



*'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 17<sup>th</sup> APRIL 2018

Council Chambers  
39 Bannister Rd, Boddington

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# Minutes

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## 1. DECLARATION OF OPENING:

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

"I would like to acknowledge the traditional custodians of the land, the Nyoongar People, and pay my respects to Elders, past and present'.

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

### 2.1.1 Attendance

Cr M. Glynn	Shire President
Cr J Hoffman	
Cr S Manez	
Cr W McGrath	
Cr R McSwain	
Cr G Ventris	

Mr C Littlemore	Chief Executive Officer
Mr G Stanley	Director of Corporate & Community Services
Mr J Rendell	Manager Financial Services
Mr S Thompson	Consultant Planner (via phone/skype)
Mr Peter Haas	Principal Environmental Health Officer
Ms T Hodder	Executive Officer

13 Visitors

### 2.1.2 Apologies

Nil

### 2.1.3 Leave of Absence

Cr D Smart

## 3. DISCLOSURE OF FINANCIAL INTEREST:

Peter Haas declared a Financial Interest in 8.1.1 as his daughters are employed by the proponent.

## 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:

Toni Collins: Regarding the letter from a community member, what is drink driving & relationship breakdown if not caused by alcohol?

Shire President: I cannot comment on the proponent's response to the letter.

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

Nil.

#### 6. CONFIRMATION OF MINUTES:

6.1.1	Ordinary Meeting of Council held on Tuesday 20 <sup>th</sup> March 2018
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COUNCIL RESOLUTION	27/18	Moved Cr Ventris
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That the minutes of the Ordinary Meeting of Council held on Tuesday 20<sup>th</sup> March 2018 be confirmed as a true record of proceedings

Seconded	Cr McSwain	Carried	6/0
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#### 7. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION:

Nil.

Peter Haas declared a financial interest in 8.1.1 as his daughters work for the applicant. Mr Haas left the room at 5:04pm.

## 8. REPORTS OF OFFICERS AND COMMITTEES:

### 8.1 PLANNING CONSULTANT:

8.1.1	Development Application - Change of Use from Bank to Liquor Store – Lot 50 (No. 36) Bannister Road, Boddington
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Location:	Lot 50 on Diagram 72996 (No. 36) Bannister Road, Boddington
Applicant:	Bodiga Pty Ltd
File Ref. No:	A172
Disclosure of Interest:	Nil
Date:	11 April 2018
Author:	Steve Thompson
Attachments:	8.1.1A Aerial photograph of site 8.1.1B Details originally submitted by applicant 8.1.1C Submissions 8.1.1D Applicant's response to submissions 8.1.1E Extract from <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> 8.1.1F Extract of correspondence to NAB

#### Summary

A Development Application seeking approval for a change of use from bank to liquor store at Lot 50 (No. 36) Bannister Road is recommended for conditional approval.

#### Background

The applicant seeks development approval for a change of use from a bank to a liquor store on the site shown in Attachment 8.1.1A. The applicant intends to trade as per the standard trading hours permitted by the *Liquor Control Act 1988* (from Monday to Saturday, from 8.00am to 10.00pm). Details originally submitted by the applicant are set out in Attachment 8.1.1B.

The site is 2023m<sup>2</sup> in area and contains a supermarket, bank (operated by the National Australia Bank), a dwelling (supermarket manager's residence) and other improvements.

#### *Advertising the Development Application*

The Shire administration invited public comment on the Development Application for a 3 week period through writing to numerous adjoining/nearby landowners and other stakeholders, placing notices in the Narrogin Observer and Bodd News, having details on the Shire website and on the Shire's Facebook page.

The Shire received 28 submissions on the Development Application and these are provided in Attachment 8.1.1C. Twenty-seven (27) submissions objected and raised issues with the application while one (1) submission supported the application. The main issues and objections raised in the submissions include:

- the NAB bank is a critical service in Boddington. The loss of NAB from Boddington would have a significant detrimental impact on Boddington including impacting a range of people and businesses;
- Boddington is well served by liquor outlets, there is no need for an additional liquor outlet and the liquor store will have a financial impact on existing businesses;
- the liquor store will exacerbate individual and public health impacts, while irresponsible alcohol use will contribute to a range of social issues;
- the location is inappropriate adjoining a supermarket including that it reinforces the idea that alcohol is a normal, non-harmful product;
- IGA should enhance the aesthetics of the supermarket and enhance its street appeal;
- rather than a liquor store, the building currently occupied by the bank is better suited to expanding the supermarket; and
- traffic and car parking impacts.

In accordance with established practice, the Shire administration has liaised with the applicant since the receipt of submissions. In response to the submissions, the applicant has provided a letter and supporting information (see Attachment 8.1.1D).

#### *Planning framework*

The site is zoned 'Commercial' in the *Shire of Boddington Local Planning Scheme No. 2* (LPS2) and the proposed use is described as 'Liquor Store' which is an 'AA' use in the Commercial Zone (means that the use is not permitted unless the Council has granted development approval). LPS2 defines 'Liquor Store' as follows 'means any land or building(s) the subject of a Store Licence granted under the provisions of the Liquor Licensing Act 1988 (as amended)'.

LPS2 sets out a number of objectives including to 'promote and protect the health, safety, and general economic and social well-being of the community, and the amenity of the area', 'assist employment and economic growth' and 'establish the primacy of the Boddington town centre as the commercial and cultural centre of the District'.

There are a range of strategies of relevance to the Development Application including the *Shire of Boddington Local Planning Strategy*, *Boddington-Ranford Townsite Strategy* and the *Boddington SuperTown Growth Plan*. These strategies seek to promote an increasingly vibrant town centre. The *Shire of Boddington Strategic Community Plan 2017 – 2027* supports 'A strong, healthy and safe community' and 'A thriving and diverse economy' which includes a 'A strong Central Business District.'

There are various Council local planning policies (LPP) that relate to the application including *LPP2 – Boddington Town Centre Design Guidelines*, *LPP5 – Developer and Subdivider Contributions*, *LPP9 – Car Parking and Vehicular Access* and *LPP14 – Signs and Advertisements*. The Shire has no corporate Alcohol Risk Minimisation Policy.

Attachment 8.1.1E is an extract from the *Planning and Development (Local Planning Schemes) Regulations* which sets out matters to be considered by local government in assessing a Development Application.

#### Comment

##### *A) Overview*

While appreciating the number of submissions and the matters raised which object to the application, following assessment of the application against LPS2 and the planning framework, it is concluded that the Development Application should be conditionally approved. It is suggested that the most appropriate location for a liquor store in Boddington is in the central business district.

While noting the above, there are various issues associated with the application, which should be considered by the Council in determining the Development Application. Some of these issues are outlined below.

#### *B) The future of NAB in Boddington*

At the time of preparing this report, NAB have not set out their written position relating to the Development Application or have outlined their plans for Boddington. This is despite numerous letters, emails and phone calls to NAB, including at different levels of the organisation over a two month period. An example of the Shire's efforts in seeking a written response to NAB are outlined in Attachment 8.1.1F. The Shire can only conclude that NAB have no objections to the Development Application.

Based on IGA and applicant advice, they also have had a similar experience in seeking written advice from NAB. The applicant also provided an article outlining that ANZ and NAB are closing various banks in regional Australia.

Accordingly, the Shire does not know the NAB's plans for Boddington such as whether it is relocating to another premise in town or is proposing to cease operations in Boddington. Should NAB cease operations in Boddington, it is suggested the Shire and the community explore opportunities to ensure that there are alternative banking facilities in Boddington such as a community bank.

The potential loss of NAB from Boddington is suggested to be the critical planning issue with this Development Application given it is the only bank in Boddington. Attachment 8.1.1E, which is an extract from the *Planning and Development (Local Planning Schemes) Regulations 2015*, includes part 'v' which states 'the potential loss of any community service or benefit from the development other than potential loss that may result from economic competition between new and existing businesses'. Accordingly, the loss of NAB from their current premises is a planning consideration. There are however alternative premises in Boddington should NAB wish to remain operating in Boddington.

It is suggested that NAB have not helped themselves through their lack of renegotiating an extension to their lease with IGA, responding to requests on this Development Application or communicating their future plans for Boddington.

The Council may determine to provide NAB a further opportunity to provide their written comments on this Development Application and to outline their plans for Boddington prior to determining this Development Application. Should Council endorse this approach, it could trigger the applicant seeking a review to the State Administrative Tribunal given the local government has 90 days to determine a Development Application.

#### *C) Economic competition an impact on existing businesses*

It is highlighted that economic competition is not a planning consideration as set out in the *Planning and Development (Local Planning Schemes) Regulations 2015*. This reflects the



decisions of tribunals and courts in Western Australia and Australia. Accordingly, the Council is unable to refuse the Development Application on the basis of competition and impacts on existing businesses.

*D) Harm, ill-health and public health impacts*

As mentioned earlier, the Shire has no corporate Alcohol Risk Minimisation Policy. Accordingly, it is suggested there is limited planning grounds to refuse the Development Application based on social, health and associated impacts. It is suggested that harm, ill-health and public health impacts are best determined by the Department of Local Government, Sport and Cultural Industries.

*E) Traffic impacts and car parking*

The adjoining road system has sufficient capacity to handle traffic generation associated with the proposed liquor store.

The site has limited on-site car parking and no on-site sealed car parking. Virtually all customers to the bank and the supermarket, along with staff parking occur within the adjoining road reserves. This contributes to, at times, a lack of car parking bays in this portion of the central business district.

It is suggested the traffic generation and associated car parking demands of the proposed liquor store will be greater than compared to the existing NAB noting that most activities are now via on-line banking. In accordance with LPS2, LPP5 and LPP9, it is suggested that the landowner should provide some on-site car parking bays for customer and staff use. There are opportunities to provide a number of sealed, drained and lined car parking bays in the western section of the site in a current gravelled area (bordered by Pollard Street, Peppercorn Lane, the supermarket manager's residence and the supermarket). Sealing the car park will also enhance the central business district in accordance with various Council strategies.

It is recommended the applicant/landowner:

- prepare a suitable plan, prior to the issue of a Building Permit, that shows new car parking bays along with access ways, vehicle manoeuvring areas and loading bays. The car parking bays to be designed to allow domestic vehicles to appropriately manoeuvre and enter/leave the site in a forward gear;
- pay a bond to the Shire for \$10,000, prior to the issue of a Building Permit, for the sealing of the car parking bays and other access areas; and
- design, construct (seal – most likely concreted due to the loading areas), drain and mark out the car parking bays and other access areas to the satisfaction of the Shire prior to 30 June 2019.

*F) Enhancing external design*

It is suggested there are opportunities for the site to be enhanced and contribute to an upgraded central business district. This could include providing enhanced environmental comfort, such as via shade sails or a verandah to the supermarket, the use of public art and ensuring signage and colours are consistent with Council's *Boddington Town Centre Design Guidelines* and other policies.

