



## **SHIRE OF BODDINGTON**

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

### **MINUTES**

### **For The Special Meeting of Council To Consider:**

- 1. Planting of vegetation in the main street, to be funded by a grant from BHP-Billiton Worsley**
- 2. Providing incentives for developers to encourage construction, redevelopment and occupancy of properties within the Boddington main street commercial area**

### **Held At**

**5PM, TUESDAY 2<sup>ND</sup> APRIL 2013**

**At the  
Community Club, Club Drive, Boddington**

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# Minutes

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## **1. DECLARATION OF OPENING:**

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

## **2. ATENDANCE/APOLOGIES/LEAVE OF ABSENCE:**

### **2.1.1 Attendance**

Cr JR Allert	President
Cr DN Veitch	Deputy President
Cr PR Carrotts	
Cr EK Hoek	
Cr GJ Day	
Cr N Crilly	
Mr G Sherry	Chief Executive Officer
Mr T Pearson	Director Special Projects
Mr A Koeppen	Director Economic Development
Mr P Haas	Principal Environmental Health Officer/Building Surveyor
Mr S Thompson	Planning Consultant
Mr M Andrews	Trainee Planner
Mr P Langan	Works Manager (in at 5.16pm)

### **2.1.2 Apologies**

Cr Day

### **2.1.3 Leave of Absence**

Cr Goodgame has an approved Leave of Absence from from Saturday 9<sup>th</sup> March 2013 to Thursday 20<sup>th</sup> June 2013.

## **3. DISCLOSURE OF FINANCIAL INTEREST:**

Cr Hoek declared a Financial and a Proximity Interest in Item 8.2.1 in that she is the owner of 43 Bannister Road.

Cr Hoek declared a Financial and a Proximity Interest in Item 8.3.1 in that she is the owner of 43 Bannister Road.

Cr Carrotts declared a Financial Interest in Item 8.2.1 in that he owns land on Bannister Road.

Cr Carrotts declared a Financial Interest in Item 8.2.1 in that he owns land on Bannister Road.

**4. PUBLIC QUESTION TIME:**

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

**4.2 PUBLIC QUESTIONS FROM THE GALLERY:**

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

Nil

**6. CONFIRMATION OF MINUTES**

6.1.1 Ordinary Meeting of Council Held On 19 March 2013
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Nil at this time. Minutes will be confirmed at the next Ordinary Meeting of Council.

**7. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION:**

Nil

## 8. REPORTS OF OFFICERS AND COMMITTEES:

### PLANNING CONSULTANT:

Nil

### DIRECTOR SPECIAL PROJECTS:

8.2.1	Main Street Activation & Upgrade Project - Plantings & BHP Billiton Worsley Grant
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File Ref. No: ADM 00247  
Disclosure of Interest: Nil  
Date: 14<sup>th</sup> March 2013  
Author: Terry Pearson

#### Summary

**For Council to approve planting of vegetation in the main street, to be funded by a grant from BHP-Billiton Worsley.**

#### Background

A group consisting of the Director Special Projects, Director Economic Development, Manager Special Projects, Consultant Town Planner and Sue McDougall (landscape designer) has been convened to prepare a draft a Master Plan for the upgrade of the Town Centre.

Sue McDougall is donating her time, as she will use the project as part of her 'work experience' that is required for her landscape design degree. She was an active participant in the community visioning workshop in April 2012 regarding the town centre.

The objective is to produce a cost-effective Master Plan to improve the 'look and feel' of Bannister Rd, and to ensure that all work done in the short term will complement Council's long-term plans for adjacent areas, such as establishing a clear pedestrian link from the town centre to the foreshore. The short-term objective is to get some 'quick wins' on the board, so the community can see something tangible happening.

The first task has been to correlate the various existing plans and commentary on the town centre, to identify what the current context is, and to assist in identifying the next steps. Councillor input will be sought and community consultation will be undertaken at the appropriate stages.

This project will be resourced by the group as time permits.

Coincidentally, BHP-Billiton Worsley Alumina has offered a grant of \$100,000 and they are desirous of funding improvements in the main street. However, a funding application needed to be submitted immediately to obtain these funds, which has been done.

As the application needed to identify what the grant will fund, the initial focus of the design group has been on how to quickly improve the 'look and feel' of the main street.

