



Town of Port Hedland

MINUTES

OF THE

**ORDINARY MEETING
OF THE TOWN OF PORT HEDLAND COUNCIL**

HELD ON

WEDNESDAY, 25 OCTOBER 2006

AT 5.32 PM

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

**UNCONFIRMED
MINUTES**

"WITHOUT PREJUDICE"

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*Chris Adams
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 Deputy Mayor declared the meeting open at 5.32 pm and acknowledged the traditional owners, the Kariyarra people.

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

Mayor S R Martin (from 5.50pm Item 11.2.2.2)

Cr A A Carter

Cr G D Bussell

Cr G J Daccache

Cr J M Gillingham

Cr D R Pike

Cr S F Sear

Mr Grant Logie

Mr Terry Sargent

Mr Mathew Scott

Mrs Heather Logie

A/Chief Executive Officer

Director Regulatory and

Community Services

Director Corporate Services

A/Executive Assistant

Members of Public

5 (including Manager Planning
and Senior Engineering
Technical Officer)

Members of the Media

2

2.2 Apologies

Cr A A Gear

Mr Chris Adams

Chief Executive Officer

2.3 Approved Leave of Absence

Nil.

ITEM 3 RESPONSE TO PREVIOUS QUESTIONS - ON NOTICE**3.1 Questions from Public at Ordinary Council Meeting held Wednesday 27 September 2006**

Nil.

3.2 Questions from Members at Ordinary Council Meeting held Wednesday 27 September 2006

3.2.1 Councillor Arthur Gear

Has the construction of demountable buildings along the southern end of Kennedy Street in South Hedland been approved by Council?

The buildings were relocated from a property in Lukis Street in Port Hedland (Demolition Licence obtained) to Lot 5441 (1) Souey Court, South Hedland. The building is stored temporarily until necessary approvals are obtained to use two existing buildings in the development of one dwelling on this lot. The owner confirmed that plans have been drawn up and are awaiting engineers certification. A planning application will be submitted.

The owner is aware of the need for the buildings to be tied down after 1 November, and has made arrangements to have them secured properly.

Council's Building and Planning officers will continue to monitor the site to ensure any development is of an adequate standard.

ITEM 4 PUBLIC TIME

Nil.

4.1 Public Question

Nil.

4.2 Public Statements

Nil.

ITEM 5 QUESTIONS FROM MEMBERS WITHOUT NOTICE**5.1 Councillor Des R Pike**

Could Council obtain a copy of the Audit Report done on Fire Hydrants in Port and South Hedland by Fire and Emergency Services Association (FESA)?

A/Chief Executive Officer advised that FESA had responded and that a copy of the correspondence would be provided Council.

5.1 Councillor Grant D Bussell

Could Council contact the Department of Environment and Conservation (DEC) to determine if Tox Free had breached their licence conditions by processing arsenic contaminated soil?

Director Regulatory & Community Services advised that Council Staff would follow up and report back to Council.

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

Cr D R Pike	Cr G D Bussell
Cr G J Daccache	Cr S F Sear
Cr A A Carter	Cr J M Gillingham

ITEM 7 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

7.1 Confirmation of Minutes of Ordinary Meeting of Council held on Wednesday 27 September 2006.

Officer's Recommendation

That the Minutes of the Ordinary Meeting of Council held on Wednesday 27 September 2006 be confirmed as a true and correct record of proceedings

200607/70 Council Decision/Officer's Recommendation

Moved: Cr S F Sear **Seconded:** Cr G D Bussell

That the Minutes of the Ordinary Meeting of Council held on Wednesday 27 September 2006 be confirmed as a true and correct record of proceedings, with the following amendment

- . **Item 11.2.3.1 (Page 90) Council Decision 200607/051 para iv line three - delete "scientific-based" insert "science-based"**

CARRIED 6/0

ITEM 8 ANNOUNCEMENTS BY CHAIRMAN WITHOUT DISCUSSION

Nil.

ITEM 9 REPORTS BY ELECTED MEMBERS WITHOUT DISCUSSION

9.1 *Councillor Jan M Gillingham*

Cr J M Gillingham advised of a meeting with Councillor Helen Doran-Wu from the Town of Vincent. Councillor Doran-Wu co-prepared an Analysis for Shelter WA Inc "Regional Housing Analysis: Housing in Hedland" dated February 2006.

Cr J M Gillingham tabled the Report and requested copies be made available for Councilors and that the Report be discussed at a later date.

Deputy Mayor advised that the Report is of interest to Council and that the matter would be discussed at a Briefing Session.

9.2 *Councillor Arnold A Carter*

Cr A A Carter advised of his attendance at Australian Airport Association Annual General Meeting (AGM) and Conference held in Cairns from 15 to 17 October 2006.

Cr A A Carter further advised that he would provide a comprehensive report for the next meeting.

**ITEM 10 PETITIONS/DEPUTATIONS/PRESENTATIONS/
SUBMISSIONS**

Nil.

ITEM 11 REPORTS OF OFFICERS**11.1 Governance****11.1 *Status of Council Decisions (File No.: ADM-015)***

Officer Gaye Stephens
Executive Assistant

Date of Report 17 October 2006

Disclosure of Interest by Officer Nil

Summary

Informing Council of actions undertaken in relations to decisions of Council in the past month.

Background

This monthly report is presented to Council for information. The report advises Council how decisions have are being actioned by staff. Any Council Decision that has not yet been completely implemented will remain on the list until it has been completed.

Officers Comments

This report includes decisions from the following meetings:

- Ordinary Meeting held 28 September 2005;
- Ordinary Meeting held 26 October 2005;
- Ordinary Meeting held 14 December 2005;
- Ordinary Meeting held 22 March 2006;
- Ordinary Meeting held 24 May 2006;
- Ordinary Meeting held 28 June 2006;
- Ordinary Meeting held 26 July 2006;
- Ordinary Meeting held 23 August 2006; and
- Ordinary Meeting held 27 September 2006.

Statutory Implications

Section 2.7 of the Local Government Act states how Council is responsible for directing the local government's affairs:

“2.7. The role of the council

(1) The council –

*(a) directs and controls the local government's affairs;
and*

*(b) is responsible for the performance of the local
government's functions.*

(2) Without limiting subsection (1), the council is to –

- (a) *oversee the allocation of the local government's finances and resources; and*
- (b) *determine the local government's policies."*

Policy Implications

Nil

Strategic Planning Implications

KRA 6 – Governance

Goal 6 – Systems Development

That the Towns internal operating systems are structured in a manner that assists in providing timely accurate information to the community.

Budget Implications

Nil

200607/71 Council Decision/Officer's Recommendation

Moved: Cr G J Daccache

Seconded: Cr S F Sear

That the 'Status of Council Resolutions' Report as presented to the Council's Ordinary Meeting held on 25 October 2006 be received.

CARRIED 6/0

ITEM	REPORT TITLE	COUNCIL RESOLUTION DETAILS	ACTION TO DATE (Date – Action)	EST. COMP-DATE
Ordinary Meeting held 28 September 2005				
10.2.2.3	Revised Pretty Pool Dev. Plan	200607/101 Council Decision That Council resolve to: a) initiate an amendment to Town Planning Scheme No. 5 to rezone an area of land from 'Rural' and 'Urban Development R20' to 'Urban Development' to facilitate the subdivision and development of the land in accordance with the Revised Pretty Pool Development Plan; b) advise the applicant accordingly and request that the applicant prepare the formal amendment documentation to enable referral to the Environmental Protection Authority; ... c) receive the Revised Pretty Pool Development Plan for the purpose of public advertising in conjunction with the associated Town Planning Scheme No.5 Scheme Amendment; d) invite LandCorp to a meeting with Council to address the issues of ... e) the final plans be returned to Council for consideration after the public consultation period and prior commencement of the project, in accordance with the Local Government Act 1995 and association regulations.	RESPONSIBLE OFFICER: Planning Officer Copy of ltr from DoE to developer received 300606 outlining outstanding issues. Awaiting response from EPA and DPI re: Coastal Engineering issues.	✓ COMPLETE
10.2.3.6	Hire Car Operations	200607/108 Council Decision/Officer's Recommendation That: i) the Chief Executive Officer and the Airport Manager commence negotiations with Hire Car operators regarding the possible relocation and consolidation of facilities; and ii) a report be presented for Council's consideration following negotiations being undertaken with Hire Car operators, and drainage investigations being completed at the Port Hedland International Airport.	RESPONSIBLE OFFICER: Airport Manager Discussed at CI briefing session 130906. Further discussions required DES/Hire Car Operators.	
Ordinary Meeting held 26 October 2005				

ITEM	REPORT TITLE	COUNCIL RESOLUTION DETAILS	ACTION TO DATE (Date – Action)	EST. COMP- DATE
10.1.3.6	Proposed Scheme Amend't – Portion of Crowe St Road Reserve	200607/151 Council Decision That Agenda Item 10.1.3.6 'Proposed Scheme Amendment – Portion of Crowe Street Road Reserve' requesting for rezoning of portion of Crowe Street Road Reserve from 'Local Road' to 'Residential R12.5/50' lay on the table pending further information being provided to Council, including – i) any potential obstruction to public access the intended purpose for the scheme amendment rezoning may cause; and ii) advice on the affect of legal ownership that the requested rezoning may have.	RESPONSIBLE OFFICER: Planning Officer Still pending. Applicant has written to CI re: seeking the services of a surveyor. If still unsuccessful in 2 mths, will withdraw application. Oct. – Surveyor drawing plans for submission. Report to Nov CI Mtg.	
10.2.2.1	Lease of Southern Aircraft Hangar and Surrounding Land at PHIA	200607/154 Council Decision/Officer's Recommendation That: i) Council advertise its intention to dispose of the Southern Apron Hangar as per the requirements of Section 3.58 of the Local Government Act 1995; ii) if no objections are received during the advertising period, a lease agreement be entered into with Polar Aviation Pty Ltd for the Southern Apron Hangar and Land at an initial cost of \$7,000 + gst per annum; iii) the Common Seal be affixed and the Mayor and Chief Executive Officer be authorised to sign the Lease Agreement; and iv) if the transportable building located on the Western Edge of the leased are is not removed by the current lessee, that Council dispose of this building.	RESPONSIBLE OFFICER: Airport Manager Lease negotiations are still in progress. Draft Lease being considered.	
10.2.2.2	School of the Air Request to Lease Airport Building	200607/155 Council Decision/Officer's Recommendation That: i) Council advertise its intention to dispose of Building 158 (ex Air BP) as per the requirements of Section 3.58 of the Local Government Act 1995; ii) if no objections are received during the advertising period, a lease agreement be entered into with Port Hedland School of the Air at the valuation rate. iii) the Mayor and Chief Executive Officer be authorised to sign and execute Lease Agreement documents once it has been prepared.	RESPONSIBLE OFFICER: Airport Manager Draft Lease being considered.	August 06
Ordinary Meeting held 14 December 2005				

ITEM	REPORT TITLE	COUNCIL RESOLUTION DETAILS	ACTION TO DATE (Date – Action)	EST. COMP-DATE
10.2.4.2	Impounded Shopping Trolleys	200607/218 Council Decision That Council rejects the offer of \$4,500 in lieu of impounding fees for the shopping trolleys currently held at the depot and commences disposal by public tender of the impounded trolleys in accordance with the provisions of the Local Laws in January 2006.	RESPONSIBLE OFFICER: Director Regulatory and Community Services Have been advertised. No tenders received quotes sought from scrap metal dealers	October 06
Ordinary Meeting held 22 March 2006				
11.2.2.5	Proposed Pedestrian Access Way (PAW) Closure At Lot 1699 (18-20) Logue Crt. SH	200607/343 Council Decision/Officer's Recommendation That Council: i) Resolve to close the pedestrian access way between lots 1699 and 2091 Logue Court, South Hedland; ii) advertise the proposed road closure in accordance with section 58 of the <i>Land Administration Act 1997</i> ; iii) request advise from relevant service providers with regard to required easements; iv) provide any easements as required by service providers; v) amalgamate the closed Pedestrian Access Way with Lot 1699 Logue Court, South Hedland; and vi) allocate \$3000 from unallocated funds to account 901400 (Purchase of Land) for the purchase of the PAW if required.	RESPONSIBLE OFFICER: Planning Officer Ltr sent to SLS requesting the Min to close PAW. Ltr sent 16.08.06	
12.2.2.7	Request for Scheme Amend. to Rezone Lot 5197 (21) Harper St, PH	200607/345 Council Decision/Officer's Recommendation That a) Council initiates the scheme amendment rezoning lot 5197 (21) Harper Street Port Hedland from Residential R 15 to Residential R 30; and b) all costs relating to the amendment be borne by the applicant.	RESPONSIBLE OFFICER: Planning Officer Report to Sept Ord CI Mtg. Amendment submitted to WAPC	COMPLETE ✓
Ordinary Meeting held 24 May 2006				

ITEM	REPORT TITLE	COUNCIL RESOLUTION DETAILS	ACTION TO DATE (Date – Action)	EST. COMP-DATE
11.2.2.4	Municipal Heritage Inventory Review	200607/415 Council Decision/Officer's Recommendation That Council: i) distribute the Town of Port Hedland Municipal Inventory of Heritage Places Review 2006 for the purpose of public advertising; ii) advertise in the North West Telegraph that copies of the Draft Heritage Inventory will be available for viewing until 28 June 2006 at the: a) Port Hedland Library b) South Hedland Library c) Dalgety House d) Courthouse Art Gallery; iii) provide a copy of the Draft Heritage Inventory to the Port Hedland Historical Society with a request for comment to be received by the Town of Port Hedland before 28 June 2006; and iv) forward all submissions to the consultant for assessment and inclusion into the Municipal Heritage Inventory.	RESPONSIBLE OFFICER: Planning Officer Submissions being collated and report prepared for consultant.	August 06
14.1	Confidential Matter – Qantas Lease	200607/442 Council Decision That Council's lawyers be requested to draft correspondence to Qantas advising – i) Council does not enter into an agreement with Qantas; and ii) commencing 1 July 2006 Council intends on developing a lease with Qantas for use of the Port Hedland International Airport with the rent being set at the value established by an independent valuer; for review by Councillors prior to dispatch to Qantas.	RESPONSIBLE OFFICER: Chief Executive Officer Letter sent awaiting response.	October 06
14.2	Confidential Matter : Legal Matter – Wellard Industries	200607/443 Council Decision/Officer's Recommendation That Council rescind Council decisions 200607/149 (October 2005) and 200607/290 (February 2006) relating to Council objection to the storage of manganese ore on Lot 842 and the proposed leasing of Lot 5909. 200607/444 Council Decision/Officer's Recommendation That Council write to LAMS advising that ... providing that: ...	RESPONSIBLE OFFICER: Chief Executive Officer Awaiting reply from Wellards re: acceptance of CI decision.	
Ordinary Meeting held 28 June 2006				
11.2.2.3	Proposed Scheme A'ment to Rezone Portion Lot 313 Anderson St, PH from R12.5/50 to "Public Purposes – Telecom."	200607/451 Council Decision/Officer's Recommendation That Council initiates a scheme amendment to the Town of Port Hedland Town Planning Scheme No. 5 to rezone a portion of Lot 313 Anderson Street, Port Hedland from "Residential R12.5/50" to "Public Purposes – Telecommunications" as outlined in the application received 4 May 2006.	RESPONSIBLE OFFICER: Planning Officer Applicant advised of resolution. Documents submitted to EPA for assessment prior to advertising. Advertising commenced.	

ITEM	REPORT TITLE	COUNCIL RESOLUTION DETAILS	ACTION TO DATE (Date – Action)	EST. COMP-DATE
11.2.2.7	Request for Comment Regarding Subdivision of Lot 5876 Styles Road Port Hedland	200607/456 Council Decision/Officer's Recommendation That: i) upon the receipt of the application for Stage 2 of the Pretty Pool subdivision the Western Australian Planning Commission be advised that the proposed subdivision of Lot 5876 (No Street Address), Port Hedland into 34 lots in accordance with the plan dated 9 June 2006 is supported, subject to the following conditions being placed upon any approval granted by the Commission: a) footpaths to be constructed to Council's satisfaction on both sides of the proposed streets; b) all vehicle crossings to be designed and constructed to the satisfaction and specification of Council's Engineering Services (ES); and c) a drainage management plan to be approved by the Town of Port Hedland Environmental Health Service, prior to commencement of development ii) Council's Manager Planning and LandCorp investigate alternative lots designs and potential options for the open space requirement and any findings be referred to Council for further consideration.	RESPONSIBLE OFFICER: Planning Officer Formal referral from DPI yet to be received.	✓ COMPLETE
Ordinary Meeting held 26 July 2006				
11.4.2.3	Port Hedland Cattle Yards	200607/504 Council Decision That Item 11.4.2.3 Port Hedland Cattle Yards lay on the table.	RESPONSIBLE OFFICER: Chief Executive Officer Tender being Drafted	
11.4.2.5	Street Names for Pretty Pool Subdivision	200607/506 Council Decision That Item 11.4.2.5 Street Names for Pretty Pool Subdivision lay on the table.	RESPONSIBLE OFFICER: Chief Executive Officer Item discussed at CI briefing session 130906. LandCorp to present names.	
Ordinary Meeting held 23 August 2006				
11.2.2.2	Proposed Additional Multiple Dwellings at Lot 2594 (4) Clam Court, SH	200607/004 Council Decision Planning Consent be granted to Koltasz Smith, on behalf of the owners Kedi Trading Pty, Ltd, Cusack Properties P/L, GB & KM Clancy to upgrade the existing 24 units and develop an additional 23 Units on Lot 2594 (4) Clam Court, South Hedland as outlined in the Application received 15 March 2006 (Application 2006/32) and indicated on the approved plans, subject to the following conditions:	RESPONSIBLE OFFICER: Manager Planning	✓ COMPLETE

ITEM	REPORT TITLE	COUNCIL RESOLUTION DETAILS	ACTION TO DATE (Date – Action)	EST. COMP-DATE
11.2.2.3	Revised Pretty Pool Development Plan	200607/005 Council Decision/Officer’s Recommendation That Council: a) initiate an amendment to Town Planning Scheme No. 5 to rezone an area of land from "Rural" and "Urban Development R20" to "Urban Development", to the area of land adjacent to ‘Balance Project Area’ to facilitate the subdivision and development of the land in accordance with the Revised Pretty Pool Development Plan; b) advise the applicant accordingly and request that the applicant prepare the formal amendment documentation to enable referral to the Environmental Protection Authority; and c) adopt the Revised Pretty Pool Development Plan (excluding the ‘Balance Project Area’) for the purpose of public advertising in conjunction with the associated Town Planning Scheme No.5 Scheme Amendment.	RESPONSIBLE OFFICER: Manager Planning Application referral to EPA, and planning is currently awaiting a response to the referral.	
11.2.2.4	Proposed Vesting of Crown Land in the ToPH for the Purpose of Recreation	200607/006 Council Decision/Officer’s Recommendation That Council advises the Department for Planning and Infrastructure (State Land Services) that: i) it is NOT prepared to accept the management of lot 122 Cottier Drive South Hedland for the purpose of RECREATION as the land is not considered suitable for a recreation reserve due to its physical dimensions and close proximity to a main road; and ii) it is prepared to accept the management of lot 122 Cottier Drive South Hedland for the purpose of DRAINAGE.	RESPONSIBLE OFFICER: Planning Officer SLS advised, no response to date.	
11.2.2.5	Proposed Scheme Amendment to Allow the Development of Grouped Dwellings at Lot 501 Byass St, SH	200607/007 Council Decision/Officer’s Recommendation That Council: i) initiate an Amendment to Town Planning Scheme No. 5 to rezone Lots 501 and 502 Byass Street South Hedland from “Mixed Business” to “Mixed Business” with an Additional Use for Multiple Dwellings; and ii) advise the applicant accordingly and request the applicant to prepare the amendment document in accordance with this resolution.	RESPONSIBLE OFFICER: Planning Officer Applicant preparing documents prior to submission to EPA.	
11.3.1.2	Tender 06/06 Wedge and Edgar St Streetscape Enhancem’ts	200607/018 Council Decision/Officer’s Recommendation That: i) Council rejects all Tenders for 06/06 Wedge and Edgar street Streetscape Enhancements. ii) Engineering Services to re-assess the contract documentation and specifications and then prepare a detailed schedule of works and cost estimates to present to Council and the Port Hedland Enhancement Scheme in order to complete the project in-house.	RESPONSIBLE OFFICER: Director Engineering Services Tenderers notified. Assessment in progress.	

ITEM	REPORT TITLE	COUNCIL RESOLUTION DETAILS	ACTION TO DATE (Date – Action)	EST. COMP-DATE
11.3.1.3	Waste Management Plan	200607/019 Council Decision/Officer's Recommendation That: i) the draft Waste Management Plan is accepted; and ii) Mr Harold McKenzie, Specialist Consultant in Solid Waste Management, is advised in writing of the following comments to enable him to finalise the Waste Management Plan: a) More attention to be given to recycling, particularly allocation of space for community recycling centre b) Consultant to provide a summary, priority listing and approximate costs of resolving issues identified c) Verification of current Waste Levy amount (1.4.3) d) Verification of current rate charges for refuse collection (2.1) e) Verification of waste quantities disposed of at Landfill (3.5) f) Verification of number of residents in each area and distance from Landfill (4.6) g) Plan to include actual budget amounts for 2005/06 (7.2) h) Plan to be revised to identify issues that have been resolved since original consultation	RESPONSIBLE OFFICER: Director Engineering Services Info. To be compiled and forwarded to consultant.	September 06
11.3.2.2	EOI for Advertising Options at the Port Hedland International Airport	200607/023 Council Decision/Officer's Recommendation That i) the CEO or his nominated delegate be authorised to develop an Expression of Interest calling for an advertising plan and options for Port Hedland International Airport using one or a combination of advertising mediums available; ii) the Expression of interest be advertised in the Australian and West Australian Newspapers; and iii) following the close of expression of interests, a report be presented to Council for further consideration.	RESPONSIBLE OFFICER: Airport Manager To be advertised September 06	
11.4.2.1	Lease Option - Pearl Aviation Australia Pty Ltd Lot 2444 G't Northern Hwy, PH	200607/029 Council Decision/Officer's Recommendation That: i) in accordance with the Lease agreement with Pearl Aviation Australia Pty Ltd effective 1 July 2001 a further term of five years be granted on the same terms and conditions as the existing lease agreement, except the rental charge be adjusted to reflect CPI; and ii) the option be signed and sealed by Council.	RESPONSIBLE OFFICER: Manager Administration Ltr to be sent.	
11.4.2.2	Lease Option - Rose Nowers Child Care Centre Lot 2791 Boronia Close, SH.	200607/030 Council Decision/Officer's Recommendation That: i) in accordance with the lease document, Rose Nowers Child Care Centre Incorporated be granted a further term of five years on the same terms and conditions as the existing lease agreement, except the rental charge be adjusted to reflect CPI; and ii) this extension be signed and sealed by Council.	RESPONSIBLE OFFICER: Manager Administration Ltr to be sent.	

ITEM	REPORT TITLE	COUNCIL RESOLUTION DETAILS	ACTION TO DATE (Date – Action)	EST. COMP-DATE						
11.4.2.3	Lease Variation - Chalkwest Pty Ltd (Budget Rent A Car) Pt Lot 2444 G't Northern Hwy, PH	200607/031 Council Decision That Agenda Item 11.4.2.3 'Lease Variation - Chalkwest Pty Ltd (Budget Rent A Car) Part Lot 2444 Great Northern Highway, Port Hedland.' Lay on the table, pending the completion of outstanding matters, including revaluation as resolved by Council (Agenda Item 10.2.3.6) at it's Ordinary Meeting held in September - Agenda Item 10.2.3.6.	RESPONSIBLE OFFICER: Manager Administration Discussed at CI briefing session 130906. Further negotiations required with DES							
14.1	Review of Existing Mgt & Council Policies Relating to Employee Conditions	200607/035 Council Decision That Item 14.1 Review of Existing Management and Council Policies Relating to Employee Conditions lay on the table to enable further consideration by Council at its September briefing session.	RESPONSIBLE OFFICER: Chief Executive Officer Discussed at CI briefing session 130906. Report to Sept. Ord CI Mtg. CI resolved 200607/066	✓ COMPLETE						
Ordinary Meeting held 27 September 2006										
11.2.1.2	Tender 06/16 Courthouse Art Gallery Renovations	200607/041 Council Decision/Officer's Recommendation That Tender 06/16 Courthouse Art Gallery Renovations to be awarded to FORM Contemporary Craft and Design Inc. for the lump sum price of \$200,000 (excluding GST).	RESPONSIBLE OFFICER: Director Regulatory and Community Services Tender Awarded.	✓ COMPLETE						
11.2.2.2	Application to Amend TPS 5 to Rezone Lot 5197 Harper St, PH from Residential R15 to R30	200607/043 Council Decision/Officer's Recommendation That: i) Amendment No.8 to Town Planning Scheme No.5 be adopted without modification; ii) the following Schedule of Submissions and recommendations be forwarded to the Western Australian Planning Commission for the Minister's consideration: <table border="1" data-bbox="577 1169 1776 1286"> <thead> <tr> <th>Name</th> <th>Address</th> <th>Submission</th> </tr> </thead> <tbody> <tr> <td>TN and MH Brodie</td> <td>28 Harper Street Port Hedland</td> <td>Supplicant does not oppose rezoning, however is concerned with potential overlooking issues should a 2-storey dwelling be constructed opposite their home.</td> </tr> </tbody> </table> and iii) the Mayor and Chief Executive Officer be authorised to execute three (3) copies of the amendment documents in accordance with the <i>Town Planning Regulations 1967</i> (as amended), including the fixing of the Council's seal in the event that the Minister for Planning and Infrastructure approves the Amendment without modification.	Name	Address	Submission	TN and MH Brodie	28 Harper Street Port Hedland	Supplicant does not oppose rezoning, however is concerned with potential overlooking issues should a 2-storey dwelling be constructed opposite their home.	RESPONSIBLE OFFICER: Planning Officer Amendment submitted to WAPC for determination.	
Name	Address	Submission								
TN and MH Brodie	28 Harper Street Port Hedland	Supplicant does not oppose rezoning, however is concerned with potential overlooking issues should a 2-storey dwelling be constructed opposite their home.								

