

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'

COUNCIL MINUTES

1ST APRIL 2008

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Minutes of the Ordinary Meeting of the Boddington Shire Council held in the Council Chambers on Tuesday 1st April 2008 commencing at 4.02pm.

1. DECLARATION OF OPENING

The Shire President, Cr Carrotts, declared the meeting open at 4.02pm.

2. ATTENDANCE

Cr PR Carrotts	President
Cr E Flaherty	Deputy President
Cr EK Hoek	(Arrived 4.03pm)
Cr GJ Day	
Cr DN Veitch	
Cr SW Patten	
Cr AJ Hardie	(Arrived 4.06pm)
Mr G Sherry	Chief Executive Officer
Mrs C Martin	Director of Corporate Services
Ms L Hall	Executive Assistant
Mr P Haas	Principal Environmental Health Officer/Building Surveyor
Mr P Bradbrook	Special Projects Manager (4.34pm – 4.47pm)
Mr R Belton	Town Planning Consultant (4.02pm – 4.32pm)
Mr S Thompson	Town Planning Consultant (4.02pm – 4.32pm)

APOLOGIES - Nil

VISITORS

Ms T Collins
Ms R Thomson
Mrs R Andersson
Ms D North
Mr A Stewart

3. DISCLOSURE OF FINANCIAL INTEREST - Nil

4. PUBLIC QUESTION TIME

- 4.1 Ms Thomson asked why a written question submitted to the Council meeting of 18 March 2008 had not been responded to. Ms Thomson read her question that mentioned Council's decision of 17 April 2008 confining industrial development to the south east corner of Lot 708 and asking why Council would consider such a rezoning so near a life style estate.

Cr Carrotts outlined that Council had reconfirmed their decision of 17 April 2007 and limited the area to be rezoned from rural to industrial to just that area west of Boggy Brook at the Council Meeting of 18 March 2008.

Through the Chair, Council's Town Planning Consultant Mr Belton, explained that the decision of 17 April 2007 designated the area for future industrial development to be included in Council's draft Local Planning Strategy. The draft Local Planning Strategy was then submitted to the WA Planning Commission for approval. However the WA Planning Commission did not permit Council to limit the area for future industrial development in this manner, believing it best if Council made these limits in the future when a request for rezoning was received. Therefore Council's adopted Local Planning Strategy does not include the restriction to the industrial area adopted by Council on 17 April 2007. Council subsequently received a request for rezoning in line with Council's adopted

Local Planning Strategy, considered this request at the 18 March 2008 Meeting and resolved in the same manner as 17 April 2007.

- 4.2 Mrs Andersson sought clarification on Resolution 61/08 relating to Item 8.1.3 Proposed Industrial Zone, Pt Lot 708 Soldiers Road Item 8.1.3, 18th March 2008, asking why the sentence is not finished in the minutes, and of the boundaries of the rezoning application.

Cr Carrotts responded that by identifying the area of Lot 708 Soldiers Road west of the streamline and including it in the amendment and the motion, Council had chosen the best description of the area to be rezoned.

Through the Chair, Council's Chief Executive Officer, Mr Sherry, outlined that in this instance a motion had been moved by Cr Hardie and Cr Patten. Then Cr Day and Cr Flaherty moved an amendment to that motion. This amendment detailed the specific words to added to the original motion, being "west of the streamline". These specific words cannot be a sentence but must be the phrase or word to be included in the sentence of the original motion. For Resolution 61/08, Council approved the amendment, the amended motion became the substantive motion and was then voted upon by Council.

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

- 5.1 Ms Annette Dix, Social Responsibility Manager, Boddington Gold Mine.
Ms Dix was unable to attend this meeting but will attend a future meeting of Council
- 5.1 Mr Stewart, representing Greg Rowe and Associates, gave a presentation in support of Agenda Item 8.1.3 Proposed Scheme Amendment – Lots 464, 573 & 1210 Old Soldiers Road, Boddington.

6. **CONFIRMATION OF MINUTES**

6.1 **ORDINARY MEETING OF COUNCIL AMENDED MINUTES HELD 18TH MARCH 2008**

Council Resolution	77/08	Moved	Cr Flaherty
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That the amended minutes of the Ordinary Meeting of Council held on 18th March 2008 be confirmed as a true record of proceedings.

