



Town of Port Hedland

MINUTES

OF THE

ORDINARY MEETING OF THE TOWN OF PORT HEDLAND COUNCIL

HELD ON

WEDNESDAY 11 JULY 2012

AT 5.30 PM

**IN COUNCIL CHAMBERS
McGREGOR STREET, PORT HEDLAND**

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*Ian Hill
Acting Chief Executive Officer*

OUR COMMITMENT

To enhance social, environmental and economic well-being through leadership and working in partnership with the Community.

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ITEM 1 OPENING OF MEETING**1.1 Opening**

The Mayor declared the meeting open at 5:33pm and acknowledged the traditional owners, the Kariyarra people.

A one-minute period of silence was held in honour of the passing of Mr Brad Anderson, Port Hedland recipient of the 2012 Premier's Australia Day Active Citizenship Award.

ITEM 2 RECORDING OF ATTENDANCE AND APOLOGIES**2.1 Attendance**Elected Members

Mayor	Kelly	Howlett
Councillor	George	Daccache
Councillor	Arnold	Carter
Councillor	David	Hooper
Councillor	Michael	Dziombak
Councillor	Julie	Hunt
Councillor	Gloria	Jacob

Officers

Mr Ian Hill	Acting Chief Executive Officer
Ms Natalie Octoman	Director Corporate Services
Mr Gordon Macmile	Director Community Development
Mr Eber Butron	Director Planning and Development
Mr Russell Dyer	Director Engineering Services
Ms Debra Summers	Manager Organisational Development
Mr Ayden Férdeline	Administration Officer Governance

2.2 Apologies

Councillor Stan Martin

2.3 Approved Leave of Absence

Councillor Janet Gillingham

ITEM 3 RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE**3.1 Questions from Public at Ordinary Council Meeting held on Wednesday 27 June 2012****3.1.1 *Ms Jacque Rykers***

With regard to Horizon Power and the new street lights in South Hedland related to underground power; does Council have any details as to when lights will be installed at the intersection of Hamilton Road and the North Circular Road up to the Great Northern Highway, as there are no lights there at the moment?

Director Engineering Services advised Horizon Power has been contacted by the Council for the information and according to them, Horizon Power does not have any plans to underground or to install street lights on Hamilton Road (intersection of North Circular Road to Great Northern Highway) in the near future.

Does Council have any details as to when lights will be installed at the intersection of Murdoch Drive and the North Circular Road and at the intersection of Stanley Street and the North Circular Road?

Director Engineering Services advised that according to Horizon Power, the section between the Demarchi Road to the Forrest Circle intersection is in the scope of work to underground the project but there is no any plan to install the light at the intersection of Murdoch Drive and North Circular Road. The Town of Port Hedland is negotiating with South Hedland New Living (developers of Osprey Drive) to install the street light as a part of intersection improvement.

Similarly, according to the Horizon Power there is no any plan to install the lights at the intersection of Stanley Street and North Circular Road at the moment.

3.1.2 *Mr Graham Slater*

A tourist tied a dog to our front gate in full view of a 'Beware guard dogs on duty' sign, with no water, no food, no shade. This ended up in a dog fight, I would class this as a bait. We do not know who these people are but the rangers do. Have they been reported to the RSPCA?

Director Planning and Development advised that his Rangers have no record of this matter. If any community member has a Ranger-related issue they may contact Ranger Services on 08 9158 9741, 24 hours a day 7 days a week, for assistance. Animal cruelty issues are not dealt with by the Town's Ranger Service. If there is an issue relating to the mistreating of, or cruelty toward an animal, it should be directed to the RSPCA or the Police.

3.1.3 Ms Louise Newbery Starling

At the last Council meeting I asked about the illegal dumping at Redbank. I have since chased Logsys Power Services, who have sent correspondence (copy provided) stating as follows:

“Logsys Power Services have a commercial agreement with Red Rock Nursery in regards to spoil and dirty water disposal, in which Logsys Power Services has been given a designated site to dispose of the spoil and dirty water as per our agreement with Red Rock Nursery. At no stage has Logsys Power Services used any other site other than the designated site at Red Rock Nursery.”

Could I please have an answer as to how Redbank became a commercial tip and could I have Council end this dumping, which is occurring on Crown land?

Director Planning and Development advised that this matter is being investigated; should the use of the property be found to be used in contravention of the relevant planning/Health legislation the appropriate steps will be taken to rectify the matter.

ITEM 4 PUBLIC TIME

Mayor opened Public Question Time at 5:35pm.

4.1 Public Question Time**4.1.1 Ms Jacque Rykers**

The Minutes of the Ordinary Meeting of Council held on 27 June 2012 are not correct. My name is Jacque Rykers, not Sally Roberts.

Is it the responsibility of Horizon Power, or of the Town of Port Hedland, to identify and install street lights where required?

Director Engineering Services advised that this question is taken on notice.

Having heavily used local roads with no street lights – and no plans to install street lights – is a public safety issue.

Will Council investigate installing street lights from the intersection of Hamilton Road and North Circular Road, up to the Great Northern Highway turnoff, and also increase the lighting along North Circular Road from Stanley Street to Murdoch Drive?

Director Engineering Services advised that this question is taken on notice.

4.1.2 Ms Louise Newbery Starling

Could the Town give me proof that the Building Department has approved the buildings at 65 and 75 Redbank Road?

Director Planning and Development said this question is taken on notice.

Mayor closed Public Question Time at 5:38pm.

Mayor opened Public Statement Time at 5:40pm.

4.2 Public Statement Time**4.2.1 Ms Louise Newbery Starling**

Advised that it has been seven weeks since she informed Council that the seating area at the Boat Ramp is not clean, and hoped maintenance of this facility would be undertaken.

Mayor closed Public Statement Time at 5:42pm.

ITEM 5 QUESTIONS FROM MEMBERS WITHOUT NOTICE**5.1 Councillor Daccache**

Has Ms Louise Newbery Starling received updates on the questions she asked before Council on 27 June 2012?

Director Planning and Development advised that the Environmental Health unit has investigated this matter and that information will be available soon.

5.2 Councillor Carter

Regarding the closing of the bridge at North Circular Road, is there going to be a detour road or will the traffic be redirected through residential neighbourhoods?

Director Engineering Services advised that the works are being undertaken and funded by Main Roads. A road management plan that meets Australian Standards will be in place whenever the bridge is closed.

I am concerned that traffic will be redirected through residential neighbourhoods. Is there anything that can be done about this?

Director Engineering Services advised that while this may not be desirable, the works and road management plan are lawful. It is expected that only trucks, semi-trailers and rubbish trucks will be using the residential roads when on their way to the Landfill facility.

There will be a traffic accident out there. Can Main Roads be asked to advertise or promote this? There should also be warning signs.

5.3 Councillor Hunt

Has there been any consideration given to the renaming of Precinct 3 to make it more a part of the town, rather than just another locality?

Acting Chief Executive Officer advised that this question will be taken on notice.

At any time of the day, any day of the week, the car parking bays at the Boulevard Shopping Centre in Port Hedland are full. Cars are now parked all over Anderson Street, McGregor Street and Wilson Street. Given that a petrol station was installed in what was already a car parking area, what can Council do to ensure that the Boulevard's car park facility is expanded?

Director Planning and Development advised that he has recently met with the operators of the Boulevard Shopping Centre, and they are looking to expand their gross floor area. As part of these ongoing discussions, it will be suggested that they expand their car park.

ITEM 6 DECLARATION BY MEMBERS TO HAVE GIVEN DUE CONSIDERATION TO ALL MATTERS CONTAINED IN THE BUSINESS PAPER PRESENTED BEFORE THE MEETING

Mayor K A Howlett	Cr G J Daccache
Cr A A Carter	Cr M Dziombak
Cr D W Hooper	Cr G A Jacob
Cr J E Hunt	

Councillor Carter expressed concern with the Town's administration for making available Late Items only hours before the Council meeting. Councillor Carter advised he did not have sufficient time to study these business papers with the level of scrutiny he usually exhibits.

ITEM 7 CONFIRMATION OF MINUTES OF PREVIOUS MEETING**7.1 Confirmation of Minutes of Ordinary Meeting of Council held on Wednesday 27 June 2012****201213/005 Council Decision****Moved: Cr Carter****Seconded: Cr Jacob**

That the Minutes of the Ordinary Meeting of Council held on Wednesday 27 June 2012 be confirmed as a true and correct record of proceedings with the following amendment:

- **That the name ‘Sally Roberts’, recorded in the heading of section 4.1.4 on page 9 of those Minutes, be replaced with ‘Jacque Rykers’.**

CARRIED 7/0

ITEM 8 ANNOUNCEMENTS BY CHAIRPERSON WITHOUT DISCUSSION**June 2012****Thursday, 21st June**

- Volunteered At Vibe Alive Youth Festival
- Meeting With CEO RDA-Pilbara

Friday, 22nd June

- Attended PUPP Business Information Breakfast + Deputy Mayor + Cr Carter + Cr Hooper + Cr Hunt + Cr Martin + A/CEO + DCORP + MFIN
- Attended Launch Key Worker Housing Initiatives – Min Grylls + Deputy Mayor + Cr Carter + Cr Dziombak + Cr Martin + Cr Hunt + A/CEO + ELDO

Saturday, 23rd June

- Mayor Coffee Session – Port Hedland
- Mayor Coffee Session – South Hedland
- Attended West End Markets

Sunday, 24th June

- Attended Multiple Family Brunch At Andrew McLaughlin Centre
- Informal Meeting Councillors + Deputy Mayor + Cr Carter + Cr Hunt + Cr Hooper + DCORP + MOD

Monday, 25th June

- Fortnightly Teleconference Chair RDA-Pilbara

Tuesday, 26th June

- Weekly Mayor Chat Spirit Radio 1026am
- Telephone Interview Independent Review Of IPS Schools (Shelby Consulting)

Wednesday, 27th June

- Attended VTEC Graduation Ceremony
- Weekly A/CEO, Deputy Mayor and Mayor Catch Up
- Attended Confidential Briefing Community Survey Results + Deputy Mayor + Cr Carter + Cr Hunt + Cr Dziombak + Cr Jacob + Cr Gillingham + A/CEO + DCORP + DENG + A/DPD + DCD
- Attended Agenda Briefing Session + Cr Carter + Cr Hunt + Cr Dziombak + Cr Jacob + Cr Gillingham + A/CEO + DCORP + DENG + A/DPD + DCD
- Chair OCM

Thursday, 28th June

- Telephone Pre Committee Meeting – RDA Pilbara
- Telephone RDA-Pilbara Committee Meeting
- Telephone Meeting Westpac Regional Manager Kate Eccles
- Attended Grand Opening & Compact Signing Event – South Hedland Primary School
- MC Gearing Up Event + Deputy Mayor + Cr Hunt + Cr Gillingham + Cr Dziombak + Cr Carter + Cr Jacob + A/CEO + DCORP + DENG + A/DPD + DCD

July 2012

Tuesday, 3rd July

- PRC Meeting – Perth + Deputy Mayor
- TOPH Budget Workshop + Deputy Mayor + Cr Carter + Cr Martin + Cr Gillingham + Cr Dziombak + Cr Hunt + Cr Jacob + A/CEO + DCORP + DENG + A/DPD + DCD

Wednesday, 4th July

- Executive Coaching Session (Kerry Neill)
- Attended Pindan College Official Opening + Deputy Mayor
- Weekly A/CEO, Deputy Mayor and Mayor Catch Up
- Meeting TOPH CEO Recruitment Working Group + Deputy Mayor + Cr Carter + Cr Gillingham + Cr Hunt + Cr Jacob + DCORP + MOD
- Attended TOPH Concept Forum + Deputy Mayor + Cr Carter + Cr Gillingham + Cr Hunt + Cr Jacob + A/CEO + DCORP + DENG + A/DPD + DCD

Thursday, 5th July

- Meeting ESP Group Melva Stone and Nigel Lee (Sustainable Buildings)
- Meeting Resident Nan Felton (Affordable Housing)

- Meeting Re Homelessness – 2 Mile Camp (Dept Housing, Sobering Up Shelter, Bloodwood Tree Association, Police) + A/DPD
- Fortnightly Teleconference CEO RDA-Pilbara

Friday, 6th July

- Attended NAIDOC Day Opening Ceremony Pundulmurra College + Deputy Mayor

Sunday, 8th July

- Welcome Dinner 2012 Boodarie Bowls Carnival

Monday, 9th July

- Attended PDC SDG Meeting

ITEM 9 **REPORTS BY ELECTED MEMBERS WITHOUT DISCUSSION**

9.1 *Councillor Daccache*

Councillor Daccache thanked Ms Maureen Kelly, a Yindjarbarndi Elder, for her service to the community and congratulated her on the recognition she received at the 2012 NAIDOC Awards Ceremony in Hobart. Ms Kelly received the Female Elder of the Year award on 6 June 2012.

Councillor Daccache also stated that Main Roads should abide by the rules and keep our town clean. Their roads, especially around Wilson Street, are cluttered with litter whereas roads maintained by the Town of Port Hedland are tidy and patrolled by our litter crew.

9.2 *Councillor Dziombak*

Councillor Dziombak advised that on 9 July 2012 the Port Hedland Chamber of Commerce hosted a presentation from Roy Hill at the Walkabout Hotel. This update was well-received by those in attendance.

Councillor Dziombak said that the Key Service Worker Accommodation project is an exciting initiative for the town and noted that there are around 20 homes ready to go, and another 20-25 that will be ready in a matter of weeks, available to assist small businesses that are struggling with massive accommodation costs. There are another 80 house sites identified for Key Service Worker Accommodation that will hopefully be ready in the next few months.

Councillor Dziombak reinforced the comments made by Councillor Daccache, asking if Main Roads could look at tidying the section of road between Port Hedland and Wedgefield.

9.3 Councillor Jacob

Councillor Jacob reminded small business owners that Registrations of Interest for Key Service Worker Accommodation close on 20 July 2012.

9.4 Councillor Hunt

Councillor Hunt attended the BHP Billiton Community Consultative Group meeting last week. Site tours, leaving from the Port Hedland Visitors Centre, will be starting up again soon. Applications for community grants of up to \$75,000 are due by 1 August 2012.

BHP Billiton Iron Ore (BHPB) reported that there is a significant amount of construction happening on their Inner Harbour project, and, later in the year, a decision will be made as to whether the Outer Harbour project will enter the next stage of development.

Councillor Hunt also advised that, in the construction of the fly camp at Precinct 3, there will be 22 large convoys between now and December to transport goods to the construction site, occurring approximately once per week.

ITEM 10 PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS

Nil

Disclaimer**IMPORTANT NOTE:**

Members of the public are cautioned against taking any action on Council decisions, on items on this evening's Agenda in which they may have an interest, until formal notification in writing by Council has been received. Decisions made at this meeting can be revoked, pursuant to the Local Government Act 1995.

Budget Implications

Nil

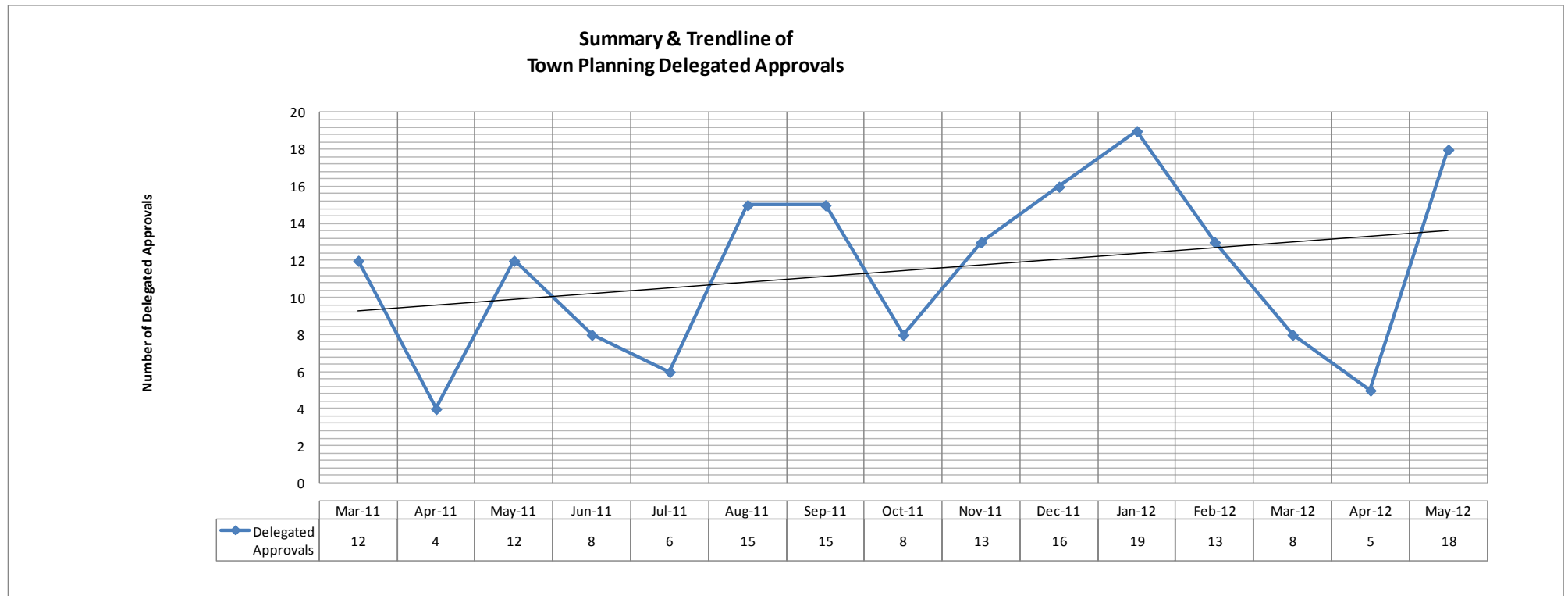
Officer's Comment

Nil

DELEGATED PLANNING APPROVALS FOR MAY 2012

Applic No	Applic date	Date Approved	Description	Location	Owners Name	Applicants name.	Development Value
2012/102	01/03/2012	15/05/2012	Twelve (12) Grouped Dwellings	SOUTH HEDLAND	Bhp Billiton Minerals Pty Ltd & MITSUI-ITOCHU IRON PTY LTD & Ci Minerals Australia Pty Ltd	HIGHTOWER PLANNING & DEVELOPMENT	\$ 6,517,560.97
2012/115	15/03/2012	04/05/2012	"NOXIOUS USE" - AMMONIUM NITRATE BLENDING PLANT	PORT HEDLAND	CROWN	Dyno Nobel Asia Pacific Pty Limited	\$ 4,200,000.00
2012/116	15/03/2012	01/05/2012	17 Grouped Dwellings	SOUTH HEDLAND	CROWN	Len McDonnell & Helen Farrell.	\$ 6,800,000.00
2012/120	19/03/2012	01/05/2012	Landscape Improvement Works	SOUTH HEDLAND	TOWN OF PORT HEDLAND	Attn Ben Walsh - RPS Group	\$ 450,000.00
2012/123	20/03/2012	02/05/2012	Transient Workforce Accommodation - Store Room Addition	PORT HEDLAND	TALISON/WODGINA PROPERTIES PTY LTD	Msp Engineering Pty Ltd	\$ 37,000.00
2012/124	20/03/2012	02/05/2012	Use Not Listed - Bulk Earthworks	PORT HEDLAND	Roy Hill Infrastructure Pty Ltd	Development Planning Strategies	\$ -
2012/126	21/03/2012	31/05/2012	Storage Facility - Sea Container (mobile)	WEDGEFIELD	DIANNE KELLETT & ROBERT IAN MACDONALD	RIM ENGINEERING	\$ 3,700.00
2012/130	26/03/2012	14/05/2012	Two (2) Grouped Dwelling	SOUTH HEDLAND	Natalie Joanne & Terry John Martin	AK Homes Construction	
2012/131	27/03/2012	01/05/2012	Ancillary Accommodation	SOUTH HEDLAND	Hartfield Holdings Pty Ltd & Zdenka Lukic & John Michael & Andela Separovich & Taronga Nominees Pty Ltd	John Michael & Andela Separovich	\$ 163,000.00
2012/140	04/04/2012	22/05/2012	2 Grouped Dwellings - 1 Existing	SOUTH HEDLAND	EDWARD & J HACKETT	Colin Pruden Homes	\$ 500,000.00
2012/148	13/04/2012	10/05/2012	SHADE STRUCTURE ADDITIONS ON LOT 28 (5) WEDGE STREET PORT HEDLAND 6721	PORT HEDLAND	BHP BILLITON MINERALS PTY LTD	RPS Group	\$ 10,000.00
2012/149	13/04/2012	10/05/2012	SHADE STRUCTURE ADDITIONS AND ASSOCIATED STREETScape BEAUTIFICATION ON WEDGE STREET ROAD RESERVE AND LOT 24 (13) WEDGE STREET PORT HEDLAND 6721	PORT HEDLAND	TOWN OF PORT HEDLAND	RPS Group	\$ 10,000.00
2012/158	18/04/2012	23/05/2012	Grouped Dwelling - Sea Container	SOUTH HEDLAND	LESLEY HELEN WOODS & EDWARD CHARLES DHU	LESLEY HELEN WOODS	\$ 5,000.00
2012/159	18/04/2012	08/05/2012	Home Business - Photography - Unit 18	PORT HEDLAND	BHP BILLITON MINERALS PTY LTD	Miriam Sheridan	\$ -
2012/163	18/04/2012	15/05/2012	TELECOMMUNICATIONS BASE STATION	PORT HEDLAND	STATE OF WA	DEIGHTON PTY LTD	\$ 130,000.00
2012/166	24/04/2012	22/05/2012	Rural Residential - Ancillary Accommodation	BOODARIE	MARIA ANAGNOSTOPOULOS & TIMOTHY GRAHAME TANNER	BDA Design & Associates	\$ 120,000.00
2012/170	24/04/2012	21/05/2012	ANCILLARY ACCOMMODATION	SOUTH HEDLAND	RAYMOND ARNOLD FARBER	Leimac Building Pty Ltd	\$ 131,989.00
2012/186	09/05/2012	18/05/2012	GROUPED DWELLING - SEA CONTAINER	SOUTH HEDLAND	Yulia Vladimirovna Small & THOMAS PATRICK GORDON SMALL	Yulia Vladimirovna Small	\$ 3,725.00

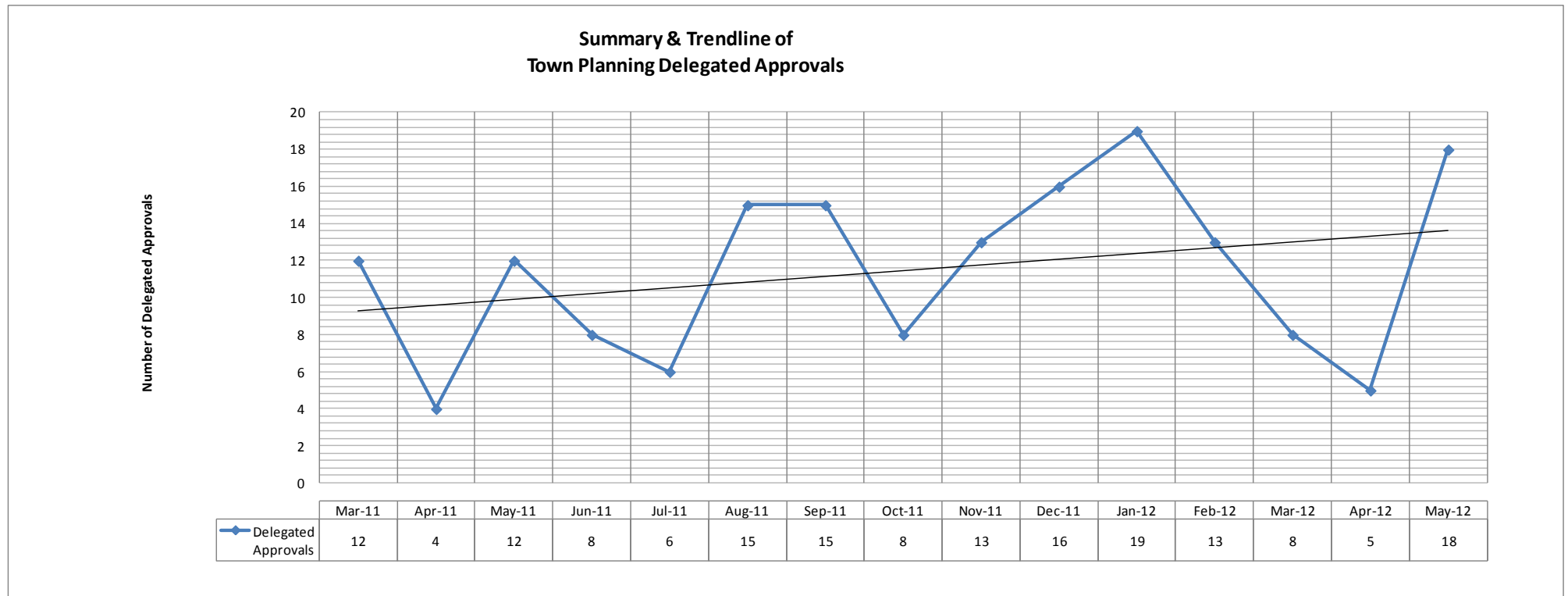
DELEGATED PLANNING APPROVALS FOR MAY 2012 Cont'd....



* PLEASE NOTE THE ABOVE STATISTICS FOR 2010 HAVE BEEN UPDATED DUE TO A PLANNING ADMINISTRATION ERROR

* STATISTICS FOR APRIL 2011 ARE LOW DUE TO 14 APPROVALS BEING GRANTED BY COUNCIL

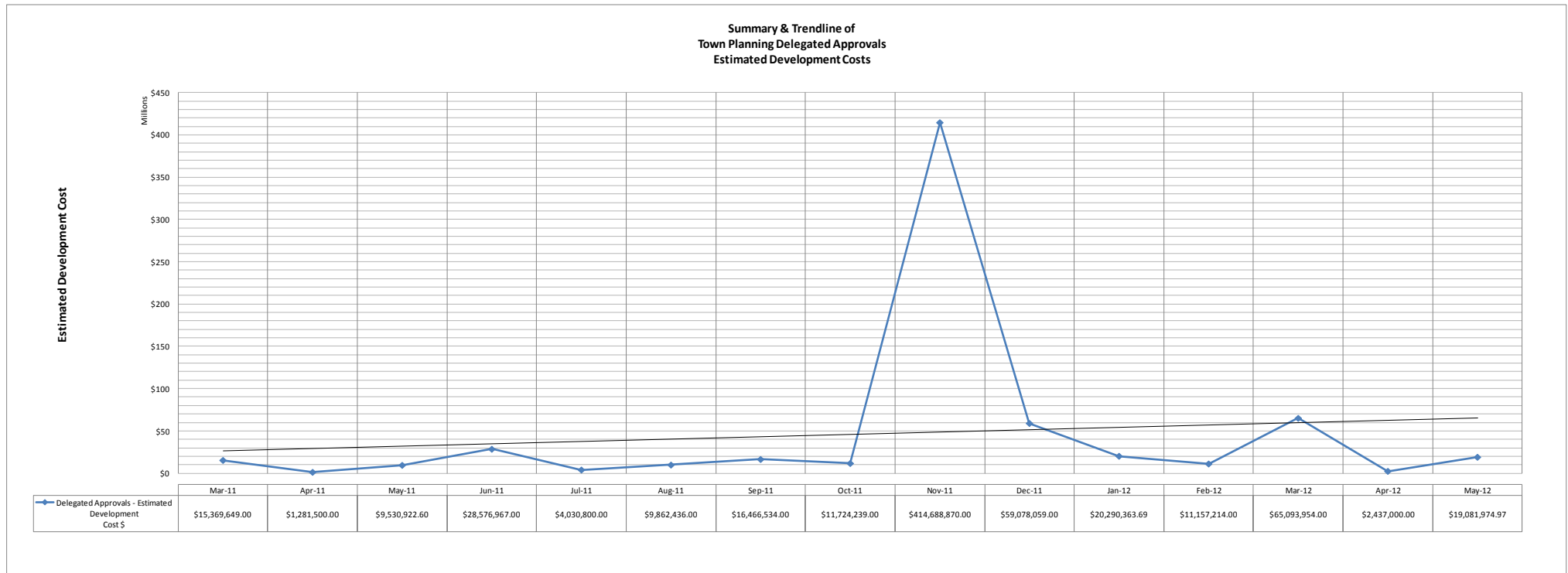
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DELEGATED PLANNING APPROVALS FOR MAY 2012 Cont'd...



