



SHIRE OF BODDINGTON

'The Council and Staff of the Shire of Boddington, in partnership with the community, are committed to operating effectively and efficiently to provide quality lifestyle opportunities that encourage population growth and development'

SUMMARY MINUTES

For the

ORDINARY MEETING OF COUNCIL

held at

5PM, TUESDAY 18TH SEPTEMBER 2012

at the

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

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Summary Minutes

1.	DECLARATION OF OPENING:	1
2.	ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE:	1
3.	DISCLOSURE OF FINANCIAL INTEREST:	1
4.	PUBLIC QUESTION TIME:	2
5.	PETITIONS/DEPUTATIONS/PRESENTATIONS/ SUBMISSIONS:	2
5.1.1	BHP BILLITON WORSLEY ALUMINA PTY LTD	2
6.	CONFIRMATION OF MINUTES:	4
6.1.1	ORDINARY MEETING OF COUNCIL HELD ON TUESDAY 21 ST AUGUST 2012.....	4
6.1.1	SPECIAL MEETING OF COUNCIL TO CONSIDER AN ARTWORK BEING CONSTRUCTED AT 32 BANNISTER ROAD BODDINGTON, HELD ON TUESDAY 4 TH SEPTEMBER 2012	4
7.	ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION:	4
8.	REPORTS OF OFFICERS AND COMMITTEES:	4
8.1	PLANNING CONSULTANT:	4
8.2	DIRECTOR SPECIAL PROJECTS:	5
8.2.1	RETIREMENT VILLAGE – BUSINESS PLAN AND VILLAGE SCHEME AND RESIDENCY LEASE.....	5
8.2.2	RELOCATION OF SHIRE DEPOT – DESIGN AND EARTHWORKS	6
8.2.3	BODDINGTON SUPERTOWN GROWTH PLAN – SUBMITTED FOR ADOPTION.....	6
8.2.4	BODDINGTON RECREATION & LEISURE CENTRE - COMMUNITY SPORTING & FACILITIES FUND APPLICATION.....	6
8.3	PRINCIPAL ENVIRONMENTAL HEALTH OFFICER/BUILDING SURVEYOR:	7
8.3.1	HOUSE UNFIT FOR HUMAN HABITATION	7
8.3.2	INDEPENDENT CARE UNIT	7
8.3.3	CASH FOR CONTAINERS SCHEME	8
8.4	MANAGER COMMUNITY SERVICES:	8
8.4.1	LOAF – LIONS CLUB OF BODDINGTON	8
8.5	MANAGER WORKS & SERVICES:	8
8.6	DIRECTOR CORPORATE SERVICES:	8
8.6.1	FINANCIAL MANAGEMENT REVIEW	8
8.6.2	INVESTMENT POLICY	9
8.6.3	ISSUE AND USE OF CORPORATE CREDIT CARDS	9
8.6.4	MONTHLY FINANCIAL STATEMENTS – JULY 2012.....	9
8.7	CHIEF EXECUTIVE OFFICER:	9
8.7.1	NOMINATIONS FOR PDC BOARD VACANCY	9
8.7.2	PINJARRA WILLIAMS ROAD WIDENING.....	10
8.7.3	TOTAL FIRE BAN EXEMPTION – PERTHWASTE PTY LTD PTY LTD	10
8.7.4	COUNCIL POLICY - ADVERTISING COUNCIL EMPLOYMENT VACANCIES	10
9.	ELECTED MEMBERS’ MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN: ..	11
10.	URGENT BUSINESS WITHOUT NOTICE (WITH THE APPROVAL OF THE PRESIDENT OR MEETING):	11
11.	CONFIDENTIAL ITEMS:	11
12.	CLOSURE OF MEETING:	11

1. DECLARATION OF OPENING:

The Shire President, Cr Allert declared the meeting open at 5:05pm.

2. ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE:

Cr J R Allert	President
Cr DN Veitch	Deputy President
Cr PR Carrotts	
Cr EK Hoek	
Cr GJ Day	
Cr J Goodgame	
Cr N Crilly	

Mr G Sherry	Chief Executive Officer
Mrs C Martin	Director of Corporate Services
Mr P Haas	Principal Environmental Health Officer/Building Surveyor
Mr S Thompson	Planning Consultant
Mr T Pearson	Director Special Projects
Mrs Anthea Patten	Manager Community Services
Mr P Langan	Works Manager Services
Ms T Bryant	Executive Assistant

APOLOGIES:

Nil

VISITORS:

Mr K Noonan	
Mrs E Noonan	
Mr Raymond Bentley-Comins	Acting General Manager – BHP Worsley Alumina Pty Ltd
Mr Mike Baker	Human Resources Superintendent - BHP Worsley Alumina Pty Ltd
Mr Greg Robertson	Community Relations - BHP Worsley Alumina Pty Ltd
Ms Sherron Van Daele	Accountant - BHP Worsley Alumina Pty Ltd
Mr C Cant	

3. DISCLOSURE OF FINANCIAL INTEREST:

Cr Veitch declared an Interest Affecting Impartiality in Item 8.4.1 in that he is a member of the Boddington Lions Club.

Cr Carrotts declared an Interest Affecting Impartiality in Item 8.4.1 in that he is a member of the Boddington Lions Club.

Cr Allert declared an Interest Affecting Impartiality in Item 8.4.1 in that he is a member of the Boddington Lions Club.

4. PUBLIC QUESTION TIME:

4.1.1 Tom Hardie – Bowling Club LOAF Application

Mr Tom Hardie, on behalf of the Boddington Bowling Club, asked Council to reconsider their decision to not approve the Club's Local Organisation Assistance Fund (LOAF) application to purchase and install a water tank at the Boddington Recreation Ground.

Mr Hardie explained that the club needed to replace their existing tank and sought assistance from the Shire with purchasing to reduce the GST. Council had advised that this was not possible, but indicated that a LOAF grant would apply. The club looked to purchase the tank locally and was advised of a 3 week delay between ordering and delivery. Because the club required a new tank because the existing tank was leaking badly, the club ordered the tank a week before council's consideration of their LOAF application. To the Club's surprise the tank was delivered to site a few days after ordering and the eager members installed the tank prior to Council's consideration of their LOAF application.

The Club was aware that LOAF applications are not granted retrospectively and acknowledge that they have contravened Council's policy in relation to the LOAF. The Club believes that the \$800 impact to the club is a high cost to bear for a minor infringement on Council's LOAF policy.

Cr Allert took the question on notice and indicated that Council will consider the request.

5. PETITIONS/DEPUTATIONS/PRESENTATIONS/ SUBMISSIONS:

5.1.1 BHP Billiton Worsley Alumina Pty Ltd

Mr Raymond Bentley-Comins ,Acting General Manager – BHP Billiton Worsley Alumina Pty Ltd, Mr Mike Baker, Human Resources Superintendent - BHP Billiton Worsley Alumina Pty Ltd, and Mr Greg Robertson Community Relations – BHP Billiton Worsley Alumina Pty Ltd made a joint presentation to Council regarding the BHP Billiton Worsley Alumina Pty Ltd Boddington Bauxite Mine's operations.

Mr Bentley-Comins outlined:

- In FY 2011/12 BHP Worsley Alumina Pty Ltd had:
 - transported 13.6 Million tonnes of Bauxite to Collie;
 - produced 3.4 Million tonnes of Alumina;
 - operated in a tough market, with falling alumina price, rising costs and rising Australian dollar; and
 - completed its expansion construction project and continued ramping up production.
- In FY 2012/13 BHP Worsley Alumina Pty Ltd expected:
 - to transport 17.5 Million tonnes of Bauxite to Collie;
 - to produce 4.3 Million tonnes of Alumina; and
 - make savings in the operation of its business given continued tough operating conditions.

In FY 2012/2013 BHP Billiton Worsley Alumina Pty Ltd will continue mining within 2 kms of the crusher at the Marradong mine site. At the Saddleback mine site, the IROM mining strategy will continue.

Noise management continues to be a significant issue for BHP Billiton Worsley Alumina Pty Ltd. BHP Billiton Worsley Alumina Pty Ltd has now installed 12 Noise Monitoring Terminals (NMT) to continuously monitor noise. The NMT will allow for live displays of noise levels in the pit control room and will give a better understanding of noise within the BHP Billiton Worsley Alumina Pty Ltd operation.

BHP Billiton Worsley Alumina Pty Ltd has an employee dedicated to overseeing noise management at the Boddington Bauxite Mine operation.

Mr Mike Baker outlined that

- There are 228 employees at the Boddington Bauxite Mine; and
- 91 or about 40% currently reside within 50km of the Boddington Bauxite Mine.

BHP Billiton Worsley Alumina Pty Ltd is currently completing a review of its bussing operation, including a workforce survey.