Seconded	Cr Patten	Carried	7/0
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7. **ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION** - Nil

7.1. **ELECTED MEMBERS' REPORT**

Cr Veitch reported that he and the CEO attended the Peel Country Zone of WALGA Meeting at Waroona on the 27th March. A report of the meeting is included in "Councillor Information".

Cr Veitch was an apology the OH &S Committee Meeting on the 27th May and requested the DCS to report on that meeting. The committee is currently following through with the Action Plan and a Job Safety Analysis is to be set up. Emphasis was put on the need for outdoor staff to participate in the OH&S meetings.

8. **REPORTS OF OFFICERS/COMMITTEES**

8.1.1 Road Names – Lot 90 Hill Street, Boddington

Location: Lot 90 Hill Street
Applicant: Impact Design
File Ref. No: 133495
Disclosure of interest: Nil
Date: 19 March 2008
Author: RJ Belton

Summary

It is recommended that the names “Carrotts” and “Batt” be used in the subdivision of Lot 90 Hill Street.

Background

The developers of Lot 90 Hill Street estate have put forward “Carrotts” and “Batt” as road names to the Geographic Names Committee – plan attached.

Comment

- The names were selected from a short list of 3 names on the Geographic Names Committee approved list.
- It is important that Council have supply of agreed future road names. Delays to the issuing of final survey diagrams can occur where Council has not approved appropriate road names.

Consultation

The proponents were given Council’s approved road name list.

Statutory Environment

Road names need to be approved by Geographic Names Committee.

Policy Implications

The bigger estates may approach Council with a “theme” for road names where numerous new roads are to be constructed, e.g. a mining or geological theme.

Financial Implications – Nil

Economic Implications - Nil

Social Implications

The Geographic Names Committee carefully monitor road names to avoid confusion particularly where emergency services are concerned and there could be an urgent need to locate a specific property.

Environmental Considerations - Nil

Strategic Implications - Nil

Options

- Approve;
- Not approve; or
- Suggest alternative

OFFICER RECOMMENDATION – ITEM 8.1.1
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Council Resolution 78/08 **Moved** **Cr Flaherty**

That Council agrees to the names “CARROTTS” and “BATT” being used on the subdivision of Lot 90 Hill Street.

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

8.1.2 Proposed Fish Farm (aquaculture) – Lot 11 Albany Highway, North Bannister

Location: Lot 11 Albany Highway, North Bannister
Applicant: Statewest Surveying and Planning
File Ref. No: ALB 11
Disclosure of interest: Nil
Date: 25 March 2008
Author: Steve Thompson

Summary

A planning application to establish a fish farm (aquaculture) is supported subject to conditions and advice.

Background

The applicant seeks Council approval to establish a fish farm to grow marron and silver perch.

Relevant matters relating to the site and application include:

- the site is 254.81 hectares in area and contains an existing residence, outbuildings, dams and a telecommunication tower. The site is currently used for rural purposes including grazing and tree plantations;
- adjoining and surrounding land uses are predominantly tree plantations, grazing and State Forest;
- the proposal is to develop 17 ponds and a settlement pond;
- the proposed fish farm is located outside of the Serpentine River proclaimed public water supply catchment;
- the site is zoned ‘Rural’ in the Shire of Boddington Town Planning Scheme No. 2 (TPS2). Albany Highway is designated as a ‘Main Roads’ Reserve in TPS2;
- aquaculture is an ‘AA’ use (a discretionary use that is not permitted unless approval is granted by the Council) in the Rural Zone;
- aquaculture is defined in TPS2 as ‘means any fish farming operation for which a fish farm licence pursuant of the provisions of Part V of the Fisheries Act 1905 (as amended) and the Fisheries Regulations 1938 (as amended) is required’; and
- the proponent also requires approval from various State Government agencies including the Department of Fisheries, Main Roads Western Australia and possibly the Department of Environment and Conservation.

Comment

Following assessment against TPS2 and the Local Planning Strategy, and following site inspection (which reveals the proposal will be effectively screened from Albany Highway), it is suggested that the application is

worthy of conditional approval. It is suggested that existing legislation, which is enforced by the Department of Fisheries, Department of Environment and Conservation and others, along with the planning conditions can appropriately regulate the proposed activity.

Consultation

The proponent has liaised with Main Roads Western Australia.

Statutory Environment

Planning and Development Act, Fish Resources Management Act and TPS2.