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DELEGATED BUILDING APPROVALS FOR MAY 2012

Licence Number	Decision Date	Locality	Description of Work	Estimated Construction Value (\$)	Floor area square metres	Building Classification
12-003	01.05.2012	PORT HEDLAND	1 x Patio and Carport	\$ 12,000.00	47	Class 10a
10716	01.05.2012	SOUTH HEDLAND	1 x Patio	\$ 11,500.00	60	Class 10a
10657	04.05.2012	SOUTH HEDLAND	Enclose Existing Carport	\$ 11,000.00	40	Class 10a
10696	04.05.2012	SOUTH HEDLAND	1 x Shed & 1 x Carport	\$ 16,000.00	28	Class 10a
10737	11.05.2012	PORT HEDLAND	2 x Shade Sails	\$ 17,200.00	12	Class 10a
12-019	16.05.2012	SOUTH HEDLAND	1 x Patio	\$ 14,400.00	14	Class 10a
12-020	16.05.2012	SOUTH HEDLAND	Demolition of Existing Outbuilding	\$ 5,800.00	18	Class 10a
10712	17.05.2012	PORT HEDLAND	1 x Outbuilding (Ancillary Accomodation)	\$ 86,000.00	60	Class 10a
12-016	14.05.2012	SOUTH HEDLAND	Light Poles	\$ 51,951.00	20	Class 10b
12-022	16.05.2012	PORT HEDLAND	Demolition	\$ 10,000.00	192	Class 1a
10699	16.05.2012	SOUTH HEDLAND	1 x Single Dwelling	\$ 525,000.00	319	Class 1a
12-012	22.05.2012	SOUTH HEDLAND	Site Works, Footings and Ground Floor Slab	\$ 75,000.00	220	Class 1a
10704	31.05.2012	WEDGEFIELD	Strata Title x 2 Units		267	Class 1a
10671	04.05.2012	SOUTH HEDLAND	1 x Single Dwelling, 1 x Patio, and Fence	\$ 380,000.00	271	Class 1a 10a and 10b
10687	04.05.2012	SOUTH HEDLAND	2 x Single Dwellings, 2 x Carports, 2 x Alfresco's, Fencing	\$ 923,528.00	430	Class 1a 10a and 10b
10760	17.05.2012	SOUTH HEDLAND	1 x Single Dwelling, 1 x Garage and 1 x Alfresco	\$ 525,000.00	188	Class 1a 10a and 10b
10745	18.05.2012	PORT HEDLAND	5 x Single Dwellings, 5 x Carports, 5 x Veranda's/Alfresco's, 2 x Stores and Retaing Walls	\$ 4,300,000.00	806	Class 1a 10a and 10b
12-032	30.05.2012	SOUTH HEDLAND	1 x Single Dwelling, 1 x Alfresco, 1 x Carport and Fencing	\$ 326,134.00	60	Class 1a 10a and 10b
10754	04.05.2012	SOUTH HEDLAND	1 x Single Dwelling, 1 x Carport, 1 x Store and 1 x Veranda	\$ 430,000.00	132	Class 1a and 10a
10755	04.05.2012	SOUTH HEDLAND	1 x Single Dwelling, 1 x Carport, 1 x Store and 1 x Veranda	\$ 410,000.00	148	Class 1a and 10a
12-029	21.05.2012	SOUTH HEDLAND	Demolition of Existing Single Dwelling	\$ 27,500.00	70	Class 1a and 10a
12-028	21.05.2012	SOUTH HEDLAND	Demolition of Existing Single Dwelling and Outbuilding	\$ 30,000.00	130	Class 1a and 10a
12-005	29.05.2012	PORT HEDLAND	9 x Sole Occupancy Units & 1 x Common Room	\$ 2,189,669.00	522	Class 2
12-007	16.05.2012	WEDGEFIELD	Footings and Ground Floor Slab	\$ 330,000.00	690	Class 5
12-006	16.05.2012	WEDGEFIELD	Footings and Ground Floor Slab	\$ 330,000.00		Class 5
12-034	31.05.2012	PORT HEDLAND	Demolition of Shops	\$ 18,000.00	320	Class 6
12-024	30.05.2012	PORT HEDLAND	2 x Ammonium Storage Warehouses	\$ 5,324,893.00	6362	Class 7b
12-026	30.05.2012	PORT HEDLAND	2 x Ammonium Storage Warehouses	\$ 5,324,893.00	6362	Class 7b
AL LICENCES 28				\$ 21,705,468.00		

DEMOLITION LICENCES FOR MAY 2012

DEMOLITION LICENCES					
Licence Number	Approval Date	Locality	Description of Work	Estimated Construction Value (\$)	Classification
12-020	16.05.2012	SOUTH HEDLAND	Demolition of Existing Outbuilding	\$ 5,800.00	Class 10a
12-022	16.05.2012	PORT HEDLAND	Demolition	\$ 10,000.00	Class 1a
12-029	21.05.2012	SOUTH HEDLAND	Demolition of Existing Single Dwelling	\$ 27,500.00	Class 1a and 10a
12-028	21.05.2012	SOUTH HEDLAND	Demolition of Existing Single Dwelling and Outb	\$ 30,000.00	Class 1a and 10a
12-034	31.05.2012	PORT HEDLAND	Demolition of Shops	\$ 18,000.00	Class 6
TOTAL 5		Demolition Licences Issued		91,300.00	

REFUSED BUILDING APPLICATIONS FOR MAY 2012

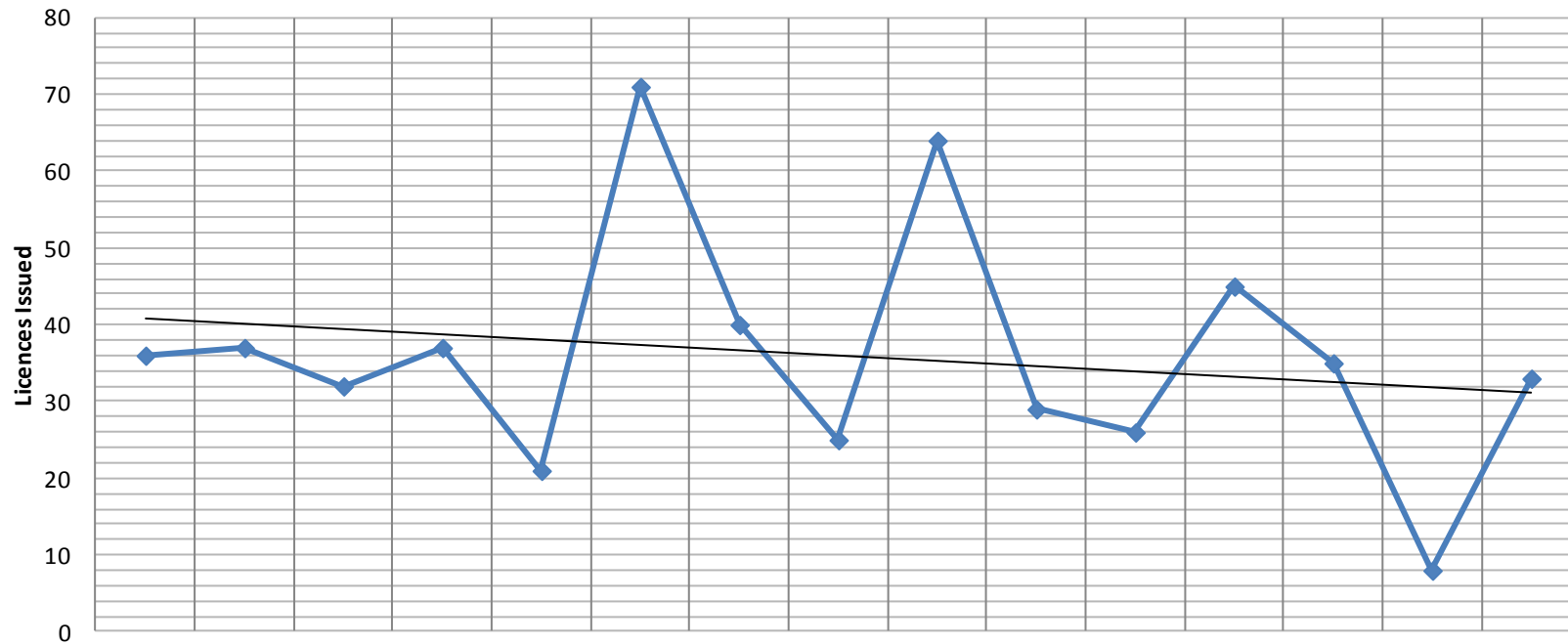
REFUSED BUILDING APPLICATIONS					
Application Number	Refused/Withdrawn Date	Locality	Description of Work	Estimated Construction Value (\$)	Classification
10710	14.05.2012	WEDGEFIELD	1 x Shed	\$ 24,000.00	Class 10a
10730	14.05.2012	SOUTH HEDLAND	1 x Shed	\$ 9,345.00	Class 10a
10747	14.05.2012	WODGINA MINE VIA PT HEDL	Outbuilding	\$ 40,000.00	Class 10a
10750	18.05.2012	SOUTH HEDLAND	Sea Container	\$ 2,000.00	Class 10a
10764	23.05.2012	SOUTH HEDLAND RURAL EST	1 x Outbuilding	\$ 70,000.00	Class 10a
10757	14.05.2012	PORT HEDLAND	Fence	\$ 16,000.00	Class 10b
10603	22.05.2012	PORT HEDLAND	Retaining Wall and Fencing for Fire Tank	\$ 35,000.00	Class 10b
10715	10.05.2012	SOUTH HEDLAND	Accomodation/Motel	\$ 21,523,168.00	Class 1a
10738	14.05.2012	SOUTH HEDLAND	1 x Single Dwelling, 1 x Outbuilding and Fencing	\$ 326,134.00	Class 1a
10701	14.05.2012	PORT HEDLAND	1 x Container/Bedroom 4	\$ 7,500.00	Class 1a
10751	18.05.2012	SOUTH HEDLAND	Unauthorized Additions to Existing Dwelling	\$ 5,000.00	Class 1a
10756	18.05.2012	SOUTH HEDLAND	2 x Single Dwellings, 2 x Carports and Fencing	\$ 700,000.00	Class 1a 10a and 10b
10663	23.05.2012	SOUTH HEDLAND	Relocatable Dwelling, Patio, Carport, Store, Fence	\$ 341,000.00	Class 1a 10a and 10b
10655	18.05.2012	SOUTH HEDLAND	2 x Single Dwellings 2 x Carports	\$ 865,000.00	Class 1a and 10a
10752	18.05.2012	SOUTH HEDLAND	1 x Single Dwelling, 1 x Carport, 1 x Veranda and 1 x Outbuilding	\$ 475,095.00	Class 1a and 10a
10746	18.05.2012	PORT HEDLAND	1 x Single Dwelling, 1 x Veranda and Fencing	\$ 168,700.00	Class 1a and 10b
10667	29.05.2012	PORT HEDLAND	5 x Single Dwellings (10 SOU's) and 5 x Veranda's	\$ 420,000.00	Class 1b
10617	22.05.2012	REDBANK	Conversion of Existing Outbuilding to Existing Office	\$ 30,000.00	Class 5
10569	22.05.2012	SOUTH HEDLAND	3 x Dongas, 1 x Pump Shed & 1 x Oil Recycling Shed	\$ 314,000.00	Class 5
10661	14.05.2012	PORT HEDLAND	Shop/Office	\$ 4,000,000.00	Class 5 and 7b
12-014	31.05.2012	SOUTH HEDLAND	Shop fit out (Beauty and Nails)	\$ 20,000.00	Class 6
12-013	31.05.2012	SOUTH HEDLAND	Shop Fit Out (Beauty & Nails)	\$ 20,000.00	Class 6
10749	25.05.2012	WEDGEFIELD	Warehouse	\$ 2,640,000.00	Class 7b
Total 23		Refused Building Applications		\$ 32,051,942.00	

OVERVIEW SUMMARY FOR MAY 2012

SUMMARY				
No of Licences	Licence Type	Estimated Construction Value	Floor Area in square metres	Average cost per square metre
5	Demolitions	91,300.00		
13	Dwellings	7,962,162.00	3,233	\$2,463
8	Class 10a	173,900.00	279	\$623
1	Class 10b	51,951.00		
6	Commercial	13,517,455.00	14,256	\$948
	Other			
33		21,796,768.00	17,768.00	4,034.27

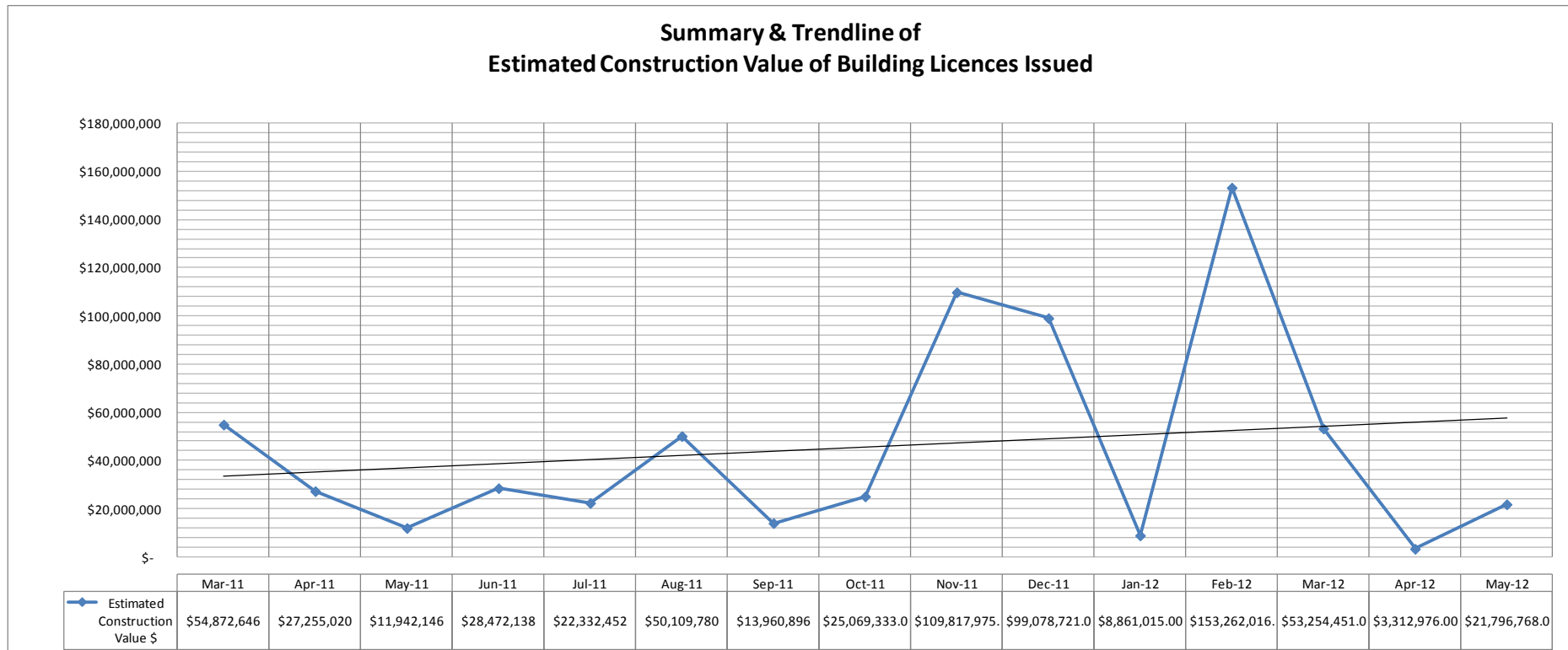
DELEGATED BUILDING APPROVALS FOR MAY 2012

Summary & Trendline for Building Licence Approvals



	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12
◆ No of Licences Issued	36	37	32	37	21	71	40	25	64	29	26	45	35	8	33

DELEGATED BUILDING APPROVALS FOR MAY 2012



CURRENT LEGAL MATTERS					
File No.	Address	Issue	First Return Date	Current Status	Officer
WEDGEFIELD					
121670G	Lot 3 Trig Street (J Yujnovich)	Non-compliance with planning conditions	~ First return date 21/1/09	<ul style="list-style-type: none"> ~ Trial set down for 13 & 14 September 2010 in Perth. ToPH witnesses to attend. ~ Magistrate has found J Yujnovich guilty sentencing will be in +/- 3 weeks ~ Fine imposed of approx \$20,000 ~ Fine paid in full ~ Appointment of Compliance Office has been completed, Matter is being investigated ~ No improvement made to property ~ Letter requesting commitment to remove materials prepared by McLeods Barristers & Solicitors ~ If commitment not received within 14 days of issue further proceeding to commence ~ A meeting is being organised onsite with J Yujnovich ~ Mr Yujnovich has demonstrated a willingness to comply with Planning condition. Has been given 3 months to comply. Mr Yujnovich is in the process of clearing property F/up in 2 weeks to ensure compliance matter has been resolved. ~ Development Application has been submitted. ~ Compliance on hold until Application has been processed. ~ Planning Application was submitted. Has been refused. ~ SAT Proceeding have been initiated by Mr Yujnovich. Next Direction/Mediation on 03/7/2012. 	BM
TURNER RIVER					
800043G	Lot 13 Manilinha Drive	Unauthorised Development - Storage facility/Depot/Laydown Area, Sea Containers, Outbuildings, 2 Movable Dwellings		Referred to Council Solicitors. Court Hearing on the 23rd July 2012.	BM

CURRENT HEALTH ORDERS AS OF MAY 2012

Current Health Orders under Delegated Authority by Environmental Health Services			
File No.	Address	Issue	Current Status
803367G	Lot 2052 McGregor St Port Hedland	Metal frame spectator/grand stand seating erected on a trailer chassis.	~ Health order placed on temporary spectator stand ~ No public building application received by Town of Port Hedland, as such no approval has been granted for use as a temporary spectator stand ~ Town has notified Turf Club of issue
121270G	Lot 833 Webster St Port Hedland/ Hospitality Inn	Septic System Failure/ Sewage Enterin Street	Health Order issued requiring works to be undertaken. Works Completed as required- 14/5/2012.

Attachments

Nil

201213/006 Officer's Recommendation / Council Decision

Moved: Cr Carter

Seconded: Cr Hooper

That the Schedule of Planning and Building approvals, Environmental Health Orders issued by Delegated Authority and the listing of current legal actions for the month of May 2012 be received.

CARRIED 7/0

NOTE: Councillor Daccache queried application numbers 2012/158 and 2012/186 within table 'Delegated Planning Approvals for May 2012' as their approved applications appeared to be using sea containers for the purpose of grouped dwellings. The Director Planning & Development confirmed that this was a technical term but said he would look into design guidelines for these constructions.

5:55pm Councillor Hooper declared an impartiality interest in Item 11.1.2 'Proposed Temporary Caretakers Dwelling – "Place of Public Meeting, Assembly or Worship" on Lot 500 (181) Wilson Street, Port Hedland (File No.: 130127G)' as he has an association with the applicant.

Councillor Hooper remained in the room.

11.1.2 *Proposed Temporary Caretakers Dwelling – "Place of Public Meeting, Assembly or Worship" on Lot 500 (181) Wilson Street, Port Hedland (File No.: 130127G)*

Officer Ryan Djanegara
Planning Officer

Date of Report 10 May 2012

Application No. 2012/78

Disclosure of Interest by Officer Nil

Summary

Council received an application from Michael O'Reilly on behalf of the registered landowner, the Hedland Christian Church Inc, to utilize a "donga" as a temporary caretaker's dwelling on Lot 500 (181) Wilson Street, Port Hedland (site).

Subject to the use being for a twelve (12) month period only, Council Officers recommend approval of the application.

Background

Site Description (Attachment 1)

The subject site is located along Wilson Street, Port Hedland with an area of approximately 10,635m². Although the property fronts Wilson Street, vehicular access is achieved via an access easement from Anderson Street.

In terms of the Port Hedland Town Planning Scheme No, 5, the site is zoned "Community". The site is currently developed with a church building.

Proposal (Attachment 2)

The applicant is proposing a temporary caretaker's dwelling on the site for a period of 12 months to be used by the youth minister of the church, until a formal planning application is submitted for a permanent rectory.

23 car parking bays and a crossover on the access easement over the drainage reserve.

However, the applicant has also advised that:

“There is a strong possibility an extra 12 months will be requested as due to church growth we will require two minister’s residences within the next two years. Once the first permanent residence is established the temporary unit may then be used for additional minister accommodation, subject to approvals”

Consultation

Internally:

The application was circulated to the following internal units, with comments received, included in the report:

- Manager Technical Services
- Manager Building Services
- Manager Environmental Health Services

Externally:

Agencies:

- Department of Environment and Conservation (DEC)
- Water Corporation
- Horizon Power

Due to the presence of hydrocarbons in the ground water in the south west portion of the site, the DEC has advised a memorial on the Certificate of Title will be lodged recording the classification of the site as “Contaminated – restricted use”. The land use of this site will be restricted to Church and Single Residence. Confirmation of the lodgement of the memorial will be forwarded to the respective Landowner(s).

Any proposed change of use or further development of the site will require further contamination assessment and/or remediation. It is recommended the applicant is notified on the permit, via an advice note.

Statutory Implications

In accordance with the Planning and Development Act 2005, the proposed development is subject to the provisions of the Town of Port Hedland Town Planning Scheme No. 5.

The zoning of the property as well as the memorial to be placed on title will restrict the development of the site to the existing church and one (1) residential dwelling (temporary / permanent). It is important the applicant understand no further residential development will be supported on the site, as this will result in the property being used in contravention of the Planning and Development Act 2005 and the Port Hedland Town Planning Scheme No 5.

Policy Implications

Nil

Strategic Planning Implications

Nil

Budget Implications

An application fee of \$139.00 has been received as per the prescribed fees approved by Council.

Officer's Comment

A caretakers dwelling is an "IP" use within the "Community" zone and is required to be incidental to the predominant use. The land is currently used as a "Place of Public Meeting, Assembly or Worship" (Church) and a caretakers dwelling is considered to be an incidental use.

However, there are two issues of concern relating to the proposed caretakers dwelling, being the location and visual amenity.

Location on site

The original proposed location on site was considered inappropriate due to its proximity to the Caltex Service Station. The Environment Protection Authority (EPA) recommends a 50m buffer between sensitive uses (a caretakers dwelling) and industrial land uses (Service station) due to the potential impacts of emissions associated with normal operations.

The proposal being of a temporary nature Council Officers suggested the relocation to the northwestern corner of the site. After initially dismissing the recommended location, the applicant decided to relocate the proposed caretakers dwelling as suggested.

Visual amenity

As a permanent structure, Council Officers do not consider the proposed caretakers dwelling to be acceptable and would not support the proposal beyond a twelve (12) month period.

The location of the site is such that it fronts onto two (2) main arterials Wilson Street to the south and Anderson Street to the north, resulting in a high degree of visibility. It is the opinion of Council Officers the proposal will have a negative impact on the visual amenity of the area.

However, given the temporary nature of the development, the substandard level of visual amenity is considered acceptable for the proposed period of twelve (12) months.

Car Parking

In accordance with Appendix 7 of the TPS5, the applicant is required to provide an additional 2 car parking bays onsite for the caretaker's dwelling. The approval relating to the main use being a church required a minimum of 88 car parking bays to be provided.

Therefore a total of 90 car parking bays are required onsite (88 bays for the church and 2 for the caretaker's dwelling) as shown in the table below:

Access & Parking – Appendix 7 of TPS 5 and Previous approval				
Acceptable Standards	Development	Calculation	Required	Provided
Place of Public Meeting, Assembly or Worship (1 bay per 4 persons the facility is designed to accommodate)		$\frac{350 \text{ person}}{4}$	88	21
Caretaker's Dwelling (2 per dwelling)			2	2
Total			90	23

The applicant has not complied with the parking requirements as imposed by the approval for the church, it is recommended an advice note be included notifying the applicant Council may institute legal action should the planning conditions of the original church approval not be complied with.

Options

Council has the following options when considering the application.

1. Approve the application subject to conditions.

The approval of the temporary caretakers dwelling will assist the church to fulfil its immediate housing shortage.

However, it must be noted Council Officer do not support the proposed use for a period exceeding twelve (12) months.

2. Refuse the application.

This will ensure the visual amenity of the area will not be impacted upon, however, will require the church to make alternative arrangements to house their youth minister.

Option one (1) is recommended.

Attachments

1. Locality Plan
2. Site Plan
3. Elevation Plan and Photograph

201213/007 Officer's Recommendation / Council Decision

Moved: Cr Carter

Seconded: Cr Daccache

That Council:

- i) **Approves the application submitted by Michael O'Reilly on behalf of the registered landowner, the Hedland Christian Church Inc, to construct a temporary Caretaker's Dwelling on Lot 500 (181) Wilson Street, Port Hedland, subject to the following conditions:**

1. **This approval relates only to the proposed "Temporary Caretaker's Dwelling", as indicated on the approved plans (DRG2012/78/1 - DRG2012/78/2). It does not relate to any other development on this lot.**
2. **This approval shall expire on 11 July 2013.**
3. **The temporary caretakers dwelling shall be removed within 30 days as from the date referred to in condition (2) above or such further period as approved by the Manager Planning Services.**
4. **In terms of the Port Hedland Town Planning Scheme No 5, "Caretaker's Dwelling" is defined as follows and shall only be used for this purpose:**

"Caretaker's Dwelling,

a building used as a dwelling by a person, and an associated household, having the care of buildings, plant, equipment or land used for any development category in the zoning table carried out on or existing on the same site, with a maximum floor space of 50m²."

5. The "Caretaker's Dwelling" shall be ancillary to the approved use on the lot, and shall not be occupied by any person not directly associated with the day to day business of the church.
6. A minimum of 90 car bays shall be provided on site (88 for the Church and 2 for the Caretaker's dwelling).
7. Within 90 days of the approval of the Car Parking Plan referred to in condition (7) above, or such further period as may be agreed by the Manager Planning Services, of the approved car parking access way(s), parking area(s), turning area(s) shall be constructed, kerbed, formed, graded, drained, line marked and finished with a sealed or paved surface by the developer in accordance with Port Hedland Town Planning Scheme No. 5, and Australian Standards, to the satisfaction of the Manager Planning Services.
8. No parking bays shall be obstructed in any way or used for any other purpose than parking.
9. Stormwater shall be retained on-site, in accordance with Council's Technical Services Guidelines.
10. Roof mounted or freestanding plant or equipment such as air conditioning units shall be located and / or screened to the satisfaction of the Manager Planning Services.
11. Alterations or relocations of existing infrastructure within the road reserve shall be carried out and reinstated at the developers cost, to the satisfaction of the Manager Planning Services.

The following conditions shall be complied with prior to any works taking place on the site.

12. Prior to the commencement of any works the applicant shall submit and have approved a Car Parking Plan for the construction of ninety (90) car parking bays. The plan shall incorporate landscaping and identify any stormwater drainage management requirements.
13. Prior to the commencement of any works, the owner / developer shall submit and have approved by the Manager Planning Services an Erosion Prevention and Sediment Control Plan.

14. Prior to the commencement of any works, the owner / developer shall submit and have approved by the Manager Planning Services a detailed landscaping and reticulation plan including adjoining street verges and / or common area. The plan to include location, species and planting details with reference to Council's list of Recommended Low-Maintenance Tree and Shrub Species for General Landscaping included in Council Policy 10/001.
15. Prior to the commencement of any works, the owner / developer shall submit and have approved by the Manager Planning Services a construction management plan. The construction management plan shall indicate how it is proposed to manage the following during construction:
 - a. The delivery of materials and equipment to the site;
 - b. The storage of materials and equipment on the site;
 - c. The parking arrangements for the contractors and subcontractors;
 - d. Impact on traffic movement;
 - e. Operation times including delivery of materials; and
 - f. Other matters likely to impact on the surrounding residents / businesses.

The following conditions shall be cleared by Planning Services prior to the occupation of the development.

16. Prior to the occupation of the temporary "Caretaker's Dwelling" landscaping and reticulation shall be established with the use of mature trees and shrubs in accordance with the approved plan and thereafter maintained to the satisfaction of the Manager Planning Services.
17. Prior to the occupation of the temporary "Caretaker's Dwelling" the driveways and crossover shall be designed and constructed in accordance with Council's Crossover Policy 9/005, and approved by the Manager Planning Services.
18. Prior to the occupation of the temporary "Caretaker's Dwelling", lighting shall be installed along all driveway(s), access way(s), parking area(s), turning area(s) and pedestrian pathways by the developer. Design and construction standards shall be in accordance with relevant Australian Standards to the satisfaction of the Manager Planning Services.

ADVICE NOTES:

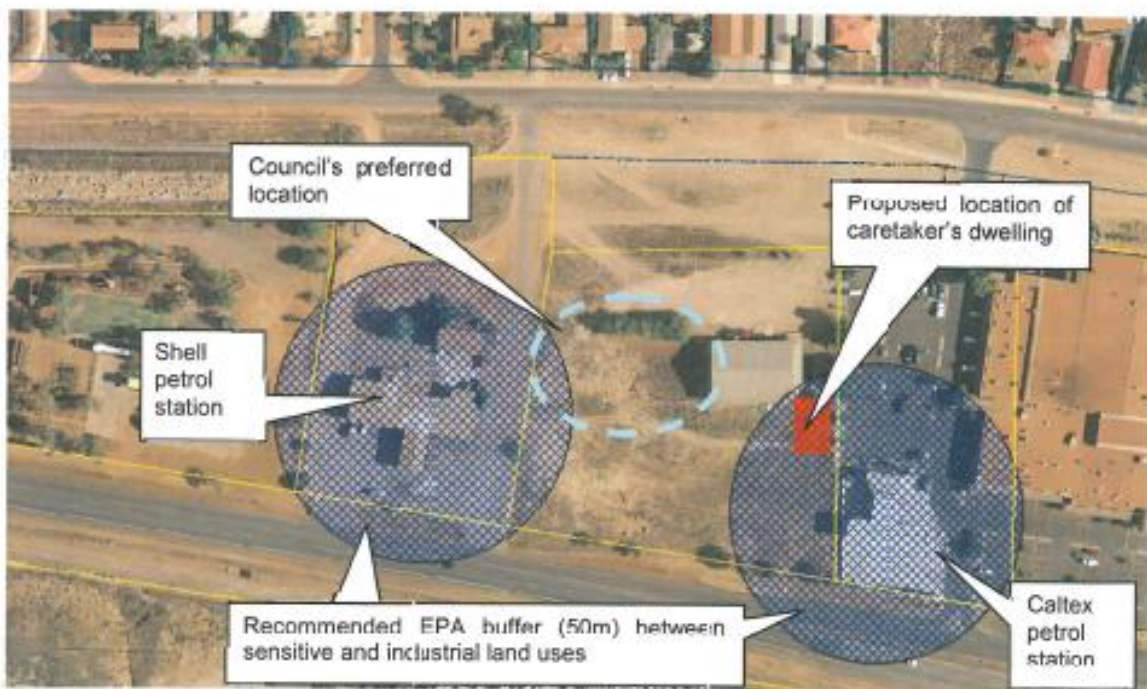
1. You are reminded this is a Planning Approval only and does not obviate the responsibility of the owner / developer to comply with all relevant building, health and engineering requirements.
2. The applicant is to note the approval will not be extended.
3. The Department of Environment and Conservations (DEC) wishes to advise the applicant, in accordance with Section 58(1) of the Contaminated Sites Act 2003, a memorial on the Certificate of Title will be lodged by the DEC recording the classification of the site as "Contaminated – restricted use". The land use of this site will be restricted to Church and Single Residence. Confirmation of the lodgment of the memorial will be forwarded to the respective Landowner(s).

Any proposed change of use or further development of the site will require further contamination assessment and/or remediation. Should you require any additional information please contact the DEC – Sites Contamination Branch on 1300 762 982.

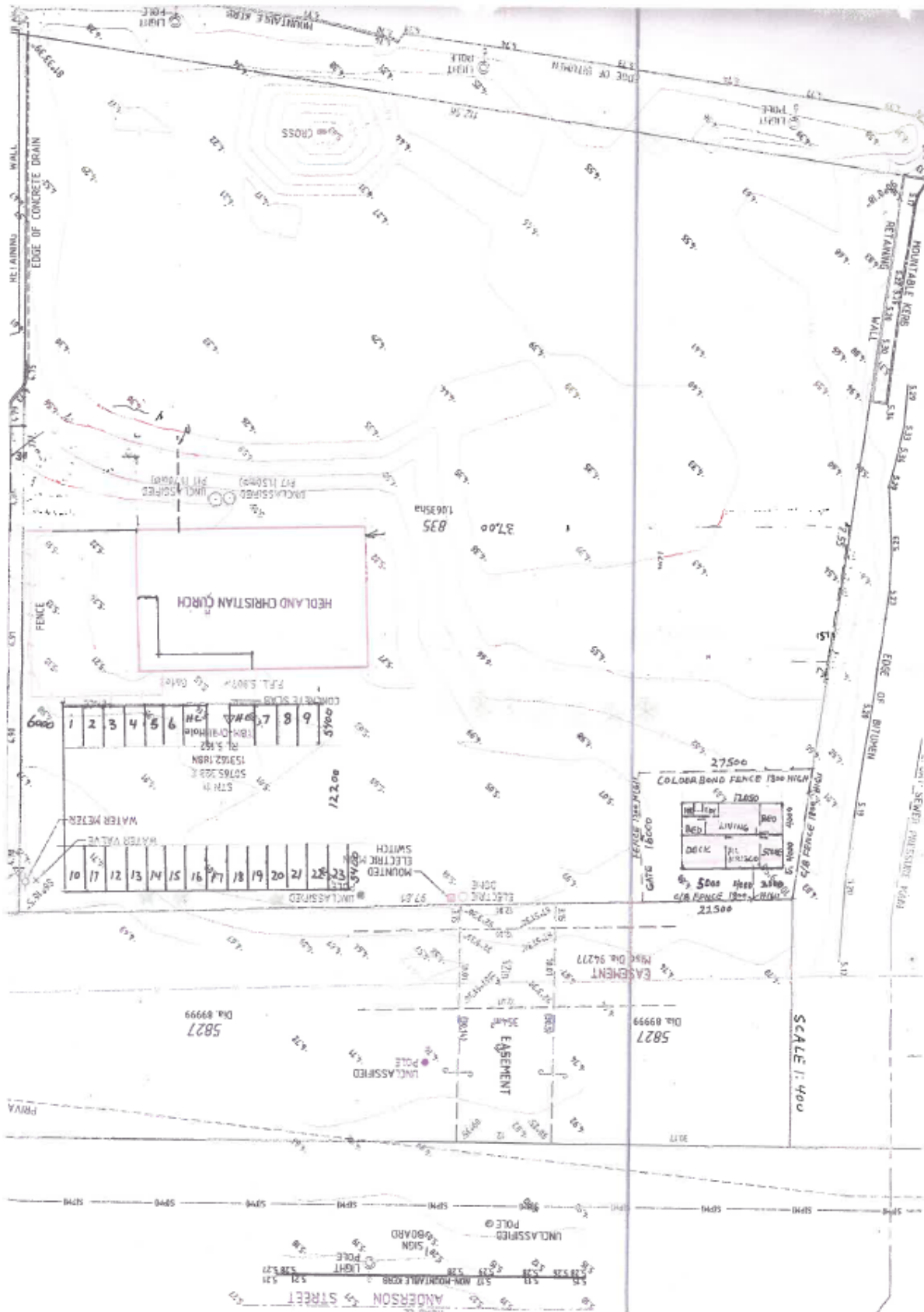
4. The developer shall take note, the area of this application may be subject to rising sea levels, tidal storm surges and flooding. Council has been informed by the State Emergency Services the one hundred (100) year Annual Recurrence Interval cycle of flooding may affect any property below the ten (10)-metre level AHD. Developers shall obtain their own competent advice to ensure measures adopted to avoid risk will be adequate. The issuing of a Planning Approval and/or Building Permit is not intended as, and must not be understood as, confirmation the development or buildings as proposed will not be subject to damage from tidal storm surges and flooding.
5. Applicant shall comply with the requirements of Worksafe Western Australia in the carrying out of any works associated with this approval.
6. To clear any conditions kindly contact the Towns Compliance Officer on (08) 9158 9300. In this regard you are advised the clearance of conditions could take up to 28 days to clear.