### G) Next steps

Should the Council grant conditional development approval, it is expected the applicant will shortly seek a liquor store licence approval from the Department of Local Government, Sport and Cultural Industries. As outlined in Attachment 8.1.1D, this is subject to separate public and stakeholder consultation. Should the Council refuse the Development Application, it is expected the applicant will request that the State Administrative Tribunal review the Council's decision.

### Strategic Implications - Nil

### Statutory Environment

*Planning and Development Act, Liquor Control Act 1988 and LPS2.*

### Policy Implications

There are no planning policy implications at this stage. In time, subject to required need, a Local Planning Policy could be prepared relating to liquor licencing.

### Financial Implications

The applicant has paid the Development Application fee. The applicant has a right of review to the State Administrative Tribunal to review the Council's decision. If this occurred, the Shire would have associated legal expenses.

### Economic Implications

The liquor store, if approved and operational, will provide direct and indirect employment and it can assist to increase monies spent locally.

### Social Implications

There is considerable opposition to the application from community members. A range of social impacts have been raised, however various issues are outside the scope of planning legislation and the planning system.

### Environmental Considerations - Nil

Consultation - Consultation was recently undertaken by the Shire administration.

### Options

The Council can:

1. approve the Development Application with no conditions;
2. approve the Development Application with conditions;
3. refuse the Development Application (giving reasons); or
4. defer and request additional information.

### Voting Requirements - Simple Majority

That Council:

1. Seek a formal written response from NAB regarding their plans to continue operating in Boddington. Subject to NAB's response, to support all efforts to ensure that there are banking facilities in Boddington.
2. Approve the Development Application for a change of use from bank to liquor store at Lot 50 on Diagram 72996 (No. 36) Bannister Road, Boddington, subject to the following conditions:
  - i) The development hereby approved must be carried out in accordance with the plans (outlined in Attachment 8.1.1B), addressing all conditions, or otherwise amended by the local government and shown on the approved plans and these shall not be altered and/or modified without the prior knowledge and written consent of the local government.
  - ii) This approval shall expire if the development hereby approved has not been substantially commenced within a period of two years from the date hereof, or within any extension of that time (requested in writing prior to the approval expiring) that may be granted by the local government. Where the development approval has lapsed, no further development is to be carried out.
  - iii) The provision of a scaled plan, to the satisfaction of the local government, that shows new car parking bays along with access ways, vehicle manoeuvring areas and loading bays on the site. The plan is to be provided prior to the issue of a Building Permit.
  - iv) The payment of a bond to the Shire for \$10,000, prior to the issue of a Building Permit, for the sealing of the new car parking bays along with access ways, vehicle manoeuvring areas and loading bays.
  - v) The car parking bays, access ways, vehicle manoeuvring areas and loading bays are to be designed, constructed (sealed), drained and marked out to the satisfaction of the local government (including to enable domestic vehicles to enter and leave the site in a forward gear) prior to 30 June 2019. These areas shall thereafter be permanently maintained by the owner/occupier as vehicle parking and manoeuvring areas to the satisfaction of the local government.
  - vi) Recycling and rubbish bin storage areas are to be located, designed and constructed to the satisfaction of the local government prior to occupation of the building for its approved use.
  - vii) The opening hours are Monday to Saturday between 8.00am and 10.00pm, unless varied by the Department of Local Government, Sport and Cultural Industries.

### Advice

- A) In relation to Condition (iv), the bond will be returned once the work has been met to the satisfaction of the local government.
- B) The applicant is advised that this development approval is not a Building Permit. A Building Permit must be formally applied for and obtained before the commencement of any site and/or development works.
- C) The applicant is advised that additional requirements may be imposed by the Department of Local Government, Sport and Cultural Industries.
- D) Some signs are exempt from development approval while other signs require a Development Application to the Shire. Please contact the Shire for further details.
- E) The applicant is encouraged to work with the Shire in seeking ways to enhance the central business district. This could include providing enhanced environmental comfort, such as via shade sails or a verandah to the supermarket, the use of public art and ensuring signage and colours are consistent with Council's *Boddington Town Centre Design Guidelines* and other policies.
- F) If the applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

Seconded

Cr McSwain

Carried

4/2

Cr McGrath requested that his vote be recorded as being against the Motion.

## 8.2 MANAGER FINANCIAL SERVICES:

### 8.2.1 Monthly Financial Statements – March 2018

Disclosure of Interest: Nil  
Date: 4 April 2018  
Author: J Rendell – Manager Financial Services  
Attachments: 8.2.1A Financial Statements – March 2018

#### Summary

Council is to consider Monthly Financial Reports for March 2018.

#### 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 2018.

#### FINANCIAL SUMMARY YEAR TO DATE MARCH 2018

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 YTD budget and are against the revised budget.

#### OPERATING RESULT

##### REVENUE

Revenue is now 5.5% or \$336k unfavourable to budget. Within the main items, the following is noted:-

- **Operating Grants** is 14.2% or \$84k unfavourable to budget.
- **Fees & Charges** is 17.6% or \$162k unfavourable to budget, an analysis of this item has revealed that most of this variance is permanent and there is corresponding savings in related expenditure items.
- **Interest Earnings** is 2.3% or \$2k unfavourable to budget.
- **Other Revenue** is 55.0% or \$77k 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 6.4% or \$327k favourable to budget, within the main items, the following is noted:-

- Employee costs are 1.6% or \$28k favourable to budget.
- Materials and contracts are collectively 20.2% or \$267k favourable to budget.
- Utility charges are 10.6% or \$26k favourable to budget.
- Depreciation expense is 1.6% or \$23k unfavourable to budget.
- Insurance expenses is 4.2% or \$9k favourable to budget.
- Other expenditure is 18.7% or \$21k favourable to budget.

## NET RESULT

The net result is 0.5% or \$8k unfavourable result to budget, due to total revenue being \$336k unfavourable and expenditure being \$328k favourable to budget.

## CAPITAL ITEMS

Capital revenue is now 13.5% or \$354k unfavourable to budget, this is considered as a timing difference at this stage, amounts received or brought to account thus far:-

- \$336k for Regional Roads Group
- \$141k for Bridge funding from WA Grants commission and Mainroads WA
- \$56k for Visitor Centre Grant
- \$508k for DFES plant
- \$1,030k for independent living complex
- \$20k outdoor exercise equipment
- \$64k for Sporting oval lights project
- \$20k dam water project

Making a total of \$2.27M has brought to account as capital income.

## FINANCIAL SUMMARY YEAR TO DATE MARCH 2018

Capital expenditure is only 24.2% or \$1.3Mk 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. Included within this year is an amount of \$141k for Councillor New Initiatives in accord with items contained in the Strategic Community Plan, to date only \$18k has been spent.

## FUNDING ITEMS

Repayment of loan principal is in line with budget.

## RESERVE ITEMS

This will form a significant part of the restricted funds at year end.

## CASH & INVESTMENTS

Cash and investments sits at \$4.85M, this represents an increase of \$0.7M from the previous month, mainly due to revenue being higher, capital and operating expenses being lower. 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. It is noted that Council has already collected 94% of its rates income and only has outstanding \$320k as at March 2018.

## SUMMARY

The overall financial result 465.9% or \$980k better than budget, this is expected to decrease once capital expenditure and capital income comes in line with budget.

The result is pleasing in that the Shire of Boddington finances are in line with both the annual budget and long term financial plan, and augers well for the financial sustainability, additionally it indicates that the financial reform undertaken over the last 3 years is bringing favourable as anticipated results.

Statutory Environment - Local Government (Financial Management) Regulations 1996

OFFICER'S RECOMMENDATION – 8.2.1
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COUNCIL RESOLUTION

29/18

Moved Cr McGrath

That Council adopt the:

1. monthly financial statements for the period ending 31 March 2018; and
2. summary of reconciliations for the period ending 31 March 2018.

Seconded

Cr Hoffman

Carried

6/0

SHIRE OF BODDINGTON

Financial Reports for the period ended

31-Mar-18

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
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**SHIRE OF BODDINGTON**  
**SUMMARY OF FINANCIAL ACTIVITY by Nature or Type**  
**For the period ended**

31-Mar-18

	2017/18 Budget			Actual	Variance	% Variance
	Approved	Amended	YTD Budget	YTD	YTD	YTD
<b>Opening Funding Surplus (Deficit)</b>	751,517	751,517	751,517	751,517	-	
<b>Revenue</b>						
Rates	4,386,000	4,386,000	4,381,695	4,370,511	- 11,184	-0.3%
Operating Grants, Subsidies and Contributions	572,602	710,559	588,791	505,016	- 83,775	-14.2%
Fees and Charges	1,122,738	1,133,338	919,625	757,696	- 161,929	-17.6%
Interest Earnings	88,428	128,428	101,178	98,865	- 2,313	-2.3%
Other Revenue	186,739	186,739	139,977	62,946	- 77,031	-55.0%
Profit from Asset Sales	-	-	-	-	-	
<b>OPERATING INCOME</b>	<b>6,356,508</b>	<b>6,545,065</b>	<b>6,131,266</b>	<b>5,795,034</b>	<b>- 336,232</b>	<b>-5.5%</b>
<b>Expenses</b>						
Employee Costs	- 2,472,047	- 2,423,047	- 1,771,507	- 1,743,120	28,387	1.6%
Materials and Contracts	- 1,705,430	- 1,795,666	- 1,325,980	- 1,058,486	267,494	20.2%
Utility Charges	- 335,238	- 325,238	- 243,531	- 217,632	25,899	10.6%
Depreciation on Non-Current Assets	- 1,655,576	- 1,889,629	- 1,417,239	- 1,440,226	22,987	-1.6%
Interest Expenses	- 109,035	- 109,035	- 76,199	- 76,919	720	-0.9%
Insurance Expenses	- 202,424	- 202,424	- 202,382	- 193,806	8,576	4.2%
Loss on Asset Sales	-	-	-	-	-	
Other Expenditure	- 183,407	- 180,851	- 112,640	- 91,631	21,009	18.7%
<b>OPERATING EXPENDITURE</b>	<b>- 6,663,157</b>	<b>- 6,925,890</b>	<b>- 5,149,478</b>	<b>- 4,821,820</b>	<b>327,658</b>	<b>6.4%</b>
<b>Net Result (incl. c/f surplus position)</b>	<b>444,868</b>	<b>370,692</b>	<b>1,733,305</b>	<b>1,724,731</b>	<b>- 8,574</b>	<b>-0.5%</b>
<b>Adjustments for Non-Cash Items</b>						
Depreciation	1,655,576	1,889,629	1,417,239	1,440,226	22,987	1.6%
Loss on Asset Disposals	-	-	-	-	-	
(Profit) on Asset Disposals	-	-	-	-	-	
Provisions and Accruals	-	-	-	-	-	
	<b>1,655,576</b>	<b>1,889,629</b>	<b>1,417,239</b>	<b>1,440,226</b>	<b>22,987</b>	<b>1.6%</b>
<b>Net Result before funding and Capex items</b>	<b>2,100,444</b>	<b>2,260,321</b>	<b>3,150,544</b>	<b>3,164,957</b>	<b>14,413</b>	<b>0.5%</b>
<b>Capital Income and Expenditure</b>						
Non-operating Grants & contributions	2,477,670	2,841,389	2,621,485	2,267,456	- 354,029	-13.5%
Purchase Land & Buildings	- 3,223,666	- 2,907,166	- 2,901,208	- 2,638,798	262,410	9.0%
Purchase Plant & Equipment	- 205,000	- 728,819	- 713,569	- 648,194	65,375	9.2%
Purchase Roads, Streets & Bridges	- 1,157,491	- 1,396,991	- 1,089,980	- 699,944	390,036	35.8%
Purchase Other Infrastructure	- 665,019	- 755,819	- 591,959	- 87,353	504,606	85.2%
New Initiatives	- 569,500	- 141,500	- 99,500	- 18,144	81,356	81.8%
Proceeds from Asset Sales	300,000	-	-	-	-	
<b>Net Capital Items</b>	<b>- 3,043,006</b>	<b>- 3,088,906</b>	<b>- 2,774,731</b>	<b>- 1,824,978</b>	<b>949,753</b>	<b>34.2%</b>
<b>Funding Items</b>						
Proceeds from New loans	-	-	-	-	-	
Repayment of Loan Principal	- 220,541	- 220,541	- 165,406	- 149,347	16,059	9.7%
Self Supporting Loan Principal Income	-	-	-	-	-	
<b>Total Funding Items</b>	<b>- 220,541</b>	<b>- 220,541</b>	<b>- 165,406</b>	<b>- 149,347</b>	<b>16,059</b>	<b>9.7%</b>
<b>Reserve Items</b>						
Transfers to Reserves	- 630,900	- 760,900	-	-	-	#DIV/0!
Transfers from Reserves	2,169,052	2,135,027	-	-	-	#DIV/0!
<b>Net Reserve movement</b>	<b>1,538,152</b>	<b>1,374,127</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
<b>Closing Funding Surplus (Deficit)</b>	<b>375,048</b>	<b>325,000</b>	<b>210,407</b>	<b>1,190,633</b>	<b>980,225</b>	<b>465.9%</b>