Policy Implications

No policy implications at this stage. In the future, Council may require the development of a Local Planning Policy relating to aquaculture and rural activities which require a planning application.

Financial Implications – Nil

Economic Implications

The application, if approved and implemented, is anticipated to provide employment opportunities and assist to further diversify the local economy.

Social Implications

The proposed fish farm is a considerable distance from off-site residences and the proposal will be effectively screened from Albany Highway.

Environmental Implications

It is suggested these can be appropriately addressed given the site's relatively isolated location, the proposal is located outside of the drinking water catchment and conditions applied by the Council and relevant State Government agencies.

Strategic Implications

The site is identified as 'Boddington East' Precinct in the Local Planning Strategy. Aquaculture, if effectively designed and managed, is a generally a compatible land use for broad acre agricultural areas provided aquaculture proponents adopt a risk management approach to water quality from up-stream.

Options

1. Refuse the application;
2. Defer the application to undertake consultation;
1. Approve the application with no conditions; or
2. Approve the application with conditions.

OFFICER RECOMMENDATION – ITEM 8.1.2

Council Resolution

79/08

Moved

Cr Flaherty

That Council

1. Approves the planning application for a fish farm (aquaculture) at Lot 11 Albany Highway, North Bannister in accordance with the plans lodged with the Council on 13 March 2008 and subject to the following conditions:
 - a. This approval shall expire if the development hereby approved has not been substantially commenced within two years of the Council decision, or within any extension of that time (requested in writing prior to the approval expiring) that may be granted by Council;
 - b. The crossover between the subject land and Albany Highway is located and designed to the satisfaction of Main Roads Western Australia prior to the aquaculture development commencing;
 - c. No excess (or nutrient-loaded) pond or dam water is to be discharged directly into drainage lines or watercourses during cleaning. Such waste water(s) must be disposed of by irrigating vegetated areas within the subject property, or be otherwise treated appropriately to the satisfaction of the Council; and
 - d. Any sludge or silt removed from the pond(s) or dam(s) are to be disposed of by spreading over paddocks, or by using as landfill, within the subject property to the satisfaction of the Council.

2. Provides the following as advice to the applicant:
 - a. Prior to the aquaculture development commencing, the proponent is to also obtain required approvals from the Department of Environment and Conservation and the Department of Fisheries;
 - b. The proponent is advised that the aquaculture development is to comply with all relevant provisions of the 'Health Act, 1911' (as amended) and the 'Environmental Protection Act, 1986' (as amended);
 - c. To protect water courses from nutrient loading and erosion of banks, it is suggested that native fringing vegetation associated with the watercourse that passes through the subject land should be protected from stock intrusion and revegetation with native vegetation is encouraged; and
 - d. Part 14 of the Planning and Development Act 2005 provides a right to apply to the State Administrative Tribunal for review of some planning decisions and you may wish to take professional advice as to whether or not such a right exists in the present instance. The State Administrative Tribunal Rules 2004 require that any such applications for review be lodged with the Tribunal within 28 days of the date on which notice of the decision is given.

Seconded **Cr Hardie** **Carried** **7/0**

8.1.3	Proposed Scheme Amendment No 20 – Lots 464, 573 & 1210 Old Soldiers Road, Boddington
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Location:	Lots 464, 573 & 1210 Old Soldiers Road, Boddington
Applicant:	Greg Rowe & Associates
File Ref. No:	OLD 843 – 10.10.4.20
Disclosure of interest:	Nil
Date:	27 March 2008
Author:	Steve Thompson

Summary

It is recommended that Council initiate a scheme amendment, subject to modifications, to rezone the subject land from 'Rural' to 'Rural Small Holding 2' in accordance with Council's Local Planning Strategy.

Background

The Council at its meeting on 15 January 2008 resolved the following:

'That Council agrees in principle to rezone Lots 573 Soldiers Road and Lots 1210 and 464 Old Soldiers Road from "Rural" to "Rural Small Holding 2" in Town Planning Scheme No. 2 subject to the presentation of documentation to Council's satisfaction.'

The applicant has recently provided scheme amendment documentation with full details available to Councillors on request. Attached are the draft scheme provisions and the Subdivision Guide Plan provided by the proponent along with the locality plan.

The amendment site is approximately 443 hectares in area and contains an existing residence, outbuildings and various dams. The site is currently used for rural purposes including grazing and a tree plantation.

