly serviced land, and it is important to ensure that this demand can be met. In this respect,

newly created lots generally require access to a reliable and efficient reticulated electricity supply.

#### Strategies

- (a) Encourage and support the effective management, maintenance and (where necessary) upgrading of existing infrastructure.
- (b) Encourage the construction of new infrastructure in a timely manner.
- (c) Protect infrastructure and infrastructure corridors from incompatible development.
- (d) Pursue increased energy security and diversification.

#### Actions

The Shire of Boddington will:

- (a) Ensure that any proposed development can be provided with access to a suitable electricity supply.
- (b) Not support the development of land if the proposed development could compromise existing electrical infrastructure.
- (c) Support proposals to upgrade electrical generation, transmission and distribution infrastructure.
- (d) Support the extension of the underground power programme in the Boddington townsites.

#### 3.3.4 Waste Management

Waste management facilities are necessary for the Shire of Boddington's continued growth and development; however, their offsite impacts need to be minimised wherever possible.

#### Strategies

- (a) Encourage the proponents of waste management facilities to adequately addresses relevant considerations (for example, zoning, servicing, land management and rehabilitation, environmental, landscape and fire management).
- (b) Encourage proponents of waste management facilities to provide an onsite buffer area, or demonstrate



that arrangements have been made with surrounding landowners to allow the waste management facility's buffer area to extend offsite.

#### **Actions**

The Shire of Boddington will:

- (a) Monitor the capacity of the Shire of Boddington's existing waste management facilities and their ability to support the Shire of Boddington's growth and development.
- (b) Undertake planning to identify a new site for a waste management facility and its buffer area, when it becomes evident that waste management facilities currently being used by the Shire of Boddington are approaching the end of their life-span.

#### **3.3.5 Transport Infrastructure**

The Shire of Boddington's transport network needs to be capable of moving people and freight (using a variety of transport modes) in a safe, convenient and efficient manner on a network which is easily accessible.

#### **Strategies**

- (a) Encourage the development of better pedestrian and bicycle access to the Boddington townsite and the surrounding area, with a focus on connections to the town centre, recreational and community facilities.
- (b) Support the construction of new and extended dual use paths, trails and cycle lanes as land in and around the Boddington townsite is subdivided for urban purposes.
- (c) Support the integration of cycling and walking paths with the road network.
- (d) Monitor the need for improvements to and the upgrading of local and regional roads including (but not limited to) Pinjarra-Williams Road, Bannister-Marradong Road, Harvey-Quindanning Road and Marradong Road.
- (e) Support the implementation of *Roads 2030: Strategies for Significant Local Government Roads - South West Region*.

- (f) Support the identification, protection and management of transport corridors.
- (g) Support proposals to improve the safety and amenity of Bannister Road.

#### **Actions**

The Shire of Boddington will:

- (a) Continue working with Main Roads WA to progressively seal Marradong Road and Harvey-Quindanning Road.
- (b) Request Main Roads WA:
  - (i) investigate the provision of additional passing lanes on Pinjarra-Williams Road between Boddington and Dwellingup;
  - (ii) widen Pinjarra-Williams Road between Marradong and Quindanning;
  - (iii) upgrade the intersection between Crossman Road and Albany Highway; and
  - (iv) upgrade the intersection between Crossman-Dwarda Road and Albany Highway.
- (c) Establish new dual use paths, trails and cycle lanes in and around the Boddington townsite.
- (d) Prepare and implement pedestrian and cycling plans.
- (e) Require developers provide (or make a contribution towards the cost of providing) dual use paths where:
  - (i) their development is likely to create the demand for additional pedestrian and bicycle facilities; and
  - (ii) it would be fair and reasonable to do so.
- (f) Investigate the provision of a new bridge at Old Soldiers Road/Palmer Road and to progress with measures to redirect heavy vehicles to a future heavy vehicle bypass.
- (g) Seek funding for the construction of a pedestrian/bicycle crossing of the Hotham River.
- (h) Upgrade walking and bicycle trails linking the Bibbulmun Track and the Boddington townsite.

- (i) Work with the Public Transport Authority to improve the availability of public transport services.
- (j) Explore the potential use of existing, unused, railway reserves for walking, cycling and horse riding trails.

### 3.3.6 Community Infrastructure

Communities require access to a broad range of infrastructure, which extends beyond the infrastructure required to provide reticulated wastewater, potable water and electricity services.

In this respect, the community also requires access to facilities which can accommodate the community's cultural, religious, educational, healthcare and recreational needs.

#### Strategies

- (a) Encourage the provision of public open space and community facilities in an appropriate manner.
- (b) Encourage, where appropriate, the use of significant areas of public open space and Crown land for recreational use, while protecting significant landscape features.
- (c) Encourage and support the creation of foreshore reserves which facilitate access to rivers and watercourses.
- (d) Support community wellbeing and quality of life by considering and responding to changing community characteristics and needs.

#### Actions

The Shire of Boddington will:

- (a) Work with the community and other relevant stakeholders, to identify the local community's needs and develop and implement strategies (such as a community infrastructure plan, public open space strategy and sport and recreation plan) for meeting those needs.
- (b) Review the range of educational facilities already available within the Shire of Boddington and investigate options for expanding and enhancing those facilities.

- (c) Provide suitable venues for cultural, religious and recreational activities.
- (d) Continue implementing the *Shire of Boddington Disability Access and Inclusion Plan*.
- (e) Use the structure planning and process to identify suitable opportunities for the provision of public open space and community facilities.

## 3.4 Economics and Employment

In and of itself, this Strategy cannot drive economic development; however, it can provide opportunities for development and assist with meeting future demand for zoned, serviced land and can help minimise land use conflict.

### 3.4.1 Mining and Basic Raw Materials

The extraction of basic raw materials and minerals is an important component of the Shire of Boddington's economy, as it provides opportunities for economic diversification and local employment.

The planning system should ensure that these resources are available for extraction in the longer term, while making sure that their extraction, processing and/or transportation does not adversely affect the environment or the health of the Shire of Boddington's residents.

In addition to ensuring that the potential impacts of mining operations are appropriately managed, the **environmental and planning systems** need to ensure that once mining operations have ceased the land is rehabilitated to a suitable standard.

#### Strategies

- (a) Support the extraction of minerals and basic raw materials subject to the proponent appropriately addressing relevant considerations (for example, access, the environment, landscape and fire management).
- (b) Discourage more-sensitive land uses (such as residential development) in

- close proximity to basic raw material and mineral extraction operations.
- (c) Encourage the staged or sequential development of land - that is the extraction of basic raw materials and mineral resources prior to the land being developed for an alternative purpose.
  - (d) Discourage development which could prejudice the extraction of basic raw materials and mineral resources.
  - (e) Support the continued use of land within the mining buffer area for general agricultural purposes.

#### **Actions**

The Shire of Boddington will:

- ~~(a) Identify buffer areas for basic raw material and mineral resource extraction operations on the local planning strategy map, following consultation with the Department of Mines and Petroleum.~~
- (a) Identify the mining buffer area as a special control area in the new local planning scheme.
- (b) Include provisions in the new local planning scheme to control development within the mining operation buffer special control area.
- (c) Seek (and have due regard for) the Department of Mines and Petroleum's advice in respect of development applications which may affect basic raw materials and mineral resources, the extraction of those resources or the buffer areas required for extraction operations.
- (d) Seek advice from the Department of State Development regarding the preparation of local planning documents and during the consideration of any statutory planning proposals that may impact upon Worsley's bauxite mining operations under the *Alumina Refinery (Worsley) Agreement Act 1973*.
- (e) Include land identified on the Strategic Land Use Plans as 'Potential Long Term' within a Rural zone. Not

support scheme amendments until mining in the area is complete and a suitable buffer to mining operations is provided.

- (f) Not support proposals which could prejudice the extraction of basic raw materials and mineral resources.
- (g) Work with the Department of Mines and Petroleum to safeguard areas within the mining buffer, where there is a high likelihood of basic raw materials or mineral resources being present.
- (h) Prepare a gravel extraction plan.
- (i) Work with the State Government, Newmont and other stakeholders to consider the future of the Newmont Boddington Gold mining camp and incentives to facilitate development and population growth in Boddington.

#### **3.4.2 Agriculture**

The Shire of Boddington's rural areas should be used for agricultural production (which contributes significantly to the Shire of Boddington's economy), while providing for a range of rural pursuits which are compatible with the capability of the land and retain the rural character and amenity of the locality. In some (limited) circumstances, rural areas can also provide opportunities for non-agricultural land uses which are not detrimental to agricultural productivity or the environment.

#### **Strategies**

- (a) Support the continued use and management of cleared agricultural land for sustainable agricultural purposes.
- (b) Encourage the establishment and adoption of new farming practices.
- (c) Promote rural uses compatible with the capability of the land.
- (d) Highlight that approval for or the existence of two or more dwellings on one lot is not to be construed as justification for subdivision.
- (e) Discourage further, unnecessary, subdivision of agricultural land.



#### Actions

The Shire of Boddington will:

- (a) Include broad acre agricultural areas within a rural zone in the new local planning scheme.
- (b) Not support requests to transfer land identified for rural/agricultural use by this Strategy, from a general agricultural zone to the Rural Residential or Rural Smallholdings zone.
- (c) Not support further subdivision of agricultural land unless doing so would be consistent with the Western Australian Planning Commission's rural land use planning policies<sup>17</sup>.
- (d) Not support the construction of additional dwellings on agricultural lots less than 40 hectares in area.
- (e) Support the construction of an additional dwelling where the lot is larger than 40 hectares and the proponent can demonstrate that the additional dwelling is required to support an agricultural use or another use approved by the Council.
- (f) Support the construction of an additional dwelling on a lot where a dwelling is included on the municipal heritage inventory and/or the State Heritage Register and arrangements (to the satisfaction of the Shire of Boddington and/or the State Heritage Office) have been made for the dwelling's heritage values to be conserved and maintained.

#### 3.4.3 Industry

The Shire of Boddington's industrial areas provide opportunities for a wide range of industrial and ancillary activities to be undertaken; however, those activities should not have a detrimental impact on the amenity of adjacent areas.

#### Strategies

- (a) Support investigations aimed at identifying, securing and developing

new opportunities for light and general industrial development near Boddington.

- (b) Support investigations aimed at identifying, securing and developing new opportunities for agri-businesses, transport logistics and industrial development at North Bannister.

#### Actions

The Shire of Boddington will:

- (a) Liaise with relevant stakeholders in respect of the provision and development of suitably serviced industrial land within the Shire of Boddington.
- (b) Update this Strategy to reflect opportunities for new industrial development, if:
  - (i) there is a demonstrable need for additional land suitable for industrial development; and
  - (ii) investigations identify land suitable for industrial development.
- (c) Include a general industry zone and appropriate land use controls in the new local planning scheme.
- (d) Require proponents of industrial development to demonstrate that impacts/emissions (including noise, dust and other impacts) meet the relevant environmental and regulatory standards.
- (e) Require appropriate technical investigations and structure planning to support industrial and associated development at North Bannister.

#### 3.4.4 Tourism

The Peel region is a popular tourist destination for visitors from the Perth metropolitan area, interstate and overseas; however, tourism remains a minor industry in the Shire of Boddington, albeit it one with growth potential.

<sup>17</sup> These policies are available from: <http://www.planning.wa.gov.au/>

In this respect, the Shire of Boddington's image as a tourist destination could be improved by developing a greater range of tourist facilities (both accommodation and activities) and facilitating greater use of and access to the Hotham River's foreshore.

#### Strategies

- (a) Support tourism based on the Shire of Boddington's natural and cultural assets.
- (b) Encourage the development of tourist facilities in appropriate locations, where the proponent has addressed relevant considerations (for example, environmental, landscape, land use compatibility, the provision of services and fire/flood risk management considerations).
- (c) Encourage development which is sympathetic with the area's architectural style.
- (d) Support the development of tourist attractions on Crown land where appropriate.

#### Actions

The Shire of Boddington will:

- (a) Introduce a tourism zone in the new local planning scheme.
- (b) Include provisions in the new local planning scheme, which allow for the consideration of land uses which address the Hotham River ~~for example, a café, water-based activities, bike hire, event facilities (amphitheatre/stage)~~ and which support well-designed tourist accommodation facilities.
- (c) Examine opportunities to redevelop or relocate the existing caravan park.
- (d) Promote the Shire of Boddington as a tourist destination.
- (e) Maintain and develop high-quality tourist facilities such as public toilets, parks, reserves and streetscapes.
- (f) Examine opportunities to develop trails in and around the Shire of Boddington.

- (g) Investigate opportunities to develop an iconic tourist attraction ~~(such as an open zoo/wildlife park or giant toboggan slide)~~ within the Shire of Boddington.

