



TOWN OF PORT HEDLAND

MINUTES SPECIAL COUNCIL MEETING

WEDNESDAY 30 JULY 2014 AT 4:45PM

**COUNCIL CHAMBERS, MCGREGOR
STREET, PORT HEDLAND**

Agenda Items:

- *Application for Planning Approval– Proposed Ten (10) Multiple Dwellings on Lot 1973 (2) Smith Street, South Hedland*
- *Old Port Hedland Cemetery Upgrade*

**“A nationally significant, friendly city, where
people want to live and are proud to call home”**

*M.J. (Mal) Osborne
Chief Executive Officer*

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ITEM 1 OPENING OF MEETING

The Mayor declared the meeting open at 4:51pm and acknowledged the traditional owners, the Kariyarra people.

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

Mayor Kelly Howlett
Councillor Gloria Jacob
Councillor George Daccache
Councillor Jan Gillingham
Councillor Julie Hunt
Councillor Lorraine Butson

Officers

Mal Osborne	Chief Executive Officer
Jenella Voitkevich	Acting Director Engineering Services
Eber Butron	Director Planning & Development
Clare Phelan	Director Corporate Services
Eddie Piper	Acting Director Community Development
Josephine Bianchi	Minute Taker/ Governance Coordinator

2.2 Apologies

Councillor Penny Taylor
Councillor Troy Melville

2.3 Approved Leave of Absence

Councillor David Hooper

ITEM 3 PUBLIC TIME*Important note:*

'This meeting is being recorded on audio tape as an additional record of the meeting and to assist with minute-taking purposes which may be released upon request to third parties. If you do not give permission for recording your participation please indicate this at the meeting. The public is also reminded that in accordance with Section 20.3 of the Town of Port Hedland Local Law on Standing Orders nobody shall use any visual or vocal electronic device or instrument to record the proceedings of any meeting unless that person has been given permission by the presiding member to do so.'

Mayor opened Public Question Time at 4:53pm

3.1 Public Question Time

3.1.1 Patricia Mason, Doris Eaton and Jane Taylor

We have a map for the Old Port Hedland Cemetery that shows areas that have lines through them; what does this mean, so I can inform the Elders?

Acting Director Engineering Services advised that she will need to go back to the original report that was done for the site and give information accordingly.

Will there be further consultation with the future process related to the Old Port Hedland Cemetery?

Mayor advised that there will definitely be further consultation. When infra-red and underground detection work was carried out a number of additional graves were found as part of the process. As soon as the report on this matter is ready it will be circulated.

Will there be further consultation as to how and where the remains will be placed?

Mayor advised that her vision for this project would be to have a 'Friends of' group specific to this cemetery and lots of consultation will certainly take place. It is also not too late for anybody that wishes to be involved in this project.

It is of concern that there are graves still remaining at the old Port Hedland hospital site.

Mayor advised that permission was not received to attend this site and that at this stage this is a separate matter for which another working group needs to be established.

How will the old Port Hedland cemetery project be done, as people don't understand what is happening and do not have computer access?

Mayor advised that the Town will engage facilitators with relevant expertise to carry out the project in a culturally appropriate manner suited to the site. Target groups of people will be included in the project and there will not be a reliance on computers, but going and talking to people and listening to stories.

Mayor closed Public Question Time at 4:58pm

Mayor opened Public Statement Time at 4:58pm

3.2 Public Statement Time

Nil.

Mayor closed Public Statement Time at 4:59pm

ITEM 4 QUESTIONS FROM MEMBERS WITHOUT NOTICE**4.1 Councillor Butson**

I would like to ensure that the people that were originally involved in process of the old Port Hedland Cemetery project be involved in the next steps of the project.

Mayor assured Councillor Butson that this will definitely take place.

ITEM 5 DECLARATION BY MEMBERS TO HAVE GIVEN DUE CONSIDERATION TO ALL MATTERS CONTAINED IN THE BUSINESS PAPER PRESENTED BEFORE THE MEETING

Mayor Howlett	Deputy Mayor Jacob
Cr Hunt	Cr Gillingham
Cr Daccache	Cr Butson

Disclaimer

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

ITEM 6 REPORTS OF OFFICERS**6.1 Planning and Development****6.1.1 Application for Planning Approval– Proposed Ten (10) Multiple Dwellings on Lot 1973 (2) Smith Street, South Hedland****KOBUS NIEUWOUDT, SENIOR STATUTORY PLANNING OFFICER
FILE NO110200G****DISCLOSURE OF INTEREST BY OFFICER
Nil****201415/017 RECOMMENDATION/ COUNCIL DECISION****MOVED: CR HUNT****SECONDED: CR JACOB**

That Council approves the application submitted by Whelans on behalf of the landowner, being G & K Two Pty Ltd, to construct ten (10) Multiple Dwellings on Lot 1973 (2) Smith Street, South Hedland, subject to the following conditions:

- 1. This approval relates only to the proposed 10 Multiple Dwellings, as indicated on the approved plans (SP01 SITE PLAN, SP02 SITE FIRST FLOOR PLAN, SP0R SITE ROOF PLAN, PL01 UNIT 1, 2, 6 & 7 PLAN DETAIL, PL02 UNIT 3, 4, 8 & 9 PLAN DETAIL, PL03 UNIT 5 & 10 PLAN DETAIL, DD01 CAR PARKING & FENCE DETAIL, DD02 BIN & STORE DETAIL, EL01 OVERALL SITE ELEVATION, ED01 ELEVATION DETAIL 1, ED02 ELEVATION DETAIL 2, ED03 PERSPECTIVES). It does not relate to any other development on this lot;**
- 2. If the development referred to in (1) above is not substantially commenced within a period of two years from the date of approval, the approval shall lapse and be of no further effect;**
- 3. A minimum of 10 car parking bays and 3 visitor car parking bays shall be provided for the development as indicated on the approved site plan (SP01 SITE PLAN);**
- 4. The visitor car parking bays shall remain accessible and be used solely for the purpose of car parking at all times;**
- 5. No car parking bays shall be obstructed in any way or used for any other purpose than car parking;**
- 6. Front walls and fences within the primary street and secondary street setback area shall be no higher than 1.8m measured from natural ground level and be visually permeable above 1.2m**

7. Fences shall be reduced to no higher than 0.75m from the natural ground level when within 1.5m of where the Vehicle Access Point (driveway) meets a street and where two (2) streets intersect;
8. Roof mounted or freestanding plant or equipment such as air conditioning units and hot water systems shall be located and / or screened to the satisfaction of the Town's Manager Development Services;
9. Alterations or relocations of existing infrastructure within the road reserve shall be carried out and reinstated at the landowner's cost to the satisfaction of the Town's Manager Development Services;
10. Walls on the boundary shall be finished or rendered to match where practicable the colours and materials of the affected property to the satisfaction of the Town's Manager Development Services;
11. The landowner shall ensure sediment control barriers are placed and maintained along all boundaries during the construction period to the satisfaction of the Town's Manager Development Services;
12. Dust and sand both during and after construction shall be contained on site with the use of suitable dust suppression techniques;
13. All dust and sand to be contained on site with the use of suitable dust suppression techniques to the satisfaction of the Manager Development Services;

The following conditions shall be cleared by the Town's Manager Development Services prior to the submission of an application for a Building Permit:

14. Prior to the submission of an application for a Building Permit, a Stormwater Management Plan shall be submitted and approved by the Town's Manager Development Services;
15. Prior to the submission of an application for a Building Permit, a Refuse Collection Strategy / Management Plan shall be submitted and approved by the Town's Manager Development Services;

The following condition shall be cleared by the Town's Manager Development Services prior to the issuing of a Building Permit:

16. Prior to the issuing of a building permit, a detailed landscaping and reticulation plan shall be submitted and approved by the Town's Manager Development Services. The plan shall include:
 - a) Location, species and planting details with reference to Council's list of Recommended Low-Maintenance Tree and Shrub Species for General Landscaping included in Council Policy 10/001; and

- b) Shade trees provided at a ratio of 1 tree per six (6) consecutive external parking spaces.

The following conditions shall be complied with prior to occupation of the development:

17. Prior to the occupation of the development, the landowner shall prepare a maintenance schedule for the air-conditioning units to the satisfaction of the Town's Manager Development Services;
18. Prior to the occupation of the development, the development shall be connected to reticulated mains sewer;
19. Prior to the occupation of the development, aged/disabled access to the existing Council footpath in accordance with "Austroads Part 13 – Pedestrians" shall be provided, to the satisfaction of the Town's Manager Development Services;
20. Prior to the occupation of the development the landscaping and reticulation is to be completed as per the approved landscaping and reticulation plan;
21. Prior to the occupation of the development, lighting shall be installed along all driveway(s), access way(s), parking area(s), turning area(s) and pedestrian pathways by the landowner. Design and construction standards shall be in accordance with Australian Standard AS1158;
22. Prior to the occupation of the development, access way(s), parking area(s), turning area(s) shall be constructed, kerbed, formed, graded, drained, line marked and finished with a sealed or paved surface by the landowner in accordance with Australian Standard AS 2890 Parts 1 and 2;
23. Prior to the occupation of the development the driveways and crossover shall be designed and constructed in accordance with Council's Crossover Policy 9/005; and
24. Prior to the occupation of the development the landowner shall ensure any damage to road pavements / kerbing / footpaths or other Town assets caused by any activity associated with the construction of the development, including but not limited to vehicle movements, shall be repaired to the satisfaction of the Town's Manager Development Services.