Adjoining and surrounding land uses are predominantly grazing and State Forest. The construction camp is located to the east of the subject land.

The scheme amendment proposes to facilitate the subdivision of the site into Rural Small Holding lots. The Subdivision Guide Plan proposes to create 43 lots, which range between approximately 5 – 24.5 hectares, with an average lot size of approximately 10 hectares.

Comment

The proposed scheme amendment is consistent with the Local Planning Strategy in terms of land use and lot sizes. Further, the Subdivision Guide Plan overall appears to appropriately respond to the site's opportunities and constraints.

The submitted documentation is generally supported given it reflects the approach undertaken in Rural Small Holding 1 which was recently gazetted.

It is suggested that the key issue for the Council to consider, at this stage of the planning process, is the overall approach to the standard of existing roads within and adjoining the subject land and clarifying who pays for required upgrading? While the subdivider will be responsible for appropriately designing, constructing, sealing and draining new roads within the subject land to the satisfaction of Council, the approach to the following requires clarification:

- Old Soldiers Road west within the subdivision area;
- Old Soldiers Road and part of Palmer Road where they adjoin the subject land;
- the section of Old Soldiers Road between where it adjoins the subject land and Gold Mine Road; and
- the crossing/ford on Palmer Road.

The proponent's documentation only mentions road upgrading as follows:

'Vehicle access to the subdivision is available from Old Soldiers Road / Tullis Road and Palmer Road. The later provides a direct means of access to Boddington and might need to be upgraded where it crosses the Hotham River. This will be resolved at the subdivision stage and it is considered appropriate for the cost of the upgrade to be shared by the Shire and the proponent.'

It is suggested that the following represents an equitable approach given the level of proposed subdivision/development and its associated impacts, that no further rural small holding subdivision is

proposed west or north of the amendment site, existing traffic levels and ensuring safety and convenience for road users:

1. Old Soldiers Road within the subdivision area – the subdivider to meet the entire cost of sealing and draining this road.
2. Old Soldiers Road and part of Palmer Road where they adjoin the subject land – the subdivider to meet the entire cost of sealing and draining these roads;
3. the section of Old Soldiers Road between where it adjoins the subject land and Gold Mine Road – the Shire to meet this cost (future residents of the subdivision will be able to access Gold Mine Road on a sealed road via a new subdivision road); and
4. the crossing/ford on Palmer Road – this is a subdivider/Shire cost which is shared 50% each (there will be traffic from the proposed subdivision along with traffic from outside of the amendment site).

As a result of the above, it is suggested that:

- the scheme amendment report should be updated to reflect Council’s position;
- the Subdivision Guide Plan should contain a statement reflecting Council’s position; and
- a scheme provision should be included to provide legal backing to Council’s position.

It is also suggested that the Subdivision Guide Plan should be modified from identifying ‘building envelopes’ to instead showing ‘building exclusion areas’. Building exclusion areas are considered a better alternative given they provide increased flexibility for future landowners in where to locate their house and outbuildings, they clearly show which sections of their property are not suitable for development, and they are a better use of Shire resources through not having to reassess applications for relocated building envelopes.

Consultation

No public consultation has yet occurred at this early stage of the planning process. Once Council initiates the scheme amendment and environmental clearance is provided by the Environmental Protection Authority, the scheme amendment will be publicly advertised in accordance with the Planning and Development Act and the Town Planning Regulations.

Statutory Environment

Planning and Development Act, Town Planning Regulations, and the Shire of Boddington Town Planning Scheme No. 2.

Policy Implications

Council is not bound to formally initiate an amendment to Town Planning Scheme No. 2 that was subject to an “in principle” approval.

Financial Implications

The key implication is the standard of existing roads within and adjoining the subject land and clarifying who pays for required upgrading? A suggested approach to clarifying who is responsible for upgrading is set out in this report. At this stage, no cost estimates have been undertaken however it is noted there may be considerable costs to the Council.

Should future subdivision/development occur, this will increase Shire responsibilities and costs, however it will be partially off-set through increased rates. Following subdivision, the Shire will accept responsibility for usual infrastructure if appropriately designed and constructed. Council should, in time, adequately increase budget accounts for the new infrastructure that will be created and transferred into Shire management.

Economic Implications

The proposal, if approved and implemented, will result in additional subdivision/development and will assist to provide economic benefits to the local economy and support additional/enhanced services.