ITEM	REPORT TITLE	COUNCIL RESOLUTION DETAILS	ACTION TO DATE (Date – Action)	EST. COMP-DATE
11.2.2.3	Request to Divest a Portion of Lot 5209 (Reserve 28372)	200607/044 Council Decision/Officer's Recommendation That: i) the applicant be advised that it is prepared to divest itself of a portion of lot 5209 (Reserve 38272) subject to: a) the applicant submitting a survey diagram describing the land subject to this approval; b) the applicant making application to the Department for Planning and Infrastructure (State Land Services) to purchase the subject land; c) the applicant granting any easements in respect of this land to any Service Provider at no cost; The process to be at no cost to Council; and ii) the Department for Planning and Infrastructure (State Land Services) be advised that it wishes to excise a portion of lot 5209 (Reserve 38272).	RESPONSIBLE OFFICER: Planning Officer Applicant advised.	
11.2.2.4	Proposed Temporary Construction Access Rd to FMG Port Construction Site	200607/045 Council Decision/Officer's Recommendation That Planning Consent be granted to Pilbara Iron Ore and Infrastructure Project for the construction of a Temporary Access Road and Temporary Road Diversion Road at Lots 2514 (R32643), 3261 (R33848), 5165 and associated Unallocated Crown Land as outlined in the Application received 30 August 2006 (Application 2006/113) and indicated on the approved plans, subject to the following conditions:	RESPONSIBLE OFFICER: Manager Planning	✓ COMPLETE
11.2.2.5	Request to Construct an Additional Fuel Storage Tank at the BP Fuel Depot at the PHIA	200607/046 Council Decision/Officer's Recommendation That Planning Consent be granted to Air BP Australia Ltd on behalf of the Town of Port Hedland for the construction of a 100,000 litre fuel tank at lot 2444 as outlined in the Application received 30 August 2006 (Application No. 2006/116) and indicated on the approved plans, subject to the following conditions:	RESPONSIBLE OFFICER: Planning Officer	✓ COMPLETE
11.2.2.6	Proposed Construction of Three Grouped Dwellings at Lot 2023 (2) Leeds St, PH	200607/047 Council Decision/Officer's Recommendation That Planning Consent be granted to Hodge and Collard Architects on behalf of Port Hedland Port Authority for the construction of three (3) GROUPED DEWLLINGS at lot 1Leeds Street and Lot 2 Bayman Street Port Hedland as outlined in the Application received 21 July 2006 (Application No. 2006/90) and indicated on the approved plans, subject to the following conditions:	RESPONSIBLE OFFICER: Planning Officer	✓ COMPLETE

ITEM	REPORT TITLE	COUNCIL RESOLUTION DETAILS	ACTION TO DATE (Date – Action)	EST. COMP-DATE
11.2.2.7	Request to Rezone a Portion of Lot 2202 (4) Reynolds Place, SH From Residential R20 to R30	200607/048 Council Decision/Officer's Recommendation That i) Pursuant to section 75 of the <i>Planning and Development Act 2005</i> (as amended), Council resolves to amend Town of Port Hedland Town Planning Scheme No.5 by: a) rezoning the portion of lot 2202 Reynolds Place South Hedland currently zoned Residential R 20 to Residential R 30; and b) amending the Scheme Map accordingly; the Mayor and Chief Executive Officer be authorised to execute three (3) copies of the amendment documents in accordance with the <i>Town Planning Regulations 1967</i> (as amended); ii) the proposed amendment be numbered Amendment No.12 of <i>Town of Port Hedland Town Planning Scheme No.5</i> and be forwarded to the Environmental Protection Authority for assessment in accordance with section 81 of the <i>Planning and Development Act 2005</i> prior to advertising in accordance with the <i>Town Planning Regulations 1967</i> ; and iii) the applicant be advised that all costs associated with advertising and preparing the amendment will be borne by the applicant.	RESPONSIBLE OFFICER: Planning Officer Applicant advised to prepare documents for submission to EPA	
11.2.2.8	Proposed Partial Rd Closure of Traine Cres, SH	200607/049 Council Decision/Officer's Recommendation That Council: i) advertise the proposed closure of the portion of Traine Crescent South Hedland identified in the application received from Taylor Burrell Barnet on 30 August 2006 pursuant to section 58 of the <i>Land Administration Act 1997</i> , and section 9 of the <i>Land Administration Regulations 1998</i> ; ii) request that the Honorable Minister for Lands to close the portion of Traine Crescent South Hedland; and iii) advise the applicant that all costs associated with advertising the road closure will be borne by the applicant.	RESPONSIBLE OFFICER: Planning Officer Advertising commenced.	
11.2.2.9	Proposed Earthworks for Pretty Pool Subdivision – Stage One	200607/050 Council Decision/Officer's Recommendation That Planning Consent be granted to Koltasz Smith on behalf of LandCorp for EARTHWORKS at lot 300, 5876 and 5877 Styles Road as outlined in the Application received 15/08/2006 (Application No. 2006/102) and indicated on the approved plans, subject to the following conditions: i) the applicant to submit an approved drainage management plan as required by condition 12 of the subdivision application for lot 5876 Counihan Crescent Port Hedland (Application Number 130283) to the Town of Port Hedland prior to the commencement of site works; ii) the applicant is advised to obtain appropriate tenure to all land subject to this approval; iii) the applicant to restore all disturbed land to its current state in the event it is not rezoned as proposed in the Town of Port Hedland Town Planning Scheme No. 5 Amendments 7 and 10 to the satisfaction of the Manager Planning; and iv) all works are to be at no cost to Council.	RESPONSIBLE OFFICER: Planning Officer	✓ COMPLETE

ITEM	REPORT TITLE	COUNCIL RESOLUTION DETAILS	ACTION TO DATE (Date – Action)	EST. COMP-DATE
11.2.3.1	BHP Billiton - Revision Of Dust Management Program	200607/051 Council Decision That Council writes to the Environmental Protection Authority to comment on the Section 46 document produced by BHP Billiton Iron Ore to amend its Ministerial conditions of approval for their Dust Management programme for Finucane Island and Nelson Point Operations to include the following: i) the Department of Health’s recommendations requiring increased dust mitigation, improved monitoring and transparency of results are to be considered when assessing the document; ii) subject to noise considerations, dust monitors need to be located in areas were they give a true indication of the dust levels that residents are exposed to and these results need to be readily accessible; and iii) the Town of Port Hedland supports any initiative to relocate activities that have the potential to cause excessive dust emissions including ore crushing activities and loading facilities. iv) the Town supports the application of the National Environmental Protection Measure (NEPM) standard for pM10 ambient dust until such time that scientific-based evidence indicates clearly that it is not applicable in Port Hedland.	RESPONSIBLE OFFICER: Manager Environmental Health Services	✓ COMPLETE
11.2.3.2	Trapping of Ferral Animals	200607/052 Council Decision/Officer’s Recommendation That Council advise Rio Tinto Minerals Asia Pacific Port Hedland Operations (Dampier Salt Limited) it has no objection to feral foxes being trapped at the Pretty Pool Beach area from December 2006 to March 2007 provided: i) Local residents in the Pretty Pool residential area are made aware that the programme is being undertaken in the form of a letter drop. ii) The Department of Environment & Conservation endorses the proposal and the programme is conducted in accordance with any conditions set by the Department. iii) The doors of any traps left on the site are not to be open between dawn and dusk. iv) Any domestic animals that are trapped are to be delivered to Council’s Ranger Services to be dealt under the provisions of the Dog Act. v) Any feral animals captured are to be euthanased in a humane manner and in accordance with Dampier Salt’s Job Safety Analysis on their property. No animals are to be euthanased in a public area. vi) Euthanased animals are to be disposed of at Council’s refuse disposal site free of charge.	RESPONSIBLE OFFICER: Manager Environmental Health Services	✓ COMPLETE
11.2.6.1	The Alliance Small Grants Scheme : Round 1	200607/053 Council Decision/Officer’s Recommendation That following grants as part of The Alliance Small Grants Scheme: Round 1: i) Cooke Pointe Playgroup \$560 ii) Hedland Community Living Association \$1,000 iii) Pilbara & Kimberley Care \$1,000 be approved.	RESPONSIBLE OFFICER: Events Co-ordinator	✓ COMP.
11.3.2.1	Tender 06-08 Provision of Cleaning Services PHIA	200607/055 Council Decision/Amended Officer’s Recommendation That: i) the tender submission from Kestrel Contracting Pty Ltd trading as Pilbara Dustbusters for Tender 06/08 – Provision of Cleaning Port Hedland International Airport be accepted; ii) general ledger expenditure account 1211262 Building Cleaning be increased from \$70,000 to \$85,000; and iii) general ledger income account 1210234 be increased from \$780,000 to \$840,000. iv) \$45,000 be transferred to Port Hedland International Airport’s Reserve Fund.	RESPONSIBLE OFFICER: Airport Manager	

ITEM	REPORT TITLE	COUNCIL RESOLUTION DETAILS	ACTION TO DATE (Date – Action)	EST. COMP-DATE
11.3.2.2	Tender 06-09 Supply & Install Security & Boundary Fencing PHIA	200607/056 Council Decision/Officer's Recommendation That the tender submission from Southern Wire for Tender 06/09 – Security and Boundary Fencing Port Hedland International Airport be accepted.	RESPONSIBLE OFFICER: Airport Manager	
11.3.3.1	Recreation Facilities Audit Draft Report	200607/057 Council Decision That the Recreation Facilities Audit be received subject to: i) further financial and legal discussions; and ii) the Strategic Plan guidelines.	RESPONSIBLE OFFICER: Sport and Recreation Officer	
11.3.3.2	Port Hedland Skatepark Location	200607/058 Council Decision That: i) the residents of McGregor Street be surveyed in relation to the proposed indicative site for the Port Hedland Skatepark to be changed from the area adjacent the Scout Hall in McGregor Street, to an area at the Hockey/Soccer/Rugby Oval on McGregor Street; and ii) subject to no objections being received in writing, the proposed site for the park be changed from the area adjacent the Scout Hall in McGregor Street to an area at the Hockey/Soccer/Rugby Oval on McGregor Street.	RESPONSIBLE OFFICER: Sport and Recreation Officer. Agenda Item 25 October 2006	✓ COMPLETE
11.4.1.2	Rating of land used for Charitable Purposes	200607/060 Council Decision/Officer's Recommendation That Council provides the following responses to the Minister of Local Government and Regional Development in response to the Local Government Advisory Board Report – Operation of Section 6.26(2)(g): i) Support recommendations 1,2,4,6,7. ii) Support in principal, with further qualification, recommendations 3 & 8. iii) Do not support recommendation 5.	RESPONSIBLE OFFICER: Director Corporate Services Letter send	✓ COMPLETE
11.4.1.3	Request to Write Off Tip Fees - CDEP	200607/061 Council Decision That Council determines not to waiver current and future Hedland Community Development Employment Projects (CDEP) Landfill tipping charges, but invites CDEP to re-apply to Council on a project-by-project basis where there is a significant community benefit.	RESPONSIBLE OFFICER: Manager Finance Verbally advised, letter send.	✓ COMP

ITEM	REPORT TITLE	COUNCIL RESOLUTION DETAILS	ACTION TO DATE (Date – Action)	EST. COMP-DATE
11.4.1.4	Underground Power Charge Adjustment	200607/062 Council Decision/Officer's Recommendation That Council: i) amend the Service Charge for underground power to \$500.00 to the following properties: a) 8, 9, 10, 11, 12, & 13 Nereus Court b) 1, 2, 3, 4, 5, & 6 Thetis Place c) 1, 2, 3, 4, 5, & 6 Oceanus Court d) 1, 2, 3, 4, 5, 6, 8, & 10 Neptune Place e) 7, 9, 11, 13, 15, 16, 19, & 21 Thompson Place f) 52, 53, 54 Clark Street g) Lot 1414 & 1415 Wilson Street ii) that the 2006/07 Budget not be amended until after the September quarterly review, and discussions with Horizon Power have be finalised; and iii) that the Director, Corporate Service prepare a report for a future Council meeting detailing options for Council to fund the short fall resulting from (1).	RESPONSIBLE OFFICER: Director Corporate Services Amendments made. iii) to be actioned.	
11.4.2.1	Council Meeting Dates	200607/063 Council Decision That the Ordinary Council Meeting be held at 5:30 pm in Council Chambers on the following dates: ... and be advertised accordingly.	RESPONSIBLE OFFICER: Executive Assistant Advertised	✓ COMP
12.1.1	Proposed 17 Grouped Dwellings at Lot 2202 Reynolds Pl, SH	200607/064 Council Decision/Officer's Recommendation That Planning Consent be granted to Trend Developments for the construction of 13 GROUPED DWELLINGS at lot 2202 Reynolds Place South Hedland as outlined in the Application received 04/07/2006 (Application No. 2006/86) and indicated on the approved plans, subject to the following conditions: ...	RESPONSIBLE OFFICER: Planning Officer	✓ COMP.
14.1	Review of Existing Management and Council Policies Relating to Employee Conditions	200607/066 Council Decision/Officer's Recommendation That: i) Council endorse the attached Code of Conduct and Policy Manual for Employees without modification; ii) endorse the deletion all of the following Council policies: ... iii) Endorse the deletion of all of the following Management policies: ...	RESPONSIBLE OFFICER: Manager Human Resources Distributed.	✓ COMPLETE

ITEM	REPORT TITLE	COUNCIL RESOLUTION DETAILS	ACTION TO DATE (Date – Action)	EST. COMP-DATE
14.2	Legal Issue - Qantas Lease	200607/067 Council Decision That: i) Council's lawyers write to Qantas advising that the Town of Port Hedland is willing to sign and seal a lease document for the use of the Port Hedland International Airport for the period from 1 July 2002 – 30 June 2007 (with a potential five year extension) subject to the lease documentation including a rent review provision whereby rental is set at market rental from 1 July 2007 subject to: a) a rent valuation review to be carried out on a bi-annual basis with Consumer Price Index (CPI) applicable yearly; and b) a valuation to be determined by an independent valuer selected by Council; ii) assuming that Qantas agrees with the above, the Mayor and Chief Executive Officer be authorised to sign and seal the lease documentation.	RESPONSIBLE OFFICER: CEO Letter sent 4.10.06	

11.2 REGULATORY AND COMMUNITY SERVICES**11.2.1 Director Regulatory and Community Services**

Nil.

11.2.2 Planning Services**11.2.2.1 *Proposed Temporary Carpark Associated With the South Hedland New Living Project – Display Home at Lot 6161 Cottier Drive (1 Mitchie Crescent, South Hedland) (File No.:803476G)***

Officer Richard Bairstow
Manager Planning

Date of Report 25 October 2006

Disclosure of Interest by Officer Nil

Summary

Council has received an application for a 4 bay temporary carpark, in association with the Display Home for South Hedland New Living Project. The application is referred only as the current Notice of Delegation requires all application on Unallocated Crown Land (UCL) to be referred to Council for determination.

Background

Approval was granted for a Temporary Display Home on Lot 3168 (1) Mitchie Crescent, South Hedland under Delegated Authority on the 29 August 2006.

The New Living Project has always proposed to use the subject lot for a temporary carpark in association with the adjoining display home. Council officers have some concern about the safety of accessing the proposed car park from Cottier Drive. The proponent has undertaken a road safety audit with the design being subsequently modified to provide safer ingress and egress from the car park.

The Department of Planning & Infrastructure – State Land Services (DPI –SLS) is in the process of granting a 5year lease for the lot.

Consultation

The application was referred to Engineering Services and a response of no objection was provided subject to the following comments/conditions:

- “1. Council Policy states crossovers to have mountable kerb, not flush with road as per drawing;
2. Relocated speed sign to be approved by Main Roads prior to commencing any construction;
3. Confirm width of bays (3m?)
4. 1m extension to carpark aisle as per Safety Audit 2.3.1.1.”

These comments and conditions have been included as conditions within the recommendation.

Statutory Implications

Part One of the Town Planning and Development Act 1928 establishes the legislative authority of the Town Planning Scheme

The Town of Port Hedland Town Planning Scheme No. 5 zones the subject land and permits this development at Council's discretion.

Policy Implications

Nil

Strategic Planning Implications

KEY RESULT AREA 2 – COMMUNITY PRIDE

Goal 3 – Townscape

That the central business districts and main thoroughfares of both Port and South Hedland are attractive and well maintained.

Strategy 3.

In conjunction with the Department of Housing and Works, implement the South Hedland New Living project.

Budget Implications

Nil

Officer's Comment

It is recommended that any approval be limited to the life of the adjoining Display Home use, after which time the application will be responsible for the removal and reinstatement of the affected road infrastructure and the making good of the general area to the satisfaction of the Manager Planning.

The carpark application will assist in diverting traffic associated with the display home away from the local street.

The application is recommended subject to those conditions and footnotes detailed below.

200607/72 Council Decision/Officer's Recommendation

Moved: Cr G J Daccache **Seconded:** Cr J M Gillingham

That Planning Consent be granted to Taylor Burrell Barnett for the construction of a Temporary Carpark at Lot 6161 Cottier Drive, South Hedland as outlined in the Application received 4 October 2006 (Application 2006/128) and indicated on the approved plans, subject to the following conditions:

- a) **The carpark and associated crossover shall be removed, the infrastructure reinstated and area made good in accordance with the submitted post carpark landscaping plans to the satisfaction of the Manager Planning by the 29 August 2008 or within 30 days of the completion of the South Hedland – New Living Project, whichever comes first, unless a further approval is issued by the Town.**
- b) **This approval to remain valid for a period of twelve (12) months.**
- c) **Prior to the commencement of works on the carpark:**
 - i) **detailed landscaping and reticulation plans for the subject lot (both with the carpark and post the carpark) which include species and plantings as detailed within Council's list of Recommended Low-Maintenance Tree and Shrub Species for General Landscaping included in Council Policy 10/001;**
 - ii) **engineering plans detailing a mountable kerb, all carbays having a minimum width of 3 metre and a 1 metre extension to the carpark aisle (as per safety Audit 2.3.1.1) to the specifications of the Director of Engineering;**
 - iii) **plans detailing access restrictions devices/methods for Cottier Drive and Mitchie Crescent to prevent access to the subject lot other than into the carpark; and**
 - iv) **a letter from Main Roads WA approving the relocation of the speed sign;****shall be submitted to and if appropriate approved by the Manager Planning.**
- d) **Prior to the use of the carpark all points raised in condition 3, shall be completed at the applicant's cost and to the satisfaction of the Manager Planning.**

- e) **Car parking bays shall be constructed, drained, sealed, line marked, with minimum dimensions and served by a paved access way, in accordance with the requirements of the Council's Town Planning Scheme No.5, unless these are varied by a conditions of this approval and all to the satisfaction Manager Planning.**
- f) **The operations to comply with the requirements of the Environmental Protection (Noise) Regulations 1997 in respect to noise but, notwithstanding, the operations to have due regard to the health and amenity of any person in the vicinity.**
- g) **Developers and/or contractors of developments which are likely to occur at times when prevailing winds will generate a dust nuisance to nearby properties, to take appropriate dust prevention measures by the damping with water of disturbed surfaces and/or hydromulching when necessary to the satisfaction Manager Planning.**
- h) **Appropriate dust suppression measures being taken at all times where any operation on the lot is likely to generate a dust nuisance to nearby residents to the specifications of Council's Engineering Services and Environmental Health Services and to the satisfaction Manager Planning.**

FOOTNOTES

- i) **To address the carparking conditions contained in the Display Home approval application the applicant is request to provide an updated overall plan for the subject lot and the Display Home lot to demonstrate that the provision of carparking is sufficient to address condition 4 of the Display Home approval to the satisfaction of the Manager Planning.**
- j) **The development to comply with the provisions of Council's Town Planning Scheme No.5, the Health Act 1911, Building Code of Australia, Residential Design Codes and any other relevant Acts, Regulations, Local Laws and Council Policies (except where varied by this approval).**

CARRIED 6/0

5.50pm Mayor S R Martin entered the room.

Deputy Mayor A A Carter retired from the Chair.

5.51pm Mayor S R Martin assumed the chair.

5.52pm Suspend Standing Orders

200607/73 Council Decision

Moved: Cr G J Daccache **Seconded:** Cr J M Gillingham

**That in accordance with Clause 20.8 of Standing Orders
Local Law standing orders be suspended.**

CARRIED 7/0

Mayor S R Martin, cut a cake commemorating the 110th
anniversary of the formation of the Town of Port Hedland.

6.05pm Stand Orders Resumed

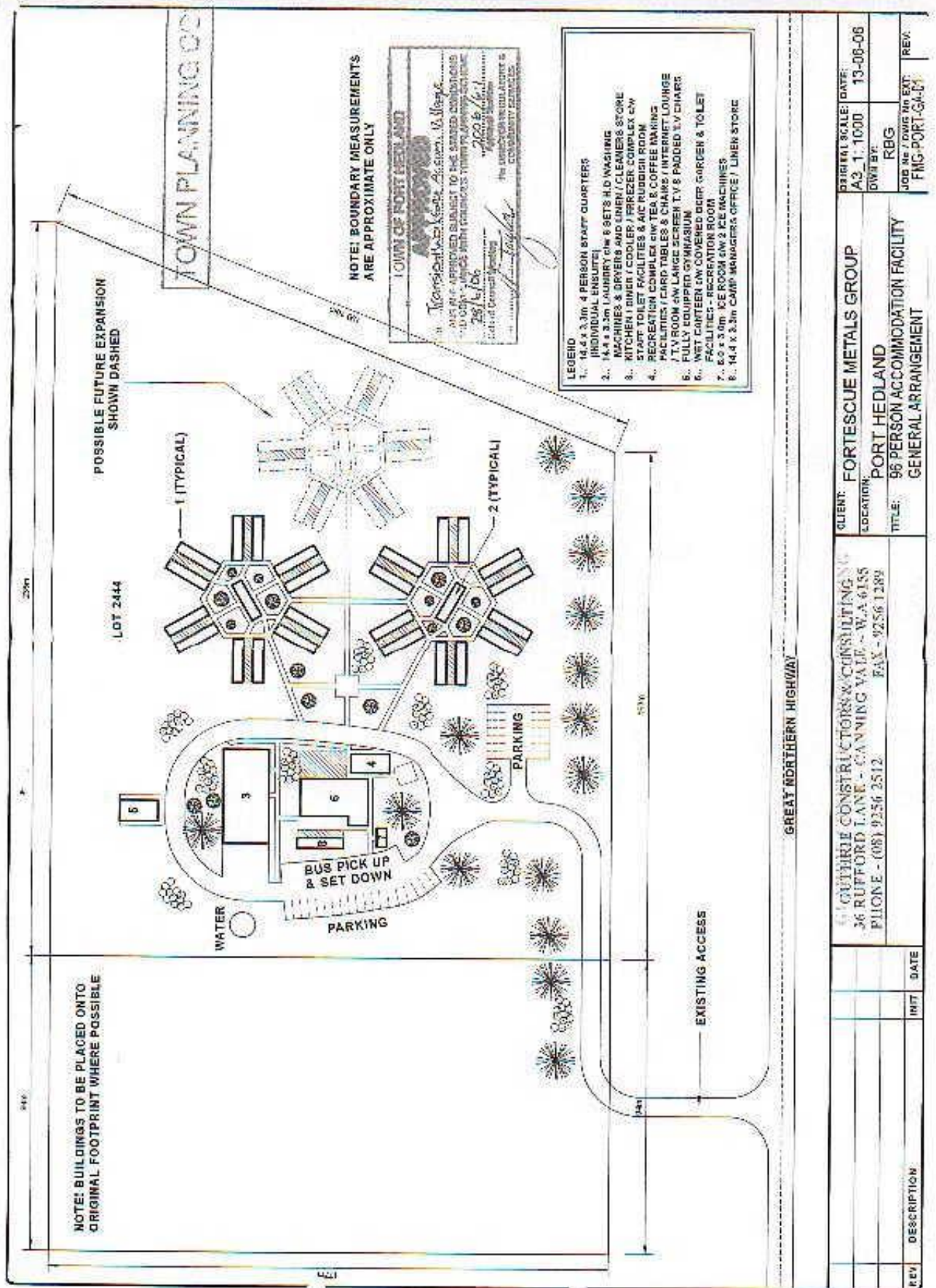
200607/74 Council Decision

Moved: Cr G J Daccache **Seconded:** Cr J M Gillingham

**That in accordance with Clause 20.8 of Standing Orders
Local Law standing orders be resumed.**

CARRIED 7/0

ATTACHMENT TO AGENDA ITEM 11.2.2.1



6:05 pm Cr G J Daccache declared a financial interest in Agenda Item 11.2.2.2 'Reconsideration of Condition Imposed on the Transient Workforce Accommodation at Lot 2444 Great Northern Highway' as he owns FMG shares.

Cr G J Daccache left the room.

11.2.2.2 *Reconsideration of Condition Imposed on the Transient Workforce Accommodation at Lot 2444 Great Northern Highway (File No.: GREA:2444G/A800290G)*

Officer Richard Bairstow
Manager Planning

Date of Report 25 October 2006

Disclosure of Interest by Officer Nil

Summary

Council has received an application for a reconsideration of a condition pertaining to the upgrade of the existing effluent disposal ponds to only cater for 96 persons rather than the currently approved 150 persons. Fortescue Metals Group propose to construct Transient Workforce Accommodation at lot 2444 Great Northern Highway.

Background

Council approved the Transient Workforce Accommodation as part of report 10.2.2.6 and condition (j) stated:

“The existing effluent disposal system at the rear of the proposed site is to be upgraded and its capacity increased to cater for the proposed development at its ultimate capacity (150 persons), the airport and the adjoining vacant site all at the applicants expense to the specifications Council's Environmental Health Services and the Health Department of Western Australia and to the satisfaction Manager Planning (EHS);”

The applicant has since confirmed that the maximum number of persons to be accommodated at the camp will be not greater than 96 persons.

The applicant, FMG has not changed its numbers from the initial application but a reduction in overall numbers planned for the site can be attributed to the withdrawal of Gould's Transport who had indicated an interest in co-locating on the site.

Consultation

The Town's Environmental Health Department advised that it had no objection to the modification of the condition.

No external consultation was undertaken as neither the Town Planning Scheme or other relevant policies or legislation require consultation for this type of development.

Statutory Implications

Part One of the Town Planning and Development Act 1928 establishes the legislative authority of the Town Planning Scheme

The Town of Port Hedland Town Planning Scheme No. 5 zones the subject land and permits this development at Council's discretion.

Policy Implications

Nil

Strategic Planning Implications

One of the strategic goals for this development is to provide infrastructure such as water and power supply and effluent disposal that will subsequently be utilised by any future permanent land use.

Budget Implications

Nil

Officer's Comment

The application is exactly the same as that previously approved by the Council at its 28 June meeting with the exception that the overall numbers proposed for the camp have been reduced from 150 to 96.

An additional condition has also included superseding the previous application approved by Council.

The application is recommended for approval subject to the conditions as detailed within the recommendation.

Officer's Recommendation

Planning Consent be granted to The Pilbara Infrastructure Pty Ltd for the construction of a Transient Workforce Accommodation Village at Lot 2444 Great Northern Highway Port Hedland as outlined in the Application received 12 January 2006 (Application 2006/112.1) and indicated on the approved plans, subject to the following conditions:

GENERAL

- a) This approval supersedes the previous approval issued by the Town of Port Hedland for the same development as application 2006/112 and dated 31 July 2006.
- b) This approval to remain valid for a period of twenty-four (24) months if development is commenced within twelve (12) months, otherwise this approval to remain valid for twelve (12) months only (PS).
- c) The premises to be kept in a neat and tidy condition at all times by the owner/occupier to the satisfaction Manager Planning.

PRIOR TO ISSUE OF BUILDING LICENCE

- d) Payment of Council's scheduled fees - Application for Planning Approval (PS).
- e) A detailed landscaping plan to be submitted and approved the Manager Planning. The plan to include 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.
- f) The submission of a construction management plan at the submission of a Building Licence application stage for the proposal detailing how it is proposed to manage:
 - i) the delivery of materials and equipment to the site;
 - ii) the storage of materials and equipment on the site;
 - iii) the parking arrangements for the contractors and subcontractors;
 - iv) impact on traffic movement;
 - v) operation times including delivery of materials; and
 - vi) other matters likely to impact on the surrounding residents; to the satisfaction Manager Planning.

DURING CONSTRUCTION

- g) Garbage storage area to be provided and screened from public view to the satisfaction Manager Planning (EHS).
- h) The operations to comply with the requirements of the Environmental Protection (Noise) Regulations 1997 in respect to noise but, notwithstanding, the operations to have due regard to the health and amenity of any person in the vicinity (EHS).

- i) Developers and/or contractors of developments which are likely to occur at times when prevailing winds will generate a dust nuisance to nearby properties, to take appropriate dust prevention measures by the damping with water of disturbed surfaces and/or hydromulching when necessary to the satisfaction Manager Planning (EHS).
- j) The existing effluent disposal system at the rear of the proposed site is to be upgraded and its capacity increased to cater for the proposed development at its proposed capacity (96 persons), the airport and the adjoining vacant site all at the applicants expense to the specifications Council's Environmental Health Services and the Health Department of Western Australia and to the satisfaction Manager Planning (EHS);

USE OF DEVELOPMENT

- k) Landscaping and reticulation to be established in accordance with the approved plans prior to the development first being occupied and thereafter maintained to the satisfaction Manager Planning
- l) A Rubbish Collection Strategy/Management Plan shall be submitted to and approved by the City prior to the commencement of works. The strategy/plan shall consider service vehicle manoeuvring on the internal roads of the development. Any alterations to the approved plans required as a result of the strategy/plan shall be incorporated into the building licence plans. The approved strategy/plan shall be implemented to the satisfaction Manager Planning
- m) Prior to the occupation of the site a mosquito management plan for the effluent disposal system being submitted to and approved by the Town's Health Section all to the satisfaction Manager Planning.
- n) The implementation of the recommendations of the Mosquito Management Plan shall be carried out to the satisfaction of the Manager Planning.
- o) The operations to comply with the requirements of the Environmental Protection (Noise) Regulations 1997 in respect to noise but, notwithstanding, the operations to have due regard to the health and amenity of any person in the vicinity (EHS).
- p) Appropriate dust suppression measures being taken at all times where any operation on the site is likely to generate a dust nuisance to nearby residents to the specifications of Council's Engineering Services and Environmental Health

Services and to the satisfaction Manager Planning (ES/EHS).

- q) The effluent system to be maintained to ensure no nuisance is caused, especially with regard to odours. The effluent disposal system must be installed and maintained to ensure that birds and animals are not attracted. If the system installed attracts birds or animals the developer will be responsible for any remedial actions required for the continued safe operation of the airport all to the satisfaction Manager Planning (EHS).
- r) The only access to the site will be limited to one road sited and constructed to the specifications of Council's Engineering Services and Airport Manager and to the satisfaction Manager Planning.
- s) No extraneous lighting is to be installed facing any runways above the horizontal to the specifications of Council's Engineering Services and Airport Manager and to the satisfaction Manager Planning.
- t) No equipment is to be installed or operated above ten (10) metres in height without prior notification and approval by Council's Airport Manager.

ADVICE TO DEVELOPER

- u) The development to comply with the provisions of Council's Town Planning Scheme No.5, the Health Act 1911, Building Code of Australia, Residential Design Codes and any other relevant Acts, Regulations, Local Laws and Council Policies (except where varied by this approval).
- v) A Building Licence to be issued prior to the commencement of any on site works (BS).
- w) Where the landowner intends clearing an area of land 1 ha or more, a "Notice of Intention to Clear Land" under regulation 4 (2) of the Soil and Land Conservation Act 1945 is to be completed with reference to the Notes & Guidelines provided, and the Notice forwarded to the Commissioner of Soil Conservation for approval.
- x) Areas for the preparation of food shall comply with the requirements of the Health (Food Hygiene) Regulations 1993 to the satisfaction of Council's Environmental Health Services (EHS).
- y) The developer is advised that this property is situated in close proximity to a working Airport and associated industry and that prospective owners and occupiers of the development are advised of this fact.

- z) The accommodation buildings to comply at all times with the relevant provisions of the Health Act 1911 and the Town of Port Hedland Health Local Laws 2000 to the satisfaction of Council's Environmental Health Services (EHS).
- aa) Any indoor recreational areas must comply with the Health (Public Buildings) Regulations 1992 to the satisfaction of Council's Environmental Health Services (EHS).
- bb) The developer to take note that the area of this application may be subject to tidal storm surges and flooding. Council has been informed by the State Emergency Services that the one hundred (100) year 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.
- cc) The developer is advised that any grey water or effluent re-use system to be employed in the proposed development is to be of a type approved for use by the Health Department of Western Australia and installed to the satisfaction of Council's Environmental Health Services.

200607/75 Council Decision/Officer's Recommendation**Moved:** Cr D R Pike**Seconded:** Cr A A Carter

Planning Consent be granted to The Pilbara Infrastructure Pty Ltd for the construction of a Transient Workforce Accommodation Village at Lot 2444 Great Northern Highway Port Hedland as outlined in the Application received 12 January 2006 (Application 2006/112.1) and indicated on the approved plans, subject to the following conditions:

GENERAL

- a) **This approval supersedes the previous approval issued by the Town of Port Hedland for the same development as application 2006/112 and dated 31 July 2006.**

- b) This approval to remain valid for a period of twenty-four (24) months if development is commenced within twelve (12) months, otherwise this approval to remain valid for twelve (12) months only (PS).
- c) The premises to be kept in a neat and tidy condition at all times by the owner/occupier to the satisfaction Manager Planning.