CARRIED 7/0

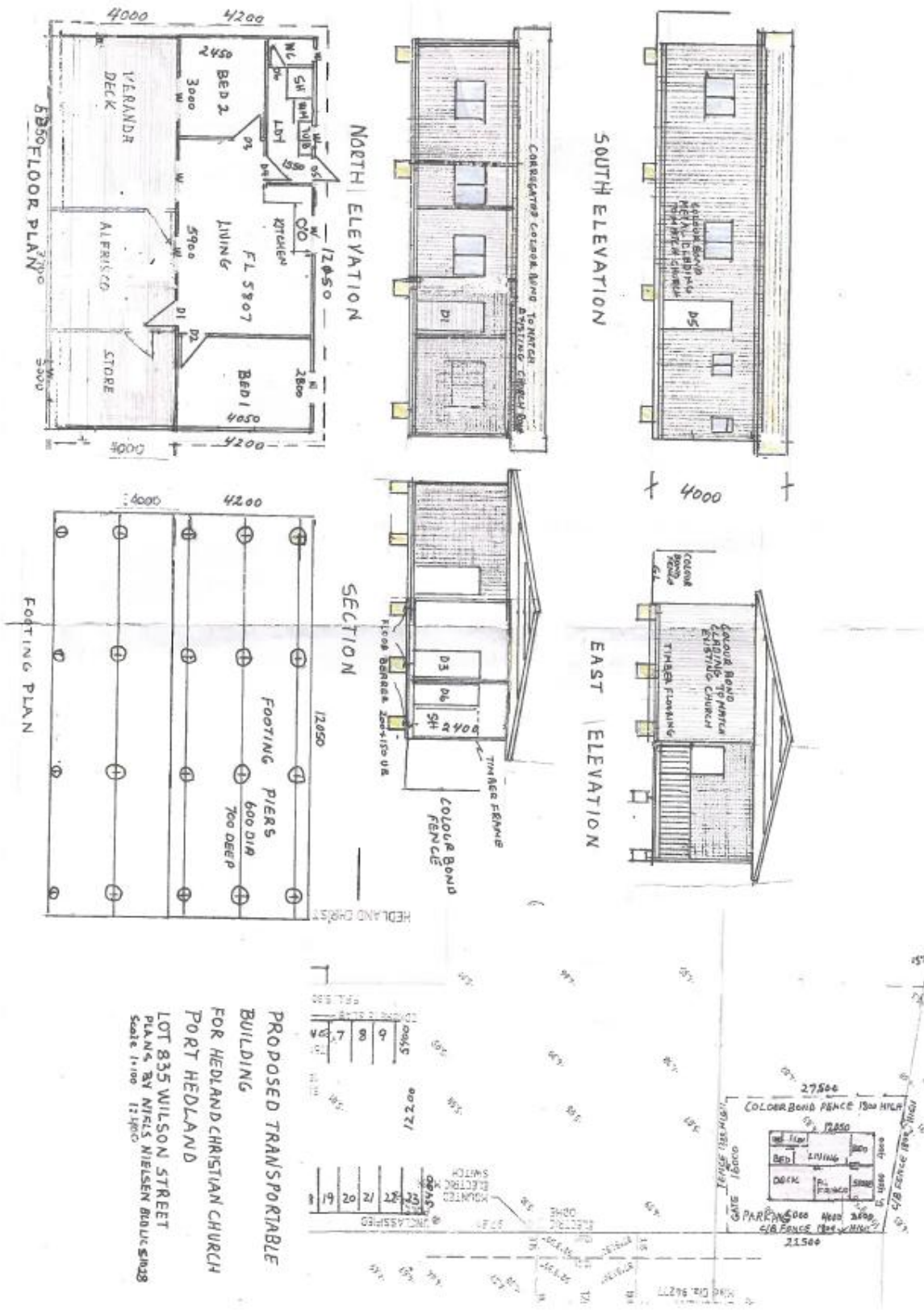
ATTACHMENT 1 TO ITEM 11.1.2



ATTACHMENT 2 TO ITEM 11.1.2



ATTACHMENT 3 TO ITEM 11.1.2



PROPOSED TRANSPORTABLE BUILDING FOR HEDLAND CHRISTIAN CHURCH PORT HEDLAND
 LOT 835 WILSON STREET
 PLANS BY NIELS NIELSEN BUILDINGS
 Scale 1:100 12/10/08



11.1.3 Proposed Easement in Gross on a Closed Portion of the Greene Place Road Reserve (File No.: 130024G)

Officer	Ryan Djanegara Planning Officer
Date of Report	29 June 2012
Planning Application No.	2012/154
Disclosure of Interest by Officer	Nil

Summary

Council has received a request from the Department of Regional Development and Lands to affix the Town's Common Seal to an Easement in Gross on a portion of the Green Place Road Reserve that has been closed and will be redeveloped for housing. The purpose of the Easement is to protect the Town's drainage systems located on the site.

As the site was originally part of the Greene Place Road Reserve, an easement was not required. However due to Council's resolution to close a portion of the Greene Place Road Reserve in order to facilitate the redevelopment of site, an easement is required to protect the Town's drainage asset.

Background

At its previous Ordinary Meeting on 27 June 2012, Council resolved to approve the partial road closure of the Greene Place Road Reserve. This section of road will be amalgamated with the adjoining property, Lot 2240 Greene Place, South Hedland to facilitate the development of 12 grouped dwellings.

As part of the proposed development, an easement on the land was identified by Council's Technical Services to be required for drainage purposes. The Department of Regional Development and Lands has prepared an Easement in Gross document to be lodged to protect that portion of land for drainage purposes in favour of Council.

Consultation*Internally:*

The application was circulated to the following internal units, with comments received, included in the report:

- Manager Technical Services

Council's Technical Services has raised no objections to the proposal.

Statutory Implications

The application has been made in accordance with the Transfer of Land Act 1983.

Policy Implications

Nil

Strategic Planning Implications

Nil

Budget Implications

Nil

Officer's Comment

The Easement in Gross is an important mechanism to ensure and protect public infrastructure on a portion of land to the benefit of a public authority. In this instance, the Easement in Gross is intended to protect the Town's drainage system that is to be located within that part of the Greene Place Road Reserve.

This portion of road is subject to a road closure process which will then be amalgamated into Lot 2240 Greene Place South Hedland

The use of the Town's common seal will only enable the lodgement of the Easement in Gross with the Registrar of Titles. In light of the above Council is requested to grant approval for the use of the Town's Common Seal.

Attachments

1. Locality Plan

201213/008 Officer's Recommendation / Council Decision

Moved: Cr Jacob

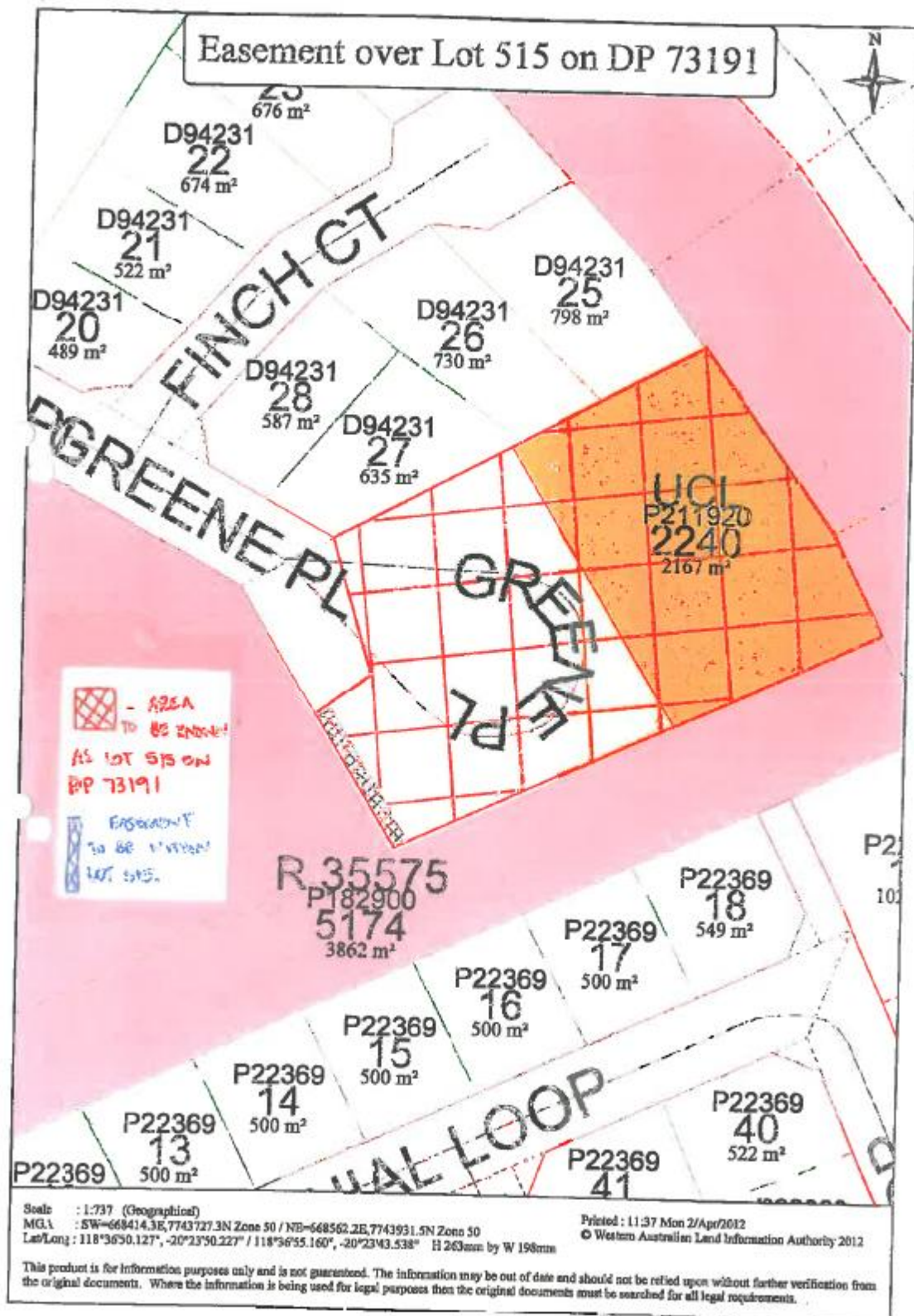
Seconded: Cr Hooper

That Council:

1. **Approves the request from Department of Regional Development and Lands to affix the Town's Common Seal to an Easement in Gross on Lot 515 Greene Place on Deposited Plan 73191;**

- 2. Authorizes the Mayor and Chief Executive Officer to execute a copy of the Easement in Gross document, including the fixing of the Town's Common Seal for the purposes associated with the registering an Easement in Gross on Lot 515 Greene Place on Deposited Plan 73191; and**
- 3. Submits the signed and sealed documents to the Department of Regional Development and Lands (State Land Services) to be lodged on the Certificate of Title for Lot 515 Greene Place on Deposited Plan 73191.**

CARRIED 7/0



5:56pm Councillors Daccache, Dziombak and Hunt declared a financial interest interest in Item 11.1.4 'Proposed "Use Not Listed" – Fly Camp at Lot 35 Great Northern Highway Port Hedland (File No.: 800280G)' as they are all BHP Billiton shareholders with shares over the statutory limit.

Councillors Daccache, Dziombak and Hunt left the room.

5:57pm Councillor Jacob declared an impartiality interest in Item 11.1.4 'Proposed "Use Not Listed" – Fly Camp at Lot 35 Great Northern Highway Port Hedland (File No.: 800280G)' as her ex-partner is employed by BHP Billiton.

Councillor Jacob remained in the room.

Acting Chief Executive Officer advised that the Department of Local Government has granted the Town of Port Hedland Council approval to consider Item 11.1.4 'Proposed "Use Not Listed" – Fly Camp at Lot 35 Great Northern Highway Port Hedland (File No.: 800280G)' with a reduced quorum of four Councillors.

11.1.4 Proposed "Use Not Listed" – Fly Camp at Lot 35 Great Northern Highway Port Hedland (File No.: 800280G)

Officer Michael Pound
Senior Planning Officer

Date of Report 18 June 2012

Disclosure of Interest by Officer Nil

Summary

The Town has received an application from TPG Town Planning and Urban Design (TPG) on behalf of their client BHP Billiton, for a "Use Not Listed" – Fly Camp located at Lot 35 Great Northern Highway, Port Hedland (site).

The proposal is supported by the Planning Unit. Council is requested to approve the proposed use, subject to conditions.

Background

At its Ordinary Meeting held on 27 June 2012, this item was laid on the table due to a lack of quorum necessary to consider the item.

Location and site details (ATTACHMENT 1)

The site, generally known as “Precinct 3” is located south west of the Port Hedland International Airport, and approximately 610m north of North Circular Road and approximately 1km east of Great Northern Highway. The site is currently vacant, undeveloped land. The site forms part of the overall development strategy identified in the adopted Port Hedland International Airport Land Use Master Plan (LUMP).

Previous approvals

The “airport land” consists of several lots, the WAPC on 8 May 2012 approved subject to conditions, the amalgamation and subdivision of the “airport land” thereby creating the lot on which the development is proposed.

Due to the magnitude and tight delivery time to complete the “Transient Workforce Accommodation” facility, the applicant sought separate approval for the various stages of development.

1. Approval subject to conditions was granted by Council at its Special Council Meeting in May 2012 for temporary construction access to the site.
2. Approval subject to conditions was granted by the Development Assessment Panel in May 2012 for bulk earthworks.
3. JDAP report with a recommendation for approval for a 2008 man Transient Workforce Accommodation (TWA) sent to JDAP 18 June 2012.

Current proposal (ATTACHMENT 2)

In terms of the Port Hedland Town Planning Scheme the site is wholly contained within the “Airport” zone under the provisions of the Town of Port Hedland Town Planning Scheme No. 5 (TPS5).

The proposed “Use Not Listed” – Fly Camp consists of 18 transportable units (dongas) providing 74 beds. The Fly Camp is specifically required to facilitate the workers needed for the construction of the proposed 2008 man TWA.

The fly camp specifically contains:

- 72 accommodation units to accommodate a maximum of 72 workers;
- A kitchen, dining and recreation block and associated ablutions block;
- A central, grassed open space area which includes four BBQ and seating areas;
- A car park with 20 bays and a bus bay/loading dock; and

- Other associated facilities such as laundry, storage units, transformers, a bin enclosure, and water storage and wastewater tanks.

Consultation

Internally:

The application was circulated to the following internal units, with no comments /objections received.

- Manager Technical Services
- Manager Building Services
- Manager Environmental Health

Externally:

- Horizon Power,
- Water Corporation,
- Department of Water

Water Corporation, Department of Water and Horizon Power raised no objection to the proposed development

The application was advertised in the North West Telegraph for a period of 14 days on the 6th and 13th June 2012.

Statutory Implications

In accordance with the Planning and Development Act 2005, the proposed development of the land must be done in accordance with TPS 5.

Policy Implications

Nil

Strategic Planning Implications

The following sections of the Town's Strategic Plan 2010-2015 are considered relevant to the proposal:

Key Result Area 4:	Economic Development
Goal Number 2:	Mining/Roads
Other Actions:	Ensure that integrated accommodation options are available for resource related projects that do not artificially inflate the local real estate market.

Key Result Area 4:	Economic Development
Goal Number 4:	Land Development Projects
Immediate Priority 1:	Fast track the release and development of commercial, industrial and residential land.

Budget Implications

The prescribed application fee of \$4,170.00 was paid on lodgement.

Officer's Comment

Council is under increasing pressure to provide accommodation options for the construction industry involved in building projects within the Town. The "Precinct 3" TWA remains a necessity in order to temporarily accommodate fly in fly out workers. However, the delivery of the project depends on the ability to house the workforce required during construction.

Streetscape & Amenity

The proposed development is located approximately 500m east of the existing Great Northern Highway. The physical topography of the land between the proposed development and the highway places the development behind a gentle ridge, thereby naturally screening the lower levels of the development.

In terms of setbacks, the proposed development is substantially setback from the proposed lot boundaries of the proposed Lot 35, being 34.5m from the western boundary and 48.4m from the northern boundary.

With regard to the impact on the amenity of the locality, the fly camp is nearly 1km from the nearest resident being in South Hedland which is separated from the facility by a BHPBIO railway line and North Circular Road. The proposed facility will have no adverse impact on the amenity of any existing residents. Conditions regarding the protection of airport operations will be imposed on this approval in the same manner as the previous approvals issued by the Town.

Car Parking

In terms of parking it is acknowledged that the Scheme would normally require 1 bay per bed, but in this instance the provision of 72 car parking bays for a facility where there are only going to be 12 vehicles provided is unnecessary. 20 sealed car parking bays are to be provided, which is considered to be adequate to accommodate on site vehicles. A bus bay/loading bay will also be provided which will be adequate to service the facility, especially given its size. A variation is therefore sought pursuant to Clause 6.13.5 of TPS5 given that the shortfall of parking will not result in the lowering of any safety standards. It should also be noted that there is no need for oversized vehicle bays as these will be stored elsewhere on the site in

accordance with the CEMP submitted to the Town as part of previous approvals.

TWA Guidance Note

In August 2008 Council put out a guidance note to all potential developers of TWA's, advising of the following key principles which will be considered when applications are submitted for potential TWA facilities:

- Town Centre Development Focus
- Community benefit
- Integration
- Quality
- Safety

The guidance note also identifies a number of TWA styles and identifies locations Council considers these facilities may be most appropriate. The current proposal best fits into the "Building Construction Camp" style which states possible/preferred locations as:

Not the Town's preferred option. All other alternates should be explored/exhausted prior to implementation. Potentially allowable on specific larger scale building construction projects with a construction period of no longer than 18 months.

The proposed "Fly Camp" is not like a "Traditional Donga Camp" as it is there to address a spike in the construction workforce and for these such camps the Guidance Note specifically advocates it being located at the Airport. However in terms of the 'Building Construction Camp' criteria the 2008 TWA development is considered to be a specific large scale building construction project, with Stage 1 alone comprising \$21 million worth of earthworks, 2008 accommodation units, gymnasium, pool, amenities and substantial car parking and landscaping areas. The fly camp is also proposed to only be in existence for 12 months and therefore satisfies the relevant criteria of the Guidance Note.

In respect to the key principles, the following comments are provided:

Town Centre Focus: The location of the proposed development is within the Airport environs and within a short drive of the South Hedland Town Centre. Whilst it may not have a Town Centre focus given its location, communal facilities such as a fully serviced mess, gymnasium or pool are not provided for the occupants which will result in the facility having a reliance on the Town Centre and promotes integration of the workers into the wider community.

Community Benefit: The TWA is required for the workers associated with the development of the larger BHPBIO worker facility and the implementation of the approved Business Case which has significant community benefit to the Town.

Integration: As mentioned, the proposed TWA does not provide for communal facilities such as a mess hall, pool or gymnasium. This will result in the occupants having a reliance on the Town Centre and promotes integration of the facility into the wider community.

Quality: The proposed development will consist of the same TWA units as proposed for the ultimately 2008 facility and will therefore be of a reasonably high quality suitable for accommodation for long periods. The rooms each have their own en-suite, rest and study area and are more than suitable for their purpose.

Safety: The development will be provided with adequate fencing to ensure the safety of the occupants. Consideration has also been given to the workers safety in cyclonic events as previously outlined.

Having regard to the Guidance Note as it stands, it is considered that the proposal warrants support, especially given its limited life and the context of the site ultimately being used for a much larger TWA.

There is general consensus throughout the industry and community that there is an extreme lack of accommodation not just for resource companies but for the associated contractors involved in city building projects as well. By allowing the development to go ahead it will begin to alleviate the existing demand.

To meeting the objectives of the Port City Growth Plan which guides the growth of the Town into a City over the next several years, it is imperative to allow uses such as proposed for the required workforce to construct permanent residential dwellings and other infrastructure.

Attachments

1. Locality Plan
2. Development Plans

201213/009 Officer's Recommendation / Council Decision

Moved: Cr Carter

Seconded: Cr Jacob

That Council approves the planning application submitted by TPG Town Planning and Urban Design (TPG), for a "Use Not Listed" – Fly Camp located at Lot 2444 Great Northern Highway, Port Hedland subject to the following conditions:

1. **This approval relates only to the proposed "Fly Camp", as indicated on the approved plans. (DWG2012/229/1 - DWG2012/229/15). It does not relate to any other development on this lot.**
2. **This approval is only valid for a period of 12 months or the completion of the project whichever comes first, the applicant will return the land to its original state, to the satisfaction of the Manager Planning Services.**

- 3. Should the commencement of any works adversely impact on the operations of the Port Hedland International Airport and / or its assets, all works shall cease immediately and shall only recommence once the relevant issues have been addressed to the satisfaction of the Manager Planning Services.**
- 4. A minimum of 20 car bays shall be provided on the site as indicated on the approved site plan (DWG2012/229/2).**
- 5. No parking bays shall be constructed in any way or used for other purpose than parking.**
- 6. Fences abutting roads shall be no higher than 1.8m measured from finished ground level and be visually permeable above 1.2m.**
- 7. The effluent disposal system shall be installed and maintained to ensure no birds or animals are attracted to the site.**
- 8. The effluent disposal system shall be maintained to ensure no nuisance is caused with regard to odours.**
- 9. The height of any building / equipment shall be in accordance with CASA, MOS 139 and Airservices Australia Restrictions and Considerations.**
- 10. Lighting during and after construction shall be in accordance with CASA, MOS 139 and Airservices Australia Restrictions and Considerations.**
- 11. No extraneous lighting shall be installed facing any runways above the horizontal.**
- 12. The premises to be kept in a neat and tidy condition at all times to the satisfaction of the Manager Planning Services.**
- 13. Stormwater must be retained onsite. Disposal to be designed in accordance with Council's Engineering Department Guidelines, and to the satisfaction of the Manager Technical Services.**

Conditions to be complied with prior to the submission of a Building Permit application.

- 14. Prior to the submission of a building permit application, the applicant/operator of the camp shall submit an emergency evacuation plan and obtain approval from the Manager Planning Services.**

15. Prior to the submission of a building permit application, a Dust Management Plan shall be submitted to and approved by the Manager Planning Services.
16. Prior to the submission of a building permit application, the applicant / operator shall submit a Rubbish Collection Strategy / Management Plan for approval by the Manager Technical Services.
17. Prior to the submission of a building permit Application, written advice is to be submitted to Council demonstrating that the developer has liased with Main Roads (MRWA) with regard to the construction and location of the crossover from Great Northern Highway
18. Prior to the submission of a building permit application a construction management plan is to be submitted detailing how it is proposed to manage:
 - a) The delivery of materials and equipment to the site;
 - b) The storage of materials and equipment on the site;
 - c) Impact on traffic movement;
 - d) Operation times including delivery of materials; and
 - e) Other matters likely to impact on the surrounding land uses

to the satisfaction of the Manager Planning Services.

Conditions to be complied with prior to the occupation of the development.

19. Prior to the occupation of the “Fly Camp” facility, lighting shall be installed along all driveway(s), access way(s), parking area(s), turning area(s) and pedestrian pathways by the developer. Design and construction standards shall be in accordance with relevant Australian Standards to the satisfaction of the Manager Planning Services.
20. Prior to the occupation of the “Fly Camp” facility. the driveways and crossover shall be designed and constructed in accordance with Council’s Crossover Policy 9/005, and approved by the Manager Planning Services.

FOOTNOTES:

1. You are reminded that this is a Planning Approval only and does not obviate the responsibility of the developer to comply with all relevant building, health and engineering requirements.
2. A Building Permit to be issued prior to the commencement of any on site works.

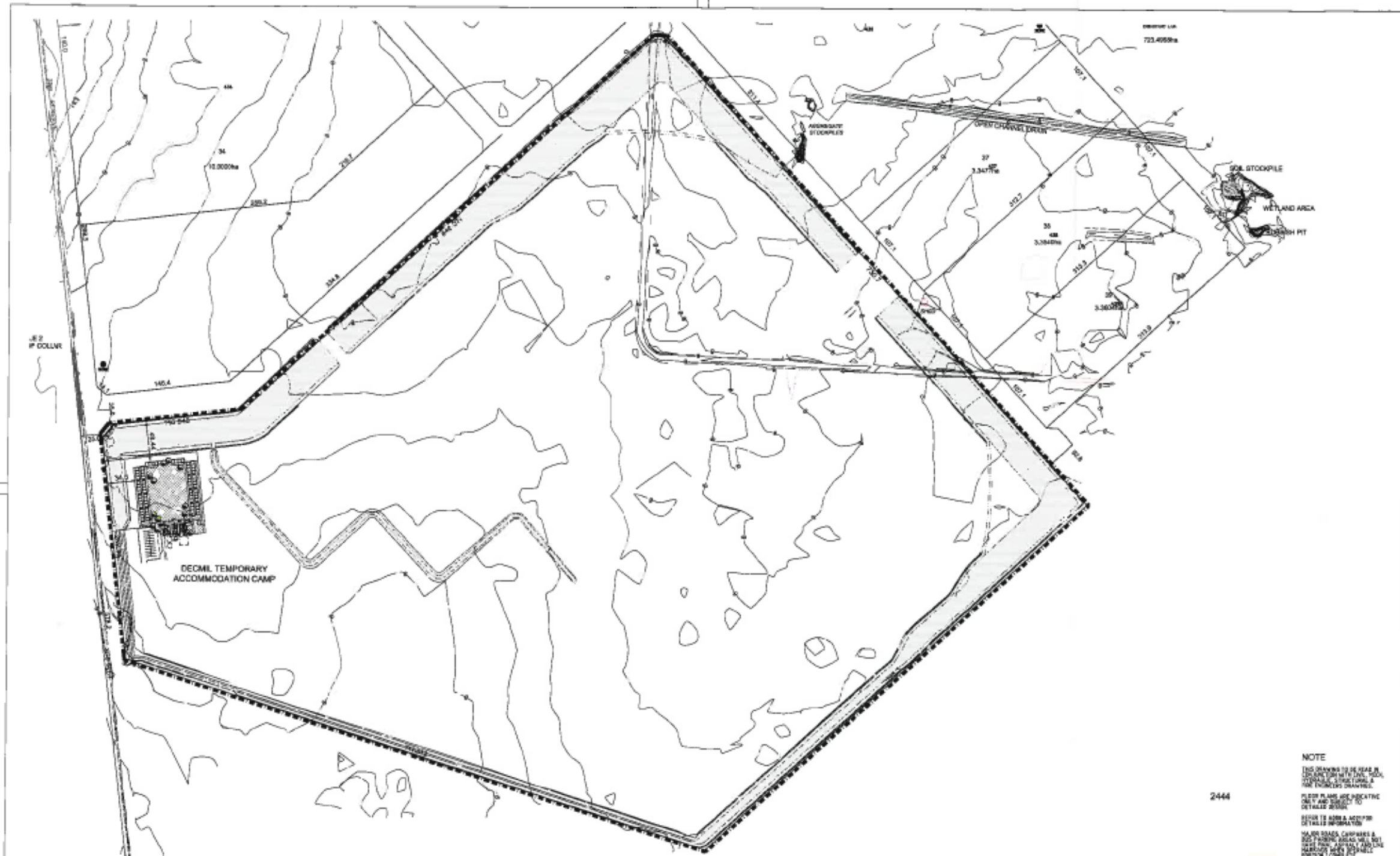
3. In regard to condition 2, the 12 months is calculated from the date of this approval.
4. The development is to comply with the Health (Public Buildings) Regulations 1992.
5. An approved effluent disposal system shall be installed to the specification of the Town's Environmental Health Services and to the satisfaction of the Manager of Environmental Health Services. Be advised that the effluent disposal system may also require the approval of the Western Australian Department of Health.
6. Application is to be made for the installation of an approved apparatus for the treatment of effluent to the satisfaction and specification of the Manager of Environmental Health Services.
7. Be advised that at the building licence stage a detailed floor plan will be required to be submitted in order for Town to assess compliance with the Health (Public Buildings) Regulations 1992.
8. No human habitation is permitted in the shed without approval of Council.
9. The development must comply with the *Environmental Protection (Noise) Regulations 1997* at all times.
10. The developer to take note that the area of this application may be subject to rising sea levels, tidal storm surges and flooding. Council has been informed by the State Emergency Services that the one hundred (100) year Annual Recurrence Interval cycle of flooding could affect any property below the ten (10)-metre level AHD. Developers shall obtain their own competent advice to ensure that measures adopted to avoid that risk will be adequate. The issuing of a Planning Consent and/or Building Licence is not intended as, and must not be understood as, confirmation that the development or buildings as proposed will not be subject to damage from tidal storm surges and flooding.
11. Applicant is to comply with the requirements of Worksafe Western Australia in the carrying out of any works associated with this approval.

CARRIED 4/0

5:57pm Councillors Daccache, Dziombak and Hunt re-entered the room and resumed their chairs. The Mayor advised Councillors Daccache, Dziombak and Hunt of Council's decision.