Social Implications

The scheme amendment will be publicly advertised and adjoining landowners, the local community and relevant agencies consulted prior to Council considering whether or not to grant final approval to the amendment.

Environmental Implications

The proposal does not raise key environmental issues for reasons which include the site is predominantly cleared and relatively large 'lifestyle' lots are proposed. While noting this, environmental issues will be considered at the scheme amendment stage and in greater detail at the subdivision and development stage by relevant agencies, the community and the Shire. It is suggested that subject to addressing subdivision conditions, the subdivision/development should result in minimal on-site or off-site environmental impacts.

Strategic Implications

The site is identified as 'Rural Small Holding' (SH2) in the Local Planning Strategy. The proposal, if approved and implemented, will assist to provide Boddington with an important supply of rural small-holding lots in the short to medium term.

Options

- Initiate the scheme amendment as presented by the proponent;
- Initiate the scheme amendment subject to modifications;
- Defer consideration of the scheme amendment; or
- Not agree to initiate the scheme amendment.

OFFICER RECOMMENDATION – ITEM 8.1.3
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Council Resolution	80/08	Moved	Cr Patten
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That Council agree to initiate an amendment to the Shire of Boddington Town Planning Scheme No. 2 to rezone Lots 464, 573 and 1210 Old Soldiers Road from 'Rural' to 'Rural Small Holding 2' subject to the scheme amendment report, Subdivision Guide Plan and scheme provisions to reflect the following:

- 1. Old Soldiers Road within the subdivision area – the subdivider to meet the entire cost of sealing and draining this road;**
- 2. Old Soldiers Road and part of Palmer Road where they adjoin the subject land – the subdivider to meet the entire cost of sealing and draining these roads;**
- 3. the section of Old Soldiers Road between where it adjoins the subject land and Gold Mine Road – the Shire to meet this cost;**
- 4. the crossing/ford on Palmer Road – this is a subdivider/Shire cost which is shared 50% each; and**
- 5. replacing 'building envelopes' with 'building exclusion areas'.**

Seconded	Cr Flaherty	Carried	6/1
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Mr Thompson and Mr Belton left the Council Chambers at 4.32pm.

8.3.1 Purchase of Self Propelled Multi Wheeled Pneumatic Tyred Roller with Social Infrastructure Funds – Approval to Invite Tenders

File Ref. No: 12.6.2
Disclosure of interest: Nil
Date: 26 March 2008
Author: Peter Bradbrook

Summary

Council to consider the invitation of tenders to supply a Self Propelled Multi Wheeled Pneumatic Tyred Roller from the remainder of the allocation for Plant & Equipment in the Social Infrastructure Funding package approved by the State Government, when confirmation of funding is finally received.

Background

Of the \$7,300,000 allocation received from the State Government \$850,000 was earmarked for the purchase of plant and equipment. To date \$546,641 of the allocation has been spent on: Traxcavator (\$328,920), Mulcher (\$53,182) and Front End Loader (\$164,539). \$303,359 remains of the allocation. Delivery of the Traxcavator is well overdue and I am told it is now expected in April. However, Council has received the funding and it has been set aside for the purchase. Meanwhile, Council is receiving the interest.

Several items of plant could be purchased with the \$303,359, however the purchase of a roller and a footpath sweeper are considered more essential than say a backhoe or truck. This may be disputed but I believe the roller and sweeper would be preferred at this time.

Comment

Council requires a reliable roller to allow appropriate rolling of roads during construction and maintenance. The roller Council owns is not reliable and is often 'out of order', thus requiring repairs.

Council's Works Supervisor has sought some indicative costings of rollers and, it appears, a roller will cost in the vicinity of \$135,000, after trade in.

Council will need to invite tenders to supply a roller and the decision on which model to be purchased will obviously be made once tenders have been received. To ensure that, should a better machine be offered in excess of a \$135,000 changeover, an allocation of \$150,000 be requested from the Social Infrastructure Package. Funds leftover simply transfer to another project; they are not lost.

Consultation – with Works Supervisor & Chief Executive Officer

Statutory Environment - Nil

Policy Implications - Nil

Financial Implications

The acquisition of the Roller will be made with funding from the Social Infrastructure Package, once the purchase has been approved. There is no financial imposition on Council.

Council is hiring a self propelled multi wheeled pneumatic tyred roller for \$1,066 per week (GST exclusive).