PRIOR TO ISSUE OF BUILDING LICENCE

- d) Payment of Council's scheduled fees - Application for Planning Approval (PS).
- e) A detailed landscaping plan to be submitted and approved the Manager Planning. The plan to include 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.
- f) The submission of a construction management plan at the submission of a Building Licence application stage for the proposal detailing how it is proposed to manage:
 - i) the delivery of materials and equipment to the site;
 - ii) the storage of materials and equipment on the site;
 - iii) the parking arrangements for the contractors and subcontractors;
 - iv) impact on traffic movement;
 - v) operation times including delivery of materials; and
 - vi) other matters likely to impact on the surrounding residents;to the satisfaction Manager Planning.

DURING CONSTRUCTION

- g) Garbage storage area to be provided and screened from public view to the satisfaction Manager Planning (EHS).
- h) The operations to comply with the requirements of the Environmental Protection (Noise) Regulations 1997 in respect to noise but, notwithstanding, the operations to have due regard to the health and amenity of any person in the vicinity (EHS).
- i) Developers and/or contractors of developments which are likely to occur at times when prevailing winds will generate a dust nuisance to nearby properties, to take appropriate dust prevention measures by the damping with water of disturbed surfaces and/or hydromulching when necessary to the satisfaction Manager Planning (EHS).

- j) The existing effluent disposal system at the rear of the proposed site is to be upgraded and its capacity increased to cater for the proposed development at its proposed capacity (96 persons), the airport and the adjoining vacant site all at the applicants expense to the specifications Council's Environmental Health Services and the Health Department of Western Australia and to the satisfaction Manager Planning (EHS);**

USE OF DEVELOPMENT

- k) Landscaping and reticulation to be established in accordance with the approved plans prior to the development first being occupied and thereafter maintained to the satisfaction Manager Planning**
- l) A Rubbish Collection Strategy/Management Plan shall be submitted to and approved by the City prior to the commencement of works. The strategy/plan shall consider service vehicle manoeuvring on the internal roads of the development. Any alterations to the approved plans required as a result of the strategy/plan shall be incorporated into the building licence plans. The approved strategy/plan shall be implemented to the satisfaction Manager Planning**
- m) Prior to the occupation of the site a mosquito management plan for the effluent disposal system being submitted to and approved by the Town's Health Section all to the satisfaction Manager Planning.**
- n) The implementation of the recommendations of the Mosquito Management Plan shall be carried out to the satisfaction of the Manager Planning.**
- o) The operations to comply with the requirements of the Environmental Protection (Noise) Regulations 1997 in respect to noise but, notwithstanding, the operations to have due regard to the health and amenity of any person in the vicinity (EHS).**
- p) Appropriate dust suppression measures being taken at all times where any operation on the site is likely to generate a dust nuisance to nearby residents to the specifications of Council's Engineering Services and Environmental Health Services and to the satisfaction Manager Planning (ES/EHS).**

- q) The effluent system to be maintained to ensure no nuisance is caused, especially with regard to odours. The effluent disposal system must be installed and maintained to ensure that birds and animals are not attracted. If the system installed attracts birds or animals the developer will be responsible for any remedial actions required for the continued safe operation of the airport all to the satisfaction Manager Planning (EHS).**
- r) The only access to the site will be limited to one road sited and constructed to the specifications of Council's Engineering Services and Airport Manager and to the satisfaction Manager Planning.**
- s) No extraneous lighting is to be installed facing any runways above the horizontal to the specifications of Council's Engineering Services and Airport Manager and to the satisfaction Manager Planning.**
- t) No equipment is to be installed or operated above ten (10) metres in height without prior notification and approval by Council's Airport Manager.**

ADVICE TO DEVELOPER

- u) The development to comply with the provisions of Council's Town Planning Scheme No.5, the Health Act 1911, Building Code of Australia, Residential Design Codes and any other relevant Acts, Regulations, Local Laws and Council Policies (except where varied by this approval).**
- v) A Building Licence to be issued prior to the commencement of any on site works (BS).**
- w) Where the landowner intends clearing an area of land 1 ha or more, a "Notice of Intention to Clear Land" under regulation 4 (2) of the Soil and Land Conservation Act 1945 is to be completed with reference to the Notes & Guidelines provided, and the Notice forwarded to the Commissioner of Soil Conservation for approval.**
- x) Areas for the preparation of food shall comply with the requirements of the Health (Food Hygiene) Regulations 1993 to the satisfaction of Council's Environmental Health Services (EHS).**
- y) The developer is advised that this property is situated in close proximity to a working Airport and associated industry and that prospective owners and occupiers of the development are advised of this fact.**

- z) The accommodation buildings to comply at all times with the relevant provisions of the Health Act 1911 and the Town of Port Hedland Health Local Laws 2000 to the satisfaction of Council's Environmental Health Services (EHS).**
- aa) Any indoor recreational areas must comply with the Health (Public Buildings) Regulations 1992 to the satisfaction of Council's Environmental Health Services (EHS).**
- bb) The developer to take note that the area of this application may be subject to tidal storm surges and flooding. Council has been informed by the State Emergency Services that the one hundred (100) year 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.**
- cc) The developer is advised that any grey water or effluent re-use system to be employed in the proposed development is to be of a type approved for use by the Health Department of Western Australia and installed to the satisfaction of Council's Environmental Health Services.**
- dd) All Resident vehicles must be contained within the site and no parking along the verge or adjacent properties, subject to the Director Regulatory & Community Services and Manager Planning Services approval.**

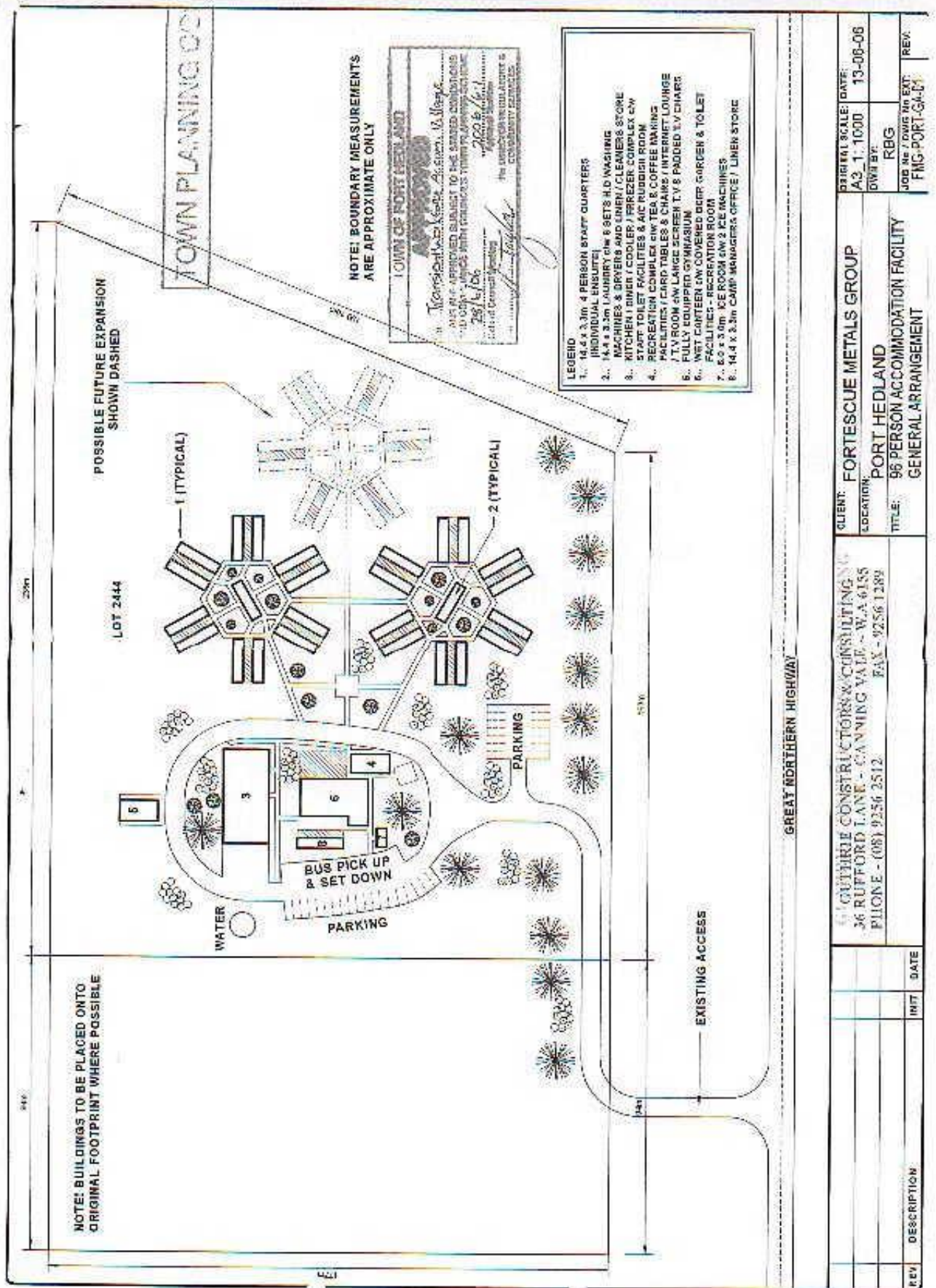
CARRIED 6/0

REASON: Council wanted to ensure that all vehicles were parked on site and not on the verge or adjacent properties.

6.15pm

Cr G J Daccache re-entered the room and assumed his chair. Mayor advised Cr G J Daccache of Council's decision.

ATTACHMENT TO AGENDA ITEM 11.2.2.2



**11.2.2.3 Proposed Five Grouped Dwellings at Lot 250 (70)
Morgans Street, Port Hedland (File No.: 402470G)**

Officer Andrew Patterson
Planning Officer

Date of Report 13 October 2006

Disclosure of Interest by Officer Nil

Summary

Council has received an application from BGC Residential and Commodore Homes on behalf of the owner of lot 250 (70) Morgans Street to construct five attached three storey residential units at this address. The dwellings are to be steel-framed and steel clad.

Lot 250 (70) Morgans Street consists of 1012 m² and is zoned "Residential R 12.5/50" in the Town of Port Hedland Town Planning Scheme No. 5.

Background*Residential Design Codes Assessment*

This application fails to meet the minimum site area required under Table 1 of the Residential Design Codes of Western Australia. According to the R Codes, every dwelling developed at the R 50 density code requires each dwelling to achieve a minimum site area of 160 metres. Four of the dwellings proposed by this application achieve a site area of 110 m², with the remaining dwelling proposed with a site area of 112 m² and therefore all fail to achieve this minimum requirement.

It is noted that this application achieves the average site area requirement of 180 m² as this specification is calculated by dividing the total number of dwellings proposed over the total lot size. Minimum site area however is calculated by adding all areas, whether contiguous or not, that are reserved for the exclusive use for each dwelling.

This application fails to meet the minimum site area due largely to the width of the driveway serving all the dwellings. The driveway in turn exceeds the required dimensions in order for the building to achieve the required setbacks to the lot boundary.

This application also fails to meet the minimum setback requirements for balconies as per 3.8.1 (A1)(i) of the *R Codes*. It is noted that the proposed setback is less than six metres in place of the required 7.5 metres. Notwithstanding this failure to meet the Acceptable Development Standards, appropriate landscaping provisions are included in the Officer's Recommendation that will meet the Performance Criteria provisions.

Town Planning Scheme No. 5 Requirements

Section 6.2.5 of TPS 5 requires that, where a residential development is proposed at the higher of a split density code, in the absence of any adopted design guidelines, the development is to address streetscape amenity.

It is noted that this proposed structure is not consistent with existing streetscape and represents a departure from the single-storey development existing in the surrounding land.

Consultation

Environmental Health Services have not objected to the application subject to the development being connected to the reticulated mains sewer and consideration of dust and noise generation.

Building Services have not objected to the application and advised that the applicant will require a building licence.

No external consultation is required for this application.

Statutory Implications

The Town of Port Hedland Town Planning Scheme zones the land Residential R 12.5/50 and establishes the criteria under which a developer may develop at the higher density.

The Planning and Development Act 2005 gives statutory authority to the Town Planning Scheme.

Policy Implications

Nil.

Strategic Planning Implications

Nil

Budget Implications

Planning application fees of \$2070 have been received and deposited into account 1006326 – Town Planning Fees, reflecting an estimated development cost of \$1 000 000

Officer's Comment

As noted in the background to this report, this proposed development fails to meet the minimum site area specified in the R Codes. It is likely that this proposed development could achieve the minimum site area required however, by apportioning additional land on the lot to specific dwellings. This could occur for instance by constructing additional storage structures adjacent to the lot boundary over part of the existing driveway or at the rear of the development on the land designated "Communal Open Space."

Notwithstanding that the developer could achieve the minimum site area per dwelling, the methods available to do this would, in the wider planning context, be detrimental to the overall development by increasing the bulk of the built environment and negatively impacting the amenity of the surrounding land.

Notwithstanding that this application also fails to meet the setback requirements of the R Codes, it is recommended that the setback be reduced a further 0.5 metres increase the amount of open space available to any residents. This reduced setback will in turn have overlooking impacts on the first floor balcony which already fail to comply. It is considered however that appropriate landscaping, installed and maintained to an acceptable standard as approved on a plan to be submitted prior to applying for a building licence will adequately address this issue.

It is noted that the driveway will be reduced by a total of one metre in order to accommodate the reduced setback and additional landscaping.

In considering this application, Council should assess whether this is a desirable development in this area. While this proposal does not conform to existing residential development in the surrounding area, if Council considers that increased residential development is desirable in this area, approval is appropriate for this application.

However, should Council consider that this application is undesirable due to its visual impact on streetscape and general amenity of the area, the discretionary ability to refuse the application exists both with the failure to achieve the minimum site area as per the R Codes, and with regard to s. 6.2.5 (iii) of TPS 5 that requires any development at the higher of split density codes to satisfactorily address streetscape amenity.

200607/76 Council Decision/Officer's Recommendation**Moved:** Cr A A Carter**Seconded:** Cr G J Daccache

That Planning Approval be granted, subject to the following conditions:

GENERAL

- a) **A detailed landscaping plan is to be submitted and approved by Council's Planning Services prior to the applicant submitting an application for a building licence. The plan is to specifically address how appropriate screening will be provided to the East elevation of the proposed development with regard to section 3.8.1 of the Residential Design Codes of Western Australia 2002.**
- b) **This approval to remain valid for a period of twenty-four (24) months if development is commenced within twelve (12) months, otherwise this approval to remain valid for twelve (12) months only (PS).**
- c) **The proposed development shall be connected to reticulated mains sewer.**
- d) **The development must comply with the Environmental Protection (Noise) Regulations 1997 at all times including but not limited to the construction and operation phases.**
- e) **All dust and sand to be contained on site with the use of suitable dust suppression techniques to the satisfaction of the Manager Planning.**
- f) **Front walls and fences within the primary street setback area to comply with clause 3.2.5 of the Residential Design Codes in relation to being visually permeable 1.2m above natural ground level (PS).**
- g) **Visitors car parking area(s) to be marked as being for the exclusive use of visitors and signage directing visitors to the parking area(s) to be erected to the satisfaction of Council's Planning Services (PS).**
- h) **Air conditioner units to be located so as not to create a noise nuisance to bedroom areas of adjoining dwellings (PS).**

ADVICE TO DEVELOPER

NOTE 1: The development to comply with the provisions of Council's Town Planning Scheme No.5, the Health Act 1911, Building Code of Australia, Residential Design Codes and any other relevant Acts, Regulations, Local Laws and Council Policies (except where varied by this approval).

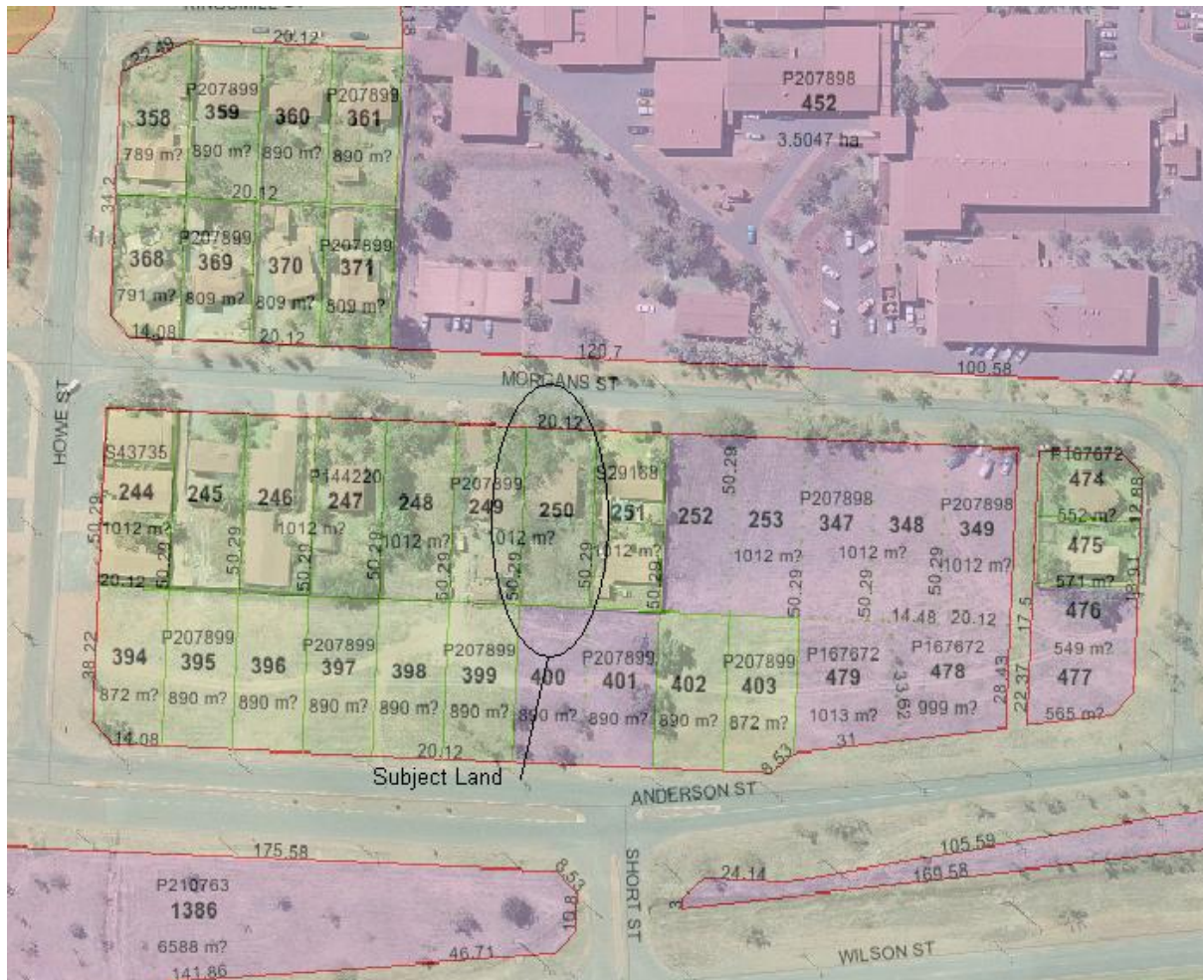
NOTE 2: The applicant is advised that a Building Licence is to be issued prior to the commencement of any on site works (BS).

NOTE 3: 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 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.

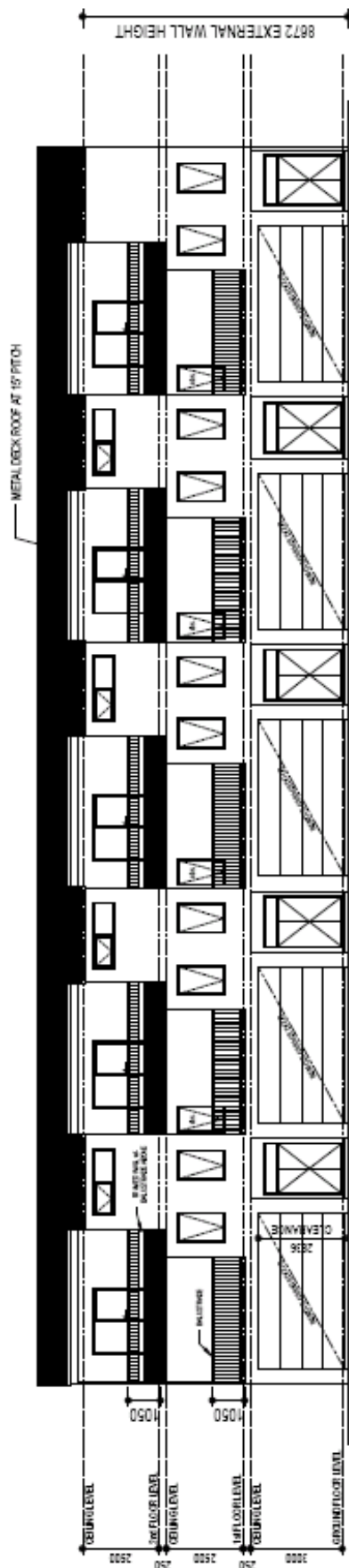
NOTE 3: The developer is advised that this property is situated in close proximity to a working port and associated industry and that prospective owners and occupiers of the development are advised of this fact.

CARRIED 6/1

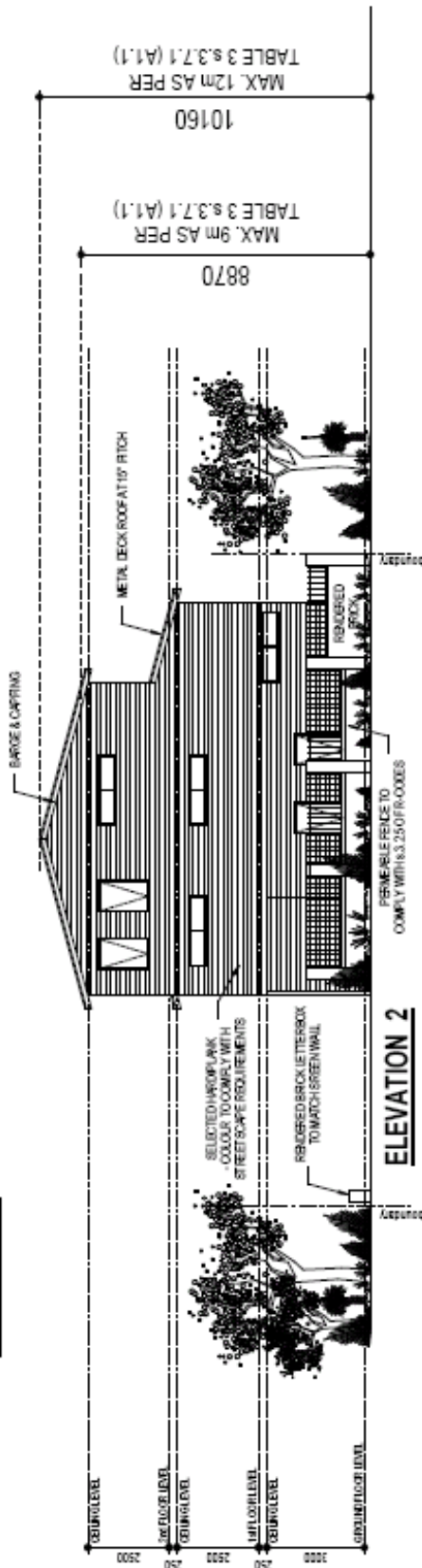
ATTACHMENT 1 TO AGENDA ITEM 11.2.2.3



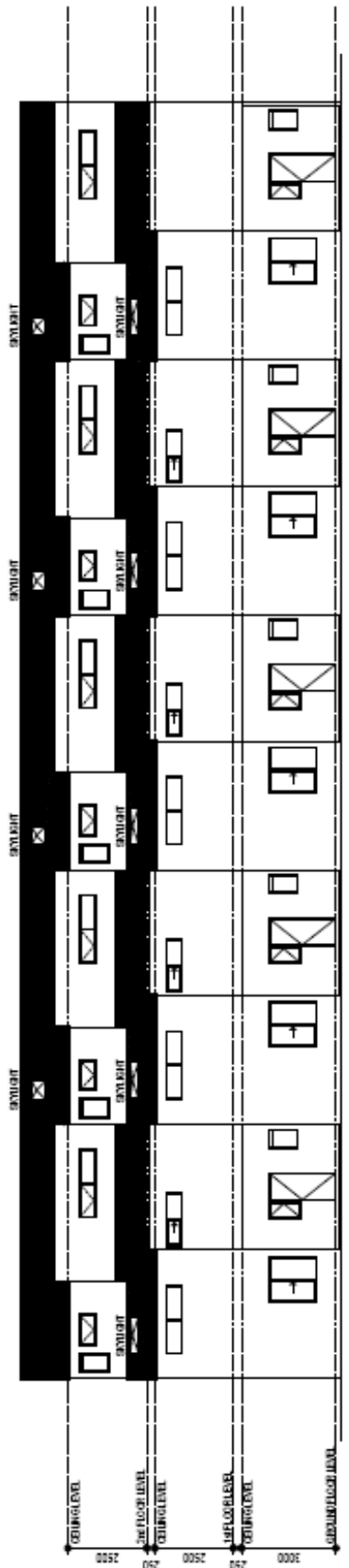
ATTACHMENT 2 TO AGENDA ITEM 11.2.2.3



ELEVATION 1



ELEVATION 2



ELEVATION 3

11.2.2.4 **Proposed Drainage Works Associated With the South Hedland Health Campus (File No.: 803146G)**

Officer Andrew Patterson
Planning Officer

Date of Report 13 October 2006

Disclosure of Interest by Officer Nil

Summary

Council has received an alternative drainage management plan for the South Hedland Health Campus from Porter Consulting Engineers on behalf of the Department of Health. Consideration of the submitted drainage plans is required to enable the progression of the health campus project.

Background

At a Special Meeting on 13 September 2004, Council resolved (in part):

“That in relation to the alterations to road and drainage reserves associated with the development of the South Hedland Health Campus on Lots 6053 and 6105, Forrest Circle and Colebatch Way, South Hedland requested by Land Asset Management Services (Application 2004/146):

...

iii) Land Asset Management Services being advised that:

...

c) a drainage management plan being prepared and implemented to ensure the revised road and drainage network will appropriately cater for stormwater runoff from the subject site and surrounds to the specification and satisfaction of Council.”

Council considered the submitted Drainage Management Plan at a Special Meeting 8 July 2005, and resolved:

“That:

i) Land Asset Management Services and the Health Department of Western Australia be advised that Council does not accept the Drainage Strategy for the South Hedland Health Campus as submitted by David Porter Consulting Engineer on the grounds that the proposed drainage sump on Lot 6110 and portion of

the Colebatch Way Road Reserve will have a detrimental impact upon the future use of this land for expansion of the South Hedland Town Centre, as provided for by Council's Town Planning Scheme No.5 and South Hedland Town Centre Development Plan; and

- ii) no approval be given until an appropriate binding mechanism (i.e. Bank Guarantee, Bond, Legal arrangement) is constituted, in Council's favour, to ensure that the cost of all future road reserve and drainage reserve works relating to and resulting from the proposed development can be carried out by Council at it's discretion."*

With regards to point "i)" of the above resolution, Porter Consulting Engineers have submitted an alternative Drainage Management Plan for Council consideration.

In the Officer's Comments in the report tabled at the 30 June 2005 Special Meeting, concerns were raised with the proposed drainage sump and its impact on the amenity and its restriction of further development in the Town Centre. This report notes that Council's resolved stance is that stormwater drainage be placed underground.

Engineering Services have now indicated that the drainage sump is a necessary component of the drainage system, and that developing subterranean stormwater in South Hedland is both impractical and prohibitively expensive due to the relatively low-lying land and lack of adequate fall to accommodate such a system.

As the drainage sump is identified as a necessary component of an adequate drainage plan for the South Hedland, its restrictive impact on future expansion in the Town Centre becomes a moot point. Engineering advice is that the drainage system is required for any development, and, as the system cannot be practically constructed in any other manner, the drainage sump should be integrated into any future development in this area.

With regards to point "ii)" the Drainage Management Plan has been submitted by the Department of Health with a signed letter confirming that the Department of Health "commits to the reasonable cost of all future roads and drainage works relating to the construction of the Hedland Health Campus."

Consultation

Engineering Services have not objected to the proposal and endorsed the *Drainage Strategy: South Hedland Health Campus, Colebatch Way, South Hedland* dated 7/7/2006.

Statutory Implications

Pursuant to section 6 of the *Planning and Development Act 2005*, the Crown, Governor, State or Local Government may undertake public works, provided such works are in accordance with any relevant Town Planning Scheme and have regard for orderly and proper planning and amenity. The responsible authority is to be consulted with regard to proposed public works to ensure this outcome.

Policy Implications

Nil.

Strategic Planning Implications

It is noted that this proposal represents a departure from the *South Hedland Town Centre Development Plan 2001 (Revised 2003)*, however Council resolved this matter at its Ordinary Meeting on 28 April 2004.

Budget Implications

Council has previously advised the applicant that all works are to be at no cost to Council. Notwithstanding this resolution, it is likely that the construction of the proposed drainage works will result in additional maintenance costs to Council. This increase will be absorbed into existing Engineering maintenance budgets.

Officer's Comment

As noted in the background to this item, Council's Director Engineering has endorsed the Drainage Management Plan and indicated that this proposal is the most practical and efficient means of achieving sufficient stormwater drainage for this portion of South Hedland. Given the restrictions with the relatively low-lying land, and the practical difficulties in utilising any other drainage method (such as underground services), it is considered that following the existing stormwater drainage management methods adopted in South Hedland (i.e. through the use of open drains to cope with extreme weather events) is the most appropriate in this case also.