## Comment

The design group recommends that the initial focus should be on planting mature trees on the west side of the road between George Street and Wuraming Avenue, and also along the wider side streets, being Wuraming Avenue and George Street. A graphic design has been prepared which illustrates how the street may look when the trees are fully matured. This design was shown to Councillors at the information briefing on 5<sup>th</sup> March, and it will be displayed at the meeting. This central section of Bannister Road is the immediate focus – sections further east and west will be addressed in a future stage.

Planting of low-growth, hardy, drought-resistant ground covers and shrubs will be a secondary focus in this project, subject to the remaining budget.

The concept is:

- to not remove any existing trees at this stage;
- to focus primarily on the west side of Bannister Road, as the options on the east side are constrained until the overhead power lines are placed underground;
- to plant trees in between existing trees, subject to crossovers etc;
- to provide an irrigation system along the west side of Bannister Road, with the capacity to be expanded;
- to provide good shade in summer, without encroaching on the carriageway for wide vehicle loads, so to choose a tree with an appropriate shape at maturity;
- to allow sun to reach the footpaths in winter, for warmth;
- to adopt a 'theme' of 'autumn gold', pursuant to sections four and five of the "Ten Key Projects to Activate the Town Centre" in the Boddington SuperTown Growth Plan, at page 122. These sections are repeated below, for information;
- to meet these criteria, to plant Ornamental Pear trees of species "Pyrus Calleryana" (Chanticleer), which grow to 11m high with a spread of 6m at 20 years of age. They have a narrow conical shape, are dense and have masses of white flowers in spring, with lustrous dark green leaves that turn gold, plum and burgundy in autumn. They are very adaptable to different sites, including those that are quite dry, and are able to handle intermittently wet, heavy soils. They are best in full sun.

#### 4. *SIGNAGE AND STREETSCAPE THEMES*

*Aim: To improve the visitors' understanding of the town and the aesthetic contribution of signage to the streetscape.*

*Includes:*

- *A review of both public and private signage along Bannister Road*
- *Coordinate and revitalise signage within a common theme*
- *Coordinate locations and hierarchy of signs to best explain to the visitor what is happening in the town*
- *Include a community art aspect to signage and way-finding in the town*
- *Themes to be developed with community input - starting points to include:*
  - *Autumn gold – colours of bauxite and gold*
  - *Local stone walls*
  - *Roses*
  - *Gold mine*
  - *Wandoo – white trunks*
  - *Horses*
  - *River*
  - *Rolling hills surrounding town*

5. *STREETSCAPE TO BANNISTER ROAD THROUGH TOWN CENTRE*

*Aim: To improve sense of arrival and amenity for heart of town.*

*Includes:*

- *Street tree planting*
- *Undergrounding of power*
- *Embayed parking*
- *Gateway treatments at north and south ends*

It should be acknowledged that this initiative will create additional work for the maintenance crew, and future budgets should recognise that cost.

Strategic Implications - Nil

Statutory Environment - Nil

Policy Implications - Nil

Financial Implications

This work will only proceed if and when the \$100,000 grant is received from BHP-Billiton Worsley Alumina, as there are no budgeted funds; it will hopefully commence before 30 June 2013.

The grant application states that the grant will be spent on trees, irrigation, street furniture and public art. The project is still being costed, and availability of trees ascertained. The primary focus will be on plantings and irrigation, followed by street furniture.

Economic Implications - Nil

Social Implications - Nil

Environmental Considerations – Nil

Consultation

Consultation will be undertaken with property owners adjacent to each planting. An article will be placed in Bodd News and on notice boards, requesting comments from the community.

Options

Council can:

1. accept the Officer's Recommendation; or
2. not accept the Officer's Recommendation, giving a reason(s).

Voting Requirements - Simple Majority

OFFICER RECOMMENDATION – ITEM 8.2.1
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That Council:

1. approves the advertising of the proposed plantings in part 2 in Bodd News and on notice boards, requesting community submissions;
2. subject to a positive community response following the advertising in part 1, approves the planting of Ornamental Pear trees species "Pyrus Calleryana" (Chanticleer) on the west side of Bannister Road between George Street and Wuraming Avenue, and on

the south side of Wuraming Avenue and the north side of George Street in between the existing plantings, and funded from and subject to a grant of \$100,000 by BHP-Billiton Worsley, with appropriate on-site acknowledgement of the grant; and

3. approves an allowance in the street tree maintenance budget from 2013/14 Budget onwards for the additional cost of the on-going maintenance of the plantings.