ADVICE NOTES:

1. You are reminded this is a Planning Approval only and does not obviate the responsibility of the landowner to comply with all relevant building, health and engineering requirements;

2. The “Refuse Collection Strategy / Management Plan” has been approved for a Classic Service, being one 240 Litre Bin per unit to be collected from Smith Street once a week. Any proposed change to a “Premium Service” will require approval from the Town of Port Hedland;
3. Waste receptacles are to be stored in a suitable enclosure to be provided to the specifications of Council’s Health Local Laws 1999 and to the satisfaction of Manager Development Services;

CARRIED 6/0

EXECUTIVE SUMMARY

The Town has received an application from Whelans on behalf of the landowners, G & K Two Pty Ltd, to construct ten (10) “Multiple Dwellings” on Lot 1973 (2) Smith Street, South Hedland.

During the advertising period three (3) submissions were received and, as such, the proposal has been referred to Council to determine the application.

The application is recommended for conditional approval.

DETAILED REPORT

Site Description (Attachment 1)

The proposed development is located on the southern side of Smith Street at the bend leading onto Corboys Place.

The subject site is generally rectangular in shape, will achieve vehicular access via Smith Street and has an area of 1209m².

In terms of the Port Hedland Town Planning Scheme No. 5 (TPS5) the subject site is zoned “Residential R30”.

Proposal: (Attachment 2)

The applicant is proposing to construct ten (10) two-bedroom Multiple Dwelling units. Ten (10) car parking bays and 3 visitor car parking bays will be provided onsite.

Related Developments:

The proposed development does not differ significantly from other developments already approved / developed within the surrounding area, such as the 9 Multiple Dwelling unit development at Lot 1978 Corboys Place, South Hedland.

The subject site is a suitable location for a multiple dwelling given its proximity to the South Hedland Town Centre.

Consultation:

The application was circulated as follows:

Internally:

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

Externally:

- Department of Water
- Telstra
- Optus
- Horizon Power
- Water Corporation

No objections were received.

Neighbour Consultation:

The application was advertised in accordance with Clause 4.3.3 of the Town of Port Hedland Town Planning Scheme No. 5 by serving notice of the proposed development on the owners of adjacent properties inviting comments for a period of 14 days. A similar notice was also displayed on the Town's website for the duration of the advertising period.

Three (3) submissions were received during the advertising period.

These objections raise issues regarding concerns about the impact the development would have on the surrounding neighbourhood.

The concerns can be categorised as follows:

- Privacy and Overlooking
- Ventilation
- Increase of vehicular traffic causing risk conflict with pedestrians - in particular children commuting to the local school
- Devaluation of adjacent properties
- Unattractive façade (eye saw building)
- Drain on capacity of existing infrastructure (water/sewer)

Each of these issues is outlined, discussed and an appropriate recommendation offered in the table below.

Objection	Officer Comment and Recommendation
<p>Privacy and Overlooking – concerns that the first storey dwellings have views into neighbour’s backyards.</p>	<p>An assessment of the proposal against the <i>deemed-to-comply</i> requirements of Clause 6.4.1 of the R-Codes (visual privacy setback and screening requirements) shows the proposal complies and is entirely consistent with this particular element.</p> <p><u>Recommendation:</u> No modification to the proposal required.</p>
<p>Ventilation – concerns that morning and afternoon breeze will be blocked out by the bulk of the development.</p>	<p>The R-Codes provide design principles that address the preservation of natural light and ventilation through Clause 6.1.4. This clause provides <i>deemed-to-comply</i> requirements relating to building heights and setbacks.</p> <p>Building height and setbacks to all adjoining properties meet the <i>deemed-to-comply</i> requirements of the R-Codes. Also, cross ventilation through the development is facilitated by articulation of the development into 3 building components. This allows for breezes to filter through the development to adjoining properties.</p> <p>It is also noted that prevailing afternoon breezes within South Hedland originate from the north and northwest. The subject site, being located on the south-eastern corner of the intersection, allows for prevailing breezes to flow largely unimpeded to adjoining properties.</p> <p><u>Recommendation:</u> No modification to the proposal required.</p>

Objection	Officer Comment and Recommendation
<p>Increase of vehicular traffic causing risk of conflict with pedestrians - in particular children commuting to the local school</p>	<p>The site is located at the corner of Smith Street. The street includes a 7.5 m carriageway and pedestrian pathways on the western and northern side of the road which links to the local primary school.</p> <p>Smith Street is a low-order traffic street that plays a limited role as a collector road from Corboys Place and to a lesser extent as a collector road from Weaver Place and Logue Court.</p> <p>The provision of 10 dwellings in this location will not significantly exacerbate road safety problems as the established road infrastructure is capable of accommodating the limited additional traffic volumes resulting from the proposal.</p> <p><u>Recommendation:</u> No modification to the proposal required.</p>
<p>De-valuation of adjacent properties – objection to the adverse impact that the proposed multiple dwelling will have on the value of adjoining residences</p>	<p>A perception that the development of the site for multiple dwellings will detract from property values within the surrounding area is not a valid planning consideration.</p> <p><u>Recommendation:</u> No modification to the proposal required.</p>
<p>Unattractive façade</p>	<p>The proposed 2 storey multiple dwelling development provides a building façade that is articulated by balcony spaces which encourage positive interaction with the street and passive surveillance.</p> <p>The proposed development is consistent in terms of appearance and character with similar multiple dwelling developments elsewhere in South Hedland.</p>