#### 3.4.3 Town Centres

The Boddington town centre is the key commercial area in the Shire. To accommodate anticipated population growth, the Boddington town centre will progressively expand. There are various opportunities to enhance the amenity of the town centre and to enhance linkages to the Hotham River.

#### Strategies

- (a) Support an attractive and vibrant town centre.
- (b) Ensure the Boddington town centre remains the principal commercial/retail centre for the Shire.

#### Actions

The Shire of Boddington will:

- (a) Retain the commercial zone in the new local planning scheme.
- (b) Support and enhance the town centre as a well-designed mixed-use activity centre.
- (c) Promote and enhance linkages between the town centre and the Hotham River.

### 3.5 Environment and Conservation

#### 3.5.1 Topography

The Shire of Boddington's visual amenity, created by its landscapes and vistas, is one of its key assets and needs to be protected and maintained wherever possible.

#### Strategies

- (a) Encourage the protection of the Shire of Boddington's landscape and scenic qualities including where identified as 'landscape protection' on the Strategic Land Use Plans.

- (b) Encourage development that reflects and enhances the Shire of Boddington's natural, cultural, visual and built character.
- (c) Support the protection of landscapes and their visual amenity, as well as the character of 'view-sheds' associated with major roads and tourist routes.
- (e) Discourage development on ridges and skylines in areas where the landscape should be protected.
- (f) Promote the rehabilitation, revegetation and restoration of denuded areas.

#### Actions

The Shire of Boddington will:

- ~~(a) Identify areas where the landscape should be protected on the local planning strategy map.~~
- (a) Identify landscape protection areas as a special control area in the new local planning scheme.
- (b) Include land use and development controls in the new local planning scheme to:
  - (i) limit development in prominent and highly visible locations such as ridgelines and hilltops; and
  - (ii) avoid development which would have a detrimental impact on the landscape.
- (c) Require, where appropriate, that proponents prepare a visual impact assessment in accordance with *Visual Landscape Planning in Western Australia*<sup>18</sup>.

#### 3.5.2 Waterways and Groundwater Resources

The Shire of Boddington has a diverse natural environment, with large areas of forest which depend on water from rivers, creeks and underground. Given the important contribution these resources make towards

the environment, their health should be protected.

#### Strategies

- (a) Encourage the sustainable use of ground and surface water resources.
- (b) Support the protection of ground and surface water resources from development which could compromise the quality of those resources.
- (c) Encourage the management of waterways in accordance with current best-practice management techniques.
- (d) Encourage the revegetation of land adjacent to waterways.

#### Actions

The Shire of Boddington will:

- (a) Require that proponents prepare (to the Department of Water's specifications) and implement water management strategies at each stage of the planning and development process, in accordance with *Better Urban Water Management*<sup>19</sup> and the *Boddington District Water Management Strategy*.
- (b) Consider publications such as the Department of Water's *Operational Policy 4.3 Identifying and Establishing Waterways Foreshore Areas* in the assessment of proposals.

#### 3.5.3 Vegetation

The Shire of Boddington contains large areas of native vegetation. These areas provide fauna habitat and contribute to the Shire of Boddington's biodiversity values. For these reasons, areas of native vegetation should be protected and, where possible, land should be rehabilitated and endemic plant species reintroduced.

<sup>18</sup> *Visual Landscape Planning in Western Australia* is available from: <http://www.planning.wa.gov.au/publications/1205.asp>

<sup>19</sup> *Better Urban Water Management* is available from: <http://www.planning.wa.gov.au/publications/741.asp>



#### Strategies

- (a) Encourage the retention of native vegetation and discourage the inappropriate clearing of native vegetation on privately owned land to protect, maintain and enhance the Shire of Boddington's biodiversity and landscape values.
- (b) Support the restoration and protection of links between native vegetation areas, to provide connections for a range of fauna species.
- (c) Support the creation of conservation lots where it would be justified by the conservation value of the native vegetation and the proponent has appropriately addressed the relevant planning considerations (such as land use compatibility, landscape protection and bushfire management).
- (d) Support rehabilitation where an area of native vegetation has become degraded.
- (e) Support conservation, management and remediation of areas of native vegetation by state government agencies, landowners and other stakeholders.

#### Actions

The Shire of Boddington will:

- (a) Include provisions in the new local planning scheme relating to the preservation of trees and vegetation corridors.
- (b) Require proponents protect areas of significant native vegetation, where it is appropriate to do so, through the preparation and implementation of management plans, the creation of conservation lots, or the provision of a development exclusion area.
- (c) Progressively prepare management plans for reserves vested with the local government which have significant biodiversity values.
- (d) Require proponents of development submit landscaping and revegetation plans.

(e)

Seek to minimise the clearing of native vegetation, where possible and practical, for new projects it delivers including road upgrading and widening.

#### 3.5.4 Wildlife

The Shire of Boddington's forests and conservation areas are home to a wide range of fauna, which should be protected as they are an important environmental asset which makes a significant contribution to the area's biodiversity.

#### Strategies

- (a) Encourage proponents to consider the impact of development on fauna and fauna habitat when preparing land use proposals.
- (b) Encourage the protection and, where possible, the creation of ecological links.

#### Actions

The Shire of Boddington will:

- (a) Investigate and explore opportunities to protect and enhance existing ecological links, particularly those which connect large areas of land set aside for conservation purposes.

#### 3.6 Heritage

The Shire of Boddington contains numerous sites of heritage and cultural value, which should be protected and promoted.

#### Strategies

- (a) Support the protection and conservation of sites with significant heritage and cultural values.

#### Actions

The Shire of Boddington will:

- (a) Maintain and, where required, review and update its municipal heritage inventory.
- (b) Include provisions in the new local planning scheme to conserve and protect the Shire of Boddington's heritage sites.



- (c) Have due regard for the potential heritage, ethnographic and archaeological implications of a proposal when assessing and making a decision in respect of an application for development approval.
- (d) Have due regard for policies relating to the protection and conservation of heritage sites when assessing and determining development proposals.

### 3.7 Hazards

#### 3.7.1 Bushfire

Large areas of the Shire of Boddington are well vegetated (almost 44 per cent of the Shire of Boddington is state forest), which increases the risk of bushfire. This risk needs to be minimised wherever possible, with the aim of protecting life and property and reducing the impact of bushfire.

#### Strategies

- (a) Adopt a precautionary approach when assessing planning proposals (whether rezoning, local structure planning, subdivision or development) that may be vulnerable to bush fire.
- (b) Control the location of development and use of land to avoid placing inappropriate developments in areas of medium or extreme fire risk.
- (c) Only support subdivision and development if the proponent can demonstrate the proposal is consistent with *State Planning Policy No. 3.7: Planning for Bushfire Risk Management*<sup>20</sup> and any associated guidelines and regulations.
- (d) Not support proposals where there is an extreme risk of bushfire occurring, unless permanent and realistic hazard level reduction measures have been (or can be) implemented.
- (e) Consider the risk of bushfire in the context of other considerations such

as environmental impact, vegetation retention and landscape protection.

#### Actions

The Shire of Boddington will:

- (a) Take broad-scale bushfire risk mapping into consideration when assessing proposals to rezone, subdivide or develop land.
- (b) Implement *State Planning Policy No. 3.7: Planning for Bushfire Risk Management* and any related guidelines and regulations when assessing and determining proposals to develop the land.
- (c) Seek and have due regard for the advice of the Department of Fire and Emergency Services when considering land use planning proposals in areas of medium or extreme fire risk.

#### 3.7.2 Flooding

Flooding is a natural phenomenon with an important environmental role - for instance replenishing wetlands, transporting nutrients and triggering the life cycle stages of many plants and animals. For this reason, the natural ecological and drainage function of rivers, watercourses and floodplains needs to be protected and managed.

However, flooding can also present a significant risk to life and property. In this respect, State and local governments have a responsibility to minimise the potential for flood damage caused by decisions relating to the use and development of land within the floodplains of rivers - and landowners should be able to expect that adjacent land use and development will not increase the risk or impact of major river flooding on their lives or property.

#### Strategies

- (a) Encourage the consideration of any relevant floodplain management studies, local planning policies or State planning policies when

<sup>20</sup> *State Planning Policy No. 3.7: Planning for Bushfire Risk Management* is available online

from: <http://www.planning.wa.gov.au/State-planning-policies.asp>

- assessing proposals to subdivide or develop land within the floodplain.
- (b) Support a precautionary approach to flood risk within the floodway and flood fringe - it should be the proponent's responsibility to demonstrate that the proposal is acceptable in terms of flood risk.
- (c) Support development within the flood fringe, provided the habitable floor level is high enough to provide adequate protection from flooding.
- (d) Discourage development within the floodway which could adversely affect the flow of floodwaters or where upstream, adjoining and nearby flood levels will increase, or where the risk to people and property could be increased.

#### Actions

The Shire of Boddington will:

- (a) Include land likely to be affected by flooding during a 1 in 100 (or one per cent) annual exceedance probability flood event in a special control area in the new local planning scheme.
- (b) Seek and have due regard for the Department of Water's advice in respect of proposals within the proposed special control area, where the proposal:
- (i) could increase the risk or impact from major river flooding;
  - (ii) could be adversely affected by flooding; or
  - (iii) could adversely affect the natural flood carrying capacity of floodplains.
- (c) Require proponents demonstrate the risk of development being affected by flooding during a flood event is minimal (or can be appropriately mitigated) and the proposed development would not increase the flood risk further upstream or downstream, where:

- (i) floodplain mapping is not available; and
- (ii) the proposed development is located adjacent to a waterway.

## 4 Implementation

Implementation of the Strategy will progressively occur using various tools including the local planning scheme, local planning policies, working in partnership and effective governance. In addition to matters that the local government is able to directly influence, there are also various other factors including associated demands, financial feasibility and securing funding.

### 4.1 Previous Local Planning Strategy

If the Strategy is endorsed by the Western Australian Planning Commission, then text specifically revoking the *Shire of Boddington Local Planning Strategy 2007*, and all amendments to that strategy, will be added to this section of the Strategy.

### 4.2 Local Planning Scheme

A local planning scheme is a key component of implementing the Strategy, and its preparation presents a significant opportunity to effectively implement the local planning strategy.

To implement the local planning strategy, the local planning scheme will zone or reserve land throughout the Shire of Boddington and set out appropriate land uses and land use control mechanisms.

In general, land alienated from the Crown (that is, land in private ownership) is zoned for a particular purpose or use. In this regard, the new local planning scheme will include the following zones:

- Residential
- Rural Residential
- Rural Smallholdings
- Rural

- Commercial
- Tourism
- General Industry
- Special Use
- Environmental Conservation

Other land, generally managed by state government agencies or the local government, will be reserved in recognition of the predominant land use. In this respect, the new local planning scheme will include the following reservations:

- Public Open Space
- State Forest
- Primary Distributor Road
- District Distributor Road
- Local Distributor Road
- Local Road
- Drainage/Waterway
- Public Purposes
- Civic and Community
- Medical Services
- Infrastructure Services
- Education
- Emergency Services
- Cemetery

These zones and reservations are set out in the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the local planning scheme will need to be read in conjunction with these regulations.

#### 4.2.1 Special Control Areas

Special control areas are implemented through local planning schemes, which contain provisions for each special control area. These provisions apply *in addition* to the provisions that relate to the underlying zone or reservation and any general provisions of the Scheme.

It is proposed that the new local planning scheme include the following special control areas:

- Public Drinking Water Source Areas
- Infrastructure
- Flood Prone Land
- Mining Buffer (instead of the WA model wording of Basic Raw Material)

- Landscape Protection
- Structure Plan Area
- Developer Contribution Areas

Most of these special control areas are separately outlined in the Strategy whereas structure plan areas and developer contribution areas are considered below.

#### 4.2.2 Structure Plan Areas

As a means of facilitating orderly and proper planning and coordinating the future subdivision and zoning of the land, the new local planning scheme will identify areas where a structure plan needs to be prepared prior to subdivision and development.

Structure plans should deal with the entirety of a precinct (rather than individual landholdings), be supported by site specific studies/investigations and should be consistent with the local planning scheme and any relevant policies of the Western Australian Planning Commission and/or local government.

#### 4.2.3 Developer Contribution Areas

To ensure that developer contributions are provided in a fair, equitable and consistent manner, the *Planning and Development (Local Planning Schemes) Regulations 2015* set out provisions relating to the preparation and implementation of developer contribution plans. These provisions form part of every local planning scheme and:

- Provide for the equitable sharing of the costs of infrastructure and administrative costs between owners.
- Ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area.
- Provide landowners and developers with greater certainty and clarity.