**Cr Carrotts declared a Financial Interest in Item 8.2.1 in that he owns land on Bannister Road.**

**Cr Hoek declared a Financial and a Proximity Interest in Item 8.2.1 in that she is the owner of 43 Bannister Road.**

Mr Langan entered the meeting at 5.16pm.

**Council Resolution                      58/13                      Moved                      Cr Veitch**

**That Council approves the advertising of the proposed plantings in part 2 in Bodd News and on notice boards, requesting community submissions.**

**Seconded                      Cr Crilly                      Carried                      5/0**

## 8.3 DIRECTOR ECONOMIC DEVELOPMENT:

### 8.3.1 Development Incentive Scheme for Bannister Road CBD

File Ref. No: ADM0289  
Disclosure of Interest: Nil  
Date: 12<sup>th</sup> March 2013  
Author: Andrei Koeppen  
Attachments: 8.3.1A Incentive Package

#### Summary

**Council is to consider development incentives for commercial properties in the Boddington Town Centre.**

#### Background

The Town Centre of Boddington's Central Business District – being the commercial zoned properties largely situated both sides of Bannister Road between Hill Street to just past George Street - makes a significant contribution to the social and economic welfare of the town. It is important that the Town Centre is not blighted by run-down frontages and vacant allotments, both of which portray economic decay and adversely affect investment decisions by business and by existing and potential residents. This incentive scheme is designed to encourage owners of the various properties to move forward with their plans and aspirations.

#### Comment

The Town Centre appears to have had very little development activity over the past decade and has an appearance of neglect, tiredness and economic decline. Urgent attention is needed to this situation in order to progress the economic development of the CBD.

In an endeavour to encourage the owners of both existing commercial property and vacant allotments, it is proposed that a set of incentives, with a limited timeframe, could be offered to those owners. Such incentives could include;

- a three year rates holiday from the time of tenancy or occupation;
- the payment of building and planning fees by the Shire;
- up to \$1,000 in dollar for dollar contribution to signage and other improvements;
- a Council commitment to process applications promptly;
- support from Director Economic Development; and
- priority for streetscape improvements.

A draft advertisement that would publicise this initiative is included at Attachment 8.3.1A.

Strategic Implications - Nil

Statutory Environment - Nil

Policy Implications - Nil

#### Financial Implications

Potential loss of rates revenue for three years from those businesses that do develop.

Contribution to signage and other improvements be drawn from Economic Development Supertowns budget which allocated funds to main street enhancement.

### Economic Implications

Potential to kick-start development on several sites which will signal that Boddington is serious about its status as a Supertown.

### Social Implications

Development will result in more retail options and higher level of services, thereby providing improvements to standard of living. More commerce in the main street will support the endeavour to attract new residential development.

### Environmental Considerations

The built-environment will improve.

### Consultation

This program will be widely publicised.

### Options

Council can resolve:

1. the Officer's Recommendation; or
2. amended Officer's Recommendation, adding or removing possible incentives to consider; or
3. to not approve any incentives for developers.

### Voting Requirements - Simple Majority

**Cr Hoek declared a Financial and a Proximity Interest in Item 8.3.1 in that she is the owner of 43 Bannister Road.**

**Cr Carrotts declared a Financial Interest in Item 8.2.1 in that he owns land on Bannister Road.**

OFFICER'S RECOMMENDATION – ITEM 8.3.1
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**MOTION**

**Moved**

**Cr Veitch**

**That Council:**

1. **consider providing incentives for developers to encourage construction, redevelopment and occupancy of properties within the Boddington main street commercial area, defined as being commercial zoned land located on Bannister Road, from Hill Street to just past George Street;**
2. **authorise staff to research the possible incentives for Council to consider, that include at least:**
  - a. **a three year rates holiday from the time of tenancy or occupation;**
  - b. **the payment of building and planning fees by the Shire;**
  - c. **up to \$1,000 in dollar for dollar contribution to signage and other improvements;**
  - d. **a Council commitment to process applications promptly;**

- e. support from Director Economic Development; and
- f. priority for streetscape improvements.