Objection	Officer Comment and Recommendation
	<p><u>Recommendation:</u> No modification to the proposal required.</p>
<p>Inadequate capacity of existing infrastructure (water/sewer) to cater for the proposed multiple dwelling</p>	<p>The locality has adequate services infrastructure to cater for any demands generated by the proposed multiple dwelling development. The response received by WaterCorp confirms that the lot is capable of being serviced for the intended use.</p> <p><u>Recommendation:</u> No modification to the proposal required.</p>

Residential Design Codes of Western Australia (R Codes):

A limited number of variations to the *deemed-to-comply* requirements of the R-Codes have been sought and are generally of a minor nature. The proponent has provided justification identifying design consideration and how the *design principle/s* for each design element in the R-Codes has been achieved. It is considered the justification provided and the outcome achieved is appropriate for the site.

FINANCIAL IMPLICATIONS

Immediate:

An application fee of \$6,796.80 has been received as per the prescribed fees approved by Council.

Long Term:

Nil

Whole of Life:

Nil

STATUTORY AND POLICY IMPLICATIONS

In accordance with the *Planning and Development Act 2005*, the proposed development is subject to the provisions of the Town of Port Hedland Town Planning Scheme No. 5 (TPS5).

In terms of TPS5, the subject site is zoned "Residential R30".

Development in the Residential zone is subject to the provisions of Clause 6.2 (Residential Planning Codes), 6.3 (Residential Zone) and 6.4 (Urban Development Zone).

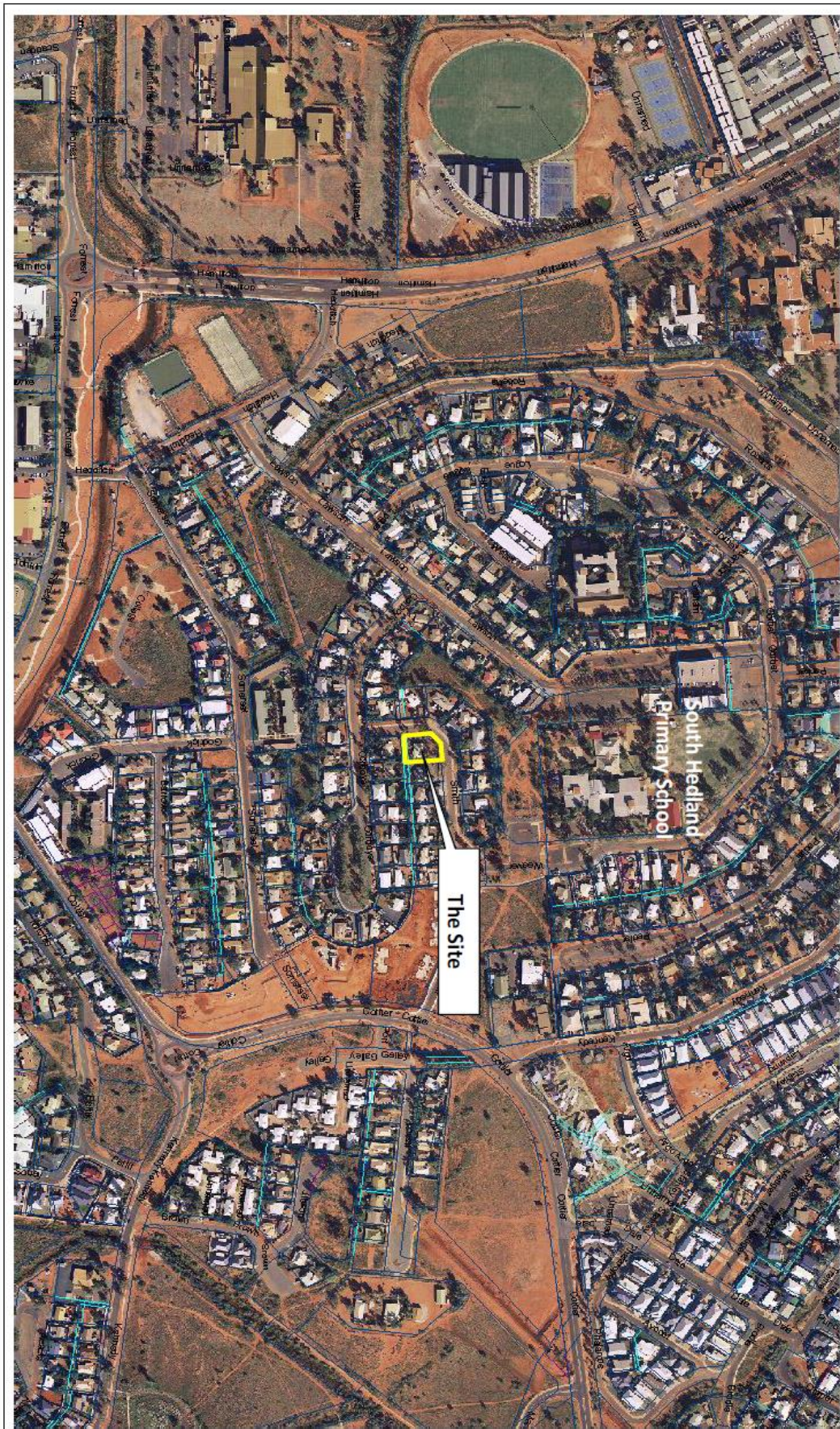
Section 6.3.1 'Housing' of the Strategic Community Plan applies as the Town is required to address housing shortage & affordability through using Council held land, providing high quality modular construction, providing incentives and other forms of inducement to deliver housing by 2013.