### 4.3 Local Planning Policies

Local planning policies are an important adjunct to the local planning scheme, as they can clarify planning requirements and guide



land use and development. A review of existing local planning policies and the formulation of new local planning policies (where required) will be undertaken during the preparation of the new local planning scheme, as this will assist with the implementation of the new local planning scheme.

The formulation, review and amendment of local planning policies - to ensure their consistency with the local planning scheme - should be a continual process.

#### 4.4 Monitoring and Review

The timeframe of the Strategy extends to between 10 and 15 years. Many changes, not always foreseen, may occur during this time, and state, regional and local priorities and objectives may change. To ensure the Strategy remains relevant, the Shire of Boddington will monitor and regularly review the Strategy.

It is intended that the Strategy will be reviewed every five years, and that the review will take into account changes in development trends, community aspirations and key modifications to the State planning framework.

Any proposals to amend the Strategy will be subject to public consultation, in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.

**SHIRE OF BODDINGTON**  
**LOCAL PLANNING STRATEGY**

**CERTIFICATION FOR ADVERTISING**

Certified for advertising by the Western Australian Planning Commission on ~~28 June 2016~~.

**COUNCIL RECOMMENDED / SUBMITTED FOR APPROVAL**

Supported for submission to the Western Australian Planning Commission for endorsement by resolution of the Shire of Boddington at the [NAME] Meeting of the Council held on [INSERT DATE].

\_\_\_\_\_  
SHIRE PRESIDENT

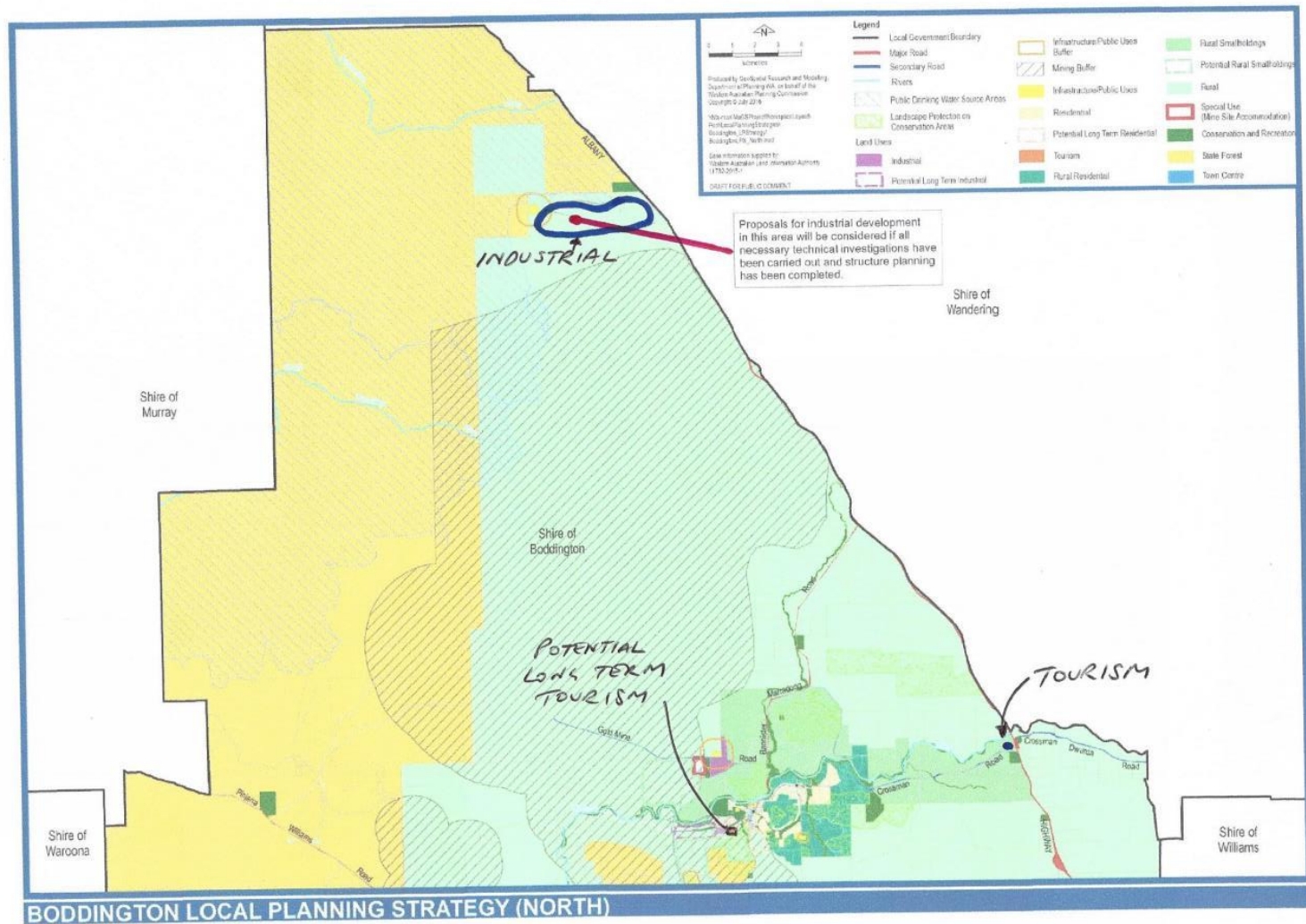
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CHIEF EXECUTIVE OFFICER

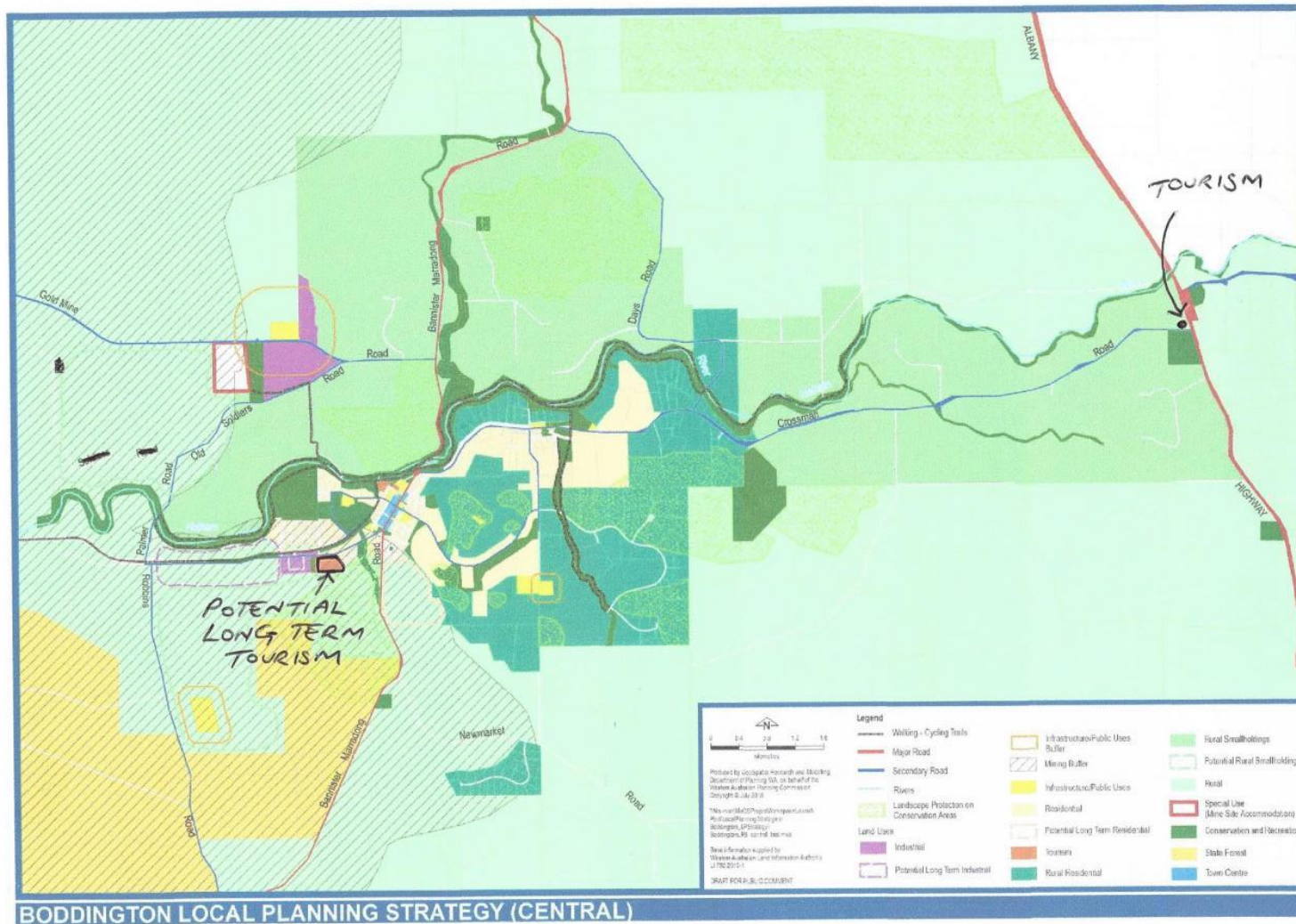
**ENDORSEMENT OF LOCAL PLANNING STRATEGY**

Endorsed by the Western Australian Planning Commission on [INSERT DATE].

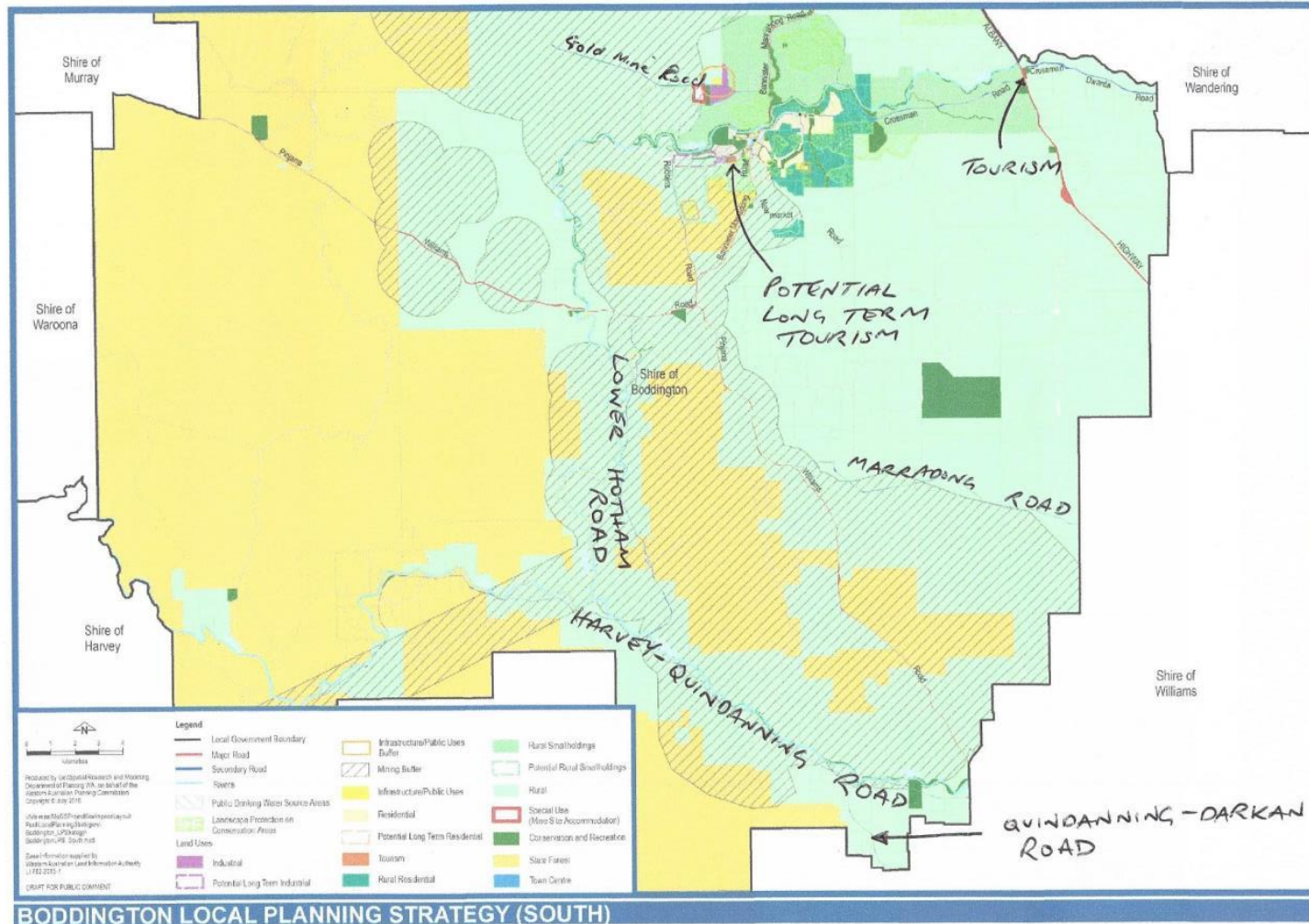
\_\_\_\_\_  
DELEGATED UNDER S.16 OF  
THE PLANNING AND DEVELOPMENT ACT 2005











## 8.2 MANAGER FINANCIAL SERVICES:

### 8.2.1 Monthly Financial Statements – 31 March 2017

Disclosure of Interest: Nil  
Date: 10 April 2017  
Author: J Rendell – Manager Financial Services  
Attachments: 8.2.1A Financial Statements – March 2017