Seconded Cr Crilly

AMENDMENT Moved Cr Hoek

That the Motion be amended by:

1. Replace “just past George Street” to “Chadora Avenue and Pollard Street from Bannister to Johnstone Street”
2. Add the following
  - “3. To research possible incentives for existing commercial properties.”

Seconded Cr Crilly Lost 2/3

Council Resolution 59/13 Moved Cr Veitch

That Council:

1. consider providing incentives for developers to encourage construction, redevelopment and occupancy of properties within the Boddington main street commercial area, defined as being commercial zoned land located on Bannister Road, from Hill Street to just past George Street;
2. authorise staff to research the possible incentives for Council to consider, that include at least:
  - a. a three year rates holiday from the time of tenancy or occupation;
  - b. the payment of building and planning fees by the Shire;
  - c. up to \$1,000 in dollar for dollar contribution to signage and other improvements;
  - d. a Council commitment to process applications promptly;
  - e. support from Director Economic Development; and
  - f. priority for streetscape improvements.

Seconded Cr Crilly Carried 3/2

Cr Carrotts requested that his vote against be recorded.

# Incentive Package for Boddington Town Centre

## *Bannister Road [George Street to Hill Street]*

Boddington's town centre – along Bannister Road between George Street and Hill Street - makes a significant contribution to the social and economic welfare of the town. The Shire considers it important that the Town Centre is not blighted by run-down frontages and vacant allotments, which adversely affects investment decisions by business and by existing and potential residents. Instead, the Shire is seeking the assistance of Town Centre business owners and operators to work in partnership with the Shire to improve the Town Centre.

A package of incentives is being made available to assist in the construction, redevelopment and upgrading of properties in the Town Centre. These include;

- Planning and/or building permit fees (including State government charges) will be paid for by the Shire.
- A rates holiday of three years from commencement of tenancy for new built development.
- A rates holiday of six months from commencement of a new tenancy for an existing building that is not being used for commercial purposes.
- Up to \$1,000 in contribution to approved signage – on a dollar-for-dollar basis.
- Up to \$1,000 for upgrading building facades including rendering, repainting or the provision of appropriately located windows where there is large expanses of “blank” wall.
- Up to \$1,000 for the provision of suitably designed verandahs on existing buildings.
- Prompt processing of development applications.
- Director Economic Development to serve as a Development Advocate to liaise with developers.
- Priority to be given to streetscape improvements.
- Up to \$1000 for approved landscaping that can be viewed from Bannister Road.

- Up to \$1000 for approved public art.
- Up to \$500 towards approved alfresco dining equipment.
- Shire and/or community management of “community gardens” for vacant land.
- Regular publications to highlight new businesses or improvements to existing businesses.

In addition, it should be noted that currently parking ratios are only 1 per 40m<sup>2</sup> but the proposed new Town Planning Scheme may reduce this to 20m<sup>2</sup>, in alignment with many other towns and cities in Western Australia. Therefore, early commencement will avoid additional development costs/restrictions.

A range of other improvements will be progressively implemented in the Town Centre commencing mid-2013 onwards. The improvements will improve the “look and feel” of the Town Centre increasingly making it a place that people want to visit, spend money and invest.

This incentive package is strictly limited until 30 June 2015. It is an initiative of the Shire of Boddington’s Economic Development division.

Contact Andrei Koeppen, Director Economic Development, Shire of Boddington, for more information, on 0419 243 977 or [ded@boddington.wa.gov.au](mailto:ded@boddington.wa.gov.au)

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

Nil

**8.5. MANAGER COMMUNITY SERVICES:**

Nil

**8.6. MANAGER WORKS & SERVICES:**

Nil

**8.7. DIRECTOR CORPORATE SERVICES:**

Nil

**8.8. CHIEF EXECUTIVE OFFICER:**

Nil

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

Nil

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

Nil

**11. CONFIDENTIAL MEETING:**

Nil

**12. CLOSURE OF MEETING:**

With no further business to discuss the Shire President, Cr Allert, closed the meeting at 5.40pm.

These minutes were confirmed by the Council as a true and accurate record at the Ordinary Council Meeting held on Tuesday 16<sup>th</sup> April 2013.

.....  
J R ALLERT

President