



TOWN OF PORT HEDLAND

MINUTES SPECIAL COUNCIL MEETING

WEDNESDAY 4 JUNE 2014 AT 5:00PM

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

Agenda items:

- 1. Financial Management – 2014/15 Budget - Fees & Charges – Consideration of Submissions*
- 2. Financial Management – 2014/15 Budget – Differential General Rates and General Minimum Rates – Consideration of Submissions*
- 3. South Hedland Town Centre Road Modifications*

**“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 5:05pm and acknowledged the traditional owners, the Kariyarra people.

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

Mayor Kelly Howlett
Councillor Gloria Jacob
Councillor George Daccache
Councillor David Hooper
Councillor Julie Hunt
Councillor Lorraine Butson

Officers

Mal Osborne	Chief Executive Officer
Russell Dyer	Director Engineering Services
Eber Butron	Director Planning & Development
Clare Phelan	Director Corporate Services
Eddie Piper	Acting Director Community Development
Brett Reiss	Program Director Airport Redevelopment
Josephine Bianchi	Minute Taker/ Governance Coordinator

2.2 Apologies

Councillor Troy Melville

2.3 Approved Leave of Absence

Councillor Jan Gillingham
Councillor Penny Taylor

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 5:08pm

3.1 Public Question Time

Nil.

Mayor closed Public Question Time at 5:08pm

Mayor opened Public Statement Time at 5:09pm

3.2 Public Statement Time

Nil.

Mayor closed Public Statement Time at 5:09pm

ITEM 4 QUESTIONS FROM MEMBERS WITHOUT NOTICE

Nil.

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

Mayor Howlett	Councillor Hunt
Councillor Jacob	Councillor Butson
Councillor Daccache	Councillor Hooper

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 Corporate Services****6.1.1 Financial Management – 2014/15 Budget – Fees and Charges – Consideration of Submissions**

Peter Kocian, Manager Financial Services
File No.

DISCLOSURE OF INTEREST BY OFFICER

Nil

RECOMMENDATION

That Council:

- 1. Acknowledge the submissions received on the 2014/15 Schedule of Fees and Charges; and**
- 2. Endorse the 2014/15 Schedule of Fees and Charges as presented; to be adopted in the Town's 2014/15 Budget.**

AMENDED RECOMMENDATION

That Council:

- 1. Acknowledge the submissions received on the 2014/15 Schedule of Fees and Charges;**
- 2. Endorse the 2014/15 Schedule of Fees and Charges as presented; to be adopted in the Town's 2014/15 Budget; and**
- 3. Request the Chief Executive Officer, or his delegate(s), to prepare a policy statement in relation to the Town's position to allow for community support specifically in relation to community events.**

201314/346 ALTERNATIVE RECOMMENDATION/ COUNCIL DECISION

MOVED: CR JACOB

SECONDED: CR HOWLETT

That Council:

- 1. Acknowledge the submissions received on the 2014/15 Schedule of Fees and Charges;**
- 2. Endorse the 2014/15 Schedule of Fees and Charges as presented, to be adopted in the Town's 2014/15 Budget:**

- a) with the exception of Port Hedland International Airport landing fees (line 964 of attachment 1) and all passenger charges (lines 971-974 of attachment 1), which are to remain as per the 13/14 adopted fees and charges;
 - b) with these fees and charges to be reviewed prior to the introduction of power-in and pushback operations, with the financial implications to be brought back to Council as part of the adoption of the 2014/15 budget;
3. Request the Chief Executive Officer, or his delegate(s), to prepare a policy statement in relation to the Town's position to allow for community support specifically in relation to community events;
 4. Implement an emergency management measure that allows free green-waste disposal at the Town of Port Hedland refuse disposal site by residents and businesses for a two week period following cyclone events;
 5. Request the Chief Executive Officer to investigate the mechanism and cost associated with the implementation of a Town of Port Hedland ratepayer four day airport parking pass;
 6. Request the Chief Executive Officer to investigate the mechanism and cost associated with the implementation of a support for Shire of Roebourne and Shire of East Pilbara residents for a four day airport parking pass to be utilised for direct Eastern states and international flight services.

CARRIED 5/1

EXECUTIVE SUMMARY

Following Council consideration of fees and charges at the March and April 2014 Ordinary Meetings, and an extensive community engagement process, it is recommended that Council endorse the 2014/15 Schedule of Fees and Charges, with the amendments recommended below, for inclusion in the Town's 2014/15 Budget.

DETAILED REPORT

At the Ordinary Meeting of 30 April 2014, Council resolved:

"That Council endorse the consolidated 2014/15 Schedule of Fees and Charges for advertising, inviting public submissions and comments."

The Town of Port Hedland undertook extensive public consultation regarding the proposed 2014/15 Schedule of Fees and Charges:

- The proposed 2014/15 Schedule of Airport and Waste Management Fees and Charges was advertised in the North West Telegraph on 2 April 2014 inviting public submissions;
- Written notification of the proposed airport and waste management fees and charges was provided to every customer in the Town's database;
- The consolidated 2014/15 Schedule of Fees and Charges was advertised in the North West Telegraph on the 7 and 14 May 2014 inviting public submissions;
- A Media Release was prepared on the 7 April 2014;
- Copies of all notices and the Schedule of Fees and Charges was placed on the Town's website and all public noticeboards;
- Specific consultation was undertaken with key stakeholders such as the YMCA.

Invitation for public comment and feedback on the proposed fees and charges closed on Wednesday 28 May 2014. Two (2) submissions were received and are included as Attachments 2 and 3 to this report. Submissions are summarised below:

Submission 1:

Applicant: Mayor, Kelly Howlett

Description of Fees:

Matt Dann Cultural Centre and Wanangkura Stadium – Venue Hire

Applicant Request:

That the Town of Port Hedland introduce a new fee for the hire of the Matt Dann Cultural Centre and Wanangkura Stadium, providing a 50% discount to Schools for the purpose of end of year graduation events.

Officers' Comment:

Rather than introducing a separate fee, it is recommended that the Chief Executive Officer be granted the delegation to provide a 50% concession on fees and charges up to a maximum value of \$1,000 for these events (rows 282 and 359 in Attachment 1). The provision of concessions enables the Town to recognise the monetary value of support to all community groups and other bodies as an identifiable expense in the Town's Budget.

Submission 2:

Applicant: Qantas

Description of Fees:

Port Hedland International Airport – Landing Fees, Passenger Service Charges, and Passenger Security Screening Charges

Applicant Request:

Passenger Security Screening Charges – requests a review of the cost model; Qantas is of the view that this charge is approximately \$2.00 too high based on their evaluation.

Landing Fees and Passenger Service Charges – that the additional charge for the proposed move to power-in-push-back procedures to aircraft not be incorporated into the landing fees and passenger charges at this stage.

Qantas have requested further industry consultation before any change to airside operations is introduced.

Officers' Comment:

Passenger Security Screening Charges – Council resolved on this charge (calculated under a cost recovery model) at the Ordinary Meeting of 26 March 2014 (Resolution No. 201314/290). As this is a cost recovery charge the most appropriate time to review this charge will be at the end of the 2014/15 financial period once actual costs are known.

It is suggested that any changes to airside operations and subsequent impact on the structure of fees and charges can also be considered by Council on a stand-alone basis. It is therefore recommended that Landing Fees and Passenger Service Charges be amended (as below) to reflect a 2.5% increase on the 2013/14 amount (this is the base increase previously determined by Council for these fees as opposed to the uniform 3.5% increase).

Fees and Charges Description	2014/15 Budget (Advertised Fee) GST Inclusive	2014/15 Budget (Proposed Fee) GST Inclusive
Landing Fees		
All aircraft 1000kgs MTOW or part thereof	\$26.30	\$24.09
Passenger Service Charge		
Applicable on services above 5,000kg as follows:		
Full fare – one way	\$26.53	\$23.78

Staff Review:

All fees and charges have been further reviewed by staff and the following changes are proposed to the Schedule which was advertised for public comment:

- The bond amounts for all events/facilities are to remain at the same levels as 2013/14 (the bonds were inadvertently indexed in the advertised Schedule). As bonds are held in the Town's Trust Fund and are refundable this will not impact income.
- Event Bin (240L) fees and charges to be reduced from \$49.50 (GST Incl.) to \$27.00 (GST Incl.) to benchmark against the Shire of Roebourne (\$25.70 per bin in 2013/14) and Shire of Broome (\$22.00 per bin in 2013/14).

It is prudent that Council also acknowledge that the YMCA has requested the following amendments to the Schedule as part of their Budget Submission to the Town, on the basis that it would strengthen their ability to meet income targets.