ATTACHMENTS

1. Locality Plan
2. Development Plans (Under separate cover)

24 July 2014

ATTACHMENT 1 TO AGENDA ITEM 6.1.1



LOCATION PLAN – LOT 1973 (2) SMITH STREET, SOUTH HEDLAND

6.2 Engineering Services

5:03pm Councillors Hunt and Daccache declared a Financial Interest in agenda item 6.2.1 "Old Port Hedland Cemetery Upgrade" as they are BHP Billiton shareholders with shares over the statutory limit.

Councillors Hunt and Daccache both left the room.

Mayor advised the Council and members of the public of the reduction in number of elected members required to consider this item received by the Department of Local Government and Communities. The Mayor read out the letter which has been attached below for reference.



Government of **Western Australia**
Department of **Local Government**

Our Ref: 20140099 PH1-7#05 E1424487

Mr Mal Osborne
Chief Executive Officer
Town of Port Hedland
PO Box 41
PORT HEDLAND WA 6721

Dear Mr Osborne

REQUEST FOR MINISTERIAL APPROVAL

I wish to advise that, in accordance with the authority delegated by the Minister for Local Government, the Executive Director Sector Regulation and Support has approved the Town of Port Hedland's application, under sections 5.7(1) and 5.7(2) of the *Local Government Act 1995*, for;

- 1) A reduction in the number of offices of members required to achieve quorum to four (4) to consider agenda Item 6.2.1; "Old Port Hedland Cemetery Upgrade"; and
- 2) A reduction in the number of offices of members required to make an absolute majority decision to four (4) for Item 6.2.1.

The provided approval is subject to the following conditions:

- The approvals above are only to enable Council to consider and resolve upon the following agenda Item at the Special Council Meeting to be held 30 July 2014 –

6.2.1; "Old Port Hedland Cemetery Upgrade"

- The content of this letter be read into the minutes prior to the matter being considered.

Should you require further information in relation to this matter, please contact me on (08) 6552 1531 or via email at jenni.law@dlgc.wa.gov.au.

Yours sincerely

Jenni Law
A/DIRECTOR LOCAL GOVERNMENT REGULATION AND SUPPORT

29 July 2014

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6.2.1 Old Port Hedland Cemetery Upgrade

Rob Baily, Coordinator Projects
File No 26/14/0025

DISCLOSURE OF INTEREST BY OFFICER

Nil

RECOMMENDATION

MOVED JACOB

SECONDED GILLINGHAM

That Council:

- 1. Approve the Old Port Hedland Cemetery upgrade project to progress to the construction stage with a fully funded project budget of \$779,000 ex GST;**
- 2. Request the Chief Executive Officer, or his delegate(s), to amend the 2014/15 budget to reflect the confirmed project funding and expenditure;**
- 3. Approve the engagement of Jahne Rees from SCAPE-ISM for the detailed design and construction of the memory wall and associated elements, in accordance with the Local Government Act section 3.57, regulation 11(2)(f) due to the unique nature of the service;**
- 4. Request the Chief Executive Officer, or his delegate(s), to prepare and implement a community engagement strategy for the project; and**
- 5. Request the Chief Executive Officer, or his delegate(s), to advise all previous stakeholders of the progress of the project.**

***CARRIED BY ABSOLUTE MAJORITY VOTE IN ACCORDANCE
WITH MINISTERIAL APPROVAL 4/0***

EXECUTIVE SUMMARY

The purpose of this report is to provide an update of the progress of the Old Port Hedland Cemetery (OPHC) Upgrade project following Council endorsement of the master plan at the Special Council Meeting on 10 September 2013.