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

31-Mar-18

	2017/18 Budget			Actual	Variance	% Variance
	Approved	Amended	YTD Budget	YTD	YTD	YTD
<b>Revenue</b>						
Rates	4,386,000	4,386,000	4,381,695	4,370,511 -	11,184	-0.3%
Operating Grants, Subsidies and Contributions	572,602	710,559	588,791	505,016 -	83,775	-14.2%
Fees and Charges	1,122,738	1,133,338	919,625	757,696 -	161,929	-17.6%
Interest Earnings	88,428	128,428	101,178	98,865 -	2,313	-2.3%
Other Revenue	186,739	186,739	139,977	62,946 -	77,031	-55.0%
<b>OPERATING INCOME</b>	<b>6,356,508</b>	<b>6,545,065</b>	<b>6,131,266</b>	<b>5,795,034 -</b>	<b>336,232</b>	<b>-5.5%</b>
<b>Expenses</b>						
Employee Costs	- 2,472,047 -	- 2,423,047 -	- 1,771,507 -	- 1,743,120	28,387	1.6%
Materials and Contracts	- 1,705,430 -	- 1,795,666 -	- 1,325,980 -	- 1,058,486	267,494	20.2%
Utility Charges	- 335,238 -	- 325,238 -	- 243,531 -	- 217,632	25,899	10.6%
Depreciation on Non-Current Assets	- 1,655,576 -	- 1,889,629 -	- 1,417,239 -	- 1,440,226 -	22,987	-1.6%
Interest Expenses	- 109,035 -	- 109,035 -	- 76,199 -	- 76,919 -	720	-0.9%
Insurance Expenses	- 202,424 -	- 202,424 -	- 202,382 -	- 193,806	8,576	4.2%
Other Expenditure	- 183,407 -	- 180,851 -	- 112,640 -	- 91,631	21,009	18.7%
<b>OPERATING EXPENDITURE</b>	<b>- 6,663,157 -</b>	<b>- 6,925,890 -</b>	<b>- 5,149,478 -</b>	<b>- 4,821,820</b>	<b>327,658</b>	<b>6.4%</b>
<b>Net Result before Capital Income</b>	<b>- 306,649 -</b>	<b>- 380,825</b>	<b>981,788</b>	<b>973,214 -</b>	<b>8,574</b>	<b>-0.9%</b>
Non-Op. Grants, Subsidies and Contributions	2,477,670	2,841,389	2,621,485	2,267,456 -	354,029	-13.5%
Profit on Asset Disposals	-	-	-	-	-	-
Loss on Asset Disposals	-	-	-	-	-	-
<b>OTHER</b>	<b>2,477,670</b>	<b>2,841,389</b>	<b>2,621,485</b>	<b>2,267,456 -</b>	<b>354,029</b>	<b>-13.5%</b>
<b>NET RESULT</b>	<b>2,171,021</b>	<b>2,460,564</b>	<b>3,603,273</b>	<b>3,240,669 -</b>	<b>362,604</b>	<b>-10.1%</b>
<b>Other Comprehensive Income</b>						
Changes on Revaluation of Non-Current Assets	-	-	-	-	-	-
<b>Total Other Comprehensive Income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>2,171,021</b>	<b>2,460,564</b>	<b>3,603,273</b>	<b>3,240,669 -</b>	<b>362,604</b>	<b>-10.1%</b>

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

31-Mar-18

	2017/18 Budget			Actual	Variance	% Variance
	Approved	Amended	YTD Budget	YTD	YTD	YTD
<b>Revenue</b>						
Governance	4,666,593	4,680,593	4,607,041	4,586,674 -	20,367	-0.4%
General Purpose Funding	106,484	106,484	79,821	47,464 -	32,357	-40.5%
Law, Order, Public Safety	211,411	341,368	284,890	269,410 -	15,480	-5.4%
Health	26,429	26,429	20,515	19,169 -	1,346	-6.6%
Education and Welfare	499,648	450,648	338,218	232,449 -	105,769	-31.3%
Housing	20,402	20,402	15,300	9,229 -	6,071	-39.7%
Community Amenities	295,078	310,078	289,663	299,213	9,550	3.3%
Recreation and Culture	133,690	173,290	152,276	107,347 -	44,929	-29.5%
Transport	106,887	140,887	119,374	72,067 -	47,307	-39.6%
Economic Services	244,045	249,045	189,797	142,231 -	47,566	-25.1%
Other Property and Services	45,840	45,840	34,371	9,781 -	24,590	-71.5%
	<b>6,356,508</b>	<b>6,545,065</b>	<b>6,131,266</b>	<b>5,795,034 -</b>	<b>336,232</b>	<b>-5.5%</b>
<b>Expenses excluding Finance Costs</b>						
Governance	- 28,660 -	- 36,042 -	- 36,984 -	- 18,558 -	- 55,542	- 150.2%
General Purpose Funding	- 25,684 -	- 25,684 -	- 19,260 -	- 889 -	- 18,371	- 95.4%
Law, Order, Public Safety	- 615,523 -	- 674,250 -	- 474,365 -	- 426,376 -	- 47,989	- 10.1%
Health	- 269,876 -	- 255,952 -	- 192,281 -	- 196,050 -	- 3,769	- 2.0%
Education and Welfare	- 621,700 -	- 587,732 -	- 434,938 -	- 401,078 -	- 33,860	- 7.8%
Housing	- 47,162 -	- 18,143 -	- 13,741 -	- 18,578 -	- 4,837	- 35.2%
Community Amenities	- 688,064 -	- 677,663 -	- 506,124 -	- 468,850 -	- 37,274	- 7.4%
Recreation and Culture	- 1,505,093 -	- 1,572,047 -	- 1,185,171 -	- 1,099,784 -	- 85,387	- 7.2%
Transport	- 2,422,088 -	- 2,542,538 -	- 1,884,116 -	- 1,904,070 -	- 19,954	- 1.1%
Economic Services	- 422,281 -	- 476,377 -	- 363,786 -	- 326,276 -	- 37,510	- 10.3%
Other Property and Services	- 2,314 -	- 13,286 -	- 10,005 -	- 41,338 -	- 31,333	- 313.2%
	<b>- 6,554,122 -</b>	<b>- 6,816,855 -</b>	<b>- 5,073,279 -</b>	<b>- 4,744,901 -</b>	<b>328,378</b>	<b>6.5%</b>
<b>Finance Costs</b>						
Governance	- 35,955 -	- 35,955 -	- 17,977 -	- 18,558 -	- 581	
General Purpose Funding	- -	- -	- -	- -	- -	
Law, Order, Public Safety	- -	- -	- -	- -	- -	
Health	- -	- -	- -	- -	- -	
Education and Welfare	- 10,219 -	- 10,219 -	- 10,218 -	- 10,219 -	- 1	- 0.0%
Housing	- 33,297 -	- 33,297 -	- 18,442 -	- 18,578 -	- 136	- 0.7%
Community Amenities	- -	- -	- -	- -	- -	
Recreation and Culture	- 29,564 -	- 29,564 -	- 29,562 -	- 29,564 -	- 2	- 0.0%
Transport	- -	- -	- -	- -	- -	#DIV/0!
Economic Services	- -	- -	- -	- -	- -	
Other Property and Services	- -	- -	- -	- -	- -	
	<b>- 109,035 -</b>	<b>- 109,035 -</b>	<b>- 76,199 -</b>	<b>- 76,919 -</b>	<b>720</b>	<b>-0.9%</b>
<b>Net Result before Capital Income</b>	<b>- 306,649 -</b>	<b>- 380,825 -</b>	<b>981,788</b>	<b>973,214 -</b>	<b>7,134</b>	
<b>Non Operating Grants, Subsidies and Contributions</b>						
General Purpose Funding	- 188,000	- 141,000	- 141,000	- 141,000	- -	- 0.0%
Law, Order, Public Safety	- 508,819	- 508,819	- 508,819	- 508,819	- 0	- 0.0%
Education and Welfare	1,409,500	1,129,500	1,129,500	1,029,500 -	100,000	-8.9%
Recreation and Culture	373,569	270,469	191,567	40,000 -	151,567	-79.1%
Transport	594,601	688,601	594,599	492,361 -	102,238	-17.2%
Economic Services	100,000	56,000	56,000	55,775 -	225	-0.4%
Other Property and Services	- -	- -	- -	- -	- -	
	<b>2,477,670</b>	<b>2,841,389</b>	<b>2,621,485</b>	<b>2,267,456 -</b>	<b>354,029</b>	<b>-13.5%</b>
<b>Other Comprehensive Income</b>						
Changes on Revaluation of Non-Current Assets	- -	- -	- -	- -	- -	#DIV/0!
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>2,171,021</b>	<b>2,460,564</b>	<b>3,603,273</b>	<b>3,240,669 -</b>	<b>362,604</b>	<b>-10.1%</b>