BHP Billiton Worsley Alumina Pty Ltd now advertise all vacancies locally and this year will offer a number of apprentice opportunities to local candidates.

Mr Greg Robertson outlined that in FY 2011-12 BHP Billiton Worsley Alumina Pty Ltd paid:

- \$306 million in wages;
- \$18 million in royalties to the state government;
- \$24 million in state and federal taxes;
- \$11 million of purchases from local Boddington businesses; and
- \$950,000 in community support.

Of this activity it was notable that:

- BHP Billiton Worsley Alumina Pty Ltd will require as part of a new drilling contract to have the successful contractor have premises in Boddington rather than at the Boddington Bauxite Mine;
- made community contributions directly to Boddington of \$263,2995 in cash and \$72,796 of in kind services;
- the most significant of these contributions was \$60,000 to the Shire of Boddington for a new Youth Centre;
- BHP Billiton Worsley Alumina Pty Ltd's Matched Giving Program resulted in \$250,000 of community contributions including \$10,000 to Boddington groups; and
- through the "Ruggies Recycling" BHP Worsley Alumina Pty Ltd had donated \$20,000 to the Boddington Hospital and \$60,000 to local St John's Ambulance units in Boddington, Collie and Bunbury.

BHP Billiton Worsley Alumina Pty Ltd has introduced a 24-7 1800 telephone service to better management community complaints. Of the 80 complaints received in FY 2011/12, 68 related to noise.

BHP Billiton Worsley Alumina Pty Ltd has completed a review of its Community Liaison Committee upon which Cr's Veitch, Carrotts and Goodgame sit.

BHP Billiton Worsley Alumina Pty Ltd will meet hold its next community consultation on 10th October 2012 and informally meet with the Shire President and CEO on 15th October 2012.

BHP Billiton Worsley Alumina Pty Ltd is also keen to have a shop front in the Boddington Main Street and is having discussions with the Boddington St John Ambulance over establishing an office in their centre.

Mr Raymond Bentley-Comins, Mr Mike Baker, Mr Greg Robertson & Ms Sherron Van Daele left Chambers at 5:45pm.

6. CONFIRMATION OF MINUTES:

6.1.1 Ordinary Meeting of Council Held On Tuesday 21st August 2012

OFFICER'S RECOMMENDATION – 6.1.1

Council Resolution 132/12 **Moved** **Cr D Veitch**

That the minutes of the Ordinary Meeting of Council held on Tuesday 21st August 2012 be confirmed as a true record of proceedings.

Seconded **Cr N Crilly** **Carried** **7/0**

6.1.1 Special Meeting Of Council To Consider An Artwork Being Constructed At 32 Bannister Road Boddington, Held On Tuesday 4th September 2012

OFFICER'S RECOMMENDATION – 6.1.1

Council Resolution 133/12 **Moved** **Cr D Veitch**

That the minutes of the Special Meeting of Council to consider an artwork being constructed at 32 Bannister Road Boddington, held on Tuesday 4th September 2012 be confirmed as a true record of proceedings.

Seconded **Cr N Crilly** **Carried** **7/0**

7. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION:

Nil

8. REPORTS OF OFFICERS AND COMMITTEES:

8.1 PLANNING CONSULTANT:

Nil

8.2 DIRECTOR SPECIAL PROJECTS:

8.2.1 Retirement Village – Business Plan and Village Scheme and Residency Lease

OFFICER'S RECOMMENDATION – 8.2.1

Council Resolution	134/12	Moved	Cr D Veitch
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That Council:

1. adopts the draft Business Plan at Attachment 8.2.1A (amended if necessary to recognise the correct treatment of GST) and authorises the advertising of the plan (as amended) to seek public comments for the development of the Boddington Retirement Village at lot 165 Forrest Street Boddington, including the following significant items:
 - a. amount payable by in-going resident of a 'lease-for-life' unit (called the 'fixed loan')
 - i. Type 1 unit (2 bedrooms, 1 car) \$278,000
 - ii. Type 2 unit (3 bedrooms, 1 car) \$285,000
 - iii. Type 3 unit (3 bedrooms 2 cars) \$300,000
 - iv. Type 4 unit (3 bedrooms, 2 cars) \$320,000
 - b. share of capital growth during the term of the lease:
 - i. Outgoing resident 80%
 - ii. Shire 20%
 - c. Rent to be charged for a rental unit not to exceed a total of:
 - i. type 1 unit \$250/week
 - ii. type 2 unit \$275/weekincluding the maintenance fee
 - d. Reserve Fund contribution by lessees only (not rentals) of 0.7% of the Outgoing Market Value of the unit for each year of residency;
 - e. Deferred Fee contribution by lessees only (not rentals), calculated as 0.25% of the Outgoing Market Value of the unit for each year of residency, up to a maximum of 1% for 4 years or more; and
2. adopts the draft Village Scheme and Residency Leases at Attachments 8.2.1B and 8.2.1C for the development of the Boddington Retirement Village at lot 165 Forrest Street Boddington.