#### Summary

Council is to consider Monthly Financial Reports for March 2017

#### 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 March 2017.

#### FINANCIAL SUMMARY YEAR TO DATE MARCH 2017

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 30<sup>th</sup> 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 4.3% or \$247k unfavourable to budget. Within the main items the following is noted:-

- **Operating Grants** is 19% or \$96k unfavourable to budget, primarily due to a repayment back to Argyl Water in respect of a proposed development in Ranford, of which the money was received in prior years. This will ultimately be funded out of restricted reserves and will be dealt with in the next budget review to be undertaken in March/April 2017.
- **Fees & Charges** is 6.3% or \$54k unfavourable to budget.
- **Interest Earnings** is 22% or \$26k unfavourable to budget.
- **Other Revenue** is 29% or \$45k 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 4.0% or \$200k favourable to budget. Within the main items the following is noted:-

- **Employee costs** are 9.1% or \$167k favourable to budget.
- **Materials and contracts** are collectively 2.7% or \$36k favourable to budget, it is too early in the year and the variance is considered as only timing.
- **Insurance expenses** is 6.6% or \$14k favourable to budget.
- **Other expenditure** is 2% or \$2k unfavourable to budget.

## NET RESULT

The net result shows a 5.8% or \$47k unfavourable result to budget, due to total revenue being \$247k unfavourable and expenditure being \$200k favourable to budget.

## CAPITAL ITEMS

Capital revenue is 34% or \$1.03M unfavourable to budget, this is considered as a timing difference at this stage, amounts received or brought to account thus far:-

- \$126k in respect of Bushfire ESL capital contribution
- \$600k for the Independent Care Living Grant
- \$633k for the Recreation Centre Grant
- \$303k for Roads to Recovery
- \$230k for Regional Roads Group
- \$32k for Swimming Pool Capital Grant
- \$30k for Visitor Centre Grant.

## FINANCIAL SUMMARY YEAR TO DATE MARCH 2017

Capital expenditure is 31% or \$2.15M favourable to budget. For a more detailed understanding refer to the Capital Expenditure by Asset Class report. In some cases there is a direct relationship between Capital income and Capital expenditure.

## FUNDING ITEMS

Repayment of loan principal is in line with budget.

## RESERVE ITEMS

Reserve movement is 3.2% unfavourable to budget and is as a result of 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 \$6.03M, this represents a decrease of \$170k from the previous month, mainly due to revenue being lower, capital and operating 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 overall financial result 37.9% or \$902k better than budget.



OFFICER'S RECOMMENDATION – 8.2.1
----------------------------------

COUNCIL RESOLUTION

49/17

Moved: Cr Collins

That Council adopt the:

1. monthly financial statements for the period ending 31 March 2017; and
2. summary of reconciliations for the period ending 31 March 2017.

Seconded:

Cr Glynn

Carried: 7/0

## Attachment 8.2.1A

### SHIRE OF BODDINGTON

Financial Reports for the period ended

31-Mar-17

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 8.2.1A

SHIRE OF BODDINGTON SUMMARY OF FINANCIAL ACTIVITY by Nature or Type For the period ended						
						31-Mar-17
	2016/17 Budget			Actual	Variance	% Variance
	Approved	Current	YTD	YTD	YTD	YTD
Opening Funding Surplus (Deficit)	-	166,976	166,976	166,976	-	
<b>Revenue</b>						
Rates	4,106,113	4,107,173	4,106,905	4,082,320	-	-0.6%
Operating Grants, Subsidies and Contributions	736,081	628,861	504,475	408,464	-	-19.0%
Fees and Charges	1,050,142	1,038,971	859,708	805,226	-	-6.3%
Interest Earnings	131,797	156,797	117,585	91,617	-	-22.1%
Other Revenue	173,487	210,290	156,637	111,155	-	-29.0%
Profit from Asset Sales	-	-	-	-	-	
<b>OPERATING INCOME</b>	6,197,620	6,142,092	5,745,310	5,498,782	-	-4.3%
<b>Expenses</b>						
Employee Costs	- 2,518,897	- 2,518,897	- 1,840,984	- 1,674,367	166,617	9.1%
Materials and Contracts	- 1,536,744	- 1,722,068	- 1,322,027	- 1,286,434	35,593	2.7%
Utility Charges	- 313,296	- 297,083	- 219,927	- 220,502	575	-0.3%
Depreciation on Non-Current Assets	- 1,378,259	- 1,563,291	- 1,172,358	- 1,166,040	6,318	0.5%
Interest Expenses	- 121,119	- 121,119	- 85,010	- 104,999	19,989	-23.5%
Insurance Expenses	- 208,937	- 209,933	- 209,916	- 196,068	13,848	6.6%
Loss on Asset Sales	-	-	-	45,444	45,444	
Other Expenditure	- 150,315	- 140,849	- 90,851	- 92,709	1,858	-2.0%
<b>OPERATING EXPENDITURE</b>	- 6,227,566	- 6,573,241	- 4,941,073	- 4,786,563	154,510	3.1%
<b>Net Result (incl. c/f surplus position)</b>	- 29,946	- 264,174	971,213	879,194	-	-9.5%
<b>Adjustments for Non-Cash Items</b>						
Depreciation	1,378,259	1,563,291	1,172,358	1,166,040	-	-0.5%
Loss on Asset Disposals	-	-	-	45,444	45,444	
(Profit) on Asset Disposals	-	-	-	-	-	
Provisions and Accruals	-	-	-	-	-	
	1,378,259	1,563,291	1,172,358	1,211,484	39,126	3.3%
<b>Net Result before funding and Capex items</b>	1,348,313	1,299,117	2,143,571	2,090,678	-	-2.5%
<b>Capital Income and Expenditure</b>						
Non-operating Grants & contributions	762,767	3,556,217	2,986,092	1,955,342	-	-34.5%
Purchase Land & Buildings	- 404,641	- 6,632,176	- 5,101,237	- 4,087,944	1,013,293	19.9%
Purchase Plant & Equipment	- 322,344	- 840,844	- 830,841	- 367,533	463,308	55.8%
Purchase Roads, Streets & Bridges	- 1,029,551	- 974,001	- 929,813	- 347,192	582,621	62.7%
Purchase Other Infrastructure	- 156,569	- 156,569	- 117,423	- 32,275	85,148	72.5%
Proceeds from Asset Sales	384,000	334,000	300,000	270,815	-	-9.7%
<b>Net Capital Items</b>	- 766,338	- 4,713,373	- 3,693,222	- 2,608,787	1,084,435	29.4%
<b>Funding Items</b>						
Proceeds from New loans	-	-	-	-	-	
Repayment of Loan Principal	- 301,130	- 301,130	- 225,848	- 223,151	2,697	1.2%
Self Supporting Loan Principal Income	-	-	-	-	-	
<b>Total Funding Items</b>	- 301,130	- 301,130	- 225,848	- 223,151	2,697	1.2%
<b>Reserve Items</b>						
Transfers to Reserves	- 56,560	84,385	-	-	-	
Transfers from Reserves	-	4,159,483	4,159,483	4,027,662	-	-3.2%
<b>Net Reserve movement</b>	- 56,560	4,075,098	4,159,483	4,027,662	-	-3.2%
<b>Closing Funding Surplus (Deficit)</b>	224,285	359,712	2,383,984	3,286,402	902,418	37.9%

## Attachment 8.2.1A

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

31-Mar-17

	2016/17 Budget Approved	Current	YTD	Actual YTD	Variance YTD	% Variance YTD
<b>Revenue</b>						
Rates	4,106,113	4,107,173	4,106,905	4,082,320	- 24,585	-0.6%
Operating Grants, Subsidies and Contributions	736,081	628,861	504,475	408,464	- 96,011	-19.0%
Fees and Charges	1,050,142	1,038,971	859,708	805,226	- 54,482	-6.3%
Interest Earnings	131,797	156,797	117,585	91,617	- 25,968	-22.1%
Other Revenue	173,487	210,290	156,637	111,155	- 45,482	-29.0%
<b>OPERATING INCOME</b>	<b>6,197,620</b>	<b>6,142,092</b>	<b>5,745,310</b>	<b>5,498,782</b>	<b>- 246,528</b>	<b>-4.3%</b>
<b>Expenses</b>						
Employee Costs	- 2,518,897	- 2,518,897	- 1,840,984	- 1,674,367	166,617	9.1%
Materials and Contracts	- 1,536,744	- 1,722,068	- 1,322,027	- 1,286,434	35,593	2.7%
Utility Charges	- 313,296	- 297,083	- 219,927	- 220,502	575	-0.3%
Depreciation on Non-Current Assets	- 1,378,259	- 1,563,291	- 1,172,358	- 1,166,040	6,318	0.5%
Interest Expenses	- 121,119	- 121,119	- 85,010	- 104,999	19,989	-23.5%
Insurance Expenses	- 208,937	- 209,933	- 209,916	- 196,068	13,848	6.6%
Other Expenditure	- 150,315	- 140,849	- 90,851	- 92,709	1,858	-2.0%
<b>OPERATING EXPENDITURE</b>	<b>- 6,227,566</b>	<b>- 6,573,241</b>	<b>- 4,941,073</b>	<b>- 4,741,119</b>	<b>199,954</b>	<b>4.0%</b>
<b>Net Result before Capital Income</b>	<b>- 29,946</b>	<b>- 431,150</b>	<b>804,237</b>	<b>757,663</b>	<b>- 46,574</b>	<b>-5.8%</b>
Non-Op. Grants, Subsidies and Contributions	762,767	3,556,217	2,986,092	1,955,342	- 1,030,750	-34.5%
Profit on Asset Disposals	-	-	-	-	-	-
Loss on Asset Disposals	-	-	-	45,444	- 45,444	-
<b>OTHER</b>	<b>762,767</b>	<b>3,556,217</b>	<b>2,986,092</b>	<b>1,909,897</b>	<b>- 1,076,195</b>	<b>-36.0%</b>
<b>NET RESULT</b>	<b>732,821</b>	<b>3,125,067</b>	<b>3,790,329</b>	<b>2,667,560</b>	<b>- 1,122,769</b>	<b>-29.6%</b>
<b>Other Comprehensive Income</b>						
Changes on Revaluation of Non-Current Assets	- 64,500	- 114,500	- 114,500	- 89,468	25,032	-
<b>Total Other Comprehensive Income</b>	<b>- 64,500</b>	<b>- 114,500</b>	<b>- 114,500</b>	<b>- 89,468</b>	<b>25,032</b>	<b>-</b>
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>668,321</b>	<b>3,010,567</b>	<b>3,675,829</b>	<b>2,578,092</b>	<b>- 1,097,737</b>	<b>-29.9%</b>