Fees and Charges Description	2014/15 Budget (Advertised Fee) GST Inclusive	2014/15 Budget (YMCA Proposed Fee) GST Inclusive
Platinum Membership (Gym, group fitness and pool entry)	\$53.00	\$56.00
Platinum Membership (Concession)	\$41.60	\$45.00
Gym Membership	\$43.40	\$48.00
Gym Membership (Concession)	\$34.70	\$38.00
Group Fitness Membership	\$43.40	\$48.00
Group Fitness Membership (Concession)	\$34.70	\$38.00
Casual Gym/Group Fitness	\$17.40	\$20.00
Personal Training Session	\$41.90	\$49.00
Member	\$52.40	\$59.00
Non-Member		

Under the Management Agreement with the Town, the YMCA is required to implement and comply with the approved Operating Budgets. Fees and Charges for the Facilities must be approved by the Town, and all price changes will be considered as part of the annual budget process. The increases proposed by the YMCA are significantly greater than the Consumer Price Index/Local Government Cost Index, and it is therefore recommended that they not be endorsed by Council.

The Town has received a private ruling from the Australian Taxation Office on the GST status for each of the Town's Division 81 fees and charges. The GST status of all fees and charges will be reviewed prior to the adoption of the 2014/15 Budget to ensure the correct GST treatment.

FINANCIAL IMPLICATIONS

The Schedule of Fees and Charges will be incorporated into the 2014/15 Annual Budget, and the adopted fees will be used as a basis for income projections.

As a base-line, it is recommended to increase fees and charges by 3.5%. The Local Government Cost Index (LGCI) for December was 1.8% and the December Quarter Consumer Price Index (CPI) was 2.9%. There are additional cost pressures in the Pilbara, and a regional loading on the LGCI/CPI is required to ensure that costs aren't accelerating at a faster rate than income.

STATUTORY AND POLICY IMPLICATIONS

Statutory Implications:

Local Government Act 1995

- 6.16 Imposition of fees and charges
- 6.17 Setting level of fees and charges
- 6.18 Effect of other written laws
- 6.19 Local government to give notice of fees and charges

Local Government (Financial Management) Regulations 1996

- 5. Financial management duties of the CEO
- 25. Fees and charges information

Strategic Community Plan:

- 6.4 Local Leadership
 - 6.4.1 Strategic
- Deliver high quality corporate governance, accountability and compliance
Fiscal Accountability

Council Policies:

There are no Council Policies relative to this item.

ATTACHMENTS

1. Proposed Consolidated 2014/15 Schedule of Fees and Charges (Under Separate Cover)
2. Submission 1 – Mayor, Kelly Howlett
3. Submission 2 - Qantas

30 May 2014

ATTACHMENT 2 TO ITEM 6.1.1

From: Mayor Kelly Howlett [<mailto:kellyhowlett35@hotmail.com>]
Sent: Wednesday, 28 May 2014 8:17 AM
To: Records; Mal Osborne
Subject: 'ATTN: CEO, public comment and feedback on proposed fees and charges for 2014/15'

Dear CEO Mal Osborne,

'ATTN: CEO, public comment and feedback on proposed fees and charges for 2014/15'

Thank you for the opportunity to provide comment on the proposed fees and charges for 2014/2015. I have been approached by several South Hedland based primary schools, concerned about the costs associated with having their end of year student graduation events at the Matt Dann Cultural Centre.

Baler Primary School is our Town's largest primary school. It is indeed larger than the local High School. For their end of year graduation requirements, they require two events in order to cover the entire school. Baler Primary School recently received quotes for these services from the Matt Dann Cultural Centre (please see attached). The quotes received were: Mon 8th December 2014 \$1,735.00 and Tues 9th December 2014 \$1,735.00. This is cost prohibitive for Baler Primary School, who already needs to spend considerable monies on decorations, student prizes, performances, speakers etc

Given the feedback I have received, I would like to strongly recommend that the Town of Port Hedland as a part of the current fees and charges consider creating a new charge "End of Year Graduation Event Schools Fee" that could be applied to the Matt Dann Cultural Centre and Wanangkura Stadium.

End of Year Graduation events are extremely important on the school calendar and for some represent a rite of passage. Given the importance of these events, the size of our local schools (Baler Primary School has 675 students) and the need to include parents, carers and school supporters, I would like to see the consideration of a new fee charge "End of Year Graduation Event Schools Fee" for the Matt Dann Cultural Centre and Wanangkura Stadium that represents a 50% discount to the fees already charged (please see attached quotes).

Hoping that you will consider my new fee request specifically targeted at the Town of Port Hedland providing greater support for our local schools and assisting with providing consistent high quality graduation events for all our Town's students.

If you require any further detail, please do not hesitate to let me know.

Thanking you in anticipation,

Kelly Howlett
Mayor

28th May 2014



**CONTRACT FOR HIRE OF
MATT DANN CULTURAL CENTRE**

Hamilton Road, South Hedland, Western Australia, 6721
Ph: 08/9158 9368 Fax: 08/9172 2472



This quote is subject to change, upon adoption of 2014/2015 budget in the new financial year. As your hire falls in the 2014/2015 financial year we will charge to the 2014/2015 budget.

Contact Details	
Organisation name:	Baler Primary School
Contact Person	Natalie Clark
Phone :	M W 9172 1955
Postal Address:	Baler Close South Hedland WA 6722
Email:	natalie.clark3@education.wa.edu.au

Event Details	
Name of Event:	Baler Primary Graduation
Use of Venue hours:	3:30pm - 8:10pm
Date :	Monday 8th Dececmber 2014
Bump In:	3:30pm
Doors Open :	6:30pm
Event starts :	6:45pm
Interval:	-
Event Finish:	8:00pm
Bump out:	8:10pm

Costing				
		Item		Total
Venue				
	Half Day Basic Event		\$100 per hour Capped at \$200	\$ 200.00
Equipment	Lighting	Standard house lighting rig	\$ 540.00	\$ 540.00
	Sound	Large PA system	\$ 250.00	\$ 250.00
	Cinema Screen		\$ 50.00	\$ 50.00
	Cinema Projector		\$ 50.00	\$ 50.00
Staffing				
	FOH Supervisor	3:30pm - 5:00pm	\$50 p/h before 5pm weekday rate	\$ 75.00
		5:00pm - 8:30pm	\$60 p/h after 5pm weekday rate	\$ 210.00
	2 x Casual Tech	5:30pm - 8:30pm	\$60 p/h after 5pm weekday rate	\$ 360.00
Total				\$ 1,735.00

Security Bond

A security bond of \$500.00 is required 14 working days prior to the event.

This bond is required in the unlikely occurrence that damage (temporary or permanent) occurs to the structure of the building and the furniture/props/materials within the Matt Dann Cultural Centre.

The bond may also be used for cleaning or repairs required after completion of the hire.

The bond will be refunded by cheque if the venue is left in a satisfactory condition and all fees/charges are paid by the client.

Bond payments may be paid in cash at the Civic Centre or deposited electronically. Please quote your business name when making payment and inform the Matt Dann Cultural Centre Operations Coordinator once payment has been made.

For Electronic Deposits Details Are As Follows:

National Australia Bank
TOPH – Municipal Fund Account
Port Hedland
BSB: 086 – 905
Bank Account: 50 836 4446

Matt Dann Cultural Centre Will Provide The Following:

Venue, staffing, ticketing if needed which will incur a \$40.00 set-up fee.

Additional Requirements

Any additional requirements that have not been listed regarding, venue, staff, or equipment hire will be an additional cost to the contact. The cost will be added to the total fees and charges amount.

HIRER WILL PROVIDE THE FOLLOWING:

Catering, Foyer Set-up - tables for foyer set-up are not available from the venue, these will have to be sourced from United Party Hire PH: 041 900 2830 Data Projector and Lectern to be sourced from Wayne Ness – 0418 937 763.



**CONTRACT FOR HIRE OF
MATT DANN CULTURAL CENTRE**

Hamilton Road, South Hedland, Western Australia, 6721
Ph: 08/9158 9368 Fax: 08/9172 2472



This quote is subject to change, upon adoption of 2014/2015 budget in the new financial year. As your hire falls in the 2014/2015 financial year we will charge to the 2014/2015 budget.

Contact Details	
Organisation name:	Baler Primary School
Contact Person	Natalie Clark
Phone :	M W 9172 1955
Postal Address:	Baler Close South Hedland WA 6722
Email:	natalie.clark3@education.wa.edu.au

Event Details	
Name of Event:	Baler Primary Graduation
Use of Venue hours:	3:30pm - 8:10pm
Date :	Tuesday 9th Dececmber 2014
Bump In:	3:30pm
Doors Open :	6:30pm
Event starts :	6:45pm
Interval:	-
Event Finish:	8:00pm
Bump out:	8:10pm

Costing				
		Item		Total
Venue				
	Half Day Basic Event		\$100 per hour Capped at \$200	\$ 200.00
Equipment	Lighting	Standard house lighting rig	\$ 540.00	\$ 540.00
	Sound	Large PA system	\$ 250.00	\$ 250.00
	Cinema Screen		\$ 50.00	\$ 50.00
	Cinema Projector		\$ 50.00	\$ 50.00
Staffing				
	FOH Supervisor	3:30pm - 5:00pm	\$50 p/h before 5pm weekday rate	\$ 75.00
		5:00pm - 8:30pm	\$60 p/h after 5pm weekday rate	\$ 210.00
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Total				\$ 1,735.00

Security Bond

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The bond may also be used for cleaning or repairs required after completion of the hire.