This report addresses the recommendations from the SCM, requiring further Council approval in relation to the final QS costing, confirmation of funding strategy, asset register, recommended procurement method and construction program prior to proceeding with the upgrade of the Old Port Hedland Cemetery.

DETAILED REPORT

The Old Port Hedland Cemetery Upgrade has been continually developed since March 2010 by a detailed process of consultation and investigation to eventually establish a master plan for construction purposes.

The process developed to date from March 2010 includes:

- Scoping document
- Video collation of Indigenous oral histories,
- Literature and research review,
- Archaeological field survey
- Ground penetrating radar
- 3D Terrestrial scanning
- Reconciliation of burial lists
- Public consultation
- Master plan prepared by UDLA including design workshops and consultation for the conceptual interpretive design of a memory wall by artist Jahne Rees from SCAPE-ISM.

At the SCM on 10 September 2013 the following decision (201314/084) was made regarding the project:

“That Council:

- 1. Notes the community engagement and consultation process undertaken for the proposed Old Port Hedland Cemetery Upgrade;*
- 2. Adopts the Master Plan for the proposed Old Port Hedland Cemetery Upgrade as a guide to future planning and decision making; and*
- 3. Notes that a subsequent report will be provided to Council with final QS costing, confirmation of funding strategy, asset register, recommended procurement method and construction program for the proposed Old Port Hedland Cemetery Upgrade.”*

Final QS costing

UDLA has provided an Opinion of Probable Cost for the upgrade works to the value of \$662,948, as attached in the previous report to the SCM in September 2013. This included a 10% contingency. A further project contingency amount of \$91,000 and project management fee of \$25,000 is included in the final budgeted amount.

Due to the delay in final funding approvals, the Town has verified some of the probable costs against benchmark standards to ensure the project outcomes can still be achieved. It is recognized that historically in Port Hedland projects, QS costings are not always accurate and can fluctuate dependent on contractors' workloads, lack of available resources, skills and competition, and is used as a general guide to costs only.

The Town is confident that with the available contingency, the works can be carried out according to the detailed drawings developed from the master plan within the project budget.

Confirmation of Funding Strategy

The Town has received confirmation from BHPB to fund the construction works to the value of \$486,051. Lotterywest has approved funding of \$292,930 specifically towards the interpretive memory wall and shade structures. The total amount available for the upgrade of the Old Port Hedland Cemetery, inclusive of contingency and project management is \$779,000 plus GST.

Asset Register

The Town is currently developing asset management plans for all asset categories. A specific asset management plan for the Old Port Hedland Cemetery will be undertaken over the next 12 months. With the final construction completed within the 12 months, the asset management plan can reflect the upgraded cemetery, noting that one of the objectives of the upgrade is to improve the appearance of the cemetery whilst reducing the maintenance burden.

The Town's asset maintenance program for the FY 14/15 has been budgeted at \$17,000 for the OPHC for general maintenance.

Following the upgrade, a new asset maintenance budget will be required for FY 15/16 to take into account the updated facilities and in conjunction with the newly developed asset management plan.

Recommended Procurement Method

The upgrade project has several defined disciplines identified plus consideration has been made to ensure a best value for money approach. In consideration of the sensitivity of the site and budget management processes, the Town will be developing the project through separable portions as defined below.

1. Interpretive artwork for memory wall and associated works - The artist Jahne Rees was employed by UDLA through a selection process of artists that were able to provide similar examples of previous works and capability to undertake a suitable interpretive representation of a memory wall and associated elements including entry walls and seating.

As there is intellectual property rights to Jahne Rees and uniqueness in design for the interpretive works, the Town intends to procure the artist to complete the final design and construction by direct engagement. Although the value of this portion of works exceeds \$100,000, the Town is permitted to directly engage Mr Rees in accordance with section 3.57, regulation 11(2)(f) of the Local Government Act due to the unique nature of the service. WALGA has been consulted and offers support for this approach.

2. The hard landscape areas including paths, fencing & surface treatments will be procured via various RFQ's in accordance with Procurement Policy 2/007.

3. The supply of shelters will be procured through a WALGA endorsed procurement supplier in accordance with section 3.57, regulation 11(2)(b) of the Local Government Act and installation will be required by a licensed builder.
4. The supply of plants may be sourced through the Towns own nursery with the labour for planting and supply and installation of irrigation by various RFQ's.

Construction Program

The construction phase will commence with the approval process, with the project to be submitted as a Development Application to the Town's Planning Department for assessment. As the OPHC is listed on the Town of Port Hedland Municipal Inventory of Heritage Places, the Heritage Council will be referred to for comment of the Development Application prior to approval.

Procurement processes will occur concurrently with the approvals process, however works on site will not commence until all DA approvals and building permits have been obtained.