Economic Implications - Nil

Social Implications - Nil

Environmental Considerations - Nil

Comment

During recent meetings held with aged care providers it was emphasised that Council should ensure it has a 'plan for the future' in relation to the provision of aged care facilities, as the demand will no doubt increase with the ageing population. The proposed Seniors' Village will be surrounded by the Gordon Subdivision, Gelissen Subdivision, Devx Subdivision and the Hospital.

Expansion of the seniors' village on to the three lots in Forrest Street appears to be the obvious choice. Based on information to date it is likely between 10 and 12 additional units could be constructed on the three sites. As it has been determined some 38 units can be built on Reserve 41045 this would result in around 50 units being available over time.

Expressing an interest does not commit Council to purchasing the lots and it is anticipated that the Council of the day would only purchase them if the price was in accordance with the value at the time. It would probably require an independent valuation to determine the value – and agreement by both parties.

It may be that Council believes it too early to express an interest; however it is considered better to register an interest early than to learn later that the homes had been sold without Council's knowledge. There is certainly no intent to place pressure on the owners to sell, simply to let them know Council would like the opportunity to purchase the lots should the desire to sell arise.

Consultation – with the Shire President and Chief Executive Officer

Statutory Environment - Nil

Policy Implications - Nil

Financial Implications

Council would need to raise the funds to purchase the lots. Any residences built on these three lots would obviously cost more as the land price would need to be included, whereas the remainder of the village would be on a Reserve. This issue may need to be addressed, although under the Lease for Life arrangement the occupiers would receive a larger return when the residence is forfeited.

Economic Implications - Nil

Social Implications - Nil

Environmental Considerations - Nil

Strategic Implications

Registering an interest would allow Council the opportunity to decide whether it wishes to purchase all or any of the lots should they come on the market. Council can then decide whether the demand is evident and whether the availability of funds, or the ability to repay a loan, exists.

Options

Council can:

1. Elect not to register an interest to purchase any of the lots mentioned;
2. Elect to register an interest in all or some of the lots;
3. Defer registering an interest until development of the village site is confirmed.

OFFICER RECOMMENDATION – ITEM 8.3.3

Council Resolution **83/08**

Moved **Cr Flaherty**

That Council writes to the owners of Lots 6, 7 and 8 Forrest Street, Boddington advising that, should they ever wish to sell their properties, Council would appreciate the first option to purchase before placing them on the open market.

8.3.4 Medical Centre – Adoption of Design in Principle

Location: Adjacent Hospital – Hotham Avenue – Reserve 22386
File Ref. No: 7.4.1A
Disclosure of interest: Nil
Date: 26 March 2008
Author: Peter Bradbrook

Summary

Council is to consider the third (and final) draft of the proposed Medical Centre, also incorporating a HACC Centre and containing provision for the community nurse.

Background

One of the projects identified when determining the support necessary from the State Government, as a consequence of the increased population that will result from the re-opening of the Boddington Gold Mine, was the provision of a larger Medical Centre in a more suitable location. It was considered an opportune time to relocate the facility as the site of the existing Medical Centre represented a safety issue and caused parking problems. There was also insufficient space for allied health service providers, including a dentist. It was considered that the safety and parking problems would only get worse.

As the plans for the Medical Centre on the hospital grounds evolved the suggestion was made, by hospital staff, to include a HACC facility for the elderly and infirm. HACC has since raised \$320,000 towards the facility, although estimates now suggest the HACC proportion may cost in the vicinity of \$620,800 (excluding head works, site costs, furniture, air conditioning, window treatments and consultants' fees).

Comment

The total project is now estimated to cost approximately \$2,000,000. Funding towards this include: \$320,000 from HACC, \$450,000 from the State Government initial allocation, \$400,000 from the Rural Medical Infrastructure Fund (if approved), \$500,000 from Council – through selling the existing Medical Centre as commercial premises, leaving a shortfall of \$330,000.

HACC is being asked to approach its relevant authorities to contribute additional funds. We are also seeking further funds from the State Government in the second application for Social Infrastructure Funds. I also believe there remains an opportunity to transfer some funds to the project from within the initial application.

The plan supplied by Ms Judith McDougall from Narrogin is considered to be excellent and provide sufficient space for all occupants, with adequate parking. Being immediately adjacent to the hospital is also a distinct advantage for patients, doctors and nursing staff.