The bond will be refunded by cheque if the venue is left in a satisfactory condition and all fees/charges are paid by the client.

Bond payments may be paid in cash at the Civic Centre or deposited electronically. Please quote your business name when making payment and inform the Matt Dann Cultural Centre Operations Coordinator once payment has been made.

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Any additional requirements that have not been listed regarding, venue, staff, or equipment hire will be an additional cost to the contact. The cost will be added to the total fees and charges amount.

HIRER WILL PROVIDE THE FOLLOWING:

Catering, Foyer Set-up - tables for foyer set-up are not available from the venue, these will have to be sourced from United Party Hire PH: 041 900 2830 Data Projector and Lectern to be sourced from Wayne Ness – 0418 937 763.

ATTACHMENT 3 TO ITEM 6.1.1



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Qantas Airways Limited
ABN 16 009 661 901
Regional Airlines
Level 1
Qantas Centre Building C
10 Bourke Road
Mascot NSW 2020
Australia

16 April 2014

Mr M.J (Mal) Osbourne
Chief Executive Officer
Town of Port Hedland
PO Box 41
Port Hedland WA 6721

Re: PHE – Proposed Airport Fees and Charges effective 1 July 2014

Dear Mr Osbourne,

Thank you for your dated 31 March 2014 from Clare Phelan, Director Corporate Services, outlining the proposed Airport Fees and Charges effective 1 July 2014.

The Qantas Group's ("Qantas") detailed response to the proposal is outlined in this correspondence. Qantas understands that the Town of Port Hedland ("the Council") has endorsed the Airport Fees and Charges commencing on 1 July 2014 as follows:

- Landing Fees and Passenger Service Charges be increased by a base index of 2.5%;
- Additional fees of \$2.00 (ex GST) and \$2.50 (ex GST) have been incorporated in to landing fees and passenger services charges respectively to recover costs associated with changes to airside operations, and moving to power-in push-back procedures for aircraft;
- A Passenger Security Screening charge of \$8.55 (ex GST) per departing passenger proposed to be introduced on 1 May 2014.

As stated in the Council's correspondence, the Council has invited submissions and comments on the charges listed above, with submissions to be considered prior to the formal adoption of the Schedule of Fees and Charges. Please accept this correspondence as a written submission from Qantas for the Council's review and consideration. This submission is considered commercial-in-confidence and not a public document.



Qantas Airways Limited ABN 16 009 661 901
10 Bourke Road Mascot NSW 2020 Australia
Telephone +61 2 9691 3636

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Landing Fees and Passenger Service Charges

Qantas' correspondence of 14 March 2014 outlined the financial challenges the aviation industry is facing and the continued need to reduce costs across the industry. Qantas has indicated a willingness to work collaboratively with the Council on fees and charges.

Qantas has written to the Council numerous times requesting:

- consultation prior to implementation of any changes;
- price transparency; and
- charges that are aligned with agreed capital expenditure, operational costs and passenger numbers.

Qantas has experienced annual CPI increases in Landing Fees and Passenger Service Charges which are disproportionate to the Council's investment in airport infrastructure. Qantas requests a review of the methodology for setting fees and charges for services to Port Hedland Airport.

Security Charges

Qantas recognises that the Council will transition to the security screening authority in May 2014. Qantas has received correspondence regarding the cost structure of the proposed \$8.55 (ex GST) per departing passenger. Qantas has reviewed your submitted costs and requests transparency on the following to support the proposed charges:

- Maintenance costs of \$175,000 in the first year. The Council has purchased Qantas equipment for use during the first three months of operation prior to new equipment being installed. The new equipment has 12 months warranty and should not incur maintenance costs. Qantas believe \$175,000 passenger screening equipment maintenance costs for a 12 month period is excessive.
- Consumables cost of \$36,000. This is high when benchmarked against other airports. A cost in the order of \$15,000 is considered more reasonable.
- Staff on-site training costs of \$189,000 in the first year. The outsourced labour contract includes training costs for security staff. Please advise what other staff training is required. No such training costs have been submitted by other airports.
- Airport Security Manager cost of \$182,000 in the first year. Whilst Qantas appreciate the Pilbara region attracts high labour costs, Qantas believes this is higher than required for this particular function.

Based on Qantas' evaluation of the proposed security charge it is estimated that \$8.55 per departing passenger is approximately \$2.00 too high. Furthermore, Qantas understands that the costs have been based on best estimations. A better understanding of actual costs will not be known until the tender process is finalised. Qantas requests a further review of the security charge once final costs are known.



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Power-in Push-back procedures

Qantas strongly urges the Council not to incorporate into the Landing Fees and Passenger Charge any additional charges for the proposed changes to airside operations, being the move to power-in push-back procedures to aircraft.

At the most recent industry workshop on airside operations held on 17 February 2014 the airlines in attendance made it clear that they would be unable to commit to a program and associated increase in costs especially given the current financial environment. The agreed next steps for the Council were to:

- investigate costs;
- revisit project plan and timeframes;
- investigate equipment; and
- advise regarding apron works.

At these industry workshops the Council confirmed that existing bays are "rutting" and that this was one of the main drivers for moving aircraft parking positions. Qantas maintains that this work should have been completed as part of routine maintenance. In addition, it is not an appropriate response to move aircraft parking positions and change airside operations.

During these workshops, the Council made it clear that further consultation would be required before any changes to operations and charges were to commence. Qantas would welcome the opportunity to further discuss these issues and timeframes ahead of any implementation.

Qantas firmly opposes the proposed change to airside operations of power-in push-back procedure given:

- The costs arising from the proposed change;
- Demand for additional bays is not currently required;
- No formal risk assessment has been conducted by the Council; and
- Legal, insurance and compliance requirements for the airline industry arising out of the proposed change has not been addressed by the Council.

Qantas cannot accept any unilateral increases in charges associated with changes to airside operations. An agreed approach amongst all parties is necessary.

Qantas notes the charges are proposed to take effect on 1 July 2014. Given no changes in airside operations are scheduled to occur before 1 July 2014, the charges prior to any operational change are not appropriate.

In addition to Qantas' response to the proposed Airport Fees and Charges, Qantas would like to take this opportunity to respond to the Council's correspondence of 20 March 2014.



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PRIVILEGED AND CONFIDENTIAL

Terminal Planning

In the Council's correspondence to Qantas on 20 March 2014 the Council stated that "the Port Hedland International Airport is set to embark on an ambitious \$100 million redevelopment program including terminal renovations, new subdivisions and creating a new freight and logistics zone".

The terminal capacity improvements that the Council referred to in the correspondence, whilst needed, will be implemented too late given the growth experienced at the airport.

Whilst the Council has consulted with Qantas regarding multiple terminal designs at the airport over the past few years, these changes have not eventuated beyond a high level concept design phase. Concurrently, charges have continued to rise each year. During this period customers have experienced significant congestion inside the terminal, particularly in the check-in and departure seating areas. Qantas requests that the Council make it a priority to proceed with its planning process for an expanded passenger terminal in order to meet its customers' requirements.

Qantas acknowledges that the Council is committed to business best practice and will be undertaking a complete reassessment of operations and ongoing cost structures. It is noted that the Council has indicated this will include developing processes to quantify the costs of providing infrastructure and services, and will consider future charging options. Qantas trusts that this process will include consultation with the airlines and the opportunity to develop a mutually agreeable methodology for future price setting.

Qantas appreciates the opportunity to provide this written submission to the Council for consideration prior to the final adoption of the Schedule of Fees and Charges and looks forward to continuing the working relationship with the Council.

Yours sincerely,

John Gissing
Chief Executive Officer QantasLink



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10 Bourke Road Mascot NSW 2020 Australia
Telephone +61 2 9691 3636

qantas.com

6.1.2 Financial Management – 2014/15 Budget – Differential General Rates and Minimum Rates – Consideration of Submissions

Peter Kocian, Manager Financial Services
File No.