SHIRE OF BODDINGTON RATE SETTING STATEMENT For the period ended							31-Mar-18
	Approved	2017/18 Budget Amended	YTD Budget	Actual YTD	Variance YTD	% Variance YTD	
<b>Revenue</b>							
Operating Grants, Subsidies and Contributions	572,602	710,559	588,791	505,016 -	83,775	-14.2%	
Fees and Charges	1,122,738	1,133,338	919,625	757,696 -	161,929	-17.6%	
Interest Earnings	88,428	128,428	101,178	98,865 -	2,313	-2.3%	
Other Revenue	186,739	186,739	139,977	62,946 -	77,031	-55.0%	
Profit from Asset Sales	-	-	-	-	-		
<b>Total Operating Revenue excluding Rates</b>	<b>1,970,508</b>	<b>2,159,065</b>	<b>1,749,571</b>	<b>1,424,524 -</b>	<b>325,048</b>	<b>-18.6%</b>	
<b>Expenses</b>							
Employee Costs	- 2,472,047 -	- 2,423,047 -	- 1,771,507 -	- 1,743,120	28,387	1.6%	
Materials and Contracts	- 1,705,430 -	- 1,795,666 -	- 1,325,980 -	- 1,058,486	267,494	20.2%	
Utility Charges	- 335,238 -	- 325,238 -	- 243,531 -	- 217,632	25,899	10.6%	
Depreciation on Non-Current Assets	- 1,655,576 -	- 1,889,629 -	- 1,417,239 -	- 1,440,226 -	22,987	-1.6%	
Interest Expenses	- 109,035 -	- 109,035 -	- 76,199 -	- 76,919 -	720	-0.9%	
Insurance Expenses	- 202,424 -	- 202,424 -	- 202,382 -	- 193,806	8,576	4.2%	
Loss on Asset Sales	-	-	-	-	-		
Other Expenditure	- 183,407 -	- 180,851 -	- 112,640 -	- 91,631	21,009	18.7%	
<b>Operating Expenditure</b>	<b>- 6,663,157 -</b>	<b>- 6,925,890 -</b>	<b>- 5,149,478 -</b>	<b>- 4,821,820</b>	<b>327,658</b>	<b>6.4%</b>	
<b>Operating Result Excluding Rates Income</b>	<b>- 4,692,649 -</b>	<b>- 4,766,825 -</b>	<b>- 3,399,907 -</b>	<b>- 3,397,296</b>	<b>2,610</b>	<b>0%</b>	
<b>Adjustments for Non-Cash Items</b>							
Depreciation	1,655,576	1,889,629	1,417,239	1,440,226	22,987	-1.6%	
(Profit)/Loss on Asset Disposals	-	-	-	-	-		
Provisions & Accruals	-	-	-	-	-		
	<b>1,655,576</b>	<b>1,889,629</b>	<b>1,417,239</b>	<b>1,440,226</b>	<b>22,987</b>	<b>-1.6%</b>	
<b>Capital Income and Expenditure</b>							
Purchase of Capital Expenditure	- 5,820,676 -	- 5,930,295 -	- 5,396,216 -	- 4,092,434	1,303,783	24.2%	
Non-operating Grants & contributions	2,477,670	2,841,389	2,621,485	2,267,456 -	354,029	13.5%	
Proceeds from Asset Sales	300,000	-	-	-	-	#DIV/0!	
	<b>- 3,043,006 -</b>	<b>- 3,088,906 -</b>	<b>- 2,774,731 -</b>	<b>- 1,824,978</b>	<b>949,753</b>	<b>34.2%</b>	
<b>Funding &amp; Reserve Items</b>							
Proceeds from New loans	-	-	-	-	-		
Repayment of Loan Principal	- 220,541 -	- 220,541 -	- 165,406 -	- 149,347	16,059	9.7%	
Self Supporting Loan Principal Income	-	-	-	-	-		
Transfers to Reserves	- 630,900 -	- 760,900	-	-	-		
Transfers from Reserves	2,169,052	2,135,027	-	-	-	#DIV/0!	
	<b>1,317,611</b>	<b>1,153,586</b>	<b>- 165,406 -</b>	<b>- 149,347</b>	<b>16,059</b>	<b>9.7%</b>	
Estimated Surplus/(Deficit) July 1 B/Fd.	751,517	751,517	751,517	751,517	-		
Estimated Surplus/(Deficit) C/F or YTD.	375,048	325,048	610,720	1,190,633 -	579,913	95.0%	
<b>Amount required from General Rate</b>	<b>- 4,386,000 -</b>	<b>- 4,386,048 -</b>	<b>- 4,782,008 -</b>	<b>- 4,370,511 -</b>	<b>411,497</b>	<b>-8.6%</b>	



SHIRE OF BODDINGTON STATEMENT OF FINANCIAL POSITION For the period ended		
	30-Jun-17 Audited	31-Mar-18 YTD Actual
<b>CURRENT ASSETS</b>		
Cash and Cash Equivalents	4,974,732	4,854,961
Equity Reserve Investments	-	-
Trade & Other Receivables	338,977	572,544
Inventories	2,044	2,044
<b>TOTAL CURRENT ASSETS</b>	<b>5,315,753</b>	<b>5,429,549</b>
<b>NON CURRENT ASSETS</b>		
Property Plant & Equipment	27,432,220	30,195,397
Land Held for Resale	272,538	272,539
Infrastructure	46,816,094	46,705,123
<b>TOTAL NON CURRENT ASSETS</b>	<b>74,520,852</b>	<b>77,173,059</b>
<b>TOTAL ASSETS</b>	<b>79,836,605</b>	<b>82,602,608</b>
<b>CURRENT LIABILITIES</b>		
Trade & Other Payables	503,379	101,897
Employee Provisions	308,448	308,448
Borrowings	220,541	71,194
Trusts	-	76,164
<b>TOTAL CURRENT LIABILITIES</b>	<b>1,032,368</b>	<b>557,702</b>
<b>NON CURRENT LIABILITIES</b>		
Trade & Other Payables - Specific	300,000	300,000
Borrowings	2,284,898	2,284,898
Employee Provisions	47,369	47,369
<b>TOTAL NON CURRENT LIABILITIES</b>	<b>2,632,267</b>	<b>2,632,267</b>
<b>TOTAL LIABILITIES</b>	<b>3,664,635</b>	<b>3,189,969</b>
<b>EQUITY</b>		
Retained Earnings	30,813,402	34,054,071
Reserves Cash Backed	3,767,393	3,767,393
Revaluation Reserve	41,591,174	41,591,175
<b>TOTAL EQUITY</b>	<b>76,171,970</b>	<b>79,412,639</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>79,836,605</b>	<b>82,602,608</b>
<b>BALANCE SHEET VARIANCE</b>	<b>\$0.00</b>	<b>\$0.00</b>

LOAN PRINCIPAL REPAYMENTS

COA	Description	IE Summary	Inc/Exp Analysis Summary	Original Budget	Amended	YTD Budget	YTD Actual
3042460	PRINCIPAL ON LOAN 105	71	Other Expenses	\$117,011	\$117,011	\$87,758.25	\$57,925
2113200	LOAN 106 - REC CENTRE	71	Other Expenses	\$0	\$0	\$0.00	\$0
3074200	PRINCIPAL LOAN 83	71	Other Expenses	\$9,993	\$9,993	\$7,494.75	\$9,993
3083000	PRINCIPAL ON LOAN 100	71	Other Expenses	\$13,845	\$13,845	\$10,383.75	\$13,845
3091402	PRINCIPAL ON LOAN 91	71	Other Expenses	\$0	\$0	\$0.00	\$0
3091460	PRINCIPAL ON LOAN 94	71	Other Expenses	\$11,835	\$11,835	\$8,876.25	\$5,824
3091470	PRINCIPAL ON LOAN 97	71	Other Expenses	\$12,002	\$12,002	\$9,001.50	\$5,906
3113046	PRINCIPAL - LOAN 103	71	Other Expenses	\$0	\$0	\$0.00	\$0
3113048	PRINCIPAL - LOAN 106 REC CENTRE	71	Other Expenses	\$55,855	\$55,855	\$41,891.25	\$55,855
3121100	PRINCIPAL LOAN 102	71	Other Expenses	\$0	\$0	\$0.00	\$0
<b>TOTAL</b>				<b>\$220,541</b>	<b>\$220,541</b>	<b>\$165,406</b>	<b>\$149,347</b>

MOVEMENT NET CURRENT ASSET POSITION - RECONCILIATION

	2017/18 Budget			Actual
	Approved	Forecast	YTD	YTD
NCA items from Statement of Financial Activity				
Current Assets	3,016,332	3,016,332		5,430,070
Less: Current Liabilities	- 412,044	- 412,044	-	472,043
Add: Restricted Assets/Principal Repayment	- 2,229,239	- 2,229,239	-	3,767,393
<b>Net Current Assets</b>	<b>375,048</b>	<b>375,048</b>		<b>1,190,633</b>
<b>REPRESENTED BY - (From Financial Position) Movement</b>				
<b>Net Current Assets</b>	<b>375,048</b>	<b>375,048</b>		<b>1,190,633</b>
<b>REPRESENTED BY - (From Rate Setting Statement) Movement</b>				
Closing Surplus Position	375,048	325,048		1,190,633
<b>Net Current Assets</b>	<b>375,048</b>	<b>325,048</b>		<b>1,190,633</b>

## Attachments 8.2.1A

SHIRE OF BODDINGTON  
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SHIRE OF BODDINGTON  
CAPITAL EXPENDITURE BY ASSET CLASS