## Attachment 8.2.1A

SHIRE OF BODDINGTON STATEMENT OF COMPREHENSIVE INCOME BY PROGRAM For the period ended							31-Mar-17
	2016/17 Budget			Actual	Variance	% Variance	
	Approved	Current	YTD	YTD	YTD	YTD	
<b>Revenue</b>							
Governance	4,554,904	4,593,663	4,474,572	4,426,542	-	48,030	-1.1%
General Purpose Funding	71,905	89,329	65,989	62,526	-	3,463	-5.2%
Law, Order, Public Safety	291,921	200,829	171,586	155,443	-	16,143	-9.4%
Health	29,770	29,770	22,311	22,073	-	238	-1.1%
Education and Welfare	410,949	385,420	284,244	320,411	-	36,167	12.7%
Housing	20,073	20,073	15,039	19,238	-	4,199	27.9%
Community Amenities	286,608	289,868	272,659	263,346	-	9,313	-3.4%
Recreation and Culture	79,548	104,548	96,117	78,253	-	17,864	-18.6%
Transport	103,961	77,911	77,825	104,421	-	26,596	34.2%
Economic Services	268,758	271,458	205,559	23,283	-	182,276	-88.7%
Other Property and Services	79,225	79,225	59,409	23,246	-	36,163	-60.9%
	6,197,620	6,142,092	5,745,310	5,498,782	-	246,528	-4.3%
<b>Expenses excluding Finance Costs</b>							
Governance	40,376	42,741	3,422	26,157	22,735	-664.4%	
General Purpose Funding	2,638	25,390	19,035	15,424	3,611	19.0%	
Law, Order, Public Safety	515,359	565,990	423,673	416,371	7,302	1.7%	
Health	232,341	270,494	203,235	196,394	6,841	3.4%	
Education and Welfare	625,589	609,558	451,277	396,334	54,943	12.2%	
Housing	35,388	28,789	20,860	23,843	2,983	-14.3%	
Community Amenities	688,702	683,905	512,000	483,673	28,327	5.5%	
Recreation and Culture	1,194,104	1,394,993	1,047,404	943,691	103,713	9.9%	
Transport	2,520,350	2,394,756	1,791,166	1,771,576	19,590	1.1%	
Economic Services	425,782	558,077	414,540	556,223	141,683	-34.2%	
Other Property and Services	22,656	20,488	18,015	48,122	66,137	367.1%	
	6,106,447	6,452,122	4,856,063	4,681,564	174,499	3.6%	
<b>Finance Costs</b>							
Governance	40,510	40,510	20,254	27,883	7,629		
General Purpose Funding	-	-	-	-	-		
Law, Order, Public Safety	-	-	-	-	-		
Health	-	-	-	-	-		
Education and Welfare	11,067	11,067	11,066	12,253	1,187	-10.7%	
Housing	35,389	35,389	19,800	23,843	4,043	-20.4%	
Community Amenities	-	-	-	-	-		
Recreation and Culture	33,106	33,106	33,104	39,698	6,594	-19.9%	
Transport	1,048	1,048	786	1,323	537	-68.3%	
Economic Services	-	-	-	-	-		
Other Property and Services	-	-	-	-	-		
	121,119	121,119	85,010	104,999	19,989	-23.5%	
<b>Net Result before Capital Income</b>	29,946	431,150	804,237	712,218	52,040		
<b>Non Operating Grants, Subsidies and Contributions</b>							
Law, Order, Public Safety	-	518,500	518,500	126,252	392,248		
Education and Welfare	-	1,670,500	1,252,875	600,000	652,875		
Recreation and Culture	30,000	640,000	487,500	665,248	177,748		
Transport	732,767	677,217	677,217	533,582	143,635	-21.2%	
Economic Services	-	50,000	50,000	30,260	19,740		
Other Property and Services	-	-	-	-	-		
	762,767	3,556,217	2,986,092	1,955,342	1,030,750	-34.5%	
<b>Other Comprehensive Income</b>							
Changes on Revaluation of Non-Current Assets	64,500	114,500	114,500	89,468	25,032	21.9%	
<b>TOTAL COMPREHENSIVE INCOME</b>	668,321	3,010,567	3,675,829	2,578,092	1,097,737	-29.9%	



## Attachment 8.2.1A

SHIRE OF BODDINGTON RATE SETTING STATEMENT For the period ended							31-Mar-17
	Approved	2016/17 Budget Current	YTD	Actual YTD	Variance YTD	% Variance YTD	
<b>Revenue</b>							
Operating Grants, Subsidies and Contributions	736,081	628,861	504,475	408,464 -	96,011	-19.0%	
Fees and Charges	1,050,142	1,038,971	859,708	805,226 -	54,482	-6.3%	
Interest Earnings	131,797	156,797	117,585	91,617 -	25,968	-22.1%	
Other Revenue	173,487	210,290	156,637	111,155 -	45,482	-29.0%	
Profit from Asset Sales	-	-	-	-	-		
<b>Total Operating Revenue excluding Rates</b>	<b>2,091,507</b>	<b>2,034,919</b>	<b>1,638,405</b>	<b>1,416,463 -</b>	<b>221,943</b>	<b>-13.5%</b>	
<b>Expenses</b>							
Employee Costs	- 2,518,897 -	- 2,518,897 -	- 1,840,984 -	- 1,674,367	166,617	9.1%	
Materials and Contracts	- 1,536,744 -	- 1,722,068 -	- 1,322,027 -	- 1,286,434	35,593	2.7%	
Utility Charges	- 313,296 -	- 297,083 -	- 219,927 -	- 220,502 -	575	-0.3%	
Depreciation on Non-Current Assets	- 1,378,259 -	- 1,563,291 -	- 1,172,358 -	- 1,166,040	6,318	0.5%	
Interest Expenses	- 121,119 -	- 121,119 -	- 85,010 -	- 104,999 -	19,989	-23.5%	
Insurance Expenses	- 208,937 -	- 209,933 -	- 209,916 -	- 196,068	13,848	6.6%	
Loss on Asset Sales	-	-	-	- 45,444 -	45,444		
Other Expenditure	- 150,315 -	- 140,849 -	- 90,851 -	- 92,709 -	1,858	-2.0%	
<b>Operating Expenditure</b>	<b>- 6,227,566 -</b>	<b>- 6,573,241 -</b>	<b>- 4,941,073 -</b>	<b>- 4,786,563</b>	<b>154,510</b>	<b>3.1%</b>	
<b>Operating Result Excluding Rates Income</b>	<b>- 4,136,059 -</b>	<b>- 4,538,323 -</b>	<b>- 3,302,668 -</b>	<b>- 3,370,100 -</b>	<b>67,433</b>	<b>-2%</b>	
<b>Adjustments for Non-Cash Items</b>							
Depreciation	1,378,259	1,563,291	1,172,358	1,166,040 -	6,318	0.5%	
(Profit)/Loss on Asset Disposals	-	-	-	45,444	45,444		
Provisions & Accruals	-	-	-	-	-		
	1,378,259	1,563,291	1,172,358	1,211,484	39,126	-3.3%	
<b>Capital Income and Expenditure</b>							
Purchase of Capital Expenditure	- 1,913,105 -	- 8,603,590 -	- 6,979,314 -	- 4,834,944	2,144,370	30.7%	
Non-operating Grants & contributions	762,767	3,556,217	2,986,092	1,955,342 -	1,030,750	34.5%	
Proceeds from Asset Sales	384,000	334,000	300,000	270,815 -	29,185	9.7%	
	- 766,338 -	- 4,713,373 -	- 3,693,222 -	- 2,608,787	1,084,435	29.4%	
<b>Funding &amp; Reserve Items</b>							
Proceeds from New loans	-	-	-	-	-		
Repayment of Loan Principal	- 301,130 -	- 301,130 -	- 225,848 -	- 223,152	2,696	1.2%	
Self Supporting Loan Principal Income	-	-	-	-	-		
Transfers to Reserves	- 56,560 -	- 84,385	-	-	-		
Transfers from Reserves	-	4,159,483	4,159,483	4,027,662 -	131,821	3.2%	
	- 357,690	3,773,968	3,933,636	3,804,510 -	129,125	3.3%	
Estimated Surplus/(Deficit) July 1 B/Fd.	-	166,976	166,976	166,976	-		
Estimated Surplus/(Deficit) June 30 C/Fd.	228,312	359,712	2,383,984	3,286,402 -	902,418	37.9%	
<b>Amount required from General Rate</b>	<b>- 4,110,140 -</b>	<b>- 4,107,172 -</b>	<b>- 4,106,905 -</b>	<b>- 4,082,320 -</b>	<b>24,585</b>	<b>-0.6%</b>	

## Attachment 8.2.1A

SHIRE OF BODDINGTON STATEMENT OF FINANCIAL POSITION For the period ended		
	30-Jun-16 Prior Year	31-Mar-17 YTD Actual
<b>CURRENT ASSETS</b>		
Cash and Cash Equivalents	7,423,388	6,032,775
Equity Reserve Investments	-	-
Trade & Other Receivables	309,629	699,473
Inventories	2,044	2,044
<b>TOTAL CURRENT ASSETS</b>	<b>7,735,061</b>	<b>6,734,292</b>
<b>NON CURRENT ASSETS</b>		
Property Plant & Equipment	21,291,196	25,010,923
Land Held for Resale	272,539	272,539
Infrastructure	46,191,095	45,734,544
<b>TOTAL NON CURRENT ASSETS</b>	<b>67,754,830</b>	<b>71,018,006</b>
<b>TOTAL ASSETS</b>	<b>75,489,891</b>	<b>77,752,298</b>
<b>CURRENT LIABILITIES</b>		
Trade & Other Payables	259,841	169,967
Employee Provisions	314,224	292,740
Borrowings	301,130	77,980
Trusts	193,867	212,691
<b>TOTAL CURRENT LIABILITIES</b>	<b>1,069,062</b>	<b>753,378</b>
<b>NON CURRENT LIABILITIES</b>		
Trade & Other Payables - Specific	300,000	300,000
Borrowings	2,505,439	2,505,439
Employee Provisions	62,352	62,352
<b>TOTAL NON CURRENT LIABILITIES</b>	<b>2,867,791</b>	<b>2,867,790</b>
<b>TOTAL LIABILITIES</b>	<b>3,936,853</b>	<b>3,621,169</b>
<b>EQUITY</b>		
Retained Earnings	24,466,178	31,161,400
Reserves Cash Backed	6,800,153	2,772,491
Revaluation Reserve	40,286,707	40,197,238
<b>TOTAL EQUITY</b>	<b>71,553,038</b>	<b>74,131,129</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>75,489,891</b>	<b>77,752,298</b>

LOAN PRINCIPAL REPAYMENTS						
COA	Description	IE Summary	Inc/Exp Analysis Summary	Original Budget	Current Budget	YTD Budget
3042460	PRINCIPAL ON LOAN 105	71	Other Expenses	\$112,455.50	\$112,455.50	\$84,341.63
2113200	LOAN 106 - REC CENTRE	71	Other Expenses	\$0.00	\$0.00	\$0.00
3074200	PRINCIPAL LOAN 83	71	Other Expenses	\$9,367.50	\$9,367.50	\$7,025.63
3083000	PRINCIPAL ON LOAN 100	71	Other Expenses	\$12,997.00	\$12,997.00	\$9,747.75
3091402	PRINCIPAL ON LOAN 91	71	Other Expenses	\$0.00	\$0.00	\$0.00
3091460	PRINCIPAL ON LOAN 94	71	Other Expenses	\$11,107.00	\$11,107.00	\$8,330.25
3091470	PRINCIPAL ON LOAN 97	71	Other Expenses	\$11,264.00	\$11,264.00	\$8,448.00
3113046	PRINCIPAL - LOAN 103	71	Other Expenses	\$51,216.00	\$51,216.00	\$38,412.00
3113048	PRINCIPAL - LOAN 106 REC CENTRE	71	Other Expenses	\$54,025.00	\$54,025.00	\$40,518.75
3121100	PRINCIPAL LOAN 102	71	Other Expenses	\$38,698.00	\$38,698.00	\$29,023.50
TOTAL				\$301,130.00	\$301,130.00	\$225,847.50
						\$223,150.68

## NET CURRENT ASSET POSITION - RECONCILIATION

	2016/17 Budget	Actual
	Approved	YTD
NCA Items from Statement of Financial Activity		
Current Assets	3,156,683	3,368,767
Less: Current Liabilities	819,828	585,130
Add: Restricted Assets/Principal Repayment	2,108,543	2,423,925
Net Current Assets	228,312	359,712
REPRESENTED BY - (From Financial Position) Movement		
Net Current Assets	228,312	359,712
REPRESENTED BY - (From Rate Setting Statement) Movement		
Opening Surplus Position		166,976
Closing Surplus Position	228,312	359,712
Net Current Assets	228,312	359,712