DISCLOSURE OF INTEREST BY OFFICER

Nil

RECOMMENDATION

That Council:

- Note that 4 submissions have been received regarding the advertised 2014/15 Differential Rating Model, with submissions summarised as below:

Applicant	Differential General Rate Category	Submission Summary	Officers' Comment
Aspen	GRV Mass Accommodation – Cooke Point Holiday Park	Applicant believes the property is not a TWA or Mass Accommodation facility and should be rated under the Tourist Accommodation general rate category.	It is the Town's observation of Caravan Parks in Port and South Hedland that very few sites are allocated for the purpose of tourist accommodation. The Statement of Objects and Reasons and Councils resolution of July 2010 refers to the dominant land use as the basis for rates. It is the position of the Town that the dominant land use of Caravan Parks has historically and continues to be for the accommodation of non-residential workforce. Anecdotal evidence illustrates that there are very few vacant beds/sites and there is significant unmet demand for short-stay accommodation. This is detrimental to the

			tourism industry in Port Hedland. To this end, the Town is pursuing opportunities for dedicated tourist accommodation on town owned/controlled land.
Grahame Murphy	GRV Residential	Applicant states that many residential properties are investment properties owned by absentee landowners and consideration should be given to residential landowners. Advises that rents are decreasing due to the downturn in economic climate.	All GRV residential properties are rated the same based on the principles of objectivity, fairness and equity, consistency and transparency, irrespective of whether the landowner is residential or non-residential. Some local governments have considered implementing a differential general rate for investment properties and have experienced significant backlash. Regarding the rental market, the Town is included in Landgate's General Valuation program for 2014/15 with new valuations coming into force on 1 July 2015. The Town's rating strategy is to however maintain a stable rate yield, so in the event that valuations fall, the rate in the \$ would be adjusted accordingly to meet target rate yields.
Santiago Nanini	GRV Residential	Applicant identifies that there have been many new capital	The applicant raises the fundamental question of asset sustainability. The

		<p>projects in recent years, and believes that this investment has coincided with a reduction in maintenance programs on roads, drainage and parks and gardens. Also states that the new infrastructure will further add to maintenance/asset management requirements' and rate increases are not appropriate. Also refers to the downturn in economic climate and the impact on valuations.</p>	<p>Town is currently in the process of completing its Asset Management Plans which will demonstrate whether the Town's asset base is sustainable and whether current service levels are affordable. This information will be represented in the Long term Financial Plan. The 2014/15 Budget incorporates increased expenditure on asset management with 30% of the increase in the rate yield wholly directed to Asset Management initiatives.</p>
<p>Monika Doepgen</p>	<p>UV Mining Vacant – Minimum Rate</p>	<p>The applicant believes that the rate in the dollar and minimum rate for the UV Mining Vacant category does not follow the Benefit principle as outlined in the Department's Rating Policy. Also states that the Town's general minimum payment is excessive.</p>	<p>The applicant will no longer own rateable property under their own name in the Town from 1 July 2014. However, it is tabled for information that the rate yield from all mining general rate categories amounts to 6.5% of the total rate yield and 75% of properties in the UV Mining Vacant category are on the minimum rate of \$1,223. Council has resolved to impose a uniform general minimum to ensure that all ratepayers make an equitable contribution to the rate burden. The minimum rate in Port Hedland is comparatively higher due to the increased</p>

			cost of delivering infrastructure and services in the Pilbara. As mining provides an economic return to the landowner, propensity to pay rates exists.
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2. Endorse the 2014/15 Differential Rating Model as follows, with a view of striking the rates as part of the 2014/15 Budget adoption:

Rating Category	Proposed Rate in \$	Proposed Minimum Rate	No. Asses	% of Asses s. on Minim um Payme nt	Total Rateable Value of Assess.	Proposed Budget Rate Yield 2014/15
GRV Residential	3.5145 cents	\$1,223	5,863	12.93 %	\$417,536,724	\$15,232,895
GRV Commercial	3.7202 cents	\$1,223	249	29.32 %	\$24,762,311	\$968,596
GRV Industrial	3.3444 cents	\$1,223	392	15.31 %	\$48,492,421	\$1,710,982
GRV Shopping Centre	7.2971 cents	\$1,223	2	0.00%	\$8,681,850	\$633,523
GRV Mass Accomm.	13.6989 cents	\$1,223	9	0.00%	\$19,197,520	\$2,629,851
GRV Tourist Accomm.	8.5073 cents	\$1,223	7	0.00%	\$7,941,440	\$675,608
UV Mining Improved	42.8418 cents	\$1,223	94	46.81 %	\$1,634,411	\$730,545
UV Mining Vacant	36.0039 cents	\$1,223	338	74.56 %	\$1,656,139	\$826,169
UV Pastoral	6.7837 cents	\$1,223	11	18.18 %	\$1,912,889	\$130,380
UV Other	16.4562 cents	\$1,223	13	15.38 %	\$1,316,962	\$218,444
UV Other Vacant	16.2600 cents	\$1,223	9	88.89 %	\$200,047	\$42,304
TOTALS			6,987		\$533,332,714	\$23,799,297
					Concessions	(\$113,705)
						\$23,685,592

3. Request that the Minister for Local Government approve the Town of Port Hedland's application for the above 2014/15 Differential Rating Model as it is proposed:
 - (a) To impose differential rates for both Unimproved Value and Gross Rental Value such that the rate for one or more categories is more than twice that of the lowest category ; and
 - (b) Minimum payments for vacant land apply to more than 50% of properties in the UV Mining and UV Other categories.
4. Request that the Minister for Local Government provide timely approval as it is intended that the Town of Port Hedland Budget be adopted at the Ordinary Meeting of 25 June 2014.

201314/347 AMENDED RECOMMENDATION/ COUNCIL DECISION

MOVED: CR JACOB

SECONDED: CR HOOPER

That Council:

1. Note that 4 submissions have been received regarding the advertised 2014/15 Differential Rating Model, with submissions summarised as below:

Applicant	Differential General Rate Category	Submission Summary	Officers' Comment
Aspen	GRV Mass Accommodation – Cooke Point Holiday Park	Applicant believes the property is not a TWA or Mass Accommodation facility and should be rated under the Tourist Accommodation general rate category.	It is the Town's observation of Caravan Parks in Port and South Hedland that very few sites are allocated for the purpose of tourist accommodation. The Statement of Objects and Reasons and Councils resolution of July 2010 refers to the dominant land use as the basis for rates. It is the position of the Town that the dominant land use of Caravan Parks has historically and continues to be for the accommodation of non-residential workforce. Anecdotal evidence illustrates that there are very few vacant beds/sites and

			<p>there is significant unmet demand for short-stay accommodation. This is detrimental to the tourism industry in Port Hedland. To this end, the Town is pursuing opportunities for dedicated tourist accommodation on town owned/controlled land.</p>
Grahame Murphy	GRV Residential	<p>Applicant states that many residential properties are investment properties owned by absentee landowners and consideration should be given to residential landowners. Advises that rents are decreasing due to the downturn in economic climate.</p>	<p>All GRV residential properties are rated the same based on the principles of objectivity, fairness and equity, consistency and transparency, irrespective of whether the landowner is residential or non-residential. Some local governments have considered implementing a differential general rate for investment properties and have experienced significant backlash. Regarding the rental market, the Town is included in Landgate's General Valuation program for 2014/15 with new valuations coming into force on 1 July 2015. The Town's rating strategy is to however maintain a stable rate yield, so in the event that valuations fall, the rate in the \$ would be adjusted accordingly to meet target rate</p>

			yields.
Santiago Nanini	GRV Residential	Applicant identifies that there have been many new capital projects in recent years, and believes that this investment has coincided with a reduction in maintenance programs on roads, drainage and parks and gardens. Also states that the new infrastructure will further add to maintenance/asset management requirements' and rate increases are not appropriate. Also refers to the downturn in economic climate and the impact on valuations.	The applicant raises the fundamental question of asset sustainability. The Town is currently in the process of completing its Asset Management Plans which will demonstrate whether the Town's asset base is sustainable and whether current service levels are affordable. This information will be represented in the Long term Financial Plan. The 2014/15 Budget incorporates increased expenditure on asset management with 30% of the increase in the rate yield wholly directed to Asset Management initiatives.
Monika Doepgen	UV Mining Vacant – Minimum Rate	The applicant believes that the rate in the dollar and minimum rate for the UV Mining Vacant category does not follow the Benefit principle as outlined in the Department's Rating Policy. Also states that the Town's general minimum payment is excessive.	The applicant will no longer own rateable property under their own name in the Town from 1 July 2014. However, it is tabled for information that the rate yield from all mining general rate categories amounts to 6.5% of the total rate yield and 75% of properties in the UV Mining Vacant category are on the minimum rate of \$1,223. Council has resolved to impose a uniform general minimum to ensure that all ratepayers make an equitable contribution to the

			rate burden. The minimum rate in Port Hedland is comparatively higher due to the increased cost of delivering infrastructure and services in the Pilbara. As mining provides an economic return to the landowner, propensity to pay rates exists.
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2. Endorse the 2014/15 Differential Rating Model as follows, with a view of striking the rates as part of the 2014/15 Budget adoption:

Rating Category	Proposed Rate in \$	Proposed Minimum Rate	No. Asses	% of Asses. on Minimum Payment	Total Rateable Value of Assess.	Proposed Budget Rate Yield 2014/15
GRV Residential	3.5168 cents	\$1,223	5,863	12.93 %	\$417,536,724	\$15,232,895
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GRV Industrial	3.4441 cents	\$1,223	392	15.31 %	\$48,492,421	\$1,710,982
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GRV Tourist Accomm.	8.5073 cents	\$1,223	7	0.00%	\$7,941,440	\$675,608
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UV Other	16.4562 cents	\$1,223	13	15.38 %	\$1,316,962	\$218,444
UV Other	16.2600	\$1,223	9	88.89	\$200,047	\$42,304

Vacant	cents		%		
TOTALS			6,987		\$533,332,714
					Concessions
					(\$113,705)
					\$23,685,592

3. Request that the Minister for Local Government approve the Town of Port Hedland's application for the above 2014/15 Differential Rating Model as it is proposed:
 - (a) To impose differential rates for both Unimproved Value and Gross Rental Value such that the rate for one or more categories is more than twice that of the lowest category ; and
 - (b) Minimum payments for vacant land apply to more than 50% of properties in the UV Mining and UV Other categories.
4. Request that the Minister for Local Government provide timely approval as it is intended that the Town of Port Hedland Budget be adopted at the Ordinary Meeting of 25 June 2014.