ATTACHMENT 1 TO ITEM 11.1.4

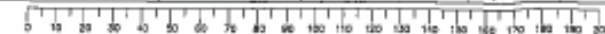


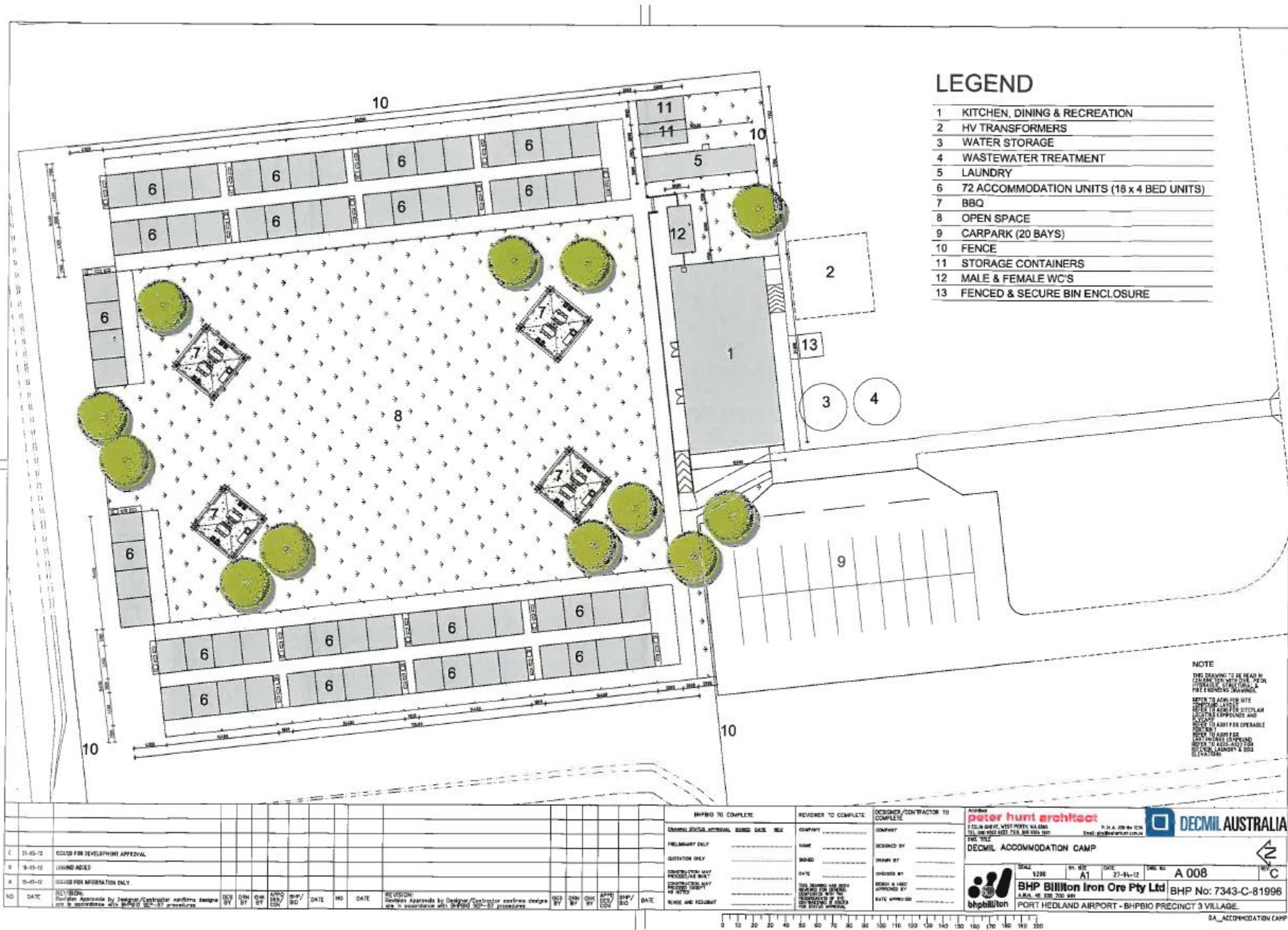


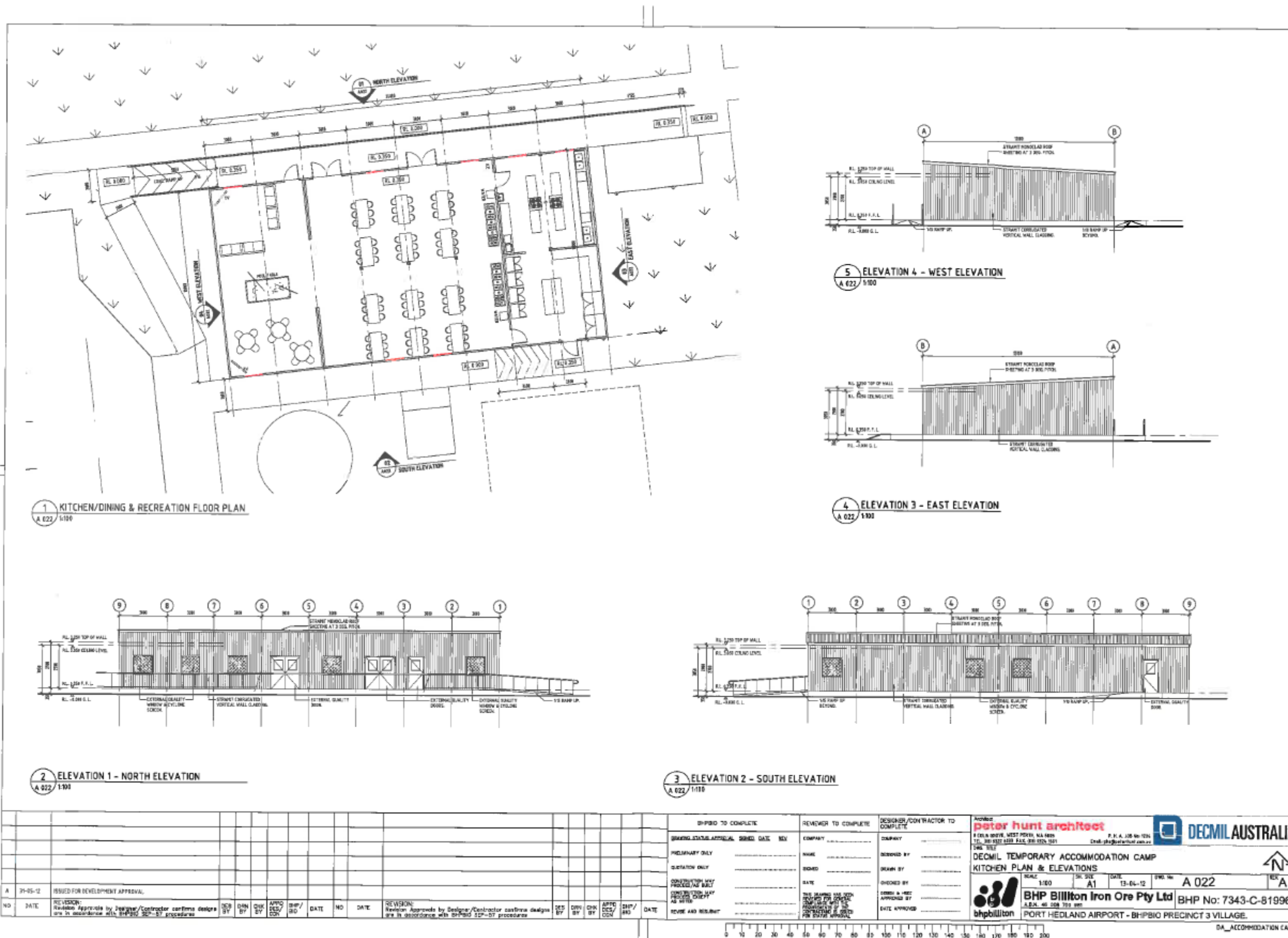
NOTE
 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SITE PLAN, CONSTRUCTION DETAILS & THE ENGINEERING DRAWINGS.
 FLOOR PLANS ARE INDICATIVE ONLY AND SUBJECT TO DETAILED DESIGN.
 REFER TO AREA ACQUISITION DETAILS INFORMATION.
 ALL NEW GRADES, CONCRETES & SOIL FINISHES SHALL BE AS NOTED FOR ALL AREAS. ALL GRADES SHALL BE AS NOTED FOR ALL AREAS.
 PORTION 1 COMPLETE

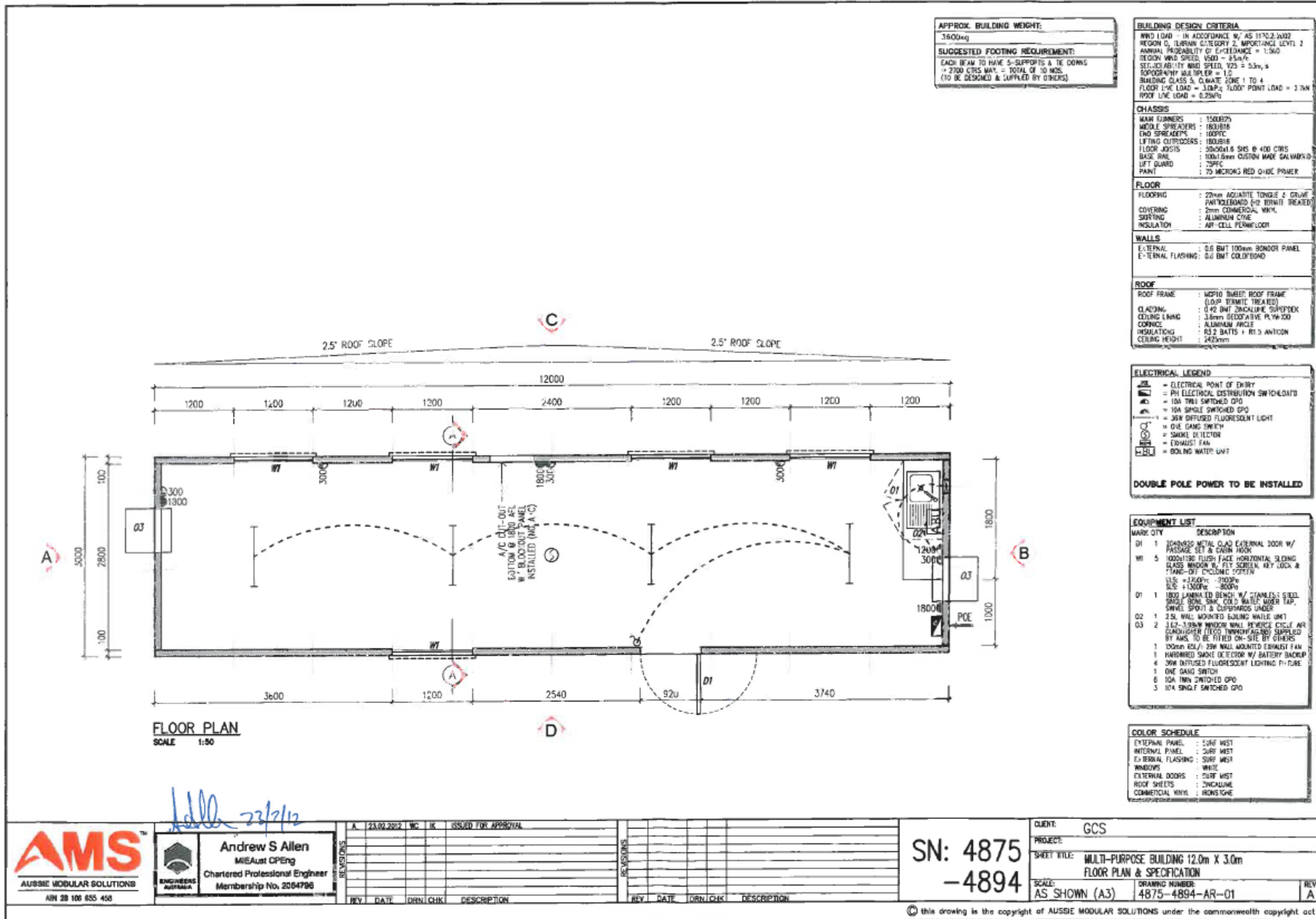
2444

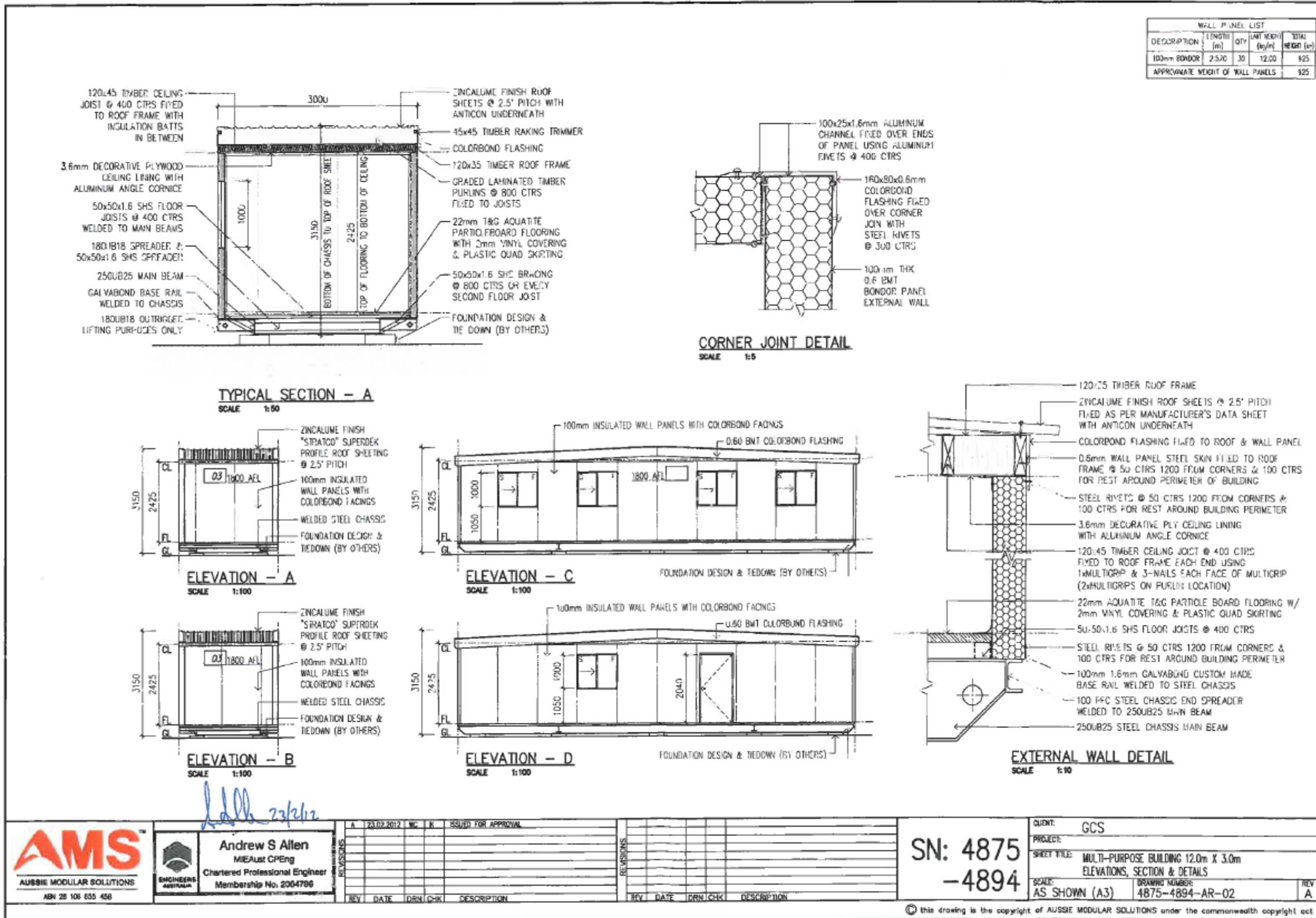
BHPB TO COMPLETE DRAWING NO./REVISION/ISSUE DATE/REV PREPARED BY CHECKED BY DATE DESIGNED BY DATE DRAWN BY DATE		REVIEWER TO COMPLETE COMPANY NAME SIGNATURE DATE COMMENTS DATE		DESIGNER/CONTRACTOR TO COMPLETE COMPANY DESIGNED BY DRAWN BY CHECKED BY DATE APPROVED		Peter Hunt Architect 4/15A BAYVIEW WEST PATH, WA 6005 TEL: 08 9442 2244 FAX: 08 944 2247 P.H.A. 1/18/11/11 DECA AUSTRALIA P. & A. 1/18/11/11 DECA AUSTRALIA	
# 11-05-12 DATE REVISION: Issued for Development Approval DATE REVISION:		# 11-05-12 DATE REVISION:		# 11-05-12 DATE REVISION:		# 11-05-12 DATE REVISION:	
DISCUSSION:		DISCUSSION:		DISCUSSION:		DISCUSSION:	

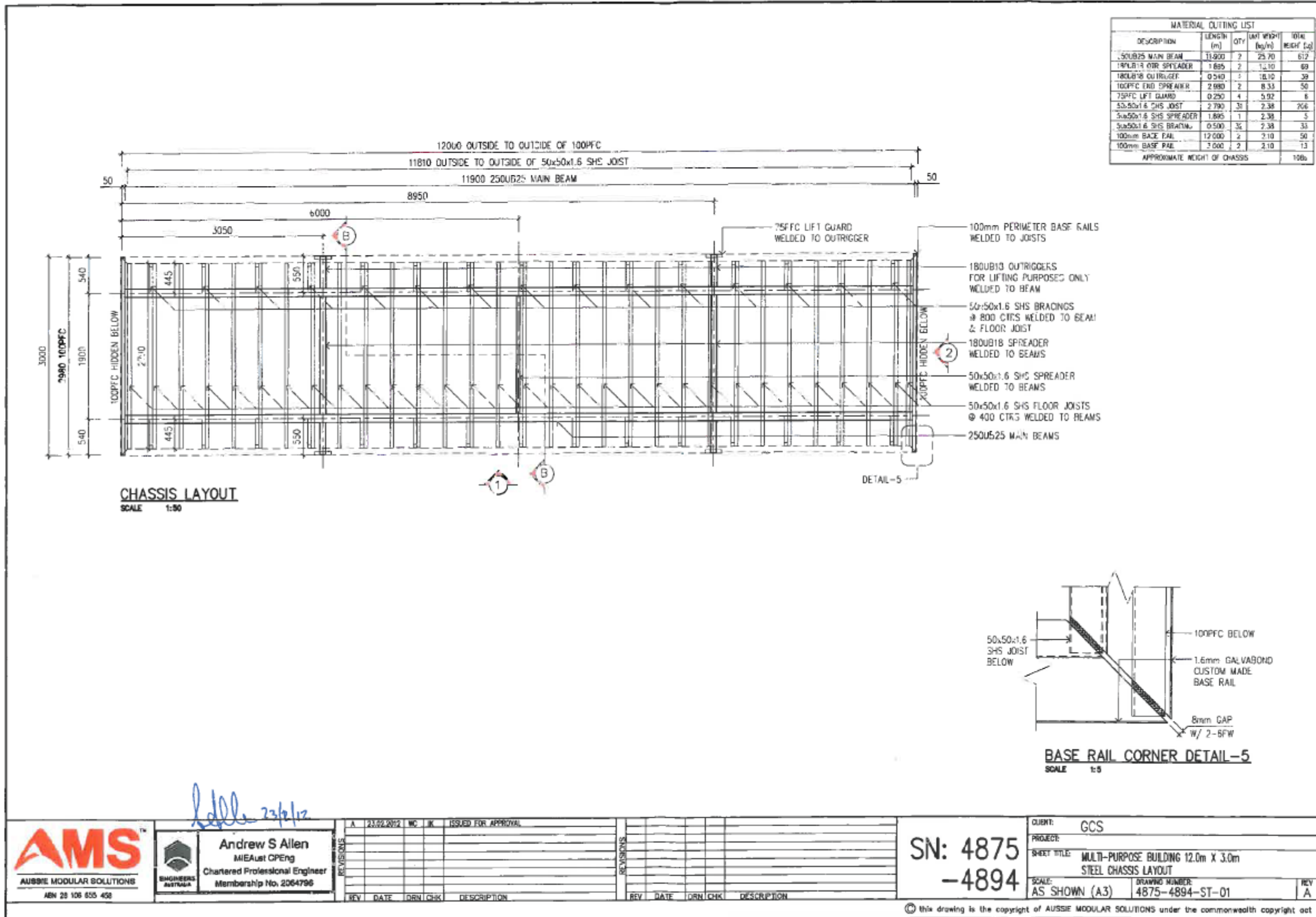












Allen 23/7/12

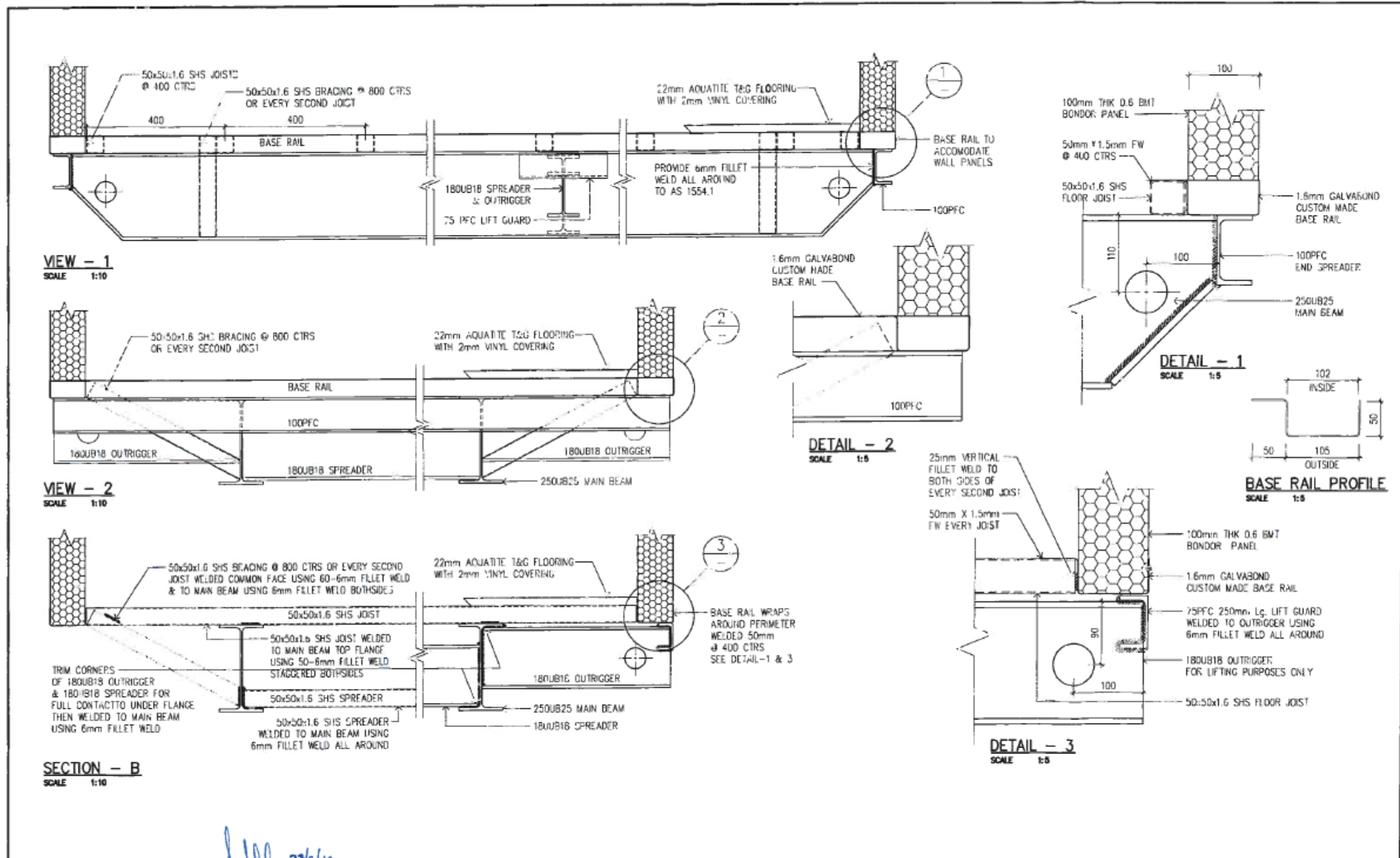


Andrew S Allen
MIEAust CPEng
Chartered Professional Engineer
Membership No. 2064796

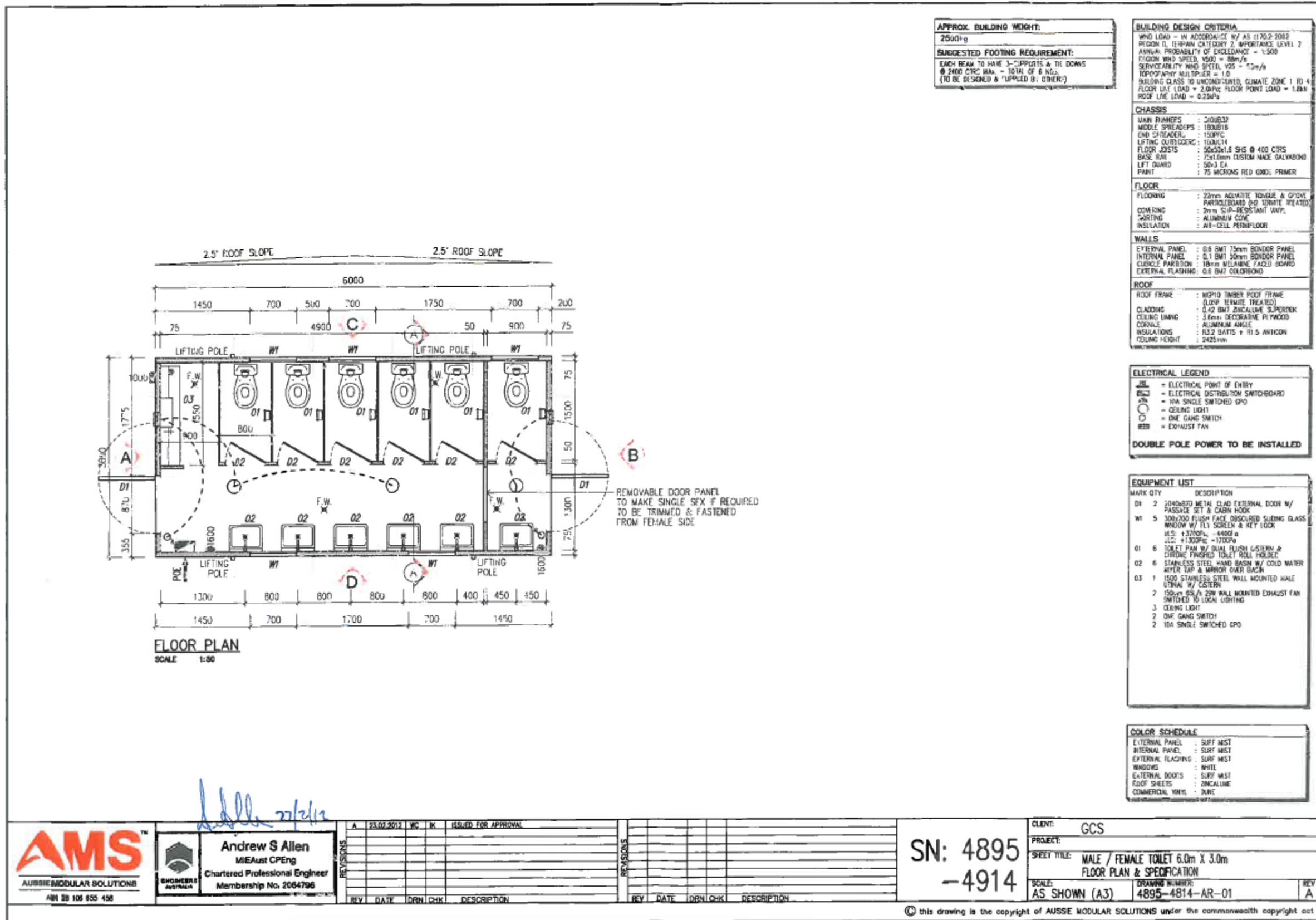
REV	DATE	DRN	CHK	DESCRIPTION
A	21/02/2012	MC	JK	ISSUED FOR APPROVAL

CLIENT:	GCS
PROJECT:	
SHEET TITLE:	MULTI-PURPOSE BUILDING 12.0m X 3.0m STEEL CHASSIS LAYOUT
SCALE:	AS SHOWN (A3)
DRAWING NUMBER:	4875-4894-ST-01
REV	A

© this drawing is the copyright of AUSSIE MODULAR SOLUTIONS under the commonwealth copyright act



<p>AMS AUSSIE MODULAR SOLUTIONS ABN 25 106 855 456</p>	<p>Andrew S Allen MIE Aust CP Eng Chartered Professional Engineer Membership No. 2094796</p>	A 23/02/2012 WC IK ISSUED FOR APPROVAL	SN: 4875 -4894		CLIENT: GCS PROJECT: SHEET TITLE: MULTI-PURPOSE BUILDING 12.0m X 3.0m STEEL CHASSIS DETAILS SCALE: AS SHOWN (A3) DRAWING NUMBER: 4875-4894-ST-02 REV A
		REVISIONS REV DATE DRN CHK DESCRIPTION	REVISIONS REV DATE DRN CHK DESCRIPTION	© this drawing is the copyright of AUSSIE MODULAR SOLUTIONS under the commonwealth copyright act	



ELEVATION - A
SCALE 1:100

ELEVATION - B
SCALE 1:100

ELEVATION - C
SCALE 1:100

ELEVATION - D
SCALE 1:100

TYPICAL SECTION - A
SCALE 1:50

CORNER JOINT DETAIL
SCALE 1:5

EXTERNAL WALL DETAIL
SCALE 1:5

DESCRIPTION	LENGTH (m)	QTY	UNIT WEIGHT (kg/m)	TOTAL WEIGHT (kg)
75mm BONDOR	2.570	15	11.50	417.13
50mm BONDOR	2.425	4	11.30	100.81
APPROXIMATE WEIGHT OF WALL PANELS				518.94

CLIENT: GCS
PROJECT:
SHEET TITLE: MALE / FEMALE TOILET 6.0m X 3.0m
ELEVATIONS, SECTION & DETAILS
SCALE: AS SHOWN (A3)
DRAWING NUMBER: 4895-4814-AR-02
REV: A

AMS
AUSIE MODULAR SOLUTIONS
ABN 28 106 655 450

Andrew S Allen
MIEAust CPEng
Chartered Professional Engineer
Membership No. 2064796

REVISIONS

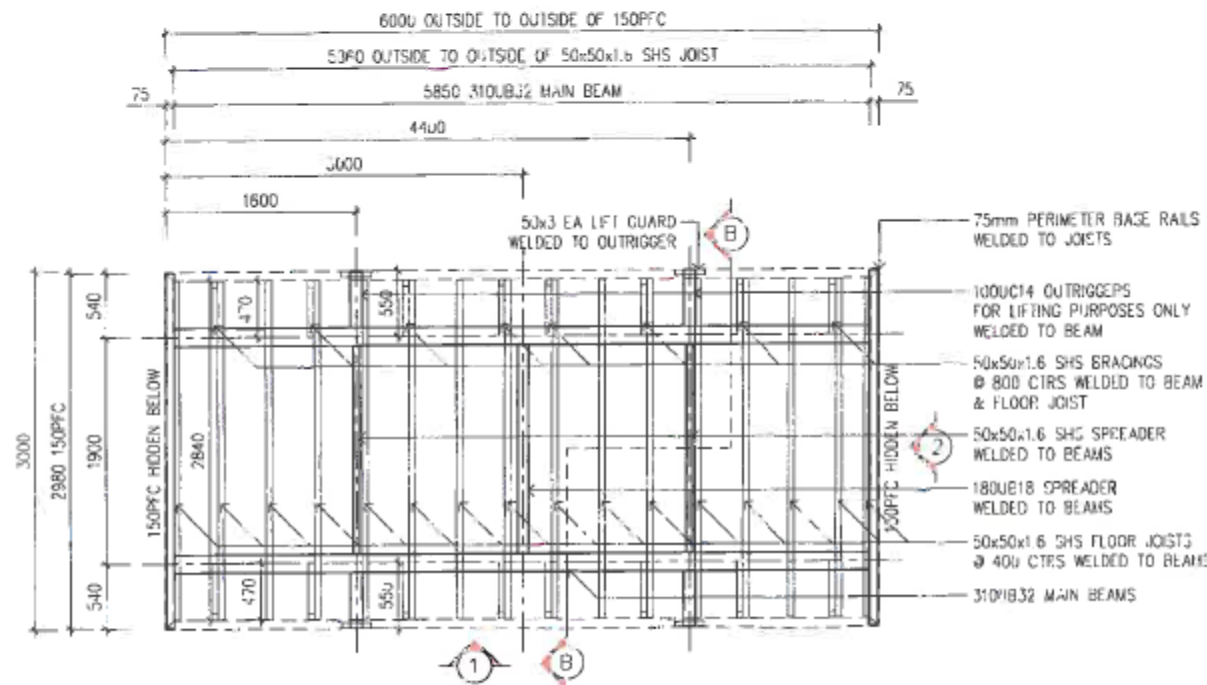
REV **DATE** **DRN** **CHK** **DESCRIPTION**

REV **DATE** **DRN** **CHK** **DESCRIPTION**

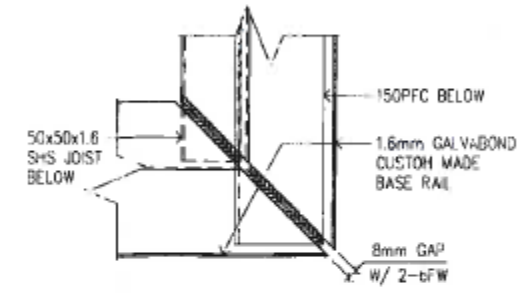
SN: 4895-4914

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MATERIAL CUTTING LIST				
DESCRIPTION	LENGTH (m)	QTY	UNIT WEIGHT (kg/m)	TOTAL WEIGHT (kg)
310UB32 MAIN BEAM	5.190	2	32.00	374.40
180UB18 MD SPREADER	1.595	1	16.10	24.30
100UC14 OUTRIGGER	0.540	4	14.84	31.47
150PFC END SPREADER	1.980	2	17.26	105.49
50x50x1.6 EA LIFT GUARD	0.280	4	2.30	2.31
50x50x1.6 SHS JOIST	2.840	16	2.34	108.15
50x50x1.6 SHS SPREADER	1.985	2	2.30	9.02
50x50x1.6 SHS BRACING	0.580	16	2.30	19.01
75mm BASE RAIL	6.080	2	1.90	22.80
75mm EASE RAIL	3.080	2	1.90	11.40
APPROXIMATE WEIGHT OF CHASSIS				718.86