The following table is indicative of the construction program:

Description	Timeframe
Council approval to proceed with project	End July 2014
Development approvals	August-Sept 2014
Procurement	August-Sept 2014
Consultation	Sept -October 2014
Building permit	October 2014
On-site commencement	November 2014
Practical completion	May 2015 (allowance for cyclone season)
Opening	May 2015
Evaluation and project close	June 2015

Consultation

Internal:

- Elected members (master plan)
- Coordinator Community Development
- A / Manager Community Development
- Manager Infrastructure Development

External:

- UDLA
- Jahne Rees

As a follow on from this report and to ensure the final detailed design requirements are developed with the respective relatives of the persons buried in the Cemetery, a final consultation day will be held to confirm interpretive details.

The preferred approach is to invite all community members that were part of the consultation process along to discuss with both the original archaeologist that went through the early verification of the site through to UDLA's design workshops and public art consultant to discuss what the final wording and imagery of the memory wall and entry points should be together with the artist.

FINANCIAL IMPLICATIONS

The following tables provide a summary of the project budget and expenditure:

Revenue	Value (\$ ex GST, rounded)
BHPB sustainability partnership funds	\$486,000
Lotterywest grant	\$293,000
TOTAL	\$779,000

Description	Value (\$ ex GST, rounded)
Interpretive art works	\$226,000
Supply & installation of custom shade structures, bench seating, paths, soft landscaping, hard landscaping	\$437,000
Contingency	\$91,000
Project management	\$25,000
TOTAL	\$779,000

Funds are already allocated within the FY 14/15 budget for this project, with minor adjustments needed to reflect the approved funding amounts.

A separate budget of \$17,000 for maintenance of the site has been allocated as part of confirmed 14/15 budget.

STATUTORY AND POLICY IMPLICATIONS

This project will require Development approval through the Town's Planning Department, including referral to the Heritage Council as the site is listed in the Town of Port Hedland Municipal Inventory of Heritage Places.

The Local Government (Functions and General) Regulation 11(1) state that tenders must be publically invited for the supply of services in excess of \$100,000 unless subregulation 2 states otherwise. Subregulation 2(f) states that a tender process is not required if the local government has good reason to believe that, because of the unique nature of the goods or services required or any other reason, it is unlikely that there is more than one supplier. This regulation relates to the engagement of Jahne Rees from SCAPE-ISM.

Progressing this project through to the construction stage is considered applicable to the 2012-2022 Strategic Community Plan in the areas of:

- 6.1.1, 6.1.2 and 6.1.3 Unified and Vibrant Community that is rich in culture – by providing a facility that strengthens local history and culture and provides tourism opportunities.
- 6.4 Local Leadership – by delivering assets that deliver a high level of service in a responsible manner.

This project is specifically identified to be delivered as part of the Town's Corporate Business Plan 2012-2016.

Policies that influence this project are Procurement Policy 2/007, Tender Policy 2/011 and Asset Management Policy 9/010.

ATTACHMENTS

Attachment 1 - Old Port Hedland Cemetery Memory Wall concept design.