CARRIED BY ABSOLUTE MAJORITY 6/0

EXECUTIVE SUMMARY

This report recommends that Council endorse the 2014/15 Differential Rating Model following an extensive community consultation process, and request that the Minister for Local Government approve the Town of Port Hedland's application for the 2014/15 Differential Rating Model as it is proposed:

- a) To impose differential rates for both Unimproved Value and Gross Rental Value such that the rate for one or more categories is more than twice that of the lowest category ; and
- b) Minimum payments for vacant land apply to more than 50% of properties in the UV Mining and UV Other categories.

Ministerial approval must be obtained before the council meeting which adopts the budget or the budget is invalid and rates imposed are not recoverable and can be squashed by the State Administrative Tribunal.

DETAILED REPORT

At the Ordinary Meeting of 30 April 2014 Council resolved to endorse the 2014/15 Differential Rating Model for community consultation. The model was underpinned by the following principles:

- The following differential general rate categories are applicable, supported by the Statement of Objects and Reasons for Rates:
 - Residential land
 - Residential unimproved land
 - Commercial improved land
 - Commercial unimproved land
 - Industrial improved land

- Industrial unimproved land
 - Shopping Centre improved land
 - Mass accommodation improved land
 - Commercial – Tourist Accommodation improved land
 - Mining improved land
 - Mining unimproved land (vacant)
 - Pastoral unimproved land
 - Other unimproved land
-
- A 5% increase in the gross rate yield from each differential general rate category (including minimum payments) is to be achieved on the 2013/14 budget amount;
 - Any loss in rate revenue due a reduction in rateable properties will need to be made up from the existing rateable properties within that specific differential general rate category;
 - A uniform general minimum rate of \$1,223 is to be applied for all differential rating categories (this is a 5% increase against the 2013/14 minimum payment of \$1,165). The minimum rates have been determined by Council on the basis that all ratepayers must make a reasonable contribution to the rate burden (irrespective of what the rate assessment would be if the rate is applied to the property valuation).
 - The expected revenue from this rating strategy is \$23,685,592 (Gross Rate Yield of \$23,799,297 less Concessions of \$113,705) with \$338,406 of this amount to be transferred into the Asset Management Reserve, for expenditure on asset management initiatives in 2014/15.

Community Consultation:

Pursuant to section 6.36 of the *Local Government Act 1995*, local governments are required to give a minimum period of 21 days' notice of the proposed differential general rates and minimum payments and to consider any submissions received. The proposed differential general rates and minimum payments can then be imposed, with or without modifications.

The Town of Port Hedland adopted a community engagement framework above what is required under the *Local Government Act 1995*. This process included the following:

- Statewide public notice in the West Australian Newspaper on Saturday 3 May 2014;
- Local public notice in the North West Telegraph on Wednesday 7, 14 and 21 May;
- Community Conversation Forum on 14 May 2014 where a PowerPoint presentation was provided (6 public attendees);
- Copy of Notice of Intention to Impose Differential General Rates and Statement of Objects and Reasons placed on Town website and public notice boards at the Civic Centre and Libraries;
- Mayoral Media Release on 7 May 2014;
- Social media including Facebook;

- Direct mail-out to all ratepayers in the Mass Accommodation, Tourist Accommodation and Mining general rate categories;
- Targeted stakeholder forums on 23 May with the aforementioned ratepayers;
- All Ratepayers lodging a submission have been invited to the Special Meeting on 4 June 2014.

The effective date for the commencement of local public notice was Wednesday 7 May 2014, with submissions to be received by 4.00pm Thursday 29 May 2014. At the conclusion of the public comment period, a total of 4 submissions were received. These submissions are provided as Attachment 1 to this report.

Discussion on Submissions:

Applicant	Differential General Rate Category	Submission Summary	Officers' Comment
Aspen	GRV Mass Accommodation – Cooke Point Holiday Park	Applicant believes the property is not a TWA or Mass Accommodation facility and should be rated under the Tourist Accommodation general rate category.	It is the Town's observation of Caravan Parks in Port and South Hedland that very few sites are allocated for the purpose of tourist accommodation. The Statement of Objects and Reasons and Councils resolution of July 2010 refers to the dominant land use as the basis for rates. It is the position of the Town that the dominant land use of Caravan Parks has historically and continues to be for the accommodation of non-residential workforce. Anecdotal evidence illustrates that there are very few vacant beds/sites and there is significant unmet demand for short-stay accommodation. This is detrimental to the tourism industry in Port Hedland. To this end, the Town is pursuing opportunities for dedicated tourist

			accommodation on town owned/controlled land.
Grahame Murphy	GRV Residential	<p>Applicant states that many residential properties are investment properties owned by absentee landowners and consideration should be given to residential landowners.</p> <p>Advises that rents are decreasing due to the downturn in economic climate.</p>	<p>All GRV residential properties are rated the same based on the principles of objectivity, fairness and equity, consistency and transparency, irrespective of whether the landowner is residential or non-residential. Some local governments have considered implementing a differential general rate for investment properties and have experienced significant backlash. Regarding the rental market, the Town is included in Landgate's General Valuation program for 2014/15 with new valuations coming into force on 1 July 2015. The Town's rating strategy is to however maintain a stable rate yield, so in the event that valuations fall, the rate in the \$ would be adjusted accordingly to meet target rate yields.</p>
Santiago Nanini	GRV Residential	<p>Applicant identifies that there have been many new capital projects in recent years, and believes that this investment has coincided with a reduction in maintenance programs on roads, drainage and parks and gardens. Also states that the new infrastructure will</p>	<p>The applicant raises the fundamental question of asset sustainability. The Town is currently in the process of completing its Asset Management Plans which will demonstrate whether the Town's asset base is sustainable and whether current service levels are affordable. This information will be represented in the Long term Financial</p>

		further add to maintenance/asset management requirements' and rate increases are not appropriate. Also refers to the downturn in economic climate and the impact on valuations.	Plan. The 2014/15 Budget incorporates increased expenditure on asset management with 30% of the increase in the rate yield wholly directed to Asset Management initiatives.
Monika Doepgen	UV Mining Vacant – Minimum Rate	The applicant believes that the rate in the dollar and minimum rate for the UV Mining Vacant category does not follow the Benefit principle as outlined in the Department's Rating Policy. Also states that the Town's general minimum payment is excessive.	The applicant will no longer own rateable property under their own name in the Town from 1 July 2014. However, it is tabled for information that the rate yield from all mining general rate categories amounts to 6.5% of the total rate yield and 75% of properties in the UV Mining Vacant category are on the minimum rate of \$1,223. Council has resolved to impose a uniform general minimum to ensure that all ratepayers make an equitable contribution to the rate burden. The minimum rate in Port Hedland is comparatively higher due to the increased cost of delivering infrastructure and services in the Pilbara. As mining provides an economic return to the landowner, propensity to pay rates exists.

Draft 2014/15 Budget Statement:

The Draft 2014/15 Budget was presented to Council at the Ordinary Meeting of 28 May 2014. The budgeted gross rate revenue yield is \$23,799,296 in accordance with the 2014/15 Differential Rating Model presented to Council at the Ordinary Meeting of 30 April 2014, and amounts to 100% of the budget deficiency (i.e. a balanced budget). Established budget parameters and targets include:

- Rolling 4 year budget linked to the Long Term Financial Plan;
- Same or improved level of service;
- Cost constraint of 2.5%;
- Revenue maximisation 3.5%;
- Stable rating price path, with dedicated component towards Asset Management Initiatives;
- Capacity to deliver new initiatives and increased investment in existing infrastructure;
- Return to unrestricted cash.

The Town's Rating Strategy is therefore driven by a strong commitment to restrain increases in expenditure, notwithstanding a State Government budget increase in utilities (10% in electricity tariffs in 2014/15), and a dedicated approach to sustainable asset management and service delivery.