SHIRE OF BODDINGTON  
Printed : at 1:13 PM on 5/04/2017

SHIRE OF BODDINGTON						
CAPITAL EXPENDITURE BY ASSET CLASS						
For the period ended						
OA	Description	Asset Type	Original Budget	Current Budget	YTD Budget	YTD Actual
3042202	EXISTING BUILDINGS 16/17	Land & Buildings	104,641	91,651	68,751	59,121
3082090	AGED CARE COMPLEX	Land & Buildings	-	1,670,500	620,500	108,794
3113200	RECREATION CENTRE	Land & Buildings	-	4,358,039	4,200,000	3,737,200
3135202	LAND PURCHASE	Land & Buildings	300,000	300,000	-	1,000
3132008	VISITOR CENTRE	Land & Buildings	-	211,986	211,986	181,828
		Land & Buildings Total	404,641	6,632,176	5,101,237	4,087,944
3102201	NEW REFUSE SITE	Other Infrastructure	31,000	31,000	23,247	14,319
3105050	OVALS PARKS & CEMETERIES	Other Infrastructure	83,713	83,713	62,784	2,957
3112213	SWIMMING POOL - INFRASTRUCTURE	Other Infrastructure	-	-	-	15,000
3053025	INFRASTRUCTURE OTHER	Other Infrastructure	41,856	41,856	31,392	-
		Other Infrastructure Total	156,569	156,569	117,423	32,275
3042209	COMPUTER EQUIPMENT	Plant & Equip	62,785	62,785	62,785	41,871
3042208	OFFICE EQUIPMENT	Plant & Equip	20,928	20,928	20,928	-
3051220	Fire Tender Boddington	Plant & Equip	-	518,500	518,500	126,252
3123466	PNEUMATIC TYRED ROLLER	Plant & Equip	162,237	162,237	162,237	150,500
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	28,621	19,900
3139302	MINOR CAPITAL ITEMS	Plant & Equip	40,000	40,000	29,997	-
		Plant & Equip Total	322,344	840,844	830,841	367,533
3121086	Main Roads Bridge Program	Roads Infrastructure	42,500	42,500	42,500	18,000
3121090	ROADS TO RECOVERY	Roads Infrastructure	302,582	302,582	302,582	36,640
3121705	MAIN STREET UPGRADE	Roads Infrastructure	132,563	132,563	88,376	-
3121700	COMMODITY GRANT CAPITAL EXPENSE	Roads Infrastructure	55,550	-	-	-
3121800	ROAD CONST. - RRG	Roads Infrastructure	454,500	454,500	454,500	292,552
3121803	FOOTPATHS	Roads Infrastructure	41,856	41,856	41,855	-
		Roads Infrastructure Total	1,029,551	974,001	929,813	347,192
		Grand Total	1,913,105	8,603,590	6,979,314	4,834,944
			31-Mar-17			

106 7

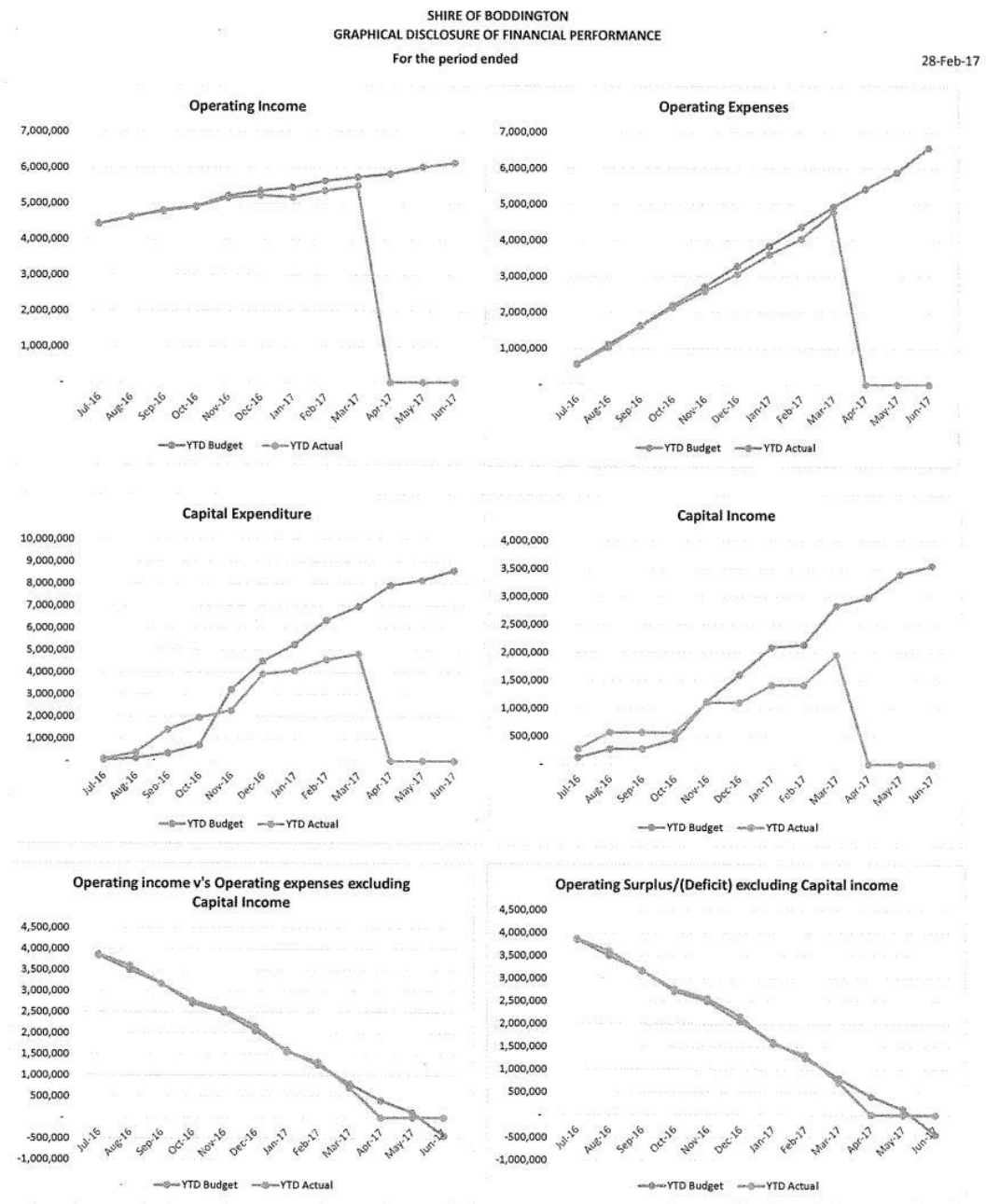
5/04/2017Financials Format Mar 2017Capital Expendit

# Attachment 8.2.1A

CAPITAL EXPENDITURE - EXISTING BUILDINGS - By JOBS					31-Mar-17
Job	Description	Original Budget	Current Budget	YTD Budget	YTD Actual
BAC1999	Bannister Road Shire Office - Capital	2,100	2,100	1,575	-
BCC1028	Pollard Street Child Care Centre - Capital	8,700	8,700	6,525	4,700
BCC1029	Johnstone Street Community Newspaper - Capital	4,650	4,650	3,492	4,219
BCC1999	Bannister Road - Caravan Park Caretaker Residence - Capital	3,900	3,900	2,925	4,070
BDC1015	Farmer Ave - Depot Lunch Room - Capital	600	600	450	-
BEC1029	Johnstone Street Emergency Services Shed - Capital	-	-	-	173
BFC1039	Wurraming Ave - Foreshore Toilet Block - Capital	2,100	2,100	1,575	-
BIC1024	Hotham Street Ic Unit 1 - Capital	1,331	1,331	999	-
BIC2024	Hotham Street Ic Unit 2 - Capital	1,331	1,331	999	-
BIC3024	Hotham Street Ic Unit 3 - Capital	1,331	1,331	999	-
BIC4024	Hotham Street Ic Unit 4 - Capital	1,332	1,332	999	-
BMC1024	Hotham Street Medical Centre - Capital	1,500	1,500	1,125	-
BOC1025	Forrest Street Old School - Main Classroom - Capital	1,500	1,500	1,125	-
BOC4025	Forrest Street Old School Toilets - Capital	16,000	16,000	11,997	-
BPC1999	Bannister Road Public Toilets - Capital	900	900	675	-
BRC1025	Forrest Street Retirement Unit 1 - Capital	225	225	171	-
BRC2025	Forrest Street Retirement Unit 2 - Capital	225	225	171	-
BRC3025	Forrest Street Retirement Unit 3 - Capital	225	225	171	-
BRC4025	Forrest Street Retirement Unit 4 - Capital	225	225	171	-
BSC1027	Hill Street 34 (Staff Housing) - Capital	1,370	1,370	1,026	1,944
BSC1028	Pollard Street Swimming Pool Ablutions - Capital	900	900	675	8,645
BSC1029	Johnstone Street 25 (Staff Housing) - Capital	12,990	-	-	-
BSC1045	Pecan Place 3 (Staff Housing) - Capital	900	900	675	4,390
BSC1050	Prussian Way 20 (Staff Housing) - Capital	4,300	4,300	3,222	3,911
BSC1054	Blue Gum Close 15 (Staff Housing) - Capital	3,900	3,900	2,925	-
BSC1063	Club Drive Sporting Complex - Capital	1,500	1,500	1,125	-
BSC2029	Johnstone Street 46 (Staff Housing) - Capital	900	900	675	1,540
BSC2054	Blue Gum Close 16 (Staff Housing) - Capital	7,300	7,300	5,472	3,850
BSC3028	Pollard Street Swimming Pool Kiosk/Pump Room - Capital	4,675	4,675	3,510	4,250
BTC1029	Johnstone Street Town Hall - Capital	16,200	16,200	12,150	17,430
BWC1013	Robins Road Waste Site Office - Capital	600	600	450	-
BYC1999	Bannister Road Youth Centre - Capital	931	931	702	-
<b>TOTAL EXISTING BUILDINGS</b>		<b>\$104,641</b>	<b>\$91,651</b>	<b>\$68,751</b>	<b>\$59,121</b>
REPRESENTED BY:					
COA					
<b>3042202 EXISTING BUILDINGS 16/17</b>		<b>104,641</b>	<b>91,651</b>	<b>68,751</b>	<b>59,121</b>



## Attachment 8.2.1A



7/04/20175:\Corporate Services\Manager Finance\Financial Reports\Council\2016-17\09 March 2017\Data for Graphs

## 8.2.2 List of Payments – 31 March 2017

Disclosure of Interest: Nil  
Date: 7 April 2017  
Author: J Rendell  
Attachments: 8.2.2A List of Payments **CONFIDENTIAL**

### 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 March 2017 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

50/17

Moved: Cr Collins

That Council adopts the list of payments for the period ending 31 March 2017; at Attachment 8.2.2A.

Seconded:

Cr Smart

Carried: 7/0

### 8.2.3 Revised Statutory Budget 2016/17

File Ref. No: ADM0314  
Disclosure of Interest: Nil  
Date: 8 March 2017  
Author: James Rendell Manager Financial Services  
Attachments: 8.2.3A Summary of Financial Activity  
8.2.3B Revised Statutory Budget end June 2017

#### Summary

This report presents, pursuant to Regulation 33A of the Local Government (*Financial Management*) Regulations, the Review of the 2015/16 Annual Budget based on actuals and commitments for the first 7 months of the year, and forecasts for the remainder of the financial year:

This report recommends that the report titled *Review of Budget for the period ended 30<sup>th</sup> June 2017* together with any recommendations contained therein, be adopted.

#### Background

A budget review was undertaken during February based on financial performance up to 31<sup>st</sup> January 2017 and the financial position as at that date. The review is a comparison of adopted budget, current budget and the annual forecast for the whole 2016/17 financial year. The forecasts are made based on the financial results as at 31<sup>st</sup> January 2017 and are a combined effort by the SoB - Executive Management Team (EMT). All comparatives and changes in this summary are against the revised budget undertaken in October 2016 and not the adopted budget. A separate report "Boddington Shire Council Revised Budget 2016/17" has been provided to disclose changes from the adopted budget, this report will also be sent to the Department as required within the Act.

#### Comment

Regulation 33A(2A) of the Financial Management Regulations requires every local government to address the following items, as part of the mandatory annual budget review:

1. consider the local government's financial performance in the period beginning on 1<sup>st</sup> July and ending no earlier than 31<sup>st</sup> December in that financial year and no later than 31<sup>st</sup> March in that financial year;
2. consider the Local Government's financial position as at the date of the review; and
3. review the outcomes for the end of that financial year that are forecast in the budget.

The above three requirements are discussed, below:

1. Financial performance for the period from 1<sup>st</sup> July 2016 to 31<sup>st</sup> January 2017 has been submitted monthly to Council meetings in the form of a:
  - Summary of Financial Activity
  - Statement of Comprehensive Income (by nature/type)
  - Statement of Rate setting
  - Capital Expenditure report.

Council has therefore considered the financial performance for the 7 months to 31<sup>st</sup> January 2017 and adopted those accounts as reflecting the Shire's performance for that period. Therefore, it is considered that the requirement (a) of the Regulation 33A relating to the

consideration of the financial performance during the relevant period has been complied with.

2. Financial position as at 31<sup>st</sup> January 2017:

The monthly management accounts, referred to in (a) above contained a Balance Sheet providing information on the Shire's financial position as at the relevant date. Therefore, it is considered that the requirement (b) of the Regulation 33A relating to the consideration of the financial position as at the date of the review has also been complied with.

3. Outcome of the Budget Review

Prudent implementation of the budget by management as well as Regulatory requirements dictate the need for a formalised, management review of the progress, at least half way through the year.