Consultation

The Boddington Health Service, local Doctors and their staff: HACC employees, Boddington Local Health Advisory Group have provided input into the design.

Statutory Environment - Nil

Policy Implications - Nil

Financial Implications

This will depend on funding being obtained from various sources i.e. RMIF, HACC and the State Government. Council is committed for up to \$500,000 under the arrangements mentioned above.

Department of Industry & Resources that this was an 'interim' amount and Council could submit a further application for funds at a later date.

Comment

Any application submitted for additional funding should only include projects that relate to the gold mine expansion. The items mentioned in the recommendation have been discussed by Councillors and are considered to have an impact on Council because of the gold mine activities. No indication of the cost is included as several projects still need to be costed.

Consultation – with six Councillors, the Chief Executive Officer and Director of Corporate Services

Statutory Environment - Nil

Policy Implications – Nil

Financial Implications

This will depend upon the amount allocated by the State Government and whether some projects are deleted if funding is not provided. There may be other sources of funding available i.e. Regional Partnerships Programme & Lotterywest for projects not funded via the State Government.

Economic Implications - Nil

Social Implications - Nil

Environmental Considerations - Nil

Strategic Implications

Any funds obtained from State Government will reduce the need for Council to provide the services and facilities recommended from its own funds. Alternatively, if funds are not provided, some projects would not proceed.

Options

Council can add to, amend or delete projects contained within the recommendation.

OFFICER RECOMMENDATION – ITEM 8.3.5

Council Resolution **85/08** **Moved** **Cr Flaherty**

That Council identify the following projects for funding from the second round of the Social Infrastructure Package from the State Government, with the Special Projects Manager to ascertain the costs of the projects to be included in the final submission:

- 1. Purchase of Lot 11 Bannister Road for Parking;**
- 2. Development of Lot 11 Bannister Road (level, construct, seal and line mark);**
- 3. Council's proportion of small flood plain study (Weir to William Street);**
- 4. Staff Accommodation (Four houses plus one Duplex);**
- 5. Indoor Sporting Complex & Redevelopment of Site;**
- 6. Contribution towards Repair Town Dam Wall;**
- 7. New Medical Centre;**
- 8. Caravan Park Extensions – inc. New Ablutions;**
- 9. Contribution towards extending scheme water to Ranford - to allow urban development;**
- 10. Widen, construct & seal Farmers Avenue, additional to seal Robins Road and reseal town roads where drainage work occurred;**
- 11. Additional Staff and Consultants;**
- 12. Main Street Upgrade – Inc. Underground Power; and**

13. Funding for a minimum of two passing lanes on Pinjarra-Williams Road – between Boddington and Dwellingup within the Shire of Boddington boundary.

Seconded Cr Hardie Carried 7/0

Mr Bradbrook left the Council Chambers at 4.47pm.

8.5 Director of Corporate Service's Report

8.5.1 Salary Sacrifice of Laptops

File Ref. No: 4.34.3
Disclosure of interest: Nil
Date: 26th March 2008
Author: Carmel Martin
Attachment: 8.5.1 Draft Salary Sacrifice of Laptops

Summary

Council is to consider a draft Policy for staff to salary sacrifice for the purchase of laptops.

Background

The DCS has been approached by an employee in relation to purchasing a laptop and the possibility of salary sacrificing the purchase.

Comment

A new policy in relation to Salary Sacrificing of Laptops by employees is included at Attachment 8.5.1.

The policy will provide a benefit to employees by enabling the purchase of Laptops at the GST exclusive price. The salary sacrificing of the Laptop will reduce the employee's taxable income and therefore reduce their tax payable. There are no FBT implications as these items are exempt.

Consultation - Nil

Statutory Environment

Fringe Benefits Tax Assessment Act 1986

PART III - FRINGE BENEFITS

Division 13 - Miscellaneous exempt benefits

SECTION 58X EXEMPT BENEFITS - PROVISION OF CERTAIN WORK RELATED ITEMS

58X(1) [Exempt benefits]

Any of the following benefits provided by an employer to an employee of the employer in respect of the employee's employment is an exempt benefit:

(a) an expense payment benefit where the recipients expenditure is in respect of an eligible work related item;

(b) a property benefit where the recipients property is an eligible work related item;

(c) a residual benefit where the recipients benefit consists of the making available of an eligible work related item.