STEEL CHASSIS LAYOUT
SCALE 1:50



BASE RAIL CORNER DETAIL
SCALE 1:5

Handwritten signature and date: 23/2/12

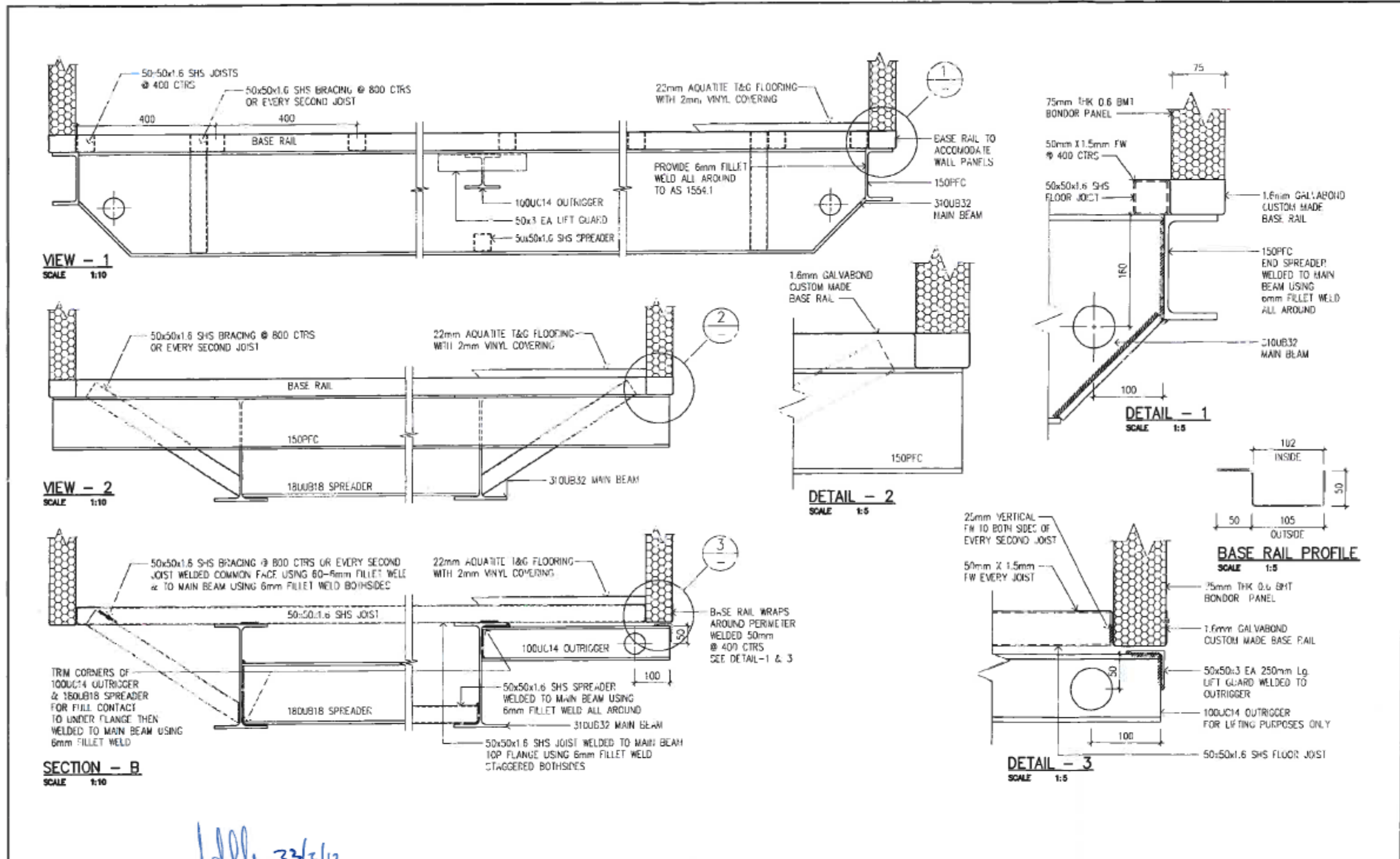


Andrew S Allen
MIEAust CPEng
Chartered Professional Engineer
Membership No. 2064798

REV	DATE	DRN	CHK	DESCRIPTION
A	23.02.2012	WC	IK	ISSUED FOR APPROVAL

QUDT:	GCS
PROJECT:	
SHEET TITLE:	MALE / FEMALE TOILET 6.0m X 3.0m STEEL CHASSIS LAYOUT
SCALE:	AS SHOWN (A3)
DRAWING NUMBER:	4895-4814-ST-01
REV	A

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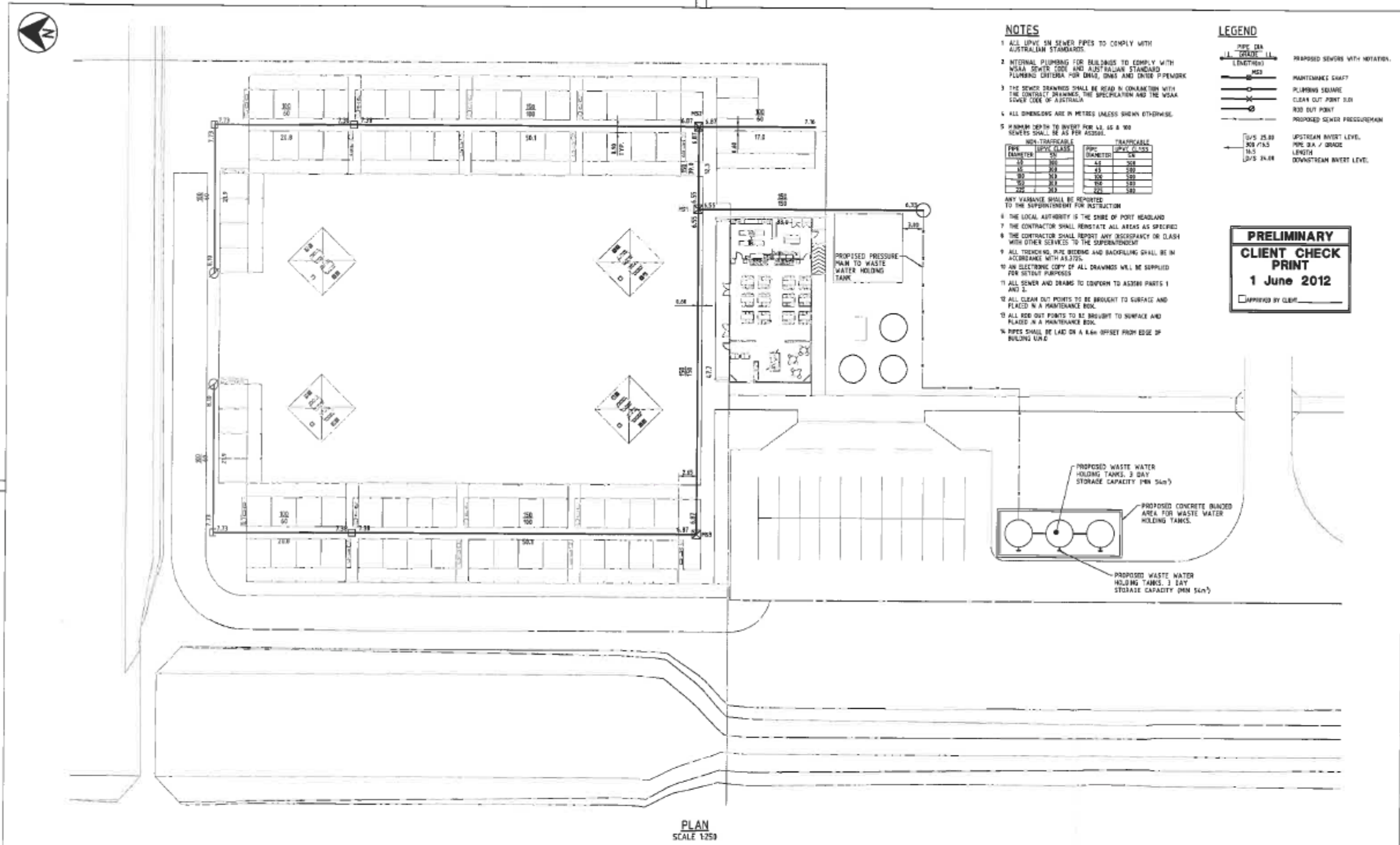


Andrew S Allen
MIEAust CPEng
Chartered Professional Engineer
Membership No. 2094796

REV	DATE	ORIG	CHK	DESCRIPTION

CLIENT:	GCS
PROJECT:	
SHEET TITLE:	MALE / FEMALE TOILET 6.0m X 3.0m STEEL CHASSIS DETAILS
SCALE:	AS SHOWN (A3)
DRAWING NUMBER:	4895-4814-ST-02
REV	A

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NOTES

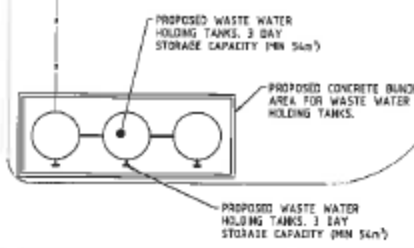
- ALL LIME SM SEWER PIPES TO COMPLY WITH AUSTRALIAN STANDARDS.
- INTERNAL PLUMBING FOR BUILDINGS TO COMPLY WITH NSWS SEWER CODE AND AUSTRALIAN STANDARD PLUMBING CRITERIA FOR DWAS, DWAS AND ENTER PIPENETWORK.
- THE SEWER DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE CONTRACT DRAWINGS, THE SPECIFICATION AND THE NSWAS SEWER CODE OF AUSTRALIA.
- ALL DIMENSIONS ARE IN METRES UNLESS SHOWN OTHERWISE.
- MINIMUM DEPTH TO INVERT FOR LL AS 800 SEWERS SHALL BE AS PER ASSSAS.

PIPE DIAMETER (mm)	NON-TRAFFICABLE (mm)	TRAFFICABLE (mm)
150	150	150
200	200	200
300	300	300
400	400	400
500	500	500

LEGEND

- PIPE DIA (GRADE) LENGTH
- M3
- MANTENANCE DRAUGHT
- PLUMBING SQUARE
- CLEAN OUT POINT BOX
- ROD OUT POINT
- PROPOSED SEWER PROCEEDUREMAN
- UPSTREAM INVERT LEVEL
- PIPE DIA / GRADE LENGTH
- DOWNSTREAM INVERT LEVEL

PRELIMINARY CLIENT CHECK PRINT
1 June 2012
 APPROVED BY CLIENT



PLAN SCALE 1:250

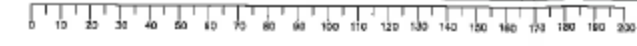
BHPB TO COMPLETE										REVISOR TO COMPLETE										DESIGNER/CONTRACTOR TO COMPLETE										
NO	DATE	REVISION	DESIGNED BY	CHECKED BY	DATE	NO	DATE	REVISION	DESIGNED BY	CHECKED BY	DATE	NO	DATE	REVISION	DESIGNED BY	CHECKED BY	DATE	NO	DATE	REVISION	DESIGNED BY	CHECKED BY	DATE	NO	DATE	REVISION	DESIGNED BY	CHECKED BY	DATE	
A	30/05/12	ISSUED FOR DA SUBMISSION	RDJ	RDJ																										

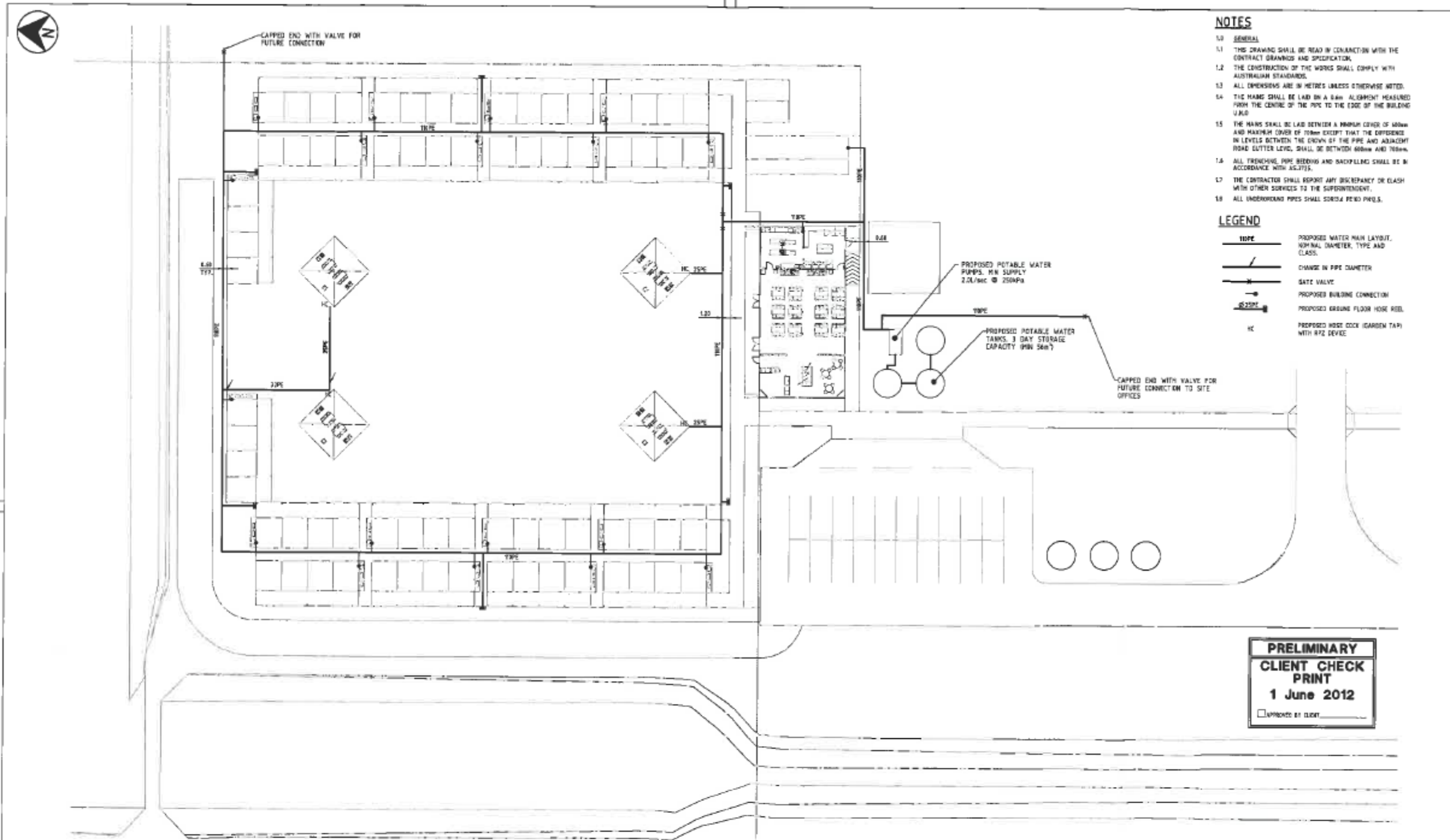
DECIMIL AUSTRALIA

BHP BILTON Iron Ore Pty Ltd

PRECINCT 3 - FLY CAMP SEWER RETICULATION PLAN

SCALE: 1:250
DATE: 30/05/12
PROJECT: AF0237.01 C200
BHP No: 7343-C-81998
PORT MEDLAND AIRPORT - BHPBIO PRECINCT 3 VILLAGE

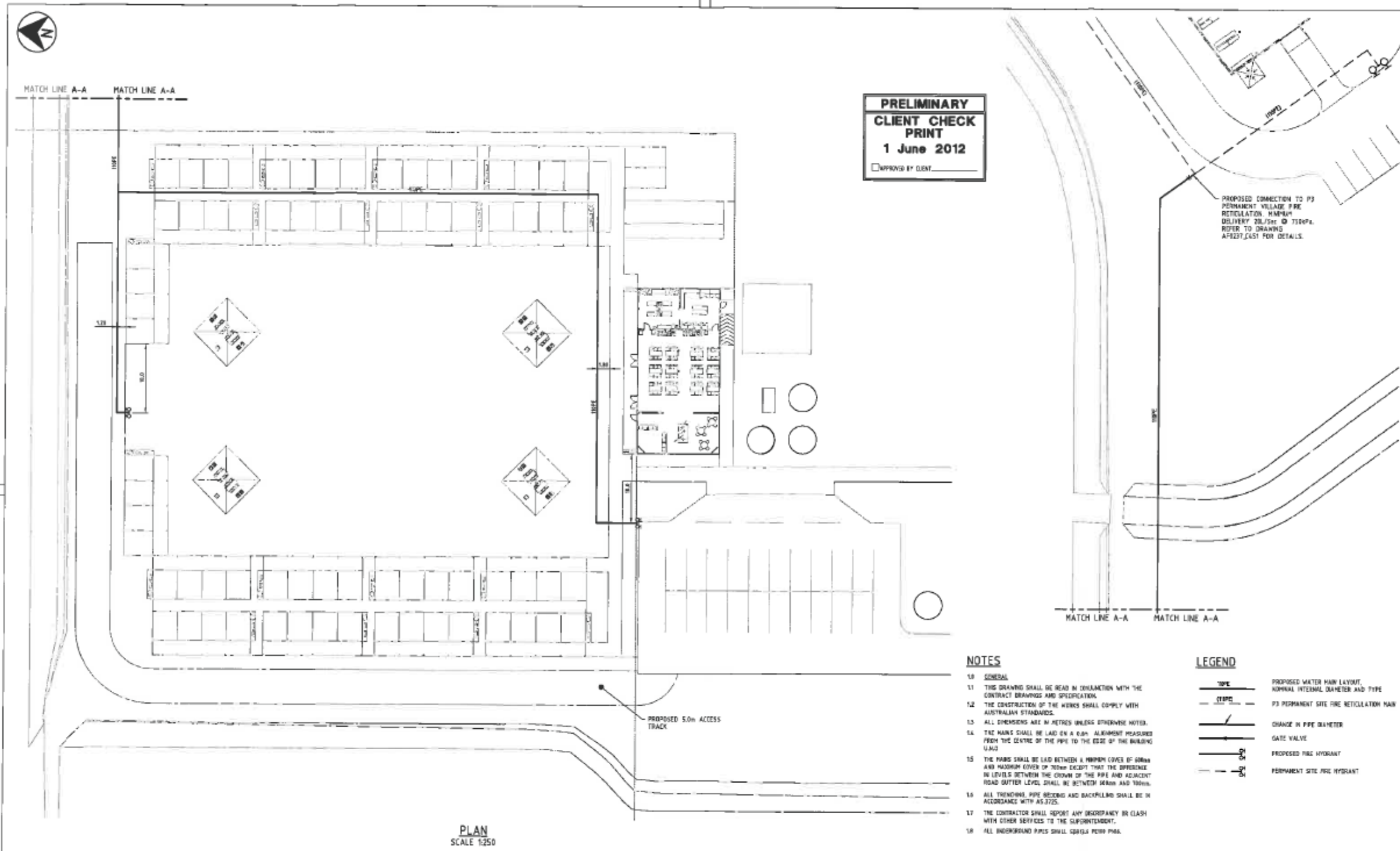




PLAN
SCALE 1:250

REVISIONS										APPROVALS				DESIGNER/CONTRACTOR TO COMPLETE				REVISOR TO COMPLETE				ENGINEER TO COMPLETE						
NO	DATE	REVISION	DESIGNED BY	CHECKED BY	APP'D BY	DATE	NO	DATE	REVISION	DESIGNED BY	CHECKED BY	APP'D BY	DATE	NO	DATE	REVISION	DESIGNED BY	CHECKED BY	APP'D BY	DATE	NO	DATE	REVISION	DESIGNED BY	CHECKED BY	APP'D BY	DATE	
A	30/05/12	ISSUED FOR DA SUBMISSION	RDJ	RDJ																								





PLAN SCALE 1:250

NOTES

10. GENERAL
11. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE CONTRACT DRAWINGS AND SPECIFICATION.
12. THE CONSTRUCTION OF THE WORKS SHALL COMPLY WITH AUSTRALIAN STANDARDS.
13. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
14. FIRE MAINS SHALL BE LAD ON A 0.6m ALIGNMENT MEASURED FROM THE CENTRE OF THE PIPE TO THE EDGE OF THE BUILDING UMG.
15. THE MAINS SHALL BE LAD BETWEEN A MINIMUM COVER OF 600mm AND MAXIMUM COVER OF 750mm EXCEPT THAT THE DIFFERENCE IN LEVELS BETWEEN THE CROWN OF THE PIPE AND ADJACENT ROAD SURFACE LEVEL SHALL BE BETWEEN 300mm AND 1000mm.
16. ALL TRENCHING, PIPE BEDDING AND BACKFILLING SHALL BE IN ACCORDANCE WITH AS 3725.
17. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY OR CLASH WITH OTHER SERVICES TO THE SUPERINTENDENT.
18. ALL UNDERGROUND PIPES SHALL OBSERVE 1000mm PROTECTIVE COVER.

LEGEND

- PROPOSED WATER MAIN LAYOUT, NOMINAL INTERNAL DIAMETER AND TYPE
- P3 PERMANENT SITE FIRE RETICULATION MAIN
- CHANGE IN PIPE DIAMETER
- GATE VALVE
- PROPOSED FIRE HYDRANT
- PERMANENT SITE FIRE HYDRANT

REVISION		DESIGNED BY		CHECKED BY		DATE		NO.		DATE		REVISION		DESIGNED BY		CHECKED BY		DATE		NO.		DATE	
A	30/05/12	ISSUED FOR DA SUBMISSION	RDJ	RDJ																			

<p>DESIGNED BY: AF ENGINEERING</p> <p>COMPANY: AF ENGINEERING (PTY) LTD</p> <p>DESIGNED BY: AF ENGINEERING</p> <p>DRAWN BY: AF ENGINEERING</p> <p>CHECKED BY: AF ENGINEERING</p> <p>DATE APPROVED: AF ENGINEERING</p>				<p>DESIGNER/CONTRACTOR TO COMPLETE</p> <p>COMPANY: AF ENGINEERING</p> <p>DESIGNED BY: AF ENGINEERING</p> <p>DRAWN BY: AF ENGINEERING</p> <p>CHECKED BY: AF ENGINEERING</p> <p>DATE APPROVED: AF ENGINEERING</p>				<p>HYDRAULIC DESIGNER</p> <p>DESIGNED BY: DECIMIL AUSTRALIA</p> <p>DRAWN BY: DECIMIL AUSTRALIA</p> <p>CHECKED BY: DECIMIL AUSTRALIA</p> <p>DATE APPROVED: DECIMIL AUSTRALIA</p>				<p>PRECINCT 3 - FLY CAMP FIRE WATER PLAN</p> <p>SCALE: 1:250</p> <p>NO. 001</p> <p>DATE: 30/05/12</p> <p>PROJECT NO: AF0237.01 C450</p> <p>BHP Billiton Iron Ore Pty Ltd</p> <p>PORT HEDLAND AIRPORT - BHP BIO PRECINCT 3 VILLAGE.</p>			
---	--	--	--	--	--	--	--	---	--	--	--	--	--	--	--



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5:58pm Mayor Howlett declared an impartiality interest in Item 11.1.5 'Proposed Section 70A Notification for Lot 110 Morgans Street, Port Hedland (File No.: 120690G)' as she is a member of Soroptimists International and the applicant is president of the Port Hedland branch of this organisation.

5:59pm Councillor Hunt declared an impartiality interest in Item 11.1.5 'Proposed Section 70A Notification for Lot 110 Morgans Street, Port Hedland (File No.: 120690G)' as she is a member of Soroptimists International and the applicant is president of the Port Hedland branch of this organisation.

Mayor Howlett and Councillor Hunt remained in the room.

11.1.5 *Proposed Section 70A Notification for Lot 110 Morgans Street, Port Hedland (File No.: 120690G)*

Officer Ben Mckay
Compliance Officer

Date of Report 29 June 2012

Disclosure of Interest by Officer Nil

Summary

Council has received a request from Michael David Boon and Lisa Bowen, owners of Lot 110 Morgans Street, Port Hedland, to affix the Town's Common Seal to a Section 70A notification form, which will enable lodgement of the form with the Registrar of Titles.

Background

A Development Application approval (2011/90) for 2 Single Storey Grouped Dwellings – R Code Variation (Retaining Wall) was granted on 12 May 2011, for Lot 110 Morgans Street, Port Hedland.

The following conditions were imposed as part of the approval:

- “2. *Prior to commencing works, the land owner is to prepare a notification pursuant to Section 70A of the Transfer of Land Act 1893, in a form acceptable to the Town, to be lodged with the Registrar of Titles for endorsement on the Certificate of Title for the subject lot. This notification is to be sufficient to alert prospective landowners or occupiers that:*

- a) *The Western Australian Department of Health has advised in a preliminary investigation that it does not support medium density residential development in this area due to a potential causal link between the dust generated by nearby ore mining processes and port facilities, and increased likelihood of respiratory health impacts;*
- b) *Seniors, children, and persons with existing heart or lung disease appear to be at an elevated risk of dust-related health impacts;*

Should additional information be required in regards part 'a' or 'b', the prospective landowners should contact the Western Australian Department of Health."

In order to finalise the Section 70A form and obtain the Town's Common Seal, a Council resolution is required.

Consultation

Nil

Statutory Implications

Nil

Policy Implications

Nil

Strategic Planning Implications

Nil

Budget Implications

Nil

Officer's Comment

The required Section 70A notification is an important mechanism to ensure any prospective owners / buyers of the lot / unit are alluded to the restrictions / conditions pertaining to the lot / unit.

The use of the Town's Common Seal will only enable the lodgement of the application with the Registrar of Titles and will not complete the land owner / developers obligations under the conditions. To complete their obligation, a copy of the documentation confirming the registration of the notification must be supplied to the Town.

In light of the above, Council is requested to grant approval for the use of the Town's Common Seal.

Attachments

Nil

201213/010 Officer's Recommendation / Council Decision

Moved: Cr Carter

Seconded: Cr Jacob

That Council:

- 1. Approves the request from Michael David Boon and Lisa Bowen, owners of Lot 110 Morgans Street, Port Hedland, to affix the Town's Common Seal to a Section 70A Notification form;**
- 2. Approves the use of the Town's Common Seal for the purposes associated with the registering of a Section 70A Notification on Lot 110 Morgans Street, Port Hedland;**
- 3. Advises the applicant that once the notification is registered and a copy of the documentation confirming the registration is provided to the Town, it will be deemed that Condition 2 of the Development Application Approval (2011/90) has been satisfactorily complied with.**

CARRIED 7/0

11.1.6 Section 70A Notification for Lot 75 (34-38) Greenfields Street, Boodarie (File No.: 154454G)

Officer Steve de Meillon
Planning Officer

Date of Report 27 June 2012

Disclosure of Interest by Officer Nil

Summary

Council has received a request from Whelans on behalf of P & P S Danzi, and S L Walker, the owners of Lot 75 (34-38) Greenfields Street, Boodarie. The request is to affix the Town's common seal to a section 70A notification, which will enable lodgement with the Register of Titles.

Background

Subject to conditions, a Freehold (Green Title) Subdivision was approved by the West Australian Planning Commission on the 4 November 2011, for Lot 75 (34-38) Greenfield Street, Boodarie.

The abovementioned approval includes the following condition:

4. *Notification in the form of a section 70A notification, pursuant to the Transfer of Lands Act 1893 (as amended) is to be placed on the Certificates of Titles of the proposed lots advising that:*

This lot is located an area likely to be subject to flooding and, therefore, development is subject to minimum floor level requirements. (WAPC)

Consultation

Nil

Statutory Implications

Nil

Policy Implications

Nil

Strategic Planning Implications

Nil

Budget Implications

Nil

Officer's Comment

The required Section 70A notification is an important mechanism to ensure any prospective owners / buyers of the lots are alluded to the restrictions / conditions pertaining to the lots.

The use of the Town's Common Seal will only enable the lodgement of the application with the Registrar of Titles and will not complete the land owner / developers obligations under the conditions. To complete their obligation, a copy of the documentation confirming the registration of the notification must be supplied to the Town.

In light of the above, Council is requested to grant approval for the use of the Town's Common Seal.

Attachments

Nil

201213/011 Officer's Recommendation / Council Decision

Moved: Cr Jacob

Seconded: Cr Carter

That Council:

- 1. Approves the request from the owners of Lot 75 (34-38) Greenfield Street, Boodarie, to affix the Town's Common Seal to a section 70A notification form;**
- 2. Approves the use of the Town's Common Seal for the purposes associated with the registering of a section 70A notification on Lot 75 (34-38) Greenfield Street, Boodarie;**
- 3. Advises the applicant that once the notification is registered and a copy of the documentation confirming the registration is provided to the Town, it will be deemed that Condition 4 of the Subdivision Approval (144150) has been satisfactorily complied with.**

CARRIED 7/0

11.1.7 Waiving of Dog Registration Fees for Save Animals from Euthanasia (SAFE) (File No.: 19/07/0001)

Officer **Brendon Lions**
Ranger - Ranger Services

Date of Report **19 June 2012**

Disclosure of Interest by Officer **Nil**

Summary

Save Animals from Euthanasia (SAFE) is an organisation that rescues and re-homes animals and they operate a branch in Hedland.

State legislation requires all animals that leave the pound to be registered and SAFE have requested that Council waive the first year's registration fees for animals they successfully re-home or have in their care. The cost of registration fees is currently putting SAFE under financial pressure as they are a volunteer organisation simply trying to save unclaimed/unwanted animals from euthanasia and promote responsible pet ownership in the community.

Background

Rangers Services in cooperation with SAFE Hedland have re-homed over 100 hundred animals in the past 12 months and the Town has also re-homed an additional 57 dogs under its "Adopt a Dog" programme. SAFE provide selected animals with foster homes prior to finding a new owner and it makes it difficult for the organisation to operate successfully when they have to pay registration fees for animals leaving the pound.

State legislation requires all dogs to be registered upon being released from the pound and this ensures we have an accurate record of the location of the re-homed animals should we need to contact the owners.

Consultation

- SAFE Hedland

Statutory Implications

Section 7 of the Dog Act 1976:

- (1) *Subject to subsections (1a) and (3), if a dog is not registered under this Act, the owner of the dog and the occupier of the premises where the dog is ordinarily kept or ordinarily permitted to live each commits an offence.*

Penalty:

Where the dog is a dangerous dog, \$1 000; otherwise, \$500.

Section 6.12 of the Local Government Act 1995:

- (1) *Subject to subsection (2) and any other written law, a local government may —*
- (a) *when adopting the annual budget, grant* a discount or other incentive for the early payment of any amount of money;*
 - (b) *waive or grant concessions in relation to any amount of money; or*
 - (c) *write off any amount of money, which is owed to the local government.*

** Absolute majority required.*

Policy Implications

Nil

Strategic Planning Implications

Nil

Budget Implications

It costs \$30.00 to register an un-sterilised dog for one year and the loss of revenue would amount to approximately \$3000.00 per annum. However, if dogs are re-homed not only is it a benefit to the animal itself and community members but also the Town would save on feed bills and also possible euthanasia costs. It is estimated that the overall cost to approve this request would be approximately \$1200.00 per year and a positive outcome is achieved with animals being re-homed to caring owners.

Officer's Comment

Officers support the waiving of one year's registration fees as it is considered that SAFE perform a valuable service to the community in re- homing either unwanted or unclaimed animals.