Final 2014/15 Budget Differential Rating Model:

Subsequent to Council endorsing the 2014/15 Differential Rating Model at the Ordinary Meeting of 30 April 2014, the town has received interim valuation schedules from Landgate that have impacted the total valuation, total number of rateable assessments and total rate yield under this model. Town staff do not process any further interim rates within 35 days of the 30 June to allow for the Budget to be finalized.

The 2014/15 Differential Rating Model endorsed by Council at the April meeting included the following budgeted rate yields for each of the differential general rate categories:

Rating Category	Proposed Budget Rate Yield 2014/15
GRV Residential	\$15,232,895
GRV Commercial	\$968,596
GRV Industrial	\$1,710,982
GRV Shopping Centre	\$633,523
GRV Mass Accomm.	\$2,629,851
GRV Tourist Accomm.	\$675,608
UV Mining Improved	\$730,545
UV Mining Vacant	\$826,169
UV Pastoral	\$130,380
UV Other	\$218,444
UV Other Vacant	\$42,304
TOTALS	\$23,799,296
Concessions	(\$113,705)
	\$23,685,592

Retaining the same principles that underpin Council's Rating Strategy, the following **2014/15 Budget Differential Rating Model** is submitted for Council endorsement, which takes into account all interim rate adjustments since 4 April 2014:

Rating Category	Proposed Rate in \$	Proposed Minimum Rate	No. Assess	% of Assess. on Minimum Payment	Total Rateable Value of Assess.	Proposed Budget Rate Yield 2014/15
GRV Residential	3.5168 cents	\$1,223	5,863	12.93%	\$417,536,724	\$15,232,895
GRV Commercial	3.7944 cents	\$1,223	249	29.32%	\$24,762,311	\$968,596
GRV Industrial	3.4441 cents	\$1,223	392	15.31%	\$48,492,421	\$1,710,982
GRV Shopping Centre	7.2971 cents	\$1,223	2	0.00%	\$8,681,850	\$633,523
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UV Mining Improved	42.8418 cents	\$1,223	94	46.81%	\$1,634,411	\$730,545
UV Mining Vacant	36.0039 cents	\$1,223	338	74.56%	\$1,656,139	\$826,169
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UV Other Vacant	16.2600 cents	\$1,223	9	88.89%	\$200,047	\$42,304
TOTALS			6,987		\$533,332,714	\$23,799,297
					Concessions	(\$113,705)
						\$23,685,592

A Statement of the Objects and Reasons for each of the above differential general rate categories has been prepared. In implementing suitable rating systems, Council seeks to observe the principles of objectivity, fairness and equity, consistency, transparency and administrative efficiency. To achieve this:

1. Where land is used predominantly for rural purposes, the Unimproved Valuation (UV) of the land will be used as the basis of rating; and
2. Where the land is used predominantly for non-rural purposes, the Gross Rental Valuation (GRV) of the land will be used as the basis of rating.

Rating Category	Differential %	Statement of Objects and Reasons
GRV Residential	1.0000 (Base Rate)	Has the same meaning as the purpose and intent of the zones in the Town Planning Scheme No. 5. Is considered by Council to be the base rate in the \$ and minimum payment by which all other GRV rated properties are assessed.

GRV Commercial	1.0585	Has the same meaning as the purpose and intent of the zones in the Town Planning Scheme No. 5. Consists of properties that have business activity taking place and covers the town centre, commercial business precincts, tourism, mixed business and the airport. The differential for GRV Commercial properties will become the same as the base rate in 2015/16 as the rate burden is equalised.
GRV Industrial	0.9799	Has the same meaning as the purpose and intent of the zones in the Town Planning Scheme No. 5. The industrial category covers the Wedgefield Industrial Estate and light industry. The differential for GRV Industrial properties will become the same as the base rate in 2015/16 as the rate burden is equalised
GRV Shopping Centre	2.0762	This rating category applies to two rateable assessments being the shopping centre complexes in Port and South Hedland. The positive differential rate for these properties is in order to fund the additional costs of servicing these types of properties. The shopping centres generate high volumes of pedestrian and traffic movements and this results in increased road and streetscape maintenance requirements, additional onsite parking needs and the requirement to install additional traffic treatments. The Town is also required to provide additional litter collection services to these areas. In addition, the Town provides and maintains an extensive CCTV network around this area.
GRV Mass Accom.	3.8977	The GRV Mass Accommodation GRV was first included in the Town's 2010/11 Budget which was adopted on 7 July 2010. The Mass Accommodation category was established to include all properties exceeding 80sqm within the district boundaries, approved and predominantly used for the following activities, as identified in Town Planning Scheme No. 5; Holiday Accommodation, Hotel, Lodge, Motel, Transient Workforce Accommodation, Tourist Development and Tourism Resort. There are nine (9) rateable assessments in this category. 11% of the total rate yield is generated from mass accommodation rates. The Town has utilized statistics from the 2011 ABS census which indicated that 22% of the Town's population resides in Hotels, Motels, Bed and Breakfast accommodation and staff quarter's accommodation. A factor of 50% has been applied for mass accommodation facilities. It is not unreasonable to expect that this percentage should be reflected within the rates revenue generated. Patrons and employees of these facilities are consumers of municipal services but unless they are property owners within the Town, are not contributing to the costs of services used by them in the Town of Port

		Hedland.
GRV Tourist Accom.	2.4206	This rating category covers hotels and motels that provide large scale accommodation for visitors to the Town of Port Hedland. There are seven (7) rateable assessments in this category. These properties were previously rated under Mass Accommodation in 2013/14 and this new category has been established for 2014/15. The positive differential rate reflects the higher servicing costs in road maintenance, streetscape, traffic treatments, litter control, and provision of public open space and amenities.
UV Pastoral	1.0000 (Base Rate)	This rating category applies to all pastoral leases that are administered by the Department of Lands and have the same meaning as under the <i>Land Administration Act 1997</i> . Is considered by Council to be the base rate in the \$ and minimum payment by which all other UV rated properties are assessed.
UV Mining Improved	6.3154	This rating category covers mining tenements that have improvements on the land. The high differential is due to the fact that mining valuations are relatively low compared to pastoral valuations with an average valuation per rateable assessment of \$17,320 compared to \$173,900 for pastoral properties. The average rates payable per assessment is more comparable.
UV Mining Vacant	5.3074	This rating category covers all other mining tenements including exploration and prospecting leases where the land is vacant. 75% of properties attract the minimum payment.
UV Other	2.4258	This rating category applies to crown leases that are exclusively for rural use. The rating strategy in 2015/16 will consider consolidating the UV Other and UV Other Vacant categories which will have the effect of equalising average rates per assessment with the UV Pastoral category. The positive differential compared to the UV Pastoral base rate is in part due to the higher relative valuations for pastoral properties.
UV Other Vacant	2.3969	This rating category applies to all other vacant land in the non-urban area that is not used for pastoral, mining or rural purposes. The positive differential compared to the UV Pastoral base rate is in part due to the higher relative valuations for pastoral properties. This rating category applies to nine rateable assessments, eight of which receive the minimum payment.

Definitions:

Improvements – have the same meaning as defined by the Valuation of Land Act 1978 – meaning the value of all works actually effected to land, whether above or below the surface, and includes fixtures, but does not include machinery or any below ground works used in the extraction of minerals or petroleum.

Land – means lands, tenements and hereditaments, and any improvements to land, and includes any interest in land.

Vacant Land – means land on which there are no improvements other than merged improvements.

Merged Improvements – means any works in the nature of draining, filling, excavation, grading or levelling of the land, retaining walls or other structure or works for that purposes, the removal of rocks, stone or soil, and the clearing of timber, scrub or other vegetation.

The following rates in the dollar have been adjusted from the advertised model due to changes in the total valuation/number of rateable assessments between 4 April 2014 and 29 May 2014:

Rating Category	2014/15 Advertised Rate in \$	2014/15 Budget Rate in \$	Change in Rateable Assessments	Change in Rateable Value
GRV Residential	3.574 cents	3.5168 cents	+173	\$2,659,860
GRV Commercial	3.4453 cents	3.7944 cents	+3	-\$1,888,760***
GRV Industrial	3.4559 cents	3.4441 cents	0	\$192,250
GRV Shopping Centre	7.2971 cents	7.2971 cents	0	\$0
GRV Mass Accom.	13.0861 cents	13.6989 cents	-2	-\$899,000
GRV Tourist Accom.	10.4173 cents	8.5073 cents	+1	\$1,456,000***
UV Mining Improved	43.0073 cents	42.8418 cents	0	\$6,383
UV Mining Vacant	35.9826 cents	36.0039 cents	-4	\$12,634
UV Pastoral	6.7837 cents	6.7837 cents	0	\$0
UV Other	16.4562 cents	16.4562 cents	0	\$0
UV Other Vacant	16.2588 cents	16.2600 cents	0	\$0
TOTALS			+171	\$1,539,367

*** A rateable assessment has been re-categorised from commercial to tourist accommodation.

Three (3) current properties in the Mass Accommodation rating category also become non-rateable from 1 July 2014:

- **A802140** Pundulmurra Camp – The TAFE leases this property to Auzcorp for TWA purposes. From 1/7/2014 the lease ends and the properties will become vacant or be used by the TAFE for educational purposes and will become non-rateable.
- **A804855** Stirrupiron: Small lot near Caravan Park in Port Hedland. The License has ended and was not taken up by the new owners. This lot will no longer be rateable as part of Caravan Park.
- **A804928** Wedgefield Camp: Lease to Compass Group. Lease ends on 1/7/2014 and properties stay vacant.