Attached to this report, is the Review of Budget for the period ended 30 June 2017.

The report has been prepared from estimates provided by the Senior Executive Management Team having regard to likely carry forward works, including associated incomes, and significant "unders and overs." The report's focus is the financial position of the Shire in a governance context. Councillors with specific information needs about particular costs or incomes are welcome to approach the CEO separately about these matters at any time.

Strategic Implications

"Good governance and strategic leadership," coupled with "effective and efficient corporate and administrative services," are the Council's identified Strategic Plan Framework outcomes required.

Statutory Environment

Regulation 33A of the Local Government Financial Management Regulations states:

1. *Between 1<sup>st</sup> January and 31<sup>st</sup> March in each financial year a local government is to carry out a review of its annual budget for that year.*
  - (2A) *The review of an annual budget for a financial year must (a) consider the local government's financial performance in the period beginning on 1<sup>st</sup> July and ending no earlier the 31<sup>st</sup> December in that financial year; and*
    - (b) *consider the local government's financial position as at the date of the review; and*
    - (c) *review the outcomes for the end of that financial year that are forecast in the budget.*
2. *Within 30 days after a review of the annual budget of a local government is carried out it is to be submitted to the Council.*
3. *A Council is to consider a review submitted to it and is to determine\* whether or not to adopt the review, any parts of the review or any recommendations made in the review.*

*\*Absolute majority required*
4. *Within 30 days after a Council has made a determination, a copy of the review and determination is to be provided to the Department.*

Policy Implications - Nil.



### Financial Implications

The 2016/17 Review of Budget is presented as an attachment in this report, showing a better off unrestricted (free) cash position of \$127k compared to adopted budget and a minor decrease of \$5k against the previous revised budget.

Economic Implications - Nil

Social Implications - Nil

Environmental Considerations - Nil

Consultation - Executive Management Team

Voting Requirements – Absolute Majority

### OFFICER'S RECOMMENDATION – ITEM 8.2.3

COUNCIL RESOLUTION

51 /17

Moved: Cr Collins

That Council adopt the Revised 2016/17 Budget as endorsed by the Audit Committee on 4<sup>th</sup> April 2017, for the period ended 30<sup>th</sup> June 2017 for submission to the Department Of Local Government and Communities within 30 days of Council adoption.

Seconded:

Cr Glynn

Carried: 7/0

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

8.3.1

Nil.

### 8.4 MANAGER WORKS & SERVICES:

8.4.1

Nil.

## 8.5 DIRECTOR CORPORATE & COMMUNITY SERVICES:

### 8.5.1 LOAF – Boddington Wearable Arts Group (BWAG)

Applicant:	Boddington Arts Council (BAC)
File Ref. No:	ADM
Disclosure of Interest:	Nil
Date:	20/04/2017
Author:	Grant Bartle
Attachments:	Nil

#### Summary

The BAC have applied for LOAF on behalf of the BWAG to seriously launch into wearable arts taking off in Boddington. The total project cost has been estimated at \$10,352.00 and the BAC have requested \$1,500.00 contribution from the LOAF program.

The strategic objectives of the program are to provide opportunities for local Boddington community members of all ages to develop and participate in an alternative arts activity.

#### Background

The BAC was launched in 1983 with groups doing pottery, ceramics and sewing.

Today the centre runs groups in patchwork, sewing, embroidery, machine embroidery, ceramics, mosaics, leadlight, knitting and crochet.

The Field of Quilts event has evolved from humble beginnings to the well-known and highly regarded leader in its field with significant visitation in September annually.

Now the BAC wish to offer further opportunities for people to express their flare through the introduction and promotion of "Wearable Art."

Through local advertising in the community and responses received, the group were able to provide a workshop and engage a tutor (\$600.00). This then extended the need for special equipment and materials to be purchased, mannequin hire costs and the like in the order of \$1,417.

From this workshop, 9 entries have resulted from Boddington in the Common Threads Wearable Arts project 2017 organised by the Stretch Arts Festival Mandurah. 2 Adults and 1 Junior have successfully moved through to the final, with announcements at a formal function and stage show of outfits on June 2017.

BAC have further committed the entry fees for the participants as well as attendance fees for the award presentation in the sum of \$815. In addition to this, and to promote this new venture, the BAC have arranged a bus to take 35 keenly interested locals to the showcase event on the 11 June 2017 at a cost of \$1,000.00.

Entry fees for the 11 July show case for the 35 amounts to \$900.00.

In kind costs include welding of frames by the Boddington Men's Shed (\$100.00), accommodation and meals for the workshop tutor (\$120.00) and approximately 270 hours

Criteria met	1. Strongly supports the strategic and community development plan for the Shire <ul style="list-style-type: none"> <li>• support community initiated and owned projects</li> <li>• support community events and activities</li> <li>• develop new recreation and leisure opportunities, and</li> <li>• work in partnership with community groups.</li> </ul>
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 met	6. No previous funding request.
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.

labour at \$20.00 per hour wearable art construction (\$5,400.00).

#### Comment

The BAC should be commended and encouraged in undertaking this new arts venture for and on behalf of our community members. This venture has the opportunity to be every bit as successful as the Field of Quilts. Maximum support to assist this venture through its infancy is sought.

The Shire of Boddington will be acknowledged for their contribution via promotional material, face book, Bodd News and verbally on the event night/s. Some of this has already occurred with the finalists Boddington address having been acknowledged in print.

#### SELECTION CRITERIA

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

<b>high recommendation</b>	meets a minimum of 7 of the 8 selection criteria	100% of funds requested are allocated
<b>medium/high recommendation</b>	meets a minimum of 6 of the 8 selection criteria	75% of funds requested are allocated
<b>medium recommendation</b>	meets a minimum of 5 of the 8 selection criteria	50% of funds requested are allocated
<b>not recommended</b>	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.

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 \$1,500.00 contributed by Council. The application falls within Policy guidelines. 7 out of 8 selection criteria's have been satisfied.

### Financial Implications

Funding will be provided via the LOAF program, BAC funds and in-kind labour and any resultant shortfall for entry fees on 11 June 2017 by attendees.

Economic Implications - Nil

### Social Implications

The social benefits of this project support the Shire's strategic vision of inclusion.

Environmental Considerations – Nil

### Consultation

BAC – Eugene Smalberger & Dawn Newman

### Options

Council may;

1. Approve the funding of \$1,500.00;
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
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COUNCIL RESOLUTION

52/17

Moved: Cr Collins

It is recommended that \$1,500.00 Loaf funding be approved for the Boddington Wearable Arts Group's new venture into "wearable art."

Seconded:

Cr Manez

Carried: 7/0



## 8.6 CHIEF EXECUTIVE OFFICER:

### 8.6.1 Action Sheet

Disclosure of Interest: Nil  
Date: 10 April  
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
14/3/17	37/17	Steve Thompson	Modifications to Local Planning Policy No. 1- Sea Containers: submitted for final adoption	15/3/17	Placed on website.
14/3/17	38/17	Steve Thompson	Modifications to Local Planning Policy No 18 – Cut, Fill and Retaining Walls: submitted for final adoption	15/3/17	Placed on website.
14/3/17	42/17	Grant Bartle	Compliance Audit Return	15/3/2017	Lodged DLGC
14/3/17	43/17	Chris Littlemore	Newmont CRG – Community Reference Group	16/3/17	Letter sent to Newmont confirming nominations.
14/3/17	45/17	Chris Littlemore	Boddington Football Oval Lighting Upgrade	16/3/17	Grant application sent to Dept Sport and Recreation
14/3/17	46/17	Chris Littlemore	Ranford Pool Improvement Works	15/3/2017	PHCC advised

For information only.

8.6.2	Actions Performed Under Delegated Authority For The Months Of January and February and March 2017
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File Ref. No:	ADM0686
Disclosure of Interest:	Nil
Date:	12 April 2017
Author:	Chief Executive Officer
Attachments:	Nil

### Summary

To report back to Council actions performed under delegated authority for the months of January, February and March 2017

### 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 the months of January, February and March 2017.

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 **January, February and March 2017** and are submitted to Council for information.

Common Seal	
Date Affixed	Documentation
22/3/2017	Grant of Easement Lot 9501 River Road & Mitchell Crescent, Ranford (Golden Hills): Argil Pty Ltd
03/04/2017	Offer and Acceptance Truck Parking Bay purchase from South32
13/4/2017	Form N1 Notification under Section 70A Lot 1 & 2 Deposited Plan 406317

Steve Thompson – Consultant Planner			
Development Approvals - JANUARY , FEBRUARY & MARCH			
Application No.	Applicant	Lot & Street	Type of Approval
A1681	Mark Johnston	Lot 1183 Chalkbrook Road	Gravel pit (industry-extractive) for use only on Lot 1183 Chalkbrook Road
Land Administration - JANUARY , FEBRUARY & MARCH			
Application No.	Applicant	Lot & Street	Action
150292	Department of Lands	Lot 307 River Road	Advised the Shire seeks the power to licence Lot 307 for up to 10 years.
Subdivision Applications - JANUARY , FEBRUARY & MARCH			
Nil			

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 8.6.2
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COUNCIL RESOLUTION

53/17

Moved: Cr Glynn

That Council accept the report outlining the actions performed under delegated authority for the months of January, February and March 2017.

Seconded:

Cr Collins

Carried: 7/0

### 8.6.3 Support for Main Roads Land Acquisition

File Ref. No: ADM 0055  
Disclosure of Interest: Nil  
Date: 14 February 2017  
Author: C Littlemore

#### Summary

Council is to consider Main Roads request for support of land acquisition proposal.

#### Background

Council has received advice that Main Roads intends to widen the Pinjarra Williams Road to include passing lanes over the next five years. They have discovered that part of the pavement is not within the road alignment. To correct this, some road reserve will be formally closed and some state forest will be excised for road purposes.

#### Comment

To satisfy their statutory requirements Main Roads have requested that Council resolved to support the future dedication of the land being acquired for road purposes and the proposed road closure.

The section of the Pinjarra Williams Road is from SLK 24 to SLK 67. This is the 33km section east of Dwellingup, starting at approximately where the speed limit increases to 60km/h at Dwellingup. Should any Councillors wish to see the plans for the proposed road realignment (which will not reproduce well in the agenda), they will be available from 4:00pm 13 April 2017, as well as prior to the meeting for perusal.

Statutory Environment - Nil

Consultation – Nil

Policy Implications – Nil

Financial Implications – Nil

Economic Implications - Nil

Social Implications - Nil

Environmental Considerations - Nil

Strategic Implications - Nil

#### Options

Council can resolve to:

1. adopt the recommendation/s;
2. adopt the recommendation/s with further amendments; or
3. not accept the recommendation/s, giving reasons.

#### Voting Requirement

Simple Majority

## OFFICER'S RECOMMENDATION – ITEM 8.6.3

COUNCIL RESOLUTION      54/17

Moved: Cr Hoek

That Council resolve to support Main Roads' application for the closure of road reserve and the excision of State Forest on the Pinjarra Williams Road from SLK 24 to SLK 67.

Seconded:                      Cr Glynn

Carried: 7/0

## 8.6.4      Boddington Sport and Recreation Centre Fees

File Ref. No:                      ADM0778  
Disclosure of Interest:        Nil  
Date:                                17 May 2017  
Author:                             CEO  
Attachment:                      8.6.4A Fee structure for current sporting groups.

### Summary

Council is to consider setting fees for the Boddington Sport and Recreation Centre (BSRC).

### Background

Council has formed a formal Boddington Sport and Recreation Centre Advisory Committee (BSRCAC).

The Committee has been tasked to promote and identify opportunities for development and enhancement of the Recreation Centre facilities, including policy on usage and fees for use by sporting groups and recreational users.

### Comment

This committee has met on two occasions and has made a number of recommendations, including not increasing the current lease fees for sporting groups.

The committee recommended that the fees be set as follows for Boddington Rec Centre with the additional recommendation that Council not accede to requests for fee reductions or exemptions during the first year of operations:

Facility		Private
Function room	day 8-5pm	\$120
	24-hour period	\$250
	Per hour	\$30
Kitchen	24 hour period	\$75
Kitchen and function room	24 hour period	\$300
Stadium single court	Per hour	\$20
Stadium two courts	Per hour	\$30

The committee also has made a number of other recommendations:



That furniture purchased for the Centre not be allowed to be moved to other venues on account of the increased wear from each move.

Council that the membership of the Sport and Recreation Advisory Committee be extended to the Boddington Tennis Club and they be invited to nominate a member.

Council that the membership of the Sport and Recreation Advisory Committee be extended to the Boddington Junior Basketball and they be invited to nominate a member.

While the BSRCA committee has made a number of recommendations it is the Council's responsibility to consider whether or not to implement all or parts of the recommendations.