Under the proposal animals that leave the care and control of the pound and released the SAFE would be registered and the fees waived for the first 12 months. At the time of adopting the dog to a suitable owner SAFE would complete a change of address for the new owners and submit it to the Town who would update registration details of the new owners. The person that adopts the animal from SAFE would receive the best part of one year's registration for free as an incentive and it would encourage new dog owners to continue registering their new pet.

By utilising these arrangements the Town is fulfilling statutory and legislative requirements by registering all dogs that are released from the pound. Rangers require the ability to accurately log the location of animals and need the contact details of owners to administer follow up procedures as required.

Attachments

Nil

201213/012 Officer's Recommendation / Council Decision

Moved: Cr Carter

Seconded: Cr Jacob

That Council waives one year's registration fees for all animals that are released to the care and control of Save Animals From Euthanasia (SAFE) for re-homing provided:

- 1. a change of address form is completed and lodged with the Town by SAFE for all animals that are successfully re-homed through their programme.**
- 2. all animals awaiting re-homing are kept in compliance with the Dog Act 1976 and Council's Dog Local Laws.**

CARRIED BY ABSOLUTE MAJORITY 7/0

11.2 Engineering Services

6:00pm Councillor Daccache declared an impartiality interest in Item 11.2.1 'Tender 12/11 Renovation & Structural Upgrades to the Colin Matheson Oval Change Rooms (File No.: 26/13/0021)' as his wife is on the committee of the Rovers Football Club.

6:01pm Councillors Hunt and Dziombak declared a financial interest in Item 11.2.1 'Tender 12/11 Renovation & Structural Upgrades to the Colin Matheson Oval Change Rooms (File No.: 26/13/0021)' as they are BHP Billiton shareholders with shares over the statutory limit.

Mayor Howlett declared an impartiality interest in Item 11.2.1 'Tender 12/11 Renovation & Structural Upgrades to the Colin Matheson Oval Change Rooms (File No.: 26/13/0021)' as her partner is the president of the Rovers Football Club.

Councillor Jacob declared an impartiality interest in Item 11.2.1 'Tender 12/11 Renovation & Structural Upgrades to the Colin Matheson Oval Change Rooms (File No.: 26/13/0021)' as her ex-partner is a BHP Billiton employee.

Councillors Hunt and Dziombak left the room.

Mayor Howlett and Councillors Daccache and Jacob remained in the room.

11.2.1 *Tender 12/11 Renovation & Structural Upgrades to the Colin Matheson Oval Change Rooms (File No.: 26/13/0021)*

Officer **Anthony Williams**
Project Development
Officer

Date of Report **21 June 2012**

Disclosure of Interest by Officer **Nil**

Summary

The purpose of this report is to provide a summary and assessment of submissions received for Tender 12/11 Renovation & Structural Upgrades to the Colin Matheson Oval Change Rooms, to enable Council to award the Tender.

Background

At the completion of the Colin Matheson Oval (CMO) Clubhouse in 2011, BHP Billiton (BHPB) provided funding to upgrade the existing CMO change room building. The main funding condition was to ensure the façade of the change rooms was suitably upgraded to compliment the façade of the new clubhouse building. The funding also allowed for other internal and external upgrade works to be completed, budget permitting.

Council officers have worked closely with all stakeholders to define a scope of works which will fit within the project budget of \$250,000. This scope of works received approval at Ordinary Council Meeting 23 May 2012. The resolution (201112/464) stated:

“That Council:

1. *Approves the project scope for the Colin Matheson Oval Change Room upgrade including:*
 - a) *Plumbing modifications and toilet upgrades*
 - b) *Upgrade external appearance and enclosed storage area*
 - c) *Structural repairs and upgrades*
 - d) *Covering on terraced seating area of new Clubhouse (optional)*
 - e) *Air conditioning (optional)*
 - f) *Preliminary and miscellaneous.*

2. *Authorises the Chief Executive Officer to request tenders for the Design and Construction of the Colin Matheson Oval Change Room Upgrades in accordance with statutory requirements.”*

The approval of the scope of works allowed Council officers to progress with contract preparation and to call tenders for the proposed works. On 26 May 2012 tenders were called for the scope of works approved in the Council report.

Consultation

- Council staff (Engineering, Recreation, Building, Planning & Health)
- BHP Billiton Iron Ore Representatives
- Rovers Football Club Representatives
- Hedland Touch Football Club Representatives

The assessment panel for the tender submissions included Council's Infrastructure Development, Recreation and Building Management staff.

Statutory Implications

This tender was called in accordance to the *Local Government Act (1995)*.

3.57. Tenders for providing goods or services

- (1) A local government is required to invite tenders before it enters into a contract of a prescribed kind under which another person is to supply goods or services.*
- (2) Regulations may make provision about tenders.*

Policy Implications

This tender was called in accordance with Council's Procurement Policy 2/007 and Tender Policy 2/011.

Strategic Planning Implications

Key Result Area 3: Community Development
 Goal 2: Sports and Leisure
 Immediate Priority 2: Undertake sports facility developments including: Construction of the Colin Matheson Oval Clubhouse

Key Result Area 3: Community Development
 Goal 2: Sports and Leisure
 Other Action 2: Develop plans for future recreation and leisure facility upgrades to accommodate population growth

Budget Implications

The allocated budget for this project for 2011/12 is \$250,000 (GL account 1109450) which has been fully funded by BHPB.

The table below indicates the expenditure to date, forecast expenses and budget for the proposed contract works:

Expenditure Summary	Amount (ex GST)
Expenses to Date	\$883.95
Forecast Project Expenses (project management and administration costs)	\$15,000.00
Total Anticipated Expenditure	\$15,883.95
Project Budget (GL 1109450)	\$250,000.00
Total Remaining for Contract Including Contingency	\$234,911.05

The project has been scoped to ensure the works can be carried out within the proposed contract budget of \$234.911.05. In the event that all conforming tenders submitted are in excess of the budget officers have allowed for some lower priority elements of the project scope to be optional. The below table shows the full scope of works including the optional items (Tasks 3.3, 4 & 5):

Task	Description
1	Plumbing Modifications & Toilet Upgrade
1.1	Remove toilet cisterns from external wall and install new internally mounted cisterns
1.2	Install inspection outlets in external store area at finish level of proposed concrete floor
1.3	Replace or upgrade all internal plumbing hardware, pans, seats and drains
1.4	Replace all toilet/shower partitions and doors (existing partitions contain asbestos and needs to be removed by certified persons)
1.5	Replace all existing floor and wall tiles in both male & female toilets and repaint walls/ceiling
1.6	Relocate hot water system and associated plumbing
2	Upgrade External Appearance and Enclose Storage Area
2.1	Re-sheet roof (trimdek), renew flashing/capping, weatherproof exposed openings (using Compriband or similar) and install R3.5 insulation under sheeting
2.2	Construct a fully enclosed (9.5m x 2m) weather proof store room (in external area behind toilets)
2.3	Clad external walls (top hats and custom orb) ensuring the sheeting is flashed around doorways, windows/openings, corners, service ducts/pipes and light fittings. Layout & color of sheeting to match the new clubhouse
2.4	Upgrade all external wall mounted lighting and install additional lighting to sides and rear of building
2.5	Install crimsafe security screens (to match clubhouse) on all windows and ventilation openings
2.6	Repaint all external doors to match new cladding color
3	Structural Repairs & Upgrades
3.1	Repair and shield the base of all rusted columns in veranda area
3.2	Repair or replace all damaged or corroded roof purlins in veranda area (add additional purlins if required by structural engineer)
3.3	Replace shutter supports with a safer, easier to use system (Optional)

4	Covering on Terraced Seating Area of New Clubhouse (Optional)
4.1	Option 1: Provide brick or concrete pavers to undercover terraced seating area (match into grassy bank)
4.2	Option 2: Provide broom finished concrete to undercover terraced seating area (match into grassy bank)
5	Air Conditioning (Optional)
5.1	Supply and install split system air conditioning unit to kitchen area and mount condenser unit at rear of building
5.2	Replace existing split system unit in board room
6	Preliminary & Miscellaneous
6.1	Structural certification of modifications to building
6.2	Building certification and building license (as per Building Act 2011)
6.3	Mob/demobilization, set up, clean up and incidentals

Both tenders submitted came in over budget, therefore the optional items will be deleted from the scope of works and assessment process. Optional items may be reconsidered during the construction process if budget permits.

With all optional items (Tasks 3.3, 4 & 5 in the scope of works) removed the difference between the initial and revised tendered prices are as follows:

Tenderer	Full Project Price	Price (Ex Options)
Pilbara Constructions	\$336,250.00 + GST	\$232,700.00 + GST
CPD Group	\$448,969.00 + GST	\$278,673.00 + GST

Officer's Comment

Tender 12/11 was publicly advertised in the West Australian on 26 May 2012 and the Northwest Telegraph on 30 May 2012. 13 tender packages were requested. A non mandatory site meeting was held on 5 June 2012 to allow potential tenderers to review the scope of works. The tender closed at 2.30pm on Wednesday 20 June 2012. Tenders were opened and recorded by two Council staff members and a Councillor. Tender submissions were received from 2 companies as listed below:

- Pilbara Constructions
- CPD Group.

A third tender submission was received after the tender closing time and was returned unopened to the tenderer.

The table below indicates the evaluation criteria as described in the tender documentation.

Assessment Criteria	Max Score
Price	50
Experience	20
Resources (supervisory, plant and equipment)	10
Demonstrated understanding of WUC	10
Local Industry Development	10
Max Score	100

The lowest price Tender (Tlp) shall be awarded a score of 50 for the Price criterion. The remaining priced Tenders (Tslp) were awarded a score determined in the following manner:

$$(Tlp \div Tslp) \times 50$$

This was to ensure that all conforming Tenders were ranked fairly and consistently.

The comparison of each of the assessment criteria for the tender submissions received is as follows and is summarised in the table on the following page:

Contractor/ Assessment Criteria	Price (50%)	Experience (20%)	Resources (10%)	Understand WUC (10%)	Local Industry Dev. (10%)	Total Score (100%)
	Score	Score	Score	Score	Score	
Pilbara Constructions	50	14	6.4	6	7	83.4
CPD Group	37.44	15	6	7	5.5	70.94

Experience

Although limited information was provided by Pilbara Constructions regarding their previous projects, the projects they nominated were relevant and local. Pilbara Constructions has demonstrated experience working in the Pilbara, including previous Council building construction and renovation projects. CPD Group provided sufficient information regarding a wide range of projects for other councils and government agencies although they haven't provided evidence of projects completed in Port Hedland or the Pilbara.

Resources

CPD Group provided good information regarding staff experience and company profile including a list of registrations and accreditations. Pilbara Constructions provided a satisfactory level of information regarding proposed resources and evidence was provided that the nominated resources had worked on TOPH projects in the past. Both tenderers are registered builders who have the equipment and resources to complete the required works under contract.

Understanding of Works Under Contract

Both tenderers provided limited reiteration of scope, summary of works or proposed works program, other than detailed completion of the lump sum proposal. CPD Group provided additional information under the price schedule that demonstrated a clear understanding of the scope. CPD Group also scored points for their attendance at the optional site meeting. Pilbara Constructions have committed to the timeframes nominated within the scope of works.

Local Industry Development

Pilbara Constructions have provided satisfactory details regarding their volume of workforce from the Pilbara, benefits to the community/local businesses and skills development for local apprentices and employees. CPD Group are based in Perth and are setting up operations in Port Hedland, therefore local industry benefits are limited and most materials, services and resources will be sourced from Perth.

Summary

The assessment process has demonstrated that Pilbara Constructions has achieved the highest assessment score, has submitted a price within the allocated budget and is suitably capable of undertaking the works. Council officers recommend that the tender (excluding tasks 3.3, 4 & 5 in the scope of works) is awarded to Pilbara Constructions.

Attachments

Nil

Officer's Recommendation

That Council:

1. Awards Tender 12/11 Renovation & Structural Upgrades Colin Matheson Oval Change Rooms to Pilbara Constructions for a total of \$232,700.00 + GST, for the scope of works excluding optional items.
2. Notes optional scope items will be reconsidered if a surplus in the project budget becomes available.

Council Motion

Moved: Cr Daccache

That Council:

1. Reject Tender 12/11 Renovation & Structural Upgrades Colin Matheson Oval Change Rooms to Pilbara Constructions;
2. Replace the shutter supports at the Colin Matheson Oval Change Rooms with roller door shutters as soon as is possible, due to safety concerns; and
3. Request Officers look for additional funds to provide broom finished concrete to undercover terraced seating area that matches the grassy bank of the new building.

MOTION LAPSED FOR WANT OF A SECONDER

201213/013 Officer's Recommendation / Council Decision

Moved: Cr Carter

Seconded: Cr Jacob

That Council:

1. **awards Tender 12/11 Renovation & Structural Upgrades Colin Matheson Oval Change Rooms to Pilbara Constructions for a total of \$232,700.00 + GST, for the scope of works excluding optional items.**
2. **notes optional scope items will be reconsidered if a surplus in the project budget becomes available.**

CARRIED 5/0

201213/014 Council Decision

Moved: Cr Daccache

Seconded: Cr Carter

That Council:

- 1. requests Officers explore, due to safety concerns, the replacement of the shutter supports with roller door shutters Colin Matheson Oval; and**
- 2. requests Officers pursue additional funding options so to provide broom finished concrete to the undercover terraced seating area that matches the grassy bank of the new building.**

CARRIED 5/0

6:07pm Councillors Dziombak and Hunt re-entered the room and resumed their chairs.

Mayor advised Councillors Dziombak and Hunt of Council's decision.

11.2.2 Consideration of Expression of Interest 11/03 – Temporary Transient Workers Accommodation: South Hedland Recreation Reserve 31895 (File No: 26/08/0007)

Officer	Sara Bryan Acting Manager Investment and Business Development
Date of Report	25 June 2012
Disclosure of Interest by Officer	Nil

Summary

This item notes work to date on the Expression of Interest (EOI) process followed for the potential development of a Transient Workers Accommodation Camp (TWA) at the Marie Marland South Hedland Recreation Reserve 31895, and seeks Council resolution not to proceed any further with the tender process.

Background

At Ordinary Council Meeting held 25 May 2011, Council resolved the following:

“201011/388 Officers Recommendation/Council Decision

Moved: Cr A A Carter

Seconded: Cr D W Hooper

That Council:

- 1. Call for expressions of interest from small business and industry for part of Lot 5530 Hamilton Road, South Hedland for temporary transient workers accommodation of not more than 250 persons; and*
- 2. Report the expressions of interest back to Council for consideration; and*
- 3. Make an application to the Minister for Lands for an amendment to the ‘purpose’ of the current vesting order to include ‘transient workers accommodation’ and include the power to sub-lease the land.*

CARRIED 6/0”

Subsequent to this decision, EOI documentation was prepared by Officers and advertised in the West Australian newspaper on Saturday 9 July 2011 for a period of 6 weeks. At the close of the advertising period Monday 22 August 2011, a total of 10 submissions were received by the Town.

It is prudent to note that the EOI document included the following statement:

“NOTE: THE DEVELOPMENT IS SUBJECT TO CONSENT FROM THE MINISTER OF REGIONAL LANDS AND DEVELOPMENT APPROVING THE CHANGE IN VESTING TO INCLUDE TRANSIENT WORKERS ACCOMMODATION AND THE POWER TO SUB-LEASE THE LAND. THAT APPLICATION IS CURRENTLY ON FOOT.”

The aforementioned application was submitted to the Department of Regional Development and Lands (RDL) 27 July 2011. Officers received a response from RDL via email 18 August 2011 in which it was further requested that preparation of a business plan would be required prior to a decision being reached.

The Ordinary Council Meeting of 21 September 2011 received a 217 signature petition regarding the proposal to develop temporary Transient Worker Accommodation on this reserve. The issues raised by community members by way of this petition were consistent with the issues requesting address by way of a business plan to RDL.

Consultation

Internal

- Executive Team – Town of Port Hedland

Statutory Implications

“3.54. Reserves under control of a local government

- (1) *If land reserved under the Land Administration Act 1997 is vested in or placed under the control and management of a local government, the local government may do anything for the purpose of controlling and managing that land that it could do under section 5 of the Parks and Reserves Act 1895 if it were a Board appointed under that Act to manage and control the land and for that purpose a reference in that section to a by-law is to be read as a reference to a local law.”*

[Section 3.54 amended by No. 49 of 2004 s. 74(4.)

“3.58. Disposing of property

- (1) *In this section —*
“dispose” includes to sell, lease, or otherwise dispose of, whether absolutely or not;
“property” includes the whole or any part of the interest of a local government in property, but does not include money.
- (2) *Except as stated in this section, a local government can only dispose of property to —*
(a) the highest bidder at public auction; or
(b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender...

[Section 3.58 amended by No. 49 of 2004 s. 27.] “

Policy Implications

- Policy 2/011 Endorsed Tender Policy
- Policy 15/02 Fly-In-Fly-Out Policy

Strategic Planning Implications

Key Result Area 4: Economic Development
Goal 2: Mining/Roads
Immediate Goal 2: Actively pursue integration of FIFO workers into the local community.

Budget Implications

Nil

Officer's Comment

The demand from all areas of industry for the construction of TWA camps within the Township has increased dramatically over recent years. An unprecedented influx of this type of development request has attracted review and comment from the community in relation to the impacts on local infrastructure and amenities.

In order to manage this volume of demand Officers are currently in the process of reviewing policy documentation related to TWA and Fly-In-Fly-Out (FIFO) workers. This strategic document will consider issues including but not limited to the location of camps, length of term and any potential community benefit/legacy to be proposed to the community as an outcome of any potential impacts of such developments.

With this strategic planning currently in progress, it is considered that a potential disposal of a portion of reserve vested to the Town for the purpose of recreation is no longer suited to the use of TWA.

Attachments

1. Expression of Interest 11/03 Temporary Transient Workers Accommodation: South Hedland Recreation Reserve 31895

201213/015 Officer's Recommendation / Council Decision

Moved: Cr Carter

Seconded: Cr Jacob

That Council:

- 1. Not proceed with Expression of Interest 11/03 Temporary Transient Workers Accommodation: South Hedland Recreation Reserve 31895; and**
- 2. Advises the ten (10) respondents of the decision.**

CARRIED 7/0

ATTACHMENT 1 TO ITEM 11.2.3



Expressions of Interest
Temporary Transient Workers Accommodation



South Hedland Recreation Reserve
Part: 31895

EOI Number
11/03

Deadline
Monday 22 August 2011, 4.00pm

Address for Delivery
Civic Centre
McGregor Street
Port Hedland WA 6721

or

PO Box 41
Port Hedland WA 6721

*Email or facsimile copies will **not** be accepted*

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1 PRINCIPAL'S REQUEST

1.1 DEFINITIONS

Below is a summary of some of the important defined terms used in this Expression of Interest.

Attachments:	The documents you attach as part of your Submission;
Deadline:	The deadline for lodgement of your Submission;
Expression of Interest:	This document;
General Conditions of Contract:	The General Conditions of Contract nominated in Part 1;
Principal:	The Town of Port Hedland;
Respondent:	A person who has or intends to submit a Submission in response to an Expression of Interest.
Requirements:	The design, construct, finance and operation of temporary transient workers accommodation on part recreation reserve 31895 as requested by the Principal;
Submission:	Completed Response Form, response to the Selection Criteria and Attachments;
Selection Criteria:	The criteria used by the Principal in evaluating your Submission;
Special Conditions:	The additional contractual terms (if any);
Specification:	The statement of Requirements the Principal's Expression of Interest may request you to provide if selected as an acceptable Tenderer through this Expression of Interest.

1.2 HOW TO PREPARE YOUR SUBMISSION

- (a) Carefully read all parts of this document.
- (b) Ensure you understand the Requirements (Part 2).
- (c) Complete the Response Form (Part 3) and your response to Selection Criteria (Part 4) and attach your Attachments.
- (d) Make sure you have signed the Response Form and responded to all of the Selection Criteria.
- (e) Lodge your Submission before the Deadline.

1.3 CONTACT PERSONS

Respondents should not rely on any information provided by any person(s) other than those listed below:

Name:	Jasmine Person
Telephone:	(08) 9158 9394
Email:	mibd@porthedland.wa.gov.au

1.4 EVALUATION PROCESS

This is an Expression of Interest (EOI).

The EOI is the first stage of a two-stage process. Following the close of the EOI the Principal may proceed to the calling of a restricted Request for Tender (RFT), Request for Proposal (RFP) or commence direct negotiations in the Principals sole discretion. The issuing of an EOI does not commit the Principal to proceeding with an RFT.

Eligibility to participate in the RFT or RFP will be restricted to providers who comply with the provisions of this EOI and who are accepted by the CEO of the Principal to be placed on a pre qualified shortlist.

The submission of an EOI does not commit the Principal to include any organisation on the shortlist in the event that the project proceeds.

Your Submission will be evaluated using information provided in your EOI and on your response to the Selection Criteria.

The following evaluation methodology will be used in respect of this Expression of Interest:

- (a) submissions are checked for completeness and compliance. Submissions that do not contain all information requested (eg completed Submission Form and Attachments) may be excluded from evaluation;
- (b) submissions are assessed against the Selection Criteria;
- (c) the most suitable Respondents may be short-listed and may also be required to clarify the Submission, make a presentation, demonstrate the product/solution offered and/or open premises for inspection. Referees may also be contacted prior to the selection of the successful Respondent.

1.5 SELECTION CRITERIA

A scoring system will be used as part of the assessment of the qualitative criteria set out in Part 4.3.2. Unless otherwise stated, a response to one of these criteria which provides all the information requested in the Expression of Interest will be assessed as satisfactory and will, in the first instance, attract an average score. The extent to which the Submission demonstrates greater or lesser satisfaction of each of these criteria will result in a score greater or less than the average. The aggregate score of each Submission will be used as one of the factors in the final assessment of the qualitative criteria and in the overall assessment of value.

1.5.1 COMPLIANCE CRITERIA

These criteria are detailed within Part 4.3.1 of this document and will not be point scored. Each Submission will be assessed on a Yes/No basis as to whether the criterion is satisfactorily met. An assessment of "No" against any criterion may eliminate the Submission from consideration.

1.5.2 QUALITATIVE CRITERIA

In determining the most advantageous Submission, the Evaluation Panel will score each Respondent against the qualitative criteria as detailed within Part 4.3.2 of this document. Each criterion will be weighted to indicate the relative degree of importance that the Principal places on the submission.

NOTE: It is essential that Respondents address each qualitative criterion.

Information that you provide addressing each qualitative criterion will be point scored by the Evaluation Panel.

Failure to provide the specified information may result in elimination from the evaluation process or a low score.

2 CONDITIONS OF RESPONDING

2.1 LODGEMENT OF SUBMISSIONS AND DELIVERY METHOD

The Submission must be lodged by the Deadline. The Deadline for this Expression of Interest is 4.00pm, Monday 22 August 2011.

The Submission is to be:

- (a) placed in a sealed envelope clearly endorsed with the EOI number and title as shown on the front cover of this Expression of Interest; and
- (b) delivered by hand and placed in the Tender Box at Town of Port Hedland, Civic Centre, McGregor Street, Port Hedland (by the Respondent or the Respondent's private agent) or sent through the mail to the Chief Executive Officer, Town of Port Hedland, PO Box 41, Port Hedland 6721.

Electronic mail Submissions and Submissions submitted by facsimile will not be accepted.

Respondents must ensure that they have provided two signed copies of their Submission (one to be marked "ORIGINAL" and bound, the other(s) to be marked "COPY". Any brochures or pamphlets must be attached to both the original and the copies.

All copies must be bound, and the original must be unbound and clipped (not stapled). All pages must be numbered consecutively and the Submission must include an index.

2.2 REJECTION OF SUBMISSIONS

A Submission will be rejected without consideration of its merits in the event that:

- (a) it is not submitted before the Deadline; or
- (b) it is not submitted at the place specified in the Expression of Interest; or
- (c) it may be rejected if it fails to comply with any other requirements of the Expressions of Interest.

2.3 LATE SUBMISSIONS

Submissions received:

- (a) after the Deadline; or
- (b) in a place other than that stipulated in this Expression of Interest;

will not be accepted for evaluation.

2.4 ACCEPTANCE OF SUBMISSIONS

Submissions must be for all of the Requirements and may be accepted by the Principal either wholly or in part. The Principal is not bound to accept and may reject any or all Submissions submitted. The acceptance of a Submission does not oblige the Principal to proceed to issuing a public tender.

2.5 DISCLOSURE OF CONTRACT INFORMATION AND DOCUMENTS

Documents and other information relevant to the contract may be disclosed when required by law under the *Freedom of Information Act 1992* or under a Court order.

2.6 SUBMISSION VALIDITY PERIOD

All Submissions will remain valid and open for acceptance for a minimum period of ninety (90) days from the Deadline or forty-five (45) days from the Council's resolution for determining the Submission, whichever is the later unless extended on mutual agreement between the Principal and the Respondent in writing.

2.7 RESPONDENTS TO INFORM THEMSELVES

Respondents shall be deemed to have:

- (a) examined the Expression of Interest and any other information available in writing to Respondents for the purpose of submitting an EOI;
- (b) examined all further information relevant to the risks; contingencies, and other circumstances having an effect on their Submission which is obtainable by the making of reasonable enquiries;
- (c) satisfied themselves as to the correctness and sufficiency of their Submissions;
- (d) acknowledged that the Principal may enter into negotiations with a chosen Respondent and that negotiations are to be carried out in good faith; and
- (e) satisfied themselves they have a full set of the Expression of Interest documents and all relevant attachments.

2.8 ALTERATIONS

The Respondent shall not alter or add to the Expression of Interest documents unless required by these General Conditions of Responding.

The Principal will issue an addendum to all registered Respondents where matters of significance make it necessary to amend the issued Expression of Interest documents before the Deadline.

2.9 OWNERSHIP OF SUBMISSIONS

All documents, materials, articles and information submitted by the Respondent as part of or in support of a Submission shall become upon submission the absolute property of the Principal and will not be returned to the Respondent at the conclusion of the Submission process PROVIDED that the Respondent shall be entitled to retain copyright and other intellectual property rights therein, unless otherwise provided by the Contract.

2.10 CANVASSING OF OFFICIALS

If a Respondent, whether personally or by an agent, canvasses any of the Principal's Commissioners or Councillors (as the case may be) or Officers with a view to influencing the acceptance of any Respondent, then regardless of such canvassing having any influence on the acceptance of such Submission, the Principal may at its discretion omit the Respondent from consideration.

2.11 IDENTITY OF THE RESPONDENT

The identity of the Respondent is fundamental to the Principal. The Respondent shall be the person, persons, corporation or corporations named as the Respondent in Part 3 and whose execution appears on the Response Form in Part 4 of this Expression of Interest.

2.12 SUBMISSION OPENING

Submissions will be opened in the Principal's offices, following the advertised Deadline. All Respondents and members of the public may attend or be represented at the opening of Submissions.

The names of the persons who submitted a Submission by the due Deadline will be read out at the opening. No discussions will be entered into between Respondents and the Principal's officers present or otherwise, concerning the Submissions.

The opening will be held at 4.30pm on Monday 22 August 2011.

2.13 IN-HOUSE SUBMISSIONS

The Principal does not intend to submit an in-house Submission.

3 SPECIFICATION

3.1 INTRODUCTION

The Principal seeks Expressions of Interest for the development of a temporary Transient Workers Accommodation (TWA). The whole of life timeline of the development will be restricted to 5 years, in order to accommodate Councils 'Future Open Space Strategy'.

The Principal has identified that there is a commercial opportunity to develop a temporary TWA on a portion of Recreation Reserve Part 31895, namely the portion adjoining Club Hamilton and the Softball Oval, located on Hamilton Road, South Hedland.

3.2 BACKGROUND INFORMATION

The Town's greatest current challenges are developing land, housing and infrastructure to keep pace with rapid, and sometimes unpredictable, population and employment growth. Attracting and retaining workers to the Town remains a high priority for the long term. The Principal understands the need for TWA facilities and the role it plays in the short term, in helping facilitate expansion plans.

Data from the Pilbara Industry's Community Council (PICC) 2010 settlement population projections estimate an increase in a combined FIFO/construction workforce for Port Hedland of approximately 5800 persons across 2012/2013, rising from current TWA maximum occupancy number of 3728 as outlined in the table below. PICC's predicted population figure is considered as moderate and indicates that an almost doubling of the existing available beds will be required in order to meet the predicted influx. The Principal notes that while there are a number of projects at various stages of planning suitable for accommodating transient/key service workers, it is unlikely that they will be developed in the immediate future to meet demand.

Over the past couple of months, numerous industry groups have approached the Principal seeking land to develop temporary TWA. A number of concepts have been presented to the Principal which clearly support that a camp of up to 250 rooms is possible on the identified portion of the reserve. On 25 May 2011, Council resolved to advertise for Expressions of Interest for a TWA development with the view of attracting a number of varied submissions.

Recreation Reserve Part 31895, Lot 5530 on Plan 215840, is located, approximately 1.5 kilometres from the South Hedland Town Centre. The reserve is, vested to the Town of Port Hedland currently for the purpose of 'Recreation' and is owned by the Department of Regional Development and Lands.

The identified portion of the reserve the subject of this Expression of Interest is approximately 25,640 square metres in size and is illustrated in red, below.



NOTE: THE DEVELOPMENT IS SUBJECT TO CONSENT FROM THE MINISTER OF REGIONAL LANDS AND DEVELOPMENT APPROVING THE CHANGE IN VESTING TO INCLUDE TRANSIENT WORKERS ACCOMMODATION AND THE POWER TO SUB-LEASE THE LAND. THAT APPLICATION IS CURRENTLY ON FOOT.

3.3 SCOPE OF WORK

The broad objective of the development is to support regional economic and social development to the Town of Port Hedland.

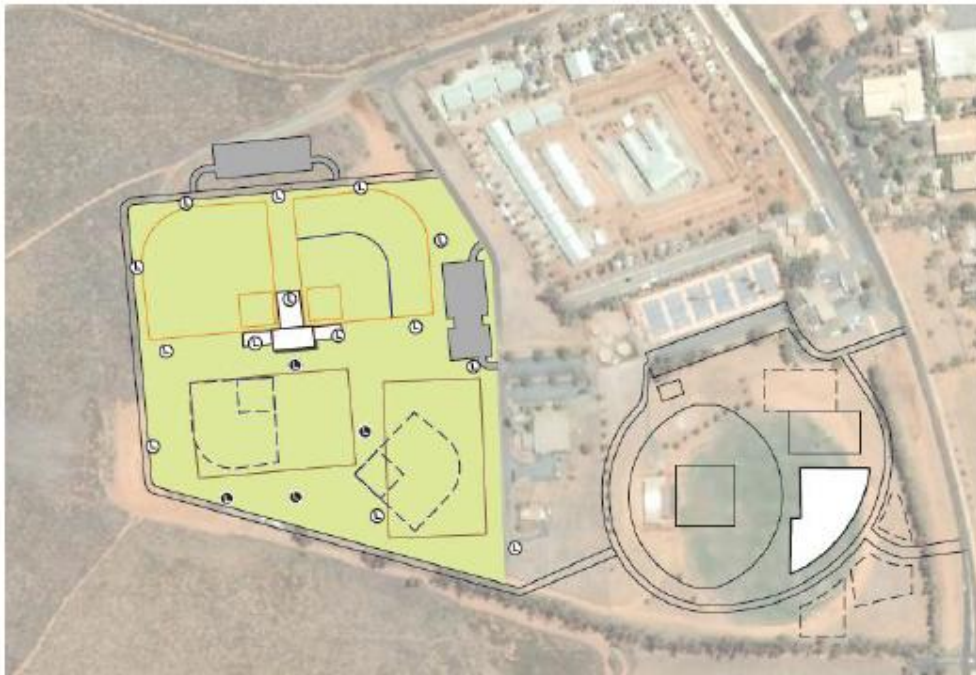
Additionally the Principal is striving to achieve the following in all town planning developments:

- the integration of all fly-in fly-out workers into the local community;
- permanent appearance for developments facing public reserves, consistent with the surrounding land use; and
- clear and articulated benefits to the community.

The Principal expects that any Respondent should design, construct, finance and operate the development and further deconstruct the development at the expiration of the lease, all at their own expense. No financial assistance will be offered by the Principal.