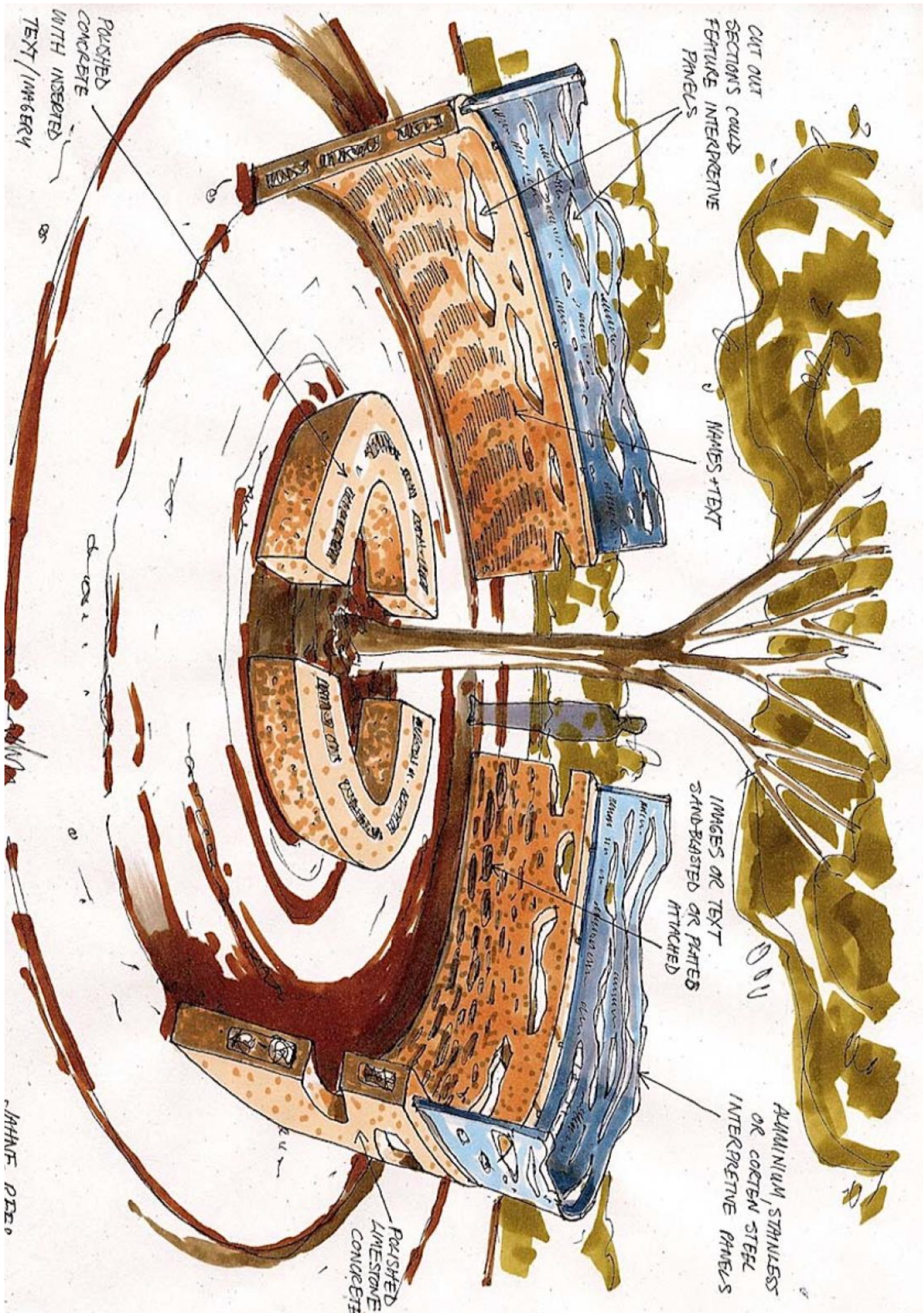
Attachment 2 – Old Port Hedland Cemetery Upgrade design

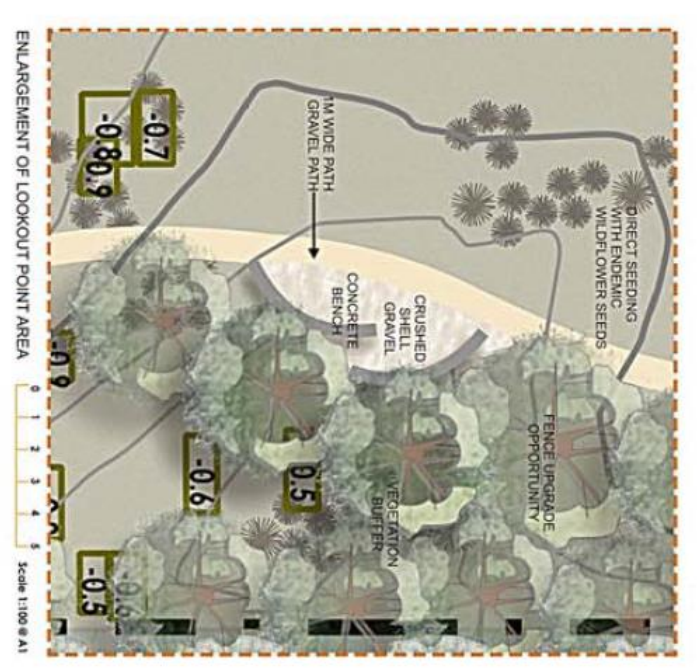
27 June 2014

5:04pm Councillors Hunt and Daccache re-entered the room and resumed their chairs.

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

ATTACHMENT 1 TO AGENDA ITEM 6.2.1





- LEGEND**
- SITE BOUNDARY AND EXISTING FENCE
 - PROPOSED GARDEN VEGETATION
 - SLASHED NATIVE VEGETATION
 - LOCAL BROWN PEA GRAVEL
 - CONCRETE WITH SHELL AGGREGATE
 - GRAVEL PATH



Scale 1:200 @ A1

0 5 10

PORT HEDLAND PIONEER CEMETERY
L001

MASTERPLAN PLAN
03.09.2013

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ITEM 7 CONFIDENTIAL ITEMS

Nil.

ITEM 8 CLOSURE**8.1 Date of Next Meeting**

The next Ordinary Meeting of Council will be held on Wednesday 27 August 2014, commencing at 5:30pm, with the Public Agenda Briefing being held on Wednesday 20 August 2014, commencing at 3:30pm.

8.2 Closure

There being no further business, the Mayor declared the meeting closed at 5:04pm.