For example, the Council may consider that there should be a modest increase in the user group fees for 2017/18 of say 5% in line with the long term financial plan. In addition where a casual hirer proposes the service of alcohol, there is normally a higher charge out rate.

The officer recommendation is therefore slightly different to that which was proposed by the BSRCA committee.

Strategic Implications – Nil

Statutory Environment -

Local Government Act 1996

6.19. Local government to give notice of fees and charges.

If a local government wishes to impose any fees or charges under this Subdivision after the annual budget has been adopted it must, before introducing the fees or charges, give local public notice of –

(a) its intention to do so; and

(b) the date from which it is proposed the fees or charges will be imposed.

Policy Implications - Nil.

Financial Implications – While there will be extra costs involved in operating the new facility it is difficult to estimate those costs without some historical data.

Economic Implications - Nil

Social Implications - Nil

Environmental Considerations – Nil

Consultation – Members of the Boddington Sport & Recreation Centre Advisory Committee

Options

Council can resolve to:

1. adopt the recommendations;
2. adopt the recommendations with further amendments; or
3. not accept the recommendations, giving reasons.

Voting Requirements - Simple Majority

COUNCIL RESOLUTION

55/17

Moved: Cr Manez

That Council resolves:

1. To set the fees for the casual use of the Boddington Sport And Recreation Centre from 1 March 2017 as follows

Facility		Private	With alcohol
Function room	<b>day 8-5pm</b>	\$120	\$150
	24-hour period	\$250	\$280
	Per hour	\$30	\$35
Kitchen	24 hour period	\$75	N/A
Kitchen and function room	24 hour period	\$300	\$330
Stadium single court	Per hour	\$20	N/A
Stadium two courts	Per hour	\$30	N/A

2. That furniture purchased for the Centre not be allowed to be moved to other venues;
3. That the membership of the Boddington Sport and Recreation Centre Advisory Committee be extended to the Boddington Tennis Club and Boddington Junior Basketball;
4. That Wendy Batt representing the Boddington Tennis Club and Tony Carlyon on representing the Boddington Junior Basketball Club be appointed as delegates to the Boddington Sport and Recreation Centre Advisory Committee; and this
5. That Council do not accede to requests for fee reductions or exemptions prior to 28 February 2018;

Seconded:

Cr Glynn

Carried: 7/0

## Attachment 8.6.4A

Sporting Club Leases		
G/L	2016-2017	
	Boddington Badminton Club – includes junior	\$291
	Boddington Cricket Club – includes junior	\$446
	Boddington Football Club – includes junior	\$4,120
	Boddington Netball Club - includes junior	\$1,030
	Boddington Riding Club - includes junior	\$263
	Boddington Tennis Club - includes junior	\$1,030
	Boddington Soccer Club	\$114
	Boddington Junior Basketball	\$114
	Introductory Sports Initial Fee	\$83

## 8.6.5 Community Engagement Policy

File Ref. No: ADM 0104  
Disclosure of Interest: Nil  
Date: April 2017  
Author: Chris Littlemore  
Attachment: 8.6.5A Community Engagement Policy

### Summary

**Council is to consider adopting a Community Engagement Policy.**

### Background

Council has the opportunity to consider new policies at any time during the year.

### Comment

In line with the review of the Community Strategic Plan, Council should consider a Community Engagement Policy. Such a policy provides the public with a statement of intent about the rationale behind and the reasons for community engagement.

### Strategic Implications

appropriate policy is a cornerstone of good governance, providing the public, staff and Councillors with guidance on certain aspects of Council's strategy.

### Statutory Environment

Local Councils in Western Australia are legally required to conduct public consultation through a prescribed process on a range of specific matters.

Policy Implications - As described above

Financial Implications – Nil.

Economic Implications – Nil.

### Social Implications

The policy has distinct benefits in promoting transparent local government process.

Environmental Considerations – Nil

Consultation - Nil

### Options

Council can resolve to:

1. adopt the Officer's Recommendation;
2. amend the Officer's Recommendation (giving reasons); or
3. not adopt the Officer's Recommendation (giving reasons),

Voting Requirements - Simple Majority

## OFFICER'S RECOMMENDATION – ITEM 8.6.5A

COUNCIL RESOLUTION 56/17

Moved: Cr Glynn

That Council adopt the Community Engagement Policy at attachment 8.6.5A

Seconded: Cr Smart

Carried: 5/2

## COMMUNITY ENGAGEMENT

### Policy Statement:

It is Council's Policy to encourage community confidence, demonstrate good governance by engaging effectively with the community to strengthen relationships, build community capacity as well as facilitate transparent decision making.

### Guidelines:

Council will work with the community to identify the most appropriate engagement methods, working to continually improve relationships and outcomes when:

- Developing policies, strategies and plans that could directly or indirectly impact on community;
- Changing services and/or service levels;
- Impacting community health and well-being;
- Impacting on the social, economic, natural or built environment; or
- Meeting statutory and/or compliance requirements.

Community engagement underpins the development of the Integrated Planning Framework and ensures that community needs and aspirations are considered in developing and implementing Council's strategic directions and priorities.

The Community Engagement Policy should be applied whenever;

- any new program, project and initiative; or
- any change in service, activity or infrastructure; or
- any review is considered.

Community involvement techniques will vary depending on who is being involved and the nature and complexity of the issue. Available resources will also determine the type of techniques that can be utilised i.e. the timeframe available, the funds available and the staff resource capacity.

### Objectives:

- Provide the public with a clear understanding of Council's commitment to community and stakeholder engagement;
- Ensure that the Shire and Council are informed of key community interests;
- Help key stakeholders understand the range of perspectives and viewpoints amongst members;
- Provide a forum for dialogue in a constructive and informed manner;
- raise awareness of Council decisions and community aspirations surrounding programs projects and initiatives;
- Provide key stakeholders with an opportunity to be more actively involved in the decision-making process; and
- Allow for informed decision making to collectively achieve an improved quality of life for all the Shire of Boddington.

Cr S Manez declared an Impartiality Interest in Item 8.6.6, as her son, Sam Manez is a nominee to the Community Advisory Group.

## 8.6.6 Formation of a 2017 Community Advisory Group

File Ref. No:  
Disclosure of Interest: Nil  
Date: 17 May 2017  
Author: Chris Littlemore  
Attachments: 8.6.6A Community Advisory Group Terms of Reference

### Summary

**Council is to consider formation of a 2017 Community Advisory Group.**

### Background

Councillors provided guidance at the Information Session meeting on 4 April, 2017, that such a group could comprise two Councillors, 13 community members and senior staff. Administration support will need to be provided by a member of staff.

### Comment

Community Engagement is an open and transparent communication with the community to provide relevant information and the opportunity for feedback. Where the Community is broadly defined as any ratepayer, resident, landowner or other person or body, either singularly, jointly or severally, having an economic or personal interest in any land, development, proposal or issue which affects, or potentially impacts, upon the physical, economic, social or environmental fabric of the Shire of Boddington.

The Community Strategic Plan created in 2013 engaged the community with a series of workshops. It is now time for a major review of the Community Strategic Plan and re-engaging with the community will form an important part of this review.

There are different forms that Community Engagement can take and the Shire of Boddington believes that the Community Advisory Group model would be one to aspire to.

A Community Advisory Group can be utilised to:-

- Ensure that the Shire and Council are informed of key community interests
- Help key stakeholders understand the range of perspectives and viewpoints amongst members
- Provide a forum for dialogue in a constructive and informed manner.
- Provide key stakeholders with an opportunity to be more actively involved in the decision-making process.

Community Advisory Group Terms of Reference have been developed to clearly outline the objectives, roles and responsibilities of the Group. A Community Advisory Group is NOT a decision-making body, but it acts as a conduit, moving issues and opinions between the community, the Council and the Shire. A Community Advisory Group is NOT intended to be a substitute for broader public participation; and, where appropriate, broader community engagement will be undertaken.



To meet with the Shire's current obligations to review and update the Community Strategic Plan, it is proposed that:

- Individuals are approached to act as advocates for each of these groupings.
- The Shire President and one other elected member, plus senior representatives of Shire staff, meet with these individual advocates, to discuss their particular grouping's issues. A one hour meeting with each advocate would be proposed, with information regarding the purpose and nature of the meeting circulated beforehand.

The Boddington community is made up of a diverse range of interested stakeholder groupings and for the purposes of this engagement, the following stakeholder grouping are suggested.

Agricultural Sector
Youth 10 -25
Families with young children
Racial, Ethnic and Cultural groups
Clubs, Associations, Community and Voluntary Groups
Seniors, Vulnerable and those with Disabilities
Businesses
Indigenous
Arts & Culture
Sports
Bauxite Mining
Gold Mining
Recycling and Recovery

Outcomes from these meetings will be used to determine what actions the Council and Shire might take in addressing the Community Strategic Plan goals of:

1. A strong, healthy and safe community.
2. A clean, green and sustainable environment.
3. A built environment and infrastructure that supports a growing community.
4. A thriving and diverse economy.
5. Good governance and an effective organisation.

These actions would be documented in the revised Strategic Community Plan and reported on at the next Community Strategic Plan review.

Strategic Implications – Nil

Statutory Environment

Local Government Act 1995.

Local Councils in Western Australia are legally required to conduct public consultation through a prescribed process on a range of specific matters.

Policy Implications – This is consistent with Council's Community Engagement Policy.

Financial Implications - Nil.  
Economic Implications - Nil  
Social Implications - Nil  
Environmental Considerations – Nil

### Consultation

Councillors  
Public nominations called for group membership

### Options

Council can resolve to:

1. adopt the recommendation;
2. adopt the recommendations with further amendments; or
3. not accept the recommendations, giving reasons.

Voting Requirements - Simple Majority

OFFICER'S RECOMMENDATION – ITEM 8.6.6
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COUNCIL RESOLUTION

57/17

Moved: Cr Smart

That Council resolves:

1. To form a 2017 Community Advisory Group to advise Council on the 2017 Community Strategic Plan.
2. To nominate the President and Councillor Hoek, Cr Smart and Cr Glynn to assist with the consultation process.
3. To accept the following stakeholder groups and nominees.

Agricultural Sector	Brad Hardie
Youth 10 -25	Sam Manez
Families with young children	Kate Barr
Racial, Ethnic and Cultural groups	Preethi Raju
Clubs, Associations, Community and Voluntary Groups	Graeme Reynolds
Seniors, Vulnerable and those with Disabilities	Dawn Newman
Businesses	Jeff Hewton
Indigenous	Errol Thorne
Arts & Culture	Eugene Smalberger
Sports	Heather Salmeri
Bauxite Mining	Louise Dell
Gold Mining	Craig Turley
Recycling and Recovery	Craig Barker
Environment & Biodiversity	Mel Durack

4. To adopt the 2017 Community Advisory Group Terms of Reference in attachment 8.6.6A.

Seconded:

Cr Glynn

Carried: 7/0

## Community Advisory Group Terms of Reference

The Community Strategic Plan created in 2013 engaged the community with a series of workshops. It is now time for a major review of the Community Strategic Plan and re-engaging with the community will form an important part of this review.

There are different forms that community engagement can take and the Shire of Boddington believes that the Community Advisory Group model is appropriate for this consultation.

A Community Advisory Group is NOT a decision-making body, but it acts as a conduit, moving issues and opinions between the community, the Council and the Shire.

To meet with the Shire's current obligations to review and update the Community Strategic Plan the following stakeholder groups will be consulted individually to seek their input.

Agricultural Sector	Bauxite Mining
Youth 10 -25	Gold Mining
Families with young children	Local Business
Racial, Ethnic and Cultural groups	Indigenous
Clubs, Associations, Community and Voluntary Groups	Arts & Culture
Seniors, Vulnerable and those with Disabilities	Sports
Recycling and Recovery	

The Shire President and one other elected member, plus senior representatives of Shire staff will meet with these individual advocates, to discuss their particular group's issues.

Outcomes from these meetings, can be used to determine what actions the Council and Shire might take in addressing the Community Strategic Plan goals of:

1. A strong, healthy and safe community.
2. A clean, green and sustainable environment.
3. A built environment and infrastructure that supports a growing community.
4. A thriving and diverse economy.
5. Good governance and an effective organisation.

The broader community will be asked to consider and comment on the revised Community Strategic Plan before it is adopted by Council.

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

Nil.

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

Nil.

11. CONFIDENTIAL ITEM:

Nil.

12. CLOSURE OF MEETING:

Shire President, John Allert, declared the meeting closed at 5:46pm.

These minutes were confirmed by the Council as a true and accurate record at the Ordinary Council Meeting on 16 May 2017.

.....  
J R ALLERT  
(President)