If this drainage method is maintained, the impacts on amenity and restrictions to commercial growth in the Town Centre will, of necessity, be addressed through appropriate design and maintenance of the sump, and by addressing any amenity issues with solutions that include landscaping and urban design for buildings facing the drainage system.

With regard to Council's earlier resolution requiring an appropriate binding mechanism, the written undertaking of an appropriate officer from the Department of Health is considered adequate surety that all works will be undertaken to Council's satisfaction in accordance with earlier resolutions for this matter that all works be at no cost to Council.

200607/77 Council Decision/Officer's Recommendation

Moved: Cr G J Daccache **Seconded:** Cr A A Carter

That the Department for Planning and Infrastructure (State Land Services) and the Department of Health be advised in writing that:

- a) **the Town of Port Hedland endorses the *Drainage Strategy: South Hedland Health Campus Colbatch Way, South Hedland* prepared by Porter Consulting Engineers and received by Council on 11 October 2006; and**
- b) **Council accepts the written undertaking from the Department of Health committing to fund all required road and drainage works relating to the Health Campus to the satisfaction of Council's Director Engineering.**

CARRIED 7/0

ATTACHMENT 1 TO AGENDA ITEM 11.2.2.4

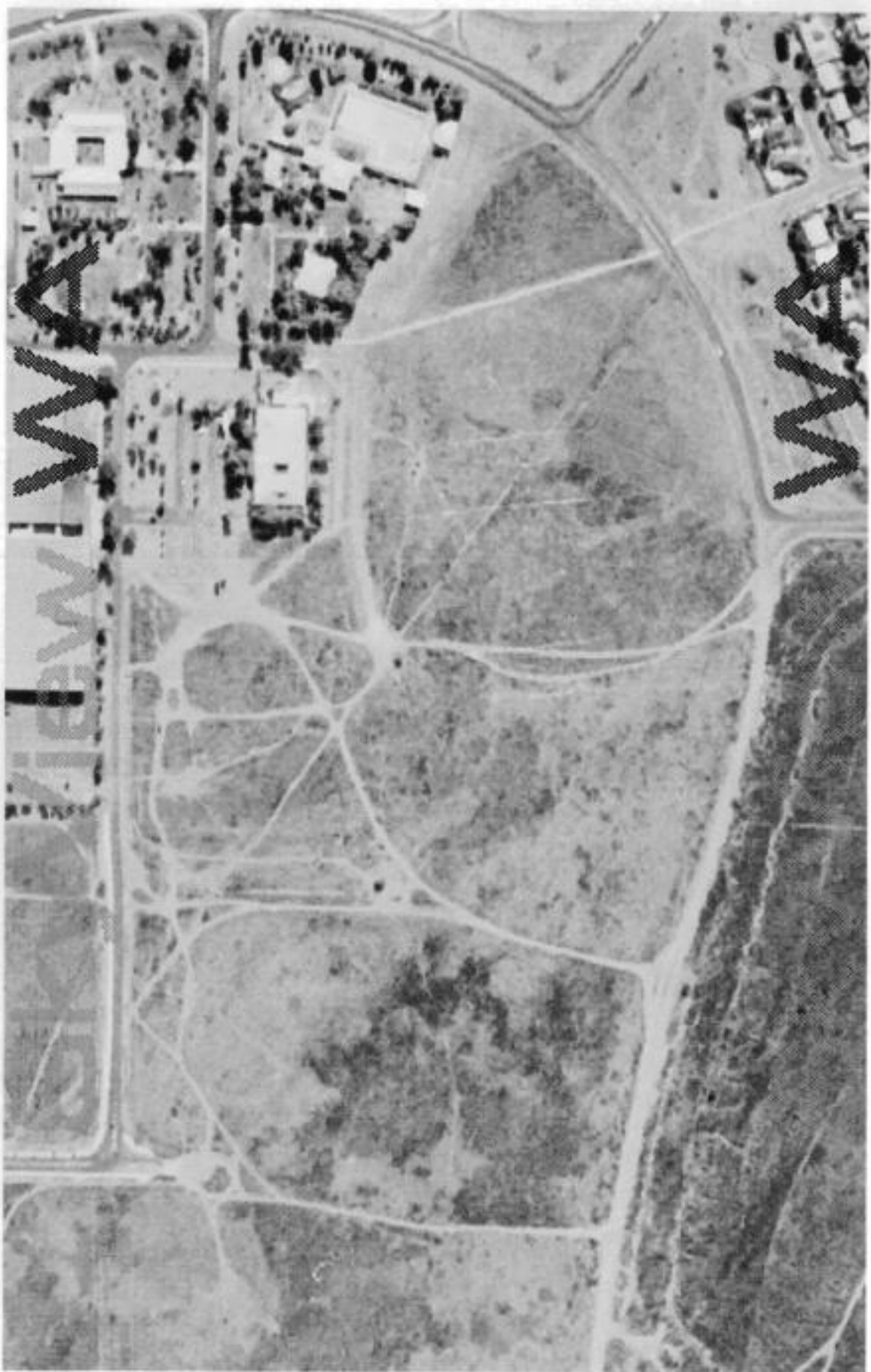
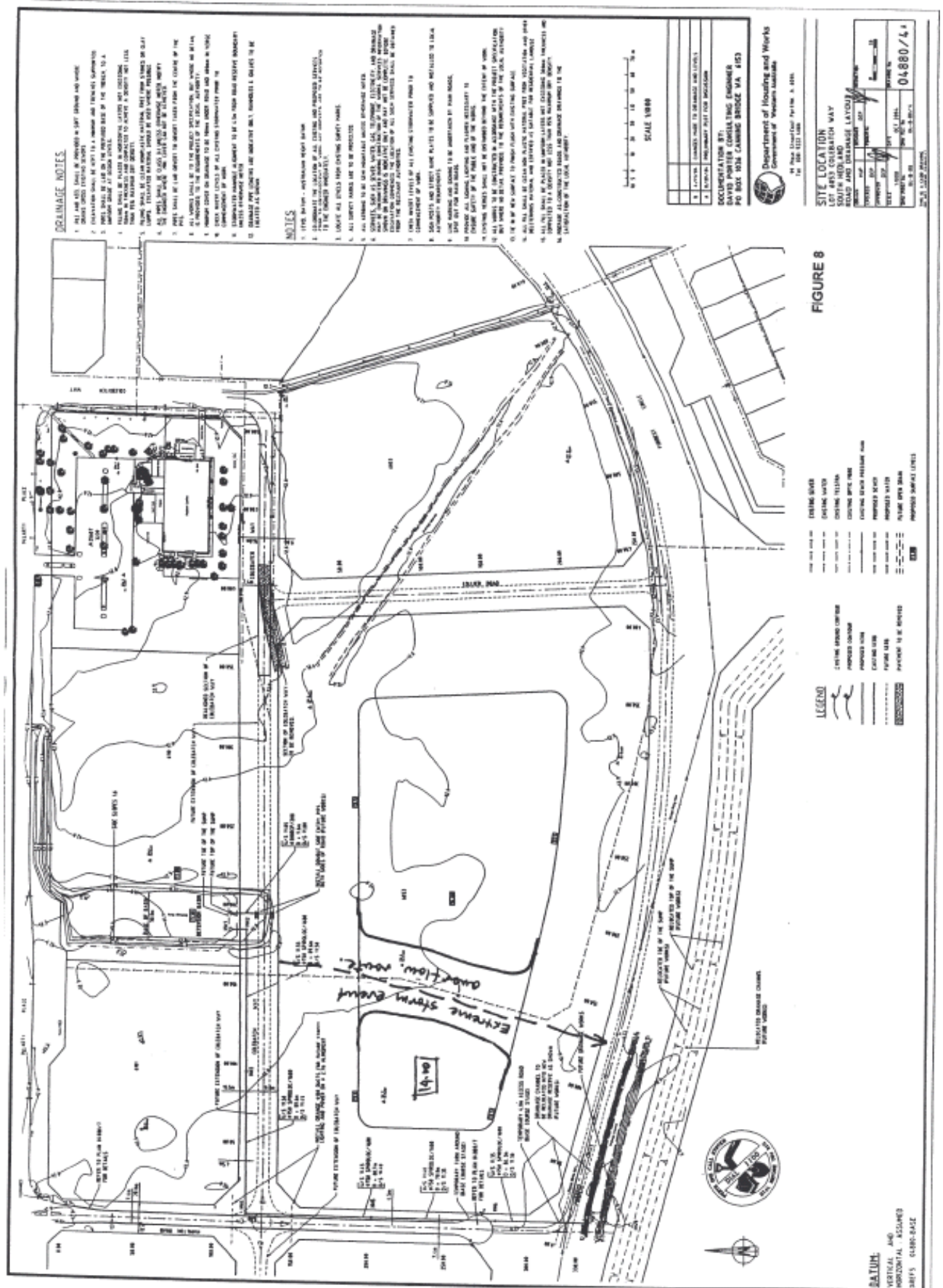


FIGURE 1
Existing Site

ATTACHMENT 2 TO AGENDA ITEM 11.2.2.4



DRAINAGE NOTES

1. ALL NEW DRAINAGE SHALL BE INSTALLED IN SHED ROOFING AND VENTS.
2. EXISTING DRAINAGE SHALL BE MAINTAINED AND IMPROVED AS NECESSARY.
3. FINISH GRADE SHALL BE MAINTAINED AS NEARLY AS POSSIBLE TO EXISTING GRADE.
4. ALL NEW DRAINAGE SHALL BE INSTALLED TO MAINTAIN PROPER DRAINAGE FROM THE EXISTING DRAINAGE.
5. ALL NEW DRAINAGE SHALL BE INSTALLED TO MAINTAIN PROPER DRAINAGE FROM THE EXISTING DRAINAGE.
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10. ALL NEW DRAINAGE SHALL BE INSTALLED TO MAINTAIN PROPER DRAINAGE FROM THE EXISTING DRAINAGE.

NOTES

1. THE DRAINAGE SYSTEM SHALL BE DESIGNED TO MAINTAIN PROPER DRAINAGE FROM THE EXISTING DRAINAGE.
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10. THE DRAINAGE SYSTEM SHALL BE DESIGNED TO MAINTAIN PROPER DRAINAGE FROM THE EXISTING DRAINAGE.

SCALE 1/8" = 1'-0"

1	EXISTING	MAINTAINED
2	NEW	PROPOSED
3	EXISTING	PROPOSED

DOCUMENTATION BY:
 PROJECT ENGINEER:
 PROJECT ENGINEER:
 PROJECT ENGINEER:

Department of Housing and Works
 Government of Western Australia
 100 Stirling Street
 Perth, WA 6000

FIGURE 8

SITE LOCATION
 LOT 4453 CELEBRATION WAY
 SOUTH HIGHLAND
 ROAD AND DRAINAGE LAYOUT

DATE: 10/25/06
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 04680/44

LEGEND

- EXISTING WATER
- EXISTING WETLAND
- EXISTING TELLER
- EXISTING PIPE POND
- EXISTING DRAINAGE CHANNEL
- PROPOSED WATER
- PROPOSED WETLAND
- PROPOSED TELLER
- PROPOSED PIPE POND
- PROPOSED DRAINAGE CHANNEL

LEGEND

- EXISTING WETLAND CHANNEL
- PROPOSED CHANNEL
- EXISTING BANK
- PROPOSED BANK
- PROPOSED BANK
- PROPOSED BANK
- PROPOSED BANK
- PROPOSED BANK
- PROPOSED BANK
- PROPOSED BANK

LEGEND

- PROPOSED DRAINAGE CHANNEL
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VERTICAL AND HORIZONTAL ACQUISITION
 DATE'S GUARANTEED

11.2.3 Environmental Health Services**11.2.3.1 *Emergency Overflow Camping Area (File No.: 25/10/0001)***

Officer Darryal Eastwell
Manager Environmental Health

Date of Report 11 September 2006

Disclosure of Interest by Officer Nil

Summary

Investigation has identified possible sites which could be used for emergency overflow camping areas in the Town of Port Hedland to alleviate the likely shortage of tourist accommodation next year.

Background

With the closure of the South Hedland Caravan Park it is likely that there will be a shortage of camping sites for transient tourists next season. In locations where seasonal shortage of caravan and camping sites causes problems it is common to establish limited term overflow camping areas that provide a basic level of service using existing infrastructure.

An investigation was undertaken for the provision of 25-30 campsites that could be utilised if all existing Caravan Parks were full, based on the following criteria: -

1. Provision of adequate facilities including toilets and showers supplied with hot water.
2. Provision of adequate drinking water supply.
3. Provision of a reasonable area to accommodate campers.
4. Provision of reasonable facilities for the recreation of campers.
5. A caretaker is to be in close proximity for security purposes.
6. The location would not disadvantage an existing business.
7. Permitting camping would not create likely disturbance to existing residences.
8. Provision of Public Liability Insurance.
9. Minimum disturbance to the existing land use.

Consultation

The following sites were considered bearing in mind the above criteria.

- Port Hedland Golf Club
- Port Hedland Race Track and Cricket Ground

- Motor-Cross Grounds
- Marie Marland Reserve
- Kevin Scott Reserve
- Airport
- Pretty Pool Public Toilet Area
- JD Hardie Centre
- Cook Point Recreation Club

Based on the criteria the Port Hedland Golf course and The Port Hedland Race Track were considered the most suitable for permitting the establishment of 20-30 camping sites. None of the others could provide access to adequate ablution facilities and adequate space for camping areas and caravan sites without extensive work being undertaken.

Port Hedland Golf Course

Advantages:

- The golf course has adequate toilet facilities including showers with hot water. The toilet facilities can be isolated from the rest of the club rooms
- There is a drinking water supply.
- Reasonable area to cater for campers.
- A bar with meal facilities is available at certain times.
- The Golf Course Manager lives on site and could act as the caretaker.
- The Golf Course is located in an area that would not disadvantage existing businesses.
- There is no potential to cause a disturbance to existing residences.
- The golf club has public liability insurance. (the insurer would have to be advised of the activity and give its approval).
- There would be minimum disturbance to the existing use and the Golf Club may gain from extra green fee players.

Disadvantages:

- Until the proposed camping area is grassed it will be quite dusty.
- Further away from Town amenities potentially making it a less attractive site for tourists.

Port Hedland Race Track and Cricket Grounds

Advantages

- The Turf club has toilet facilities and showers could be made available with hot water supply.
- There is a mains water supply
- There is a reasonable amount of area available to accommodate campers.
- Campers could carry out recreational activities on the oval.

Disadvantages

- There is no caretaker on-site or nearby, so security and fee collection is potentially an issue.
- The location may disadvantage existing businesses due to its proximity to the Towns facilities (pool and shops). Travelers may prefer to camp close to the Towns facilities instead of the local caravan parks.
- Permitting camping could possibly create a disturbance to existing residences in the area by virtue of noise.
- Permitting camping and caravan sites could potentially restrict Turf Club access to the site to hold race meetings.

When assessed against the criteria listed, it is considered the Golf Course would be the most appropriate site for overflow camping and caravan sites.

A preliminary meeting was undertaken with the Port Hedland Golf Club President, Mrs. Araha Brockman and one of her Committee members Mr. Kevin Cartwright. Following the meeting their advice was the club would be very interested in looking at the details of the proposal which would need to be discussed by their full committee prior to any firm commitment.

Mr Cartwright did ask if the Town would consider the donation of a grader for a few hours to clear an area for the campers. He said once the area was cleared the club would pipe water to the area and commence a grass-planting programme.

No consultation has been undertaken with current Caravan Park owners in the Town at this stage, as the sites would only be used when all commercial sites are in use.

Statutory Implications

Under regulation 54 of the Caravan Parks and Camping Grounds Regulation 1997, a Local government may approve a conditional Temporary License for overflow camping purposes.

In granting such a license a local authority is to be mindful of basic health and safety requirements.

The license is to be renewed annually.

Policy Implications

Nil

Strategic Planning Implications

The planning of future caravan park sites will be addressed in the Land Use Master Plan

Budget Implications

Under Schedule 3 -Fees of the Caravan Parks and Camping Ground Regulations 1997 Council could charge a minimum of \$100.00 for the granting a temporary license.

Officer's Comment

Camping will only be permitted if the existing parks are full and park operators can refer customers to the facility if they decline the business.

Further discussions need to be undertaken with the full Golf Club determine any issues and gauge the level of support for the initiative.

Officer's Recommendation

That:

- i) Council's Manager Environmental Health Services be authorized to negotiate with the Port Hedland Golf Club, the terms under which a temporary caravan park licence can be issued in accordance with the Caravan and Caravan and Camping Grounds Regulations 1997;
- ii) the granting of a Temporary Licence for camping at the Port Hedland Golf Club for a maximum of thirty (30) sites be granted; and
- iii) the issue of any such temporary licence is reviewed on an annual basis.

200607/78 Council Decision/Officer's Recommendation

Moved: Cr A A Carter

Seconded: Cr D R Pike

That Agenda Item 11.2.3.1 'Emergency Overflow Camping Area' Lay on the table, pending further information from Staff.

CARRIED 7/0

REASON: Council requested further information.

11.2.4 Building Services

6.20 pm Cr G J Daccache declared an impartial interest in Agenda Item 11.2.4.1 'Claim for Consideration – Retaining Wall Lot 798 (16) Gatwick Street, Port Hedland' as he knows the Owner of the property.

Cr G J Daccache left the room.

11.2.4.1 Claim for Consideration – Retaining Wall Lot 798 (16) Gratwick Street, Port Hedland (File No.: 406000B)

Officer Andy Taylor
Manager Building Services

Date of Report 6 October 2006

Disclosure of Interest by Officer Nil

Summary

A letter of claim has been received (attached) from Silke Becker the owner of Lot 798 Gratwick Street, Port Hedland seeking the installation by Council of a retaining wall to the front property boundary.

Background

The owner claims that as a result of works undertaken in the street verge the existing front fence failed. It is thought that these works were undertaken by Telstra during maintenance of their services. The owner claims that because of the sloping nature of the verge, surface water caused soil to build up against the front fence and run into the front yard. Council installed a replacement front fence during 2004, although the reasons for doing so are not well documented.

Since this time the owner has made repeated requests for the installation of a small retaining wall to be installed to prevent surface water run off from entering the property and prevent soil from pushing against the new fence.

The owner has been advised in writing and verbally that the responsibility of installing and maintaining front boundary fences is the responsibility of the property owner. The owner remains adamant that Council should be responsible in this case.

Consultation

Director Engineering Services

Site Inspection with owner.

Statutory Implications

Dividing Fences Act 1961, Part 1 – Preliminary, Section 4 states:

*“4. Crown not bound by Act
This Act does not bind the Crown.”*

Policy Implications

Nil

Strategic Planning Implications

Nil

Budget Implications

Should Council accede to this request there will be unbudgeted costs incurred in removing the existing front fence to allow for the installation of a retaining wall and the reinstatement of the fence.

Officer's Comment

In mid 2004 Council, installed a replacement front fence at Lot 798 Gratwick Street Port Hedland in response to the property owner's request. Since this time the owner has made repeated requests for a retaining wall to be installed by Council at no cost to herself.

To date the request has been declined by Council Officers, and the owner wishes to now have this matter heard and determined by Council.

The employees concerned with the installation of the replacement front fence in mid 2004 have since left Council and there is no documented record of why this fence was originally supplied and installed. As a result, most background information gained is anecdotal.

It appears that after the current owner purchased this property works were undertaken on the verge (not by Council) resulting in the original front fence failing. Council installed a replacement colour bond fence.

Since the installation of this fence the property owner claims that problems arise as a result of surface water from the verge flowing under the fence depositing soil and eroding parts of the front yard. It is also claimed that the existing fence is holding back the verge soil that has been washed up against it during heavy rain.

A site inspection revealed that the verge area in front of the property is sloping downwards to the property from the street. The installation of a small retaining wall underneath the fence would alleviate the owners concerns.

There is no legal or for that matter any moral obligation for Council to contribute towards the cost or maintenance of dividing fences. Had the situation been that the fence was damaged by Councils plant or works carried out, then they may have been some cause for consideration. That is simply not the case. Council has not contributed to the damage to the fence in question.

200607/79 Council Decision/Officer's Recommendation

Moved: Cr S F Sear

Seconded: Cr D R Pike

That:

- i) **the request from the owner of Lot 798 Gratwick Street, Port Hedland to install a retaining wall to the front boundary of the property be refused; and**
- ii) **the owner of Lot 798 Gratwick Street, Port Hedland be advised in writing that after due deliberation no further consideration can be given to this request, as Council is of the opinion that having met the cost of supplying and installing a new front fence, the cost of installing a retaining wall should be met by the property owner.**

CARRIED 3/3

Record of Vote

FOR	AGAINST
Cr D R Pike	Cr A A Carter
Cr S R Martin	Cr J M Gillingham
Cr S F Sear	Cr G D Bussell

NOTE: Mayor advised his casting vote.

CARRIED 4/3

6.30pm

Cr G J Daccache re-entered the room and assumed his chair. Mayor advised Cr G J Daccache of Council's decision.

ATTACHMENT TO AGENDA ITEM 11.2.4.1

**Silke Becker
16 Gratwick Street
PORT HEDLAND WA 6721**

406 000 B
R.

LOT 798

Chris Adams
Chief Executive Officer
Town Of Port Hedland
Civic Centre
McGregor Street
PORT HEDLAND WA 6721

27TH September 2006

Attention:
Andy Taylor
Manager Building services.

RE: FRONT BOUNDARY FENCE
16 GRATWICK STREET PORT HEDLAND

Dear Sir,

I am writing to you as a result of the situation that has arisen since Council has replaced the front boundary fence at my property. The original fence was damaged as a result of many years where soil pushed the fence over. As a consequence Council installed a new fence.

However, at this time no consideration was given to the installation of a small retaining wall under this new fence. The result now is that soil is once again pushing against this (new) fence. When we experience heavy rain the slope of the verge and the surface water run off from the street pushes the verge soil up against and under the fence. Storm water also enters my property eroding what work I have done to enhance the front garden. This matter results in the money and my time spent being lost.

The Engineer, Rob Woolly (back in 2004) told me this is going to be a retaining fence with a minimum of 30 cm in the ground. This was never done and nothing of the work was recorded.

I have discussed this matter with the Town Engineer and the Manager Building Services on site, where I have been advised that Council can give no further consideration, as it is my responsibility to maintain my boundary fences and install a retaining wall if required. I am further advised that administratively they are unable to assist me in this matter.

I do not agree with this advice as I did not cause the original fence to become damaged, nor do I know how to install a fence or build a retaining wall. In this respect I am totally reliant upon advice given to me. I consider that when Council replaced my front fence it

Cont

should have been obvious at the time that a retaining wall was required to be installed first, before erecting the fence.

I ask that this matter be placed before the next Council meeting with my request that a suitable retaining wall be installed so as to resolve the problems I have been experiencing.

I also ask that I be advised of the date of this meeting so that I may be able to attend.

I look forward to a timely response from you in order that this long outstanding matter can be resolved.

Yours faithfully,



Silke Becker

11.2.4.2 Purchase Of Automatic Public WC Lot 25 Wedge Street, Port Hedland (File No.: -)

Officer: Andy Taylor
Manager Building Services

Date of Report: 26 September 2006

Disclosure of Interest by Officer Nil

Summary

The purpose of this report is to seek Council approval to purchase an Exeloo Automated Public WC for Lot 25 Wedge Street Port Hedland without the usual tender process being observed.

Background

At the ordinary Council meeting held on the 22nd March 2006 Council resolved to install an automated public toilet as part of the Port Hedland Enhancement Scheme works intended for Wedge and Edgar Streets Port Hedland. This automated toilet is to be located on lot 25 Wedge Street Port Hedland adjacent to the ANZ bank rear, western side. This location was nominated by Council as being the most suitable taking into account its proximity for public use and services available.

Consultation

Council's decision 200506/359, at its Ordinary Meeting held 22 March 2006.

Chief Executive Officer.

Director Community and Regulatory Services.

Statutory Implications

Part 4 Regulation 11(2)(f) Local Government (Functions and General) Regulations 1996

"Tenders do not have to be publicly invited according to the requirements of this Part if—

the local government has good reason to believe that, because of the unique nature of the goods or services required or for any other reason, it is unlikely that there is more than one potential supplier; or ..."

Policy Implications

2/007 Procurement Policy

This policy requires all purchases in excess of \$50,000-00 and over to be done through the tender process.

Strategic Planning Implications

Nil

Budget Implications

A quotation has been received from W.C. Convenience Management Pty Ltd for the supply and delivery of an Exeloo III 01 Automated Public WC in the amount of \$80,418.00 + GST. This quotation expires on the 31st October 2006 when a price increase will occur.

In addition to the above, the option of a stainless steel façade at an additional cost of \$1800-00 + GST is sought.

Additional installation costs will be incurred during the installation being:-

- Water and electrical connection
- Excavation and reinstatement of services run in.

When the final location has been determined quotes will be obtained for these.

There will also be ongoing costs associated with the maintenance of this toilet such as;

- Power
- Water
- Consumables
- Cleaning
- Building Maintenance

These ongoing costs will be included as part of the annual building maintenance/cleaning budget for each year.

Officer's Comment

Contact with three other Local Authorities who have purchased this automated public toilet confirms that the tender process was not used in the purchase. Advice given, was that there was only one supplier in Australia who specialises in this product, as such an order was placed directly for the supply and delivery of the toilet.

Part 4 Regulation 11(2) of the Local Government (Functions and General) Regulations 1996 was cited as permitting the acquisition of goods of a specialised nature where only one supplier is available.

Officer's Recommendation

That:

- i) set aside the provisions of Policy 2//007 Procurement Policy in the purchase of an automated public WC for Lot 25 Wedge Street, Port Hedland; and
- ii) Pursuant to Part 4 Regulation 11(2)(f) Local Government (Functions and General) Regulations 1996 authorise the Chief Executive Officer to place an order with W.C. Convenience Management Pty Ltd for the supply and delivery of an Exeloo III 01 Automated Public WC with a stainless steel façade in the amount of \$82,218.00 + GST.

NOTE: SIMPLE MAJORITY VOTE REQUIRED

200607/80 Council Decision

Moved: Cr A A Carter

Seconded: Cr D R Pike

That:

- i) Due to the single supplier circumstance Council set aside the provisions of Policy 2//007 Procurement Policy in the purchase of an automated public WC for Lot 25 Wedge Street, Port Hedland; and
- ii) Pursuant to Part 4 Regulation 11(2)(f) Local Government (Functions and General) Regulations 1996 authorise the Chief Executive Officer to place an order with W.C. Convenience Management Pty Ltd for the supply and delivery of an Exeloo III 01 Automated Public WC with a stainless steel façade in the amount of \$82,218.00 + GST.

CARRIED 7/0

REASON: Council acknowledged that there was a single supplier for the specified product.

11.2.5 Human Services**11.2.5.1 Request to Waive Rental Fees – Youth Involvement Council – 34 Lawson Street (File No: 05/05/0030)**

Officer Deborah Craigie
Manager Human Services

Date of Report 12 October 2006

Disclosure of Interest by Officer Nil

Summary

The Youth Involvement Council has formally requested (Reference 06-02701) that Council waive the rent owed by them for the period of 2001 to 2005 for the rental of Council property located at 34 Lawson Street South Hedland.

Background

The Youth Involvement Council has operated from Lawson Street since 1998. The building is owned by Council and is leased to the Youth Involvement Council for a 10 year term, expiring in 2007 (with a ten year option period). The rent is \$500.00 per annum. In recent years the Council does not appear to have invoiced the YIC for this amount.

Consultation

Youth Involvement Council

Statutory Implications

Nil

Policy Implications

Nil

Strategic Planning Implications

Nil

Budget Implications

Rental arrears for the financial years of 2001 to 2005 - \$500.00 per annum is \$2,500.00

Officer's Comment

A management review of Council leases recently identified that no rent had been paid by the Youth Involvement Council for the rental of Lawson Street for the past 5 years. The Youth Involvement Council was invoiced in August 2006 for these outstanding rental arrears.

The Manager of the Youth Involvement Council stated that she was verbally informed by the previous Chief Executive Officer and the former Community Services Manager that a peppercorn rent existed for Lawson Street and subsequently no rent was payable from the Youth Involvement Council regardless of the what the lease stated. There is no documentary evidence to support this claim.

Due to their current funding arrangements, the Youth Involvement Council does not have the funds to pay these rental arrears.

200607/81 Council Decision/Officer's Recommendation

Moved: Cr A A Carter **Seconded:** Cr J M Gillingham

That the rental arrears of \$2,500.00 owed by the Youth Involvement Council for the Council property located at 34 Lawson Street, South Hedland be waived.

CARRIED 7/0

11.3 Engineering Services**11.3.1 Director Engineering Services****11.3.1.1 *Monthly Report – Engineering Services (File No.: 13/04/0001)***

Officer Grant Logie
Director Engineering
Services

Date of Report 16 October 2006

Disclosure of Interest by Officer Nil

Summary

For Council's Information

Background

Engineering Services monthly report to Council.

Consultation Nil

Statutory Implications Nil

Policy Implications Nil

Strategic Planning Implications Nil

Budget Implications Nil

Officer's Comment***Engineering Services Works***

PROJECT	STATUS
South Hedland Cemetery Upgrade	Installation of shelters at the cemetery is complete. Cement lintels are currently being installed by P & A Concrete Contractors. Kerbing and the completion of reticulation is yet to be completed.
Airport Upgrade	Parks & Gardens crew are working in conjunction with Airport Staff on landscaping and planting as part of the airport upgrade. Resealing of the carpark is complete.
Playgrounds	The installation of new playground equipment and rubber soffit at Colin Matheson Oval is now complete. The installation of the new playground equipment and rubber soffit at Daylesford Park will commence in late November.
Black Spot Funding	Designs have been received for intersection improvements at North Circular/Murdoch. Currently waiting on designs for Throssell Road and North Circular/Hamilton.
Roads to Recovery Funding	Buttweld road construction preparation is now complete. Two coat seal scheduled for late October.