CAPITAL EXPENDITURE BY ASSET CLASS			For the period ended		31-Mar-18	
COA	Description	Asset Type	Budget	Amended	YTD Budget	YTD Actual
3042202	EXISTING BUILDINGS 16/17	Land & Buildings	111,759	81,759	80,808	65,206
3042212	CEO RESIDENCE	Land & Buildings	350,000	280,000	280,000	83,880
3053025	OLD POLICE STATION REFURBISHMENT	Land & Buildings	65,000	65,000	65,000	61,402
3082090	AGED CARE COMPLEX	Land & Buildings	2,549,381	2,282,881	2,282,880	2,263,734
3113200	RECREATION CENTRE	Land & Buildings	22,526	42,526	37,520	56,062
3135202	LAND PURCHASE	Land & Buildings	-	-	-	-
3132008	VISITOR CENTRE	Land & Buildings	125,000	155,000	155,000	108,514
		<b>Land &amp; Buildings Total</b>	<b>3,223,666</b>	<b>2,907,166</b>	<b>2,901,208</b>	<b>2,638,798</b>
3102201	REFUSE SITE	Other Infrastructure	30,000	30,000	22,500	-
3105050	OWALS PARKS & CEMETERIES	Other Infrastructure	-	10,000	10,000	8,915
3112208	LIGHTING - SPORTS OVAL	Other Infrastructure	112,121	112,121	112,119	4,676
3112213	SWIMMING POOL - INFRASTRUCTURE	Other Infrastructure	32,000	15,000	15,000	15,162
3132030	WATER TO RANFORD CAPEX	Other Infrastructure	256,670	256,670	256,669	50,693
3113205	RODEO SHADE FACILITIES	Other Infrastructure	-	97,800	-	-
3113082	DAM IMPROVEMENTS - WATER TO OVAL	Other Infrastructure	234,228	234,228	175,671	7,908
		<b>Other Infrastructure Total</b>	<b>665,019</b>	<b>755,819</b>	<b>591,959</b>	<b>87,353</b>
3042209	COMPUTER EQUIPMENT	Plant & Equip	15,000	35,000	26,250	31,874
3042208	OFFICE EQUIPMENT	Plant & Equip	20,000	15,000	15,000	14,557
3042219	VEHICLE COST UPGRADE	Plant & Equip	-	-	-	-
3051220	Fire Tender Boddington	Plant & Equip	-	508,819	508,819	508,819
3121096	TRACTOR	Plant & Equip	55,000	79,000	79,000	78,977
3121066	FLAIL MOWER	Plant & Equip	75,000	65,000	65,000	-
3139302	MINOR CAPITAL ITEMS	Plant & Equip	40,000	26,000	19,500	13,967
		<b>Plant &amp; Equip Total</b>	<b>205,000</b>	<b>728,819</b>	<b>713,569</b>	<b>648,194</b>
3121086	Main Roads Bridge Program	Roads Infrastructure	42,500	282,000	-	-
3121090	ROADS TO RECOVERY	Roads Infrastructure	96,358	96,358	96,357	52,787
3121704	RESEALS - MUNI	Roads Infrastructure	163,642	163,642	163,640	-
3121705	MAIN STREET UPGRADE	Roads Infrastructure	111,635	111,635	111,633	3,486
3121706	CAR PARKS - SHIRE FACILITIES	Roads Infrastructure	100,000	100,000	75,000	132,957
3121700	COMMODITY GRANT CAPITAL EXPENSE	Roads Infrastructure	-	-	-	-
3121800	ROAD CONST. - RRG	Roads Infrastructure	601,500	601,500	601,495	470,214
3121803	FOOTPATHS	Roads Infrastructure	41,856	41,856	41,855	40,500
		<b>Roads Infrastructure Total</b>	<b>1,157,491</b>	<b>1,396,991</b>	<b>1,089,980</b>	<b>699,944</b>
3113207	DRINKING FOUNTAINS	Councillor New Initiatives	12,000	12,000	12,000	-
3112100	SKATEPARK	Councillor New Initiatives	150,000	25,000	25,000	8,800
3112205	PUMP TRACK	Councillor New Initiatives	140,000	-	-	-
3105250	NATURE PLAYGROUND	Councillor New Initiatives	100,000	-	-	-
3105500	FORESHORE LANDSCAPE/DESIGN	Councillor New Initiatives	50,000	10,000	10,000	6,690
3105211	DOG PARK - FENCING	Councillor New Initiatives	7,500	7,500	7,500	681
3105052	FLYING FOX	Councillor New Initiatives	20,000	-	-	-
3112210	OUTDOOR EXERCISE FACILITIES	Councillor New Initiatives	40,000	40,000	40,000	-
3082450	DEMENTIA HOUSE MODIFICATIONS	Councillor New Initiatives	10,000	-	-	-
3105203	COMMUNITY CLUB MODIFICATIONS	Councillor New Initiatives	25,000	2,000	-	1,973
3112000	VOLLEYBALL COURT (REC CTR.)	Councillor New Initiatives	5,000	5,000	5,000	-
3146203	ART SHOWCASE (VISITOR CTR.)	Councillor New Initiatives	10,000	40,000	-	-
		<b>Councillor New Initiatives Total</b>	<b>569,500</b>	<b>141,500</b>	<b>99,500</b>	<b>18,144</b>
		<b>Grand Total</b>	<b>5,820,676</b>	<b>5,930,295</b>	<b>5,396,216</b>	<b>4,092,434</b>

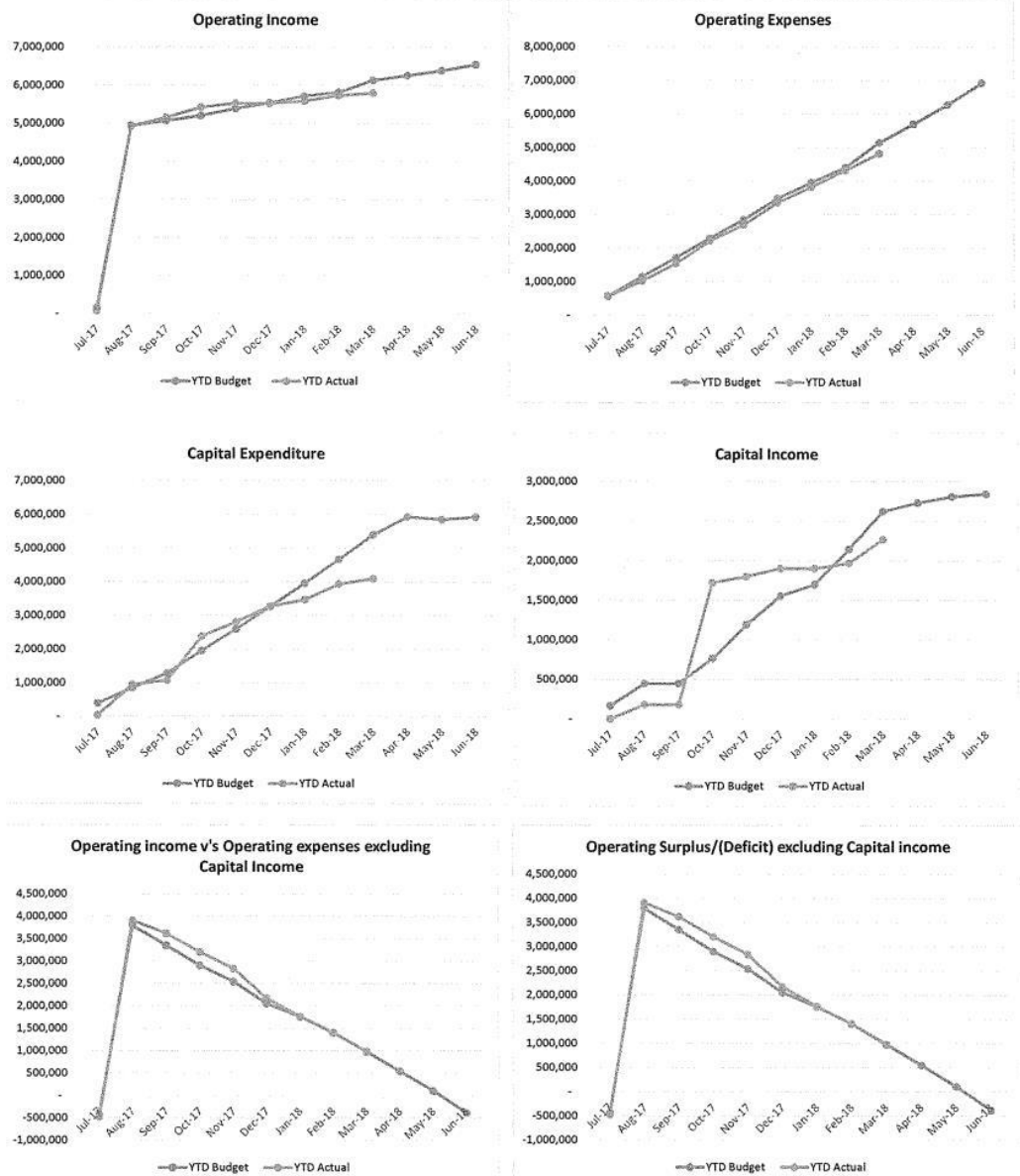
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CAPITAL EXPENDITURE - EXISTING BUILDINGS - By JOBS					31-Mar-18
Job	Description	Original Budget	Amended	YTD Budget	YTD Actual
BAC1999	Bannister Road Shire Office - Capital	33,000	33,000	33,000	30,982
BCC1028	Pollard Street Child Care Centre - Capital	1,000	-	-	-
BCC1029	Johnstone Street Community Newspaper - Capital	9,000	2,000	2,000	1,270
BCC1999	Bannister Road - Caravan Park Caretaker Residence - Capital	1,000	1,000	747	-
BCC3999	Bannister Road - Caravan Park Caretaker Residence - Capital	-	-	-	1,955
BDC1015	Farmer Ave - Depot Lunch Room - Capital	1,000	1,000	747	758
BDC2015	Farmer Ave - Depot Lunch Room - Capital	-	9,000	9,000	11,410
BEC1029	Johnstone Street Emergency Services Shed - Capital	1,000	-	-	-
BFC1039	Wurraming Ave - Foreshore Toilet Block - Capital	1,000	-	-	-
BIC1024	Hotham Street Ic Unit 1 - Capital	1,000	-	-	-
BIC2024	Hotham Street Ic Unit 2 - Capital	1,000	-	-	-
BIC3024	Hotham Street Ic Unit 3 - Capital	1,000	-	-	-
BIC4024	Hotham Street Ic Unit 4 - Capital	1,000	1,000	1,000	1,089
BMC1024	Hotham Street Medical Centre - Capital	1,000	1,000	747	4,135
BOC1025	Forrest Street Old School - Main Classroom - Capital	1,000	-	-	-
BOC3025	Forrest Street Old School Storeroom - Capital	-	-	-	-
BOC4025	Forrest Street Old School - Main Classroom - Capital	1,000	-	-	-
BPC1999	Bannister Road Public Toilets - Capital	1,000	-	-	-
BRC1025	Forrest Street Retirement Unit 1 - Capital	1,000	-	-	-
BRC2025	Forrest Street Retirement Unit 2 - Capital	1,000	-	-	-
BRC3025	Forrest Street Retirement Unit 3 - Capital	1,000	-	-	-
BRC4025	Forrest Street Retirement Unit 4 - Capital	1,000	-	-	-
BRC1999	Bannister Road Recreation Centre - Capital	-	-	-	-
BSC1027	Hill Street 34 (Staff Housing) - Capital	1,000	-	-	-
BSC1028	Pollard Street Swimming Pool Ablutions - Capital	1,000	-	-	-
BSC1045	Pecan Place 3 (Staff Housing) - Capital	1,000	-	-	-
BSC1050	Prussian Way 20 (Staff Housing) - Capital	5,000	5,000	5,000	4,510
BSC1054	Blue Gum Close 15 (Staff Housing) - Capital	10,000	2,000	2,000	-
BSC1063	Club Drive Sporting Complex - Capital	1,000	-	-	-
BSC2029	Johnstone Street 46 (Staff Housing) - Capital	6,000	-	-	-
BSC2054	Blue Gum Close 16 (Staff Housing) - Capital	5,000	5,000	5,000	-
BSC3028	Pollard Street Swimming Pool Kiosk/Pump Room - Capital	21,000	21,000	21,000	9,097
BTC1029	Johnstone Street Town Hall - Capital	1,000	-	-	-
BWC1013	Robins Road Waste Site Office - Capital	759	759	567	-
BYC1999	Bannister Road Youth Centre - Capital	-	-	-	-
<b>TOTAL EXISTING BUILDINGS</b>		<b>\$111,759</b>	<b>\$81,759</b>	<b>\$80,808</b>	<b>\$65,206</b>
<b>REPRESENTED BY:</b>					
COA					
<b>3042202 EXISTING BUILDINGS 16/17</b>		<b>111,759</b>	<b>81,759</b>	<b>80,808</b>	<b>65,206</b>