Given the location of the site as identified in the Principals draft 'Open Space Strategy', the Principal would like to retain the underground infrastructure, car parking and a permanent mess hall facility that could be converted (within minimal expense) into a club house, after the expiration of the lease.

Draft Open Space Strategy



The draft 'Open Space Strategy' currently identifies a car park in the site the subject of this expression of interest. The proposed permanent structures, ie mess hall and car park must not encroached on the identified softball pitches, consequently they will need to be located on the northern side of the site.

The onus is on the Respondent (the Principal will assist where possible and appropriate) to investigate all issues associated with servicing, access, flooding, flora and fauna, and other issues that may affect the development of land. The site is currently 'unserved', consequently the Respondent will need to make enquiries as to utility availability and costs. The Respondent will not assist in financing services to the site.

The potential development will need to address the increase in road traffic to and from the site.

It is recommended that Respondents contact the Planning Department, to obtain further clarification on the Principal's expectations in relation to the 'built form' outcome. Attachment one comprises of the "Guidance Note for Potential Developers August 2008", which should also be referred to in preparation of the submission.

Finally, it is expected that the successful Respondent will enter into a lease agreement with the Principal for occupation of the land during the period.

PART 4 COMPLETE AND RETURN THIS PART

4 RESPONDENT'S SUBMISSION**4.1 RESPONSE FORM**

The Chief Executive Officer
 Town of Port Hedland
 Civic Centre
 McGregor Street
 Port Hedland WA 6721

I/We _____
 (BLOCK LETTERS)

of _____
 (ADDRESS)

ABN/GST Status _____ ACN (if any) _____

Telephone No: _____ Facsimile No: _____

E-mail (if any): _____

In response to EO1 11/03 – Temporary Transient Workers Accommodation, South Hedland Recreation Reserve Part 31895

I/We agree that I am/We are bound by, and will comply with this Expression of Interest and its associated schedules, attachments, all in accordance with the Conditions of Responding contained in this Expression of Interest signed and completed. I/We agree that there shall be no cost payable by the Principal towards the preparation or submission of this Submission irrespective of its outcome. The submitted consideration in the price schedule (if any) is indicative only.

Dated this: _____ day of _____ 20__

Signature of authorised signatory of Respondent: _____

Name of authorised signatory (BLOCK LETTERS): _____

Position: _____

Address: _____

Witness Signature: _____

Name of witness: (BLOCK LETTERS): _____

Position: _____

Address: _____

PART 4 COMPLETE AND RETURN THIS PART

4.2 RESPONDENT'S RESPONSE

The following checklist has been provided to assist you with your Submission. Where it is necessary to provide additional information please ensure that all documents are clearly marked with the relevant attachment title to assist the evaluation panel with their assessment.

(NOTE: All pages within Part 4 are to be completed and returned to the Principal as they form part of your Submission).

4.2.1 ORGANISATIONAL PROFILE

Attach a copy of your organisation structure and provide background information on your company and label it "Organisation Structure".	"Organisation Structure"	Tick if attached <input type="checkbox"/>
If companies are involved, attach their current ASC company extracts search including latest annual return and label it "ASC Company Extracts".	"ASC Company Extracts"	Tick if attached <input type="checkbox"/>

4.2.2 REFEREES

Attach details of your referees, and label it "Referees". You should give examples of work provided for your referees where possible.	"Referees"	Tick if attached <input type="checkbox"/>
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4.2.3 AGENTS

Are you acting as an agent for another party?	Yes / No	
If Yes, attach details (including name and address) of your principal and label it "Agents".	"Agents"	Tick if attached <input type="checkbox"/>

4.2.4 TRUSTS

Are you acting as a trustee of a trust?	Yes / No	
If Yes, in an attachment labelled "Trusts": (a) give the name of the trust and include a copy of the trust deed (and any related documents);and (b) if there is no trust deed, provide the names and addresses of beneficiaries.	"Trusts"	Tick if attached <input type="checkbox"/>

4.2.5 SUBCONTRACTORS

Do you intend to subcontract any of the Requirements?	Yes / No	
If Yes, in an attachment labelled "Subcontractors" provide details of the subcontractor(s) including: (a) the name, address and the number of people employed; and (b) the Requirements that will be subcontracted.	"Subcontractors"	Tick if attached <input type="checkbox"/>

PART 4 COMPLETE AND RETURN THIS PART

4.2.6 CONFLICTS OF INTEREST

Will any actual or potential conflict of interest in the performance of your obligations under the Contract exist if you are awarded the Contract, or are any such conflicts of interest likely to arise during the Contract?	Yes / No	
If Yes, please supply in an attachment details of any actual or potential conflict of interest and the way in which any conflict will be dealt with and label it "Conflicts of Interest".	"Conflicts of Interest"	Tick if attached <input type="checkbox"/>

4.2.7 FINANCIAL POSITION

Are you presently able to pay all your debts in full as and when they fall due?	Yes / No	
Are you currently engaged in litigation as a result of which you may be liable for \$50,000 or more?	Yes / No	
If you are awarded the Contract, will you be able to fulfil the Requirements from your own resources or from resources readily available to you and remain able to pay all of your debts in full as and when they fall due?	Yes / No	
In order to demonstrate your financial ability to undertake this contract, in an attachment labelled "Financial Position" include a profit and loss statement and the latest financial return for you and each of the other proposed contracting entities, together with a list of financial referees from your bank and/or accountant.	"Financial Position"	Tick if attached <input type="checkbox"/>

4.2.8 QUALITY ASSURANCE

Does your organisation have any quality assurance or quality assurance systems?	Yes / No	
If you propose to subcontract, does your subcontractor have a "third party" quality management system in place?	Yes / No	
Supply evidence or details of your quality assurance position and where relevant of your supplier's or subcontractor's position, in an attachment labelled "Quality Assurance".	"Quality Assurance"	Tick if attached <input type="checkbox"/>

PART 4 COMPLETE AND RETURN THIS PART

4.3 SELECTION CRITERIA**4.3.1 COMPLIANCE CRITERIA**

Please select with a yes or no whether you have complied with the following compliance criteria:

Description of Compliance Criteria	
(a) Compliance with the Specification contained in this Expression of Interest.	Yes / No
(b) Compliance with the Conditions of Responding contained in this Expression of Interest.	Yes / No

4.3.2 QUALITATIVE CRITERIA

Before responding to the following qualitative criteria, Respondents must note the following:

- All information relevant to your answers to each criterion are to be contained within your Submission;
- Respondents are to assume that the Evaluation Panel has no previous knowledge of your organisation, its activities or experience;
- Respondents are to provide full details for any claims, statements or examples used to address the qualitative criteria; and
- Respondents are to address each issue outlined within a qualitative criterion.

A) Relevant Experience	Weighting <20%>	
Describe your experience in completing /supplying similar Requirements. Respondents must, as a minimum, address the following information in an attachment and label it "Relevant Experience":		
(a) Provide details of similar work;	"Relevant Experience"	Tick if attached <input type="checkbox"/>
(b) Provide scope of the Respondent's involvement including details of outcomes;		
(c) Provide details of issues that arose during the project and how these were managed;		
(d) Demonstrate sound judgement and discretion; and		
(e) Demonstrate competency and proven track record of achieving outcomes.		

PART 4 COMPLETE AND RETURN THIS PART

<p>B) Key Personnel skills and experience Respondents should provide as a minimum information of proposed personnel to be allocated to this project, such as:</p> <ul style="list-style-type: none"> (a) Their role in the performance of the Contract; (b) Curriculum vitae; (c) Membership to any professional or business association; (d) Qualifications, with particular emphasis on experience of personnel in projects of a similar requirement; and (e) Any additional information. <p>Supply details in an attachment and label it "Key Personnel".</p>	<p>Weighting <15%></p>	
	<p>"Key Personnel"</p>	<p>Tick if attached <input type="checkbox"/></p>
<p>C) Respondent's Resources (a) Respondents should demonstrate their capability to design, construct, finance and operate the development and further deconstruct the development at the expiration of the lease. As a minimum, Respondents should provide a current commitment schedule particularising access to resources, including contractors and plant/equipment in an attachment and label it "Respondent's Resources".</p>	<p>Weighting <15%></p>	
	<p>"Respondent's Resources"</p>	<p>Tick if attached <input type="checkbox"/></p>

PART 4 COMPLETE AND RETURN THIS PART

D) Demonstrated Understanding Respondents should detail the methods use to achieve the Requirements. Areas that you should cover include:	Weighting <50%>	
(a) Development Plan including "whole life time line" of 5 years. Should it be a staged construction, then details on the benchmarks or timeframes must be included; (b) Details on the essential terms of the 5 year lease, including the base rental and proposed rent review structure; (c) Building, car parking, landscaping, street scaping, and ability to compliment the 'Open Space Strategy' and function with other users in the area; (d) Details on quality and building design for both temporary and permanent structures; (e) Number of Rooms (max 250) and other facilities i.e. mess hall, number of car parks and other common use areas; (f) Solutions to servicing the site ie power, water and sewer; (g) Traffic impacts for the surrounding area; (h) Source of funding; (i) A description of room allocations in the following categories; Key Worker, Mining Industry, Small Business, Tourist, Essential Services and Town of Port Hedland key personnel; (j) Hours of operation, inter-relationship with surrounding users, noting the proximity of the recreation oval to the site; (k) Community benefits: Part A: Must detail benefits to the community beyond the development itself. This may include such things as public use of facilities, support for local business, monetary donation to community projects, reduced room rates for particular identified community groups. Part B: Address the ability to convert a mess area into a clubhouse, to be handed to the Principal, for the benefit of community use, upon expiry of the lease and (l) Rehabilitation of site on expiry of the 5 year lease detailing what will be left for the Principal and the approximate 'dollar value' of that infrastructure and mess area. Supply details and provide an outline of your proposed methodology in an attachment labelled "Demonstrated Understanding".	"Demonstrated Understanding"	Tick if attached <input type="checkbox"/>

11.2.3 Appointment of Authorised Officers - Airport Parking Officers (File No.: .../...)

Officer	Bob Couzens Manager Airport Operations
Date of Report	7 June 2012
Disclosure of Interest by Officer	Nil

Summary

In February 2012, Council resolved to authorise the position of Airport Parking Officers to enforce the provisions of the Litter Act and the Town of Port Hedland Local Laws relating to parking. This was undertaken to reduce reports for Council to authorise officers each time there was a staff change.

During a review of the delegated authority register a member of the Western Australian Local Government Association (WALGA) recommended authorising the person as opposed to the position as a better governance practice to ensure that authorisations could not be questioned should a case ever proceed to in court.

Following internal consultation it was decided to revert back to authorising the officer and not the position similar to the Ranger authorisations. Therefore, this item seeks Council approval to authorise the current Airport Parking Officers to act on behalf of Council and enforce Local Laws relating to parking and *Litter Act 1979*.

Background

The Town has recently appointed Airport Parking Officers to monitor parking activities and litter at the Port Hedland International Airport (PHIA).

Currently, all infringements notices served at the PHIA in relation to parking and litter are administered by the Towns Ranger Service which assists with statutory functions should unpaid fines be sent to the Fines Enforcement Registry for follow up action.

Consultation

Internal

- Engineering Officers
- Ranger Services
- Manager Environmental Health

Statutory Implications

Council authorisation is required for officers to enforce Local Laws relating to parking and the *Litter Act 1979*.

Policy Implications

Nil

Strategic Planning Implications

It is normal practice to gazette the appointment of appointed authorised officers and delete those no longer employed by the Town. The existing authorisation of the position will still be in place until such time as this report is considered by Council.

Budget Implications

Nil

Officer's Comment

The purpose of this report is to correct a previous practice of authorising the position as opposed to authorising each officer following advice from WALGA.

Therefore, it will be recommended to Council that the Airport Parking Officers be authorised by name to Act on behalf of Council to enforce laws relating to parking and litter offences at PHIA. These authorisations are required for Airport Parking Officers to control parking and litter at PHIA.

Attachments

Nil

201213/016 Officer's Recommendation / Council Decision

Moved: Cr Carter

Seconded: Cr Jacob

That Council:

- 1. Appoints Wayne Krisanski, Donna Kemenade, William Duncan, Phebe Durnsford and Allan Thompson to act as Authorised Officers to enforce the *Litter Act 1979* and the Town of Port Hedland Local Laws relating to Parking at the Port Hedland International Airport; and**
- 2. Authorises the appointments to be published in the Government Gazette.**

CARRIED 7/0

11.3 Community Development

Nil

11.4 Corporate Services

Nil

ITEM 12 LATE ITEMS AS PERMITTED BY CHAIRPERSON/COUNCIL

12.1 *Wallwork Road Bridge Tender Assessment Report – Preferred Tenderer*

NOTE: Mayor advised that this item has been withdrawn and will be brought back to Council at a later date.

12.2 *Reconsideration of Rates in the Dollar for the 2012/13 Budget*

Officer	Jodie McMahon Manager Financial Services
Date of Report	5 July 2012
Disclosure of Interest by Officer	Ratepayer within the Town of Port Hedland

Summary

For Council to consider the public submission received in relation to the proposed rates in the dollar and minimum payments in accordance with section 6.36 (4) of the *Local Government Act 1995*.

This report is also for Council to formally consider the revised rates in the dollar and minimum rates proposed so officers may incorporate rates into the annual budget process and apply to the Minister for Local Government for approval where required under the *Local Government Act 1995* prior to the formal adoption of the 2012/13 Annual Budget.

Background

As part of the annual Budget process Council must determine the rates in the dollar and the minimum rates to be used in the following year.

During 2012, a Gross Rental Value (GRV) revaluation occurred for all GRV properties across the Town of Port Hedland which comes into effect from 1 July 2012.

The GRV revaluation completed by the Valuer General's Office forms one part of the equation in determining the amount of rates payable by ratepayers. The GRV revaluation resulted in an average increase of approximately 74% to GRV rateable values of properties.

The below tables demonstrates the average impact of the GRV revaluation on residential properties across Port Hedland, South Hedland and Wedgefield.

Before revaluation 2011/12:-

	GRV Residential Valuation (Average)	Rate in Dollar (\$) 2011/12	Rates Payable (Average) 2011/12
Port Hedland	\$49,206.18	4.5625	\$2,245.03
South Hedland	\$36,851.56	4.5625	\$1,681.35
Wedgefield	\$39,743.20	4.5625	\$1,813.28

After revaluation 2012/13:-

	GRV Residential Valuation (Average)	Rate in Dollar (\$) 2011/12	Rates Payable (Average) 2012/13	Increase due to GRV increases (Average)
Port Hedland	\$88,295.68	4.5625	\$4,028.49	\$1,783.46
South Hedland	\$62,747.31	4.5625	\$2,862.85	\$1,181.50
Wedgefield	\$88,258.40	4.5625	\$4,026.79	\$2,213.51

At the Ordinary Council Meeting held on 23 May 2012 Council made the following resolution (in part):

201112/471 Council Decision

Moved: Cr A A Carter Seconded: Cr G A Jacob

That Council:

- 1) Adopt for advertising only the following proposed 2012/13 Rates in the Dollar and minimum rates:**

Rate Category	2012/13	
	RID	Min
GRV Residential	3.4219	1,040
GRV Commercial	4.3452	1,040
GRV Industrial	3.6500	1,040
GRV Shopping Centre	7.3000	1,040
GRV Mass Accommodation	7.3000	1,070
GRV Ex Gratia	3.6500	1,040
UV Mining Improved	32.5573	1,040
UV Mining Vacant	32.5572	1,040
UV Pastoral	5.3091	1,040
UV Other	10.7880	1,040
UV Other Vacant	12.2462	1,040

In accordance with the Council resolution, advertising of the proposed rates occurred and public submissions must be considered prior to imposing the proposed rate or minimum payment.

Consultation

- The proposed rates in the dollars and minimum rates were discussed with Elected Members in detail at a budget workshop on 3 July 2012.
- During the advertising period the public were provided with the opportunity to provide public submissions, this process closed on 27 June 2012. During this time it is understood that only one submission was received (Attachment 1).

- The North West Telegraph published articles in regards to the rates increase.
- The Mayor provided information about the rates increase and the proposal for the additional revenue sourced to be utilised for Asset Management through a Mayor Chair article.
- The Town published a Media Release outlining Asset Management as a key focus for 2012/13.

Statutory Implications

Local Government Act 1995

6.33. Differential general rates

- (1) *A local government may impose differential general rates according to any, or a combination, of the following characteristics —*
 - (a) *the purpose for which the land is zoned under a local planning scheme in force under the Planning and Development Act 2005;*
 - (b) *the predominant purpose for which the land is held or used as determined by the local government;*
 - (c) *whether or not the land is vacant land; or*
 - (d) *any other characteristic or combination of characteristics prescribed.*
- (2) *Regulations may —*
 - (a) *specify the characteristics under subsection (1) which a local government is to use; or*
 - (b) *limit the characteristics under subsection (1) which a local government is permitted to use.*
- (3) *In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.*
- (4) *If during the financial year, the characteristics of any land which form the basis for the imposition of a differential general rate have changed, the local government is not to, on account of that change, amend the assessment of rates payable on that land in respect of that financial year but this subsection does not apply in any case where section 6.40(1)(a) applies.*
- (5) *A differential general rate that a local government purported to impose under this Act before the Local Government Amendment Act 2009 section 39(1)(a) came into operation is to be taken to have been as valid as if the amendment made but that paragraph had been made before the purported imposition of that rate.*

6.36. Local government to give notice of certain rates

- (1) *Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.*

- (2) *A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1).*
- (3) *A notice referred to in subsection (1) —*
 - (a) *may be published within the period of 2 months preceding the commencement of the financial year to which the proposed rates are to apply on the basis of the local government's estimate of the budget deficiency;*
 - (b) *is to contain —*
 - (i) *details of each rate or minimum payment the local government intends to impose;*
 - (ii) *an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days (or such longer period as is specified in the notice) of the notice; and*
 - (iii) *any further information in relation to the matters specified in subparagraphs (i) and (ii) which may be prescribed; and*
 - (c) *is to advise electors and ratepayers of the time and place where a document describing the objects of, and reasons for, each proposed rate and minimum payment may be inspected.*
- (4) *The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.*
- (5) *Where a local government —*
 - (a) *in an emergency, proposes to impose a supplementary general rate or specified area rate under section 6.32(3)(a); or*
 - (b) *proposes to modify the proposed rates or minimum payments after considering any submissions under subsection (4), it is not required to give local public notice of that proposed supplementary general rate, specified area rate, modified rate or minimum payment.*

6.35. Minimum payment

- (1) *Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.*
- (2) *A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.*
- (3) *In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than —*
 - (a) *50% of the total number of separately rated properties in the district; or*
 - (b) *50% of the number of properties in each category referred to in subsection (6), on which a minimum payment is imposed.*

- (4) A minimum payment is not to be imposed on more than the prescribed percentage of —
 - (a) the number of separately rated properties in the district; or
 - (b) the number of properties in each category referred to in subsection (6),
unless the general minimum does not exceed the prescribed amount.
- (5) If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.
- (6) For the purposes of this section a minimum payment is to be applied separately, in accordance with the principles set forth in subsections (2), (3) and (4) in respect of each of the following categories —
 - (a) to land rated on gross rental value;
 - (b) to land rated on unimproved value; and
 - (c) to each differential rating category where a differential general rate is imposed.

6.11. Reserve accounts

- (1) Subject to subsection (5), where a local government wishes to set aside money for use for a purpose in a future financial year, it is to establish and maintain a reserve account for each such purpose.
- (2) Subject to subsection (3), before a local government —
 - (a) changes* the purpose of a reserve account; or
 - (b) uses* the money in a reserve account for another purpose,it must give one month's local public notice of the proposed change of purpose or proposed use.

* Absolute majority required.

- (3) A local government is not required to give local public notice under subsection (2) —
 - (a) where the change of purpose or of proposed use of money has been disclosed in the annual budget of the local government for that financial year; or
 - (b) in such other circumstances as are prescribed.
- (4) A change of purpose of, or use of money in, a reserve account is to be disclosed in the annual financial report for the year in which the change occurs.
- (5) Regulations may prescribe the circumstances and the manner in which a local government may set aside money for use for a purpose in a future financial year without the requirement to establish and maintain a reserve account.

Local Government (Financial Management) Regulations 1996 (in part) state:

17. Reserve accounts

- (1) A reserve account is to have a title that clearly identifies the purpose for which the money in the account is set aside.

- (2) *In the accounts, annual budget and financial reports of the local government a reserve account is to be referred to —*
- (a) *in the information required by regulations 27(g) and 38, by its full title; and*
 - (b) *otherwise, by its full title or by an abbreviation of that title.*

Policy Implications

Nil

Strategic Planning Implications

Nil

Budget Implications

Based on current valuations the proposed rates in the dollar and minimum rates will generate approximately \$18,104,638 in rate revenue for 2012-13 compared to \$15,103,461 in 2011-12.

Through the process of developing the Annual Budget, officers have recommended establishing an Asset Management Reserve account to set aside a portion of funds generated from the 2012-13 rates revenue. These funds will be utilised to assist in the implementation of the Town's Asset Management Framework.

Officer's Comment

Rating is Council's primary way of raising income to pay for the services it provides to the community. It is therefore extremely important that the rates imposed are reflective of where Council plan to allocate its resources in the coming year.

On the day of the 23 May 2012 Ordinary Council Meeting, fourteen emails addressed to the Elected Members were received requesting Council reconsider passing the Rates in the Dollar agenda item and to have more public consultation. Questions in regards to the proposed rates were also taken during public question time of this meeting. After considering the public comments, the resolution of Council was to reduce the rate in the rate in the dollar by 25% from last financial year in an effort to minimise the impact of the GRV valuation increase and therefore the financial burden on ratepayers.

Given the concerns expressed by the community, officers have revisited the model and are now presenting a modified proposal for Council consideration which results in an overall increase of 19.9% to the rates revenue generated.

Table A:-

Rate Category	2011/12		2012/13		% increase/(decrease)	
	RID	Min	RID	Min	RID	Min
GRV Residential	4.5625	1,000	3.1025	1,040	-32.00%	4.00%
GRV Commercial	5.4315	1,000	3.1340	1,040	-42.30%	4.00%
GRV Industrial	4.5625	1,000	3.1025	1,040	-32.00%	4.00%
GRV Shopping Centre	9.1250	1,000	6.2050	1,040	-32.00%	4.00%
GRV Ex Gratia	4.5625	1,000	3.1025	1,040	-32.00%	4.00%
GRV Mass Accommodation	9.1250	1,000	7.4551	1,070	-18.30%	7.00%
UV Mining Improved	31.3051	1,000	35.3748	1,040	13.00%	4.00%
UV Mining Vacant	31.3050	1,000	35.3747	1,040	13.00%	4.00%
UV Pastoral	5.1049	1,000	5.7685	1,040	13.00%	4.00%
UV Other	10.3731	1,000	11.7216	1,040	13.00%	4.00%
UV Other Vacant	11.7752	1,000	13.3060	1,040	13.00%	4.00%

While the above table demonstrates the overall increase or decrease in the rates in the dollar and minimum rates, the table below is an attempt to quantify what this will mean to ratepayers within the community.

It should be noted that the average increase or decrease in rates shown is dependent upon the valuation of the property provided by the Valuer-General. This is intended as a guide only.

Table B:-

Average Rates Payable (Estimate Only)				
	no change	increase	change	% increase
Residential	\$1,866.10	\$2,232.79	\$366.69	19.6%
Commercial	\$2,811.42	\$3,839.27	\$1,027.86	36.6%
Industrial	\$3,075.86	\$4,056.30	\$980.44	31.9%
Shopping	\$310,312.05	\$269,354.40	-\$40,957.65	-13.2%
Ex Gratia	\$0.00	\$0.00	\$0.00	0.0%
Mass Accommodation	\$105,697.84	\$137,138.99	\$31,441.15	29.7%
Mining Improved	\$5,510.50	\$6,206.78	\$696.28	12.6%
Mining Vacant	\$1,776.49	\$2,120.06	\$343.58	19.3%
Pastoral	\$7,752.17	\$9,501.99	\$1,749.82	22.6%
Other	\$11,607.96	\$13,190.42	\$1,582.46	13.6%
Other Vacant	\$3,255.04	\$3,597.20	\$342.16	10.5%

The major changes to the rates are as follows:

GRV Differentials (excluding Commercial and Mass Accommodation categories)

The revised proposal reduces the rate in the dollar by 32% from last financial year. The reduction is more than the initial 25% that Council endorsed for residential properties and 20% for remaining differential properties. Residential rates alone contribute to approximately 63% of the overall rating revenue for the Town, therefore limiting the opportunity to remove the entire impact of the GRV revaluation and still maintain services to the community. It should be noted that while the Shopping Centre rates are proposed to reduce, this reflects the same percentage reduction as that for the residential and industrial properties and is restricted somewhat by legislation. It is also envisaged that this reduction may be passed onto the tenants within the shopping centres and therefore assisting local businesses to remain operational within the Town.

GRV Differential – Commercial

It is understood that local businesses are finding it difficult to remain operational given the increasing costs in Port Hedland. While not recommending a reduction in the rate in the dollar to be equivalent to that of a residential ratepayer, officers considered that a significant reduction this year may assist whereby the overall average increase would be in the order of \$1,027 per property. This equates to a 42.3% reduction in the rate in the dollar, or an overall increase of 36.6%.

GRV Differential – Mass Accommodation

Statistics from the 2011 ABS census indicate that 22% of the Town's population resides in Hotels, Motels, Bed & Breakfast accommodation and staff quarter's accommodation. The proposal put to Council for consideration is that the 22% population should be reflected in the rates revenue.

In order to achieve this representation, officers went through several steps to ensure a reasonable approach could be suggested. Firstly, the total rates required were established and it was suggested that 78% should be attributed to the local residents, while 22% be attributed to the mass accommodation rating category.

Mass Accommodation properties are predominately utilised by visitors to the Town for work related purposes for the resource industry. It has therefore been assumed that 10% of rooms within this category are utilised by those visiting the Town for holiday purposes. As those who stay in the mass accommodation properties are considered not to have a 100% impact on the services provided by the Town it is recognised that they contribute to the overall impact to some degree, therefore a 60% impact rate was utilized.

For example:

	%	\$	\$
Total Rates Required:-			\$18,000,000
Local Residents	78%	\$14,040,000	
Visitors (Mass Accommodation)	22%	\$3,960,000	
<i>Assumptions:-</i>			
Less: Visitor Allowance	10%	\$396,000	
		\$3,564,000	
Impact on Services & Facilities	60%	\$2,138,400	
ESTIMATE OF RATES TO BE SOURCED FROM MASS ACCOMMODATION			\$2,138,400

The Mass Accommodation rate in the dollar charge is utilizing a different strategy than in prior years, but officers believe that this represents a more fair and equitable approach. Therefore, the overall rate in the dollar is suggested to only be reduced by 18.3%, therefore still resulting in about a 30% increase in rates from these properties. Council will need to apply to the Minister of Local Government and Regional Development to impose a rate in the dollar for GRV Mass Accommodation which will result in the rate in the dollar being more than twice the lowest differential general rate imposed.

UV Minimums

UV minimums have been uniformly increased to \$1,040. Councillors at the workshop felt that there should be a standard minimum across the district to reflect the minimum standard of services, activities and facilities available to all ratepayers within the district. The increase, while significantly more than CPI, is again reflective of the amount of new services and infrastructure that are being developed.

As with the 2011-12 minimum rates, Council will need to apply to the Minister of Local Government and Regional Development to impose the minimum rate for the UV Mining Vacant category and UV Other Vacant, as more than 50% of the properties will be on minimums should these rates be adopted (s.6.35). It is believed that the DLGRD will support this request given what was approved in 2007-08, 2008-09, 2009-10, 2010-11 and 2011-12.

Summary

The new proposal for the rate in the dollar will lessen the financial burden more so than previously recommended while still achieving the increase in total rates payable required to provide the services to the community.

It should be noted that the reduction in the rates in the dollar minimises the opportunity for Council to set aside funds for asset management purposes.

Officers are still recommending that a portion of the rates revenue be placed into the Asset Management Reserve account as previously indicated, with the amount being quantified through the annual budget process.

Attachments

1. Public submission received.

201213/017 Officer's Recommendation / Council Decision

Moved: Cr Jacob

Seconded: Cr Carter

- 1) Adopt the following 2012-13 Rates in the Dollar and Minimum rates:

Rate Category	2012/13	
	RID	Min
GRV Residential	3.1025	1,040
GRV Commercial	3.1340	1,040
GRV Industrial	3.1025	1,040
GRV Shopping Centre	6.2050	1,040
GRV Mass Accommodation	7.4551	1,070
GRV Ex Gratia	3.1025	1,040
UV Mining Improved	35.3748	1,040
UV Mining Vacant	35.3747	1,040
UV Pastoral	5.7685	1,040
UV Other	11.7216	1,040
UV Other Vacant	13.3060	1,040

- 2) Apply to the Minister for Local Government to approve Council in imposing a Minimum Rate for UV Mining Vacant and UV Other Vacant which will result in more that 50% of the properties in these categories being subject to minimum rates; and
- 3) Apply to the Minister for Local Government to approve Council imposing a Rate in the Dollar for GRV Mass Accommodation, UV Mining Improved, UV Mining Vacant, UV Other, and UV Other Vacant which will result in being more than twice the lowest differential general rate imposed.

CARRIED 7/0

McMahon Jodie

From: Danielle Mangion [dandar2@westnet.com.au]
Sent: Tuesday, 29 May 2012 3:22 PM
To: Férdeline Ayden
Subject: ICR28193 -

Dear Councillors,

Please reconsider passing the Item 11.4.1.1. 2012-13 Rates in the Dollar & Minimum Rates tomorrow night.. As a member of the community I would like to have more public consultation on why such an increase is needed in one years rate rise - as per the table in the 23 May 2012 ToPH Council Agenda, it indicates that Rates in 2012-13 will increase by a massive 70% + depending on which area you pay rates – this is

shy of an extra \$300 – \$400 and it would double last years rates payable.

Please postpone passing this item until you have consulted with the public on why the revenue is needed and what higher costs is it going towards and why.

Thanking you kindly in advance.

**Your Sincerely, Darren
Robertson**

**P.S we don't all have million
dollar house's and are on high
wages**

This email has been scanned by the Symantec Email Security.cloud service.

12.3 *Town of Port Hedland Strategic Community Plan – Summary and Proposed Final Adoption (File No.: 04/12/0003)*

Officer Gordon MacMile
Director Community
Development

Date of Report 2 July 2012

Disclosure of Interest by Officer Nil

Summary

The Town of Port Hedland is currently developing an Integrated Strategic Planning and Reporting Framework that will guide future Council activities and priorities for the next 10 years.

A key pillar of the Framework is the preparation of a Strategic Community Plan (vision) and associated Corporate Business Plan (delivery).

This report outlines the process undertaken to develop the Strategic Community Plan and the outcomes obtained from the engagement process. Council is requested to consider the feedback and information received and adopt the Strategic Community Plan.

Background

The Department of Local Government in Western Australia has introduced guidelines for the implementation of a new Integrated Strategic Planning and Reporting Framework for local governments which is required to be in place by June 2013.

The intent behind the new framework is to achieve integration of community aspiration and service delivery, ensuring that the Town of Port Hedland's policies and services deliver the community's vision.

The lead document of the Framework is the 10 year Strategic Community Plan (SCP) which is the guiding document for the 4 year Corporate Business Plan. Alongside the Strategic Community Plan, Council will develop a 10 year Long Term Financial Plan, an Asset Management Framework, a Workforce Plan (including a housing and accommodation strategy) and an ICT strategy.

Development of (draft) Strategic Community Plan

The lead document of the Integrated Planning Framework is the Strategic Community Plan which is the guiding document for the Corporate Business Plan. The Corporate Business Plan captures all activities of the Town of Port Hedland for the 4 year period and should have a clear 'line of sight' or connection to the Strategic Community

Plan. The (draft) Strategic Community Plan was developed from major input from the community and supported by considerable input from the Elected Members, as well as a series of community engagement activities to understand the key issues and to shape the priorities.