Regional Road Group Funding	Works Manager is assessing culverts on North Circular Road. Quotes currently being obtained from local contractors to undertake these works.
Landfill	Implementation of the Waste Management Proposal has commenced. Contractors currently installing internal 35m buffer and fire breaks.
Walkway Lighting	Quotes have been received from Horizon Power to upgrade walkway lighting as per program. HP to take over assets of lights.
Reseals	Contractors sealed sections of Anderson Street as part of the 06/07 reseal program. 2006/07 reseal program is now complete.
Kerbing Construction	Contractors have completed works from the 06/07 Kerbing Construction Program. Council staff and contractors are currently backfilling verges.
Kerbing Maintenance	Currently obtaining quotes from local contractors for small sections of kerbing as part of the 06/07 Kerbing Maintenance Program.
Footpath Construction	Footpath contractors have completed the first stage of works for the 06/07 Footpath Construction Program. Stage 2 is expected to be completed in March 2007.
Heavy Plant	Council Items prepared for Heavy Plant purchase and replacement
Pre-cyclone cleanup	Cyclone clean up collection complete.
Graffiti	Implementation of Graffiti Management System for reporting graffiti.
Sutherland Street Storm Damage	Stone protection completed by BGC. Fence has been reinstated. Walkways to beach are currently being reinstated by CBF contractors.
Depot	Currently obtaining quotes to install a ramp to Ranger Services and a divider between Engineering Services.
Wedge & Edgar street Streetscape Enhancements	Council staff have reassessed designs and prepared a schedule of works and cost estimates to complete the upgrades (to be presented to Council in October meeting).

Parks and Gardens

Litter	Parks & Gardens crew are using a new litter program created by the Parks & Gardens Supervisor and keeping statistics on the amount of litter collected.
Tree Pruning	Tree pruning in preparation for the cyclone season will be completed in late October.

Airport

Regular Passenger Transport Services Passenger Information as at 31 September 2006

September has seen a continuation of the growth in passengers over last years figures. At the time of this report September figures had not been received from Skywest.

The Bureau of Transport & Regional Economics (BTRE) have released the official aviation statistics for July 2006. We are still continuing to have growth with the latest report showing 39.2 percent growth from July 2005. The below table provides a

comparison between the major regional airports in WA for the month of July 2006.

Perth – PortHedland	45	12691	16598	76.5	147
Karratha-Perth	31	26933	34893	77.2	265
Kalgoorlie-Perth	37	16887	28110	60.1	262
Broome-Perth	29	27971	30286	87.6	218

Source : BTRE July 2006

Significant Aircraft Movements

There has been a marked increase in the amount of corporate jet traffic using Port Hedland International Airport has a entry/exit point into Australia not only for travel to South East Asia but for Europe via the Maldives & Sri Lanka. There is also an increase in the import and export of aircraft through the airport

Other

The traffic management improvements are nearing completion with the only major items remaining is for lighting to be installed in the newly constructed car park. Some landscaping and furniture installation also remains.

The Resealing Works have also been completed with the closure and resealing of the main car park proceeding smoothly with cooperation of the travelling public.

200607/82 Council Decision/Officer's Recommendation

Moved: Cr A A Carter **Seconded:** Cr G J Daccache

That Council receives the Engineering Services Report for September 2006.

CARRIED 7/0

11.3.1.2 Waiver of Landfill fees for Beach Clean Up (File No.: 31/10/0005)

Officer Grant Logie
Director Engineering
Services

Date of Report 16 October 2006

Disclosure of Interest by Officer Nil

Summary

Council approval for the waiver of landfill disposal fees for the clean up of Cemetery Beach and Pretty Pool Beach.

Background

Council has received a request from the Care for Hedland Environmental Association for the waiver of landfill fees for the clean up of Cemetery Beach and Pretty Pool Beach.

To coincide with the upcoming turtle nesting season the Care for Hedland Environmental Association have organised a 'Welcome the Turtles back to Hedland Beach Clean Up' on the morning of Saturday 28 October 2006. Crews of volunteers will be collecting and recording litter from Cemetery Beach and Pretty Pool Beach, followed by a breakfast sausage sizzle to reward the efforts of the people involved.

Two small skip bins will be utilised to store and dispose of the collected litter. The Care for Hedland Environmental Association has requested that Council waiver the landfill disposal fees for the event.

Consultation

Council staff.

Statutory Implications

Nil.

Policy Implications

Nil.

Strategic Planning Implications**KEY RESULT AREA 2 – COMMUNITY PRIDE**

Goal 1 – Litter: That the Town of Port Hedland is seen by residents and visitors as a clean and tidy place.

Strategy 2 – Develop community programs and initiatives that are aimed at reducing litter and improving the appearance of Port and South Hedland.

Budget Implications

Current fees and charges for Landfill disposal of industrial waste is \$32.00/tonne. Approximate cost of disposal of two small skip bins is \$40.00. This waived fee would result in reduced income to revenue account 1004328 General Tipping Fees.

Officer's Comment

The clean up event held by the Care for Hedland Environmental Association will promote awareness of the issue of litter and how it effects the environment. Council's support in the form of the waiver of landfill disposal fees will further highlight Council's efforts in promoting awareness towards the environment and marine animals, in particular the flatback turtles.

200607/83 Council Decision/Officer's Recommendation

Moved: Cr D R Pike

Seconded: Cr S F Sear

That landfill disposal fees for the Care for Hedland Environmental Association's 'Welcome the Turtles back to Hedland Beach Clean Up' event, to be held on Saturday 28 October 2006 at Cemetery Beach and Pretty Pool Beach be waived.

CARRIED 7/0

11.3.1.3 **Installation of Turtle Conservation Signage (File No.: 28/10/0001)**

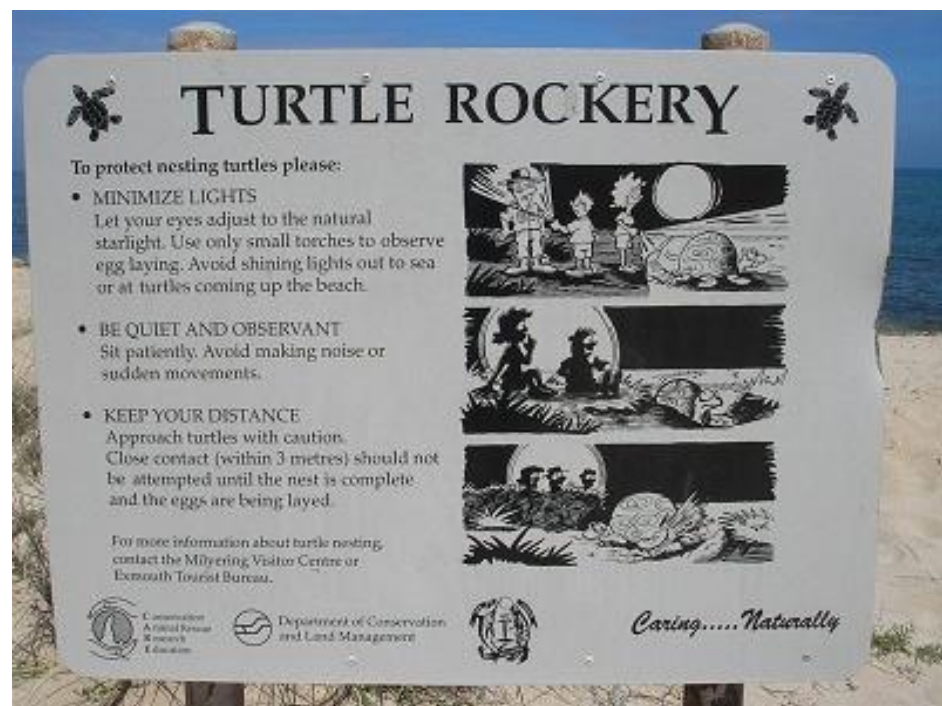
Officer	Grant Logie Director Engineering Services
Date of Report	13 October 2006
Disclosure of Interest by Officer	Nil

Summary

Council has received an application from the Care for Hedland Environmental Association for the installation of Informative Turtle Conservation signage at sites adjacent to Cemetery Beach and Pretty Pool Beach.

Background

Cemetery Beach and Pretty Pool Beach are nesting sites for the Flatback turtle. The Care for Hedland Environmental Association is actively co-ordinating the protection of these turtles and their nesting sites by monitoring the areas and educating the community. The proposed signs will be 800mm x 600mm and will contain the Town of Port Hedland logo. Below is an example of the content of the sign, currently erected in Exmouth:



Signs of this nature have been erected at Cemetery Beach and Pretty Pool previously. The new signs will replace the existing deteriorated signs and provide updated information to the community.

The Care for Hedland Environmental Association have requested that Council staff erect the signs at the following locations:

- Entrance to Cemetery Beach at Community Park, Sutherland Street
- Adjacent to Sutherland street footpath, between Community Park and the All Seasons Motel
- In the dune area in front of the All Seasons Motel
- Koombana Lookout
- Sutherland Street dune walkway, near Gratwick Aquatic Centre
- Pretty Pool Park main car park
- Pretty Pool beach car park
- 3 locations along Pretty Pool beach

All of the above areas are lots owned by Council or Crown land. Approval will be sought from the Department for Planning and Infrastructure prior to installation of signs on Crown land.

The Care for Hedland Environmental Association will be providing all signs and installation materials. The signs will remain the property of the Care for Hedland Environmental Association.

Consultation

All information relevant to the Turtle Conservation signage has been provided by the Care for Hedland Environmental Association.

Statutory Implications

Nil.

Policy Implications

Nil.

Strategic Planning Implications

KEY RESULT AREA 5 – ENVIRONMENT

Goal 2 - Natural Resources

That the Town of Port Hedland is managing its unique environment and using its resources sustainably.

Strategy 10 – Work with the Pilbara Development Commission and relevant stakeholder(s) to develop appropriate turtle interpretive facilities. (Included 26 April 2006)

Budget Implications

All signage and installation materials to be provided by the Care for Hedland Environmental Association.

Signs to be erected by Council staff which is estimated to take approximately two days with 2 staff, utilising General Ledger Account 1204282 Street and Road Signs. Future maintenance of the signs will be the responsibility of the Care for Hedland Environmental Association.

Officer's Comment

Informative Turtle Conservation signage is an important factor in educating the community on protecting the Flatback turtles, while still enjoying the experience of viewing the nesting turtles. The signs will not have any negative impact and will not effect community access to the beaches. It is believed that the new signs will add further value to the current park upgrades at Cemetery Beach (Community Park) and Pretty Pool park. They can also be incorporated into the Turtle Interpretive Centre/Boardwalk proposal along Sutherland Street that is currently being designed.

Involvement in this project will also recognise Council's contribution and efforts towards the conservation of the Flatback turtle.

Officer's Recommendation

That:

- i) the installation of Informative Turtle Conservation signage at the following locations:
 - Entrance to Cemetery Beach at Community Park, Sutherland Street
 - Adjacent to Sutherland street footpath, between Community Park and the All Seasons Motel
 - In the dune area in front of the All Seasons Motel
 - Koombana Lookout
 - Sutherland Street dune walkway, near Gratwick Aquatic Centre
 - Pretty Pool Park main car park
 - Pretty Pool beach car park
 - 3 locations along Pretty Pool beachbe approved;
- ii) approval be sought from the Department for Planning and Infrastructure for signage erection on Crown land;
- iii) Council staff erect the Informative Turtle Conservation signs at the locations identified in Clause i) above; and
- iv) the Informative Turtle Conservation signage remains the property of the Care for Hedland Environmental Association.

200506/... Council Decision**Moved:** Cr G D Bussell**Seconded:** Cr D R Pike

That:

- i) the installation of Informative Turtle Conservation signage at the following locations:
 - Entrance to Cemetery Beach at Community Park, Sutherland Street
 - Adjacent to Sutherland street footpath, between Community Park and the All Seasons Motel
 - In the dune area in front of the All Seasons Motel
 - Koombana Lookout
 - Sutherland Street dune walkway, near Gratwick Aquatic Centre
 - Pretty Pool Park main car park
 - Pretty Pool beach car park
 - 3 locations along Pretty Pool beachbe approved;
- ii) approval be sought from the Department for Planning and Infrastructure for signage erection on Crown land;
- iii) Council staff erect the Informative Turtle Conservation signs at the locations identified in Clause i) above; and
- iv) the Informative Turtle Conservation signage becomes the property of the Town of Port Hedland.

LOST 2/5

200607/84 Council Decision/Officer's Recommendation**Moved:** Cr G J Daccache **Seconded:** Cr A A Carter

- i) the installation of Informative Turtle Conservation signage at the following locations:
 - Entrance to Cemetery Beach at Community Park, Sutherland Street
 - Adjacent to Sutherland street footpath, between Community Park and the All Seasons Motel
 - In the dune area in front of the All Seasons Motel
 - Koombana Lookout
 - Sutherland Street dune walkway, near Gratwick Aquatic Centre
 - Pretty Pool Park main car park
 - Pretty Pool beach car park
 - 3 locations along Pretty Pool beachbe approved;
- ii) approval be sought 'from the Department for Planning and Infrastructure for signage erection on Crown land;
- iii) Council staff erect the Informative Turtle Conservation signs at the locations identified in Clause i) above; and
- iv) the Informative Turtle Conservation signage remains the property of the Care for Hedland Environmental Association.

CARRIED 7/0

11.3.1.4 Tender 06/06 Wedge and Edgar Streets Streetscape Enhancements (File No.: 23/08/0005)

Officer	Grant Logie Director Engineering Services
Date of Report	13 October 2006
Disclosure of Interest by Officer	Nil

Summary

The following report is a schedule of works proposed for the Wedge Street and Edgar Street Streetscape Enhancements.

Background

Engineering designs and specifications were prepared by Worley Parsons for the enhancements of Wedge and Edgar street Streetscape. The upgrade is a project of the Port Hedland Enhancement Scheme, a joint partnership between BHP Billiton, the State Government and Council. The project involves construction of pedestrian crossovers, car park construction, definition of existing car parking including kerbing, road reconstruction and definition, footpath construction, signage, line marking and tree planting. Tenders were called for the project and presented to Council at its Ordinary Meeting held in August. The cost estimates received exceeded the projects budget by approximately \$600,000. At its Ordinary Meeting held in August, Council resolved (in part):

- "i) Council rejects all Tenders for 06/06 Wedge and Edgar Street Streetscape Enhancements.*
- ii) Engineering Services to re-assess the contract documentation and specifications and then prepare a detailed schedule of works and cost estimates to present to Council and the Port Hedland Enhancement Scheme in order to complete the project in-house.*

Consultation

Engineering Services have consulted with the Pilbara Development Commission during the re-assessment of the specifications of the Wedge street and Edgar street Streetscape Enhancements.

Statutory Implications

Nil.

Policy Implications

Nil.

Strategic Planning Implications

Key Result Area 2 – Community Pride

Goal 3 – Townscape

Strategy 2 – Implement planned upgrade works for Edgar and Wedge streets

Budget Implications

New income and expenditure accounts will be required to be raised in order to complete this project. Proposed schedule of works is estimated to be under the Port Hedland Enhancement Scheme's budget of approximately \$315,000, therefore no contribution is required by Council.

Officer's Comment

After careful assessment of the original designs for the Wedge street and Edgar street Streetscape Enhancements Engineering Services have identified areas where modifications can be made to reduce the project cost while still achieving the desired effect of the enhancement:

- Removal of coloured/patterned asphalt to Wedge street, Richardson street and Edgar street
- Installation of a raised pedestrian crossing to Wedge street in lieu of coloured/patterned asphalt, located opposite the Visitor Centre. This will be constructed in coloured concrete, similar to the new pedestrian crossings at the Airport
- Installation of faux brick stenciled concrete in lieu of brick paving

All other aspects of the original design will remain the same. The table below indicates the proposed schedule of works and costings for the completion of the project, based on current contractor and staff rates:

	Quantity	Unit	Rate	Amount
Edgar st kerbing	499.1	m	25	\$12,478
Edgar st carpark kerbing	172.5	m	25	\$4,313
Edgar st carpark	694.6	m2	105	\$72,933
Edgar st faux brick	637.1	m2	65	\$41,412
Wedge st kerbing	44.1	m	25	\$1,103
Wedge st carpark kerbing	131.6	m	25	\$3,290
Wedge st carpark	734	m2	105	\$77,070
Wedge st faux brick	125.9	m2	65	\$8,184
Wedge st raised crossing	244.9	m2		\$25,000
Richardson st kerbing	226.9	m	25	\$5,673
Richardson st faux brick	585.5	m2	65	\$38,058
Signage				\$5,000
Linemarking				\$5,000
Drainage				\$10,000
Tree planting				\$5,000
TOTAL				\$314,511

Engineering Services propose to complete this project during the 2006/07 financial year utilising Council staff and contractors.

Officer's Recommendation

That:

- i) the revised schedule of works for the Wedge Street and Edgar Street Streetscape Enhancement be approved,
- ii) the budget allocation for the project, fully funded by the Port Hedland Enhancement Scheme be approved.

200607/85 Council Decision

Moved: Cr A A Carter

Seconded: Cr G J Daccache

That:

- i) **the revised schedule of works for the Wedge Street and Edgar Street Streetscape Enhancement be approved, subject to the approval of the Pilbara Development Commission;**
- ii) **the budget allocation for the project, fully funded by the Port Hedland Enhancement Scheme be approved.**

CARRIED 7/0

REASON: Council wished to include the approval of the Pilbara Development Commission.

11.3.1.5 Tender 06/10 Supply & Delivery of New Rubber Tyred Excavator (File No.: 23/08/0008)

Officer Grant Logie
Director Engineering
Services

Date of Report 13 October 2006

Disclosure of Interest by Officer Nil

Summary

This document is a summary of the tenders received for the Supply & Delivery of New Rubber Tyred Excavator.

Background

The adopted budget provides provision for the purchase of a rubber tyred excavator. Engineering Services currently hire an excavator for extensive use at the South Hedland Landfill Facility, drainage construction projects and other infrastructure construction and maintenance projects.

Consultation

Council's Engineering staff have reviewed all the tender submissions prior to recommending Council's resolution. The specifications prepared for the tender document are based on machinery that we currently hire to complete our construction and maintenance projects.

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 2/015.

Strategic Planning Implications

Nil.

Budget Implications

GL account 1004441 Landfill Plant & Equipment - \$900,000 (total allocation for excavator purchase is \$250,000)

Officer's Comment

Tenders were received from four (4) Tenderers as detailed in table 1 below:

Table 1:

Tenderer	Excavator Model	Price (ex. Gst)
CJD Equipment	Volvo EW200B Wheeled Excavator	\$254,000.00
Construction Equipment Australia	Doosan S180Wv Wheeled Excavator	\$208,950.00
	Doosan 'demo' S180Wv Wheeled Excavator (100 hours)	\$194,000.00
Hitachi	Zaxis 210W-3 Rubber Tyred Excavator	\$296,000.00
Earthwest	Hyundai R200W-7 Wheeled Excavator	\$239,792.17
	Hyundai R170W-7 Wheeled Excavator	\$201,190.36

All the above prices include registration and delivery to Town of Port Hedland Depot.

Table 2 below indicates the specifications of each excavator as tendered:

Table 2:

	Volvo EW200B	Doosan S180Wv	Zaxis 210W-3	Hyundai R200W-7	Hyundai R170W-7
Operating weight (t)	19.8	18.5	20.6	20.5	16.2-17.9
Engine	Volvo D6D EFE2 EU2 119kW turbo 6cyl diesel with 3stage air filter	Doosan DB58TIS 112kW 6cyl turbo diesel 3 stage filter	Isuzu 6BG1XA B 110kW 6cyl turbo diesel	Cummins B5.9-C 6cyl turbo diesel	Mitsubishi S6S-DT 6cyl turbo diesel
Tyres	Dual 10.00-20(14)	Dual 900x20 14 ply	Dual 10.00-20(14)	Dual 10.00-20(14) tube	Dual 10.00-20(14) tube
Bucket	0.9m3 GP, side cutters dig reach 9.3m dump height 6.4	0.63m3 GP, side cutters, dig reach 9m dump height 6.2m	0.8m3 dig reach 9.9m dump height 7m	0.9m3 GP dig reach 9.1m dump height 6.6m	0.9m3 GP dig reach 8.6m dump height 6.3m
Fuel capacity	300L	280L	340L	310L	260L
Cab complies	Yes	Yes	Yes	Yes	Yes
Electrical System	24V, 2x12V batteries, 140Ah cap, 28V 80A	24V, 2x12Vx 100Ah batteries	2x12V 97Ah batteries	24V, 2x12Vx100 Ah batteries	24V, 2x12Vx100 Ah batteries

	alternator				
Travel speed (km/h)	3.7 - 35	Max 32	Max 25	Max 33	Max 30
Warranty	1yr/2500hr 3yr/6000hr component	1yr/2500hr 3yr/6000hr component	1yr/2500 hr 3yr/ 5000hr pwr train	2yr/2000 hrs 3yrs/ 10000hrs component	2yr/2000 hrs 3yrs/ 10000hrs component
Availability	6 weeks	16 weeks new, 10 days demo	5 months	8 weeks	8 weeks
Tendered Price (ex gst)	\$254,000	\$208,950 (\$194,000 demo)	\$296,000	\$239,792.1 7	\$201,190.36

Tenderers also provided the following information:

CJD Equipment (Volvo)

- WA owned and operated company for 31 years
- Head office in Guildford, WA, with branches in Bunbury and Kalgoorlie
- Optional hydraulic quick hitch - \$8,400 + gst
- Includes safety valves for boom and dipper
- Automatic return to idle system when machine not in use
- Computerised monitoring & diagnostic system fitted with download capacity
- Hammer piping with reverse flow fitted

Construction Equipment Australia (Doosan)

- WA owned and operated company for 32 years
- Automatic return to idle system when machine not in use
- Hammer piping with reverse flow fitted
- Hydraulic quick hitch included
- Product support managers available 24hrs per day, 7 days per week

Hitachi

- Branch offices located in Perth and Kalgoorlie, with service outlets situated in Bunbury, Collie, Broome, Tom Price, Pannawonica, Karratha, West Angeles and Murrin Murrin
- Parts availability within 48hrs
- Product support managers available 24hrs per day, 7 days per week

Earthwest

- Service call outs available 24hrs per day, 7 days per week
- Includes safety valves for boom and dipper
- Average fuel consumption for R200W-7 is 19.1L/hr
- Average fuel consumption for R170W-7 is 16.5L/hr
- Port Hedland service agent (Bradver) located in Wedgefield

The following information is in regards to Tenderers non-compliance:

CJD Equipment (Volvo)

- Dump height 6.4m (min 6.5)
- Battery capacity 140Ah (min 150Ah)
- Tendered price exceeds budget of \$250,000

Construction Equipment Australia (Doosan)

- Bucket capacity 0.63m³ (min 0.9m³)
- Dump height 6.2m (min 6.5m)
- Battery capacity 100Ah (min 150Ah)

Hitachi

- Bucket capacity 0.8m³ (min 0.9m³)
- Battery capacity 97Ah (min 150Ah)
- Tendered price exceeds budget of \$250,000

Earthwest

- Battery capacity 100Ah (min 150Ah)
- R170W-7 dump height 6.3m (min 6.6m)
- R170W-7 fuel capacity 260L (min 280L)

Table 3 below indicates the evaluation criteria as per tender documentation:

Price	70%
Parts and Service Availability	10%
Ability to Supply	10%
Local Supplier Preference	10%
Total	100%

Table 4 below indicates the weighting applied to Tenderers as per tender evaluation criteria:

Tenderer	Price (70%)	Service (10%)	Supply (10%)	Local (10%)	Total (100%)
CJD Equipment (Volvo)	53	5	8	0	66
Construction Equipment Australia (Doosan)	65	5	4	0	74
Construction Equipment Australia (Doosan demo)	70	5	10	0	85
Hitachi (Zaxis)	46	8	2	0	56
Earthwest (R200W-7)	57	10	7	0	74
Earthwest (R170W-7)	65	10	7	0	82

The Doosan S180Wv demo model tendered by Construction Equipment Australia received the highest weighting based on evaluation criteria, however the tender called for a new excavator and that will remain the preference assuming the purchase is within budget. The Doosan excavator also did not conform with specifications such as bucket capacity and dump height.

Of all the tendered excavators that are within our budget allocation the Hyundai R200W-7 is the only excavator that is compliant with specifications. The Hyundai R200W-7 is the most powerful and has the greatest digging force. Bradver are the registered service agents and are located in Wedgefield, Port Hedland. The warranty of the R200W-7 is also greater than the other tendered machines. Although the R200W-7 did not receive the highest weighting for evaluation criteria it is compliant with the tender specifications and would be the best value for money to purchase.

200607/86 Council Decision/Officer's Recommendation**Moved:** Cr A A Carter**Seconded:** Cr G D Bussell

That Tender 06/10 Supply & Delivery of New Rubber Tyred Excavator be awarded to Earthwest for the supply and delivery of Hyundai R200W-7 Rubber Tyred Excavator for total price of \$239,792.17 (excluding GST).

CARRIED 7/0

11.3.1.6 Tender 06/11 Supply & Delivery of New or Used Landfill Compactor Unit (File No.: 23/08/0009)

Officer Grant Logie
Director Engineering
Services

Date of Report 13 October 2006

Disclosure of Interest by Officer Nil

Summary

This document is a summary of the tenders received for the Supply & Delivery of New or Used Landfill Compactor Unit.

Background

The adopted budget allows provision for the purchase of a landfill compactor unit. The Waste Management Plan prepared by consultant Harold McKenzie identified the need to replace the trackloader currently used at the South Hedland Landfill Facility with a dedicated landfill compactor. A dedicated machine will increase the density of the compaction of wastes at the landfill, which will increase the volume available and therefore increase the overall life of the landfill. Increased compaction will also minimize issues such as leachate development, landfill gas emissions and long term settlement.

Consultation

- Harold McKenzie – Specialist Consultant in Solid Waste Management
- Landfill Compactor Suppliers
- Council staff, including Engineering, Landfill and Workshop officers

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 2/015.

Strategic Planning Implications

Nil.

Budget Implications

GL account 1004441 Landfill Plant & Equipment - \$900,000 (total allocation for landfill compactor purchase is \$550,000)

Officer's Comment

Tenders were received from three (3) Tenderers as detailed in table 1 below:

Table 1:

Tenderer	Landfill Compactor Model	Price (ex. Gst)
BT Equipment	Bomag BC572RB Compactor (New)	\$495,000
WesTrac	Caterpillar 816F Compactor (New)	\$460,085
	Caterpillar 826H Compactor (New)	\$800,943
WelQuip	Tana G260 (New)	\$535,720
	Tana G320 (New)	\$650,720
	Tana G500 (Used – 9000hrs)	\$385,720

All the above prices include registration and delivery to Town of Port Hedland Depot.

Table 2 below indicates the specifications of each landfill compactor as tendered:

Table 2:

	Bomag BC572RB	Caterpillar 816F	Caterpillar 826H	Tana G260	Tana G320	Tana G500 (Used – 9000hrs)
Operating Weight (kg)	28,600	22,780	36,967	26,000	32,000	50,000
Engine	Deutz 6cyl 303hp diesel	Cat 6cyl 235hp turbo diesel	Cat 6cyl 401hp turbo diesel	Cummins 6cyl 240hp turbo diesel	Cummins 6cyl 335hp turbo diesel	Cummins 6cyl 540hp turbo diesel
Axles	Front oscillating, rear fixed	Front fixed rear oscillating	Front fixed rear oscillating	Both fixed	Both fixed	Both fixed
Drums/Teeth	50 front 50 rear 200H w/ scrapers & wire cutters. Compact on on 4 wheels	20 blades per wheel. Compact on on 4 wheels	24 blades per wheel. Compact on on 4 wheels	2660mm wide with 132 teeth per drum scrapers & wire cutters. Compact on on 2 drums	2660mm wide with 144 teeth per drum scrapers & wire cutters. Compact on on 2 drums	3800mm wide with 221 teeth per drum scrapers & wire cutters. Compact on on 2 drums

Cab complies	Yes	Yes	Yes	Yes	Yes	Yes
Blade	14ft	12ft	14ft	11.5ft	12ft	16.5ft
Fuel tank	500L	446L	672L	760L	760L	760L
Ground clearance	Fully boxed undercarriage 600 clearance	532mm	488mm	890mm	890mm	890mm
Compacting width	5125mm 2 passes	3338mm width over wheels	3800mm width over wheels	2660mm single pass	2660mm single pass	3800mm single pass
Warranty	1yr/2000 hrs full warranty	3yr/6000 hrs power train & hydraulic	3yr/6000 hrs power train & hydraulic	1yr/2000 hrs full warranty	1yr/2000 hrs full warranty	6 mths power train only
Availability	12 weeks	28 weeks	28 weeks	16 weeks	16 weeks	No longer available
Tendered Price (ex gst)	\$495,000	\$460,085	\$800,943	\$535,720	\$650,720	\$385,720

Tenderers also provided the following information:

BT Equipment

- Over 50 years in the business
- WA head office located in Perth
- Parts available within 24hrs if available in Australia
- Optional extras – auto fire suppression system (\$14,375 + gst), pin on teeth (\$18,000 + gst), BC572RB-2 Tier 3 engine upgrade (\$28,000 + gst)
- Complimentary first service on site

WesTrac

- 24 hour/365 days per year parts and service, including Emergency Freight Plan
- Over 50 years in the business
- WesTrac branch located in Port Hedland

WelQuip

- Council’s workshop can be the service agent
- Includes full set of filters and belts
- Over 15 years in the business
- Service available 7 days a week
- Have provided a listing of all service costs and requirements
- Optional extras – 3 in 1 bucket in lieu of standard blade (\$25,700 + gst), centralized greasing system (\$7,250 + gst), Cummins encompass warranty 5 years unlimited hours including parts, labour and travel (\$1,800 + gst)
- Welquip have now advised Engineering Services that the used Tana G500 is no longer available for tender

The following information is in regards to Tenderers non-compliance:

BT Equipment

- Bomag axles are front oscillating and fixed rear

WesTrac

- Caterpillar 816F is less than specified operating weight (min 23,000kg)
- Caterpillar 816F is less than minimum engine hp (250hp)
- Caterpillar 826H exceeds budget allowance of \$550,000

WelQuip

- All Tana axles are fixed front and rear
- Tana G320 exceeds budget allowance of \$550,000

Table 3 below indicates the evaluation criteria as per tender documentation:

Price	70%
Parts and Service Availability	10%
Ability to Supply	10%
Local Supplier Preference	10%
Total	100%

Table 4 below indicates the weighting applied to Tenderers as per tender evaluation criteria:

Tenderer	Price (70%)	Service (10%)	Supply (10%)	Local (10%)	Total (100%)
BT Equipment (Bomag)	65	6	10	0	81
WesTrac (816F) NON COMPLIANT	70	8	5	0	83
WesTrac (826H)	40	8	5	0	53
WelQuip (G260)	60	10	8	0	78
WelQuip (G320)	50	10	8	0	68
WelQuip (G500 used)	0	0	0	0	0

Although the WesTrac 816F scored the highest weighting based on selection criteria, the machine does not comply with several specifications stated in the tender documentation including operating weight, engine hp and ground clearance. The minimal number of teeth per wheel also demonstrates that the WesTrac 816F would not be a suitable machine to purchase.