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

31-Mar-18



3/04/2018: \\Corporate Services\\Manager Finance\\Financial Reports\\Council\\2017-18\\Feb 2018\\Data for Graphs

## 8.2.2 List of Payments – March 2018

Disclosure of Interest: Nil  
Date: 10 April  
Author: J Rendell  
Attachments: 8.2.2A List of Payments March 2018 **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 2018 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
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COUNCIL RESOLUTION	30/18	Moved Cr McGrath
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That Council adopts the list of payments for the period ending 31<sup>st</sup> March 2018; at Attachment 8.2.2A.

Seconded	Cr Manez	Carried	6/0
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Peter Haas returned to the room at 5:31pm.

## 8.3 PRINCIPAL ENVIRONMENTAL HEALTH OFFICER/ BUILDING SURVEYOR:

### 8.3.1 Boddington Caravan Park – Imposing Fee for Overflow Camping

Location:	Boddington Caravan park
File Ref. No:	ADM 0086
Disclosure of Interest:	Nil
Date:	11 April 2018
Author:	Peter Haas – PEHO/BS

#### Summary

To seek Council approval to impose a fee for overflow camping in general

#### Background

With the Medieval Fayre coming to town on 26 May 2018, there may be a major influx of participants and attendees who would require accommodation and we may be required to supply some overflow camping.

Further there may be other events or public holidays during that may require overflow camping.

In fact the Caravan Park Managers have identified that next year Easter is very close to ANZAC Day and falls within the school holidays and are expecting people to take 3 days off work to get a 10 day break and it would be an opportunity to provide an area for people to camp with the Caravan Park being full.

The best area for overflow camping would be the Old School oval with the only issue being the use of stakes and pegs, which hold down annexes, damaging the oval reticulation. This area is close to toilet and shower facilities at the Old School and is in close walking distance to town.

This issue was discussed the Councillor Information session on 10 April 2018

#### Comment

There is no provision within our Fees & Charges Schedule for this type of camping other than Camping – Non-powered \$20 for 2 adults & 2 children with \$8.00 per night additional persons and Overflow Non-powered Clubs by negotiation \$16.00 2 adults & 2 children & \$16.00 additional persons.

We also have the Rodeo Weekend (per 2 nights) Adult - \$25.00 & Child - \$10.00

It has been suggested that we look at a rate for overflow camping of \$12.50 per person per night to cater for situations such as the Medieval Fayre. Keeping it in line with the Rodeo weekend charge and to cater for the fact that the "campers" do not have ready access to all of the facilities of the Caravan Park eg Campers Kitchen & Laundry and the Overflow Non Powered is for Caravan and other clubs and people attending the Medieval Fayre would not belong as such to a club.

Further, this new fee would be all types of overflow camping not only for the Medieval Fayre.

This fee would need to be advertised as per Sections 1.7 & 6.19 of the Local Government Act.

#### Strategic Implications

Would give direction as to what to charge for overflow camping and enable such a service to be provided

#### Statutory Environment

Sections 1.7 and 6.19 as per below of the Local Government Act

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.

#### 1.7. Local public notice

(1) Where under this Act local public notice of a matter is required to be given, a notice of the matter is to be —

- (a) published in a newspaper circulating generally throughout the district; and
- (b) exhibited to the public on a notice board at the local government's offices; and
- (c) exhibited to the public on a notice board at every local government library in the district.

#### 2) Unless expressly stated otherwise it is sufficient if the notice is —

- (a) published under subsection (1)(a) on at least one occasion; and
- (b) exhibited under subsection (1)(b) and (c) for a reasonable time, being not less than
  - (i) the time prescribed for the purposes of this paragraph; or
  - (ii) if no time is prescribed, 7 days.

#### Policy Implications - Nil

#### Financial Implications

Revenue gained from charging for overflow camping with expenditure in the up keep of facilities provided

#### Economic Implications - Nil

#### Social Implications - Nil

#### Environmental Considerations – Nil

#### Consultation

Tahnee Forbes – CEDO

Council – during Councillor Information Session

### Options

1. Accept Officer Recommendation;
2. Not Accept Officer Recommendation or
3. Accept Officer Recommendation with amendment

### Voting Requirements – Absolute Majority

OFFICER'S RECOMMENDATION – ITEM 8.3.1
---------------------------------------

#### MOTION

Moved: Cr Hoffman

That Council adds to the Fees & Charges Caravan & Camping Fees:

1. Overflow Camping - \$12.50 per person per night.
2. Fees & Charges to be applied as of 28 April 2018.

Seconded: Cr Manez

#### AMENDMENT.

Moved: Cr McSwain.

That Council

1. Fees & Charges to be applied as of 1 July 2018.

Seconded: Cr McGrath Carried: 6/0

The AMENDMENT becomes the MOTION

COUNCIL RESOLUTION: 31/18 Moved: Cr McSwain

That Council adds to the Fees & Charges Caravan & Camping Fees:

1. Overflow Camping - \$12.50 per person per night.
2. Fees & Charges to be applied as of 1 July 2018.

Seconded: Cr McGrath Carried: 6/0

## 8.4 MANAGER WORKS & SERVICES:

Nil

## 8.5 DIRECTOR CORPORATE & COMMUNITY SERVICES:

### 8.5.1 Peel Bright Minds

File Ref. No:	ADM0545
Disclosure of Interest:	Nil
Date:	23 May 2018
Author:	Graham Stanley – Director Corporate & Community Services
Attachment:	Nil

#### Summary

Council is to consider participating in and contributing to the Peel Bright Minds Initiative at a cost of \$2,000 per annum for three year.

#### Background

John Lambrecht, Director of Regional Development for the Peel Region with Regional Development Australia, has written to the Shire seeking the Shire of Boddington's participation in and contribution towards the Peel Bright Minds (PBM) initiative. The contribution sought is \$2,000 per annum for 3 years commencing in 2018/19 and has been based on a per capita share of the Peel region's population.

The attached letter explains how the PBM initiative came about, its aims, progress to date, annual budget for each year of the initiative and anticipated outcomes and deliverables for the initiative. The letter states that *"This investment will provide the following activities to be conducted in your Local Government Area:*

- *Community engagement via stalls at a minimum of one community festival/event per annum.*
- *Delivery of at least one Science Café events (or similar events, depending on community interests) per annum.*
- *The opportunity for community groups, schools and initiatives to participate in whole of region activities such as ESTEAM awards, ESTEAM Champion Teachers' network, STEM speed networking, industry tours and others as appropriate to the needs and interests of your community.*
- *Ongoing targeted promotion of external programs and grant opportunities to schools and community groups.*
- *Ongoing targeted advocacy for external programs and initiatives relevant to local needs to establish themselves in your local area.*

#### Comment

This is a worthwhile initiative that seeks to coordinate and promote regional events and activities and facilitate ongoing communication that:

- promotes Engineering, Science Technology, Entrepreneurship, Arts and Mathematics (ESTEAM), citizen science and their benefits within the Peel Region by connecting young people to ESTEAM activities and opportunities;

- encourages an aspirant culture among people of all backgrounds, ages and abilities in the Peel Region by promoting opportunities for engagement in citizen science and celebrating our unique regional strengths through science and the arts
- facilitates collaboration among regional stakeholders by communicating and celebrating the science agenda and research already being undertaken and identifying and connecting relevant research opportunities with Regional challenges/prospects.

If Boddington wishes to be seen as being part of the Peel then it is important that it participates in region-wide initiatives like this. Given the relatively small investment there is an opportunity for our community to receive the benefits of the initiative and ensure that our young people are made aware of the benefits and future need to be involved with ESTEAM for a successful future. Participation in Peel Bright minds will also provide the opportunity to enhance a number of our community events where Peel Bright Minds may be participants.

Strategic Implications – Nil

Statutory Environment - Nil

Policy Implications – Nil

Financial Implications – \$2,000 per annum for 3 years commencing in 2018/19

Economic Implications - Nil

Social Implications – The initiative is aimed at making people in the community, especially our youth aware of the benefits and opportunities available through ESTEAM hopefully inspiring people to engage and become more employable in the future.

Environmental Considerations – Nil

Consultation – Tahnee Forbes Shire of Boddington CEDO is supportive of Shire Participation in Peel Bright Minds. Discussed at Councillor Information session held 11 April 2018.

### Options

Council can resolve to:

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

Voting Requirements - Absolute Majority



OFFICER'S RECOMMENDATION – ITEM 8.5.1
---------------------------------------

COUNCIL RESOLUTION

32/18

Moved Cr Ventris

That Council:

Agrees to participate in and contribute to the Peel Bright Minds Initiative and commits to budgeting \$2,000 per annum in 2018-19 to 2020/21 as its financial contribution.

Seconded

Cr Manez

Carried

6/0

## 8.5.2 Appointment of Acting Chief Executive Officer

File Ref. No: ADM 0144  
Disclosure of Interest: Nil  
Date: 23 May 2018  
Author: Graham Stanley – Director Corporate & Community Services  
Attachment: Nil

### Summary

Council is requested to appoint Mr Grant Bartle as Acting CEO for the period 19 April to 15 May 2018 inclusive whilst the CEO is away on leave.

### Background

The Chief Executive Officer, Mr Chris Littlemore, will be absent on leave during the period 19 April 2018 to 15 May 2018. At the same time the Manager of Financial Services, James Rendell will be on leave and the Manager of Works, Mr Peter Langan will be on leave until 27 April 2018. An Acting CEO is required to be appointed whilst the CEO is on leave.