FINANCIAL IMPLICATIONS

The proposed differential general rates and minimum payments is expected to yield total **net** rate revenue of approximately \$23,685,592 (Gross Rate Yield of \$23,797,297 less Concessions of \$113,705) in 2014/15.

STATUTORY AND POLICY IMPLICATIONS

Statutory Implications:

Section 6.33 of the *Local Government Act 1995* – Differential General Rates

Section 6.35 of the *Local Government Act 1995* – Minimum Payments

Section 6.36 of the *Local Government Act 1995* – Giving Notice

Strategic Community Plan:

Local Leadership

6.4.1 Strategic

Deliver high quality corporate governance, accountability and compliance

Fiscal Accountability

Policy Implications:

There are no Council Policies relative to this item.

ATTACHMENTS

1. Four (4) public submissions on the 14/15 advertised Differential General Rate Model (Aspen, Murphy, Nanini, and Doepgen).

30 May 2014

ATTACHMENT 1 TO ITEM 6.1.2



Regional Managers North West
70 Rosemary Rd
Karratha WA 6714

T 08 9144 1344
M 0828 086 784
www.aspenpark.com.au

Sir/Madam

RE: "Proposed rate in the Dollar for 2014/15 Rating Year - Cooke Point Holiday Park 2014/15
Our Ref: A117920

Aspen has received the above correspondence (undated).

Aspen believes that this property has been incorrectly recorded as "GRV Mass Accommodation". Cooke Point Holiday Park is in fact a caravan park as evidenced by the attached current (Shire issued) Business Licence and is operating within the restrictions of this licence.

This property is not a TWA or Mass Accommodation facility within the intention of the differential rating system. This error appears to have occurred over several years.

We note that six hotels/motels that were previously under the Mass Accommodation Rating have been moved to a new category and are to be rated at a lesser amount in the dollar.

If there is no specific category for caravan parks, we believe Cooke Point Holiday Park should be rated as GRV Tourist Accommodation which is closer aligned with its operating licence and the restrictions of this Licence.

Please confirm this action has been taken.

Yours respectfully,


A handwritten signature in black ink, appearing to read "Rob and Lorraine Stone".

Rob and Lorraine Stone
North West Regional Managers

1179208

Caravan Parks and Camping Grounds Act 1995, sec. 7(4)

LICENCE

Expiry Date	30 June 2014
Local Government	Town of Port Hedland
Type of Licence	Caravan Park Licence
Facility Details	Name: Cooke Point Holiday Park Address: 2 Taylor Street, Port Hedland WA 6721
Licence holder/s Details	Family Name: Other Names: Aspen Parks Property Management Limited Postal Address: PO Box 3442 Street Name: Adelaide Toe Suburb: Perth WA Post Code: 6832 Telephone: (08) 9220 8484 Fax: (08) 9220 8485
Licence Conditions	Compliance with <i>Caravan Parks and Camping Grounds Regulations 1997</i> and <i>Caravan Parks and Camping Grounds Act 1995</i>
Details of sites Authorised (Maximum number and type)	30 Long Stay Sites 153 Short Stay Sites 10 Camp Sites 2 Overflow Sites
Overflow Area Details	To be considered upon application
Issued By:	Local Government: Town of Port Hedland  Courtney King Environmental Health Officer Re-issue date 11 th April, 2014

Grahame Murphy
16 Corbet Place
South Hedland 6722
Western Australia
0407557275

To the CEO,

I would like to express an opinion on the rate increase that is proposed to my property. I'd bought my property in 2004, having been born and bred in Port Hedland, My father born and bred and my maternal Grandmother born in Port Hedland Locke Hospital in 1916. Finding out that I am a Kariyarra only recently with my Grandmother Dolly Hedland being taken away in 1923 and my mother Marrying Ken Murphy in 1964 in Port Hedland. Being a home owner in my hometown is a proud achievement for me knowing the prices of houses has made it hard for a lot of aboriginals to get one and the natural inclination to be in homeswest tenancy.

I am not an investor that can claim any expenses on a property back on their taxes nor will I rent out my place to any one because I would feel ashamed of the prices which have been set by the real estate agents as the going rate. People are allowed to make money and governments have to set budgets for maintenance, administration and infrastructure but all I want to do is live in my home town, with my own house and pay my share of duties, taxes levy's and rates.

Sure the rents have increased quite markedly in recent years and with it comes and increase of rates but really 2500 is a lot

but I feel the shire is not catering for the locals but kowtowing to FIFO and so the money should be spent on something better. Feel free to ask me what on.

In closing, I feel as a local who cannot claim the rates back on tax I feel the rates are excessive and one of the highest in the state. The town is in a transition period where rent is going down and yet you are still raising rates. This is a detriment to people who live locally. I know what will happen so thank you in consideration.

Yours Sincerely

Grahame Murphy

From: Santiago & Lynne Nanini <emyvale@bigpond.com>
Sent: Tuesday, 20 May 2014 3:05 PM
To: Records
Subject: ICR47783 - Attn CEO re: proposed differential general and general minimum rates

To the CEO

I am writing to you to comment on the proposed rates increase. I have been a resident of Port Hedland for 12 years and I am concerned as a ratepayer that the Council's budget is not spent appropriately.

Millions of dollars have been allocated in recent years for new capital infrastructure developments in the town such as the new recreational centre in South Hedland and the water park in South Hedland etc - a large proportion of which were funded with large donations from BHP Billiton, and the State Government through its Royalties for Regions grants programs. Whilst the developments themselves have been fantastic and long overdue for the town, it is evident to see the lack of maintenance on everyday items such as roads, drainage, parks and gardens and it appears that the Town of Port Hedland has not factored in its future budgets an adequate maintenance budget.

I understand that the mining companies and the Royalties for Regions program do not contribute at all to the running/ maintenance expenses of these new buildings - so why do the Ratepayers of the Town have to keep paying huge and always increasing rates? After all, like any business - shouldn't the Town look to live with what it can afford & not expect the ratepayers to pay every time. If we can't afford it, we shouldn't have it!!

I think the rates increase is inappropriate and expecting ratepayers to continuously pick up the bill for an increased maintenance budget is a mismanagement of funds collected by the Council.

Also the GRV of properties would have had decreased as the mining boom is at a production stage and not in construction mode as in previous years. When can we get this adjusted?

I hope that you and/ or councillors take my comments/ feed back (together with other comments) into consideration.

Regards

S.Nanini

Monika Doepgen
PO Box 1583
Midland DC
WA 6935

email: doepgen@hotmail.com

27 May 2014

Submission – Differential Rating
Town of Port Hedland
PO Box 41
Port Hedland
WA 6721

By Express post & email: council@porthedland.wa.gov.au

Re: Submission – Differential Rating 2014/15 – UV Mining Vacant

To whom it may concern,

I hereby object to the Town of Port Hedland's proposed differential general rates and general minimum rates for 2014/15 in the Rate Category 'UV Mining Vacant'.

As per information on page 7 in paragraph one and two of the 'Rating Policy Differential Rates (s.6.33)' which is for download from following web-page <http://www.dfo.wa.gov.au/Content/5/Rating/Policy/Default.aspx> and pasted below '..... The imposition of differential rates represents a conscious decision by a council to redistribute the rate burden in its district by imposing a higher impost on some ratepayers and a lower impost on others.

This should follow the Benefit principle – the concept that there should be some relationship between the rates paid and the benefits received. This does not mean that rates should equal benefits, but it is expected that those bearing the higher rate burden through the imposition of differential rating are receiving greater benefits from council activities.'

The Council proposed a rate in the Dollar of 35.9326 for the Category 'UV Mining Vacant' which is more than 10 times it's lowest rate in the Dollar of 3.4453 in the GRV Commercial Category. This rate in a Dollar comparison ratio is in a vast contrast to the benefit received from council activities ratio in relation to their properties/leases, and therefore doesn't comply with the Benefit Principle as stated in the Rating Policy from the Department of Local Government.

The council's very poor explanation in their 'STATEMENT OF RATING OBJECTS AND

REASONS' that the differential rating system is to achieve greater equity across all sectors, only applies for properties who fall under the main group of GRV rated properties.