Council's Engineering staff have closely scrutinized the compaction efforts of both the Bomag and Tana units that have been tendered and believe that the most effective means of compaction would be achieved using a full width drum roller (front and rear) installed on Tana units instead of a four wheeled system installed on the Bomag. The Tana G320 has a crushing force of 157kN, where the Tana G260 has a crushing force of 127kN.

With the greater power and crushing force of the Tana G320, landfill operators will achieve a more effective compaction in fewer hours of running time. More efficient production equates to higher cost savings.

WelQuip have also advised Engineering staff that Council's workshop can be authorized as the landfill compactor warranty agent which will effectively reduce the time taken for repairs and service of the machine.

Ideally our preference would be to purchase the Tana G320 which is a more powerful unit with a higher operating weight, however the price tendered was approximately \$100,000 over the budgeted allocation. The purchase of the Tana G320 could be justified given that the majority of the heavy plant purchases for 2006/07 have been tendered under budget, which will result in considerable savings in Council's expenditure.

Additionally, it should be noted that this expenditure is to come from Council's Landfill Reserve Fund meaning that there is no additional cost to Council.

Officer's Recommendation

That:

- i) Tender 06/11 for the Supply & Delivery of New or Used Landfill Compactor Unit be awarded to WelQuip for the following:
 - a) Supply and delivery of new Tana G320 for total price of \$650,720 (ex gst)
 - b) Supply and delivery of extras being centralised greasing system (\$7,250 + gst) being a total cost of \$657,970 + gst;
- ii) additional expenditure in account 1004441 of \$107,970 be approved; and
- iii) adjust the Waste Management and Recycling Reserve expenditure by \$107,970 to reflect the over budget expenditure, thereby not increasing the direct cost from Council's 2006/07 budget resources.

200607/87 Council Decision

Moved: Cr S F Sear **Seconded:** Cr G D Bussell

That Tender 06/11 for the Supply & Delivery of New or Used Landfill Compactor Unit be awarded to BT Equipment for the supply and delivery of new Bomag BC572RB Compactor for total price of \$495,000 (ex gst)

CARRIED 7/0

REASON: Council considered this machine more suitable and within budget.

11.3.1.7 Tender 06/12 Supply & Delivery of New or Used Grader (Min. 12ft Blade) (File No.: 23/08/0010)

Officer Grant Logie
Director Engineering
Services

Date of Report 28 September 2006

Disclosure of Interest by Officer Nil

Summary

This document is a summary of the tenders received for the Supply & Delivery of New or Used Grader (Min. 12ft Blade).

Background

The adopted budget allows provision for the purchase of a grader. Engineering Services currently hire a grader for road and drainage construction projects and other infrastructure construction and maintenance projects that are identified in Council's Strategic Plan. Examples of projects include the extension of Buttweid Road, sealing of Finucane Island Boat Ramp Road, extension of the South Hedland Cemetery car park and general road and drainage maintenance.

Consultation

Council's Engineering staff has reviewed all the tender submissions prior to recommending Council's resolution. The specifications prepared for the tender document are based on machinery that we currently hire to complete our construction and maintenance projects.

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 2/015.

Strategic Planning Implications

Nil.

Budget Implications

GL account 1208440 Plant & Equipment - \$865,000 (total allocation for grader purchase is \$350,000)

Officer's Comment

Tenders were received from four (4) Tenderers as detailed in table 1 below:

Tenderer	Grader Model	Price (ex. Gst)
WesTrac	New Caterpillar 12H Motor Grader	\$298,080.00
	New Caterpillar 140H Motor Grader	\$343,870.00
CJD Equipment	New Volvo G930 Motor Grader	\$274,000.00
BT Equipment	New Mitsubishi MG460	\$255,000.00
Hitachi Construction Machinery	New John Deere 670D	\$280,000.00
	New John Deere 770D	\$300,500.00

All the above prices include registration and delivery to Town of Port Hedland Depot.

Table 2 below indicates the specifications of each grader as tendered:

Tenderers also provided the following information:

WesTrac

- 24 hour/365 days per year parts and service, including Emergency Freight Plan
- Over 50 years in the business
- Cat 12H Grader average fuel consumption 10.9L/hr
- Cat 140H Grader average fuel consumption 12.94L/hr
- 'Equipment Manager' web based maintenance support program
- WesTrac branch located in Port Hedland

CJD Equipment

- Fuel consumption varies from 9.7L/hr to 22L/hr
- WA owned and operated company for 31 years
- Head office in Guildford, WA, with branches in Bunbury and Kalgoorlie

BT Equipment

- Over 50 years in the business
- WA head office located in Perth
- Parts available within 24hrs if available in Australia
- Additional option of radial tyres \$9,000 + gst

Hitachi Construction Machinery

- Branch offices located in Perth and Kalgoorlie, with service outlets situated in Bunbury, Collie, Broome, Tom Price, Pannawonica, Karratha, West Angeles and Murrin Murrin
- Parts availability within 48hrs
- Product support managers available 24hrs per day, 7 days per week
- Optional extras – spare tyre and winch on A frame carrier (\$6550 + gst), slope meter (\$693 + gst), 40 channel UHF radio (\$480 + gst)

Table 3 below indicates the evaluation criteria as per tender documentation:

Price	70%
Parts and Service Availability	10%
Ability to Supply	10%
Local Supplier Preference	10%
Total	100%

Table 4 below indicates the weighting applied to Tenderers as per tender evaluation criteria:

Tenderer	Price (70%)	Service (10%)	Supply (10%)	Local (10%)	Total (100%)
WesTrac (12H)	60	10	8	0	78
WesTrac (140H)	52	10	8	0	70
CJD Equipment (Volvo G930)	65	7	10	0	81
BT Equipment (MG460)	70	7	5	0	82
Hitachi (670D)	64	10	8	0	82
Hitachi (770D)	60	10	8	0	78

Although the Mitsubishi MG460 tendered by BT Equipment received one of the highest weightings and was the cheapest tender, the service and supply have received lower scores than other tenders.

The John Deere 670D grader tendered by Hitachi also received the highest weighting, however since all machines were tendered below the budget allocation preference is to select a machine that will achieve the best results in the least amount of time.

The John Deere 770D is the most powerful grader with the heaviest operating weight. It is also one of two tendered with the preferred 14ft blade which will effectively grade 17% more area in a single run. Hitachi Construction Machinery has several branch

offices in the Pilbara Region which will provide the service support we require. Due to the extensive construction, maintenance and stockpiling work programmed by Engineering Services, the John Deere 770D would be the most suitable machine to purchase and the best value for money. It is noted that tendered price is also \$49,500 under the allocated budget amount for the grader purchase.

200607/88 Council Decision/Officer's Recommendation**Moved:** Cr A A Carter**Seconded:** Cr G D Bussell

That Tender 06/12 Supply & Delivery of New or Used Grader (Min. 12ft Blade) be awarded to Hitachi Construction Machinery for the following:

- i) supply and delivery of John Deere 770D Grader for total price of \$300,500.00 (ex gst); and**
- ii) supply and delivery of extras being spare tyre and winch on A frame carrier (\$6550 + gst), slope meter (\$693 + gst), 40 channel UHF radio (\$480 + gst)**

for the total purchase price of \$308,223.00 + gst.

CARRIED 7/0

11.3.1.8 Tender 06/13 Supply & Delivery of New Street Sweeper (File No.: 23/08/0011)

Officer	Grant Logie Director Engineering Services
Date of Report	9 October 2006
Disclosure of Interest by Officer	Nil

Summary

This document is a summary of the tenders received for the Supply & Delivery of New Street Sweeper.

Background

The adopted budget allows provision for the purchase of a street sweeper. This purchase has been funded by the Port Hedland Enhancement Scheme, a joint venture with BHP Billiton, Council and the State Government. The street sweeper will be utilized to improve and maintain the appearance of Port Hedland's Town Centre, being the area surrounding Wedge street and Edgar street in Port Hedland. Footpaths in the surrounding areas will also be swept with the new street sweeper. The sweeper will also have a water spray/suction function for cleaning and dust suppression.

Consultation

Council's Engineering staff has reviewed all the tender submissions prior to recommending Council's resolution. The specifications prepared for the tender document are based on specific requirements of the area to be cleaned and maintained with special consideration for the size of the unit to enable maneuverability through Port Hedland's Town Centre.

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 2/015.

Strategic Planning Implications

Nil.

Budget Implications

GL account 1208440 Heavy Vehicle and Plant - \$865,000 (total allocation for street sweeper purchase is \$250,000)

Officer’s Comment

Tenders were received from three (3) Tenderers as detailed in table 1 below:

Table 1:

Tenderer	Street Sweeper Model	Price (ex. Gst)
Applied Cleansing Solutions	Applied 525HS Green Machine	\$131,500
	Applied 636HS Green Machine	\$145,500
Tennant Company	Tennant 800 Diesel Sweeper	\$127,547
	Tennant 6650 Diesel Sweeper	\$79,225
MacDonald Johnston	Madvac CN100 Sub-Compact Sweeper	\$106,580
	CN200 Compact Suction Sweeper	\$160,240

All the above prices include delivery to Town of Port Hedland Depot. Registration fees will be charged on a separate invoice after delivery to Council.

Table 2 below indicates the specifications of each street sweeper as tendered:

Table 2:

	Applied 525HS	Applied 636HS	Tennant 800	Tennant 6650	Madvac CN100	CN200 Compact
Engine	Kubota 1123cc 3cyl 23.4kW turbo diesel	Kubota 1500cc 4cyl 32kW turbo diesel	Perkins or Cummins 47kW diesel	Kubota 28kW diesel	Kubota 1123cc 23.5hp turbo diesel	VN HR494H T3 68.5kW turbo diesel

Steering	Hydraulic power steering	Hydraulic power steering	Hydraulic power steering	Hydraulic power steering	Hydraulic power steering	Hydraulic power steering
Hopper	750L capacity, rear door with skip bin interface	1200L capacity with skip bin interface	850L capacity with skip bin interface front door	400L capacity with skip bin interface front door	765L capacity, rear door with skip bin interface	1500L capacity, rear door with skip bin interface
Fuel capacity	36L 8hrs	55L 10hr	45.5L	36L	40L	51L
Cab complies	Yes	Yes	Yes	Yes	Yes	Yes
Suction System	175L water tank, water dust suppression, variable speed hydraulic suction	200L water tank, water dust suppression, variable speed hydraulic suction	Suction for dry dust control only, debris swept into hopper- no water tank	Suction for dry dust control only, debris swept into hopper- no water tank	182L water tank, dry&wet dust suppression, variable speed hydraulic suction	250L recirculation water tank, dry&wet dust suppression, variable speed hydraulic suction
Brushes	2/600mm brooms all control in cab	2/600mm brooms all control in cab	2/650mm front, main rear, all controls in cab	2/650mm front, main rear, all controls in cab	2/635mm front brooms all control in cab	2/850mm front brooms all control in cab
Dimensions	L-3120 W-1130 Kg-1988 H-1980	L-3450 W-1130 Kg-2750 H-1980	L-3050 W-1780 Kg-2950 H-2095	L-2360 W-1590 Kg-2064 H-2080	L-3607 W-1041 Kg-2148 H-1981	L-4120 W-1315 Kg-4000 H-1965
Travel speed (km/h)	Sweep-16, road-34	Sweep-16, road-40	Sweep-16.1	Sweep-16.1	25	Road 50
Warranty	1yr/2000 hrs	1yr/2000 hrs	2yr/2000 hrs	2yr/2000 hrs	1yr/2400 hrs	1yr/2400 hrs
Availability	4 weeks	4 weeks	12 weeks	12 weeks	4 weeks	4 weeks
Tendered Price (ex gst)	\$131,500	\$145,500	\$127,547	\$79,225	\$106,580	\$160,240

Tenderers also provided the following information:

Applied Cleansing Solutions

- Dealer for Applied Sweepers International, a UK based company since 1965
- Spare parts readily available from Melbourne, Adelaide, Sydney and Perth (Wel-Quip in Malaga)
- Front and rear towing points fitted as standard
- Kerb to kerb turning circle 3.2m
- Optional extras – LED rear mounted arrow bar (\$2980 + gst), high pressure wash system (\$3250 + gst), rear reverse activated flood lights (\$520 + gst)

Tennant Company

- 3m flexible wander hose included
- Company has been in Australia for 38 years with head office in Sydney and sales offices in WA, NSW, VIC, QLD & SA.
- Further support is backed by Nationwide Oil based in Port Hedland and Newman

MacDonald Johnston

- 3m flexible wander hose included

The following information is in regards to Tenderers non-compliance:

Tennant Company

- Both units are not fitted with water tanks to allow cleaning and water dust suppression
- Unit widths excessive of 100mm approx. specified
- Tennant 6650 hopper capacity (min 750)
- Front door hoppers

MacDonald Johnston

- CN200 exceeds approximate dimensions specified

Table 3 below indicates the evaluation criteria as per tender documentation:

Price	70%
Parts and Service Availability	10%
Ability to Supply	10%
Local Supplier Preference	10%
Total	100%

Table 4 below indicates the weighting applied to Tenderers as per tender evaluation criteria:

Tenderer	Price (70%)	Service (10%)	Supply (10%)	Local (10%)	Total (100%)
Applied Cleansing Solutions (525HS)	42	7	10	0	59
Applied Cleansing Solutions (636HS)	38	7	10	0	55
Tennant Company (800)	43	10	5	0	58
Tennant Company (6650)	70	10	5	0	85
MacDonald Johnston (CN100)	52	7	10	0	69
MacDonald Johnston (CN200)	34	7	10	0	51

The Tennant 6650 achieved the highest weighting based on the evaluation criteria, however neither of the Tennant Company sweepers tendered include a water system for cleaning and dust

suppression and would therefore be considered non-conforming and would not be recommended for purchase.

As such, although the 636HS Green Machine tendered by Applied Cleansing Solutions did not receive the highest weighting based on the evaluation criteria it is the recommended sweeper for purchase. The 38% weighting for price is not reflective of the value for money, as the tendered price is \$104,500 below the budget allocation for the sweeper purchase. This machine offers the highest engine power compared to all conforming machines tendered and meets all the requirements set in the specifications regarding the ability to clean the streets as well as sweep them. The 636HS Green Machine also has the highest water, fuel and hopper capacities of all the conforming tendered machines and will achieve the desired effect on the appearance of Port Hedland's Town Centre.

200607/89 Council Decision/Officer's Recommendation

Moved: Cr G J Daccache **Seconded:** Cr A A Carter

That Tender 06/13 Supply & Delivery of New Street Sweeper be awarded to Applied Cleansing Solutions for the following:

- i) Supply and delivery of 636HS Green Machine Street Sweeper for total price of \$145,500 (ex gst)**
- ii) Supply and delivery of optional extras being LED rear mounted arrow bar (2,980 + gst), high pressure wash system (\$3,250 + gst) and rear reverse activated flood lights (\$520 + gst)**

for the total purchase price of \$151,750 (ex gst).

CARRIED 7/0

11.3.1.9 Tender 06/14 Supply & Delivery of Loader/Backhoe (File No.: 23/08/0012)

Officer	Grant Logie Director Engineering Services
Date of Report	10 October 2006
Disclosure of Interest by Officer	Nil

Summary

This document is a summary of the tenders received for the Supply & Delivery of Loader/Backhoe.

Background

The adopted budget provides provision for the purchase of a loader/backhoe. Engineering Services currently utilize a loader/backhoe for a variety of road and drainage construction and maintenance projects throughout the township of Port Hedland.

Consultation

Council's Engineering staff has reviewed all the tender submissions prior to recommending Council's resolution. The specifications prepared for the tender document are based on machinery that we currently require to complete our construction and maintenance projects.

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 2/015.

Strategic Planning Implications

Nil.

Budget Implications

GL account 1208440 Plant & Equipment - \$865,000 (total allocation for loader/backhoe purchase is \$150,000)

Officer's Comment

Tenders were received from seven (7) Tenderers as detailed in table 1 below:

Tenderer	Loader/Backhoe Model	Price (ex. Gst)
WesTrac	Caterpillar 428D	\$131,195
McIntosh & Son	New Holland LB90.B	\$98,000
	Case 580 SR	\$109,000
CJD Equipment	Volvo BL71	\$120,000
WeiQuip	Venieri VF 8.23D	\$123,268
	Venieri VF 10.23C	\$138,532
Hitachi Construction Machinery	John Deere 315SG Backhoe	\$122,000
LiftRite Hire & Sales	Manitou MLB625T	\$170,000
Construction Equipment Australia	JCB 3CX Powershift	\$128,985
	JCB 3CX 60th Anniversary Precision	\$143,685
	JCB 3CX Road Runner	\$134,935

All the above prices include registration and delivery to Town of Port Hedland Depot.

Table 2 below indicates the specifications of each loader/backhoe as tendered:

	Caterpillar 428D	New Holland LB90.B	Case 580 SR	Volvo BL71	Venieri VF 8.23D	Venieri VF 10.23C	John Deere 315SG	Manitou MLB625T	JCB 3CX Powershift	JCB 3CX Anniversary	JCB 3CX Road Runner
Operating weight (kg)	7738	8340	8100	8594	7600	9000	7352	8860	8070	8070	8070

Engine	Cat 3054 T Diesel 83hp	CNH 4cyl turbo diesel 95hp	Case 4cyl turbo diesel 95hp	Volvo turbo diesel 94hp	Perkins diesel 94hp	Perkins diesel 102hp	John Deere 4cyl diesel 92hp	Perkins 4cyl turbo diesel 100hp	4cyl turbo diesel 92hp	JCB 444 4cyl turbo diesel 100hp	JCB 444 4cyl turbo diesel 100hp
Bucket	1.03 m3 MP 2406 wide 109 dig depth	1m3 2250 wide	1m3 4in1 2250 wide	1m3 4in1 pin on with teeth	1.10 m3 2200 wide	1.30 m3 2350 wide	1.01 m3 4in1 2340 wide	1m3 4in1	1m3 4in1	1m3 4in1	1m3 4in1
Fuel capacity	128L	130L	128L	120L	95L	110L	136L	138L	160L	160L	160L
Cab complies	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No ROPS	Yes	Yes	Yes
Backhoe	610 wide 4854 dig depth	610 wide 5480 dig depth	610 wide 5770 dig depth	610 wide 5360 dig depth	500 wide 5400 dig depth	600 wide 6000 dig depth	600 wide 5440 dig depth	600 wide 6150 dig depth	600 wide 5460 dig depth	600 wide 5460 dig depth	600 wide 5460 dig depth
Travel speed (km/h)	5.7-31.8	6.3-46.4	6.4-46.4	6.2-38.5	6-38	6-38	5.8-33	Max 25	5.2-40	5.2-40	5.2-40
Warranty	3yr/6000 power train & hyd	1yr/unlimited hr	1yr/unlimited hr	1yr/2500 hr full + 2yr/3000 hr eng, driveline & hyd	1yr	1yr	1yr/2000 hr full + 3yr/5000 power train	1yr/2000 hrs	1yr/2000 hrs + 2yr/4000 hr major components	1yr/2000 hrs + 2yr/4000 hr major components	1yr/2000 hrs + 2yr/4000 hr major components
Availability	6 week	2 week	2 week	6 week	-	-	8 week	3 week	3 week	7 week	3 week
Tendered Price (\$ ex gst)	\$131,195	\$98,000	\$109,000	\$120,000	\$123,268	\$138,532	\$122,000	\$170,000	\$128,985	\$143,685	\$134,935

Tenderers also provided the following information:

WesTrac

- 24 hour/365 days per year parts and service, including Emergency Freight Plan
- Over 50 years in the business
- 'Equipment Manager' web based maintenance support program
- WesTrac branch located in Port Hedland
- Optional extras: 914mm bucket (\$1,557 + gst), 457mm bucket (\$1,178 + gst), set of books (\$1,300 + gst)
- Provided full service costings

McIntosh & Son

- Optional extras: ride control (\$1,950 + gst), flip over pallet forks (\$1,835 + gst)
- Dealership located in Port Hedland (Diesel Mech in Wedgefield) for servicing and warranty repairs

CJD Equipment (Volvo)

- WA owned and operated company for 31 years
- Head office in Guildford, WA, with branches in Bunbury and Kalgoorlie
- Optional extras: loader attachment bracket with hook on bucket in lieu of pin on bucket (\$4,680 + gst)
- Fuel consumption 4L to 8L/hr

We/Quip

- Over 15 years in the business (WA owned)
- Service available 7 days a week

Hitachi Construction Machinery

- Branch offices located in Perth and Kalgoorlie, with service outlets situated in Bunbury, Collie, Broome, Tom Price, Pannawonica, Karratha, West Angeles and Murrin Murrin
- Parts availability within 48hrs
- Product support managers available 24hrs per day, 7 days per week

LiftRite Hire & Sales

- Optional extras: backhoe buckets 300mm to 900mm (\$2,320 to \$2,880 + gst)

Construction Equipment Australia

- WA owned and operated company for 32 years
- Product support managers available 24hrs per day, 7 days per week

Table 3 below indicates the evaluation criteria as per tender documentation:

Price	70%
Parts and Service Availability	10%
Ability to Supply	10%
Local Supplier Preference	10%
Total	100%

Table 4 below indicates the weighting applied to Tenderers as per tender evaluation criteria:

Tenderer	Price (70%)	Service (10%)	Supply (10%)	Local (10%)	Total (100%)
WesTrac (428D)	53	10	6	0	69

McIntosh & Son (New Holland LB90.B)	70	10	10	0	90
McIntosh & Son (Case 580SR)	63	10	10	0	83
CJD Equipment (Volvo BL71)	58	6	6	0	70
WelQuip (Venieri VF 8.23D)	56	6	4	0	66
WelQuip (Venieri VF 10.23C)	50	6	4	0	60
Hitachi Construction Machinery (John Deere 315SG)	56	8	4	0	68
LiftRite Hire & Sales (Manitou MLB625T)	40	6	8	0	54
Construction Equipment Aust. (Powershift)	53	6	8	0	67
Construction Equipment Aust. (Anniversary)	47	6	5	0	58
Construction Equipment Aust. (Road Runner)	51	6	8	0	65

Although the loader/backhoes tendered by McIntosh & Son received the highest weighting base on evaluation criteria, the recommendation of staff for the purchase of a loader/backhoe is for the Volvo BL71, tendered by CJD Equipment. This decision is based on previous experience in operating, purchasing and maintaining the equipment.

The larger tyres supplied with the Volvo BL71 allows the machine to be used in a safer manner when loading trucks. The 4 in 1 bucket supplied is also useful for other engineering works, such as collection of greenwaste from verges. The Volvo BL71 loader/backhoe is installed with a side shift and extender hoe on the backhoe arm which eases operation as the driver does not have to reset the machine for works such as grave digging and working in confined spaces. The levers for the backhoe operation are the same as the levers in the rubber tyred excavator recommended for purchase in tender 06/10 which allows the operators easy transfer from one machine to the next. The fuel efficiency of the Volvo BL71 is also one of the best on the market.

Officer's Recommendation

That Tender 06/14 Supply & Delivery of Loader/Backhoe be awarded to CJD Equipment for the supply and delivery of Volvo BL71 Loader/Backhoe for total price of \$120,000 (ex gst).

200607/90 Council Decision

Moved: Cr S F Sear

Seconded: Cr A A Carter

That Tender 06/14 Supply & Delivery of Loader/Backhoe be awarded to MacIntosh and Sons for the supply and delivery of Case 580 SR Loader/Backhoe for total price of \$109,000 (ex gst).

CARRIED 7/0

REASON: Council considered the machine the best option.

11.3.1.10 Tender 06/17 Supply & Delivery of Fully Enclosed Single Operator Side Loading Refuse Collection Vehicle (File No.: 23/08/0014)

Officer Grant Logie
Director Engineering
Services

Date of Report 28 September 2006

Disclosure of Interest by Officer Nil

Summary

This document is a summary of the tenders received for the Supply & Delivery of Fully Enclosed Single Operator Side Loading Refuse Collection Vehicle.

Background

Tenders were recently called for the Supply & Delivery of a Fully Enclosed Single Operator Side Loading Refuse Collection Vehicle in accordance with Council's heavy plant replacement program.

Consultation

Council's Engineering staff have reviewed all the tender submissions prior to recommending Council's resolution. The specifications prepared for the tender document are based on machinery that we currently use to undertake domestic rubbish collection throughout the township of Port Hedland.

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 2/015.

Strategic Planning Implications

Nil.

Budget Implications

GL account 1002430 Rubbish Collection Vehicle - \$300,000 (trade-in \$50,000). Total expenditure \$250,000.

Officer's Comment

Tenders were received from two (2) Tenderers as detailed in table 1 below:

Table 1:

Tenderer	Model	Price (ex GST)	Trade-In	Total
Purcher International	ACCOF 2350G/ 285	\$297,020	\$35,020	\$262,000

The above price includes registration and delivery to Town of Port Hedland Depot.

MacDonald Johnston submitted a non-conforming Tender as they Tendered for supply of Compaction Unit Only, as follows:

MacDonald Johnston - Option One	MJE SPORT Gen V series SL9522	\$148,220		\$148,220
MacDonald Jonston - Option Two	MJE SPORT Gen V series LS9522	\$153,430		\$153,430

Table 2 below indicates the specifications of each Rubbish Collection Vehicle as tendered:

Table 2:

	ACCOF 2350G with Superior Pak compaction unit	MJE SPORT Option One (compactor units only)	MJE SPORT Option Two (compactor units only)
Body Capacity (Compactor unit)	23m ²	22m ²	22m ²
GVM	24.0 Tonne	22.5 Tonne	22.5 Tonne
Engine	Cummins ISC 285		
Transmission	Allison WT MD3560P		
Travel speed (km/h)	100 km/h		
Warranty	1yr / Unlimited Kms (truck) 2000hrs (compactor)	1yr / 2400 hrs (compactor)	1yr / 2400 hrs (compactor)
Availability	21-25 weeks	12-16 weeks	12-16 weeks
Extras	4 Wheel Cross Lock Diff Locks \$2750.00 (ex GST)		

Table 3 below indicates the evaluation criteria as per tender documentation:

Price	70%
Parts and Service Availability	10%
Ability to Supply	10%
Local Supplier Preference	10%
Total	100%

Table 4 below indicates the weighting applied to Tenderers as per tender evaluation criteria:

Tenderer	Price (70%)	Service (10%)	Supply (10%)	Local (10%)	Total (100%)
Purcher International	70	8	5	0	83
MacDonald Johnston (Option One)	Non-Conforming Tender Received				
MacDonald Johnston (Option Two)	Non-Conforming Tender Received				

Tenderers also provided the following information:

Purcher International

- Comprehensive driver / operator training available
- Full contract maintenance on body for period of up to 8 years at reduced rates

Upon inspection of all tender submissions it is clear that the Purcher International tender is the only option available for purchase as the MacDonald Johnston tenders are for supply of compaction body only and is therefore non-conforming. The Purcher International tender submission complies with all requirements of the tender specifications.

200607/91 Council Decision/Officer’s Recommendation

Moved: Cr G J Daccache **Seconded:** Cr A A Carter

That Tender 06/17 Supply & Delivery of Fully Enclosed Single Operator Side Loading Refuse Collection Vehicle be awarded to Purcher International for the supply and delivery of Fully Enclosed Single Operator Side Loading Refuse Collection Vehicle (model) for total price of \$262,000.00 (ex gst), including trade of vehicle as per replacement policy.

CARRIED 7/0

11.3.1.11 Tender 06/18 Supply & Delivery of One 4WD Utility Tractor (Min. 100 draw bar hp) (File No.: 23/08/0015)

Officer Grant Logie
Director Engineering
Services

Date of Report 28 September 2006

Disclosure of Interest by Officer Nil

Summary

This document is a summary of the tenders received for the Supply & Delivery of One 4WD Utility Tractor (Min 100 draw bar hp).

Background

Tenders were recently called for the supply & delivery of one 4WD Utility Tractor in accordance with Council's heavy plant replacement program.

Consultation

Council's Engineering staff has reviewed all the tender submissions prior to recommending Council's resolution. The specifications prepared for the tender document are based on machinery that we currently use to complete our construction and maintenance projects.

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 2/015.

Strategic Planning Implications

Nil.