Traditionally the Deputy CEO/ Director Corporate and Community Services would be appointed to fill the role. A new Director Corporate and Community Services (DCCS), Mr Graham Stanley, commenced on 1<sup>st</sup> February 2018 replacing Mr Grant Bartle who had been in the position for approximately 4 years. In recognition of the newness to the Shire of the DCCS, the workload and the absence of other senior managers, the CEO requested Mr Bartle to make himself available to act in the position of CEO during this period. Mr Bartle agreed to this and it was arranged that Mr Bartle's official retirement date would be 15 May 2018 and he would be deemed to be on Leave without Pay until he returned to act as CEO.

### Comment

Mr Bartle has acted in the CEO's position on a number of occasions, most recently whilst the CEO was absent on leave from 9<sup>th</sup> to 18<sup>th</sup> February 2018. He has the necessary skills, experience and knowledge of the Shire's operations to fill the position again this time.

Although Mr Stanley is qualified to act as CEO, given his previous local government experience as a CEO, it would be unfair to expect him to undertake the role of acting CEO on this occasion given his lack of familiarity with the district and council's operations and during the absence of other senior staff to provide knowledge and support.

### Strategic Implications – Nil

### Statutory Environment

#### ***Local Government Act 1995***

- |                   |   |
|-------------------|---|
| Section 2.7(2) –  | Provides that Council is to oversee the allocation of local government finances and resources and to determine the local government policies; and |
| Section 3.1 –     | Provides that the general function of the local government is to provide for the good government of persons in its district.                      |
| Section 5.36(1) – | Requires a local government to employ a CEO.  |

Section 5.36(2) –

Council is not to employ a CEO unless satisfied with the qualifications, experience and contractual arrangements.

Policy Implications – Nil

Financial Implications – Within budget allocations

Economic Implications – Nil

Social Implications – Nil.

Environmental Considerations – Nil

Consultation – Mr Grant Bartle, Discussed at Councillor Information session held 11 April 2018.

### Options

Council can resolve to:

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

Voting Requirements – Absolute Majority

OFFICER'S RECOMMENDATION – ITEM 8.5.2
---------------------------------------

COUNCIL RESOLUTION

33/18

Moved Cr Ventris

That Council:

Appoints Mr Grant Bartle to the position of Acting Chief Executive Officer for the duration of the period 19 April 2018 to 15 May 2018 whilst the Chief Executive Officer is on leave.

Seconded

Cr McSwain

Carried

6/0

## 8.6 CHIEF EXECUTIVE OFFICER:

### 8.6.1 Action Sheet

Disclosure of Interest: Nil  
Date: 12 April 2018  
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
20/3/18	21/18	MFS	Write off fees for 6 clients Boddington ELC	22/3/18	ELC debts written off
20/3/18	22/18	MFS	Annual Budget Review 2017/2018	21/3/18	Revised budget & extract of minutes sent to Department
20/3/18	23/18	DCCS	New Policy – Management of Elected Members' Tablets	21/3/18	Added to Policy Manual
20/3/18	24/18	DCCS	Rents for ILU & Boddington Retirement Village	21/3/18	Revised Schedule of Fees & Charges & updated on website. Public notice pending
20/3/18	25/18	CEO	Delegated Authority	21/3/18	Completed
20/3/18	26/18	CEO	Notice of Motion Council Resolution 163/17	21/3/18	Completed

## 8.6.2 Actions Performed Under Delegated Authority For The Month Of March 2018

File Ref. No: ADM0686  
 Disclosure of Interest: Nil  
 Date: 5 April 2018  
 Author: Chief Executive Officer  
 Attachments: Nil

### Summary

To report back to Council actions performed under delegated authority for the month of March 2018.

### 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 month of March 2018.

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 month of March 2018 and are submitted to Council for information.

Common Seal	
Date Affixed	Documentation
	Nil.

Authorisation to call Tenders	
Date	Action
	Nil.

Peter Haas - PEHO			
Building Applications –March 2018			
Application No.	Applicant	Lot & Street	Type of Building Work
3197	G Batt 15 Shepherds Turn Boddington	Lot 1 No 15 Shepherds Turn Boddington	Shed
3198	Shire of Boddington PO Box 4 Boddington	Lot 62 No 18A Pollard Street Boddington	Patio

Health			
Nil.			

Steve Thompson - Town Planning Consultant			
Development Approvals			
Application No.	Applicant	Lot & Street	Type of Approval
Nil.			

Subdivision Applications			
Application No.	Applicant	Lot & Street	Action
Nil.			

Land Administration			
Application No.	Applicant	Lot & Street	Action
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
---------------------------------------

COUNCIL RESOLUTION

34/18

Moved Cr McSwain

That Council accept the report outlining the actions performed under delegated authority for the month of March 2018.

Seconded

Cr Hoffman

Carried

6/0

Peter Haas left the room at 5:44pm.

Cr McGrath left the room at 5:53pm.

Cr McGrath returned to the room at 5:54pm.

### 8.6.3 Differential Rates

File Ref. No: ADM 0727  
Disclosure of Interest: Nil  
Date: 11/04/2018  
Author: Chris Littlemore

#### Summary

**Council to consider the introduction of differential rating, in particular differential rates that may require Ministerial approval.**

#### Background

Council adopted differential rating in June 2017.

#### Comment

Council's intention for the 2018/19 Budget is to keep the increase in the rate in the dollar applied to property valuations for rating purposes to 2%. The average ratepayer who has not experienced a change in valuation will see a 2% increase in their rate bill. Ratepayers with low valuations (mainly vacant land) will experience a larger increase as the minimum rates amount is recommended to increase.

The Department of Local Government and Communities publish guidelines for differential rating and suggest the decision to introduce differential rates should entail observing the following principles:

- Objectivity,
- Fairness and equity,
- Consistency,
- Transparency, and
- Administrative efficiency.

In relation to each, the following comment is offered:

- Objectivity. The basis for imposing differential rates in Boddington Shire is by land use. Land held for mining purposes in both GRV and UV categories will have a differential rate. Land held for non-rural purposes will now have a differential rate.
- Fairness and equity. In this case, a more equitable distribution of the rate burden to those who consume the benefits and can afford the additional impost is being achieved.
- Consistency. Other properties used for similar purposes are being rated in the same way. All miners in the UV Mining category are being charged the same rate, thus the introduction of differential rating will not have a discriminatory affect.
- Transparency. Transparency is achieved by Council discussing the proposal, advertising the same, seeking and considering public comment before making a

decision. As there are less than 30 ratepayers affected, each affected ratepayer will be informed in writing and given the opportunity to make a submission for Council to consider prior to making a decision regarding the imposition of differential rates.

- Administrative efficiency. Council needs to consider whether this is the most efficient way to achieve the required rate revenue. The introduction of differential rating was achieved in Boddington in the 2017/18 financial year with very little administrative effort.

In preparing for the budget Council considers the deficiency between the likely expenditure and revenue from all sources other than rates. The rates setting statement is then based on that deficiency.

The Department also requests that Council consider possible efficiency measures prior to the introduction of differential rating. Since 2014/15 there have been improvements in efficiencies in each of the budgets.

Revenue raising from rating has a number of components, the rate in the dollar applied to either the Gross Rental Valuation (GRV) or the Unimproved Value (UV) and minimum payments for properties that have a low valuation. Council can apply a differential rate if it considers there are reasonable grounds to do so.

It is suggested that differential rating for mining activities be applied to both the GRV category and the UV category. It is also suggested that differential rating for activities of a non-rural nature be applied in the UV category.

### **Proposed Differential Rates 2018/19**

#### **Objects and Reasons:**

The current Community Strategic Plan adopted in 2017 makes it clear that the community have high expectations that the improvements in community facilities achieved by the Council in the past few years should continue.

The major expenditures for 2018/19 and future budgets are significant upgrades to the Hotham River foreshore area, improvements in the Ranford Pool area, playground equipment including nature play areas and facilities for older youth and funding for economic development initiatives to ensure the continued diversification of the local economy away from mining.

To achieve substantial improvements in facilities while at the same time keeping rate increases for the average ratepayer modest is also one of the driving reasons behind the consideration of differential rating.

The differential rates in the dollar proposed, are an attempt to balance the need for revenue required to fund essential services, facilities and infrastructure and an equitable distribution of rates. Thus, the objective for all of council's rates is to meet the shortfall between planned expenditures and expected revenues in order to achieve a balanced budget.

Council is proposing to introduce a new category for activities of a non-rural nature in this budget.



In relation to continued differential mining rate in the UV category, Council is satisfied that UVs generally form a proper and equitable basis for differentiation amongst these properties.

In relation to continued differential mining rate in the GRV category, Council is satisfied that GRVs generally form a proper and equitable basis for differentiation amongst these properties.

In relation to the introduction of a differential Non-Rural rate in the UV category, Council is satisfied that UVs generally form a proper and equitable basis for differentiation amongst these properties

## **Proposed Differential Rating Categories**

### **GRV Mining**

This rating category covers all Mining Leases, Exploration Licenses, Prospecting Licences, Retention Licenses, General Purpose Leases, Special Prospecting Licences for Gold and Miscellaneous Licenses as defined under the Mining Act with a GRV valuation. It also includes properties with a GRV valuation that are held by or leased by a company whose primary activities involve mining. It does not include properties with a GRV valuation that comprise a single dwelling in the township of Boddington.

The proposed rate is 0.05865 cents in the dollar GRV Mining. Rates provided by this category, including minimum rates at \$999 are approximately 33% of the total rate requirements of council. There are three properties in this category which are effectively controlled by one ratepayer.

This sector comprises mining properties subjected to GRV Rating and Council considers that the sector has been contributing to the services and infrastructure of the shire in a fair manner. The imposition of GRV General rate to these properties in addition to the rates the sector pays from UV Mining rated properties which it holds would cause the sector to contribute at a level which would not be fair. For this reason, the GRV Mining rate is lower than the GRV General rate.

### **GRV General**

This rating category covers all properties with a GRV valuation not categorised as GRV Mining. The proposed rate is 0.08568 cents in the dollar GRV General. Rates provided by this category, including minimum rates at \$999 are approximately 20% of the total rate requirements of council. This sector comprises the residential and commercial properties in the town area and Council considers that this sector has been contributing to the services and infrastructure of the shire in a fair manner.

### **UV Mining**

This rating category covers all Mining Leases, Exploration Licenses, Prospecting Licences, Retention Licenses, General Purpose Leases, Special Prospecting Licences for Gold and Miscellaneous Licenses as defined under the Mining Act with a UV valuation. It also includes properties with a UV valuation that are held by or leased by a company whose primary activities involve mining.

The proposed rate is 0.03259 cents in the dollar UV Mining. Rates provided by this category, including minimum rates at \$999 are approximately 27% of the total rate requirements of council.

This sector comprises properties outside the town area which are not used for rural purposes. Council considers that this sector has not been contributing to the services and infrastructure of the shire in a fair manner.