58X(2) [Eligible work related items]

Subject to subsections (3) and (4), each of the following is an *eligible work related item*:

(a) a mobile phone or a car phone;

(b) a notebook computer, a laptop computer or a similar portable computer;

58X(3) [Mobile phones or car phones]

A mobile phone or a car phone is only an eligible work related item if the phone is primarily for use in the employee's employment.

58X(4) [Notebook computers or laptop computers]

A notebook computer, a laptop computer or a similar portable computer is not an eligible work related item if, earlier in the FBT year, an expense payment benefit or a property benefit of the employee has arisen in relation to another notebook computer, laptop computer or similar portable computer.

Policy Implications

This policy will, with Council endorsement, be included in Council's Policy Manual.

Financial Implications

There are no financial implications for Council as the employee will be repaying the salary sacrificed Laptop within a 12 month period. Council will be able to claim the input tax credit for the GST payable on the Laptop.

Economic Implications - Nil

Social Implications - Nil

Environmental Considerations - Nil

Strategic Implications - Nil

Options

Council can adopt, amend or not adopt the draft policy.

OFFICER RECOMMENDATION – ITEM 8.5.1

Council Resolution	86/08	Moved	Cr Hoek
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That Council adopts the Draft Salary Sacrifice for Laptops Policy, included at Attachment 8.5.1.

Seconded	Cr Veitch	Carried	7/0
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Policy No: 11.25

Policy Subject: SALARY SACRIFICING OF LAPTOPS

Policy Statement:

That Council allows employees to salary sacrifice the purchase of laptops provided that:

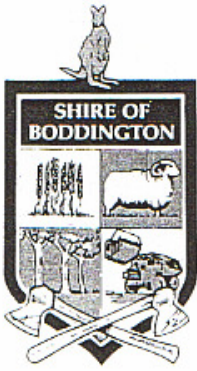
1. The employee obtains approval from the Director Corporate Services to purchase a laptop by completing FORM 11.25 – Salary Sacrificing of Laptops Agreement.
2. The employee obtains a purchase order from the Director Corporate Services to enable the purchase of the laptop.
3. The laptop is purchased by the Shire of Boddington and not in the employee's name.
4. The employee salary sacrifices the repayment of the laptop over a maximum period of twelve months or \$100 minimum per pay.
5. In the event that the employee/employer terminates the employee's employment with the Shire of Boddington, then the balance owing on the laptop will be repaid in the final pay.
6. Ownership of the laptop will remain with the employee.
7. Any warranties/repair claims with regard to the laptop are the responsibility of the employee.
8. One laptop is able to be purchased by an employee in any fringe benefits tax year (1st April – 31st March).

Objective:

To provide employees with the benefit of being able to purchase a laptop at the GST exclusive price and to obtain tax benefits from the salary sacrificing of a laptop.

Resolution No:

Resolution Date:



FORM 11.25 – Salary Sacrificing of Laptop Agreement

Name of Employee _____

Payroll Number _____

Approval is sought to purchase a Laptop computer through the Shire of Boddington and salary sacrifice the repayment of the item to the Shire. The total cost of the Laptop computer is \$XXXX exclusive of GST.

I, _____ wish to salary sacrifice \$XXXX per pay period (over XX pays) and a final payment of \$XXX. A total of \$XXXX to repay the Shire of Boddington is set out in the table below.

Fortnight	Salary Sacrifice amount \$	Fortnight	Salary Sacrifice amount \$
1	100.00	15	100.00
2	100.00	16	100.00
3	100.00	17	100.00
4	100.00	18	55.55
5	100.00	19	0.00
6	100.00	20	0.00
7	100.00	21	0.00
8	100.00	22	0.00
9	100.00	23	0.00
10	100.00	24	0.00
11	100.00	25	0.00
12	100.00	26	0.00
13	100.00		
14	100.00	Total	\$1,755.55

Signed by Employee _____

Approved by DCS _____ Date _____

GL Expense A/c _____ GL Income A/c _____

Copy to Payroll _____ Copy on Personnel File _____ Copy to Employee _____

9. **ELECTED MEMBERS' MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN** -Nil
10. **URGENT BUSINESS WITHOUT NOTICE (WITH APPROVAL OF THE CHAIRMAN OF MEETING)** - Nil
11. **CLOSURE OF MEETING**

There being no further business the Chairman declared the meeting closed at 4.54pm.