Budget Implications

GL account 1208440 Heavy Vehicles & Plant - \$80,000

Officer's Comment

Tenders were received from two (2) Tenderers as detailed in table 1 below:

Table 1:

Tenderer	Tractor Model	Price (ex. Gst)
Purcher International	New CaseIH MXU125 – Pro Maxxum - 125hp (92kW) PTO	\$101,270.00
Purcher International	New CaseIH MXU115-X Maxxum - 95hp (71kW) PTO	\$85,580.00
CJD Equipment	New John Deere 6520 SE Tractor - 115hp (85kW) PTO	\$79,775.00

All the above prices include registration and delivery to Town of Port Hedland Depot.

Table 2 below indicates the specifications of each tractor as tendered:

Table 2:

	CaseIH MXU125	CASEIH MXU115X	John Deere 6520 SE
Weight (kg)	4940	4900	4940
Engine	CaseIH 6 Cyl Turbo/intercooled, 6728	CaseIH 6 Cyl Turbo/intercooled, 6728	PowerTech 6 Cyl Turbo/intercooled, 6788
Transmission	16x16 Semi Powershift/ Power Shuttle	16x16 Semi Powershift / Power Shuttle	24F/24R Power Quad 40 km/h
Hydraulics	113 l/Min	63 l/Min	63 l/Min
Speed Range	38km/h max	36km/h max	40 km/h
Brakes	Wet Disc	Wet Disc	Wet Disc
Cabin Compliance	Yes	Yes	Yes
Wheels	Front 14.9R28 Rear 18.4R38	Front 14.9R28 Rear 18.4R38	Front 14.9R28 Rear 18.4R38
Delivery	8 – 12 weeks	8 – 12 weeks	30 Days
Warranty	12 Mths/Unlimited	12 Mths/Unlimited	2 years / extended available

Table 3 below indicates the evaluation criteria as per tender documentation:

Price	70%
Parts and Service Availability	10%
Ability to Supply	10%
Local Supplier Preference	10%
Total	100%

Table 4 below indicates the weighting applied to Tenderers as per tender evaluation criteria:

Tenderer	Price (70%)	Service (10%)	Supply (10%)	Local (10%)	Total (100%)
Purcher (MXU125)	55	8	6	0	69
Purcher (MXU115X)	65	8	6	0	79
CJD Equipment	70	8	10	0	88

Tenderers also provided the following information:

Purcher International

- Optional Extras: ‘Town of Port Hedland’ Signage (\$350.00), Plastic Film Window Tinting (\$800.00), Front Mudguards (\$1500.00)
- Operator Training
- Workshop Manuals

The tender submitted by CJD Equipment has received the highest weighting according to the evaluation criteria. The John Deere 6520 SE tractor has proven reliability and efficiency. The tendered price is within our budget allocations and this purchase would be the best value for money. The John Deere 6520 SE tractor has a longer warranty period than the other tendered tractors and it is also available for delivery sooner than the others.

200607/92 Council Decision/Officer’s Recommendation

Moved: Cr A A Carter

Seconded: Cr D R Pike

That Tender 06/18 Supply & Delivery of One 4WD Utility Tractor be awarded to CJD Equipment for supply and delivery of 4WD Tractor (John Deere 6520 SE) for total price of 79,775.00 (ex gst).

CARRIED 7/0

11.3.1.12 Tender 06/19 Supply & Delivery of Two (2) 3 Tonne Dual Cab Trucks and One (1) 3 Tonne Single Cab Truck (File No.: 23/08/0016)

Officer Grant Logie
Director Engineering
Services

Date of Report 28 September 2006

Disclosure of Interest by Officer Nil

Summary

This document is a summary of the tenders received for the Supply & Delivery of Two Dual Cab Trucks and One Single Cab Truck.

Background

Tenders were recently called for the supply & delivery of Dual Cab and Single Cab Trucks in accordance with Council's heavy plant replacement program.

Consultation

Council's Engineering staff has reviewed all the tender submissions prior to recommending Council's resolution. The specifications prepared for the tender document are based on vehicles that we currently use to complete parks and gardens maintenance and signage installation and maintenance.

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 2/015.

Strategic Planning Implications

Nil.

Budget Implications

GL account 1208440 Heavy Vehicles & Plant - \$240,000 (Trade-In \$25,000). Total expenditure \$215,000.

Officer's Comment

Tenders were received from three (3) Tenderers as detailed in table 1 below:

Table 1: (Prices Ex GST)

	Waltons	WA Hino		Purcher International
Model	Isuzu NPR 400	Hino Dutro 6500		Mitsubishi Canter 3.5
Dual Cab x 2	\$132,680	\$153,876		\$118,200
- Trade-In	(\$26,363.65)	nil		(\$27,000)
Model	Isuzu NPR 250/300	Hino Dutro 5000	Hino Dutro 6500	Mitsubishi Canter 2.0
Single Cab x 1	\$39,540	Option 1 2 Tonne	Option 2 3 Tonne	\$38,300
		\$35,831	\$38,377	
- Trade-In	(\$11,818.19)	nil		(\$12,000)
Total	\$134,038.16	\$189,707	\$192,253	\$117,500

All the above prices include delivery to Town of Port Hedland Depot.

Table 2 below indicates the specifications of each Truck as tendered:

Table 2:

Dual Cab	Isuzu NPR400	Hino Dutro 6500	Mitsubishi Canter 3.5
Engine	Isuzu SiTEC 150, 4 Cyl injection diesel, turbo, inter cooled	Hino SO5C-TB, 4 Cyl diesel, turbo, inter cooled	Mitsubishi 4D33-3AT3B, 4 cyl, diesel, turbo, inter cooled
Transmission	Isuzu MYY-6P, 6 speed manual	H260, 6 speed	5 speed manual, dash mounted gearshift
Suspension (Front)	Single Stage alloy steel multi-leaf springs	Taper leaf springs, double acting shock absorbers & silencers	Long taper Leaf
(Rear)	Multi-leaf main spring, multi-leaf helper spring	Taper leaf main & auxiliary springs with shock absorbers	Semi-Elliptic Leaf
Steering	Recirculating Ball, gear ratio 20.9:1	Recirculating ball, gear ratio 18.6:1	Power Steering
Power	110kW@ 2600rpm	114kW@2900rpm	103kW@2900rpm
Brakes	ABS, Auto-adjust front disc & rear drum brakes	Hydraulic ABS System	Hydraulic ABS
Wheels	205/75R 17.5	205/85R 16	205/85R 16
Option/Extras	Automated Manual Transmission \$2826		3 Way Tipping ilo Rear Only \$750 per unit

Single Cab	Isuzu NPR 250/300	Hino Dutro 5000/6500	Mitsubishi Canter 2.0
Engine	Isuzu SiTEC 150, 4 cyl injection diesel, turbo & inter cooled	Hino S05C-TB, 4 Cyl, diesel, turbo, inter cooled	Mitsubishi 4D33-3AT3B, 4 Cyl, diesel turbo charged, inter cooled
Transmission	Isuzu MYY-5T, 5 speed manual	H351, 5 forward, 1 reverse	5 speed manual, in dash gearshift
Suspension (Front)	Single stage alloy steel multi-leaf springs	Taper leaf springs, double acting shock absorbers & silencers	Long taper Leaf
(Rear)	Multi-leaf main spring, multi-leaf helper spring	Taper leaf main & auxiliary springs with shock absorbers	Semi-Elliptic Leaf
Steering	Recirculating ball, gear ratio 20.9:1	Recirculating ball, 23.4:1	Power Steering
Power	110kW@ 2600rpm	114kW@ 2900rpm	103kW@ 2900rpm
Brakes	ABS, Auto-adjust front disc & rear drum brakes	Vaccum over hydraulic, dual circuit system	Hydraulic ABS
Wheels	205/75R 17.5	195/85R 16	205/85R 16
Option/Extras	Automated Manual Transmission \$2824	Hi Grade Vision \$1700	Canter ilo 2.0 \$750

Warranty	3 years/100,000kms	3 years/100,000kms	3 years/100,000kms
Delivery	6-8 weeks	14 weeks	12 weeks

Table 3 below indicates the evaluation criteria as per tender documentation:

Price	70%
Parts and Service Availability	10%
Ability to Supply	10%
Local Supplier Preference	10%
Total	100%

Table 4 below indicates the weighting applied to Tenderers as per tender evaluation criteria:

Tenderer	Price (70%)	Service (10%)	Supply (10%)	Local (10%)	Total (100%)
Waltons	65	0	8	0	73
WA Hino	60	8	6	0	74
Purcher International	70	8	7	0	85

Tenderers also provided the following information:

Waltons

- Workshop service manual & parts CD
- Licensing to be invoiced separately at cost
- 60lt galvanised water tank
- Window tint (north west standard)
- Voltage reducer for 2 way radio

WA Hino

- Factory Fitted Air Conditioning
- Delivered with Pit Inspection Certificate
- Tint, dual split mirrors & canvas seat covers
- Workshop manuals

Purcher International

- Workshop manuals
- Licensed until 30th June 2007
- Canvas seat covers
- Plastic Film Window Tinting

The tender submitted by Purcher International (Mitsubishi Canters) received the highest weighting according to the evaluation criteria. Council's workshop staff commented in favor of the Mitsubishi Canter. After years of experience they have found the Mitsubishi to have an outstanding reputation for reliability, operator comfort & performance. The Mitsubishi Canter would be the most suitable vehicle and best value for money, with prior history being paramount in the selection.

200607/93 Council Decision/Officer's Recommendation

Moved: Cr A A Carter **Seconded:** Cr S F Sear

That Tender 06/19 Supply & Delivery of Two (2) 3 Tonne Dual Cab Trucks and One (1) 3 Tonne Single Cab Truck be awarded to Purcher International, for the supply and delivery of two (2) Dual Cab (Mitsubishi Canter 3.5), and one (1) Single Cab (Mitsubishi Canter 2.0) Trucks for total price of \$117,500.00 (ex gst), including trade of vehicles as per tender documents

CARRIED 7/0

11.3.2 Recreation Services**11.3.2.1 *Port Hedland Cricket Association Reimbursement***
(File No.: 26/02/0004)

Officer Bec Coxall
Acting Senior Sports and
Recreation Officer

Date of Report 9 October 2006

Disclosure of Interest by Officer Nil

Summary

The Port Hedland Cricket Association (PHCA) have approached Council for reimbursement of a portion of their 2005/2006 User Fees. This is compensation for the loss of two (2) fixtured weeks of games due to the Effluent Reticulation Upgrades on the Town Oval West in July 2006.

Background

In December 2005, the PHCA were charged their annual User Fees of \$15 per senior player (in accordance with the Schedule Fees and Charges 2005/2006). This totalled \$660 (for the 4 senior teams). On the 29th March 2006, approval was granted to the PHCA for the use of Town Oval West for the 2006 Cricket season, and this approval was given prior to the authorising staff being aware of the upgrades to the underground reticulation.

The bookings for the PHCA encompassed 23 fixtured games, and 122 sessions of training (according to the booking forms submitted by the association).

In June and July 2006, the Water Corporation and the Town of Port Hedland commenced upgrading the reticulation at Marie Marland Reserve (South Hedland), Town Oval West and McGregor Street Sporting Ovals in Port Hedland to supply the areas with underground effluent reticulation.

Prior to the commencement of these upgrades, Water Dynamics (the contractors hired for the upgrade), the Town of Port Hedland and the Water Corporation collectively deemed that the areas would be unsafe for public use during the height of the upgrades, and therefore notified the users. Town Oval West (the reserve used by the PHCA) was closed for three weeks (encompassing two weekends), therefore causing the PHCA to cancel two sets of their fixtured games, and miss 9 sessions of training.

The PHCA contacted the Town of Port Hedland via email in October to request compensation for their lost games:

“...request for Council to review the user fees for the Port Hedland Senior Cricket Association for the 2 wickets at the Racecourse Oval in the 2006 season.

As you are aware, we had interruption to the season when the wickets could not be used for 3 fixtures. Could Council please look at this request....”

It has since been determined that the PHCA missed two weeks of fixtured games and three weeks of training at the cricket nets, and therefore request compensation for these lost sessions. The association were offered an extension to their season to make up for their missed games, however declined the offer.

The former User Fee system charged associations per senior player, regardless of the length of their booking or the usage of any reserves. This therefore, makes it difficult to determine reimbursement value for the PHCA, as the fee would have been the same regardless.

The number of sessions the PHCA had booked at all reserves according to the association and club's booking forms, for the 2006 cricket season was 122 (including training and games). If the total User Fee paid for the year (\$660) is divided by the total number of sessions, the fee per use is \$5.40. The total number of missed sessions is therefore 11. Multiplying the 11 missed sessions by the cost per use (\$5.40) provides a potential discount of \$59.50.

As part of the General Conditions of Hire of Recreation Reserves 6/005, 8b, Council has the right to *“...alter bookings from time to time for the good management of the reserve.”*

Consultation

Members of the Port Hedland Cricket Association
Director Regulatory and Community Services
Director Engineering and staff

Statutory Implications

Nil

Policy Implications

Nil

Strategic Planning Implications

Nil

Budget Implications

If Council chooses to reimburse the PHCA, there will be a loss of \$59.50 in income, or such other amount as determined by Council.

Officer's Comment

Whilst the Reticulation Upgrades were an inconvenience for all associations concerned, the improvements were essential to meet Environmental Health Standards. The improvement did hinder the Port Hedland Cricket Association giving them no access to the Town Oval West for a period of two weekends.

Council staff indicated at the time that all associations affected by the upgrades would have alternative reserves available for use. Due to the absence of cricket pitches in any other location, it was unfortunate that the PHCA could not relocate. However, the recommendation for the association to extend their season was offered, but was declined.

It was unfortunate that the upgrades occurred at a time when the PHCA was utilising the reserve. The Town of Port Hedland however, endeavored to minimise this impact, and worked closely with the association to prevent any further unnecessary problems.

To combat future problems in regards to reimbursement and equity of use of ovals, a new User Fee system has been developed for 2006/2007, where exact costs of each use can be determined. With the old system in place, exact figures for each use could not be determined. In accordance with the hire agreement, Council has the right to alter fixtures should it be deemed necessary.

Council therefore has three (3) options:

1. To not reimburse the Port Hedland Cricket Association.
2. To reimburse the Port Hedland Cricket Association an amount of \$59.50 – a proportionate amount of their 2005/2006 User Fees paid.
3. Reimburse the PHCA an amount that Council feels is appropriate in the circumstances.

200607/94 Council Decision/Officer's Recommendation

Moved: Cr G J Daccache **Seconded:** Cr D R Pike

That the Port Hedland Cricket Association be reimbursed an amount of \$59.40 for the loss of use of grounds due to reticulation upgrades.

CARRIED 7/0

11.3.2.2 Port Hedland Skatepark (File No.: 26/07/0005)

Officer Bec Coxall
Acting Senior Sports and
Recreation Officer

Date of Report 10 October 2006

Disclosure of Interest by Officer Nil

Summary

The proposed location for the Port Hedland skatepark was originally identified as the area adjacent to the Scout Hall. It has since been re-investigated, and the new proposed location is the area near the hall at the Hockey/Soccer/Rugby Oval on McGregor Street.

Background

At the Ordinary Council meeting held 27 September 2006, Council moved:

“That

- i) the residents of McGregor Street be surveyed in relation to the proposed indicative site for the Port Hedland Skatepark to be changed from the area adjacent the Scout Hall in McGregor Street, to an area at the Hockey/Soccer/Rugby Oval on McGregor Street; and*
- ii) subject to no objections being received in writing, the proposed site for the park be changed from the area adjacent the Scout Hall in McGregor Street to an area at the Hockey/Soccer/Rugby Oval on McGregor Street.”*

REASON: Council resolved to survey the residents in McGregor Street prior to proposing the indicative site for the Port Hedland Skatepark be changed from the area adjacent to the Scout Hall, to an area at the Hockey/Soccer/Rugby Oval in McGregor Street.

A total of 58 surveys and reply paid envelopes were distributed to the residents near the proposed site as per Council's request, at the locations identified in the map below.

The survey questioned the residents opinion to whether the proposed location would adversely affect them, and if so, the preferred location for the skatepark.

Out of the 58 surveys distributed, 9 were returned to Council.

Consultation

Residents near the proposed location at McGregor Street
Director Engineering

Statutory Implications

Nil

Policy Implications

Nil

Strategic Planning Implications

Key Result Area 3 – Community Development
Goal 2 – Youth and Children
Strategy 1: Review the provision and location of Skate Ramps
and Motorbike facilities.

Budget Implications

Nil

Officer's Comment

Of the 58 surveys distributed to nearby residents, 9 were returned to Council - a response rate of 15.5%. The survey contained information regarding the location of the skatepark in Port Hedland, and included a map of the area that identified this proposed location.

The survey questioned whether the residents believed that the proposed location would adversely affect them, and the returned survey's indicated the following:

YES	NO
5	4

Due to the high non-responsiveness of the nearby residents, it is likely that few believe the proposed location will affect them.

The area selected at McGregor Street for the skatepark will coincide with the recommendations in the Recreation Facilities Audit that the McGregor Street precinct is the predominant sporting area in Port Hedland. Also, with the new installation of the Underground Effluent Reticulation along the sporting fields in McGregor Street, the site selected also makes use of an area that is currently not under this reticulation.

No survey was undertaken for the other possible location for the facility (Scout Hall). As residents have approximately the same distance from this location as the McGregor Street location, and it is likely that a similar survey result would have been achieved had a survey been undertaken in this area.

Given that the McGregor Street site is the preferred location of young people, and is the site recommended in the Town of Port Hedland Sports Facility Audit, it is recommended that this site be selected.

200607/95 Council Decision/Officer's Recommendation

Moved: Cr G J Daccache **Seconded:** Cr J M Gillingham

That the location for the Port Hedland Skatepark be changed from the area adjacent the Scout Hall, to an area at the Hockey/ Soccer/Rugby Oval on McGregor Street.

CARRIED 7/0

11.4 GOVERNANCE AND ADMINISTRATION**11.4.1 Corporate Services - Finance****11.4.1.1 *Financial Reports to Council for Period Ended 31 August 2006 (File Nos: FIN-008, FIN-014 and RAT-009)***

Officer Stephen Carstairs
Accountant

Date of Report 18 October 2006

Disclosure of Interest by Officer Nil

Summary

The objective of this item is to present a summary of the financial activities of the Town to 30 September 2006, and to compare this with that budgeted for the period.

Background**1. *Financial Statements***

Presented (see attachments) in this report for the financial period ended 30 September 2006, are the:

- . Statements of Financial Activity – see Schedules 2 to 14 (not including Depreciation for July to September 2006);
- . Notes (1 to 9) to and forming part of the Statements of Financial Activity for the period ending 30 September 2006;
- . Note 8(b), two sundry debts totalling \$0.57 for Council to consider writing off; and
- . Review of Transaction Activity.

Note: Interest Rates for investments are based on the best rate given by the National Australia Bank, BankWest, Commonwealth Bank of Australia and the Australian and New Zealand Bank.

2. *Schedule of Accounts Paid*

The Schedule of Accounts paid (see attachment) under delegated authority as summarised below, and which is submitted to Council on 25 October 2006 for receipt, has been checked and is fully supported by vouchers and invoices which have been duly certified as to the receipt of goods and rendition of services, and verification of prices, computations and costings.

Voucher No's			Pages		Fund No	Fund Name	Description
From	To	Value	From	To			
EFT 16692	16751	\$292,481.71	1	24	1	Municipal Fund	Cancelled
16752	16752	-	24	24	1	Municipal Fund	
16753	16885	\$1,888,384.46	24	81	1	Municipal Fund	
CHQ 16846	16847	\$829.65	67	67	1	Municipal Fund	Cancelled
16848	16848	-	67	67	1	Municipal Fund	
16849	16860	\$76,927.44	67	74	1	Municipal Fund	
16861	16912	-	74	81	1	Municipal Fund	Cancelled
16913	16947	\$69,334.38	81	89	1	Municipal Fund	
PAY 120906		\$2,303.38	89	89	1	Municipal Fund	
PAY 120906		\$194,154.03	89	89	1	Municipal Fund	
PAY 260906		\$253,327.60	89	89	1	Municipal Fund	
PAY 290906		\$4,424.83	89	89	1	Municipal Fund	
	Municipal Total	\$2,782,167.48					
3001284	3001284	\$500.00	1	1	3	Trust Fund	
	Trust Total	\$500.00					
	TOTAL	\$2,782,667.48					

Consultation

The following Council officers contributed to the final form of this agenda item:

Cathy Butler (Sundry Debtors)
Linda Nickoll (Accounts for Payment)

Statutory Implications

Financial Statements

Regulation 34 of the Local Government (Financial Management Regulations), states as follows:

- “34. *Financial activity statement report - s. 6.4*
- (1) *A local government is to prepare each month a statement of financial activity reporting on the sources and applications*

- of funds, as set out in the annual budget under regulation 22(1)(d), for that month in the following detail:*
- (a) annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c);*
 - (b) budget estimates to the end of the month to which the statement relates;*
 - (c) actual amounts of expenditure, revenue and income to the end of the month to which the statement relates;*
 - (d) material variances between the comparable amounts referred to in paragraphs (b) and (c); and*
 - (e) the net current assets at the end of the month to which the statement relates.*
- (2) Each statement of financial activity is to be accompanied by documents containing:*
- (a) an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets;*
 - (b) an explanation of each of the material variances referred to in subregulation (1)(d); and*
 - (c) such other supporting information as is considered relevant by the local government.*
- (3) The information in a statement of financial activity may be shown:*
- (a) according to nature and type classification;*
 - (b) by program; or*
 - (c) by business unit.*
- (4) A statement of financial activity, and the accompanying documents referred to in subregulation (2), are to be:*
- (a) presented to the council:*
 - (i) at the next ordinary meeting of the council following the end of the month to which the statement relates; or*
 - (ii) if the statement is not prepared in time to present it to the meeting referred to in subparagraph (i), to the next ordinary meeting of the council after that meeting;**and*
 - (b) recorded in the minutes of the meeting at which it is presented.*
- (5) Each financial year, a local government is to adopt a percentage or value, calculated in accordance with AAS 5, to be used in statements of financial activity for reporting material variances.*

In this regulation:

“committed assets” means revenue unspent but set aside under the annual budget for a specific purpose;

“restricted assets” has the same meaning as in AAS 27.

Section 6.12 of the Local Government Act 1995 (Power to defer, grant discounts, waive or write off debts) states:

- “(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.*
- (2) Subsection (1)(a) and (b) do not apply to an amount of money owing in respect of rates and service charges.”*

Policy Implications

2/003 Financial Statements – Copies for Councillors

Apart from the financial reports presented to Council as required by way of legislation, the following reports will be presented to Council:

Monthly Bank Reconciliation of the Municipal,
Reserve and Trust Fund
+90 day outstanding Sundry Debtors Report
List of Accounts paid under Delegated Authority
Register of Investments
Rate Summary Trial Balance
Reserve Account Balances

Quarterly Quarterly Budget Review
Report on all Budgeted Grants of \$50,000 or more.

Irregular Financial reports will be presented to Council, as deemed necessary by the Director Corporate Services or the Manager Financial Services, or as requested by Council by resolution.

Strategic Planning Implications Nil

Budget Implications

Should Council resolve to write of the debts presented here for their consideration (see Note 8 (b)), then the impact on the 2006/07 Budget (\$0.57) would be negligible.

Officer's Comment

With regard to Note 4 Reserves, the substantial difference between the 2006/07 Actual Opening Balance for (a) Leave Reserve (\$514,915) and the Budgeted Opening Balance (\$626,016), shall be addressed as part of the 2005/06 Financial Audit.

Operating deficit/(surplus) for the period indicated that year to date actuals were not appreciably different from budget (2%, and see Schedule 2), however scrutiny of operating expenditure alone indicated that actual year to date expenditure in Community Amenities (\$3,090,041) was substantially more (43%) than that budgeted (\$2,161,489). The difference was attributed to the treatment of Underground Power General Rebates (\$475,576, and see COA 1007275), and reimbursements to Horizon Power (see COA 1007255) for underground power.

At the 30 September 2006 the Town had recovered 32% (\$4,965,798) of outstanding Rates, Rubbish and Service Charges (\$15,531,494). At close of business 06 October 2006 (due date for 2006/07 Rates), the Town had recovered 58% of Rates and Charges which was 2% less than the same time in 2005.

200607/96 Council Decision/Officer’s Recommendation

Moved: Cr A A Carter **Seconded:** Cr G J Daccache

That:

- i) **the -**
 - . **Statements of Financial Activity (represented by Schedules 2 to 14 and not including depreciation for July to September 2006);**
 - . **Notes (1 to 9) to and forming part of the Statements of Financial Activity for the period ending 30 September 2006; and**
 - . **Review of Transaction Activity,**

as attached and presented be received;
- i) **the list of Accounts paid under Delegated Authority as presented be received; and**
- iii) **Council resolves to write off sundry debts as follows:**

Debtor Reference	Amount \$	Invoice No	Date
5996	0.18	14195	30 Jun '06
7134	0.39	14076	13 Mar '06
Total	\$0.57		

CARRIED BY ABSOLUTE MAJORITY 7/0

11.4.1.2 Community Bank Steering Committee

Officer Matthew Scott
Director Corporate
Services

Date of Report 25 October 2006

Disclosure of Interest by Officer Nil

Summary

For Council to nominate an Member of Council to be on a Community Bank Steering Committee

Background

At the August Ordinary Meeting of Council, Council resolved:

200506/500 Council Decision

That Council:

- i) support the concept of a community survey on the banking needs of South Hedland and Wedgefield residents;*
- ii) encourages a local community organisation, such as the Chamber of Commerce or Wedgefield Association, to manage the Community Survey on banking needs; and*
- iii) provide administrative support for the organisation that accepts to manage the community survey on banking needs.*

Since that resolution, a proposal has been received from the Pilbara Native Title Service (PNTS), for an "Indigenous Community Bank" at South Hedland. The proposal is based around the "Community Bank" model promoted by Bendigo Bank and is being promoted as an alternative banking arrangement within the Pilbara Region. Currently thirty indigenous organisations have made informal commitments to support this bank. Though this support is significant, it is believed by PNTS that additional support, outside of the Indigenous community is needed for this proposal to proceed. A copy of the proposal is attached for Council to review.

In order to gain this support, PNTS has decided to involve other community organisations to help raise the initial capital and deposits meet the requirements from Bendigo Bank to offer a Banking franchise. In doing so, PNTS also acknowledges that

that the bank would be available to the greater community, and not only to the indigenous community.

In a recent meeting with representatives from PNTS, the Pilbara Development Commission, the Town of Port Hedland, and an interested Wedgefield resident, it was decided that in order to progress the formation of the Community Bank, a Steering Committee should be formed of both indigenous and non-indigenous interested parties. Bendigo Bank requires a Steering Committee to be present before progressing any application for a banking franchise.

Council now has an opportunity to be involved in this Steering Committee, to ensure the interest of all Town of Port Hedland residents are considered in the formation of this Community Bank.

At this stage, there has been no commitment to invest in this project, however this may need to be considered as the project develops further.

Consultation

There has been no formal community consultation, however this is likely to occur once a Steering Committee has been formed.

Statutory Implications

Nil – This Steering Committee is not being formed under the authority of the Local Government Act 1995.

Strategic Planning Implications

Key Result Area 4 - Economic Development

Goal 3 - Business Development

Strategy 3

Budget Implications

Nil, however Council may want to consider providing in kind assistance to help administer the Steering Committee.

Officer's Comment

The proposal from PNTS is significantly advanced, to the extent that a financial and timeframe model has been developed. Since acknowledging that this has to be an "all of community" bank to be successful, Council should be involved to provide support and assistance in this venture.

Potentially as a member of Steering Committee, Council may be offered a position on the initial Board of the bank, enabling it to have direct input into how the bank operates. Since the community bank could provide funding for community projects, the Council involve is critical to ensure that projects benefit the whole community.

Officer's Recommendation

That Council:

Nominates Cr G D Bussell to be a member of Community Bank Steering Committee, to further the proposal put forward by Pilbara Native Title Service

Provide in kind support, at the Chief Executive's discretion to assist in the administration of this steering committee

200607/97 Council Decision

Moved: Cr G J Daccache **Seconded:** Cr D R Pike

That Council:

- i) Nominates Cr G D Bussell and Cr A A Carter proxy to be a member of Community Bank Steering Committee to further the proposal put forward by Pilbara Native Title Service, and**
- ii) Provide in kind support, at the Chief Executive's discretion to assist in the administration of this steering committee**

CARRIED 7/0

REASON: Council wanted to ensure Council representation on the Committee if the nominated Councilor was unavailable.

11.4.1.3 Proposed Change to Civic Centre Office Opening Hours (File No.: BLD-001)

Officer Matthew Scott
Director Corporate
Services

Date of Report 25 October 2006

Disclosure of Interest by Officer Nil

Summary

For Council to reconsider the current opening hours for reception

Background

At the October briefing session, a Councillor queried the new opening/closing hours, noting that he had witnessed customers lining up waiting for the front counter open. At this meeting it was decided to raise the new opening hours in this agenda for Council to reconsider them.

At the August Ordinary Meeting of Council, Council decided to change the opening hours of the Port Hedland Civic Centre from 8:00am – 5:00pm to 9:00am – 4:00pm.

200607/028 Council Decision

That:

Council amend opening hours of the front Counter at the Civic Centre from 9.00am to 4.00pm; and

this amendment be published in the North West Telegraph

By changing the opening hours, the front reception is given an opportunity to prepare and balance the days activities without having being interrupted by the customers, thus reducing both overtime and stress on the front counter staff.

The new opening/closing hours started on the 11 September 2006, after notifying the public by way of newspaper notices and notices at the front counter. Since the change, the front counter has had a number of staff changes, while managing the 2006 rate season. The changes to the opening/closing hours have helped the reception successfully meet the demands made on them.

To date Council staff have not received any complaints regarding the new opening/closing hours. Obviously some customers have not been aware of the changes until they have arrived at Council,

however this would be the case with any organisation amending its opening hours.

Consultation

As discussed earlier, the changes to the opening/closing hours were advertised in the local media, and Council has received no formal negative feedback to the changes.