Whereas the council's reason for the disproportional high rate in the Dollar, over 10 times the lowest general rate in the Dollar, for UV Mining is to offset the relatively low property valuations in this rating category. This does not lead to an equity/justice for the ratepayers across all sectors, instead it makes it only a more equal rating for this group of ratepayers who receive the least benefit of Council activities, but are made to carry the highest burden. This practise is in contravention of the Rating Policy Differential Rates (s.6.33). Not to mention that most of the leases under UV Mining Vacant are on Pastoral leases and therefore the Shire double dips from this sector.

In regards to the Council's reason for the excessive general minimum rate payment of \$1,223 in the UV Mining category to ensure that the rate burden is distributed equitably between all property owners. Further stating that Mining and general purpose leases fall under this category and the majority are held by large mining companies.

The Council has not provided any facts, and or figures to support this statement that the UV mining unimproved group pays the biggest percentage of Minimum Rates.

Furthermore the Council's table with comparison Minimum Rates in other Shires is very misleading as the Council only choose to use shires with figures close to their own, whereas the Shire of East Pilbara, adjacent to the Town of Port Hedland Shire, where my Prospecting leases used to be in, only has a minimum rate of \$200 for Prospecting leases, as per telephone enquiry on Monday 26 May 2014.

Therefore I request that the proposed minimum Rate for Prospecting leases for the Town of Port Hedland shire should not be more than the minimum amount as per *Local Government (Financial Management) Regulations 1996 (WA)* Regulation 53. Amount prescribed for minimum payment (Act s. 6.35(4))
The amount prescribed for the purposes of section 6.35(4) is \$200.

Regards,



Monika Doepgen

6.2 Engineering Services**6.2.1 South Hedland Town Centre Road Modifications**

Jenella Voitkevich, Manager Infrastructure Development
File No: 18/12/0010

DISCLOSURE OF INTEREST BY OFFICER

Nil

RECOMMENDATION

That Council:

- 1. Undertake further investigation of South Hedland Town Centre road modifications, seeking one way access on Wise Terrace and closure of end of Rason link; and**
- 2. Request a report to Council on the outcomes of the investigation.**

201314/348 AMENDED RECOMMENDATION/ COUNCIL DECISION

MOVED: CR HOOPER

SECONDED: CR JACOB

That Council:

- 1. Support the road modifications in the South Hedland Town Centre by way of providing one way access in Wise Terrace and the closure of the western end of Rason Link (as per option 3); and**
- 2. Require a report to be provided in June 2014 that demonstrates the funding for a trial of the modifications in 1 above and for the permanent changes to be implemented.**

CARRIED 6/0

EXECUTIVE SUMMARY

This report provides a summary of options assessed in consideration of the reported safety concerns regarding the interaction of vehicles and pedestrians within the South Hedland Town Centre precinct, specifically along Wise Terrace. The Officers recommendation is to undertake further investigation of a one way access and partial road closure solution.

DETAILED REPORT

The South Hedland Town Centre has been redeveloped by Landcorp over several years, with the aim of transforming the space into an activated urban environment. The area along Wise Terrace that interfaces with the shopping centre, car park and public open space has been designed as a shared traffic zone.

This means that although vehicles have right of way, there is mutual consideration between vehicles and pedestrians resulting in all traffic flowing safely and slowly. Since the opening of the realigned roads in December 2011, several traffic and safety issues have been raised by the community.

Patrons of the South Hedland shopping centre who park in the car park on Wise Terrace must cross the road to enter the shopping centre. There are concerns regarding pedestrian safety in this area, largely due to the uncertainty of pedestrian crossing points and visibility being limited by on-street parking.

On-street parallel parking has been implemented throughout the South Hedland Town Centre in line with inner city urban design principles. The intent of the on-street parking along Wise Terrace is to provide priority parking for short term visits to the shopping centre. This creates a busy environment which is generally effective in slowing down traffic in traditional town centres. Given the high volume of large four wheel drive vehicles in Hedland, the design of the on-street parking has created a potentially hazardous environment. Although the parking bay sizes comply with the Town Planning Scheme, many vehicles have been parking across multiple bays or only partially into the bay, resulting in some vehicles overhanging the road or pedestrian walkways. The height of the vehicles makes it difficult for pedestrians to observe oncoming traffic before crossing the road, particularly as the bays have been installed at the same height as the pedestrian walkways, instead of lower in line with the road pavement.

On-street parking directly adjacent to the shopping centre has been designated as taxi parking only, suggesting that this would decrease the amount of large vehicle parking in this area, thus increasing visibility. This has only been somewhat effective, as the parking is difficult to monitor without full time parking wardens.

The option of constructing a pedestrian crossing (zebra crossing) was explored, however traffic and pedestrian numbers do not meet the warrants required to obtain Main Roads WA approval for this within a public road.

It was expected that the implementation of the shared traffic zone would take some time to be effective, however it is now apparent that additional measures are required to improve the safety of both pedestrians and vehicles. The Towns Officers have liaised with Landcorp, traffic engineers and MRWA to review options to modify the road configuration. Options were presented to Elected Members on 7 May 2014 during the weekly meeting with the Executive Group, with the following outcomes:

- Option 1: Narrowing of Wise Terrace and creating left turn only from Rason link
 - Reduces conflict at T-intersection opposite shopping centre entrance
 - Reduce vehicle speed with narrower road width
 - Creates safer, highly visible nodes for pedestrians to observe traffic prior to crossing the road
- Option 2: Closure of a portion of Wise Terrace between the shopping centre and car park

- Provides direct pedestrian access between car park and shopping centre, with no vehicle activity
- May increase traffic around park and other roads
- Additional modifications to Rason/Forrest intersection required
- Consultation required with shopping centre due to impact on shopfront access
- Option 3: Wise Terrace modified to one-way access only, with closure of end of Rason Link (taxi rank)
 - Pedestrians only need to observe traffic movements in one direction
 - Further consideration required regarding the most effective direction of one way traffic
 - Relatively wide minimum pavement width (4.1m) and no opposing traffic may increase vehicle speed, however could be minimized with traffic calming devices
 - Land tenure may complicate cul-de-sac design, however design to be reviewed
 - Noted that one way access is generally undesirable in a town centre environment and is being phased out
- Option 4: Closure of a portion of Wise Terrace between the shopping centre and the public open space
 - Provides direct pedestrian access between the public open space and shopping centre, with no vehicle activity
 - Does not address conflict between vehicles and pedestrians accessing the car park
 - Additional modifications to Rason/Forrest intersection required
 - Consultation required with shopping centre due to impact on shopfront access

All options would also incorporate improvements to the delineation of the shared traffic zone with clearer signage and pavement line marking.

The Towns Infrastructure Development department had highlighted Option 1 as the recommended solution based on consultation with Landcorp, traffic engineers and MRWA. Feedback from Elected Members indicated a preference for Option 3, on the basis that further investigation should be undertaken to fully develop the solution and consider the most effective traffic direction for the one way system.

The following process is recommended to proceed with this project:

- Engage an independent traffic engineer to review the design
- Present a report to Council on the outcomes
- Undertake a trial and community consultation of the preferred solution (subject to outcomes and approval)
- Seek MRWA endorsement of the one way system (statutory requirement)
- Review funding opportunities for implementation of the solution

FINANCIAL IMPLICATIONS

Landcorp has provided the services of their traffic engineers free of charge to undertake the initial options review provided in this report. The engagement of an independent traffic engineer for further investigation will be absorbed within current budgets.

The cost in undertaking the trial period would be minimal, consisting of signage, barriers, advertising, approval fees and officer resources. This cost will be allocated to existing accounts within the Towns budget.

The cost of implementation of the road modifications will depend on the outcomes of design recommendations made by the traffic engineer. It is estimated that the cost would be approximately \$300,000 inclusive of detailed design and construction. There is currently no funding available for this. Landcorp are reviewing the project budget of the Town Centre redevelopment and may be in a position to offer financial assistance. Other funding opportunities will also be considered.

STATUTORY AND POLICY IMPLICATIONS

No statutory or policy implications are relevant to this stage of the project.

Further development will be subject to roads design standards. The implementation of road closures (permanent and temporary) will be subject to the Local Government Act 1995, section 3.50 and the Local Government (Functions and General) Regulations 1996, part 2. Road closures must also comply with Traffic Management standards. The conversion of Wise Terrace to one way traffic must comply with Regulation 291 of the Road Traffic Code 2000 and the associated approvals process with MRWA.

The following sections of Council's Strategic Community Plan 2012-2022 are considered relevant to this report:

6.3 Environment

6.3.2 Community Facilities: Provide safe and accessible community facilities, services and public open spaces that connect people and neighbours.

6.4 Local Leadership

6.4.1 Strategic: Deliver responsible management of infrastructure, assets, resources and technology

ATTACHMENTS

Nil

27 May 2014

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 25 June 2014, commencing at 5:30pm, with the Public Agenda Briefing being held on Wednesday 18 June 2014, commencing at 3:30pm.

8.2 Closure

There being no further business, the Mayor declared the meeting closed at 5:30pm.