The object of the rate for this category is to rate properties at a higher than the UV General differential rate to improve fairness and equity outcomes by:

- Applying a premium to compensate for the different valuation method and comparatively lower valuation level compared to equivalent properties in built-up areas.
- Applying a premium to reflect the following key points
  1. Mining areas and known mineral resources cover a considerable portion of the district with the most extensive resource being bauxite.
  2. Other than the Shire of Collie, the Shire of Boddington is the local government that is most impacted by mining operations in the South-West Land Division (generally the area from Geraldton to Esperance).
  3. The Shire receives a number of enquiries from landowners and other stakeholders regarding the planning implications of living and investing in the vicinity of bauxite mining operations.
  4. A mining buffer was originally identified in 2007 to assist in accommodating bauxite and gold mining and to reduce land use conflict. The mining buffer protects mining operations from sensitive land uses and development which could prejudice the extraction (now and in the future) of mineral and basic raw material resources.
  5. The mining buffer covers a significant portion of the district including parts of the Boddington townsite, various rural residential and rural smallholding estates and many freehold rural properties. There is a mining buffer of 1200 metres for bauxite mining surrounding known bauxite resources.
  6. The mining buffer has been proposed to be considerably expanded in recent years based on advice from South32 and State Government agencies including the Department of Mines and Petroleum.
  7. The Shire has spent considerable time and funds to review the *Shire of Boddington Local Planning Strategy* which was endorsed by the Western Australian Planning Commission (WAPC) in 2018. A key driver of this review was the modified mining buffer. The Shire's efforts have included raising awareness and liaising with landowners, the community and stakeholders.
  8. The Shire will spend an increasing amount of time and funds to assist in protecting and accommodating bauxite mining through the *Shire of Boddington Local Planning Scheme No. 3* (LPS3). This included the WAPC requirement to give statutory weight to the mining buffer through a Mining Buffer Special Control Area to be introduced into LPS3. LPS3 also includes provisions to control development within the Mining Buffer Special Control Area. Some of the implications will include:
    - (i) The Shire being required to liaise with landowners and stakeholders and to discourage sensitive land uses (such as residential development) in close proximity to basic raw material and mineral extraction operations.
    - (ii) Increased planning and administrative resources as most forms of development and changes of land use in the mining buffer will require a Development Application.
    - (iii) While recognising the need to limit or prevent 'sensitive' development, there are competing legal issues including a generally accepted right to construct a single

- dwelling on a lot. Many rural lots in the mining buffer currently do not have a dwelling.
- (iv) Anticipated reviews being submitted to the State Administrative Tribunal due to the Shire refusing Development Applications based on incompatibility with bauxite mining.
  - (v) There will be considerable liaising with South32, the Department of Mines and Petroleum, the Department of State Development, WAPC and other agencies on Development Applications, other planning proposals and land administrative matters as they may affect basic raw materials and mineral resources.
9. South32 operations have resource implications on other Shire services and assets including environmental health, emergency management, administration and roads. Examples of this include the haul road crossing on Morts Rd, the proposed haul road crossing on Lower Hotham Rd and the significant restoration works on Lower Hotham Rd on three recent occasions when a dam burst on South32 property.

### **UV Rural**

This rating category covers all properties with a UV valuation and predominant usage that involves agricultural production or horticultural production activities and lifestyle properties. The proposed rate is 0.006617 cents in the dollar UV General. Rates provided by this category, including minimum rates at \$999 are approximately 19% of the total rate requirements of council. This sector comprises the rural properties outside the town area and Council considers that this sector has been contributing to the services and infrastructure of the shire in a fair manner.

### **UV Non-Rural**

This rating category covers all properties with a UV valuation with any intensive usage which is significantly different from agricultural or horticultural production. Examples could be landfill or other industrial activities. The proposed rate is 0.03259 cents in the dollar UV General. Rates provided by this category, including minimum rates at \$999 are approximately 0.5% of the total rate requirements of council. This sector comprises the rural properties outside the town area and Council considers that this sector has not been contributing to the services and infrastructure of the shire in a fair manner.

The object of the rate for this category is to rate properties at a higher than the UV Rural differential rate to improve fairness and equity outcomes by:

- Applying a premium to compensate for the different valuation method and comparatively lower valuation level compared to equivalent properties held for intensive usage in built-up areas i.e. industrial areas.
- Applying a premium to reflect the following key point
  1. The Shire receives a number of enquiries and complaints from landowners and other stakeholders regarding property in this category. This involves considerable officer time and Councillor consideration.
  2. The Shire incurs additional costs relating to monitoring of land use & the environmental impact.

(Objects and Reasons ends).

Overall effect would be increases of 3.2% in gross rates yield, 3.8% in town and rural rates, and 2.0% in mining rates as per the following table.

Category	Old rate in \$	Proposed Rate in \$	Old Minimum	New Minimum	Gross Levy 2017/18	Gross Levy 2018/19
GRV General	0.08400	0.08568	\$899	\$999	\$856,682	\$885,371
GRV Mining	0.05750	0.05865	\$899	\$999	\$1,481,237	\$1,510,943
UV- Rural	0.006487	0.006617	\$899	\$999	\$842,461	\$878,623
UV – Mining	0.031955	0.032594	\$899	\$999	\$1,185,823	\$1,214,453
UV – Non_Rural	0.006487	0.032594	\$899	\$999	\$4,255	\$21,382
Total					\$4,370,458	\$4,510,772

In the UV Mining category, there are a total of 87 separately rated properties. Of the 87 properties, two major mining corporations are accountable for payment of rates on 83 of these properties.

In the GRV mining category there are two ratepayers with three properties, one mining corporation is accountable for payment of rates on these properties.

The changes would result in the following impact in percentage and dollar terms on the five affected mining ratepayers.

Ratepayer	2017/18 Rates \$	Proposed 18/19 \$	Increase \$	Increase %
1	\$2,394,489	\$2,445,249	\$50,760	2%
2	\$254,983	\$274,414	\$19,431	8%
3	\$3,428	\$3,578	\$151	4%
4	\$2,032	\$2,155	\$123	6%

In comparison some shires with differential rates compare as follows

Council	UV Pastoral rate in \$	UV Mining rate in \$	Factor
Shire of Carnarvon	6.62	12.129	1.83
Shire of Exmouth	7.76	15.52	2
East Pilbara Shire Council	5.912	17.750	3
Shire of Derby West Kimberly	6.354	26.453	4.16
Shire of Boddington	0.6617	3.2594	4.93
Shire of Wyndham East Kimberley	5.7	28.21	4.95
Shire of Ashburton	6.015	38.247	6.36
Three Springs	1.636	12.039	7.36
Shire of Morawa	2.304	28.968	12.6
Shire of Broome	0.657	12.327	18.7

As the proposed increase in UV Mining and UV Non-Rural rates are more than twice the lowest differential rate to be imposed, Ministerial approval must be sought. In addition, Council must advertise for and consider submissions before imposing the proposed rates.

As there are fewer than thirty ratepayers who will be subject to the differential general rate, each affected ratepayer has to be informed in writing by the local government of:

- the terms of this policy (through the provision of a copy of this document to the ratepayer
- the local government's objects of and reasons for proposing to impose the differential general rates
- the differential general rate that will apply to the ratepayer's property; and
- the differential general rate that applied in the previous year for comparison

They must be given at least 21 days to make submissions to the local government on the proposal.

Strategic Implications Not fully known until submissions received.

#### Statutory Environment.

The following sections in Local Government Act 1995 apply:

- Section 6.32 of the Local Government Act 1995 provides Council with the power to apply rates to property;
- Section 6.33 of the Local Government Act 1995 provides Council with the power to apply differential general rates although Ministerial approval is required where a differential rate is more than twice the lowest differential rate to be imposed;
- Section 6.35 of the Local Government Act 1995 provides Council with the power to apply a minimum payment which is greater than the general rate which would otherwise be payable on that land;
- Section 6.36 of the Local Government Act 1995 requires Council to give public notice of its intention to impose differential rates, inviting submissions within 21 days.

Council is also required to consider any submissions received prior to imposing the proposed rate or minimum payment.

Policy Implications – Discussed in the body of the report

Financial Implications - The rate level set by Council will underpin its ability to provide services and facilities for the 2018/19 Financial Year and into the future.

Economic Implications - Nil

Social Implications – Nil

Environmental Considerations - Nil

Consultation – Neighbouring Shires have indicated they are not considering imposing a differential rate for mining activities. Department of Local Government & Communities.

#### Options

Council can:

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

Voting Requirements – Absolute Majority

OFFICER RECOMMENDATION – ITEM 8.6.3
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COUNCIL RESOLUTION

35/18

Moved Cr McGrath

That Council:

1. Endorse the Objects and Reasons for Differential Rates 2018/19.
2. Advertise its intention, in accordance with section 6.36 of the Local Government Act 1995, to adopt the following rates in the dollar and minimum rates for the differential rating categories specified for the 2018/19 Financial Year:

Category	Proposed Rate in \$	New Minimum
GRV	0.08568	\$999
GRV Mining	0.05865	\$999
UV- Rural	0.006617	\$999
UV - Mining	0.032594	\$999
<u>UV – Non- Rural</u>	0.032594	\$999

3. If no submissions objecting to the proposed Differential Rates are received, authorise the CEO to apply to the Minister of Local Government and Communities for approval for Council to impose the Schedule of Rates outlined in point 2 above.

Seconded

Cr Manez

Carried

6/0

## 8.6.4 Adoption of Communications and Social Media Policy

File Ref. No:	ADM 0104
Disclosure of Interest:	Nil
Date:	11 April 2018
Author:	Chris Littlemore CEO
Attachment	Draft Communications and Social Media Policy

### Summary

Council is to consider adopting a Communications and Social Media Policy.

### Background

WALGA has released a Communications and Social Media Policy template. Council does not currently have such a policy.

### Comment

Over recent years, Local Government has experienced increasing concerns arising from social media interaction, specifically:

- Local Government social media use for official communications;
- Elected Member official and personal social media use;
- Employee personal social media use; and
- Community social media regarding the Local Government, its Elected Members and / or Employees.

The attached policy has been prepared by WALGA and appears to suit the needs of Boddington Shire.

Statutory Environment N/A

Consultation – Nil

Policy Implications – Nil

Financial Implications – \$1800

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

Moved Cr Hoffman

That Council resolves to adopt the Communications and Social Media Policy in Attachment 8.6.4A.

Seconded

Cr McSwain

COUNCIL RESOLUTION:

36/18

Moved: Cr Ventriss

That this Motion Lay On The Table.

Seconded:

Cr McGrath

Carried: 6/0

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:

With no further business to discuss the Shire President, Cr Glynn, closed the meeting at 5:56pm.

These minutes were confirmed by the Council as a true and accurate record at the Ordinary Council Meeting held on Tuesday 22 May 2018

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M Glynn  
(President)