Seconded	Cr P Carrotts	Carried	7/0
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8.2.2 Relocation of Shire Depot – Design and Earthworks

OFFICER'S RECOMMENDATION – 8.2.2

Council Resolution 135/12 Moved Cr P Carrotts

That Council approves the design of the new Shire Depot at Attachment 8.2.2A to be constructed at Lot 10 Farmer's Avenue and Lots 80 and 81 Assay Terrace Boddington.

Seconded Cr D Veitch Carried 7/0

8.2.3 Boddington SuperTown Growth Plan – Submitted for Adoption

OFFICER'S RECOMMENDATION – 8.2.3

Council Resolution 136/12 Moved Cr P Carrotts

That Council:

- 1. adopts the Boddington SuperTown Growth Plan at Attachment 8.2.3A, subject to formatting changes and minor administrative editing to the satisfaction of the Shire's Chief Executive Officer;**
- 2. informs and requests that the Western Australian Planning Commission supports in principle the Boddington SuperTown Growth Plan;**
- 3. informs and requests that the Peel Development Commission and the SuperTowns Steering Committee endorse the Boddington SuperTown Growth Plan;**
- 4. thanks members of the Boddington SuperTown Community Reference Committee and Boddington SuperTown Local Project Team for their input into the process;**
- 5. notes the possible general industrial area on Siding Road has been deleted;**
- 6. supports the on-going implementation of the Boddington SuperTown Growth Plan and seeks to work in partnership with the community, State Government and other stakeholders; and**
- 7. advises submitters of the above.**

Seconded Cr D Veitch Carried 7/0

8.2.4 Boddington Recreation & Leisure Centre - Community Sporting & Facilities Fund Application

OFFICER'S RECOMMENDATION – 8.2.4

Council Resolution 137/12 Moved Cr P Carrotts

That Council submits an application to the Community Sporting & Recreation Facilities Fund for \$2,210,610, as at Attachment 8.2.4A (subject to minor amendment at the discretion

of the Chief Executive Officer) to partially fund eligible components of the proposed new Boddington Indoor Recreation & Leisure Centre (excluding the warm water program pool, which is to be built at a later stage), to be located on the west side of the main oval in Club Drive, Boddington.

Seconded Cr D Veitch Carried 7/0

Mr & Mrs Noonan and Mr S Thompson left Chambers at 6:27pm.

8.3 PRINCIPAL ENVIRONMENTAL HEALTH OFFICER/BUILDING SURVEYOR:

8.3.1 House Unfit for Human Habitation

OFFICER'S RECOMMENDATION – 8.3.1

Council Resolution 138/12 Moved Cr D Veitch

That Council, under the provisions of Section 140 of the Health Act 1911, agree to take down the house located on Lot 12 Christie Street Ranford and recover the expenses of doing so by:

1. selling the material from the building upon demolition; and/or
2. from the owner through an agreement with the owner; and/or
3. by placing a charge on the property to recover expenses on sale of the property.

Seconded Cr N Crilly Carried 7/0

8.3.2 Independent Care Unit

OFFICER'S RECOMMENDATION – 8.3.2

Council Resolution 139/12 Moved Cr P Carrotts

That Council offer the lease of Independent Care Unit No. 4, Lot 251, 36 Hotham Avenue to Mr and Mrs H & M Johnson.

Seconded Cr D Veitch Carried 7/0

Ms C Martin left Chambers at 6:34pm.

8.3.3 Cash for Containers Scheme

OFFICER'S RECOMMENDATION – 8.3.3

Council Resolution **140/12** **Moved** **Cr D Veitch**

That Council:

1. indicate support to WALGA for the *Cash For Containers* Scheme; and
2. lobbies by writing to the local member of State Parliament and Environment Minister encouraging the implementation of a Western Australian *Cash For Containers* Scheme

Seconded **Cr P Carrotts** **Carried** **7/0**

8.4 MANAGER COMMUNITY SERVICES:

8.4.1 LOAF – Lions Club of Boddington

OFFICER'S RECOMMENDATION – 8.4.1

Council Resolution **141/12** **Moved** **Cr G Day**

That Council contributes an amount of \$1,500 from LOAF to the Lions Club of Boddington for the construction of the new wooden dance floor.