The activities undertaken included:

- The annual Town of Port Hedland community survey
- An initial Growth Plan workshop
- The Port Hedland City Growth Plan Focus Groups Series
- Port Hedland City Growth Plan Workshop – Community Leaders Group
- Community surveys distributed and collected through a hard copy distribution campaign
- Indigenous surveys distributed through online and hard copy campaigns, key associations and representatives and through small group discussions
- Feedback gathered through a formal advertising period
- A Working Group and Stakeholder Reference Group - regularly consulted and updated throughout the Growth Plan development phase
- Meetings and discussion with key stakeholders to gain feedback on draft Growth Plan development phase
- Elected Members workshops / one-on-one interviews
- Workshops with Town of Port Hedland officers.

Building on these priorities from the community, key themes and strategies were developed to form the basis of the (draft) Strategic Community Plan with their associated measures and timeframes. These themes and strategies were cross referenced with outputs and suggestions from the following documents which in turn, were developed with their accompanying community engagements:

- Town of Port Hedland Strategic Plan 2010-15
- Pilbara's Port City Growth Plan
- (draft) Pilbara's Port City Growth Plan Implementation Framework
- Port Hedland: Shaping a Cosmopolitan Port City
- Help Shape the Future of Port Hedland, Survey Results
- Port Hedland: The Indigenous Perspective Survey Results.

Community Engagement – (draft) Strategic Community Plan

The next stage in the development of the Strategic Community Plan was to seek feedback formally on whether the resulting draft captured the voice and future aspirations of the community and stakeholders.

Early development of the (draft) Strategic Community Plan was based on 4 key strategic themes, with associated actions and performance indicators. The 4 key strategic themes are:

1. Community – We are a friendly, exciting city of neighbours that is vibrant and diverse
2. Economic – Our economy is resilient and provides choice and opportunities
3. Environment – A city in which we live in balance with our unique surrounds
4. Local Leadership – We are leaders in the community, with a structured commitment to transforming Port Hedland.

On 9 May 2012 Council resolved to:

1. *Adopts the Town of Port Hedland (draft) 10 year Strategic Community Plan for advertising and community consultation*
2. *Adopts the associated Community Engagement Plan*
3. *Requests the Chief Executive Officer commence the period of advertising and public consultation commencing immediately and closing at 4.00pm Friday, 15 June 2012*
4. *Notes a report will be provided detailing the outcomes of the community engagement process, considering any necessary amendments (resulting from the feedback) and seeking final adoption of the Strategic Community Plan.*

Consultation

A further community engagement process was undertaken by the Mayor and Councillors, supported by Council officers to ensure that community members and stakeholders had the opportunity to assess, validate and provide final comments on the draft Strategic Community Plan before adoption.

The process also focused on informing the community on the relationship between the Strategic Community Plan and Corporate Business Plan.

The engagement process commenced on 14 May 2012 and concluded on 15 June 2012.

Key activities undertaken included:

General

- Media releases, Council e-News, posters, emails and website information, Facebook, local newspaper

Stakeholders and Business

- Introductory emails, Chamber Chat, Business Breakfasts

Community

- Presentations (PANGO) and Forums (community, youth and Aboriginal), HYSAG.

Statutory Implications

The Local Government Act 1995 states that:

“5.56. Planning for the future

(1) A local government is to plan for the future of the district.

(2) A local government is to ensure that plans made under subsection (1) are in accordance with any regulations made about planning for the future of the district.”

Policy Implications

Nil

Strategic Planning Implications

Key Result Area 6: Governance
Goal 1: Leadership

That the community acknowledges that the Town is leading the future development and management of the municipality in an effective and accountable manner.

Once adopted the Strategic Community Plan will be the lead document of the Integrated Planning Framework, with the Corporate Business Plan capturing all activities of the Town of Port Hedland for the 4 year period. Agenda items that are subsequently presented to Council should have a clear ‘line of sight’ or connection to the Strategic Community Plan and be reference within this section of reports.

Budget Implications

The development of the 10 year Strategic Community Plan, the 4 year Corporate Business Plan, Workforce Plan and Asset Management Framework inclusive of strategies and policies required of the Integrated Strategic Planning and Reporting Framework have been included in the 2011/2012 annual budget.

The remainder of the key documents and strategies will be completed with funds allocated through the 2012/2013 annual budget process as committed by Council in December 2011.

Financial implications of the strategies and associated actions and projects will be included in the 2012/13 budget considerations.

Officer's Comment

The engagement process undertaken regarding the (draft) Strategic Community Plan resulted in 2 written submissions, as well as a total of 329 individual comments that were recorded during the Aboriginal Quarterly Forum (28 May 2012) and Community Feedback Workshop (31 May 2012).

The comments / feedback received regarding the (draft) Strategic Community Plan were summarised as the following items:

- General comments
- Related to lower level plans (Corporate Business Plan or individual facility management plans)
- Covered in the (draft) SCP
- Covered in the (draft) SCP but requiring further detail or clarification
- Not covered in the (draft) SCP and requiring insertion.

21 comments received were not covered adequately by the (draft) Strategic Community Plan, falling into 9 general categories including:

- Library Services
- Apprenticeships / Vocational Training
- Volunteering
- History / Heritage
- Emergency Services
- Residential Operational workforces
- Recycling
- Youth Leadership
- Parking.

The summary of feedback (see Attachment 1) details the amendments made to the (draft) Strategic Community Plan's strategies (What we do) or accountabilities / measures (How do we know when we've got there) as a result of the comments made.

Attachments

1. Summary of Feedback on Town of Port Hedland (draft) 10 year Strategic Community Plan (Attached Under Separate Cover).
2. Town of Port Hedland 10 year Strategic Community Plan (Attached Under Separate Cover).

Officer's Recommendation

That Council adopts the 10 year Strategic Community Plan (as Attachment 2) as part of the Town of Port Hedland's Integrated Planning Framework.

Council Motion

Moved: Cr Carter

That Council adopts the 10 year Strategic Community Plan (as Attachment 2) as part of the Town of Port Hedland's Integrated Planning Framework as a working document.

MOTION WITHDRAWN

201213/017 Officer's Recommendation / Council Decision

Moved: Cr Carter

Seconded: Cr Jacob

That Council adopts the 10 year Strategic Community Plan (as Attachment 2) as part of the Town of Port Hedland's Integrated Planning Framework.

CARRIED 7/0

6:11pm Councillors Daccache, Dziombak and Hunt declared a financial interest in Item 12.4 'Request to Commit Funds to Various Aspects of the Spoilbank Marina Development (File No.: 18/12/0014)' as they are all BHP Billiton shareholders with shares over the statutory limit.

Councillors Daccache, Dziombak and Hunt left the room.

6:12pm Councillor Jacob declared an impartiality interest in Item 12.4 'Request to Commit Funds to Various Aspects of the Spoilbank Marina Development (File No.: 18/12/0014)' as her ex-partner is a BHP Billiton employee.

Councillor Jacob remained in the room.

12.4 *Request to Commit Funds to Various Aspects of the Spoilbank Marina Development (File No.: 18/12/0014)*

Officer Leonard Long
Manager Planning
Services

Date of Report 9 July 2012

Disclosure of Interest by Officer Nil

Summary

The Town received a request from LandCorp to assist in the development of the "Spoilbank Marina" through committing the \$40 million received through the "Precinct 3" business deal to various aspects of the proposed "Spoilbank Marina" development.

Council is requested to reaffirm its commitment to provide up to \$40 million of funds toward the development of the Spoilbank Marina Precinct.

Background

The Special Council Meeting of 12 March 2012, resolved to support a business plan for the "Precinct 3" airport land which included a payment of \$40 million to the Town. Council further resolved to redirect the \$40 million from the "Airport Redevelopment Reserve" to the "Spoilbank Reserve".

"That Council:

1. *Requests the CEO to present a report to a future Council meeting that outlines the financial arrangements of the Spoilbank Precinct Development and to gain Council direction for the aspects of the development that Council wishes to invest in;*

2. *Request the CEO to write to the Premier of WA and Minister for Regional Development indicating its commitment of \$40 million towards the Spoilbank Precinct Development and requests the government consider funding the project."*

Landcorp is recommending to deliver the Marina in full and the construction of the Caravan Park at a total cost of \$157 million (static loss of \$127 million).

Landcorp has presented Council with three options to deliver the Spoilbank Marina Precinct:

1. Delivery of Caravan Park Site
2. Delivery of Outer Breakwater
3. Delivery of Marina.

These costings are tabled below.

Option	Cost \$ mill	Revenue \$ mill	Static Profit/ (Loss) \$ mill
1. Construction of Caravan Park site Development south of Sutherland St	(\$7m) (\$11m) (\$18m)	\$5m \$25m \$30m	(\$2m) \$14m \$12m
2. Delivery of Outer Breakwater and Boat ramps Development south of Sutherland St	(\$50m) (\$11m) (\$61m)	Nil \$25m \$25m	(\$50m) \$14m (\$36m)
3. Full delivery of Marina Development south of Sutherland St	(\$143m) (\$11m) (\$154m)	Nil \$25m \$25m	(\$143m) \$14m (\$129m)

LandCorp has requested Council consider committing \$40 million to the following aspects of the Spoilbank Marina Development:

Item	Cost
North / South Road construction	\$ 6 000,000
North / South Road landscaping	\$ 600,000
Marina Fuelling facility	\$ 1 200,000
100 boat pen installations	\$ 9 200,000
4 boat ramp installations	\$ 4 800,000
Trailer parking area	\$ 3 200,000
Caravan park site only	\$ 7 000,000
Marina Landscaping	\$10 000,000
Planning and Approvals	\$ 3 000,000
Total	\$45 000,000

Consultation

- LandCorp's presentation to Members of Council 14 June 2012
- Subsequent discussions with LandCorp/Pilbara Cities Office

Statutory Implications

Nil

Policy Implications

Nil

Strategic Planning Implications

Key Result Area 4: Economic Development
Goal: Tourism
Immediate Priorities: Ensure that new caravan park / backpackers facilities are developed within the Town.

Progress the development of the Spoilbank Marina Precinct.

Budget Implications

The \$40 million received through the "Precinct 3" business deal was intended for the development of a caravan / tourist park and entertainment space together with all other community facilities, amenities and people spaces within the wider Spoilbank Precinct.

Officer's Comment

The intention of Council's decision to consider funding from the Precinct 3 agreement towards the Marina, was understood to be towards the funding of "Community" type uses in the Spoilbank and broader Precinct. Community uses could include:

- A caravan / tourist park
- Boardwalks associated with the marina and other public facilities and spaces
- Amenities as an open air entertainment area / event space
- Opportunities for public swimming
- Play spaces – both dry and water based
- Fishing spaces and platforms
- Public interaction spaces incorporating cafes, bars and restaurants
- Picnic and BBQ areas
- Opportunities for public exercise, walking and healthy interaction
- Public artworks, including culture and heritage works.

All these items are within the Spoilbank Precinct although not necessarily directly associated with the Spoilbank Marina development.

LandCorp is requesting the majority of funds to be committed to the development of the Marina. Some aspects however being requested to commit funds does have a "Community" benefit albeit, long term and out of proportion to the overall contribution.

The Spoilbank Marina Precinct is a landmark project for Council and the Town and would provide considerable benefit to the community from a recreational, residential, economic, and tourist perspective. Council is recommended to support the development of this Precinct by reaffirming its previous commitment towards delivering an active Precinct to the community.

A focus of Council in committing funds towards the Spoilbank Marina Precinct should be towards broadly accessible spaces, facilities and amenities that offer a friendly and relaxed atmosphere for residents and visitors to Port Hedland.

Facilities and amenities provided at the Marina and broader Precinct should be inclusive of people of various ages and interests, visually attractive, clean with a sense of safety and featuring a range recreational and social opportunities available to the community.

Attachments

1. LandCorp letter of request.

Officer's Recommendation

That Council:

1. Notes the request from LandCorp and supports option 3 as noted by LandCorp in Attachment 1.
2. Reaffirms its willingness to contribute up to \$40 Million towards the Spoilbank Precinct development on the basis of:
 - Feasibility and due diligence being undertaken by Landcorp at its cost prior to final commitment

Deliverables for the Town and community including:

- Caravan/tourist park site (freehold title to the Town at no cost)
 - Boardwalks associated with the marina and other public facilities and spaces
 - Amenities as an open air entertainment area / event space
 - Opportunities for public swimming
 - Play spaces – both dry and water based
 - Fishing spaces and platforms
 - Public interaction spaces incorporating cafes, bars and restaurants
 - Picnic and BBQ areas
 - Opportunities for public exercise, walking and healthy interaction
 - Public artworks, including culture and heritage works.
3. A Memorandum of Understanding and appropriate contractual arrangements being entered into between the Town of Port Hedland and Landcorp.

Mayor advised that due to a lack of quorum, Council is not able to consider this item tonight.

6:13pm Councillors Daccache, Dziombak and Hunt re-entered the room and resumed their chairs.

Mayor advised Councillors Daccache, Dziombak and Hunt that Council was unable to consider this item due to a lack of quorum.

ATTACHMENT 1 TO ITEM 12.4

Our Ref: A414289
Enquiries: 9483 7893

Mr Ian Hill
Acting Chief Executive Officer
Town of Port Hedland
PO Box 41
Port Hedland WA 6721

Western Australian
Land Authority
ABN 34 666 192 631
Level 6, Wesfarmers House,
40 The Esplanade, Perth WA 6000
Locked Bag 5, Perth Business
Centre, Perth, WA 6849
☎ 08 9482 7499 ☎ 08 9481 0861
✉ landcorp@landcorp.com.au
landcorp.com.au

Dear Ian

PORT HEDLAND SPOILBANK MARINA OPTIONS / FUNDING SOURCES

Thanks for providing LandCorp the opportunity to update the Town of Port Hedland elected members and executive last week on the status of the Marina project.

In summary LandCorp were requested to review three options requested by Pilbara Cities and Town of Port Hedland comprising:

1. Delivery of caravan park site only (no internal roads / services / buildings)
2. Delivery of outer breakwater and boat ramps
3. Full delivery of marina (excluding development sites north of Sutherland Street)

All three options assume works (construction of north / south road) south of Sutherland Street to allow delivery of the hotel and old hospital sites.

Outlined below are the cost and revenue assumptions for each option.

Option	Cost \$ mill	Revenue \$ mill	Static Profit / (Loss) \$ mill
1. Construction of Caravan Park site Development south of Sutherland St	(\$7m)	\$5m	(\$2m)
	(\$11m)	\$25m	\$14m
	(\$18m)	\$30m	\$12m
2. Delivery of Outer Breakwater and Boat ramps Development south of Sutherland St	(\$50m)	Nil	(\$50m)
	(\$11m)	\$25m	\$14m
	(\$61m)	\$25m	(\$36m)
3. Full delivery of Marina Development south of Sutherland St	(\$143m)	Nil	(\$143m)
	(\$11m)	\$25m	\$14m
	(\$154m)	\$25m	(\$129m)



Considering the key deliverables of each option and the amenity provided to the community the recommended option is the construction of the full marina (excluding development sites) and caravan park site.

Recommendation	Cost \$ mill	Revenue \$ mill	Static Profit / (Loss) \$ mill
3. Full delivery of Marina	(\$143m)	Nil	(\$143m)
1. Construction of Caravan Park site	(\$3m)	\$5m	\$2m
Development south of Sutherland St	(\$11m)	\$25m	\$14m
	(\$157m)	\$30m	(\$127m)

The project costs still require more detailed review and are subject to change in particular the assumptions relating to the civil works, formal environmental assessment requirement (that could extend the program by 12 – 18 months) and cost escalation.

The assumed funding sources for the project comprise:

1. Project revenue (sale of development sites)
2. Town of Port Hedland (\$40m proceeds from BHPB Precinct 3 development)
3. Other government funding (still to be considered).

To assist us with the next stage of the project we require direction from council as to the support or otherwise of the recommended option above and the level of funding Town of Port Hedland may contribute to the Spoilbank Precinct including the items it wishes to contribute the proceeds towards.

To assist council in this process we have outlined below the cost allocations of items we believe council should consider contributing the \$40 million towards.

Item	Cost
North / South Road construction	\$6,000,000
North / South road landscaping	\$600,000
Marina fuelling facility	\$1,200,000
100 Boat pen installation	\$9,200,000
4 Boat ramps installation	\$4,800,000
Trailer parking area	\$3,200,000
Caravan Park site only	\$7,000,000
Marina Landscaping	\$10,000,000
Planning and Approvals	\$3,000,000
Total	\$45,000,000

An additional item requested of LandCorp during the presentation was to obtain the costs to complete the internal services, roads, caravan pads, amenities, chalets, reception area for the caravan park on the basis council could lease the caravan park to an operator. This information will take several weeks to collect and be very broad in nature as the layout and mix of pads and chalets requires operator expertise.

Another option for the caravan park is to ground lease the site only whereby the operator is responsible for constructing all the improvements. Whilst this will deliver a reduced return it doesn't burden council with the substantial initial capital outlay or ongoing capital replacement.

Whilst respecting council's position to contribute to what items it considers reasonable the likelihood of the project obtaining other external funding will be greatly improved if council is in a position to contribute the full \$40 million towards the items identified.

Beyond funding approval LandCorp will also require internal approval to proceed with the project.

Please advise if you require information at this point in time to assist council with its decision process.

Yours sincerely



Todd Wood
SENIOR PROJECT MANAGER
22 June 2012

12.5 ***Confidential – Review of Contract Salaries***

NOTE: Mayor advised that, due to the confidential nature of this item, it will be considered by Council during section 15 of tonight's meeting.

6:13pm Councillors Daccache, Dziombak and Hunt declared a financial interest in Item 12.6 'General Practitioner Housing – Adoption of Allocation Process (File No.: 15/01/0020)' as they are BHP Billiton shareholders with shares over the statutory limit.

Councillors Daccache, Dziombak and Hunt left the room.

6:14pm Councillor Jacob declared an impartiality interest in Item 12.6 'General Practitioner Housing – Adoption of Allocation Process (File No.: 15/01/0020)' as her ex-partner is a BHP Billiton employee.

Councillor Jacob remained in the room.

Acting Chief Executive Officer advised that the Department of Local Government has granted the Town of Port Hedland Council approval to consider Item 12.6 'General Practitioner Housing – Adoption of Allocation Process (File No.: 15/01/0020)' with a reduced quorum of four Councillors.

12.6 *General Practitioner Housing – Adoption of Allocation Process (File No.: 15/01/0020)*

Officer Gordon MacMile
Director Community
Development

Date of Report 2 July 2012

Disclosure of Interest by Officer Nil

Summary

In partnership with BHP Billiton and the State Government (Royalties for Regions funding), Council is constructing 7 general practitioner (GP) houses in Cooke Point. The houses are scheduled for completion and occupation in November / December 2012.

Council is requested to adopt the proposed expression of interest process, as well as the assessment criteria for the allocation and management of the constructed GP houses.

Background

Interim GP Housing Provision

The Special meeting on 19 April 2011 resolved that Council:

1. *Utilise the interest earned from the \$3 million (\$1.5m BHPB and \$1.5m State) for provision of GP Housing to rent a property on the open market to provide short term accommodation for one General Practitioner engaged to provide medical services to the community of Port Hedland to the maximum value of \$1,900 per week for 12 months*
2. *Authorise the Chief Executive Officer to engage Foundation Housing to manage the transaction and the ongoing business associated with this rental for 12 months at an annual management fee of \$2,000*
3. *Consider the allocation of \$15,000 at the next quarterly budget review to expedite the provision of this accommodation until such time as the reserve can be established as per Local Government Act requirements*
4. *Authorise the Chief Executive Officer to establish a reserve for the provision of rental accommodation for GP's and transfer interest from interest on the \$1.5 million provided towards this project through Royalties for Regions funding plus the \$1.5 million provided by BHP Billiton.*

BHP Billiton later increased (additional \$750,000) funding support to a total project contribution of \$2.25 million.

GP Housing Construction

A site assessment for general practitioner housing was undertaken on potential housing sites, resolving that Lot 5551 Dempster Street, Cooke Point best addressed the criteria. Council further considered (February 2011) the preparation and advertising of a GP Housing Business Plan to explain the impact of the raising of a self supporting loan and the development of preferred site for the provision of general practitioners housing within Port Hedland.

Council invited tenders for the design and construction of the civil and housing components with the project split into two stages, with stage 1 comprising the civil and earth works and the construction of 7 houses for the accommodation of GPs. The types of submissions desired from the tender process were ones that reflected current leading practice and includes innovative design solutions, building materials and construction techniques. Proposals were expected to give consideration to the following aspects:

- Urban design / lot layout outcome which maximises the site's potential
- Housing products which can potentially be easily adapted to include more space or altered to form two dwellings
- Cost savings due to pre-fabricated, recycled or easily transportable building materials

- Construction methodologies, which potentially reduces cost or time to complete
- Implementation of energy efficient and water saving devices which reduce maintenance and running costs
- Construction methodologies and materials which are compliant with ToPH standards in respect to cyclonic compliance
- Other examples as detailed by respondents.

The brief for the design of dwellings is to provide “Executive” style housing designed to attract and retain General Practitioners. The understanding of “Executive” nature of the houses should be translated to their size and number of rooms as opposed to the type of internal fittings and fixtures.

Within stage 1 the houses to be constructed will be sympathetic to the Pilbara climate and:

- Be single storey, predominately 4 bedroom x 2 bathroom
- Include an outdoor patio / entertaining area
- Contain a low maintenance and native landscape design
- Take into account prevailing views and breezeways (orientation).

The OCM on 25 May 2011 resolved that Council:

1. *Awards Tender 11/18 Civil Works & Housing Construction (General Practitioner Housing – Stage 1) to Pilbara Construction Pty Ltd for the lump sum price of \$4,095,000 (ex. GST) at Lot 5551 Dempster Street, Cooke Point*
2. *Authorises the Chief Executive Officer (Director Community Development and Manager Infrastructure Development) to negotiate with Pilbara Construction Pty Ltd regarding the final site masterplan and resultant number of general practitioner houses (at least 6 houses) to be constructed in Stage 1.*
3. *Notes that the remaining budget allocation (\$405,000) is to be retained as a contingency.*

Priority allocation for the GP Housing Project Stage 1 is to be given to current resident general practitioners operating in Port Hedland, to help ensure their continued service to the community. This includes 5 current resident GPs who have to date been accommodated in BHP Billiton housing. By improving the quality of accommodation available for our residential doctors, we aim to retain their services for longer periods.

Construction of the GP housing is currently progressing well and scheduled for completion in November / December 2012. The purpose of this report is for Council to consider the allocation (occupation) and management of the GP housing in Cooke Point.

Consultation

A concept briefing was held with Elected Members on 20 June 2012.

Statutory Implications

This tender was called in accordance to the Local Government Act (1995).

3.57. Tenders for providing goods or services

Policy Implications

Tenders were called in accordance with Council's Procurement Policy 2/015.

Strategic Planning Implications

Goal 4:	Healthy Community
Immediate Strategies:	Implement plans for the development of subsidized housing for General Practitioners within the Town.

Budget Implications

Subject to submissions received and model supported, Council may need to allocate funds within the 2012/13 budget for the management and maintenance of the housing.

Officer's Comment

The information below summarises the purpose, process, assessment criteria and proposed timelines for the allocation of the completed GP houses.

Purpose

Allocation

- Retain existing general practitioner services
- Encourage / facilitate expansion of general practitioner service level and availability in Port Hedland
- Begin to cater for future general practitioner service requirements.

Management

- Identify a suitably qualified and experienced housing / accommodation operator and compare with potential Town of Port Hedland management options
- Identify operational models including rent / maintenances contributions.

Process

Allocation – Stage 1

- Honour existing relocation commitments

Allocation – Stage 2

- Advertise Expression of Interest (State-wide) for available general practitioner accommodation with assessment criteria – respondents to provide Statutory Declaration regarding bona fides of information
- Assessment of submissions by Panel (Panel to consist of representatives from Town of Port Hedland, BHP Billiton, Pilbara Cities / Pilbara Development Commission, Department of Health Pilbara)
- Report to Council.

Management

- Advertise Expression of Interest (State-wide) for general practitioner accommodation management
- Compare with Town of Port Hedland management options
- Report to Council.

Assessment (Prioritisation) Criteria

1. Links to Emergency Services
2. General Practitioner business not currently in Port Hedland
3. Expanding general practitioner service (range and after hours) level
4. Providing specialist general practitioner services / skills not currently available
5. Linked to areas of disadvantaged health services / remote servicing / bulk billing
6. Experiencing difficulty in retaining general practitioners / inability to sustain housing within existing business
7. Allied Health (non GP) specialist services not available in Port Hedland.

Proposed Timelines

- | | |
|---|-------------------|
| 1. Concept Briefing | 20 June 2012 |
| 2. Council endorsement of process and assessment criteria | 11 July 2012 |
| 3. EOI's Advertised | end of July 2012 |
| 4. EOI Closed | 20 August 2012 |
| 5. Council consideration | 14 September 2012 |

Attachments

Nil

201213/017 Officer's Recommendation / Council Decision

Moved: Cr Carter

Seconded: Cr Jacob

That Council:

- 1. Adopts the expression of interest process, as well as the assessment criteria for the allocation and management of the constructed GP houses; and**
- 2. Delegates authority to the Chief Executive Officer or delegate to call for expressions of interest for the allocation and management of the GP houses.**

CARRIED 4/0

6:15pm Councillors Daccache, Dziombak and Hunt re-entered the room and resumed their chairs.

Mayor advised Councillors Daccache, Dziombak and Hunt of Council's decision.

NOTE: Mayor asked the Director Community Development to confirm that priority consideration would be given to female General Practitioners. The Director advised in the affirmative (Assessment Criteria 4).

ITEM 13 REPORTS OF COMMITTEES

NOTE: The Minutes of this Committee meeting are enclosed under separate cover.

13.1 *Airport Committee – 28 June 2012*

201213/018 Council Decision

Moved: Cr Carter

Seconded: Cr Dziombak

That Council adopts the Minutes of the Ordinary Meeting of the Airport Committee held on 28 June 2012.

CARRIED 7/0

ITEM 14 MOTIONS OF WHICH PREVIOUS NOTICE HAVE BEEN GIVEN

NOTE: Councillor Gillingham, at the Ordinary Meeting of Council held on 27 June 2012, indicated that she would raise a motion regarding rates concessions and exemptions for the 2012/13 Annual Budget at the next Council meeting. As Councillor Gillingham is on leave of absence tonight, she has written to Councillor Carter asking that he consider raising this motion in her absence.

14.1 *Recommendation of Rates Concession*

201213/019 Council Decision

Moved: Cr Carter

Seconded: Cr Daccache

That Council reconsider the resolution made at the 13 June 2012 Ordinary Council meeting in relation to Item 11.4.1.1 'Rates Concessions and Exemptions for 2012/13 Annual Budget.'

CARRIED 7/0

REASON: To reconsider providing rates concessions for those organisations that were approved either a 50% concession or a nil concession for the 2012/13 and 2013/14 financial years after seeking further clarification from applicants where these concession were not provided.

ITEM 15 CONFIDENTIAL ITEMS

NOTE: Section 5.23 of the Local Government Act 1995 states:

- “(1) Subject to subsection (2), the following are to be open to members of the public —*
- (a) all council meetings; and*
 - (b) all meetings of any committee to which a local government power or duty has been delegated.*
- (2) If a meeting is being held by a council or by a committee referred to in subsection (1)(b), the council or committee may close to members of the public the meeting, or part of the meeting, if the meeting or the part of the meeting deals with any of the following:*
- - (a) a matter affecting an employee or employees”*

201213/020 Council Decision**Moved: Cr Carter****Seconded: Cr Daccache**

That the meeting be closed to members of the public as prescribed in Section 5.23 (2)(a) of the Local Government Act 1995, to enable Council to consider the following Items:

- 15.1 Directors' Bonus Key Performance Indicators (File No.: .../...)**
- 12.5 Confidential – Review of Contract Salaries**

CARRIED 7/0

6:17pm

Mayor advised the meeting is closed to members of the public.

15.1 Directors' Bonus Key Performance Indicators (File No.: .../...)

201213/021 Council Decision**Moved: Cr Daccache****Seconded: Cr Jacob**

That Council approves:

- 1) payment of \$7,500 to the Director of Planning and Development in recognition of achievement of Bonus KPIs;**
- 2) payment of \$10,000 to the Director of Community Development in recognition of achievement of Bonus KPIs; and**
- 3) a review of the Bonus KPIs scheme prior to the 2012/13 year, with a report to Council for consideration.**

CARRIED 5/2

12.5 *Review of Contract Salaries (File No.: .../...)*

201213/022 Council Decision

Moved: Cr Jacob

Seconded: Cr Hunt

That Council:

1. Retains the current tenure arrangements for all contracts irrespective of the modified reward package arrangements;
2. In accordance with sections 5.37 and 5.39 of the *Local Government Act 1995*:
 - a. Modifies the reward package within Ms Natalie Octoman's current contract to the following:
 - i. 13/8/12 to 31/9/12: Base salary of \$164,000 (pro-rata) and total reward package value of \$189,180 (pro-rata) excluding housing and motor vehicle benefits;
 - ii. 1/10/12 to 30/10/12: Base salary of \$184,000 (pro-rata) and total reward package value of \$211,580 excluding housing and motor vehicle benefits;
 - iii. 1/11/12 to 30/10/13: Base salary of \$193,200 and total reward package value of \$221,884 excluding housing and motor vehicle benefits;
 - b. Modifies the reward package within Mr Eber Butron's current contract to the following:
 - i. 13/8/12 to 31/9/12: Base salary of \$161,000 (pro-rata) and total reward package value of \$185,820 excluding housing and motor vehicle benefits;
 - ii. 1/10/12 to 13/2/13: Base salary of \$181,000 (pro-rata) and total reward package value of \$208,220 excluding housing and motor vehicle benefits;
 - iii. 14/2/13 to 13/2/14: Base salary of \$190,050 and total reward package value of \$218,356 excluding housing and motor vehicle benefits;
 - c. Modifies the reward package within Mr Gordon MacMile's current contract to the following:
 - i. 13/8/12 to 31/9/12: Base salary of \$161,000 (pro-rata) and total reward package value of \$185,820 excluding housing and motor vehicle benefits;
 - ii. 1/10/12 to 3/4/13: Base salary of \$181,000 (pro-rata) and total reward package value of \$208,220 excluding housing and motor vehicle benefits;
 - iii. 4/4/13 to 3/4/14: Base salary of \$190,050 and a total reward package of \$218,356 excluding housing and motor vehicle benefits.

- d. Modifies the reward package within Mr Russell Dyer's current contract to the following:
- i. 1/10/12 to 12/8/13: Base salary of \$186,000 and total reward package value of \$213,820 excluding housing and motor vehicle benefits;
 - ii. 13/8/13 to 12/8/14: Base salary of 195,300 and total reward package value of \$224,236 excluding housing and motor vehicle benefits;
 - iii. 13/8/14 to 12/8/15: Base salary of \$205,065 and total reward package value of \$235,173 excluding housing and motor vehicle benefits.

CARRIED 6/1

201213/023 Council Decision

Moved: Cr Carter

Seconded: Cr Daccache

That the meeting be opened to members of the public.

CARRIED 7/0

ITEM 16 APPLICATIONS FOR LEAVE OF ABSENCE

201213/024 Council Decision

Moved: Cr Carter

Seconded: Cr Hooper

That the following applications for leave of absence:

- Mayor Howlett from 20 July to 10 August 2012
- Councillor Jacob from 3 August to 10 August 2012
- Councillor Hunt from 22 July 2012 to 29 August 2012

be approved.

CARRIED 7/0

ITEM 17 CLOSURE

17.1 Date of Next Meeting

The next Ordinary Meeting of Council will be held on Wednesday 25 July 2012, commencing at 5.30pm.

17.2 Closure

There being no further business, the Mayor declared the meeting closed at 6.42pm.

Declaration of Confirmation of Minutes

I certify that these Minutes were confirmed by the Council at its Ordinary Meeting of _____.

CONFIRMATION:

MAYOR

DATE