Statutory Implications

Nil

Strategic Planning Implications

Key Result Area 6 - Governance

Goal 5 – Systems Development

That the Towns internal operating systems are structured in a manner that assists in providing timely accurate information to the community.

Budget Implications

Nil

Officer's Comment

At the August Ordinary Meeting of Council, Council had an opportunity to debate the proposed changes to the Opening/Closing Hours. Council unanimously decided to change the opening/closing hours to 9:00pm – 4:00pm.

If Council wishes to reconsider the opening hours, Council has 3 options:

- 1) Revert back to 8:00am – 5:00pm; or
- 2) Modify the hours to 8:30am – 4:30pm; or
- 3) Maintain the status quo (8:00am – 4:00pm).

Should Council decide option 1 & 2, the public will need to accept another change. This may be difficult, given it has only been less than two months since the last change in opening hours occurred. Given that there have been no formal complaints received, why would Council impose another change that will again directly affect the general public?

If option 1 is chosen, alternative staffing arrangements may need to be introduced to resolve the issues raised in the previous item on this matter. Split shifts for staff will reduce number of front counter personal at certain times of the day. Given that even during the peak of the rates season, physical customers between 8:00am-9:00am and 4:00pm-5:00pm are still substantially low.

Option 2 is the middle ground, which will allow both increased access for the public, while providing time for staff at the start and end of the day. This would still mean a change, requiring advertising, and may cause additional frustration to the public.

Option 3, maintain the status quo, seems the sensible option. There has not been enough time to properly assess whether the change has delivered the benefits proposed. As Council is aware there are currently significant staff changes occurring in the Administration Department. Given these changes, it would seem prudent to wait until a new manager is appointed, who may have alternative recommendations on how to best service our customers.

As mentioned earlier, since this change, the front counter has managed the 2006 rates season, including the added responsibility of receipting the underground power service charge, significantly increasing the workload for the front counter at this time of year. This was achieved with both reduced opening hours and significant staff changes. The Staff have commented that the reduced opening hours actually helped them during this time, as they could prepare for the day, while also balancing the day takings with the assistance of the finance staff. This resource would normally not be available, if the reception closed at 5:00pm, and the front counter staff would be left to balance on their own.

Comment from Council has been received that they where not aware that other service (planning, building & planning) would not be available after 4:00pm.. These services, like all other Council services are available during normal office hours (8:00am-5:00pm), however given the front counter is closed a 4:00pm, obviously customers arriving after 4:00pm cannot see an Officer in person, unless a previous arrangement has been made. Council should also consider that with many planning/health/building issues could be resolved either over the phone or on site, and with the previous opening/closing where was no guarantee that these officers would be available to answer a query in person.

Officer's Recommendation

That Council does not amend the opening/closing hours of the Port Hedland Civic centre.

200607/98 Council Decision

Moved: Cr A A Carter

Seconded: Cr G D Bussell

That:

- i) That Council amend opening hours of the front Counter at the Civic Centre to 8.00am to 4pm; and
- ii) this amendment be published in the North West Telegraph.

CARRIED 7/0

REASON: Council considered the hours more appropriate.

11.4.2 Governance**11.4.2.1 *Port Hedland Enhancement Scheme - Approval for Additional Car Parking***

Officer Chris Adams
Chief Executive Officer

Date of Report 3 January 2013

Disclosure of Interest by Officer Nil

Summary

To seek endorsement for an allocation of up to \$80,000 from the Port Hedland Enhancement Scheme fund for the provision of car parking and garaging facilities at the two (2) Council Staff houses adjacent to the Port Hedland Civic Centre.

Background

The upgrade to the gardens at the rear of the Port Hedland Civic Centre forms part of Stage One Foreshore Redevelopment works of the Port Hedland Enhancement Scheme. The tender for the project to upgrade the Civic Centre Gardens was awarded to Jaxon Constructions in July 2006.

Immediately prior to the commencement of the works it was identified that as a consequence of the upgrade works, the access to garaging and car parking facilities at the two Council Staff properties situated alongside the Civic Centre building site would be lost.

The Town of Port Hedland and the Pilbara Development Commission met onsite to discuss possible alternatives. It was agreed that in order to avoid further delays and any possible increase in costs associated with the modification of Port Hedland Enhancement Scheme Civic Centre design plans, the Town of Port Hedland would seek separate quotes to ascertain costs associated with the works.

The Town of Port Hedland received three quotes for the works and it was agreed that a request would be made for an allocation of up to \$80,000 from the Port Hedland Enhancement Scheme fund to cover the cost of constructing the car parking facilities as required.

Statutory Implications Nil

Policy Implications Nil

Strategic Planning Implications Nil

Budget Implications Nil

200607/99 Council Decision/Officer's Recommendation

Moved: Cr A A Carter **Seconded:** Cr G J Daccache

That Council support the recommendation to allocate up to \$80,000 from the Port Hedland Enhancement Scheme fund for the provision of car parking and garaging facilities at the two Council Staff houses adjacent to the Port Hedland Civic Centre, be endorsed.

CARRIED 7/0

11.4.2.2 Tender 06-20 : Management of South Hedland and Gratwick Aquatic Centres

Officer	Chris Adams Chief Executive Officer
Date of Report	10 October 2006
Disclosure of Interest by Officer	Nil

Summary

Tenders submissions for the management of the Gratwick Aquatic Centre and the South Hedland Aquatic Centre have been reviewed against the tender selection criteria. This report outlines the evaluation and recommends a direction forward on this matter.

Background

Tender Information

Tender 06 –20 for the Management of the Town's two Aquatic facilities was advertised in the West Australian and in the North West Telegraph. These facilities are currently managed by the YMCA on behalf of Council. The YMCA's contract with Council expired on the 1st of July with the YMCA operating on a month-by-month basis until such time that the new tender is resolved.

The Tender documentation sought a fixed price two-year management contract with the Town with the contract commencement date being 1 January 2007. The fixed price included all costs associated with the management of the facility including staffing, maintenance, utilities and management costs. A profit share arrangement was included within the tender documentation whereby the successful tenderer is required to return 70% of any surpluses that are generated at the facility.

Tender submissions closed at 2pm on Tuesday 3rd of October. The tenders were opened at the stipulated time by the Mayor, CEO and the Executive Assistant. While two external companies had indicated an interest in the tender, only one external tender was submitted a bid along with an internal bid by the Town of Port Hedland.

Due Diligence/Probity

Council Recreation Staff completed the internal bid process with the assistance of the Director of Corporate Services and the Director of Regulatory and Community Services. National Competition Policy Principals have been applied to the bid process. The evaluation of the tenders was undertaken by the Chief Executive Officer.

For probity reasons, the CEO was not involved with the tender submission process nor where the Council staff involved with the internal bid involved in any way with the tender evaluation.

Compliance

Both bids have been reviewed for compliance. The external bid by YMCA was deemed to be fully compliant with the tender requirements.

The internal Council bid was not deemed to be compliant as the price submitted was for the 2007 calendar year only. The tender specification stated that Council was seeking bids for a two year, lump sum contract for the management of the facilities.

Clause 1.11 of the Tender Specification indicates that Council has the options of rejecting or accepting the tender at its discretion. While Council may reject the bid, both tenders have been evaluated in accordance with the tender selection criteria that were included within the documentation.

Tender Evaluation

The Tender Selection criteria that were stated in the Tender Specification for this service were:

Criteria	Weighting
Previous Experience in Aquatic/recreation Facility Management.	15%
Price	50%
Operating Budget	15%
Capacity to Promote Physical Activity and Conduct On-going Programs	10%
Proposed Staff Management	10%

An assessment of the tenders against each of the criteria is listed below.

Previous Experience (15%):

YMCA: Have been managing the Gratwick and South Hedland Aquatic Centres for several years. YMCA currently manages 320 recreation facilities nationwide including 102 swimming pools. The company was assessed as having a very high level of experience. Score = 15.

Town of Port Hedland: The Town of Port Hedland does not currently have any specific in-house experience of managing or operating swimming pools but has operated pools in the past and knows the infrastructure well.

The Town would aim to employ locally using existing staff from the facilities where possible. Score = 10

Price

The tables below illustrates the prices that were provided:

YMCA

	2007	2008	TOTAL
Gratwick	403,834	414,779	818,613
SHAC	456,708	469,239	925,947
TOTAL	\$860,560	\$884,018	\$1,744,560

Town of Port Hedland

	2007
Gratwick	405,969
SHAC	365,903
TOTAL	\$771,872

The YMCA's year one price is 11.5% (\$88,688) higher than the Town of Port Hedland internal price. YMCA's year two price increases by 2.7%.

By way of comparison the actual cost to the Town of Port Hedland for the Gratwick and South Hedland Aquatic Centres in 2005/06 were \$371,510 and \$373,709 respectively (Total of **\$745,219**). While the 05/06 prices are lower than those that have been tendered, it should be noted that the tender specification calls for longer opening hours, a higher level of maintenance responsibility on the contractor and other minor changes that will have impacted on price.

It should also be noted that Council's 06/07 Budget allocates a total of **\$787,200** for the operations and maintenance of the Aquatic Facilities. The internal bid is within this budget allocation and the YMCA bid exceed the budget resources.

Scores (50% using formula of Lowest price/tendered price x weighting):

YMCA = 45
 Town of Port Hedland = 50

Operating Budget

The tenderers were required to submit projected operating budgets for both facilities. Tabled below are summarises of the budgets that were provided along with comments on the variances between the bids:

Gratwick Operating Budget

	YMCA	ToPH
Income	166782	184531
Expenditure	570616	590500
Total	-403834	-405969

Comments: Gratwick Operational Budgets

- The Nett cost tendered are very close – within 0.5% of each other.
- The Town of Port Hedland’s internal bid includes revenue and expenditure for a new gymnasium with a nett surplus projected from this new activity of \$21,000. A \$3000 government grant has also been included that, while Council income, is not relevant to this bid. When these items are excluded the nett tendered loss from the facility is \$429,969 – 6.5% higher than the YMCA bid.
- The expenditure profiles provided within the operational budgets are largely similar with the exception that the YMCA’s administration expense is higher than the Town’s and the Towns Management Expenses are higher than the YMCA’s.

SHAC Operating Budget

	YMCA	ToPH
Income	120,490	115,792
Expenditure	577,198	481,695
Total	-469,239	-365,903

Comments: South Hedland Operational Budgets

- The Town of Port Hedland internal bid includes revenues for a \$3000 government grant and rental at the SHAC caretaker’s residence. While Council income, these items are not relevant to this bid. When these items are excluded the internal bids nett loss from the facility is \$373,630 – 22% lower than the YMCA.

- The income profiles projected are very similar between the bids.
- The major differences between the bids are the amounts allocated for Administration and Management/Wages Expenses. The YMCA's budget allocates 44% more funds for these purposes than the Town of Port Hedland internal bid. Other than these items, the expenditure profiles are similar.

Overall Operational Budget Comments

The Town's budget was very detailed with a comprehensive breakdown of how income and expenditure levels were calculated. The YMCA's operational budget was less detailed but provided sufficient information for the purposes of budget monitoring and adherence.

To assist with comparison of bids, YMCA was asked to clarify elements of their operational budget. This information was forthcoming and provided greater basis for comparison.

Scoring (15):

YMCA:	10
Town of Port Hedland:	12

Promotion of Activities (10%)

Both tender bids indicated that they would operate a vast array of structured and unstructured programs at the facility ranging from swimming lessons to jazz days and movie nights. Both bids were strong on this criteria. The Town's bid included the operation of a gymnasium in the largely unused meeting space at Gratwick Aquatic Centre. While YMCA did not include this item in their financial model, they did stipulate this as a possible development opportunity.

Scoring:

YMCA:	8
Town of Port Hedland:	8

Proposed Staff Management (10%)

One of the strengths of the YMCA bid was the large amount of staffing resources that are available within the company with specialist pool qualifications. During their time of operating the Town's pools the YMCA has been able to ensure that both facilities remain open with qualified staff members in place at all times. This has been undertaken during a time when there is a nationwide shortage of pool managers with many rural and country pools having to close down and/or reduce normal operational hours.

The Town of Port Hedland does not have specific pool management expertise but does have the supporting human resource structures and systems that support staff retention and development. The bid indicates that existing YMCA staff and local residents would be targeted if the bid was successful but did not specify contingency plans in times of staff shortages.

Scoring:

YMCA: 10
 Town of Port Hedland: 6

Overall Scoring

Criteria	Weighting	YMCA	TOPH
Previous Experience in Aquatic/recreation Facility Management.	15%	15	10
Price	50%	45	50
Operating Budget	15%	10	12
Capacity to Promote Physical Activity and Conduct On-going Programs	10%	8	8
Proposed Staff Management	10%	10	6
TOTAL	100%	88	86

Consultation

Councillors comments were sought during the specification preparation stage of this tender.

As outlined in the background of this report, the tender was publicly advertised. Specific points of the tender submissions were clarified with the tenderers as a component of the tender submission process.

Statutory Implications

The Tender process was undertaken in accordance with the provisions of the Local Government Act and the Local Government (Functions & General) Regulations.

It should be noted that Council is currently in breach of local government tender regulations in that the YMCA is currently operating a service of a value over \$50,000pa that has not been through a competitive tendering process. This item will need to be noted in the Council's 2006 Department of Local Government and Regional Development Compliance Audit.

Policy Implications

Nil

Strategic Planning Implications Nil**Budget Implications**

As previously indicated, Council 06/07 Budget allocates a nett loss for the operations and maintenance of the two facilities of \$787,200. The highest scoring tenderer, YMCA is outside of this budget allocation.

Officer's Comment

There are a number of issues that need to be considered in relation to this tender. The first of these is the non-conforming bid. While the non-conforming bid has been assessed it has been ranked lower than the YMCA bid based upon the selection criteria. Having said that, the rankings are somewhat subjective and the scoring was very close. Slight changes in the scoring may have resulted in the non-conforming internal bid being ranked as the best tender bid.

The second issue is that of budget. The YMCA's tendered price is higher than that projected by Council officers and is beyond the 2006/07 budget. This increase in price is likely to be due to a combination of the increase in the prices of operational goods, increased wages costs and an increase in operational hours being required by Council in the tender document.

Council has several options in relation to how it may handle this tender. It may:

- Reject all bids and re-tender the service – This is not recommended as it is unlikely to achieve a significantly better result than the current tender process.
- Reject all bids and resume the service in-house – While this option would give Council greater flexibility in terms of operating the service, it is not recommended as the internal assessment of the bids indicated that, from a whole of service perspective, the Town of Port Hedland is unlikely to be in a position to operate the service as effectively as YMCA.

This action is also not in the spirit of the tender process as Council elected to seek external tenders and arbitrarily 'pulling the service in-house' is not ethical business practice. If Council had specifically wanted to manage the pools it could have done so without going through the tender process.

- Accept the bid as presented by YMCA – This is the simplest option but is outside of Council's budget parameters and is against the assumptions of Council's five year financial plan objectives which indicate that operational expenditure should not increase by greater than 1% per annum.
- Appoint YMCA as the preferred contractor and undertake negotiations with the YMCA regarding price and service levels - Regulation 20(1) of the Local Government Functions & General Regulations indicates that Council has the right to make minor variations to the goods and services required without the requirement to go re-tender subject to the chosen tenderer agreeing to such variations.
In this instance it is recommended that the Chief Executive Officer enter into negotiations with the YMCA on avenues to bring the contract price for the service down to a level that fits within Council's budget parameters. Service variations from those specified in the tender documents will be required to achieve this outcome.

Officer's Recommendation

That:

- i) Council appoint YMCA as its preferred contractor to undertake the services specified in Tender 06-20 Management of the Gratwick Aquatic Centre and the South Hedland Aquatic Centre.
- ii) Council authorise the Chief Executive Officer to enter into negotiations with YMCA with the view of reducing the two-year cost to Council down to levels that are within the 06/07 Council Budget and are in accordance with the Town's 5year Financial Plan.
- iii) The Chief Executive Officer report back the outcomes of the negotiations to Council prior to the contract documentation being finalised.

200607/100 Council Decision

Moved: Cr G D Bussell

Seconded: Cr A A Carter

That:

- i) Council appoint YMCA as its preferred contractor to undertake the services specified in Tender 06-20 Management of the Gratwick Aquatic Centre and the South Hedland Aquatic Centre;**
- ii) Council authorise the Chief Executive Officer and the Deputy Mayor to enter into negotiations with YMCA with the view of reducing the two-year cost to Council down to levels that are within the 06/07 Council Budget and are in accordance with the Town's 5year Financial Plan; and.**
- iii) The Chief Executive Officer report back the outcomes of the negotiations to Council prior to the contract documentation being finalised.**

CARRIED 7/0

REASON: Council determined that the Deputy Mayor also be involved in the negotiations.

Cr D R Pike declared a financial interest in Agenda Item 11.4.2.3 'BHP Sustainability Partnership Projects - Update' as he owns BHP shares. Did not leave the room.

Cr G J Daccache declared a financial interest in Agenda Item 11.4.2.3 'BHP Sustainability Partnership Projects - Update' as he owns BHP shares. Did not leave the room.

11.4.2.3 BHP Sustainability Partnership Projects - Update

Officer Chris Adams
Chief Executive Officer

Date of Report 12 October 2006

Disclosure of Interest by Officer Nil

Summary

At its May 2006 meeting Council approved eleven capital projects that were to be partly funded by the BHP/Town of Port Hedland Sustainability Partnership. This report updates on the status of these projects and seeks modifications to some of the projects.

Background

Tabled below is a summary of the project status of the 11 approved projects:

Project	Projected Total Cost	Partnership Funds	Current Status/Action or decision required by Council
South Hedland Cemetery Upgrade	\$174,000	\$40,000	Works progressing. Due for completion in December. No further action required.
South Hedland Skate Park	\$300,000	\$100,000	Detailed design progressing. Construction due in July 2007. No further action required.
Port Hedland Skate Park	\$250,000	\$40,000	Detailed design progressing. Currently seeking funds from other external sources. No further action required.

Playground Equipment Upgrades	\$160,000	\$100,000	2 of 3 playgrounds installed. Kevin Scott planned for early 07. No further action required.
Footpath Construction	\$497,000	\$150,000	Program 50% complete. Further works scheduled for early 2007. No further action required.
Mosquito Prevention/Eradication Equipment	\$25,000	\$25,000	Machinery has arrived and will be operational in November. No further action required.
Walkway Lighting	\$225,000	\$45,000	Plan has been developed and quotes
Native Plant Nursery	\$100,000	\$100,000	BHP is leading this project and is in discussions with other key stakeholders. Council input remains critical but the \$100,000 is no longer required. Propose to delete project from schedule.
Town Entry Statements	\$200,000+	\$100,000	Project plan developed. Location for statements and other funding sources need to be determined. Further reports to Council once more detail is available.
Youth Facility/s Upgrade	\$1.5m+	\$300,000	Council is working with YIC on developing a model for this development. CCS Management appointed to assist in project development.
Sports Facility Developments	\$500,000	\$500,000	Partnership committee discussed the most appropriate manner to spend this money. Project plan being developed. Council endorsement of proposed direction is required.
TOTAL	\$3.93m+	\$1.5m	

Key issues that require discussion and/or Council decisions have been outlined below:

Native Plant Nursery: BHP Billiton have advised that they are currently completing planning for major tree-planting initiatives at the companies Port Hedland operations. This will involve the planting of a significant number of trees and will require a major plant propagation and planting program. This project is being planned and managed by BHP Billiton. The development of a native plant nursery is being considered as a component of the project. Given that this project is likely to proceed using other sources, it is recommended that the \$100,000 that has been allocated for this project be directed to other projects.

New Projects: The partnership committee considered alternate projects to develop with the \$100,000 that would become available if the allocation for the Native Plant Nursery was withdrawn. The committee has recommended the following projects:

- Don Rhodes Museum Upgrade (\$35,000): The deterioration of the former iron ore train locomotives has become an eyesore and a potential hazard. Funds are proposed to upgrade the area.
- Community Information Sign (\$20,000): Proposing the installation of a high quality pylon sign that it used to advertise community events.

To be eligible for funding, projects must be non-recurrent in nature and must align with the Town's Strategic Plan. Both of the proposed projects fit within these parameters.

It is proposed to consider projects for the remaining \$45,000 at the December Sustainability Partnership Meeting. At this meeting a full budget review will be undertaken of all projects with consideration given to the most effective way to get best value for the expenditure.

Sports Facility Upgrades: The \$500,000 allocation for this project was specifically targeted at implementing some of the recommendations of the recently completed Sports Facility Audit. The committee considered three options for the expenditure of this money:

- Option 1: Building Refurbishments
Sports Facility Upgrades: The plan recommends that all existing sports facilities be upgraded to a common, minimum standard by Council. Funds could be used for this purpose.

- Option 2: Sport Facility Development
Plan recommends some larger sports facility developments in the short/medium term at McGregor St Ovals (lights, changerooms, cricket nets and oval expansion), Colin Matheson (expanded changerooms), oval and the South Hedland Bowls Club (Clubroom developments). Funds could be allocated as a component of these works.
- Option 3: Recreation Centre Development
Plan recommends the development of a major indoor sports facility at Kevin Scott oval in South Hedland (est. cost \$22million). Funds could be used as the starting point for the development of this project.

The committee supported Option 1 as it felt that this option was needed by the community and would achieve immediate on-ground results.

Consultation

The Steering Committee for the Partnership projects has met to discuss the current status of each of the projects and has made the recommendation that are presented in this report.

Statutory Implications

Nil

Policy Implications

Nil

Strategic Planning Implications

The primary purpose of the BHP Partnership Fund is to assist Council in the implementation of its Strategic Plan. The development of the agreement is consistent with the following statements that are listed in the 2006-2011 Strategic Plan

Goal 2 – Mining

That the Town has developed strong working relationships with the mining industry that are achieving sustainable outcomes for the local community.

Strategy 1

Work with BHP, FMG, Dampier Salt, Newcrest Mining and others mining companies to implement their Community Development Plans.

Strategy 2

Actively seek contributions from mining companies towards the sustainable, development and operation of municipal services and infrastructure.

Budget Implications

Financial implications have been outlined in the background of this report.

Officer's Comment

In general, the partnership projects are progressing well with significant progress being made on the implementation of many initiatives. Some projects are likely to be more time consuming to complete due to the complexity of design processes, community consultation and tender processes but officers are confident that all projects are achievable.

Officer's Recommendation

That Council support the following recommendations from the BHP Sustainability Partnership:

- i) withdraw the \$100,000 funding allocation from the proposed Native Plant Nursery as the project is likely to proceed using alternative funding sources;
- ii) utilise a portion of the \$100,000 saving for the implementation of the following two new projects:
 - a) Don Rhodes Museum Park Upgrade (\$35,000); and
 - b) installation of a Community Sign/Billboard (\$20,000); and
- iii) utilise the \$500,000 allocation for Sports Facility developments on the upgrading of facilities at all sporting grounds to meet a minimum standard as recommended in the Towns recently completed Sports Facility Study.

200607/101 Council Decision/Officer's Recommendation

Moved: Cr G D Bussell

Seconded: Cr S F Sear

That Council support the following recommendations from the BHP Sustainability Partnership:

- i) withdraw the \$100,000 funding allocation from the proposed Native Plant Nursery as the project is likely to proceed using alternative funding sources;**
- ii) utilise a portion of the \$100,000 saving for the implementation of the following two new projects:
 - a) Don Rhodes Museum Park Upgrade (\$35,000); and**
 - b) installation of a Community Sign/Billboard (\$20,000);****
- iii) utilise the \$500,000 allocation for Sports Facility developments on the upgrading of facilities at all sporting grounds to meet a minimum standard as recommended in the Towns recently completed Sports Facility Study; and**
- iv) Council request the BHP Sustainability Partnership to consider the allocation of \$50,000 for free native plants to Local Residents.**

CARRIED 7/0

REASON: Council wanted to include native plants in the Sustainability Partnership.

ITEM 12 LATE ITEMS AS PERMITTED BY CHAIRPERSON/COUNCIL**ITEM 12.1 REPORTS OF OFFICERS****12.1.1 Land Use Master Plan – Draft Discussion**

Officer Chris Adams
Chief Executive Officer

Date of Report 12 October 2006

Disclosure of Interest by Officer Nil

Summary

The development of the Town of Port Hedland's Land Use Master Plan has been progressing over the past 6-8months and is now at a stage where information is planned to be released to the public prior to wide-scale public consultation occurring.

Background

At its February meeting Council agreed to work in partnership with various stakeholders to develop the Town of Port Hedland Land Use Master Plan. The aim of the plan is develop an agreed, consolidated vision for the future use and development of land with the Town.

The development of the project has been lead by a Steering Committee that has several Councillors as representatives as well as the CEO and Council planning staff. Government and community representatives are also included on the Steering Group.

The process that has been undertaken to date has involved:

Developing an overarching vision for the project.
Identifying current issues and major themes
Determining the background and establishing relevant facts for each issue.
Identifying opportunities and constraints for each of the major issues.

The key tool that has been used to develop the process to date has been a series of key stakeholder workshops. At these workshops the issues for specific areas have been explained and debated in detail with options being discussed and mapped.

The outcome of the workshops has been the production of a series of draft discussion papers. It is proposed to distribute the discussion papers widely as a pre-cursor to first phase of community consultation that is scheduled for late November and early December. The discussion papers are aiming to facilitate informed discussion and debate at the community workshops rather than going out to the public with a blank sheet of paper.

Consultation

As outlined above, the discussion papers have been prepared based on information that the consultants have collected from key stakeholders on the key land use planning issues facing the Town of Port Hedland.

The proposed process for consultation from here includes:

- Distributing the discussion papers widely via:
 - Shopping Centre displays
 - Civic buildings
 - Website
 - Direct mail out
- Hosting a Community Summit on Sunday 3rd of December to discuss the issue and options.
- Hosting specialist consultation with traditional owners, aboriginal people, young people and aged residents about the future of land use in the Town.

Once this preliminary consultation has been undertaken the consultant team will work with the Land Use Master Plan Steering Committee to develop a Draft Plan. The draft plan will be considered by Council prior to further community consultation being undertaken on the draft preferred direction for the Town. This is scheduled for March 2007. Community comments will be invited with Council having the responsibility of reviewing all comments and amending the draft document where deemed necessary.

Statutory Implications

Once complete the Land Use Master Plan will undergo any necessary conversions for it to become the Local Planning Strategy that is statutorily required under the Town Planning and Development Act (1928) and will become the basis for the development of the new Town Planning Scheme (No 6)

Policy Implications

While the Land Use Master Plan will make recommendations on potential policy changes to the way Council undertakes planning for the Town, at this stage of the process no policy changes are recommended

Strategic Planning Implications

The following statements from the Town's Strategic Plan are particularly relevant to the Land Use Master Project:

KRA 4: Economic Development

Goal 5: Town Planning & Building - That long-term land use and development within the Town of Port Hedland is well planned. Council's policies, procedures and practices are assisting in the improving the visual amenity of the town.

Strategy 1 - Develop appropriate solutions to land use conflicts that are evident at Wedgefield and at the 'West End'.

Strategy 2 - Develop the Town of Port Hedland Local Planning Strategy as a pre-cursor to the development of Town Planning Scheme No 6.

Budget Implications

While the Land Use Master Plan is being managed and operated by Council it is being solely funded via sponsorship from a BHP Billiton and Mirvac Fini consortium. A grant has been approved by the Pilbara Development Commission to assist with the specialist consultation for the project.

Officer's Comment

While the Land Use Master Planning process started a little slowly, it has gained momentum and is progressing in a positive direction. The plan is a critical document for the future of the Town as it outlines what could and should be done for the next 15 years. While several other plans have been developed, this process is likely to be the most encompassing and, if delivered properly, will give consolidated, universally agreed upon directions for the future.

The next step that Council takes in this process is the proposed public release of the Discussion Papers. Many of the issues covered within the discussion papers are controversial issues locally and it is imperative that Council is comfortable with the way the drafts have been written prior to them being publicly released.

While the discussion papers are important and may be somewhat controversial, it is recommended that Council release the documents for public comment as at this stage, the documents are aiming to encourage community debate and are not recommending any specific direction.

Officer's Recommendation

That Council approve the release of the Land Use Master Plan discussion papers as a pre-cursor to the conduct of a Community Summit on Sunday 3rd of December.

200607/102 Council Decision

Moved: Cr S F Sear **Seconded:** Cr D R Pike

That Council approve the release of the Land Use Master Plan discussion papers as a pre-cursor to the conduct of a Community Summit on Sunday 3rd of December with the following amendments;

Discussion Paper No 6 – West End;

- i) define the “West End” area as the area west of the Port Hedland Regional Hospital site;**
- ii) defined the remaining area to the east of the Port Hedland Regional Hospital site “as Cemetery Beach”;**
- iii) be renamed “West End/Cemetery Beach”; and**
- iv) be updated to reflect the required changes detailed in i), ii) and iii)**

CARRIED 7/0

REASON: Council wished to separate the West End and Cemetery Beach areas.

ITEM 15 APPLICATIONS FOR LEAVE OF ABSENCE

200607/103 Council Decision

Moved: Cr S F Sear

Seconded: Cr D R Pike

That the following applications for Leave of Absence:

- . **Cr J M Gillingham , from 10 to 13 November 2006 inclusive; and**
- . **Councillor Cr D R Pike , from 22 December 2006 to 5 January 2007 inclusive;**

be approved.

CARRIED 7/0

ITEM 16 CLOSURE

16.1 Date of Next Meeting

The next Ordinary Meeting of Council will be held on Wednesday 22 November 2006, commencing at 5.30 pm.

16.2 Closure

There being no further business, the Chairman declared the meeting closed at 7.25pm.

Declaration of Confirmation of Minutes

I certify that these Minutes were confirmed by the Council at its Ordinary Meeting of 22 November 2006.

CONFIRMATION:

MAYOR

DATE