Seconded **Cr N Crilly** **Carried** **7/0**

Mrs A Patten left Chambers at 6:35pm.

Ms C Martin entered Chambers at 6:35pm.

8.5 MANAGER WORKS & SERVICES:

Nil

8.6 DIRECTOR CORPORATE SERVICES:

8.6.1 Financial Management Review

OFFICER'S RECOMMENDATION – 8.6.1

Council Resolution **142/12** **Moved** **Cr P Carrotts**

That Council adopt the Financial Management Review completed by UHY Haines Norton and included at Attachment 8.6.1A.

Seconded **Cr G Day** **Carried** **7/0**

8.6.2 Investment Policy

OFFICER'S RECOMMENDATION – 8.6.2

Council Resolution 143/12 **Moved** **Cr P Carrotts**

That Council adopt the amended policy 09.5 Investment of Funds included at Attachment 8.6.2A.

Seconded **Cr D Veitch** **Carried** **7/0**

Mr P Haas left Chambers at 6:40pm.

8.6.3 Issue and Use of Corporate Credit Cards

OFFICER'S RECOMMENDATION – 8.6.3

Council Resolution 144/12 **Moved** **Cr D Veitch**

That Council adopt the Draft Policy 9.17 Issue and Use of Corporate Credit Cards included at Attachment 8.6.3A.

Seconded **Cr P Carrotts** **Carried** **7/0**

8.6.4 Monthly Financial Statements – July 2012

OFFICER'S RECOMMENDATION – 8.6.4

Council Resolution 145/12 **Moved** **Cr P Carrotts**

That Council adopt the:

1. **monthly Financial Statements for the period ending of July 2012;**
2. **list of Payments for the period ending of July 2012; and**
3. **summary of Reconciliations for the period ending of July 2012.**

Seconded **Cr N Crilly** **Carried** **7/0**

8.7 CHIEF EXECUTIVE OFFICER:

8.7.1 Nominations for PDC Board Vacancy

OFFICER'S RECOMMENDATION – 8.7.1

Council Resolution 146/12 **Moved** **Cr E Hoek**

That Council nominate Cr J Allert, Cr P Carrotts and Cr J Goodgame to be nominees for election to the Peel Development Commission Board.

Seconded Cr N Crilly Carried 7/0

8.7.2 Pinjarra Williams Road Widening

OFFICER'S RECOMMENDATION – 8.7.2

Council Resolution 147/12 Moved Cr P Carrotts

That Council advise the Department of Environment and Conservation that Council strongly supports the excision of land from Timber Reserve 171/25 in the locality of Quindanning for the purposes of widening the Pinjarra Williams Road between Marradong and Quindanning.

Seconded Cr D Veitch Carried 7/0

8.7.3 Total Fire Ban Exemption – Perthwaste Pty Ltd

OFFICER'S RECOMMENDATION – 8.7.3

Council Resolution 148/12 Moved Cr P Carrotts

That Council supports the conditional Total Fire Ban Exemption proposed by FESA for Perthwaste Pty Ltd for:

1. operating plant and machinery for site development purposes included at Attachment 8.7.3A; and
2. operating machinery for landfill purposes included at Attachment 8.7.3B;

at Perthwaste Pty Ltd's North Bannister Waste Management Facility at Lot 2 (Plan No. 2767) Albany Highway, North Bannister.

Seconded Cr D Veitch Carried 7/0

8.7.4 Council Policy - Advertising Council Employment Vacancies

OFFICER'S RECOMMENDATION – 8.7.4

Council Resolution 149/12 Moved Cr D Veitch

That Council adopt the draft Policy 11.30 Local Advertising of Council's Employment Vacancies included at Attachment 8.7.4A.

Seconded Cr N Crilly Carried 7/0

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

Nil

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

Nil

11. CONFIDENTIAL ITEMS:

Nil

12. CLOSURE OF MEETING:

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

These minutes were confirmed by the Council as a true and accurate record at the Ordinary Council Meeting held on Tuesday 16th October 2012.

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J R ALLERT

President